

**LCI Board Special Meeting Minutes**  
**January 25, 2023 (Via Zoom)**

**PRESENT:** Patricia Brett, Taneha Edwards, Nadine Horton, Seth Poole, Hon. Richard Furlow, Michael Pinto (Office of Corporation Counsel), Arlevia Samuel (Executive Director, Evan Trachten (LCI staff), Frank D’Amore (LCI Deputy Director), Mark Stroud (LCI Deputy Director)

**Absent:** Hon. Ernie Santiago

**Guests:** Nora Grace-Flood, Crystal Gooding

**Meeting called to order at 6:04 P.M.**

**Roll call of Members: Pat Brett, Taneha Edwards, Seth Poole, Nadine Horton**

**Review of LCI Board meeting minutes from December 14, 2022 Special Meeting. A motion to approve was made by Nadine Horton, seconded by Pat Brett, roll call of members was taken, approved unanimously.**

**New Business**

**Acquisition of 262 Dixwell Avenue, 263 Dixwell Avenue, 265 Dixwell Avenue, 269 Dixwell Avenue**

Evan told the Board the City of New Haven proposes to acquire a portfolio of properties on Dixwell Avenue for \$1,300,000 from affiliates of Ocean Management. LCI has confirmed the Main Streets funding must be spent by April 30, 2023. Evan told the Board LCI received appraisals and the value of the properties was \$1,175,000. Mike Pinto noted there was a typo listing the value as \$1,170,000 but the correct value is \$1,175,000. The gap between the appraised value and the purchase price is \$125,000. The portfolio consists of 2, occupied two-family properties located at 262 Dixwell Avenue and 263 Dixwell Avenue, and two vacant mixed-use properties located at 265 Dixwell Avenue and 269 Dixwell Avenue. The City is proposing to do a simultaneous acquisition and disposition of the two-family properties to local non-profit Beulah Land Development at market value (\$495,000). The City will meet with the community to discuss the reuse of the mixed-use properties which will be rehabilitated in the future with an affordable housing component.

Nadine asked a few questions: What is the history of code violations at 262 & 263 Dixwell Avenue. Frank D’Amore told the Board there are no anti-blight violations. Evan told the Board he did some research and 262 has not had any Housing Code violations while owned by Ocean Management. 263 Dixwell was cited for exterior violations during a spring sweep in 2022 but the issues were resolved. Nadine asked for the sale price for 262 & 263 Dixwell Avenue, Arlevia said Beulah Land Development would pay the appraised value of \$495,000 for both properties. Nadine asked about 265 Dixwell the historic jazz club the Monterey, will this property be used as a jazz club like the Mayor stated at a

recent press event? Arlevia told the Board the City will do community engagement to determine the reuse of the mixed-use properties at 265 & 269 Dixwell Avenue. The community will drive the reuse of the property. After the engagement process, the City may do an RFP or develop the property. Nadine asked who will maintain the property. Arlevia said LCI will maintain the property, we have a property management division that maintains City owned parcels. Frank D'Amore said the cost would be minimal but couldn't put an exact dollar figure to keep it clean and secured. Arlevia noted the intention is to turn the properties around quickly and not sit on the properties. Nadine asked how many apartments are at 269 Dixwell Avenue. Evan said there were 3 apartments based on his site inspection: 1 on the first floor (rear area), one on the second floor, and one on the third floor. Evan noted it appeared the units were set up as a rooming house with locks on each bedroom door. Are there any plans to do apartments on the first floor? Arlevia said as part of the community engagement process the use of the property would be determined.

Crystal Gooding asked about 265 Dixwell Avenue's exterior? Frank said we would not alter the exterior during our property management. Crystal said the roof is in poor condition, would we be addressing it? Frank said we may tarp the roof, but he hasn't been inside to see the damage. Crystal said she was inside about two months ago, and the sheetrock was falling from the ceiling on the third floor. Will the City seek historic funds to fix the property? Arlevia said we will explore this type of funding. LCI will be marketing the community engagement process via the Board of Education, Mayor's weekly blast, the Community Management team, we will be doing a lot of outreach to engage the community.

Nadine asked if we are trying to renegotiate the purchase price at the appraised value of \$1,175,000? Arlevia said she discussed this with Ocean Management and they are not willing to go below \$1,300,000. Arlevia said their original price was \$1,800,000 and she negotiated down to \$1,300,000. Alder Furlow joined the meeting, he was attending an education finance meeting at the same time as LCI Board. Seth gave a quick recap of the meeting.

Alder Furlow said the Board of Alders can amend the price and allow Arlevia to keep trying to negotiate a lower price. Attorney Pinto noted the Board has plenary powers and can make changes on the floor of the Board. Arlevia appreciated the offer, but they are not budging based on a few conversations. If we don't purchase the property another developer will take the site. This is an investment in the community. Evan told the Board, the \$125,000 gap over the appraised value is a small premium when you look at the percentage of the total value. The owner has said it's \$1,300,000 or no deal. Evan believes local developers would be happy to pay the appraised value and the City is getting a fair deal. The City needs to gain site control to continue the revitalization of Dixwell Avenue. Attorney Pinto noted the numbers are out there and the City risks losing the deal if the Board approves the sale below \$1,300,000. Nadine wants to get the best deal for our tax-payer money. Pat asked if the Alders can go up or down on the price. Alder Furlow said the Board will not go up on the price. Attorney Pinto said the Board of Alders can change the price, but the sale

must be approved at LCI Board prior to going to the Board of Alders for final action. This proposal had a workshop at the Board of Alder last week.

**A motion was made by Seth Poole to approve the acquisition of the properties for \$1,300,000, seconded by Alder Furlow, roll call was taken, approved (4 yes votes and 1 no vote by Nadine Horton)**

## **Old Business / Discussion**

Seth opened the discussion. Evan said the PAD Guidelines have been submitted to the PAD Committee for review. The item was tabled at the PAD Committee and they will come to the LCI Board over the next few months.

Seth asked about the status of the new Neighborhood Specialists. Arlevia said the posting closed last Friday and Arlevia and Frank will interview candidates shortly.

Nadine asked about the ongoing issues at 311 Blake Street. Nadine received an email from the Blake Street Tenants Union. Nadine forwarded the email to LCI staff and the LCI Board. Nadine read the email into the record. The tenants have not received follow up from LCI. Deputy Stroud updated the Board: One violation went to warrant, and there is currently only one open issue at this address. Nadine asked where to direct future complaints? Arlevia said to call (203)946-7090 or email [housingcode@newhavenct.gov](mailto:housingcode@newhavenct.gov). Seth also noted the Quinnipiac East Management team has not had an LCI representative. Frank noted the City does not recognize this group; they are a spin-off from the original management team. This group is not the official management team. Maggy Fernandez is the Neighborhood Specialist for this area.

**A motion to adjourn was made by Taneha, seconded by Pat Brett, all were in favor, approved unanimously.**

Meeting adjourned 6:55 PM

## **PAD MEETING MINUTES**

**November 16, 2022**

**PRESENT:** Hon. Gerald M. Antunes, BoA; Hon. Anna Festa, BoA, Steve Fontana, Economic Development; Nate Hougrand, City Plan; Evan Trachten, LCI; Clay Williams, Business Development

**Absent:** Maurine Villani, Tax Office

**Meeting called to order at 3:03 PM**

**Roll Call of Committee members**

A motion to approve the PAD minutes from September 21, 2022 was made by Clay Williams, seconded by Alder Antunes, roll call was taken, minutes approved unanimously.

