

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **ZONING ORDINANCE MAP AMENDMENT, 657 GRAND AVENUE KNOWN AS DELAURO PARK AND PORTIONS OF HAMILTON AND FRANKLIN STREETS**, Change Zoning Designation of approximately 1.228 acres of land from Park District to General High Density District (RH-2) (Executive Director, Livable City Initiative).

REPORT: 1483-04

ACTION: Approval

BACKGROUND

Before the Board is an Order to Change the Zoning Ordinance Map for approximately 1.228 acres north of and along Grand Avenue between Franklin (west) and Hamilton Streets (east). This is 657 Grand Ave. (MBP 200-0582-00200). The area is currently zoned Park and is controlled by the Parks Commission. In a separate action the Parks Commission voted to exchange this Park land for new land owned by the Housing Authority of New Haven adjacent to the McConaughy Terrance Housing Development. The Board of Aldermen sees that transaction separately. The action currently before the BOA is the change of the zoning designation only. The Housing Authority and the City wish to change the Map designation to RH-2 to allow mixed-use and housing development on the parcel, which has frontage along an entire block of Grand Avenue. The balance of the Housing Authority land to the north is currently zoned RH-2, so this change would extend that zone all the way to Grand Ave.

PLANNING CONSIDERATIONS

The location of the Park along Grand Avenue here has been difficult. Given the heavy traffic along the entire Grand Avenue frontage, it is not a particularly pleasant place to sit, and given the retail and pedestrian activity the area it is not a place where younger children can be left alone, it is also isolated from the Wooster Square neighborhood by non-residential uses, so there has been little use other than by residents of Farnam Court. The City and the Housing Authority are cooperatively developing a plan for complete revitalization of the Farnam Courts Housing development which sits immediately north of the Park zone. (Part of that plan is to develop one or more mixed-use buildings along this Grand Avenue frontage with residential units in the upper stories. These buildings will form a "street-wall" which is more in keeping with the development pattern of Grand Ave, and which will help screen additional units as well as open space on the interior of the HANH parcel from the noise and traffic on Grand Ave.) The Commission finds that the Zoning Map change is in the best interests of the City and the neighborhood and recommends Approval.

ADOPTED: October 16, 2013
Edward Mattison
Chair

ATTEST:


Karyn M. Gilvarg, AIA
Executive Director