

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 48 GRANT STREET UNIT #2, 239 ELLA GRASSO BOULEVARD, 0 PLYMOUTH STREET, and 39 GRANT STREET.

MBLUs: 273 0019 01002; 273 0019 00300; 273 0019 00301; 273 0021 00600

Disposition of a City-owned business zoned condominium located at 48 Grant Street Unit #2 and vacant land at 239 Ella Grasso Boulevard, 0 Plymouth Street, and 39 Grant Street. Located in the RM-2 and IL Zoning Districts.

Submitted by: Evan Trachten, Livable City Initiative

REPORT: 1616-08
ADVICE: Approve with conditions

PROJECT SUMMARY:

Applicant(s): 48 Grant Street Commons, LLC
Price: \$350,000.00 (Disposition Price)
Site: 45,491 square feet
Zone: RM-2, IL
Use: Multi-family housing
Financing:
Subsidy:
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

ORDINANCE

This request comes from the City's Livable City Initiative Bureau (LCI) regarding the disposition of several vacant City-owned properties. This is in accordance with Section D(8) of the City's Land Disposition Agreement Guidelines, **"The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required)."** Accordingly, the Planning Commission may provide an advisory report.

BACKGROUND

The City seeks to sell the subject property(ies) for a residential use. The proposal is to preserve the existing building on site and convert to residential use, with plans for future phased additions to the structure to increase the size and number of units. Essentially, the LCI Board of Directors seeks guidance as to whether this property is or may be needed for municipal purposes.

Planning Commission considerations, whether:

- The property is or should be used for municipal purposes.
- The site is not adjacent to a park to create additional park land.
- The property is an interior lot.¹
- The site could be used as a pocket park or community garden.²
- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

¹ Interior Lot - "a lot other than a corner lot with only one frontage on a street " (<http://parcelsales.scgov.net/Definitions.aspx>)

² Pocket Park - "A small area accessible to the general public that is often of primarily environmental, rather than recreational, importance. They can be urban, suburban or rural and often feature as part of urban regeneration schemes in inner-city areas to provide areas where wild-life can establish a foothold." (http://www.wordiq.com/definition/Pocket_park)

PLANNING CONSIDERATIONS:

The existing building at 48 Grant Street is listed in the New Haven Historic Resource Inventory, Listing #1126. The Building is described as,

3-story masonry industrial building with a pitched roof, building a corbelled cornice. Fenestration is slightly irregular, 6 bays wide by 30 bays deep. Each bay is set in a segmental arch opening with 6x6 sash in a wood frame. Each bay has a stone-cut sill. Attached to the west end of the building is a 3-story masonry addition, 6 bays wide by 12 bays deep. This addition has symmetrical window openings. On the east side is still another addition: this one is 2-stories with a flat roof and large window openings as well as 3 large truck bays on the north side.

The building is also listed in Preservation Connecticut's Mill Inventory and is a candidate for State Register listing. The Commission is supportive of the proposal in the concept plan to preserve this historic building and convert it to residential use, and makes several recommendations for the Land Disposition Agreement, as outlined below, to ensure the historic preservation continues to be prioritized throughout the proposed project.

The Commission also notes that per City Charter Title II, Chapter 9, Article II - Sec. 9-50. - Delay of demolition of historic resources, "No person shall demolish any building, structure or part thereof without obtaining a demolition permit from the building official or his/her designee. The building official or his/her designee shall review and determine whether a permit may be issued in accord with this section, or such other ordinances as may restrain issuance of such permit." Should the applicant propose to demolish any part of the 48 Grant Street building a demolition permit is required and the Building Official or his/her designee will determine whether the 90-day demolition delay applies.

Additionally, the Commission notes that the proposed development will be subject to the Inclusionary Zoning ordinance if 75 or more residential units are proposed, or if the developer chooses to "opt in." Currently, concept plans call out "affordable units" in one specific area of the development. In accordance with NHZO Section 50, Inclusionary Zoning, the Inclusionary Zoning Affordable Units must be evenly distributed throughout the Inclusionary Development, including across project phases.

The Vision 2025 Comprehensive Plan recommends land use of "Medium Density Residential" for the area where this project is proposed, therefore the Commission finds the proposed land use in accordance with the Comprehensive Plan.