## **New Business**

### **262,263,265, & 269 Dixwell Avenue**

Evan told the committee the City is proposing to acquire a portfolio of properties owned by Ocean Management affiliates for \$1,300,000. The properties consist of two partially occupied two-family houses at 262 & 263 Dixwell Avenue, as well as two mixed-use vacant properties at 265 & 269 Dixwell Avenue. 265 Dixwell Avenue is the former "Monterey Club" and 269 Dixwell Avenue is a vacant convenience store with residential uses above. Evan gave an overview of the development occurring on Dixwell Avenue: The Joe Grate's site is being redeveloped as a residential use. The Walt's Cleaners site is on the list for redevelopment (City owned), the adjacent church is being renovated, the City owned property at 308 Dixwell is slated for redevelopment, the City owned lot next to the flower shop is proposed to be redeveloped with a structure to house the flower shop. Evan also noted closer to Downtown the Dixwell Plaza site plan was recently approved by the City Plan Commission. Also, the Q House project has been completed. Evan told the committee it is vital for the City to acquire this portfolio of properties for site control. The current owner has talked about redeveloping this site since the days of the Harp Administration, but nothing has occurred. The City would like to take control of this area. The City is proposing to conduct a simultaneous acquisition and disposition of 262 & 263 Dixwell Avenue and not hold title to occupied properties. LCI is working to select a non-profit to take title to 262 & 263 Dixwell Avenue as part of the acquisition-disposition. The City will retain 265 & 269 Dixwell Avenue and rehabilitate the property for mixed-use purposes. The City is in the process of obtaining appraisals for all the properties. These properties are in the heart of the revitalization area on Dixwell Avenue

The City has dedicated acquisition funds for this site (CDBG). LCI does not want an investor to acquire this portfolio. Acquiring this cluster of properties is key to the revitalization of Dixwell Avenue. As part of our rehabilitation of 265 & 269 Dixwell Avenue, the City will control how many residential units are developed. The properties currently contain several one-bedroom units and LCI may want to create larger units. This acquisition will support the other investment in the Dixwell Avenue corridor. Clay Williams asked about how many occupants are on site and will be displaced? Evan said one unit is occupied at 262 Dixwell Avenue and two units are occupied at 263 Dixwell Avenue. None of the tenants will be displaced by the proposed acquisition-disposition. Clay asked how much tax revenue will be lost due to this acquisition? Evan didn't have an answer about the tax revenue but noted the assessment of the properties are not

high because of the condition of the properties. The City may sell these properties in the future and they would be back on the tax rolls. The end use has yet to be determined. Alder Festa asked what would the City be responsible to do? Evan told the committee the residential properties would be sold immediately and LCI plans to rehabilitate the mix-use properties. Evan noted, the City may decide to sell the mixed-use properties, it could also offer them as an RFP. We could rehab and resell the mixed-use properties. LCI does not want to manage the completed properties, LCI acts as a caretaker for properties. The final plan hasn't been determined yet, there are several possibilities. Evan noted this is a multi-step process and step-one is to gain site control. Alder Festa noted it would be wise to sell the properties to a developer of our choosing to control what occurs during the redevelopment process. Evan noted our plan could change, and LCI could theoretically sell the properties to a developer. We want the community to benefit from this redevelopment. Alder Festa wants to make sure we get a return on our investment.

Clay has some concerns and would like to modify the motion because of the unknowns. Clay doesn't have enough information and will likely abstain. Clay supports the acquisition but needs more details to vote yes on the item. Alder Festa asked if the Alders were contacted. Evan said Arlevia reached out to the Alders and Evan hand delivered the Prior Notification forms. Alder Festa doesn't want the City to rush and make a mistake. Evan said the current proposal is to pay \$1.3 million for the site. Alder Festa ask why we are paying above the assessed value? The purchase price was negotiated by LCI. There is a community benefit and staff don't expect the City to be overpaying by \$400,000 relative to the assessed value. The area will be cleaned up and this will eliminate the blight and vacancies, which will have a huge impact on this area. Steve Fontana spoke in favor of the proposal. Steve understands the concerns expressed by the Alders. Steve said this is precisely the time to utilize scarce City resources to act as a catalyst to further the development of this corridor. The City hasn't been able to act quickly to acquire sites like this and this is a great opportunity. Steve noted he understands Clay's concerns but based on his experience in development this is exactly what needs to be done.

Alder Festa noted that she is afraid of gentrification. Steve said with LCI owner in charge we shouldn't worry about gentrification. Evan said the residential units in the mixed-use structures will be affordable and Arlevia cares deeply about affordable housing and is focused on helping the residents of this area. Alder Festa wants to make sure the AMI of the rental units keeps people in this area. Alder Antunes noted we also need to focus on affordable ownership, there is a lot of focus on affordable rentals. Evan told the committee LCI builds affordable homeownership properties and so do several local non-profits.

**A motion was made by Alder Antunes seconded by Steve Fontana, roll call was taken, approved 5-0 with Clay Williams abstaining.**

### **79 Morris Street**

Evan told the committee this proposal is to sell a sliver lot to an owner occupant to use as a yard area. The sliver lot is small at 25' X 150' so developing a structure is difficult. Evan offered to sell a portion of the lot to the other adjacent property owner but they didn't respond to the certified letter. It costs the City to cut the grass and shovel the snow at this site. The property will eventually be back on the tax rolls. Alder Antunes asked what does the City do when the adjacent property owner doesn't want to buy a sliver lot? Evan said a greenspace, garden, or park are the typical options. Nate told the committee under the zoning code a single-family house is permitted on a non-conforming lot (sliver lot) as of right. When the lot is small it may not be possible to

develop a single-family house. This lot was too small for Habitat for Humanity to develop a house. LCI wanted to support the owner occupant because they rehabilitated a vacant property.

**A motion was made by Nate Hougrand, seconded by Clay Williams, roll call was taken, approved unanimously**

**PAD Guidelines / Discussion**

Evan told the committee that no movement has occurred since our last update. Evan will work internally to review the Guidelines with Arlevia because she wasn't involved previously. Evan hopes to have this item as an action item in the new year. Evan reached out to Pat Solomon and she is pulling data on sliver lot tax abatements. Evan will share this information in the future.

**A motion to adjourn was made by Clay Williams, seconded by Alder Festa, all were in favor.**

**Meeting Adjourned 3:41 P.M.**

**LCI Board Special Meeting Minutes**  
**December 14, 2022 (Via Zoom)**

**PRESENT:** Patricia Brett, Taneha Edwards, Nadine Horton, Seth Poole, Hon. Ernie Santiago, Michael Pinto (Office of Corporation Counsel), Arlevia Samuel (Executive Director, Evan Trachten (LCI staff)

**Absent:),** Hon. Richard Furlow

**Guests:** Nora Grace-Flood

**Meeting called to order at 6:01 P.M.**

**Roll call of Members: Pat Brett, Taneha Edwards, Alder Ernie Santiago, Seth Poole, Nadine Horton**

**Review of LCI Board meeting minutes from October 26, 2022. A motion to approve was made by Nadine Horton, seconded by Pat Brett, roll call of members was taken, approved with one abstention by Taneha Edwards.**

**New Business**

**Acquisition of 262 Dixwell Avenue, 263 Dixwell Avenue, 265 Dixwell Avenue, 269 Dixwell Avenue**

Evan told the Board the City of New Haven proposes to acquire a portfolio of properties on Dixwell Avenue for \$1,300,000 from affiliates of Ocean Management. The portfolio consists of 2, occupied two-family properties located at 262 Dixwell Avenue and 263 Dixwell Avenue, and two vacant mixed-use properties located at 265 Dixwell Avenue and 269 Dixwell Avenue. The City is proposing to do a simultaneous acquisition and disposition of the two-family properties to a local non-profit partner of the City who would rehabilitate the properties as affordable housing (affordable rental or sale to owner occupant). The mixed-use properties will be rehabilitated and affordable housing will be developed on the upper floors while maintaining the ground floor as a business use.

Evan said this is a site control acquisition and acts as a linchpin to support the development occurring on Dixwell Avenue between the former Joe Grate's site and the Dixwell Plaza. The City would like to take control of this area and continue to revitalize the Dixwell corridor. The building at 265 is the former Monterey Club and LCI may reduce the number of units at that location. LCI would like to be the developer of these properties so they are not sold to another investor.

Arlevia told the Board Alder Morrison and Alder Winter are supportive of this acquisition. There will be a community workshop to discuss this project in the near future. LCI wanted to sell the occupied properties to an existing tenant in each building but that is not possible, so we are working to sell the two-family properties to a non-profit partner. The mixed-use structures will be redeveloped.

