

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 309 ASHMUN STREET, Land Disposition for Future Development (Science Park Development Corporation).
REPORT: 1433-30
ADVICE: Approval

PROJECT SUMMARY:

Developer: Science Park Development Corporation (SPDC)
MBP: 257-0351-00100 & 257-0351-00101
Disposition Price: \$1.00
Site: 1.17 Acres
Zone: PDD 49
Use: Future Development
Financing: Not Provided
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 946-8373

BACKGROUND

Science Park Development Corporation seeks to acquire these three properties for future development. A housing development was previously planned by Elm Haven Partnership in conjunction with the City of New Haven. However, that plan has been abandoned due to a number of factors including the current economic recession.

PLANNING CONSIDERATIONS

Evaluation of the site was based on examination of a plot plan, the LCI PAD submission materials, the zoning regulations and the geographic information system. The City proposes to sell MBPs 257-0351-00100 and 257-0351-00101 for \$1.00. The Commission has not addressed the issue of price. This item was presented at the October 21, 2009 PAD meeting and was approved without conditions.


Elm Haven Partnership/City of New Haven was unable to develop MBP 257-0351-00100 in accordance with the prior development agreement. The original deed to Elm Haven Partnership contains a reversion clause if development does not occur within the specified time. That time limit was November 28, 2005, but was extended to April 2010 at the city's request. However, due to market conditions the City was unable to develop the property as intended and development by April 2010 is unrealistic. Therefore, the City has agreed to facilitate the transfer of land back to SPDC prior to the automatic reversion date.

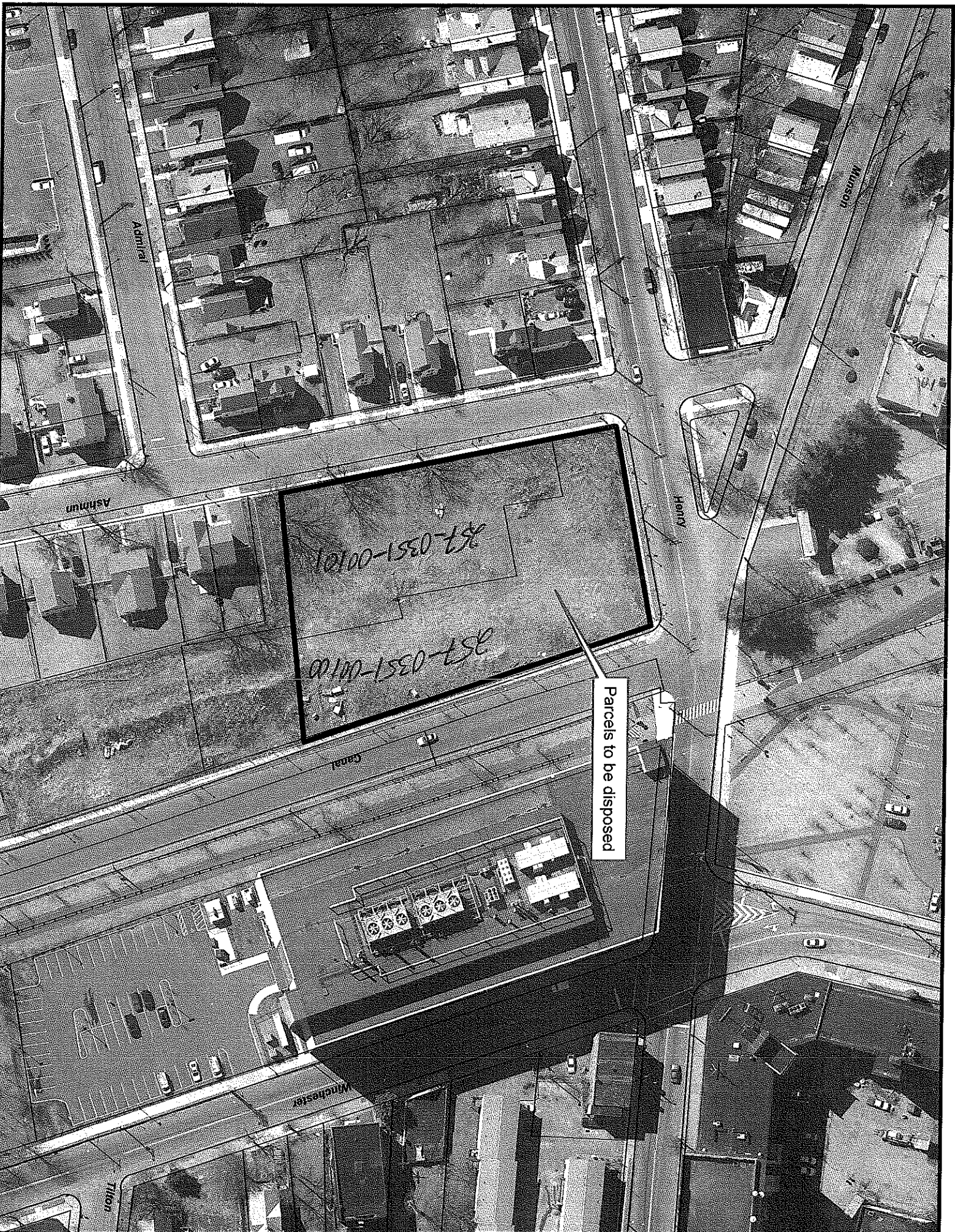
Likewise, the State of Connecticut conveyed a portion of the land to Elm Haven/City of New Haven (MBP 257-0351-00101) that is also subject to a reversion back to the state if not developed in a timely manner. In coordination with state, the city, as title holder, is disposing this parcel to SPDC as well. The state will then issue SPDC or the City for transfer to SPDC a deed for the parcel known as MBP 257-0351-00101.

ADVICE

The Commission finds the proposed disposition to be in the interest of the city and recommends approval.

ADOPTED: October 21, 2009
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg A.I.A.
Executive Director



Parcels to be disposed