

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 603 SHERMAN PARKWAY, Land Disposition Agreement for new Single Family Residence (Yale Architecture School Building Project) [NHS].
REPORT: 1471-09
ADVICE: Approval

PROJECT SUMMARY:

Developer: Neighborhood Housing Services, Inc
Disposition Price: \$1,000
Site: 6,534 S.F.
Zone: RM-2
Use: Additional Land
Financing: Private
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 946-8373

BACKGROUND:

The City acquired this parcel and proposes to sell it to Neighborhood Housing Services, Inc. (NHS) who will redevelop 603 Sherman Parkway in conjunction with the Yale Architecture School Building Project. This annual exercise offers 1st year architecture students the opportunity to design a single family dwelling for a pre-determined site in New Haven. NHS will construct the chosen design with student assistance.

A recent site visit shows the street block bounded by West Division and Munson Street elevated from street level. As a result, many homes are setback as much as 30 feet from the property line. The subject site is vacant and is also slightly elevated. There is a large tree in the greenbelt.

PLANNING CONSIDERATIONS:


Evaluation of the site was based on examination of the City Tax Map and a site visit as a survey. The City proposes to sell the sliver lot for \$1,000 and the estimated cost of improvements is not known. The Commission has not addressed the issue of price.

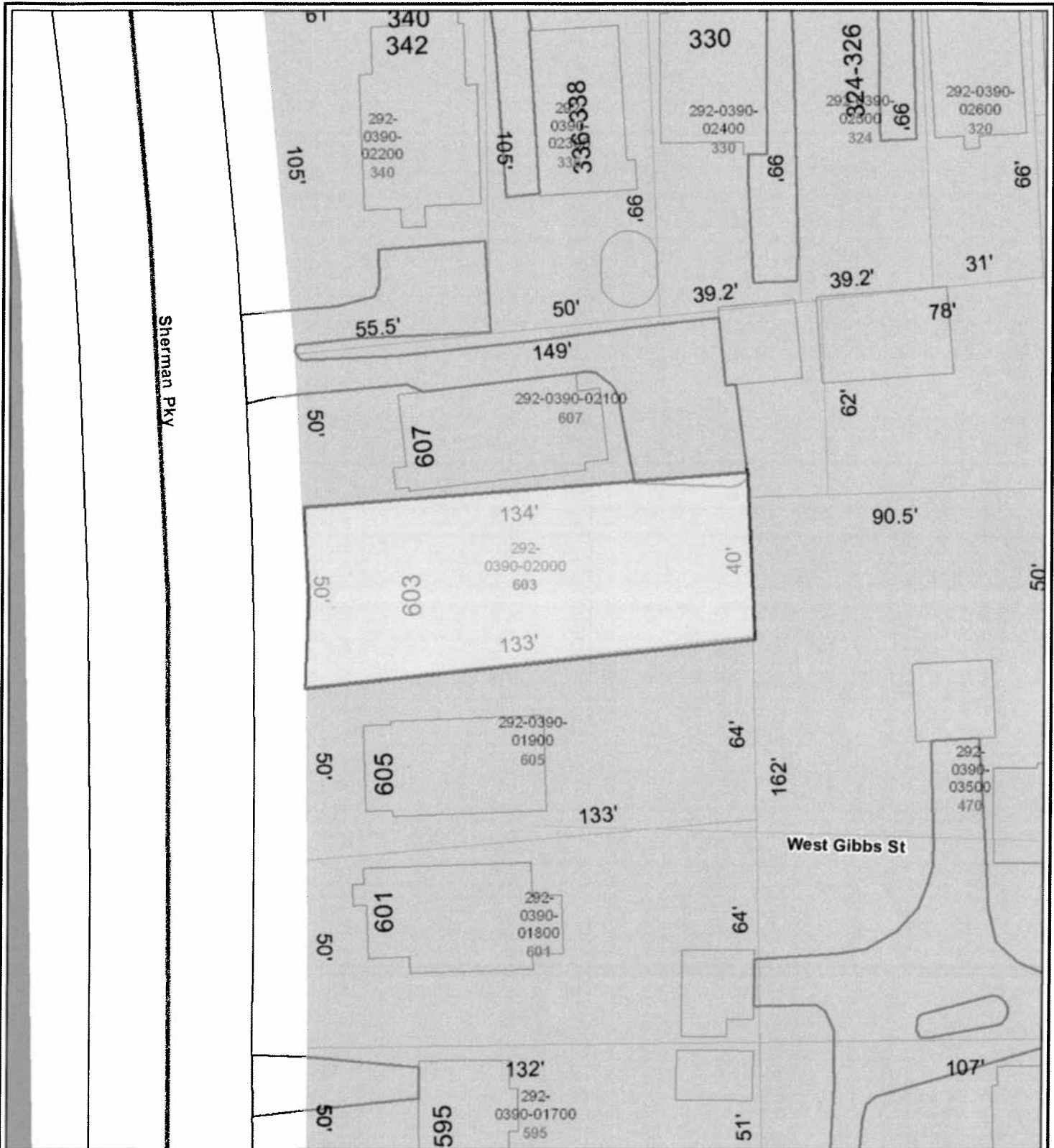
The proposed LDA is in keeping with the Livable City Initiative mission which is to reduce neighborhood density by merging parcels when possible in an effort to increase the average lot sizes, namely to provide off street parking, play space and additional side yards in neighborhoods where side yards are scarce.

ADVICE:

Because this land sale will assist in the future construction of a new single-family dwelling and as the home will be sold to an owner occupant, the Commission finds the proposal land disposition suitable for the site in question and therefore recommends approval.

ADOPTED: November 20, 2012
Edward Mattison
Chair

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



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



603 Sherman Parkway LDA

Produced by the
Office of Information Technology
Geographic Data Viewer

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| <ul style="list-style-type: none"> Waterway — Lake - Pond — River — Shoreline — Stream — Wetland ▭ Parcel — City Boundary Line Schools — Administration — Food Service — Private School — Public School ▲ Fire Station Police Station ▲ PD Headquarters ▲ Substation — Health Centers ■ Hospital ■ Library | <ul style="list-style-type: none"> 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" = 40 ft

Created: November 14, 2012

