

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 485 ORCHARD STREET and 561 ELM STREET, Land Disposition Agreement between the City of New Haven and Dwight Golden, LLC (related to Greater Dwight Development Corporation) (submitted by Economic Development Administrator).

REPORT:1469-11

ADVICE: Approval

Developer:	Dwight Golden, LLC
Disposition Price:	\$1.00
Project Cost:	N/A
Address:	485 Orchard Street and 561 Elm Street
MBP:	295-0282-00200, 295-0282-00100
Site Size:	17,013 SF (.39 acres)
Zone:	BB (Automotive sales and related uses)
Use:	fueling station
Financing:	private
City Lead:	Kelly Murphy
Agency:	Economic Development Administration
Phone:	203-946-2366

BACKGROUND

Before the Board of Aldermen is a request from the Economic Development Administrator to sell the two vacant City-owned parcels at 485 Orchard Street and 561 Elm Street to Dwight Golden, LLC, a non-profit company related to Greater Dwight Development Corporation (GDDC). The City proposes to sell the parcels to Dwight Golden, LLC for lease to Stop and Shop Corporation to develop a fueling station. The subject parcels purchased by the City in 2004 are located at the northeast corner of Elm and Orchard Streets in a BB zone immediately adjacent to the Stop and Shop Supermarket at 150 Whalley Avenue (also know as PDD #90). Immediately across Elm Street and Orchard Street from the two parcels are residentially zoned properties in the RM-2 zone. BB zone lies to the north along Orchard Street and on Whalley Avenue, east and west.

PLANNING CONSIDERATIONS

The property totaling 17,013 SF has been vacant for many years and was formerly in use as a repair garage and gas station (Taylor Garage). The purchaser and lessee will take up an environmental cleanup of the site in accord with a Soil Management Work Plan, prior to its new use which will result in new real and personal property taxes on parcels which have brought no revenue since the City's acquisition.

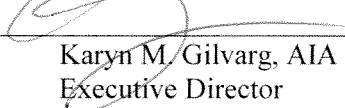
While the Commission has not considered the issue of price, it notes that the cost of the environmental cleanup would likely be comparable to the market price for the land, were it to be sold outright.

Stop and Shop operates discount gas stations throughout the northeast, the closest one being at its Amity Road location in New Haven. Stop and Shop patrons receive points for purchases at the supermarket which can then be used on a monthly basis to discount the price of gasoline. Stop and Shop purchases fuel in such volume that it can offer fuel at a discounted price even before the additional percentage reduction. This would be an advantage to New Haven residents particularly at a time when fuel prices are high.

ADVICE

As the use of the property will re-establish a permitted neighborhood convenience and return the property to the tax rolls and as Greater Dwight Development Corporation and the Stop and Shop Supermarket have been stabilizing factors on the surrounding neighborhood, the Commission finds the proposed reuse of the property suitable for the site in question, in the best interest of the City and recommends approval.

ADOPTED: September 18, 2012
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director



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



New Haven
 2003

561 Elm St and 485 Orchard St

Produced by the
 Office of Information Technology
 Geographic Data Viewer

- Waterway
 - Lake - Pond
 - River
 - Shoreline
 - Stream
 - Wetland
- Parcel
 - 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" = 90 ft

Created: September 10, 2012

