

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 191 SALTONSTALL AVENUE, 0, 195, 199, 201, 209 SALTONSTALL COURT, 190 WOLCOTT STREET, Land Disposition for Construction of 19 new Residential Rental Units in a RM-2 zone (Neighborhood Works New Horizons, dba Mutual Housing).
REPORT: 1445-12
ADVICE: Approval

PROJECT SUMMARY:

Developer: Neighborhood Works New Horizons, dba Mutual Housing Association of South Central CT Inc.
Disposition Price: \$10,000
Site: 23,993 sq.ft.
Zone: RM-2
Use: 19 Dwelling Units of Rental Housing
Financing: Not Provided
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 946-8373

BACKGROUND

The City acquired Reuse Parcel TF's-173-0716-01600, 02400, 02000, 02100, 02200, 02300, 04200 through tax foreclosure and proposes to sell them to Neighborhood Works New Horizons, dba Mutual Housing Association of South Central CT Inc. for the purpose of constructing 19 rental dwelling units, 10 of which will be on City-owned land. The project will serve families and individuals earning between 25-80% of the area median income.

The subject parcels are located inside the block bounded by James St., Wolcott St., Lloyd St. and Saltonstall Avenue. The parcels to be disposed are part of larger development of scattered site housing.

Previous City Plan Commission action (File 1426-09) approved a site plan of that part of the project involving these parcels. Board of Zoning Appeals approval was granted for the construction of a single-family dwelling at 183-185 Saltonstall Avenue (08-127-V). The development does not need further zoning approvals.

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 sell TF's-173-0716-01600, 02400, 02000, 02100, 02200, 02300, 04200 for \$10,000. The Commission has not addressed the issue of price. This item was presented at the October 20, 2010 PAD meeting and was approved without conditions.

Mutual Housing proposes to construct 19 dwelling units in 10 buildings on a 1.24 acre site in the RM-2 zone. The site is located mid-block on Saltonstall Avenue and Wolcott Street between Lloyd and James Streets in the Fair Haven neighborhood. The City is selling these parcels with the balance already in the developer's control. A map showing the entire development site with the properties to be disposed in included in this report.

Any existing structures will be demolished prior to new construction. The site will be accessible from both Wolcott and Saltonstall. Parking for 27 vehicles, including 3 ADA spaces, will be located on the interior of the development. All homes will have sidewalks leading from the parking area to the homes.

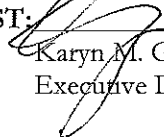
Different types of dwellings will be offered: 4, 1-br. units; 6, 2-br. units; 7, 3-br units; and 2, 4-br. units. All housing will be duplex style. Private patios and basements are provided for all units. Construction materials will be wood frame with ample use of "green" materials such as foam insulation, recycled wood sheathing, recycled finished flooring, fiber cement clapboards and shingle siding. Energy Star 3.0 Standards for construction will be used to achieve maximum energy efficiency for all units. The maintenance plan will use "green" cleaning products. Occupancy is scheduled for May 2012.

Upon completion of the project a swath of vacant land will be transformed into new, affordable housing for New Haven residents. This project will undoubtedly help to stabilize the area and improve property values.

ADVICE

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

ADOPTED: October 20, 2010
Edward Mattison
Chair

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

Project Area

Shaded parcels are the subject of this disposition



