

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 201 PUTNAM STREET, Land Acquisition of vacant Multi-Family Property  
(City of New Haven).  
**REPORT:** 1441-07  
**ADVICE:** Approval

### PROJECT SUMMARY:

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**Developer:** City of New Haven  
**Acquisition Price:** \$37,500  
**Site:** 3,485 sq.ft.  
**Zone:** RM-2  
**Use:** Demolition for future development  
**Financing:** Not Provided  
**Subsidy:** None  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 946-8373

### BACKGROUND

The City is acquiring foreclosed Reuse Parcel TF-276-0060-01800 from Thanh & JB, LLC and proposes to demolish the existing vacant building and redevelop the site at a future date. The general area has been designated an Impact Zone by LCI (see attached map). The City previously acquired 181 Putnam and 197 Putnam from Hill Development Corporation and owns the vacant lot at 193 Putnam. The City is also pursuing the vacant lot at 209 Putnam. The goal is to assemble enough property for redevelopment.

The subject parcel is located on a residential street between Howard Avenue and DeWitt Street in the Hill neighborhood.

### PLANNING CONSIDERATIONS

Evaluation of the site was based on examination of a plot plan, the LCI PAD submission materials, the zoning regulations and the geographic information system. The City proposes to acquire TF-276-0060-01800 for \$37,500. The Commission has not addressed the issue of price. This item was presented at the June 16, 2010 PAD meeting and was approved without conditions.

The City has entered into a contract with Thanh & JB, LLC to buy the property. A closing is scheduled for June 16, 2010. After purchase, LCI plans to demolish the vacant building and incorporate this lot and others into a broader redevelopment scenario at a future date. The lot is nonconforming as to minimum lot size and average lot width. However, once 209 Putnam is acquired a conforming lot can be created giving the City more redevelopment options.

### ADVICE

The Commission finds the proposed reuse of the property suitable for the site in question and recommends approval.

**ADOPTED:** June 16, 2010  
Edward Mattison  
Chair

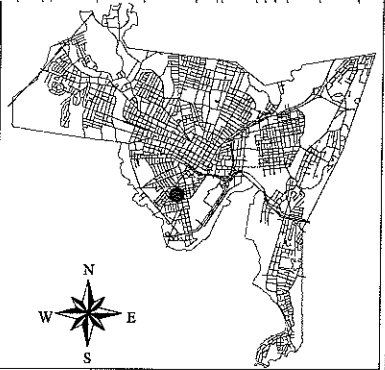
**ATTEST:**   
Karyn M. Gilvarg A.I.A.  
Executive Director



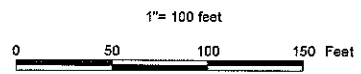
**NEW HAVEN CITY PLAN DEPARTMENT**

**201 PUTNAM ST**

FILE  
 ADDRESS 201 PUTNAM ST  
 MBP 276 0060 01800  
 OWNER SHAW SAMMIE J AKA (JAMES SR)



This map is based on 1997 aerial mapping. The City of New Haven cannot accept any responsibility for accuracy or completeness of this map. There are no warranties, expressed or implied.  
 Plot date: Jun 9, 2010; C:\CPCBZA\cpcbza\_2\_1\_b.apr





City owned

City owned

201 Putnam:  
Subject of Acquisition

Targeted to purchase

Putnam St

Witt St

180

184

186

188

200

201

203

140

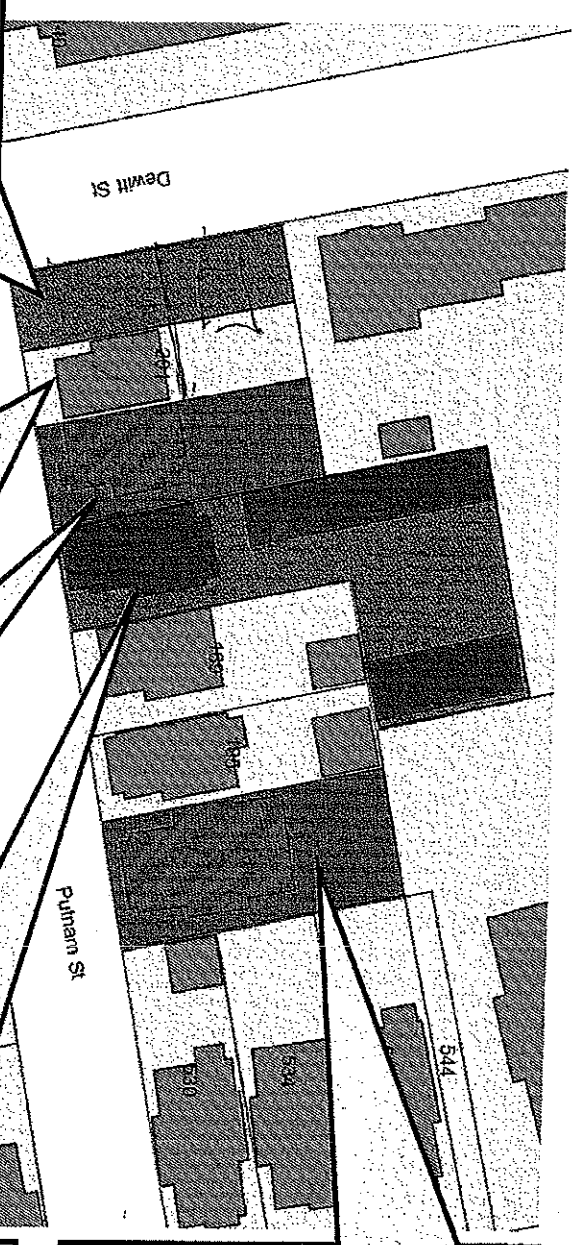


LIVABLE CITY INITIATIVE - CITY OF NEW HAVEN  
CITY OF NEIGHBORHOODS

# Putnam St Impact Zone



CITY OF NEW HAVEN  
AN ECONOMIC DEVELOPMENT DEPT.



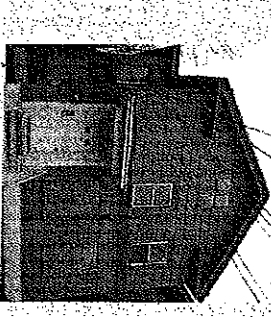
**209 PUTNAM ST**  
LOT

Owner: City of New Haven  
PRIVATE  
Dimension: 30 x 106'



**201 PUTNAM ST**  
3 Family House

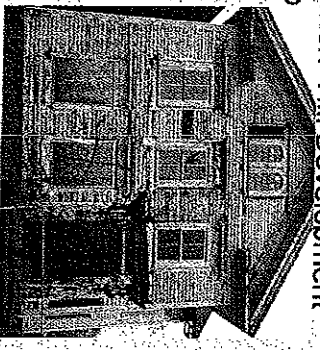
Owner: Res/MAE Mortgage Corp.



*Wampfan*


**197 PUTNAM ST**  
2 Family House

Owner: Hill Development Co



**193 PUTNAM ST**  
LOT

Owner: City of New Haven  
Dimension: (10233) sq ft  
40' x 165' x 94.7' x 58' x 54.7' x 107'



**181 PUTNAM ST**  
2 Family House

Owner: Hill Development Corp.

