

**NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT**

**RE: 922 WINCHESTER AVENUE.**  
 MBLU: 253 0527 00500  
**Submitted by:** Evan Trachten, Livable Cities Initiative

Disposition of a city-owned vacant lot to the Town of Hamden.

**REPORT: 1630-06**  
**ADVICE: Approve**

**PROJECT SUMMARY:**


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**Applicant(s):** Town of Hamden  
**Price:** \$1  
**Site:** 2,178 SF  
**Zone:** RM-2  
**Use:** Future disposition to a non-profit for redevelopment  
**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**

The City is proposing to sell the lot at 922 Winchester Avenue to the Town of Hamden as a negotiated sale for \$1.00. The Town of Hamden has been working with the City of New Haven to demolish a blighted property at this site. Hamden paid for the demolition of the former blighted structure on the site. The house was mostly located in Hamden but about one-third of the site is in New Haven. In the future, taxes will be paid to New Haven for the land and any improvements. Hamden will work with a local non-profit to develop a single family or a two-family owner-occupied structure. Permits for the development will be filed with both towns. The town-line will not move based on this sale; New Haven will continue to tax the parcel.

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>
- The site could be used as a pocket park or community garden.<sup>2</sup>

<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>)

<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](#) 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))

- 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**

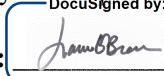
The Commission makes the following recommendations for the proposed acquisition:

- Robust community engagement with the surrounding neighborhood in New Haven and Hamden should be conducted as rehabilitation plans are developed.
- Opportunities for local apprentices to be involved in the project should be pursued.

**ADVICE:**

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

**ADOPTED:** April 19, 2023  
Leslie Radcliffe  
Chair

**ATTEST:**  April 24, 2023 | 9:31 AM EDT  
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Laura E. Brown  
Executive Director, City Plan Department

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