

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 649 AND 651 HOWARD AVENUE. Disposition of vacant sliver lot. (Cornell Scott-Hill Health Corporation)
REPORT: 1558-21
ADVICE: Approval

PROJECT SUMMARY:

Developer: Cornell Scott-Hill Health Corporation
Disposition Price: \$125,000
Site: 2 parcels totaling 11,258 SF
Zone: BA
Use: Vacant parcel and neighboring building lot to 52 bed recovery and wellness facility
Financing: Private
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

BACKGROUND:

LCI proposes disposing of a City owned vacant lot and the neighboring building lot. The applicant proposes to demolish the existing office building at 649 Howard Avenue and incorporate the land into their development site for a 31,000 SF 52-bed recovery and wellness facility.

PLANNING CONSIDERATIONS:

New Haven Vision 2025, III-9: It is a land use goal to “continue to use the City’s Land Disposition Agreement (LDA) to advance housing and neighborhood objectives, including appropriate densities, home ownership and contextual design.”

New Haven Vision 2025, IV-14: It is a housing and neighborhood planning goal to “encourage the stabilization and revitalization of publicly-owned property through a timely disposition process.”

Zoning Ordinance, Section 64(f)(2)(b): “*Applicability:* Site plan approval shall be required for the following... (c) Any new construction or change in an existing use involving 5,000 or more square feet of gross building area...” This project as proposed will be subject to site plan review before this Commission. No zoning relief is expected to be required.

ADVICE:

Approval.

ADOPTED: September 18, 2019
Ed Mattison
Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department