

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 0 ALBIA STREET.
 MBLU: 067 0953 00200
Submitted by: Evan Trachten, Livable Cities Initiative

Disposition of sliver lot to New Haven Port Authority at 0 Albia Street.

REPORT: 1629-07
ADVICE: Approve

PROJECT SUMMARY:

Applicant(s): New Haven Port Authority
Price: \$6,800
Site: 3,400 SF
Zone: IH
Use: Site control, laydown use, and port activities
Financing:
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 disposition of a City-owned sliver lot. 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 proposes to dispose of a sliver lot to the New Haven Port Authority. The land will be used for site control, laydown use, and port activities.

Planning Commission considerations include whether:

- The property is or should be used for municipal purposes.
- The property is an interior lot.¹
- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- Develop land uses that are compatible with the character of the surrounding area.
- **"Continue to use the city's Land Disposition Agreement (LDA) to advance housing and neighborhood objectives, including appropriate densities, home ownership and contextual design."**

¹ Interior Lot - "a lot other than a corner lot with only one frontage on a street " (<http://parcelsales.scgov.net/Definitions.aspx>)

- **“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.
- **"Encourage siting of port-related uses only in the core port area, generally coinciding with the district of the New Haven Port Authority"**

RECOMMENDATIONS

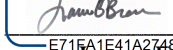
The Commission makes the following recommendations for the proposed acquisition:

- Development of the port area in a manner consistent with the needs of water-dependent port terminals, including sufficient space for storage, processing, and ancillary port services in a non-obnoxious manner.

ADVICE:

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

ADOPTED: March 15, 2023
Leslie Radcliffe
Chair

ATTEST:  March 20, 2023 | 2:15 PM EDT
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 Laura E Brown
 Executive Director, City Plan Department