

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 308 DIXWELL AVENUE. Acquisition of commercial building for use as retail and office space as part of the redevelopment of the Dixwell Avenue corridor. (City of New Haven/Livable City Initiative.)

**REPORT:** 1563-20

**ADVICE:** Approval

### PROJECT SUMMARY:

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**Developer:** City of New Haven/Livable City Initiative

**Acquisition Price:** \$190,000.00

**Site:** 6,750sf

**Zone:** BA

**Use:** Vacant

**Financing:** Public

**Subsidy:** None

**City Lead:** Evan Trachten

**Agency:** Livable City Initiative

**Phone:** 203-946-8373

### BACKGROUND:

LCI proposes to acquire the 6,750sf lot consisting of a 3,373sf 2-story structure located at 308 Dixwell Avenue for redevelopment as retail and office space from the current owner New Growth Praise Center.

### PLANNING CONSIDERATIONS:

The proposed use of retail and office space is allowed as of right in the BA (General Business) zoning district but without a more specific use, compliance cannot be complete assessed at this time. Until the use is specified staff is unable to determine parking requirements but there is currently no parking allocated on-site.

### ADVICE:

Approval.

**ADOPTED:** November 20, 2019  
Ed Mattison  
Chair

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