

**NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT**

**RE:** **71 COUNTY STREET.**  
 MBLU: 320 0300 01400  
Submitted by: Evan Trachten, Livable Cities Initiative

Disposition of a city-owned vacant lot to Beulah Land Development Corp.

**REPORT:** **1629-08**  
**ADVICE:** **Approve**

**PROJECT SUMMARY:**


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**Applicant(s):** Beulah Land Development Corp  
**Price:** \$2,000  
**Site:** 6,098 SF  
**Zone:** RM-2  
**Use:** Two-family, owner-occupied affordable housing  
**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 vacant City-owned 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**

On July 21, 2021, the City Plan Commission recommended approval of a PAD referral for the disposition of the vacant lot at 71-75 County Street (CPC Report #1589-19). At the time, as part of the Dixwell Plaza Revitalization, the Elks Lodge (formerly at 87 Webster Street) sought to purchase the City-owned parcel for its relocation, but they purchased a different site.

The City of New Haven now proposes to dispose of this vacant single-family residential structure to Beulah Land Development Corp. who will develop a two-family owner-occupied structure. This property must be owner occupied for a minimum period of ten (10) years, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), the Board of Director of Livable City Initiative (LCI) and / or the Board of Alders of the City of New Haven. The rental unit will be deed restricted at 80% or below for a minimum period of 20-years. Non-profits pay \$1000 per unit per the PAD guidelines. The City will retain 75 County Street which is an adjacent lot.

Planning Commission considerations include whether:

- The property is or should be used for municipal purposes.
- The site is not adjacent to a park to create additional park land.
- The property is an interior lot.<sup>1</sup>

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

- The site could be used as a pocket park or community garden.<sup>2</sup>
- 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.”**
- **“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.
- **"Create diverse housing stock suitable for all abilities, ages and incomes."**
- **"Encourage neighborhood stability."**
- **“Enhance quality of the housing stock.”** (The City’s Comprehensive Plan)
- **“Encourage sustainable housing developments.”** (The City’s Comprehensive Plan)

**RECOMMENDATIONS**

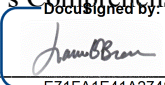
The Commission makes the following recommendations for the proposed acquisition:

- Robust community engagement should be conducted as rehabilitation plans are developed.
- Opportunities for local apprentices to be involved in the project should be pursued.
- Due to the site’s location, including relative proximity to the Farmington Canal Trail, special attention should be given to supporting bicycle and pedestrian access.

**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

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<sup>2</sup> Pocket Park - "A small area accessible to the general public that is often of primarily environmental, rather than recreational, importance. They can be urban, suburban or rural and often feature as part of [urban regeneration](http://www.wordiq.com/definition/Pocket_park) schemes in inner-city areas to provide areas where wild-life can establish a foothold." ([http://www.wordiq.com/definition/Pocket\\_park](http://www.wordiq.com/definition/Pocket_park))