

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: ORDER OF THE BOARD OF ALDERS- Order of the Board of Alders of the City of New Haven Approving the Discontinuance of a remaining portion of the former Pulaski Street and approving a development and land disposition agreement with respect to that property known as 793 State Street, New Haven, Connecticut incorporating said remaining portion of the former Pulaski Street. (Submitted By: Michael Piscitelli, Economic Development)

REPORT: 1594-05

ADVICE: Approve.

BACKGROUND

This request for a road discontinuance or road abandonment in this instance, is the cessation of the remaining portion of Pulaski Street East of State Street located between State Street and Instate 91. The purpose is to create infill development with a mixed-use building along this commercial corridor. This portion of Pulaski Street was “left-over” from various redevelopment and/or capital projects within the surrounding area.

According to Section 4(B)(4) of Title I, Article IV of the City Charter, the Board of Alders has the power “**To provide for the laying out, grading, discontinuing, altering, paving, opening, improving, lighting and making and repairing highways, streets, walks, squares, parks, public buildings, drains, sewers, gutters, and for the numbering of streets, and for the draining and raising of low lands**”²¹³.” Consequently, the City created a development and land disposition agreement process for properties such as this to reinstate such parcels onto the tax rolls.

The Development and Land Disposition Agreement illuminates the way the transfer of land from the City to neighboring property owners will take place. Part of the land will remain with the City and the other portion of the land will be conveyed to the adjacent property owner.

The adjacent property owner (Alpha Acquisitions) seeks to construct a mixed-use building on the site; where their business offices will be located within the ground floor commercial space. The Development and Land Disposition Agreement further identifies that approximately 13% (2 residential units) will be “deeply affordable.”

As part of the City’s redevelopment strategy, the abutting property owner seeks acquire an underutilized street for redevelopment purposes.

PLANNING CONSIDERATIONS

In accordance with Title I, Article XIII, Section 2(A) of the New Haven Code of Ordinances states, “**Every Ordinance or Resolution of the Board of Alders relating to the location and use of any street, bridge, boulevard, esplanade, square, park, playground, playfield, aviation field, parking space, public building, the facilities or terminals of any public utility, or the establishment or change in the boundaries of or regulations concerning zoning, shall be at once referred to the City Planning Commission and final action shall not be taken on any such Ordinance or Resolution until the commission shall have reported thereon, provided that the Board of Alders may establish**

by ordinance a period of not less than sixty (60) Days within which the commission shall file its report with the City Clerk and if no report is filed within such period the approval of the commission shall be presumed.” Accordingly, the Board of Alders seeks guidance regarding the proposal.

The Board of Alder seeks guidance as to:


- Whether the proposal is aligned with the City’s Comprehensive Plan.
- The City’s Comprehensive Plan stating, to allow **“mixed-use developments along all of the city’s commercial corridors, as indicated within the future land use map.”**

ADVICE

The proposal is aligned with the City’s Comprehensive Plan because it will:

- Create **“transit-oriented developments with reduced parking requirements and appropriate densities in suitable locations to facilitate further transit use.”**
- **“Promote sustainable and balanced economic growth.”**
- **“Continue improvements to infrastructure to promote economic development, such as roadway enhancements, [roadway abandonment], coastal resiliency planning, and information technology implementation.”**
- **“Promote the redevelopment of industrial areas of the city.”**
- **“Promote diverse housing stock suitable for people of all ages and incomes.”**
- **“Encourage dense, mixed-use housing opportunities along transit corridors.”**
- **“Encourage the provision of high-density, multi-family developments at appropriate locations in the city.”**
- **“Encourage transit-oriented, high-density developments near transit corridors, i.e., within one half-mile of a rail station or one quarter-mile of a high-frequency bus corridor.**
- **“Promote residential densities and land use patterns that reduce local vehicles miles traveled (VMT) movements.”**

ADOPTED: October 20, 2021
Leslie Radcliffe
Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department