

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS** authorizing the City to apply for and accept a grant from the Connecticut Department of Economic and Community Development in the amount of \$1,300,000 and to partner with West River Housing Company, LLC to support environmental remediation of the property located at 16 Miller Street.

Submitted by: Economic Development Administration

REPORT: 1622-03

BACKGROUND

The National Housing Partnership Foundation has established West River Housing Company, LLC to remediate and redevelop the 4.42-acre, MLK/Tyler site located at 16 Miller Street (the “Site”) to accommodate 56 units of affordable housing and ancillary community space (the “Project”). The Site is on Frontage Road and Martin Luther King Boulevard, near West River parkland, and accessible to Connecticut Transit service and Route 34. Barnard School is located a short distance from the Site.

Environmental investigations conducted by HRP Associates, Inc, indicated that remediation of the site will be needed prior to construction of the Project. Remediation will primarily include excavation and off-site disposal of soil impacted with lead, PAHs, and buried wood debris. In areas on which no new buildings will be constructed, the site will be backfilled with clean fill material and paved to cap contaminant levels acceptable under the Connecticut Remediation Standard Regulations.

The City has the opportunity to obtain up to \$1,300,000 in funding from the Connecticut Department of Economic and Community Development’s Municipal Brownfields Grant Program to conduct said remediation project.

PLANNING CONSIDERATIONS

This grant proposal is aligned with the City comprehensive plan from the standpoint of:

- Creating compatible land use development with the character of the surrounding area;
- Creating jobs;
- Clean and protect environmentally sensitive areas;
- Reduce brownfields within the City;
- Encourage environmental justice; and
- Increase economic activity; while
- Increase the tax base.

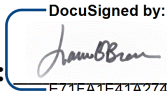
The proposal further aligns with the State of Connecticut’s Department of Economic and Community Development’s goals of:

- Helping to eliminate brownfield properties by promoting smart growth principles;
- Strengthening public/private partnerships;
- Supporting existing businesses and attracting new businesses and jobs; and
- Promoting Connecticut industries and businesses here within the State.

ADVICE

Authorization of this grant application aligns with the City's Comprehensive Plan and the State of Connecticut's goals.

ADOPTED: November 30, 2022
Leslie Radcliffe
Chair

ATTEST:  December 2, 2022 | 10:28 AM E
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Laura E Brown
Executive Director, City Plan Department