

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **364 FERRY STREET** (MBLU: 167 0757 01500) Disposition of 364 Ferry Street to Escalante, LLC who will utilize this land as a driveway and trash storage area for 229 Grand Avenue. Located in the BA-1 Zone. (Submitted by: Evan Trachten, Livable City Initiative)

REPORT: **1590-09**
ADVICE: **Approve**

PROJECT SUMMARY:

Applicants: Escalante, LLC
Disposition Price: \$20,000
Site: Approximately 7,800sf
Zone: RM-2
Use: Vacant Land
Financing:
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

ORDINANCE

This request comes from the City's Livable City Initiative Office (LCI) regarding the sale of a City owned parcel of land. 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 seeks to sale the subject property to an abutting commercial property owner to create a driveway and a location for garbage/dumpster.

Essentially, the LCI Board of Directors seeks guidance as to whether this property is or may be needed for municipal purposes.

The Planning Commission should consider whether:

- The property is or should be used for municipal purposes.
- That the site is not adjacent to a park to create additional park land.
- That 229 Grand Street may use the subject site to improve the overall site layout of 229 Grand Street.
- Whether the site could be used as a pocket park or community garden.¹
- Whether the comprehensive plan identifies or will identify resources within this area for which this parcel could be used.
- That the enclosed maps provide the land uses and aerial of the surrounding the site.

¹ 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)

PLANNING CONSIDERATIONS:

The proposal will achieve the following Comprehensive Plan Goals:

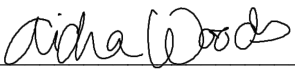
- Develop land uses that are compatible with the character of the surrounding area.
- Encourage neighborhood stability.
- Increases the City's tax base.

ADVICE:

To approve based on this proposal's alignment with the City's Comprehensive Plan provided that:

- The gate located at 364 Ferry Street always remains locked except when garbage is being removed/hailed.
- Adequate lighting is installed in accordance with the City's lighting standards (Section 60.1 of the Zoning Ordinance).
- The property owner, business owner and/or applicant agrees to and keeps this area free of debris and garbage.

ADOPTED: August 18, 2021
Leslie Radcliffe
Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department