

**NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT****RE: 815 EAST SHORE PARKWAY**  
MBLU: 067 0953 00600Disposition of sliver lot at 815 East Shore Parkway to the New Haven Port Authority.  
The property will be used for site control, laydown use, and port activities.**Submitted by:** Evan Trachten, LCI**REPORT:** 1642-07**ADVICE:** Approve**PROJECT SUMMARY:**

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<b>Applicant(s):</b>	New Haven Port Authority
<b>Price:</b>	\$430.00
<b>Site:</b>	215 SF
<b>Zone:</b>	IH
<b>Use:</b>	Site control, laydown use, and port activities
<b>Financing:</b>	
<b>City Lead:</b>	Evan Trachten
<b>Agency:</b>	Livable City Initiative
<b>Phone:</b>	203-946-8373

**ORDINANCE**

This request comes from the City's Livable City Initiative Bureau (LCI) regarding the disposition of a vacant 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 of New Haven proposes to dispose of the 215 square foot sliver lot at 815 East Shore Parkway to the New Haven Port Authority. The New Haven Port Authority will pay \$2.00 per square foot. The total purchase is \$430. The purpose of the land will be for site control, laydown use, and port activities. The purchase is part of a larger initiative for the Port to gain site control of the entire block.

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.
- **“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.”**
- **“Acquisition of vacant land within the district by the Port Authority will advance a more efficient use of land.”** (The City’s Comprehensive Plan)

**RECOMMENDATIONS**

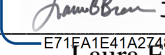
The Commission makes the following recommendations for the proposed disposition:

- 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 with recommendations based on this proposal’s alignment with the City’s Comprehensive Plan.

**ADOPTED:** December 20, 2023  
Leslie Radcliffe  
Chair

**ATTEST:**  January 10, 2024 | 11:05 AM EST  
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Laura E Brown  
Executive Director, City Plan Department