

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 110 Judith Terrace, Acquisition of Condominium Unit (Livable City Initiative).
REPORT: 1432-23
ADVICE: Approval

PROJECT SUMMARY:

Developer: Livable City Initiative
Disposition Price: \$15,000
Site: N/A sq.ft.
Zone: RM-1
Use: Acquisition for Future Development
Financing: Not Provided
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 946-8373

BACKGROUND

The City seeks to acquire condominium unit #3 on Parcel TF-085-1298-03508 for future development. There are nine units in this development of which the city presently owns seven. This acquisition would give the city ownership of 8 units. The ninth unit is currently in foreclosure. Once that process is complete the City will gain control of the site. A development plan will then be devised.

The subject condominium project is located on the top of a small hill at the end of a residential street in the Annex neighborhood.

PLANNING CONSIDERATIONS

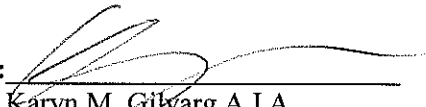
Evaluation of the site was based on examination of a plot plan, the LCI PAD submission materials, the zoning regulations and the geographic information system. The City proposes to acquire unit #3 on TF-085-1298-03508 for \$15,000. The Commission has not addressed the issue of price. This item was presented at the August 19, 2009 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.

ADVICE

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

ADOPTED: September 16, 2009
Edward Mattison
Chair

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