

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 137 PUTNAM STREET, Property Acquisition (City of New Haven).  
**REPORT:** 1480-14  
**ADVICE:** Approval

### PROJECT SUMMARY:

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**Address:** 137 Putnam Street  
**MBP:** 265-0059-00400  
**Developer:** City of New Haven  
**Acquisition Price:** undetermined; price not to exceed \$50,000  
**Site:** 2,416 SF  
**Zone:** RM-2  
**Use:** 2-family owner-occupied residence  
**Financing:** Capital acquisition funds  
**Subsidy:** TBD  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 946-8373

### BACKGROUND

The City seeks to acquire Reuse Parcel TF-265-0053-02600 through foreclosure from US Bank National, and proposes to rehabilitate it as a two-family homeowner occupied residence as part of the Putnam Street Revitalization Project. The subject parcel is located on the northwest corner of Putnam Street and Salem Street in the Hill Salem neighborhood.

### PLANNING CONSIDERATIONS

Evaluation of the site was based on examination of the LCI PAD submission materials, the zoning regulations and the geographic information system. The City proposes to acquire Parcel 265-0059-00400 for a price to be negotiated with the Bank. The City currently has an anti-blight lien with a value of \$20,000 on the property, and LCI plans to leverage those fines to negotiate a sales price not to exceed \$50,000. The Commission has not addressed the issue of price. This item was presented at the May 15, 2013 Property Acquisition and Disposition Committee meeting and was approved without conditions.

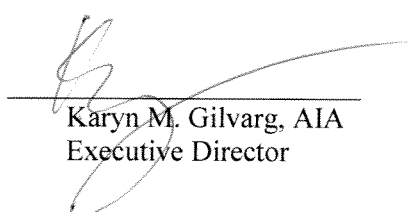
The site is extremely tight with no off street parking or yard space, and the existing structure is constructed close to the property lines. A healthy street tree provides shade to the porches on the Putnam Street façade.

### ADVICE

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

**ADOPTED:** June 19, 2013  
Edward Mattison  
Chair

**ATTEST:**

  
Karyn M. Gilvarg, AIA  
Executive Director