

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 15 THOMPSON STREET, 532 WINCHESTER AVENUE, 539-547  
WINCHESTER AVENUE, Land Acquisition to acquire this land for future  
development (LCI).

**REPORT:** 1485-12  
**ADVICE:** Approval

### PROJECT SUMMARY:

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**Developer:** None  
**Disposition Price:** \$3  
**Site:** 12,600 SF  
**Zone:** RM2  
**Use:** Proposed to acquire this land and will for future development  
**Financing:** None  
**Subsidy:** None  
**City Lead:** Evan Tracthen  
**Agency:** Livable City Initiative  
**Phone:** 946-8373

### BACKGROUND:

LCI is in the process of buying these lots from Habitat of Humanity for future development. These three lots are located on the corners of Thompson Street and Winchester Avenue. At this time these lots are vacant.


### PLANNING CONSIDERATIONS:

The total square footage for all three lots is 12,600. Habitat of Humanity is selling each lot for \$1. LCI owns land around these lots and has the ability to land bank until market conditional permit to develop these sites.

### ADVICE:

The Commission finds the proposed land disposition suitable for the site in question, and therefore recommends approval with the understanding that the final site plan meets zoning ordinance requirements pending an administrative site plan review.

**ADOPTED:** November 20, 2013  
Edward Mattison  
Chair

**ATTEST:**   
Karyn M. Gilvarg, AIA  
Executive Director