

New Haven Development Commission

June 14, 2023

CITY OF NEW HAVEN
JUSTIN ELICKER, MAYOR
BOARD OF ALDERS

TOGETHER
NEW HAVEN

Agenda

1. Welcome
2. Approval of Minutes
3. Introduction of New Commissioners
4. Mill River – proposed Municipal Development Plan
5. Economic Development Updates
6. Questions/Discussions

Welcome New Commissioners!

Dan McLeggon

Casey Pickett

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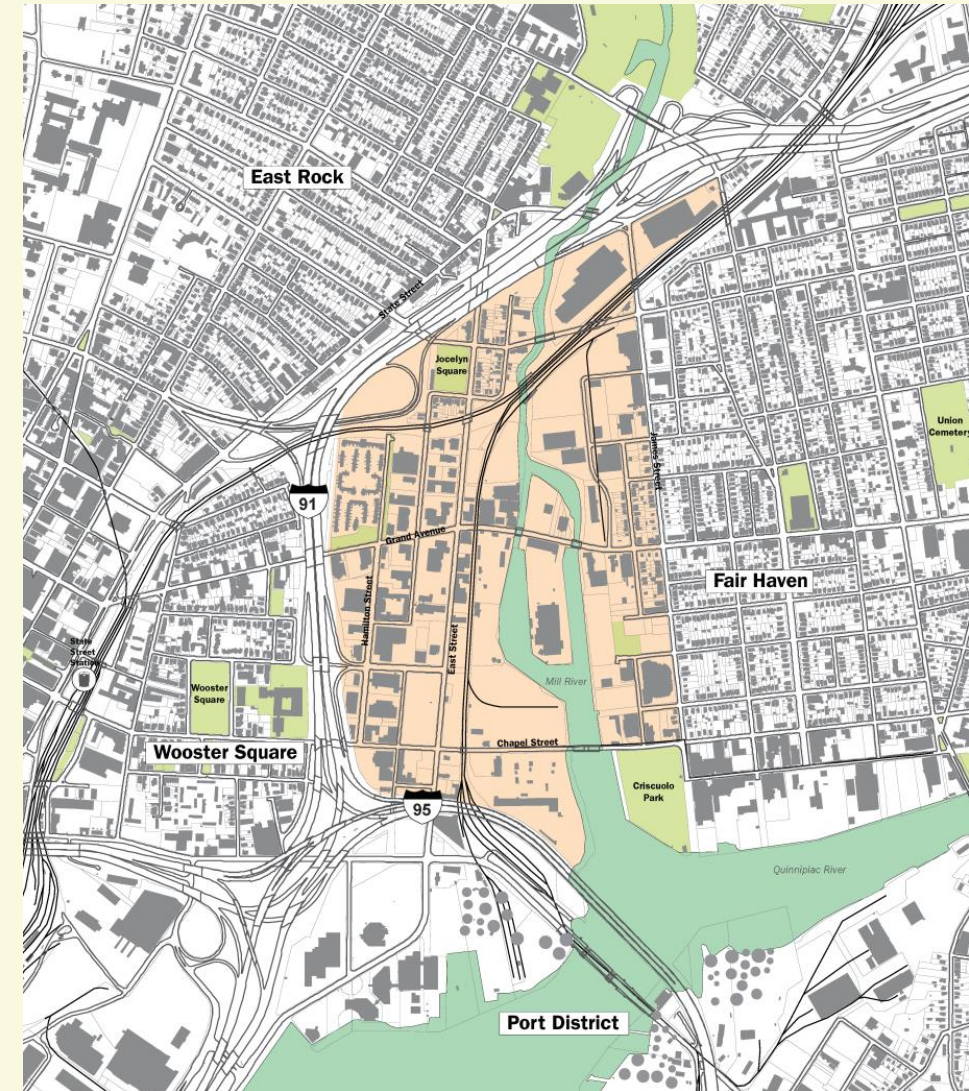
Proposed Mill River Municipal Development Plan



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Mill River

Mill River is a light industrial and mixed-use district, home to businesses engaged in food processing and distribution, precision manufacturing, design and construction support, specialty building supplies fabrication, and, increasingly, mixed-income multifamily residential housing.



Mill River Planning

In 1986, the City created the Mill River Municipal Development Plan (MDP) to further the district's economic growth, non-residential physical revitalization, and job creation/retention via provision of improvements to realize the area's full development potential.