Seth asked if there were any liens, Evan said no. Pat Brett asked how this fits into the Conn Corp Project? Evan said it compliments their investment and other investments on Dixwell Avenue. There is a lot of investment in this area and the City's investment will help create affordable units.

Alder Santiago expressed concerns about purchasing the portfolio, he works in this area and familiar with the properties. He noted the seller did nothing to these properties and they will make a large profit. Why would the City reward the seller for land-banking, it doesn't sit well with him? Perhaps we could use the money better elsewhere. The developer is paying taxes, and Evan noted they are current on their payments. Arlevia noted it's the real estate market that caused the value to increase. The City is in a position to invest in Dixwell and this will help the community. This is a bigger community benefit. Arlevia told the Board the funding for this is "Main Streets CDBG" and we were supposed to spend the money a few years ago. We have a deadline to spend these funds, or we will have to return the money. The project will be impactful, and this is bigger than the purchase price. Seth noted given the real estate market our investment will be impactful; we can't control market forces.

Nadine noted she can't vote to approve this proposal. Ocean Management has not been a responsible property owner across the City. We cannot reward bad behavior by property owners. Nadine understands the real estate market, but this would reward bad behavior and land banking. We should not pay over fair market value. Ocean Management can sell this property to anyone, they are trying to sell a larger portfolio of their properties. LCI has pending appraisals but they were delayed because our appraiser recently needed emergency surgery. Arlevia noted that Ocean Management had drawn up a proposal to demolish these properties and develop 31 market rate units. Nadine feels we are allowing Ocean Management to make a huge profit, we are allowing bad negotiations to go over our good intentions. Nadine would rather return the Main Street funds to the government than give a slumlord the money.

Seth asked about the letter from the Preservation Trust. The Monterey Club hosted many famous jazz musicians. What is the Trust asking us to do? Arlevia said they want us to rehabilitate the properties to historic standards. The Trust thought we were planning to demolish these properties, we are not planning demolitions. Evan noted when using Federal funds, the City needs to meet the standard of the Secretary of Interior for rehabilitation of historic properties.

Evan said the City is stepping up to create a community benefit. We have dedicated funds for this important project which will be a catalyst for the community, this is not about rewarding bad behavior. Seth said this is an opportunity to take local control of the properties. Arlevia added that when LCI sells these properties they will be sold at market value. Seth asked if there was a motion? Alder Santiago said he may vote in favor of this proposal to get rid of the current owner. Arlevia said the properties will be deed restricted as affordable housing whether rental or sale to owner occupant. Alder Santiago made the motion to approve. Nadine asked if we had an appraisal? Arlevia said we are



waiting for it to be completed, they were delayed due to a medical issue. Arlevia said the original asking price was \$1.8 million but she negotiated it down to \$1.3 million. The Board asked when do the CDBG funds need to be spent? Arlevia said she has the date in her office and will report back to the Board. Taneha asked how many units will we develop? Arlevia said that isn't determined yet. There will be community engagement to discuss this topic. Taneha said sometimes it's worth paying someone to get rid of them, and in this situation, it would help the community. Pat noted that she joined LCI Board to help families and the community, but she is bothered by slumlord's profiting and likely can't support our proposal.

Nadine said she can't support this and doesn't want to set a precedent, and worries other property owners will land bank and be rewarded for their inaction and blight. Nadine said we need to be smart how we spend our tax dollars. We can't ignore who the seller is in our effort to create affordable housing, we can't hide bad negotiations behind good intentions. We should not reward Ocean management; they have been fined by the court several times recently for code violations. Arlevia said we are not rewarding Ocean management, this is beyond the purchase price, this is about doing better for the community, and making the neighborhood a better place. It's about the community and improving the Dixwell community that hasn't received investment from the City for many years. We are trying to acquire blighted properties to take control and do what's best for the community. Nadine said the City owes a lot of neighborhoods, including hers. Alder Santiago noted investment at the Q House by the City. The Board needs more information and would like to request the appraisal and the information about the CDBG Main Streets funding expiration. Evan told the Board if the appraisal value is below our proposed purchase price, LCI will renegotiate with the seller. Pat and Nadine said they would like to see the appraisal and the date we are obligated to spend the funds.

Seth said we will require another Special Meeting to review this information prior to making the decision. Seth proposed holding a Special Meeting on December 21, 2022 so we can potentially send this to the Board of Alders in January of 2023.

**A motion was made by Seth Poole to hold a Special meeting on December 21, 2022 to continue the review of this proposal and staff need to have the appraisals of the properties and the date the City received the CDBG funding, as well as the date by which the City is obligated to spend the funds, seconded by Alder Santiago, roll call was taken, approved unanimously.**

### **79 Morris Street**

Evan told the Board LCI is proposing to sell a sliver lot to the adjacent owner occupant. The price is \$0.25 per square foot for a total of \$871.25 because the owner, Giovanni Molino is an owner occupant in a CD eligible area. The

applicant recently renovated his adjacent home at 81 Morris Street. He will utilize this land as a side yard area, he already has a driveway. The property was offered to the other abutting property owner who is an investor, but they didn't respond to our certified letter. The sliver lot is small and narrow with only 25' of frontage, so development was not possible. No other uses were proposed for the site such as a garden or greenspace. It's important to support owner occupants, this area will create a nice yard for Mr. Molino.

**A motion was made to approve the sale by Alder Santiago, seconded by Nadine Horton, roll call was taken, approved unanimously.**

The annual schedule of Regular Meetings for LCI was presented to the Board. Evan said all meetings are the fourth Wednesday of each month.

**A motion was made to approve the meeting schedule by Pat Brett, seconded by Alder Santiago, roll call was taken, approved unanimously**

## **Old Business / Discussion**

Seth opened the discussion by noting he is looking forward to seeing the organizational structure of LCI. Arlevia will share information about this topic on a future agenda. Arlevia is in the process of hiring staff and will update the Board in February.

Pat thanked Seth for his leadership. Nadine thanked Seth and the other LCI Board members for their work. Nadine also thanks Evan and Arlevia for their work and everything they do for the City. Seth welcomed Taneha Edwards to the Board. Seth also noted Nadine's work helping to shut down the liquor store on Whalley Avenue that had been a problem for the community. Taneha said she cares about New Haven and is happy to be on the Board. Taneha noted the struggles of New Haven residents and her desire to help. Alder Santiago said he is glad he joined the LCI Board and thanks Seth, Evan, and Arlevia for their work.

**A motion to adjourn was made by Alder Santiago, seconded by Pat Brett, all were in favor, approved unanimously.**

Meeting adjourned 7:18 PM

# LIVABLE CITY INITIATIVE –PROPERTY DIVISION

## Acquisition Summary Sheet

### Property Description

Property Address	Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units
262 Dixwell Avenue	294 0343 00700	BA	21	Residential	2
263 Dixwell Avenue	282 0347 03700	BA	22	Residential	2
265 Dixwell Avenue	282 0347 03800	BA	22	Mixed-Use	1 Storefront + 5
269 Dixwell Avenue	282 0347 03900	BA	22	Mixed-Use	1 Storefront + 3

2021 Assessment Value (100%)				70% of Assessment	Property Size	
Land + OB	Building	Other	Total Value	For Tax Purposes	Lot Size	Total sq. ft.
\$47,900	\$154,500	NA	\$202,400	\$141,680	35' X 179'	6,195
46,600	126,600	NA	173,200	121,240	40' X 120'	4,764
65,900	157,500	NA	223,400	156,380	35' X 148'	4,588
70,800	266,400	6,200	343,400	240,380	45' X 148'	6,660
			<b>Total \$942,400</b>	<b>Total \$ 654,680</b>		<b>22,207 Sq./ft.</b>
						<b>Total Per Assessor</b>

### Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$1,175,000	William Esposito Jr.	1/19/23	Acquisition	\$1,300,000 plus closing costs	(TBD)	\$1,300,000 plus closing costs

### Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Jeanette Morrison Hon. Steven Winter	N/A	N/A

### Applicant's Information

<b>Applicant's name, address &amp; telephone:</b> City of New Haven / Livable City Initiative 165 Church Street 3 <sup>rd</sup> Floor New Haven CT 06510		<b>Name, address &amp; telephone of contact person:</b>	
<b>Applicant's City property tax status:</b>	<b>Review date</b>	<b>Reviewed by:</b>	<b>Comments</b>

**Proposal:** The City of New Haven acting through the Livable City Initiative (LCI) proposes to acquire a portfolio of properties on Dixwell Avenue.

