

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: COMMUNITY GARDENS AND COMMUNITY GREEN SPACES, Five-year lease/license agreements with Urban Resources Initiative and the New Haven Land Trust (Executive Director, Livable City Initiative).

REPORT: 1469-18 *revised*

ADVICE: Approval

BACKGROUND

Before the Board from Erik Johnson, Director of the Livable City Initiative, is a Resolution approving Lease and License Agreements for certain community gardens and green spaces in City neighborhoods. Since 1995 The City, Urban Resources Initiative and the New Haven Land Trust have collaborated to enhance the ability of City residents to improve and beautify neighborhoods, raising awareness about the environment, agriculture, and nutrition while building strong neighborhood social networks.

To date the City has provided one and five year leases to each of the community gardens and community green spaces with annual renewals. Certain of these community gardens have now been operational for three or more years and represent significant investments of time and labor by the volunteer neighborhood gardeners and significant investment in site improvements.

Five (5) Year Lease Agreements between the City and Urban Resources Initiative are proposed for the following sites:

- 637-643 Dixwell Avenue
- 333 James Street
- 79-81 Nash Street
- 715 Orchard Street
- [102-104 Pine Street] *removed by URI*
- 34 Sea Street
- 93-95 Shepard Street
- 147-149 Wolcott Street

Five (5) Year Lease Agreements between the City and the New Haven Land Trust are proposed for the following locations:

- 24-26 & 28 Adeline Street
- 11-13 Ann Street
- 49 Bassett Street & 281-283 Newhall Street (“L” shaped parcel)
- 358 Blatchley Avenue
- 1592-1596 Chapel Street
- 145 Davenport Avenue
- 527 Dixwell Avenue *added*
- 216-220 English Street *added*
- 36 Redfield Street
- 47 Stevens Street
- [51 Stevens Street] *removed by LCI*
- 56 William Street
- 70 Woolsey Street *added*

One (1) year leases with the New Haven Land Trust are proposed for:

- 12 Arthur Street *added*
- 221-225 Shelton Avenue
- 226 Starr Street
- 242-248 Starr Street
- 60-64 Truman Street *added*

PLANNING CONSIDERATIONS

Each lease is for a term of five years with a rental payment of \$1.00 (one) dollar per year and with a one-year renewable option executed by a separate written instrument: No rent is paid to the City. The Lessor (the City) authorizes the Lessee, to improve, equip, utilize and maintain each parcel for use as a community greenspace. This is defined as a vacant lot where community members restore such open space for the combined purpose of creating places for recreation, social and cultural exchange, as well as increasing property values, improving the physical environment, and decreasing vacancy and crime rates. Furthermore, the lessee has the responsibility to maintain each community greenspace in accordance with the *Community Gardens / Greenspaces: Management Guidelines*. The city reserves rights to enter the property at any time to maintain the public health, safety and welfare.

ADVICE

The Commission is aware of the success of the Community Garden/Greenspace Program and hails the work of neighborhood groups in maintaining these spaces. URI and the Land Trust have managed the program well and have advised that continued community gardening and green space should be continued at the above noted gardens and green spaces. Furthermore, since none of these locations is a part of any City development plans for the next five years, the Commission finds the continuing use as Community Garden/Greenspace in the best interest of the City and recommends approval.

ADOPTED: September 18, 2012
Edward Mattison
Chair

REVISED: June 19, 2013

ATTEST:



Karyn M. Gilvarg, AIA
Executive Director