The image shows the cover of a document titled "Mill River Municipal Development Plan". The text is centered on a white background. At the top, "Mill River" is written in a large, bold, black font. Below it, "Municipal Development Plan" is written in a smaller, bold, black font. Further down, "New Haven, Connecticut" is written in a medium-sized, bold, black font. At the bottom, "October 1986" is written in a medium-sized, bold, black font. There is a large, light-colored, textured area in the middle of the page, possibly a placeholder for an image or a large graphic that is not clearly visible.

Mill River
Municipal Development Plan

New Haven, Connecticut

October 1986

Mill River Planning

In 2014, the NHDC and Board of Alders adopted the Mill River District Planning Study to:

- Identify ways to enhance the City's commercial and industrial base
- Connect adjacent neighborhoods to the Mill River District
- Identify site recommendations, new tools, infrastructure improvements, and boundaries for an expanded MDP.

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Mill River District

Planning Study
New Haven, Connecticut

June 2013
Prepared by Utile, Inc.
and Ninigret Partners for
Mayor John DeStefano, Jr.



Mill River MDP

Why a new MDP?

- Recognize new pattern of mixed use with more residential development;
- Develop concepts and schedules for redevelopment of designated sites and new infrastructure;
- Acquire authority to take advantage of opportunities as need; and
- Enhance ability to apply for project funding.



Mill River District

The proposed Mill River MDP expansion reauthorizes and extends the 1986 Mill River MDP to encompass additional properties primarily to the north, west, and south of the initial Mill River MDP.

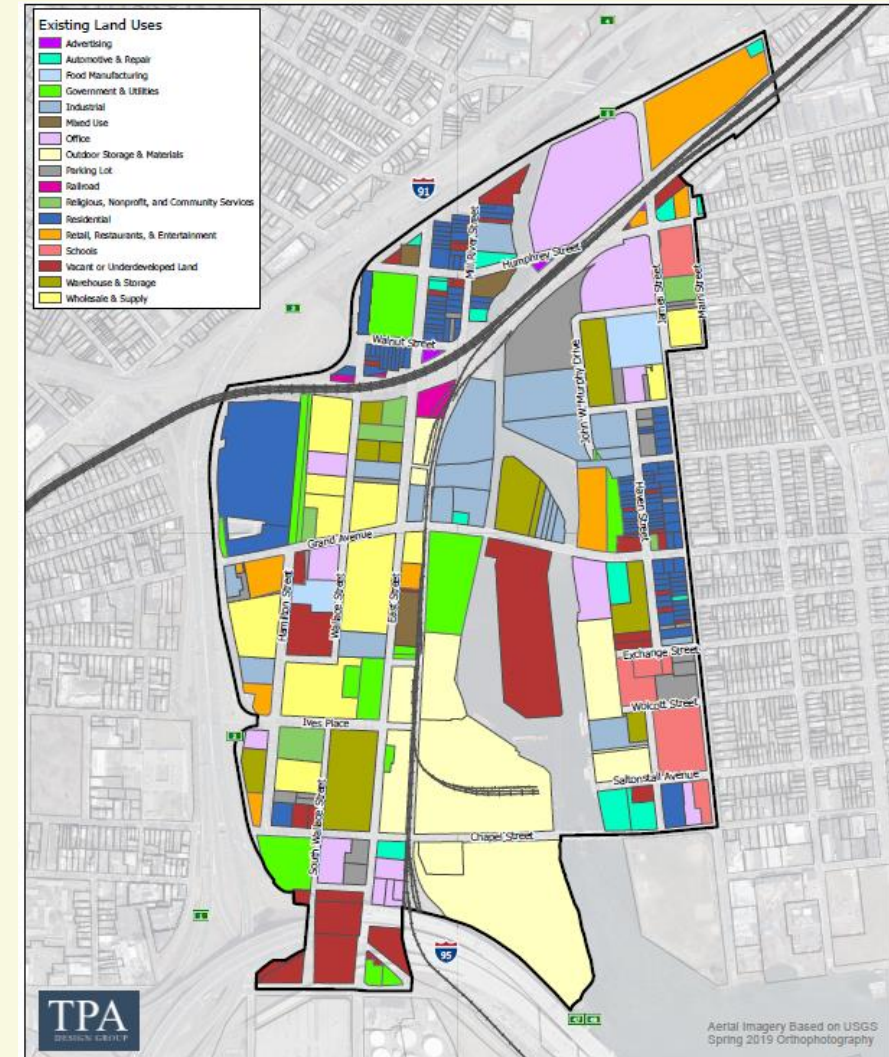
The MDP will allow the City to seek additional funding to revitalize this area and to acquire properties if needed to facilitate their redevelopment.

