

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 136 HEMINGWAY STREET (MBLU: 116 1033 01200) Disposition of 136 Hemingway Street for the construction of approximately 30 dwelling units of affordable housing subject to Zoning approval. Located in the PDU-80 Zoning District. (Submitted by: Evan Trachten, Livable City Initiative)

**REPORT:** 1590-10  
**ADVICE:** Approve

### PROJECT SUMMARY:

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**Applicants:** Vessel Technology, Inc.  
**Disposition Price:** \$40,000  
**Site:** Approximately 1.29 acres  
**Zone:** RM-2  
**Use:** Vacant Land  
**Financing:**  
**Subsidy:** None  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 203-946-8373

### ORDINANCE

This request comes from the City's Livable City Initiative Office (LCI) regarding the sale of a City owned parcel of land. 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 sale the subject property for the construction of approximately 30 affordable dwelling units. Essentially, the LCI Board of Directors seeks guidance as to whether this property is or may be needed for municipal purposes.

The Planning Commission should consider whether:

- The property is or should be used for municipal purposes.
- That the site is not adjacent to a park to create additional park land.
- That the property is an interior lot.<sup>1</sup>
- Whether the site could be used as a pocket park or community garden.<sup>2</sup>
- Whether the comprehensive plan identifies or will identify resources within this area for which this parcel could be used.
- That the enclosed maps provide the land uses and aerial of the surrounding the site.

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

<sup>2</sup> 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](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.
- Create diverse housing stock suitable for all abilities, ages and incomes.
- Encourage neighborhood stability.

**ADVICE:**

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

**ADOPTED:** September 22, 2021  
Leslie Radcliffe  
Chair

**ATTEST:**   
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Aïcha Woods  
Executive Director, City Plan Department