**General discussion** The City of New Haven proposes to acquire 262 Dixwell Avenue, 263 Dixwell Avenue, 265 Dixwell Avenue, and 269 Dixwell Avenue. The City will conduct a simultaneous acquisition and disposition of 262 Dixwell Avenue and 263 Dixwell Avenue. The City will retain 265 Dixwell Avenue and 269 Dixwell Avenue for mixed income mixed-use future development as part of the City's effort to revitalize the Dixwell Avenue corridor.

**Owner Occupancy:** N/A

Prepared by:  Date 11/7/22 Concurred by:  Date 11/7/22

Committee	Date	Action
PAD	11/16/2022	

# **PRIOR NOTIFICATION FORM**

## **NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS**

TO (list applicable Alders):

**Hon. Jeanette Morrison**  
**Hon. Steven Winter**

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DATE: **November 8, 2022**

FROM: Department  
Person

**LCI Property Division**

**Evan Trachten**



Telephone **946-8373**

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Aldermen.

The City of New Haven proposes to acquire 262 Dixwell Avenue, 263 Dixwell Avenue, 265 Dixwell Avenue, and 269 Dixwell Avenue. The City will conduct a simultaneous acquisition and disposition of 262 Dixwell Avenue and 263 Dixwell Avenue. The City will retain 265 Dixwell Avenue and 269 Dixwell Avenue for mixed income mixed-use future development as part of the City's effort to revitalize the Dixwell Avenue corridor.

Check one if this an appointment to a commission

☐ Democrat

☐ Republican

☐ Unaffiliated/Independent/Other \_\_\_\_\_

### **INSTRUCTIONS TO DEPARTMENTS**

## OFFICERS

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*President*  
Charlotte Rea  
*Vice President*  
Jill Martin  
*Secretary*  
Susan Jacobson  
*Assistant Secretary*  
Glenn Trunkfield  
*Treasurer*  
Susan Godshall  
*Assistant Treasurer*

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C. Michael Tucker  
Christopher Wigren

## STAFF

Sarah Tisdale  
*Director of Preservation*  
Molly Durand  
*Administrative Coordinator*

November 30, 2022

Dear Honorable City Plan Commissioners:

This letter is regarding the following City Plan Commission Agenda Item:  
1622-02 262, 263, 265, & 269 DIXWELL AVENUE. MBLUs: 294 0343 00700, 282 0347 03700, 282 0347 03800, 282 0347 03900 Submitted by: Evan Trachten, Livable City Initiative for the Acquisition of four lots for a mixed-income, mixed-use future development located in the BA Zoning District.

The Trust recognizes that this is an opportunity to acquire several properties in the heart of the Dixwell revitalization area in order to control their future development. All four of these buildings are located within the Winchester Repeating Arms National Historic District. This district is significant as New Haven's most intact example of major industrial development with large working-class residential neighborhoods from the late 19th and early 20th centuries. The district is architecturally significant for two reasons: first, its core embraces a group of well-preserved industrial buildings associated with Winchester Repeating Arms. Second, the district's residential areas include numerous good examples of modest single- and multi-family housing and scattered commercial, religious and municipal buildings. As a group, these buildings represent a variety of popular vernacular architectural styles of the era.

The Trust encourages the City to retain 262 and 263 Dixwell Avenue as multi-family housing. Since they are in a National Historic District, the Secretary of the Interior's Standards for the Treatment of Historic Properties applies to these buildings.

As the City develops plans for 265 and 269 Dixwell Avenue, we remind you that 265 Dixwell is a significant cultural landmark as the former Monterey Club, a black-owned jazz club that hosted well-known performers throughout its operation. The Trust urges the City to require restoration of the facade and adaptive reuse, rather than demolition.

Under your responsibility to ensure that development projects reflect the character and needs of City neighborhoods, we ask that the historic significance of the buildings covered by Agenda item 1622-02 be considered in future projects.

Thank you for your service and efforts to ensure that land use and development changes positively impact New Haven's residents.

Sincerely,



Sarah Tisdale  
Director of Historic Preservation

CURRENT OWNER				TOPO	UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				6093				
OCEAN 104 DEL LLC											Description	Code	Assessed	Assessed	33,530				
PO BOX 2970											RES LAND	1-1	47,900	108,150					
NEW HAVEN CT 06515				SUPPLEMENTAL DATA							VISION								
WARD 21				I/E REPO															
TAXABLE				TAX DIST															
CENSUS 1416																			
BLOCK 3006																			
QUERY G																			
GIS ID 18298				Assoc Pid#															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)						
OCEAN 104 DEL LLC				9956	0174	01-10-2019	U	I			0	3	Year	Assessed	Year	Assessed V	Year	Code	Assessed
530 EASTERN NH LLC				9694	0109	03-22-2018	U	I			0	3	2021	33,530	2021	33,530	2020	1-1	26,810
GREEN MACHINE NH LLC				9577	0340	05-26-2017	U	I			90,000	3	1-3	108,150	1-3	108,150		1-3	55,020
262 DIXWELL AVENUE LLC				9455	0029	08-04-2016	U	I			0	3							
DWIGHT RE LLC				9455	0026	08-04-2016	U	I			90,000	50						Total	81,830
				Total						Total		141,680	Total		141,680	Total			
EXEMPTIONS				Amount		Code		Description		Number		Amount		Comm		Int		This signature acknowledges a visit by a Data Collector or Assessor	
Year				Code		Description		Amount		Code		Description		Number		Amount			
				Total		0.00													
ASSESSING NEIGHBORHOOD				Nbhd Name		B		Tracing		Batch									
1600				NEWHALLVILLE															
NOTES																			
32 FT SIDE DORMER																			
APPRAISED VALUE SUMMARY				Appraised Bldg. Value (Card)		154,500													
				Appraised Xf (B) Value (Bldg)		0													
				Appraised Ob (B) Value (Bldg)		0													
				Appraised Land Value (Bldg)		47,900													
				Special Land Value		0													
				Total Appraised Parcel Value		202,400													
				Valuation Method		C													
Total Appraised Parcel Value				202,400															
VISIT / CHANGE HISTORY				Date		Id		Type		Is		Cd		Purpost/Result					
98-028				01-30-1998		C/		Legal Complain		0		100		01-30-1998		VISUAL		DM Data Mailer Sent	
106849				09-23-1997		RH		Rehab		5,000		100				INT RENO 1ST & 2ND FLOOR		70 Field Review	
106553				07-11-1997		RH		Rehab		2,000		100				REHAB 3RD FLOOR SHEET		00 Measur+Listed	
																		09 Refusal	
																		45 Review Against Field Cd	
LAND LINE VALUATION SECTION				Zone		LA		Land Type		Land Units		Unit Price		Size Adj		Site Index		Cond.	
B Use Code				Description		Two Family		BA 0		6,195 SF		8.59		1.00000		5		1.00	
1				1040														0.900	
Total Card Land Units				6,195 SF		Parcel Total Land Area 0												Total Land Value	
																		47,900	



CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style:	09	2 Family					
Model:	02	Multi-Fam 2-4					
Grade:	C	Average					
Stories:	2.5	2 1/2 Stories					
Occupancy	2						
Exterior Wall 1	25	Vinyl Siding					
Exterior Wall 2	26	Aluminum Siding					
Roof Structure:	03	Gable/Hip					
Roof Cover	03	Asphalt					
Interior Wall 1	03	Plaster/Drywal					
Interior Wall 2							
Interior Fir 1	12	Fin WD/Carpet					
Interior Fir 2							
Heat Fuel	02	Oil/Gas					
Heat Type:	05	Hot Water					
AC Type:	01	None					
Total Bedrooms	05	5 Bedrooms					
Total Bathrms:	3						
Total Half Baths	0						
Total Xtra Fixtrs							
Total Rooms:	11	11 Rooms					
Bath Style:	02	Average					
Kitchen Style:	02	Average					
Interior Conditio	G	Good					
Fin Bsmt Area							
Fin Bsmt Qual							
NBHD Code	160B	NEWHALLVILLE					

