NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: RESOLUTION OF THE BOARD OF ALDERS Approving the disposal of a

parcel of land constituting a portion of Mill River Street to State of Connecticut

Department of Transportation. (Submitted by: Economic Development)

REPORT: 1582-07 ADVICE: Approval

BACKGROUND

The City of New Haven is the owner of an unnumbered sliver lot, 0.06 acres, constituting a portion of Mill River Street. The parcel was acquired from the State of Connecticut Department of Transportation in 1977 with a restriction that the parcel would be used for highway purposes only. The City does not intend to use the property for highway purposes and does not otherwise have any use for it.

Post Road Residential wishes to acquire this sliver lot as part of a multi-parcel assemblage to construct a new residential building, essentially a second phase of the Corsair development across the street. The State of Connecticut Department of Transportation has agreed to reacquire the parcel, remove the restriction and negotiate a sale with Post Road Residential.

PLANNING CONSIDERATIONS

The disposal of a parcel of land constituting a portion of Mill River Street to State of Connecticut Department of Transportation, that will allow Post Road Residential to acquire it as part of a multi-parcel assemblage for the construction a new residential development, complies with the City's Comprehensive Plan that recommends, under 'Neighborhood Planning Opportunities':

New Haven Vision, 2025, Sec. IV-10:

"Identify and prioritize areas for the development of new/ infill housing to cater to households of diverse age groups such as college students, families, and empty nesters."

ADVICE

The Commission finds the Order in the best interest of the City and recommends approval.

ADOPTED: March 17, 2021 ATTEST: _____ Ticka Words _____

Leslie Radcliffe Aïcha Woods

Chair Executive Director, City Plan Department