The proposal will achieve the following Comprehensive Plan Goals:

- Develop land uses that are compatible with the character of the surrounding area.
- **"Continue to use the city's Land Disposition Agreement (LDA) to advance housing and neighborhood objectives, including appropriate densities, home ownership and contextual design."** (The City's Comprehensive Plan) – The City will use this tool to sell the property for home ownership.
- **"Use redevelopment and other tools to address nuisance and deterioration issues, including uses that are deleterious to neighborhoods in general."** (The City's Comprehensive Plan) – This is a redevelopment tool to keep property from becoming deleterious to the neighborhood.
- **"Create diverse housing stock suitable for all abilities, ages and incomes."**
- **"Encourage neighborhood stability."**
- **"Improve housing affordability."** (The City's Comprehensive Plan)
- **"Enhance quality of the housing stock."** (The City's Comprehensive Plan)
- **"Preserve existing, historic housing stock."** (The City's Comprehensive Plan)
- **"Encourage sustainable housing developments."** (The City's Comprehensive Plan)

- **“Encourage that adequate rental and homeownership opportunities exist for people of all incomes, especially in transition areas affected by business/infrastructure investments, institutional expansion, and/or changing market trends.”** (The City’s Comprehensive Plan)

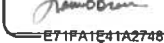
ADVICE:

To approve based on this proposal’s alignment with the City’s Comprehensive Plan.

RECOMMENDATIONS:

- LCI should work with City’s Corporation Counsel to negotiate and record a Preservation Easement prior to disposition of the parcels
- The Land Disposition Agreement should require design review with a panel of architects, including experts in adaptive reuse and historic preservation, prior to submission for Site Plan Review

ADOPTED: October 6, 2022
Leslie Radcliffe
Chair

ATTEST:  October 7, 2022 | 5:14 PM EDT
Laura E Brown
Executive Director, City Plan Department

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **139 FRANK STREET** (MBLU: 302 0146 00600).
Disposition of a portion of the 139 Frank Street sliver lot to the adjacent property owner at 141 Frank Street for use as a driveway. Located in the RM-2 Zoning District.
(Submitted by: Evan Trachten, Livable City Initiative)

REPORT: **1616-09**
ADVICE: **Approve**

PROJECT SUMMARY:

Applicant(s): Bavaro Properties, Inc
Price: \$2,088.00 (Disposition Price)
Site: 3,485 SF, 1,392 SF disposition
Zone: RM-2
Use: Driveway
Financing:
Subsidy:
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

ORDINANCE

This request comes from the City’s Livable City Initiative Bureau (LCI) regarding the disposition of a vacant City-owned single family property. This is in accordance with Section D(8) of the City’s Land Disposition Agreement Guidelines, **“The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required).”** Accordingly, the Planning Commission may provide an advisory report.

BACKGROUND

The City seeks to sell the subject property(ies) for use as a driveway for access to the “land-locked” structure located at 141 Frank Street. Essentially, the LCI Board of Directors seeks guidance as to whether this property is or may be needed for municipal purposes.

Planning Commission considerations, whether:

- The property is or should be used for municipal purposes.
- The site is not adjacent to a park to create additional park land.
- The property is an interior lot.¹
- The site could be used as a pocket park or community garden.²
- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

¹ Interior Lot - "a lot other than a corner lot with only one frontage on a street " (<http://parcelsales.scgov.net/Definitions.aspx>)
² Pocket Park - "A small area accessible to the general public that is often of primarily environmental, rather than recreational, importance. They can be urban, suburban or rural and often feature as part of urban regeneration schemes in inner-city areas to provide areas where wild-life can establish a foothold." (http://www.wordiq.com/definition/Pocket_park)

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- Develop land uses that are compatible with the character of the surrounding area.
- **“Continue to use the city’s Land Disposition Agreement (LDA) to advance housing and neighborhood objectives, including appropriate densities, home ownership and contextual design.”** (The City’s Comprehensive Plan) – The City will use this tool to sell the property for home ownership.
- **“Use redevelopment and other tools to address nuisance and deterioration issues, including uses that are deleterious to neighborhoods in general.”** (The City’s Comprehensive Plan) – This is a redevelopment tool to keep property from becoming deleterious to the neighborhood.
- **“Create diverse housing stock suitable for all abilities, ages and incomes.”**
- **“Encourage neighborhood stability.”**
- **“Enhance quality of the housing stock.”** (The City’s Comprehensive Plan)
- **“Preserve existing, historic housing stock.”** (The City’s Comprehensive Plan)
- **“Encourage sustainable housing developments.”** (The City’s Comprehensive Plan)
- **“Encourage that adequate rental and homeownership opportunities exist for people of all incomes, especially in transition areas affected by business/infrastructure investments, institutional expansion, and/or changing market trends.”** (The City’s Comprehensive Plan)