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		6093	
OCEAN 104 DEL LLC						Description	Code	Assessed	Assessed
50 FITCH ST STE 206B						RES LAND	1-1	46,600	32,620
						DWELLING	1-3	126,600	88,620
NEW HAVEN CT 06515		SUPPLEMENTAL DATA				VISION			
WARD 22		I/E REPO							
TAXABLE		TAX DIST							
CENSUS 1416									
BLOCK 4004									
QUERY G									
GIS ID 16983		Assoc Pic#							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC		
OCEAN 104 DEL LLC		9956 0174	01-10-2020	U	I	0	3		
530 EASTERN NH LLC		9694 0112	03-22-2018	U	I	0	3		
GREEN MACHINE NH LLC		9472 0284	09-13-2016	U	I	0	3		
SHADMIT LLC		9468 0088	09-01-2016	Q	I	100,000	00		
BARBARA LUCIANO		8587 0334	08-23-2010	U	I	37,500	7		
EXEMPTIONS		OTHER ASSESSMENTS		This signature acknowledges a visit by a Data Collector or Assessor					
Year	Code	Description	Code	Description	Number	Amount	Comm	Int	
Total		0.00							
Nbhd Name		Nbhd		Tracing		Batch			
1600		NEWHALLVILLE							
*SIDE EST		NOTES							
10/01/2015 CORRECTED ROOM COUNTS, ADDED									
BATH, RECENTLY RENOVATED PER LISTING.									
FAIR CONDITION.									
10/01/2016 GARAGE REMOVED									
APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)									
Appraised Xf (B) Value (Bldg)									
Appraised Ob (B) Value (Bldg)									
Appraised Land Value (Bldg)									
Special Land Value									
Total Appraised Parcel Value									
Valuation Method									
Total Appraised Parcel Value									
VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Purpost/Result
B-16-589	05-02-2016	DE	Demolish	0	09-20-2016	100	06-16-2016	APP TO DEMO VACANT GAR	DM Data Mailer Sent
LAND LINE VALUATION SECTION									
B Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.
1 1040	Two Family	BA	0		4,764	SF	10.87	1.00000	5
Total Card Land Units 4,764 SF									
Parcel Total Land Area 0									
Total Land Value 46,600									





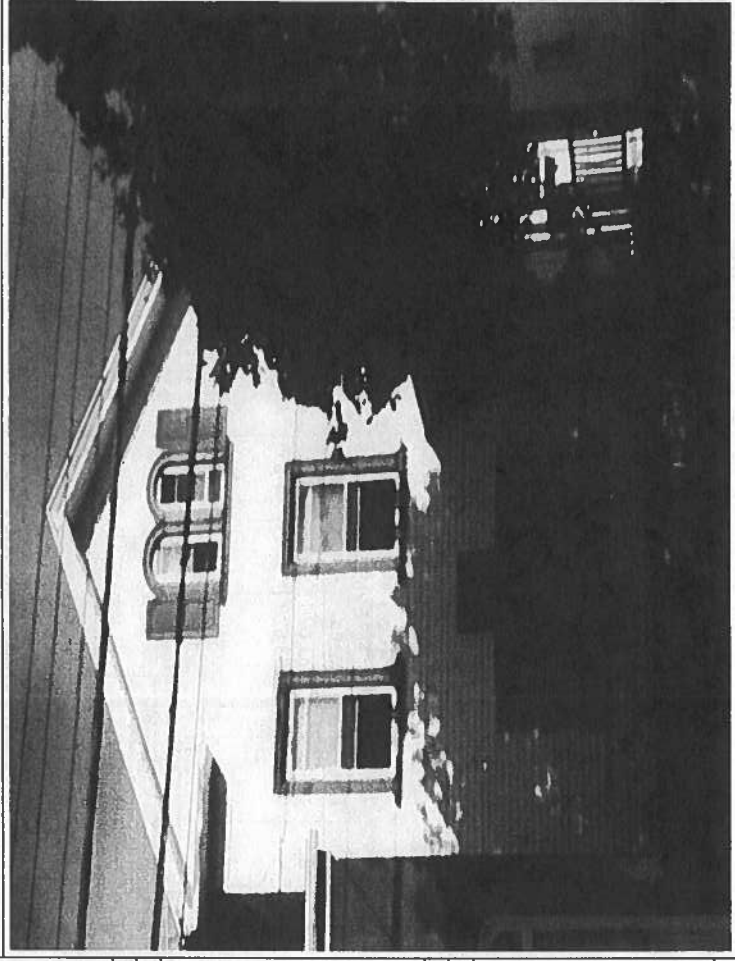
CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				6093																															
530 EASTERN NH LLC  50 FITCH ST STE 206B  REAL_OWNERS CT 06515				GIS ID 16984		SUPPLEMENTAL DATA I/E REPO TAX DIST WARD 22 TAXABLE CENSUS 1416 BLOCK 4004 QUERY G		Assoc Pld#		VC		Description		Code		Appraised		Assessed																													
												COM LAND		2-1		65,900		46,130																													
												COM BLDG		2-2		157,500		110,250																													
VISION																																															
RECORD OF OWNERSHIP														BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		PREVIOUS ASSESSMENTS (HISTORY)																							
530 EASTERN NH LLC GREEN MACHINE NH LLC SOUTHPORT REAL ESTATE HOLDINGS SOUTHPORT SECURED LENDING FUND SADIE GROUP LLC														9667 0349		01-11-2018		U		I		0		3		Year		Code		Assessed		Year		Code		Assessed											
														9431 0139		06-16-2016		Q		I		180,000		00		00		2021		2-1		46,130		2020		2-1		35,490									
														9252 0130		03-02-2015		U		I		0		3		0				2-2		110,250				2-2		98,560									
														9168 0052		07-08-2014		U		I		0		14		0																					
														8588 0296		08-25-2010		U		I		0		3		0																					
EXEMPTIONS														Amount		Description		Number		Amount		Comm Int		Total		156,380		156,380		Total		134,050															
Description																																															
Total														0.00																																	
ASSESSING NEIGHBORHOOD														B		Tracing		Batch																													
NOTES																																															
BAS = VACANT STOREFRONT - RENOVATIONS BUT APPEARS HAS STOPPED. 5 APARTMENTS																																															
E = MKT/INC/LOC ADJ																																															
1988 COMPLETE HEHAB/5-EFF APT =FHS/FUS																																															
BUILDING PERMIT RECORD														Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Id		Type		Is		Cd		Purpost/Result					
BP-0332														03-30-2004		RH		Rehab		10,000				100				RENOVATE FIVE UNIT		12-15-2020		VA				DM		Data Mailer Sent									
																												10-06-2011		TH				45		Review Against Field Cd											
																												12-22-2010		GM				00		Measur+Listed											
																												08-28-2001		SB				45		Review Against Field Cd											
Total Appraised Parcel Value																																								223,400							
VISIT / CHANGE HISTORY																																															
B														Use Code		Description		Zone		LA		Land Type		Land Units		Unit Price		I. Factor		Site Index		Cond.		Nbhd.		Nbhd Adj		Notes		Location Adjustme		Adj Unit		Pric		Land Value	
1														3030		MIXED USE MD		BA				4,588		SF		18.64		1.00000		H		1.00		DX4		0.770				0		14.36		65,900			
Total Card Land Units														4,588		SF		Parcel Total Land Area: 0																						Total Land Value		65,900					

