

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 494, 530, 536 QUINNIPIAC AVENUE, Land Acquisition for Residential Development (City of New Haven).
REPORT: 1480-15
ADVICE: Approval

PROJECT SUMMARY:

Address: 494, 530, 536 Quinnipiac Avenue
Acquired by: City of New Haven
Owner: Continuum of Care
MBPs: 092-1001-00100, 092-1001-00400, 092-00100-00500
Acquisition Price: \$400,000.00
Site: 76,293 SF
Zone: BC, Quinnipiac River Local & National Historic District, CAM, Flood
Use: 12-14 single-family residences
Financing: Capital acquisition funds
Subsidy: TBD
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 946-8373

BACKGROUND:

Livable City Initiative proposes to acquire three parcels fronting on the Quinnipiac River from Continuum of Care and to sell them to a developer for development of 12 to 14 single family residences. The two sites, separated by a privately owned parcel at 524 Quinnipiac Avenue which is for sale by CAAMM Properties, are located on the west side of Quinnipiac Avenue between Oxford and Aner Streets.

These parcels were approved for residential development in the 1980s (two Planned Development Units known as Rowe's Landing North & South by Bridgeview Associates) and again in 2007 for residential use by Oyster Shores of New Haven, LLC. The properties were acquired by Continuum of Care in 2011 and the City currently proposes to purchase and market them to a qualified developer.

This item was presented at the May 15, 2013 Property Acquisition and Disposition Committee meeting and was approved subject to verification of funding and support from the Alderman of the ward.

PLANNING CONSIDERATIONS:

Evaluation of the site was based on examination of the City's GIS, a site visit and a feasibility site plan by Juliano Associates. The City will acquire Parcels 092-1001-00100, 092-1001-00400, 092-00100-00500 for \$400,000.00 with the intent that the investment will be recovered when the properties are sold to a qualified developer. While the Commission has not addressed the issue of price, the appraised value in 2012 was \$474,400.

The sites are heavily vegetated following years of lying vacant and demolition of several deteriorated residential structures in the 1980s. The sites slope down steeply from Quinnipiac Avenue and flatten out near the riverfront. The Commission notes development of the sites for residential use will require a Special Permit in the Marine Commercial zone, and Site Plan Review including Coastal Site Plan Review due to their location in the coastal zone and FEMA 100-year flood zone. As the sites are located in the Quinnipiac River Local Historic District (as

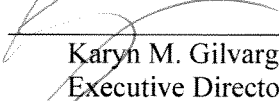
well as the National Register Historic District) development plans will require a Certificate of Appropriateness from the Historic District Commission. DEEP permits will likely be required for waterfront improvements below elevation 4.6'.

Ultimately the Commission would support disposition of the sites to a developer who would also acquire the 524 Quinnipiac Avenue site with dock. Addition of this piece to the development parcels would enhance value and provide an amenity to the residents and even the public.

ADVICE:

The Commission finds the proposed reuse of the property suitable for the sites in question and therefore recommends approval with notation made of the numerous levels of review which lie ahead for development of the sites.

ADOPTED: June 19, 2013
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director