

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 100 JUDITH TERRACE, Unit #3, Land Acquisition (City of New Haven)
REPORT: 1451-11
ADVICE: Approval

BACKGROUND

PROJECT SUMMARY:

Developer: Livable City Initiative
Acquisition Price: \$25,000
Site: N/A sq.ft.
Zone: RM-1
Use: Acquisition for Future Development
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 946-8373

BACKGROUND

The City seeks to acquire condominium unit #3 at 100 Judith Terrace on Parcel TF-085-1298-03503 for future development. There are nine units in this development of which the city presently owns eight. The acquisition of the ninth unit will give the City control of the condominium site and make it available for development.

Judith Terrace runs to the east off Quinnipiac Avenue in the Annex neighborhood. The subject condominium project is located at the top of a small hill at the street end. Riverview Road borders the site to the south.

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 acquire Unit #3 on TF-085-1298-03503 for \$25,000. The Commission has not addressed the issue of price. This item was presented at the April 20, 2011 PAD meeting and was approved without conditions.

The property is currently blighted and in need of redevelopment. Once site control is realized a plan to redevelop the land will be devised to bring this property back to productive use which will greatly improve the character of the neighborhood as well as putting it back on the tax rolls.


ADVICE

The Commission finds the proposed acquisition of the property in the best interests of the City and recommends approval.

ADOPTED: April 20, 2011
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director




 City of New Haven, Connecticut
 John DeStefano Jr., Mayor


 New Haven
 2003

100-110 Judith Terrace

Produced by the
 Office of Information Technology
 Geographic Data Viewer

- Waterway
- Lake - Pond
- River
- Shoreline
- Stream
- Wetland
- ▭ Parcel
- City Boundary Line
- Schools
- Administration
- Ⓛ Food Service
- Ⓜ Private School
- Ⓜ Public School
- Ⓜ Fire Station
- Police Station
- ★ PD Headquarters
- ★ Substation
- Ⓜ Health Centers
- Ⓜ Hospital
- Ⓜ Library

- Railroad
- Railroad Track
- Abandoned Railroad Track
- Airport Runway
- Parcel Line_2005
- Parks
- ▭ Park
- ▭ Triangle
- ▭ Golf Course
- ▭ Land Trust Preserves
- ▭ Airport boundary
- ▭ Shoreline

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Scale: 1" = 135 ft

Created: April 6, 2011