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style: 80		Mix Ret Apt					
Model: 94		Commercial					
Grade: C-		Below Average					
Stories: 2.5							
Occupancy 6.00							
Exterior Wall 1 15		Concr/Cinder					
Exterior Wall 2 11		Clapboard					
Roof Structure 03		Gable/Hip					
Roof Cover 03		Asphalt					
Interior Wall 1 05		Drywall/Plaste					
Interior Wall 2							
Interior Floor 1 14		Carpet					
Interior Floor 2 12		Fin WD/Carpet					
Heating Fuel 02		Oil/Gas					
Heating Type 04		FA/HW/ST					
AC Type 06		Partial					
Bldg Use 3030		MIXED USE MDL-94					
Total Rooms 00							
Total Bedrms 0							
Total Baths							
NBHD Code							
Heat/AC 02		HEAT/AC SPLIT					
Frame Type 03		MASONRY					
Baths/Plumbing 02		AVERAGE					
Ceiling/Wall 06		CEIL & WALLS					
Rooms/Prtns 02		AVERAGE					
Wall Height 10.00							
% Conn Wall							
1st Floor Use: 3030							
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)							
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond.	Cd
AC	AIR COND	B	3,144	3.65	1966	30	
				% Good	Grade	Grade Adj	Appr. Value
						0.00	3,400

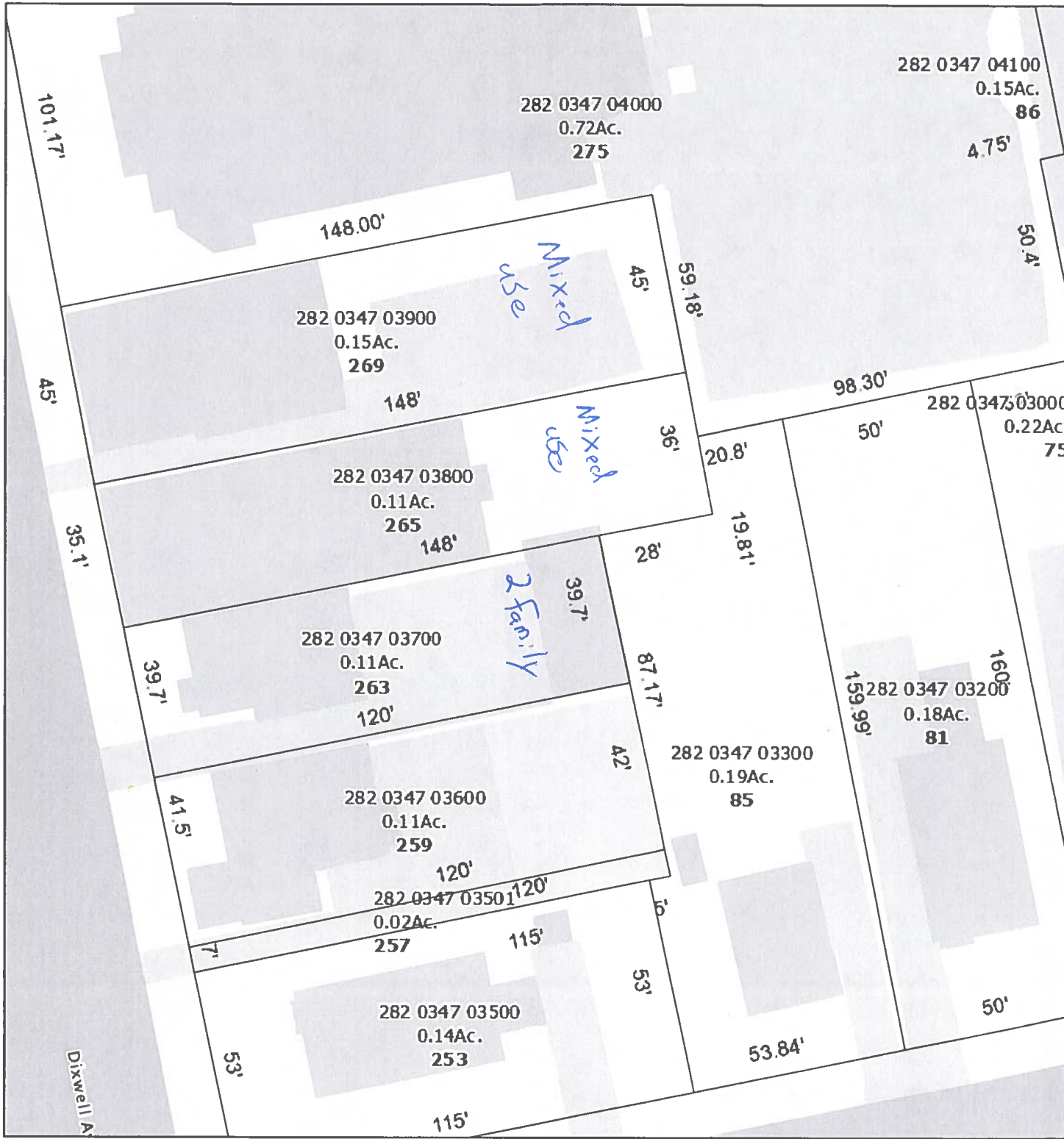
CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		6093	
530 EASTERN NH LLC						Description	Code	Assessed	
50 FITCH ST STE 206B						COM LAND	2-1	70,800	49,560
						COM BLDG	2-2	266,400	186,480
						COM OUTBL	2-5	6,200	4,340
REAL_OWNERS CT 06515		SUPPLEMENTAL DATA		REQD:				VISION	
		WARD TAXABLE CENSUS BLOCK QUERY G		TAX DIST					
		GIS ID 16985		Assoc Pcd#					
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)	
530 EASTERN NH LLC		9667 0325	01-11-2018	U	I	0	3	Total 343,400 240,380	
GREEN MACHINE NH LLC		9435 0140	06-24-2016	U	I	0	3	Total 343,400 240,380	
SHADMIT LLC		9402 0294	04-01-2016	U	I	130,000	4	Total 343,400 240,380	
JOSH RANDALL LLC		9292 0322	06-15-2015	U	I	140,000	25	Total 343,400 240,380	
CHAUDRY KINZA		8800 0162	03-02-2012	U	I	120,000	25	Total 343,400 240,380	
EXEMPTIONS		OTHER ASSESSMENTS		CURRENT ASSESSMENT		CURRENT ASSESSMENT		CURRENT ASSESSMENT	
Year	Code	Description	Amount	Code	Description	Number	Amount	Code	Assessed
Total		0.00							
ASSESSING NEIGHBORHOOD		NOTES		ASSESSING NEIGHBORHOOD		NOTES		ASSESSING NEIGHBORHOOD	
Nbhd	Nbhd Name								
1600	NEWHALLVILLE								
900 SF OF BAS = 2 STOREFRONTS		08/26/2015 CLOSED ROOF REPAIR PERMIT.							
1 O 2 VACANT 12/10									
REMAINDER OF BUILDING ESTIMATE 2 APTS									
4 GAS METERS 12/10									
TOTAL REHAB 1987									
F = LO/SO									
BUILDING PERMIT RECORD		BUILDING PERMIT RECORD		BUILDING PERMIT RECORD		BUILDING PERMIT RECORD		BUILDING PERMIT RECORD	
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date
B-15-1609	12-28-2015	RH	Rehab	1,000		100		REPAIR ROOF OVER STAIRS	12-15-2020
E-15-955	10-22-2015	EL	Electric	11,000		100		RELOCATE SERVICE TO OU	08-26-2015
B-13-844	07-15-2013	RH	Rehab	10,000	08-26-2015	100		REPAIR ROOF	10-06-2011
E-12-853	10-10-2012	EL	Electric	500		100		INSTALL LOW VOLTAGE ADT	09-27-2011
B-12-461	05-09-2012	RH	Rehab	5,500		100		REPAIR 15' FOUNDATION W	12-22-2010
B-11-621	07-21-2011	RH	Rehab	3,800		100		REPAIR APPROX 10' OF RET	08-28-2001
LAND LINE VALUATION SECTION		LAND LINE VALUATION SECTION		LAND LINE VALUATION SECTION		LAND LINE VALUATION SECTION		LAND LINE VALUATION SECTION	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index
1	3030	MIXED USE MD	BA			6,660 SF	13.81	1.00000	H
Total Card Land Units		6,660		SF		Parcel Total Land Area: 0		Total Land Value	
Total Card Land Units		6,660		SF		Parcel Total Land Area: 0		Total Land Value	



CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description						
Style: 09		2 Family									
Model: 02		Multi-Fam 2-4									
Grade: C		Average									
Stories: 2.5											
Occupancy: 2											
Exterior Wall 1	07	Asbest Shingle	Parcel Id	C	Owne						
Exterior Wall 2	15	Concr/Cinder			S						
Roof Structure:	03	Gable/Hip	Adjust Type	Code	Description						
Roof Cover	03	Asphalt	Condo Flr		Factor%						
Interior Wall 1	03	Plaster/Drywal	Condo Unit								
Interior Wall 2			COST / MARKET VALUATION								
Interior Flr 1	12	Fin WD/Carpet	Building Value New		230,211						
Interior Flr 2											
Heat Fuel	03	Gas/Oil	Year Built		1900						
Heat Type:	04	Forced Hot Air	Effective Year Built		1976						
AC Type:	01	None	Depreciation Code		F						
Total Bedrooms	06	6 Bedrooms	Remodel Rating								
Total Bthrms:	3		Year Remodeled								
Total Half Baths	0		Depreciation %		45						
Total Xtra Fixtrs			Functional Obsol		0						
Total Rooms:	12		External Obsol		0						
Bath Style:	02	Average	Trend Factor		1						
Kitchen Style:	02	Average	Condition								
Interior Conditio			Condition %								
Fin Bsmnt Area			Percent Good		55						
Fin Bsmnt Qual			RCNLD		126,600						
NBHD Code	160B	NEWHALLVILLE	Dep % Ovr								
			Dep Ovr Comment								
			Misc Imp Ovr								
			Misc Imp Ovr Comment								
			Cost to Cure Ovr								
			Cost to Cure Ovr Comment								
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
BAS	First Floor	918	918	918	89.09	81,785					
FHS	Finished Half Story	584	898	584	57.94	52,029					
FUS	Finished Upper Story	898	898	898	89.09	80,004					
UBM	Unfinished Basement	0	918	184	17.86	16,393					
Ttl Gross Liv / Lease Area		2,400	3,632	2,584		230,211					



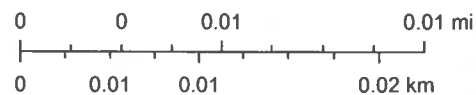
## Acquisition of 263, 265, & 269 Dixwell Avenue



