

Ferry Street Mutual Housing, Ferry, Clay and Poplar Street
Fairhaven Neighborhood of New Haven, CT

The proposed development represents another of the several New Haven projects undertaken for Mutual Housing Association of South Central CT, Inc (MHA). Fourteen new construction dwelling units, a community center and ten renovated dwelling units are proposed on the 65,141 square foot site. Four three-story tenements housing twelve apartment units and seven rooming units at 372-386 Ferry Street formerly occupied portions of the site. These buildings were demolished for safety reasons and the sites acquired by the City in lieu of back tax payments. MHA purchased five adjacent properties, demolished a non-conforming automobile repair use and will renovate three existing residential uses. The site is in the City's Moderate Density Residential zone (RM-2) allowing one dwelling for each 2,000 square feet of site area.

The plan proposes development below maximum density and below maximum allowed building coverage in order to provide residentially scaled buildings keeping with the heights and mass of the adjoining neighborhood and greater open space for private courts and common playgrounds. Parking for 35 vehicles is provided including 3 handicapped accessible spaces. Three handicapped accessible dwellings are proposed and the first floor of all new units are handicapped accessible allowing access by physically challenged occupants and visitors throughout the development. New units range from single story one and two bedroom units to two story three and four bedroom units. Renovated units are contained in two and three story buildings. All dwelling units are provided with full basements. New dwelling units are arranged in two single family and six two family buildings. The freestanding 1,400 square foot community building, also with full basement, will house a commons room, kitchen, lavatories, management offices and ample storage.

New Unit data

Type	#	net floor area
1 Br.	2	690 s.f.
2 Br.	2	950 s.f.
3 Br.	6	1,150 s.f.
4 Br.	4	1,350 s.f.

Renovated Unit Data

1 Br	2	484 s.f.
2 Br	2	763 s.f.
3 Br	3	1,077 s.f.
3 Br	3	1,225 s.f.

Development Data

Site Area: 65,141 s.f. RM-2 zone
 Parking: 24 Required, 35 Provided
 Building Coverage: 23.5% (30% allowed)
 Impervious Surface Area
 56.6% (less than 80% desired)



Typical street front building



Site Plan