

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 \$2,000,000 and to partner with Winchester Partners and Science Park Development Corporation to support environmental remediation of the properties located at 275 Winchester Avenue and 88, 110 and 116 Munson Street.

Submitted by: Economic Development Administration

REPORT: 1622-07

BACKGROUND

Science Park Development Corporation and Winchester Partners have established Winchester Tract A Abatement, LLC (the “Developer”) to remediate and redevelop the 5.14 acre former Winchester Rifle manufacturing site in Science Park which includes the properties located at 275 Winchester Avenue and 88, 110 and 116 Munson Street (the “Site”). The Site will be developed as parking to support construction of a 200,000 square foot life science building on Tract J as well as existing Science Park facilities.

Environmental investigations conducted by Langan Engineering have indicated that Tract A buildings cannot be renovated due to permeation of oil and solvents through concrete elements of the buildings and that demolition and abatement of the buildings is advised (the “Remediation”). The Remediation will include demolition of the buildings in the eastern portion of Parcel A and abatement of Asbestos Containing Materials, lead paint, TCE and oil.

The City has the opportunity to obtain up to \$2,000,000 in funding from the Connecticut Department of Economic and Community Development’s Municipal Brownfields Grant Program to offset the cost of the Remediation. Additional funds to cover the estimated \$8.6 million Remediation cost are being sought by the Developer.

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