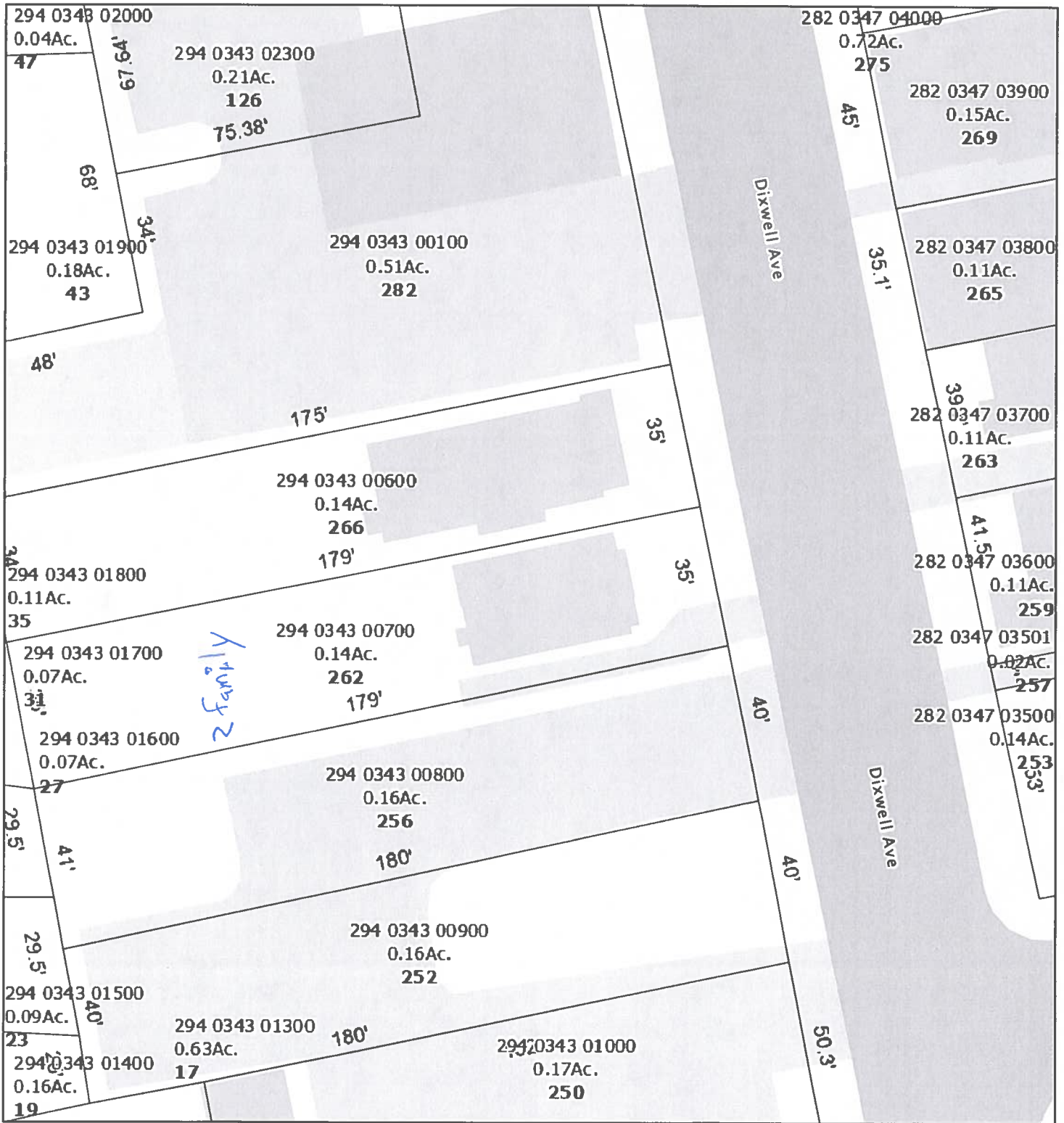
10/24/2022, 2:48:06 PM

 NH Parcels Web

1:564

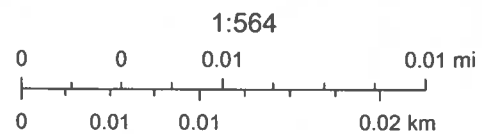


# Acquisition of 262 Dixwell Avenue

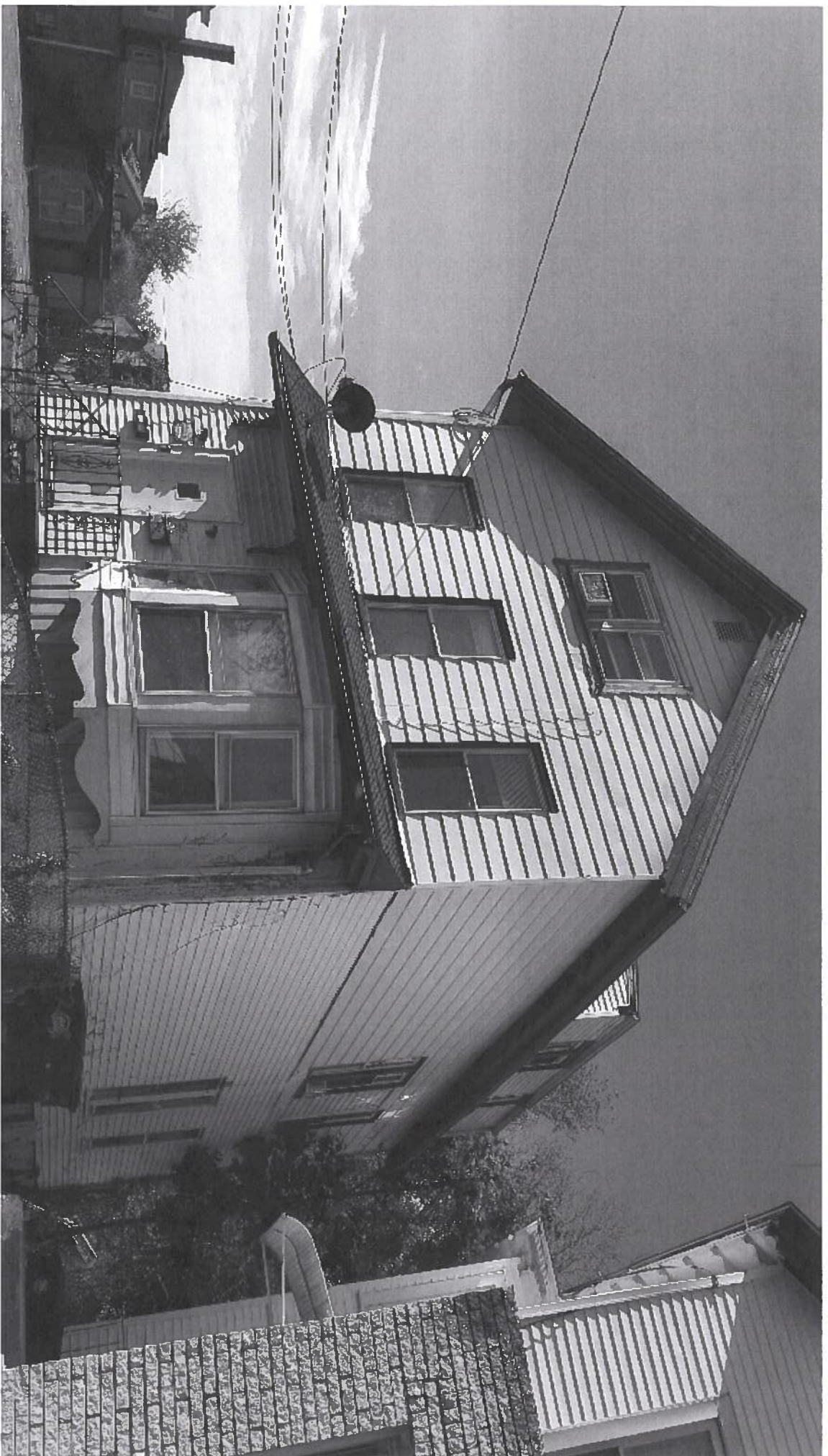


10/24/2022, 2:50:21 PM

NH Parcels Web







262 Dixwell Avenue





263

Dixwell  
Avenue



269 Dixwell Avenue ↑

265 Dixwell Avenue ↑

**NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT**

**RE:**               **262, 263, 265, & 269 DIXWELL AVENUE.** MBLUs: 294 0343 00700, 282 0347 03700, 282 0347 03800, 282 0347 03900  
Acquisition of four lots for a mixed-income, mixed-use future development. Located in the BA Zoning District. (Submitted by: Evan Trachten, Livable City Initiative)

**REPORT:**           **1622-02**  
**ADVICE:**           **Approval**

**PROJECT SUMMARY:**

---

**Applicant(s):**     City of New Haven/Livable City Initiative  
**Price:**            up to \$1,300,000 plus closing costs  
**Site:**             22,207 square feet  
**Zone:**             BA  
**Use:**              Mixed-use development  
**Financing:**  
**Subsidy:**  
**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 acquisition of four lots. 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, acting through the Livable City Initiative (LCI), proposes to acquire a portfolio of properties on Dixwell Avenue. The City proposed to acquire 262 Dixwell Avenue and 263 Dixwell Avenue (residential properties) as well as 265 Dixwell Avenue, and 269 Dixwell Avenue (mixed-use properties). The City will conduct a simultaneous disposition of 262 and 263 Dixwell Avenue, disposing of these properties to a nonprofit organization (organization not yet determined). Current residents will not be displaced. The City will retain 265 and 269 Dixwell Avenue for a mixed-income, mixed-use future development as part of the City's effort to revitalize the Dixwell Avenue Corridor. It remains undetermined whether the City would conduct the redevelopment, or whether there would be an RFP to find a Developer for the project. Essentially, the LCI Board of Directors seeks guidance as to whether this proposed acquisition is in accordance with the Comprehensive Plan.

**PLANNING CONSIDERATIONS:**

The proposal will achieve the following Comprehensive Plan Goals:

- "Use redevelopment and other tools to address nuisance and deterioration issues, including uses that are deleterious to neighborhoods in general." – This is a redevelopment tool to keep properties from becoming deleterious to the neighborhood.
- "Strategic and targeted planning efforts are recommended within Dixwell and Newhallville neighborhoods such as: consolidation of vacant and underutilized sites, sliver lots, and/or non-conforming lots to create sizable opportunity sites for development; improving existing traffic and street network



around these sites; and promoting development through partnerships with local non-profits and other city agencies.”

**ADVICE:**

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

**PLANNING CONSIDERATIONS:**

The City Plan Commission recently approved plans for redevelopment of Dixwell Plaza (CPC Report #1616-04), across the street, the Q House was recently completed and opened its doors in fall 2021. There are several other, city-owned sites slated for redevelopment in the area. This proposed acquisition represents another step toward reinvesting in the Dixwell Neighborhood, to create a thriving commercial corridor with mixed-income housing on upper stories. This type of redevelopment, designed to support residents and business owners in the Dixwell neighborhood, is explicitly called for in the Comprehensive Plan. Planning Staff note the discussion described in the PAD minutes on the importance of ensuring that gentrification and displacement do not occur as a result of the proposed redevelopment. Acquisition by LCI will give the City greater control over affordability and other key aspects of redevelopment plans, to ensure that this site is developed in accordance with the Comprehensive Plan and the needs and preferences of the neighborhood.

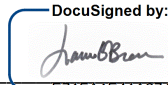
Planning Staff also note that all four structures in this proposal are listed in Historic Resource Inventories and are identified as contributing structures in the Winchester Repeating Arms Company National Historic District. The structures at 262 Dixwell Avenue and 263 Dixwell Avenue, slated to be disposed to a nonprofit organization following the acquisition and maintained as multi-family housing, retain notable features of the historic facades. The buildings at 265 Dixwell Avenue, and 269 Dixwell Avenue appear to have been substantially altered with additions to create ground-floor commercial space, while retaining some historic features. Any full or partial demolition of any of these structures proposed in the future is subject to City Charter Title III, Chapter 9, Article II, Section 9-50-Delay of demolition of historic resources.

**RECOMMENDATIONS**

The Commission makes the following recommendations for the proposed acquisition:

- A strong affordability component should be required for the residential component of any future mixed-use development.
- Robust community engagement should be conducted as redevelopment plans are developed, including with the Community Management Team.
- Opportunities for local apprentices to be involved in the project should be pursued.
- Due to the site’s location, including proximity to the Farmington Canal Trail, special attention should be given to supporting bicycle and pedestrian access.
- Historic features on the façades of 262 and 263 Dixwell Avenue should be preserved. Impact on historic resources should be considered while planning for future redevelopment of the 265 and 269 Dixwell Avenue lots.

**ADOPTED:** November 30, 2022  
Leslie Radcliffe  
Chair

**ATTEST:**  December 2, 2022 | 10:28 AM EST  
E71FA1E41A27483...  
Laura E Brown  
Executive Director, City Plan Department

## Dixwell Avenue Acquisitions by LCI

St #	Street Name	Value (\$)	Date of appraisal
262	Dixwell Avenue	245,000	1/19/2023
263	Dixwell Avenue	250,000	1/19/2023
265	Dixwell Avenue	330,000	1/19/2023
269	Dixwell Avenue	350,000	1/19/2023
		\$1,175,000	
		<b>Total Value</b>	

Appraised by William F. Esposito, Jr.