

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** **RESOLUTION OF THE BOARD OF ALDERS** Authorizing the City to apply for and accept an environmental remediation grant from the Connecticut Department of Economic and Community Development (DECD) not to exceed \$492,200 to support the redevelopment of properties on Whalley Avenue, Sperry Street, and Dickerman Street by St. Luke's Development Corporation (Economic Development Administrator)

**REPORT:** 1532-16

**ADVICE:** Approval

### BACKGROUND

The State of Connecticut Department of Economic and Community Development granted the City \$200,000 in 2016 to conduct environmental assessment of the properties proposed for mixed use development by St. Luke's Development Corporation: 117-125 and 129 Whalley Avenue, 34-36 Sperry Street, and 10-12 and 16 Dickerman Street. Assessment of hazardous waste on the site and hazardous building materials has been completed and a cost estimate of \$492,200 generated for cleanup and partial demolition of the property prior to redevelopment.

The grant funds will fund environmental cleanup and hazardous building materials abatement, as well as partial demolition, of the properties, allowing the developer to proceed with the project.

### PLANNING CONSIDERATIONS

St. Luke's currently owns the Whalley Avenue properties and 16 Dickerman Street and will exercise its right under an Option to Purchase Property Agreement for the remaining properties within the next few weeks. The project involves the construction of 28 multifamily mixed-income housing units, of which three will be owner-occupied, over ground floor commercial space, a basement community access area, and a community garden.

The proposed project aligns with economic development and land use goals set forth in *New Haven Vision 2025*, which calls for neighborhood-based economic development initiatives and general commercial mixed-use in this area. Although the project would increase the number of owner-occupied units, the proposed home ownership rate for this project (11%) is below the existing rate within the City. However, the project does align with other housing goals set forth in *New Haven Vision 2025*, such as seeking funding to promote quality, non-subsidized, mixed-income housing stock and encouraging mixed-use developments with family-friendly amenities.

### ADVICE

The Commission finds the Resolution in the best interest of the City and recommends approval.

**ADOPTED:** June 21, 2017  
Edward Mattison  
Chair

**ATTEST:**   
Karyn M. Gilvarg, AIA  
Executive Director