

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **0 ALBIA STREET.**
 MBLU: 067 0953 00200
 Submitted by: Evan Trachten, Livable Cities Initiative

Disposition of sliver lot to New Haven Port Authority at 0 Albia Street.

REPORT: **1629-07**
ADVICE: **Approve**

PROJECT SUMMARY:

Applicant(s): New Haven Port Authority
Price: \$6,800
Site: 3,400 SF
Zone: IH
Use: Site control, laydown use, and port activities
Financing:
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 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 proposes to dispose of a sliver lot to the New Haven Port Authority. The land will be used for site control, laydown use, and port activities.

Planning Commission considerations include whether:

- The property is or should be used for municipal purposes.
- The property is an interior lot.¹
- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

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."**

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

- **“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 siting of port-related uses only in the core port area, generally coinciding with the district of the New Haven Port Authority”**

RECOMMENDATIONS

The Commission makes the following recommendations for the proposed acquisition:

- Development of the port area in a manner consistent with the needs of water-dependent port terminals, including sufficient space for storage, processing, and ancillary port services in a non-obnoxious manner.

ADVICE:

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

ADOPTED: March 15, 2023
Leslie Radcliffe
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department

DRAFT

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 144 COLUMBUS AVENUE.
MBLU: 264 0082 00100
Submitted by: Evan Trachten, Livable Cities Initiative

Disposition of a city-owned sliver lot to an owner occupant for a side-yard.

REPORT: 1629-09
ADVICE: Approve

PROJECT SUMMARY:

Applicant(s): Beulah Land Development Corp
Price: \$1,242.50
Site: 4,970 SF
Zone: RM-2
Use: Side-yard
Financing:
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 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 of New Haven proposes to dispose of the sliver lot at 144 Columbus Avenue to an owner occupant at the adjacent property 150 Columbus Avenue. The buyer pays \$0.25 per square foot as an owner occupant, so \$1,042.50 is the purchase price. The land will be used for additional yard area. The sliver lot is a corner lot and the setback for front yards are 17 feet which shrinks the lot. Additionally, the rear yard requirement for development is 25' and side yards are 8', therefore it is not possible to develop a house at this location under current zoning requirements. The City has done some maintenance, but the owner at 150 Columbus Avenue has also cared for this lot over the years.

Planning Commission considerations include 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

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 comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

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.”**
- **“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.

RECOMMENDATIONS

The Commission makes the following recommendations for the proposed disposition:

- Provide resident open space.
- Enable and encourage the use of yards and shared space for home gardens and residential composting.
- Allow for better stewardship to avoid blight.

ADVICE:

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

ADOPTED: March 15, 2023
Leslie Radcliffe
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 71 COUNTY STREET.
MBLU: 320 0300 01400
Submitted by: Evan Trachten, Livable Cities Initiative

Disposition of a city-owned vacant lot to Beulah Land Development Corp.

REPORT: 1629-08
ADVICE: Approve

PROJECT SUMMARY:

Applicant(s): Beulah Land Development Corp
Price: \$2,000
Site: 6,098 SF
Zone: RM-2
Use: Two-family, owner-occupied affordable housing
Financing:
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

On July 21, 2021, the City Plan Commission recommended approval of a PAD referral for the disposition of the vacant lot at 71-75 County Street (CPC Report #1589-19). At the time, as part of the Dixwell Plaza Revitalization, the Elks Lodge (formerly at 87 Webster Street) sought to purchase the City-owned parcel for its relocation, but they purchased a different site.

The City of New Haven now proposes to dispose of this vacant single-family residential structure to Beulah Land Development Corp. who will develop a two-family owner-occupied structure. This property must be owner occupied for a minimum period of ten (10) years, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), the Board of Director of Livable City Initiative (LCI) and / or the Board of Alders of the City of New Haven. The rental unit will be deed restricted at 80% or below for a minimum period of 20-years. Non-profits pay \$1000 per unit per the PAD guidelines. The City will retain 75 County Street which is an adjacent lot.

Planning Commission considerations include 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

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

- 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:

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.”**
- **“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)
- **“Encourage sustainable housing developments.”** (The City’s Comprehensive Plan)

RECOMMENDATIONS

The Commission makes the following recommendations for the proposed acquisition:

- Robust community engagement should be conducted as rehabilitation plans are developed.
- Opportunities for local apprentices to be involved in the project should be pursued.
- Due to the site’s location, including relative proximity to the Farmington Canal Trail, special attention should be given to supporting bicycle and pedestrian access.

ADVICE:

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

ADOPTED: March 15, 2023
Leslie Radcliffe
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department

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)

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **572 WINTHROP AVENUE.**
 MBLU: 332 0295 03600
Submitted by: Evan Trachten, Livable Cities Initiative

Disposition of a city-owned vacant single-family property to Beulah Land Development Corp.

REPORT: **1629-10**
ADVICE: **Approve**

PROJECT SUMMARY:

Applicant(s): Beulah Land Development Corp
Price: \$1,000
Site: 5,663 SF
Zone: RM-2
Use: Single-family, owner-occupied affordable housing
Financing:
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 house. 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

On February 15, 2017, the City Plan Commission recommended approval of a PAD referral approving a request of the Purchasing Agent on behalf of LCI for an emergency procurement in the amount of \$41,000 (CPC Report #1527-06). Due to a severity of nuisances and the risk to the general public and first responders at 572 Winthrop Avenue, an emergency environmental clean-up was performed, and the City placed a lien on the property in the amount of \$41,000.

The City of New Haven now proposes to dispose of this vacant single-family residential structure to Beulah Land Development Corp. who will rehabilitate this structure and sell it to an owner occupant. This property must be sold to an owner occupant for a combined period not less than (10) years. inclusive of successive ownership. unless a more extensive period is required by federal law. the Property Acquisition and Disposition Committee (PAD). the Board of Director of Livable Cit Initiative LCI and / or the Board of Alders of the City of New Haven. The rental unit will be deed restricted at 80% or below for a minimum period of 20-years. Non-profits pay \$1000 per unit per the PAD guidelines.

At the PAD committee meeting on February 15, 2023, the committee voted 5-1 to approve this disposition. Alder Antunes voted no.

Planning Commission considerations include 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:

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.”**
- **“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)
- **“Encourage sustainable housing developments.”** (The City’s Comprehensive Plan)

RECOMMENDATIONS

The Commission makes the following recommendations for the proposed acquisition:

- Robust community engagement should be conducted as rehabilitation plans are developed.
- Opportunities for local apprentices to be involved in the project should be pursued.

ADVICE:

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

ADOPTED: March 15, 2023
Leslie Radcliffe
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department

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