

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 116 GREENWOOD STREET (MBP 314-0192-02000), Land Disposition Agreement for new construction of Single-Family Dwelling [NHS/Yale Architecture School 2013 Building Project].
REPORT: 1479-05
ADVICE: Approval

PROJECT SUMMARY:

Developer: Neighborhood Housing Services of New Haven, Inc.
Disposition Price: \$1,000
Site: 4,356 SF (pending survey)
Zone: RM-2
Use: Construct Single-Family Dwelling
Financing: Private
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 946-8373

BACKGROUND:

The City acquired 116 Greenwood Street and proposes to sell it to Neighborhood Housing Services, Inc (NHS) which will redevelop the parcel in conjunction with the Yale Architecture School Building Project. This annual exercise offers 1st year architecture students the opportunity to design a single-family dwelling for a pre-determined site in New Haven. NHS will construct the chosen design with student assistance. A recent site visit shows the vacant lot to be located on the west side of one way northbound Greenwood Street between Scranton Street and Gilbert Avenue, north of the Route 34 right of way in the Edgewood West River neighborhood.

PLANNING CONSIDERATIONS:

Evaluation of the site was based on examination of a draft site plan, building plans, the City Tax Map and a site visit. The lot is rectangular with an extension of the rear lot line on one half of the rear yard. The site plan shows that the new structure will use the prevailing front yard setback in this block of Greenwood Street. "The City proposes to sell the sliver lot for \$1,000 and the estimated cost of improvements is not known. The Commission has not addressed the issue of price.

ADVICE:

Because this land sale will assist in the future construction of a new single-family dwelling and as the home will be sold to an owner occupant, the Commission finds the proposal 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: May 28, 2013
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director