ADVICE:

To approve based on this proposal’s alignment with the City’s Comprehensive Plan.

ADOPTED: October 6, 2022
Leslie Radcliffe
Chair

ATTEST:



DocuSigned by:
Laura E Brown

October 7, 2022 | 5:14 PM EDT

Laura E Brown
Executive Director, City Plan Department

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 565 COLUMBUS AVENUE. (MBLU: 310 0091 02900).
Disposition of the 565 Columbus Avenue lot to the adjacent property owner. Located in the RM-2 Zoning District. (Submitted by: Evan Trachten, Livable City Initiative)

REPORT: 1617-04
ADVICE: Approve

PROJECT SUMMARY:

Applicant(s): Casa de Oración y Adoración
Price: \$4,356.00 (Disposition Price)
Site: 4,356 SF
Zone: RM-2
Use: Parking and playground
Financing:
Subsidy:
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

ORDINANCE

This request comes from the City's Livable City Initiative Bureau (LCI) regarding the disposition of a vacant City-owned lot. This is in accordance with Section D(8) of the City's Land Disposition Agreement Guidelines, "The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required)." Accordingly, the Planning Commission may provide an advisory report.

BACKGROUND

The City seeks to sell the subject property for use as parking and children's play space at the adjacent Casa de Oracion y Adoracion. Essentially, the LCI Board of Directors seeks guidance as to whether this property is or may be needed for municipal purposes.

Planning Commission considerations, whether:

- The property is or should be used for municipal purposes.
- The site is not adjacent to a park to create additional park land.
- The property is an interior lot.¹
- The site could be used as a pocket park or community garden.²
- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

PLANNING CONSIDERATIONS:

¹ Interior Lot - "a lot other than a corner lot with only one frontage on a street " (<http://parcelsales.scgov.net/Definitions.aspx>)

² Pocket Park - "A small area accessible to the general public that is often of primarily environmental, rather than recreational, importance. They can be urban, suburban or rural and often feature as part of urban regeneration schemes in inner-city areas to provide areas where wild-life can establish a foothold." (http://www.wordiq.com/definition/Pocket_park)

The proposal will achieve the following Comprehensive Plan Goals:

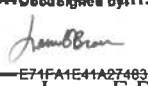
- Develop land uses that are compatible with the character of the surrounding area.
- **“Continue to use the city’s Land Disposition Agreement (LDA) to advance housing and neighborhood objectives, including appropriate densities, home ownership and contextual design.”** (The City’s Comprehensive Plan) – The City will use this tool to sell the property for home ownership.
- **“Use redevelopment and other tools to address nuisance and deterioration issues, including uses that are deleterious to neighborhoods in general.”** (The City’s Comprehensive Plan) – This is a redevelopment tool to keep property from becoming deleterious to the neighborhood.
- **“Encourage neighborhood stability.”**

ADVICE:

To approve based on this proposal’s alignment with the City’s Comprehensive Plan.

ADOPTED: October 6, 2022
Leslie Radcliffe
Chair

ATTEST:



October 7, 2022 | 5:14 PM EDT

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Laura E Brown

Executive Director, City Plan Department

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 272 DAVENPORT AVENUE. (MBLU: 300 0129 01100).
Disposition the 272 Davenport Avenue sliver lot to the adjacent property owners at 270 Davenport Avenue and 276 Davenport Avenue. Located in the RM-2 Zoning District.
(Submitted by: Evan Trachten, Livable City Initiative)

REPORT: 1617-02
ADVICE: Approve

PROJECT SUMMARY:

Applicant(s): Jesus G. Navarro, Nir Bongart
Price: \$2,062.50 (Disposition Price)
Site: 3,049 SF, 1,375 SF and 1,674 SF dispositions
Zone: RM-2
Use: Driveway, Parking, Yard area
Financing:
Subsidy:
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

ORDINANCE

This request comes from the City's Livable City Initiative Bureau (LCI) regarding the disposition of a vacant City-owned sliver lot. This is in accordance with Section D(8) of the City's Land Disposition Agreement Guidelines, "**The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required).**" Accordingly, the Planning Commission may provide an advisory report.

