

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **44 BREWSTER STREET, 173 IVY STREET.**
(MBLUs: 290 0478 01100, 290 0478 02500).
Acquisition of two vacant lots to be used in conjunction with 188 Bassett Street. Located in the RM-2 Zoning District. (Submitted by: Evan Trachten, Livable City Initiative)

REPORT: **1616-07**
ADVICE: **Approval with recommendations**

PROJECT SUMMARY:

Applicant(s): City of New Haven/Livable City Initiative
Price: up to \$150,000 (Offered Acquisition Price)
Site: 30,170 square feet
Zone: RM-2
Use: Parking
Financing:
Subsidy:
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

ORDINANCE

This request comes from the City's Livable City Initiative Bureau (LCI) regarding the acquisition of two vacant lots. This is in accordance with Section D(8) of the City's Land Disposition Agreement Guidelines, **"The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required)."** Accordingly, the Planning Commission may provide an advisory report.

BACKGROUND

The City seeks to buy the subject property(ies) to create surface parking lots associated with the City-owned commercial building at 188 Bassett Street. Generally speaking, this acquisition will benefit the neighborhood by eliminating blight. It will also give the City site control and enhance the City's existing asset at 188 Bassett Street. In August 2022 the Board of Education voted to move the New Haven Adult Education Center to 188 Bassett Street. The properties proposed for acquisition would provide additional parking for the Adult Education Center. Essentially, the LCI Board of Directors seeks guidance as to whether this proposed acquisition is in accordance with the Comprehensive Plan.

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- **"Use redevelopment and other tools to address nuisance and deterioration issues, including uses that are deleterious to neighborhoods in general."** (The City's Comprehensive Plan) – This is a redevelopment tool to keep property from becoming deleterious to the neighborhood.
- Improve access to education and training opportunities for New Haven residents

ADVICE:

To approve based on this proposal's alignment with the City's Comprehensive Plan.

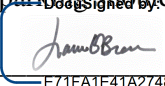
RECOMMENDATIONS:

Based on the location in a residential neighborhood and proximity to the Farmington Canal path, the Commission emphasizes the importance of making every effort to ensure the proposed parking lot is compatible with the surrounding area and makes the following recommendations:

- The lot should be landscaped such that it is less visible from the right of way and provides views of greenery from the street and the Farmington Canal path. Existing trees and landscaping should be preserved.
- The lot should be brought into compliance with NHZO Section 60-Stormwater Management and Section 60.2-Reflective Heat Impact. The Commission recommends addressing the Section 60.2 reflectivity requirements through shade as much as possible.
- Covered bicycle parking for employees at the Bassett Street site should be provided on site. If the site will be open to the public (non-gated) additional bicycle parking should be provided for Farming Canal users.

ADOPTED: September 21, 2022
Leslie Radcliffe
Chair

ATTEST:


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Laura E Brown
Executive Director, City Plan Department

September 28, 2022 | 9:39 AM EDT