

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE: RIVER STREET MUNICIPAL DEVELOPMENT PROJECT,**  
Authorization for the filing of an application with the U.S. Economic Development Administration for and acceptance of a grant in an amount of up to \$651,615 to support infrastructure improvements in the River Street Municipal Development Plan Project Area (Economic Development Administrator)

**REPORT:** 1449-09

**ADVICE:** Approval

### BACKGROUND

Essential to the success of River Street redevelopment efforts are shoreline stabilization within the River Street MDP and storm water drainage improvements on lower Lloyd Street, for which the City is seeking \$651,615 in grant funds from the U.S. Economic Development Administration (Public Works Economic Development Assistance Grant). Severe shoreline erosion threatens the viability of properties along the Quinnipiac River, such as the Suraci Metal Finishing property at 90 River Street and Capasso Restoration at 34 Lloyd Street, and bulkhead deterioration inhibits the proper cleanup of 100 River Street. Stabilization is also necessary in order to construct a landscaped pedestrian riverfront walkway on land to be retained by the City, once funding for that element has been secured.

### PLANNING CONSIDERATIONS

The River Street Municipal Development Plan, approved by the Board in January 2002, provided for acquisition of certain properties in the vicinity of the Quinnipiac River in the southern portion of the Fair Haven neighborhood. Since that time the City has had success in attracting a number of businesses to the River Street area, such as Suraci Metal Finishing, Capasso Restoration, New Haven Awning at 178 Chapel Street, and Erwin Hauer Design at 184-196 Chapel Street, and public improvements including roadway and side street improvements have also been completed. Plans for the shoreline stabilization have been finalized, as well as plans for a new storm water drainage outfall at the foot of Lloyd Street, and it is these elements which would be funded should the City receive the EDA grant.

Several developments are anticipated in 2011, including a groundbreaking for Colony Hardware's 133,000 square foot headquarters facility at 100 River Street, cleanup and paving of the 34 Lloyd Street lot to meet Capasso Restoration's parking and loading needs, and cleanup of 56 River Street. These projects will have a major impact on the continued transformation of the River Street area. The grant amount would be matched by capital (\$501,301) and special (\$150,314) City funds available for use within the River Street MDP.

### ADVICE

The Commission continues to strongly support the success of the River Street Municipal Development Plan and recommends approval of the grant application to the Board.

**ADOPTED:** February 16, 2011  
Edward Mattison  
Chair

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