

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN
authorizing the filing of an application with the U.S. Environmental Protection Agency for and acceptance of a grant in an amount not to exceed \$2,000,000 to remediate city-owned property at George and Orange Streets.

Submitted by: Economic Development Administration

REPORT: 1622-06

BACKGROUND

The Office of Economic Development (“OED”) is planning to issue a Request for Proposals (“RFP”) for developers to submit mixed-use project proposals for the 0.8-acre, George/Orange Street site, currently used as a parking lot (the “Site”) which Site is owned by the City of New Haven (the “City”). The Site, which consists of the properties located at 7 Orange Street and 19, 25, 31, 39 and 53 George Street, is situated directly across George Street from the Coliseum site on which Spinnaker has broken ground on a mixed use, multi-phase development.

Environmental investigations conducted by Triton Environmental (Phase I Environmental Site Assessments done in 2017 and 2019) and by Langan Engineering and Environmental (Phase II and Phase III Environmental Site Assessments performed in 2021) indicated that remediation of the Site will be needed prior to construction of any project. Remediation will primarily involve the removal of additional soil with exceedances of acceptable contaminant levels of ETPH, PAHs and metals found in historic fill material placed at the Site. Remaining contamination at the Site will be capped with the new building foundation, pavement and landscaping. An Engineered Control variance, Widespread Polluted Fill Materials variance and Environmental Use Restriction may also be filed with the Connecticut Department of Energy and Environmental Protection (“DEEP”) to complete the cleanup process.

The City has the opportunity to obtain up to \$2,000,000 in funding from the U.S. Environmental Protection Agency’s Brownfields Cleanup 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.

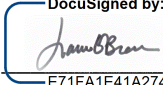
The proposal further aligns with the State of Connecticut’s Department of Economic and Community Development’s goals of:

- 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
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Laura E Brown
Executive Director, City Plan Department