

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 37 HALLOCK STREET.
MBLU: 301 0098 04000

Disposition of a sliver lot at 37 Hallock Street to the adjacent property owner at 39 Hallock Street, for use as off-street parking and a side yard area.

Submitted by: Evan Trachten, LCI

REPORT: 1630-04
ADVICE: Approve

PROJECT SUMMARY:

Applicant(s): Daisy Pitter, 37 Hallock Street
Price: \$871.50
Site: 3,485 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 37 Hallock Street to an owner occupant at the adjacent property 39 Hallock Street. The buyer pays \$0.25 per square foot as an owner occupant, so \$871.50 is the purchase price. The land will be used for additional side yard area and off-street parking. LCI did not offer this lot to the other abutting property owner because they already have a large double lot. This sale will bring the property at 39 Hallock into zoning compliance, currently their property is non-conforming, the house is a three-family property on a narrow lot with 20-foot frontage. The off-street parking is greatly needed on this street especially during street sweeping and snow events. The applicant will be responsible for creating a new curb cut and driveway.

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.

RECOMMENDATIONS

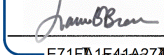
The Commission makes the following recommendations for the proposed disposition:

- 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: April 19, 2023
Leslie Radcliffe
Chair

ATTEST:  April 24, 2023 | 9:31 AM EDT
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](http://www.wordiq.com/definition/Pocket_park) 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: 90 HUDSON STREET.
MBLU: 320 0298 03200

Disposition of a sliver lot at 90 Hudson Street to the adjacent property owner at 88 Hudson Street, for use as a driveway and a rear yard area.

Submitted by: Evan Trachten, LCI

REPORT: 1630-05
ADVICE: Approve

PROJECT SUMMARY:

Applicant(s): Ute Brinkmann, 88 Hudson Street
Price: \$544.50
Site: 2,178 SF
Zone: RM-2
Use: Rear-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 90 Hudson Street to an owner occupant at the adjacent property 88 Hudson Street. The buyer pays \$0.25 per square foot as an owner occupant, so \$544.50 is the purchase price. The land will be used for additional rear yard area and as a driveway. LCI did not offer this lot to the other abutting property owner because they purchased the sliver lot at 94 Hudson Street a few years ago. The applicant is already using the parcel as a driveway, there is an existing curb cut.

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:

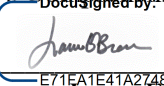
- Provide resident open space.
- Enable and encourage the use of yards and shared space for home gardens and residential composting.
- Allow for better stewardship to avoid blight.

ADVICE:

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

ADOPTED: April 19, 2023
Leslie Radcliffe
Chair

ATTEST:

DocuSigned by:

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April 24, 2023 | 9:31 AM EDT
Laura E Brown
Executive Director, City Plan Department

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **922 WINCHESTER AVENUE.**
 MBLU: 253 0527 00500
 Submitted by: Evan Trachten, Livable Cities Initiative

Disposition of a city-owned vacant lot to the Town of Hamden.

REPORT: **1630-06**
ADVICE: **Approve**

PROJECT SUMMARY:

Applicant(s):	Town of Hamden
Price:	\$1
Site:	2,178 SF
Zone:	RM-2
Use:	Future disposition to a non-profit for redevelopment
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

The City is proposing to sell the lot at 922 Winchester Avenue to the Town of Hamden as a negotiated sale for \$1.00. The Town of Hamden has been working with the City of New Haven to demolish a blighted property at this site. Hamden paid for the demolition of the former blighted structure on the site. The house was mostly located in Hamden but about one-third of the site is in New Haven. In the future, taxes will be paid to New Haven for the land and any improvements. Hamden will work with a local non-profit to develop a single family or a two-family owner-occupied structure. Permits for the development will be filed with both towns. The town-line will not move based on this sale; New Haven will continue to tax the parcel.

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.
- **“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

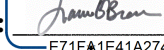
The Commission makes the following recommendations for the proposed acquisition:

- Robust community engagement with the surrounding neighborhood in New Haven and Hamden 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: April 19, 2023
Leslie Radcliffe
Chair

ATTEST:  April 24, 2023 | 9:31 AM EDT
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