

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: ORDER OF THE BOARD OF ALDERS Approving a grant of an amount not to exceed \$400,000 to Taom Heritage New Haven, LLC, for environmental cleanup of the property located at 133 Hamilton Street to accommodate low income artist housing. (Office of Economic Development)

REPORT: 1541-04

ADVICE: Approval with conditions

BACKGROUND

The Office of Economic Development is proposing to provide a \$400,000 Heritage New Haven, LLC in support of the proposed \$40 million redevelopment of the historic Clock Factory located at 133 Hamilton Street into 130 low and moderate income live/work rental units for a broad range of artists. A companion order concerns a proposed tax abatement pursuant to the LISHTA process.

PLANNING CONSIDERATIONS


The Clock Factory is one of the last remaining historic factory buildings in the Mill River District and has been the subject of considerable attention through the Mill River District Plan and other initiatives aimed at revitalizing this important district through mixed- and adaptive reuse. Dating back to 2000, the complex was at risk of demolition. More recently, the City has worked with the current owners by obtaining grants for assessment of environmental issues and architectural concepts for reuse of the property. A copy of the assistance agreement was not provided to the Commission for review, however, the submitted documents indicate that this \$400,000 grant would be a matching grant to State DECD and other sources for the environmental remediation activities. These activities would clean the property to standards suitable for residential occupancy.

ADVICE

The Commission recommends approval of this important adaptive reuse project subject to the following conditions,

1. Provide copy of assistance agreement and remedial action plan for Commission records.
2. Use of the property to be consistent with stated use herein as live/work rental housing for artists with low-to moderate-incomes.
3. Project is subject to site plan and zoning review and approval. In addition, the applicant shall submit architectural designs in a manner consistent with the character of the building.

ADOPTED: February 20, 2018
Edward Mattison
Chair

ATTEST: 
Michael Piscitelli, AICP
Deputy Economic Development Administrator