BACKGROUND

The City seeks to sell the subject property for use as driveway, parking, and side-yard space for the adjacent lots at 270 and 276 Davenport Avenue. Essentially, the LCI Board of Directors seeks guidance as to whether this property is or may be needed for municipal purposes.

Planning Commission considerations, whether:

- The property is or should be used for municipal purposes.
- The site is not adjacent to a park to create additional park land.
- The property is an interior lot.¹
- The site could be used as a pocket park or community garden.²
- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

¹ Interior Lot - "a lot other than a corner lot with only one frontage on a street " (<http://parcelsales.scgov.net/Definitions.aspx>)

² Pocket Park - "A small area accessible to the general public that is often of primarily environmental, rather than recreational, importance. They can be urban, suburban or rural and often feature as part of urban regeneration schemes in inner-city areas to provide areas where wild-life can establish a foothold." (http://www.wordiq.com/definition/Pocket_park)

PLANNING CONSIDERATIONS:

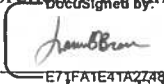
The proposal will achieve the following Comprehensive Plan Goals:

- Develop land uses that are compatible with the character of the surrounding area.
- **“Continue to use the city’s Land Disposition Agreement (LDA) to advance housing and neighborhood objectives, including appropriate densities, home ownership and contextual design.”** (The City’s Comprehensive Plan) – The City will use this tool to sell the property for home ownership.
- **“Use redevelopment and other tools to address nuisance and deterioration issues, including uses that are deleterious to neighborhoods in general.”** (The City’s Comprehensive Plan) – This is a redevelopment tool to keep property from becoming deleterious to the neighborhood.
- **“Create diverse housing stock suitable for all abilities, ages and incomes.”**
- **“Encourage neighborhood stability.”**
- **“Enhance quality of the housing stock.”** (The City’s Comprehensive Plan)
- **“Preserve existing, historic housing stock.”** (The City’s Comprehensive Plan)
- **“Encourage sustainable housing developments.”** (The City’s Comprehensive Plan)
- **“Encourage that adequate rental and homeownership opportunities exist for people of all incomes, especially in transition areas affected by business/infrastructure investments, institutional expansion, and/or changing market trends.”** (The City’s Comprehensive Plan)

ADVICE:

To approve based on this proposal’s alignment with the City’s Comprehensive Plan.

ADOPTED: October 6, 2022
Leslie Radcliffe
Chair

ATTEST:  October 7, 2022 | 5:14 PM EDT
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 Laura E Brown
 Executive Director, City Plan Department

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 64 ELLIOT STREET. (MBLU: 299 0145 00200).
Disposition of the 64 Elliot Street sliver lot to the adjacent property owner at 62 Elliot Street. Located in the RM-2 Zoning District. (Submitted by: Evan Trachten, Livable City Initiative)

REPORT: 1617-01
ADVICE: Approve

PROJECT SUMMARY:

Applicant(s): 62 Elliot Street LLC
Price: \$5,880.00 (Disposition Price)
Site: 3,920 SF
Zone: RM-2
Use: Yard area
Financing:
Subsidy:
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

ORDINANCE

This request comes from the City's Livable City Initiative Bureau (LCI) regarding the disposition of a vacant City-owned sliver lot. This is in accordance with Section D(8) of the City's Land Disposition Agreement Guidelines, "**The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required).**" Accordingly, the Planning Commission may provide an advisory report.

BACKGROUND

The City seeks to sell the subject property for use as yard space for the adjacent two-family home at 62 Elliot Street. Essentially, the LCI Board of Directors seeks guidance as to whether this property is or may be needed for municipal purposes.

