

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 45 NASH STREET, Land Disposition of former School through RFP Process (Frew-Lovell LLC).
REPORT: 1450-04
ADVICE: Approval with Conditions

PROJECT SUMMARY:

Developer: Frew-Lovell, LLC
Contact: Robert and Susan Frew
Disposition Price: \$450,000
M/B/P: 198-0416-00100
Site: 26,140 sq. ft. per Assessor's records (.60 acre)
Zone: RM-2 (High-Middle Density Residential), CAM, NRHD
Use: Rehabilitation as 18 residential rental units, office and community space
Financing: Not Provided
Subsidy: N/A
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 946-8373

BACKGROUND

The former Lovell School at 45 Nash Street, constructed in 1888-9 as a neighborhood elementary school, has been used most recently by the New Haven Board of Education as Wilbur Cross CT Scholar's Academy, a transition school for ninth and tenth graders, until the summer of 2010 when the building was vacated. The property was declared "surplus" by the Board of Education, and the City currently proposes to dispose of it through a Request for Proposal (RFP) process. The City entertained several proposals with the assistance of the Economic Development Corporation and found the proposal of Frew-Lovell, LLC to be the most attractive.

The subject parcel is located at the northeast corner of Lawrence and Nash Streets, one block west of State Street in an area of the East Rock neighborhood which is mixed use, but primarily residential. There are commercial and industrial uses to the south and east. The property zoned RM-2 abuts a General Business (BA) zone to its east, and is within the coastal management zone. It is also located within the Orange Street National Register Historic District and is listed as a contributing building on the City's Historic Resources Inventory (form #2417). The former two and three story historic school building is brick late Italianate style and contains approximately 25,200 SF including a basement area. The site is nearly 100% paved.

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. Additionally the Commission reviewed a proposal from Frew-Lovell LLC and the RFP. The City proposes to sell 45 Nash Street for \$450,000 for adaptive reuse as 18 market rate rental apartments. The basement floor will contain an office space for Frew Management LLC and a community room for tenant use and community meetings with separate exterior access. This item was presented at the March 16, 2011 Property Acquisition and Disposition (PAD) Committee meeting and was approved unanimously without conditions.

The site has great potential for residential use with associated parking and green space. The developer has a proven track record and a vested interest, having developed numerous projects in the State Street area. An architect by trade, Robert Frew lives and works in the neighborhood.

ADVICE

The Commission finds the proposed reuse of the property suitable for the site in question and recommends approval with conditions:

1. Site Plan Review including Coastal Site Plan Review by the City Plan Commission in accord with Sections 64.f. and 55 of the Zoning Ordinance shall be secured prior to issuance of building permit.
2. Should zoning relief be required, it shall be secured prior to Site Plan Review.
3. The building exterior shall be rehabilitated in accord with the Secretary of Interior's Standards for Rehabilitation.

ADOPTED: March 16, 2011
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director



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



Parcel
Street Centerlines

45 Nash Street

Produced by the
Office of Information Technology
Geographic Data Viewer

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Scale: 1" = 106 ft

Created: March 9, 2011

