

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 71 -75 COUNTY STREET. (MLBU: 320, Block 0300, Lot 01400)
Disposition of a vacant lot for the relocation of the Elks Lodge as part of the
Dixwell Plaza Revitalization. (Applicant: East Rock Lodge, #141)

REPORT: 1589-19
ADVICE: Approve

PROJECT SUMMARY:

Applicants: East Rock Lodge, #141
Disposition Price: \$36,000
Site: Approximately 12,000 SF
Zone: RM-2
Use: Vacant Land
Financing:
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

ORDINANCE:

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 must provide an advisory report.

BACKGROUND:

As part of the Dixwell Plaza Revitalization, the Elks Lodge (currently located at 87 Webster Street) seeks to purchase the City-owned parcel, 71-75 County Street (in the RM-2 zone) for its relocation.

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

- Encourage neighborhood-based economic development initiatives that consider a neighborhood's assets and opportunities and supports equitable distribution of resources.
- Develop land uses that are compatible with the character of the surrounding area.
- Create transit-oriented developments to reduce parking requirements and encourage walking.
- Encourage neighborhood stability.

ADVICE:

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

ADOPTED: July 21, 2021
Leslie Radcliffe
Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department