Planning Commission considerations, whether:

- The property is or should be used for municipal purposes.
- The site is not adjacent to a park to create additional park land.
- The property is an interior lot.¹
- The site could be used as a pocket park or community garden.²
- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

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PLANNING CONSIDERATIONS:

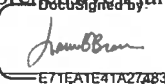
The proposal will achieve the following Comprehensive Plan Goals:

- Develop land uses that are compatible with the character of the surrounding area.
- **“Continue to use the city’s Land Disposition Agreement (LDA) to advance housing and neighborhood objectives, including appropriate densities, home ownership and contextual design.”** (The City’s Comprehensive Plan) – The City will use this tool to sell the property for home ownership.
- **“Use redevelopment and other tools to address nuisance and deterioration issues, including uses that are deleterious to neighborhoods in general.”** (The City’s Comprehensive Plan) – This is a redevelopment tool to keep property from becoming deleterious to the neighborhood.
- **“Create diverse housing stock suitable for all abilities, ages and incomes.”**
- **“Encourage neighborhood stability.”**
- **“Enhance quality of the housing stock.”** (The City’s Comprehensive Plan)
- **“Preserve existing, historic housing stock.”** (The City’s Comprehensive Plan)
- **“Encourage sustainable housing developments.”** (The City’s Comprehensive Plan)
- **“Encourage that adequate rental and homeownership opportunities exist for people of all incomes, especially in transition areas affected by business/infrastructure investments, institutional expansion, and/or changing market trends.”** (The City’s Comprehensive Plan)

ADVICE:

To approve based on this proposal’s alignment with the City’s Comprehensive Plan.

ADOPTED: October 6, 2022
Leslie Radcliffe
Chair

ATTEST:  October 7, 2022 | 5:14 PM EDT
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 Laura E Brown
 Executive Director, City Plan Department

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **281 NEWHALL STREET.** (MBLU: 254 0503 03100).
Disposition of the 281 Newhall Street sliver lot to the rear property owners at 402 Huntington Street and 406 Huntington Street. Located in the RM-1 Zoning District. (Submitted by: Evan Trachten, Livable City Initiative)

REPORT: **1617-03**
ADVICE: **Approve**

PROJECT SUMMARY:

Applicant(s): Keir Jones, Bertram Goldson III
Price: \$370.00 (Disposition Price)
Site: 3,049 SF, 1,480 SF and 1,569 SF dispositions
Zone: RM-1
Use: Yard area
Financing:
Subsidy:
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

ORDINANCE

This request comes from the City's Livable City Initiative Bureau (LCI) regarding the disposition of a vacant City-owned sliver lot. This is in accordance with Section D(8) of the City's Land Disposition Agreement Guidelines, "**The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required).**" Accordingly, the Planning Commission may provide an advisory report.

BACKGROUND

The City seeks to sell the subject property for use as yard space for the adjacent homes at 402 and 406 Huntington Street. Essentially, the LCI Board of Directors seeks guidance as to whether this property is or may be needed for municipal purposes.

Planning Commission considerations, whether:

- The property is or should be used for municipal purposes.
- The site is not adjacent to a park to create additional park land.
- The property is an interior lot.¹
- The site could be used as a pocket park or community garden.²
- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

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PLANNING CONSIDERATIONS:

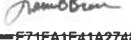
The proposal will achieve the following Comprehensive Plan Goals:

- Develop land uses that are compatible with the character of the surrounding area.
- **“Continue to use the city’s Land Disposition Agreement (LDA) to advance housing and neighborhood objectives, including appropriate densities, home ownership and contextual design.”** (The City’s Comprehensive Plan) – The City will use this tool to sell the property for home ownership.
- **“Use redevelopment and other tools to address nuisance and deterioration issues, including uses that are deleterious to neighborhoods in general.”** (The City’s Comprehensive Plan) – This is a redevelopment tool to keep property from becoming deleterious to the neighborhood.
- **“Create diverse housing stock suitable for all abilities, ages and incomes.”**
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- **“Encourage that adequate rental and homeownership opportunities exist for people of all incomes, especially in transition areas affected by business/infrastructure investments, institutional expansion, and/or changing market trends.”** (The City’s Comprehensive Plan)

ADVICE:

To approve based on this proposal’s alignment with the City’s Comprehensive Plan.

ADOPTED: October 6, 2022
Leslie Radcliffe
Chair

ATTEST:  October 7, 2022 | 5:14 PM EDT
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Laura E Brown
Executive Director, City Plan Department