

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 422, 446, 468, 488, 496, 506, 516 ORANGE AVENUE, 14, 20, 24, 34, 38, 46  
ROCKVIEW STREET, 2, 4, 9, 14, 22, 23 DAYTONA STREET, 3, 6, 7, 13, 20  
WABAN STREET, 31 RUDEN PLACE, Authorization for Property Acquisition  
in the Town of West Haven for the new Engineering and Science University  
Magnet School Construction Project (Superintendent of Schools).  
**REPORT:** 1480-12  
**ADVICE:** Approval

### BACKGROUND

Before the Board is an Order authorizing the City to acquire an assemblage of properties for the site of a new Magnet Engineering and Science University Magnet School. At present the school is operating in two locations, sixth through eighth grade in the St Stanislaus School space at 802 State Street in New Haven and ninth and tenth grade at Leeder Hill School in Hamden. As of September 2013 all grades (6-11) will be at Leeder Hill and the school is expected to have its first graduating class in 2015.

In 2007 the Board of Education applied to the State Department of Education for funding for a new school construction project and it was approved in 2008 for a site yet to be determined. A School-Based Building Advisory Committee was formed and the New Haven firm Svigals and Partners was hired to make recommendations on an educational building program and a potential site. As this magnet is specialized to focus on Science, Technology, Engineering, and Mathematics for sixth through twelfth grades and is partnered with the University of New Haven Engineering School, it seemed a site in close proximity to UNH was the best approach. Therefore after a search and study of potential sites near the UNH campus, a site at the northwest corner of the campus was chosen and approved by the SBBAC, and in February 2013 by the Citywide School Building Committee.

### PLANNING CONSIDERATIONS

The 4.84 acre site contains some parcels owned by UNH and other privately owned parcels and paper streets all within the City of West Haven at Rockview Street off of Route 1. UNH acquired a number of parcels and the City of West Haven stepped in to acquire four parcels by eminent domain where there were disagreements as to the land value. A total of twenty-five parcels make up the site, seven were owner-occupied and eighteen were vacant lots and /or vacant buildings. Upon approval by the Board of Aldermen, the Board of Education will purchase the parcels for a price to be determined by the higher of two independent appraisals and/or a court judgment. The City of New Haven will become the eventual owner of the parcel.

It is not uncommon for cities and towns to own property outside of town lines. New Haven owns parkland (Edgerton Park, East Rock Park, Bishop Woods) and Alling Memorial Golf Course which extend outside city limits.

### ADVICE

The Commission recommends approval.

**ADOPTED:** June 19, 2013  
Edward Mattison  
Chair

**ATTEST:**

  
Karyn M. Gilvarg, AIA  
Executive Director