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Mill River – Current Uses

- Heavy industrial users such as Simkins Industries, HB Ives, and St. Gobain have shut down
- English Station ceased operating in the late 1990s
- Home goods and food manufacturing and distribution have increased
- Port uses have moved into vacant areas – few jobs and little investment
- Housing redevelopment is accelerating



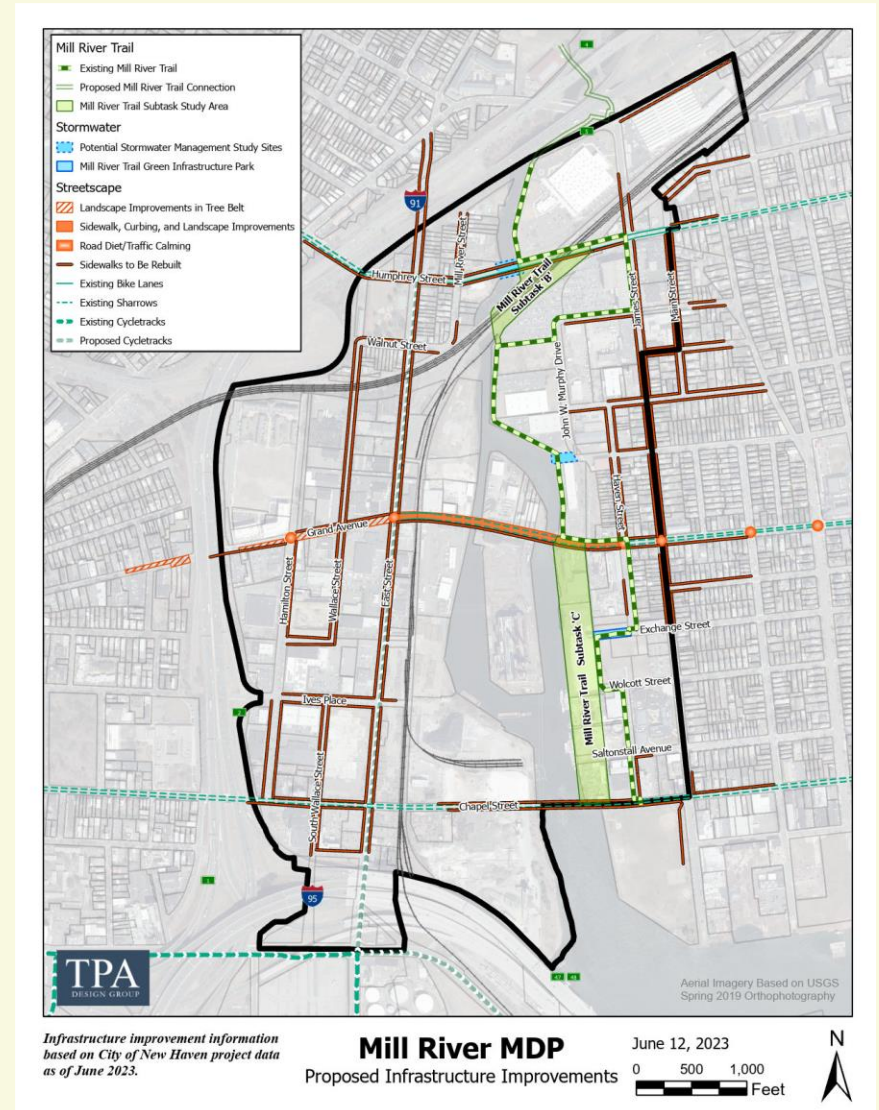
Plan Components

Infrastructure:

- Complete the Mill River Trail.
- Construct Grand Avenue streetscape improvements.
- Construct new sidewalks where needed.
- Remove abandoned railroad infrastructure.
- Assist existing property owners with property improvements to achieve goals of the plan.
- Align with "Grand-er Avenue" project.

Coastal Resilience:

- Coastal buffers.
- Stormwater management and capacity upgrades at key locations (example: John Murphy Drive/Market).



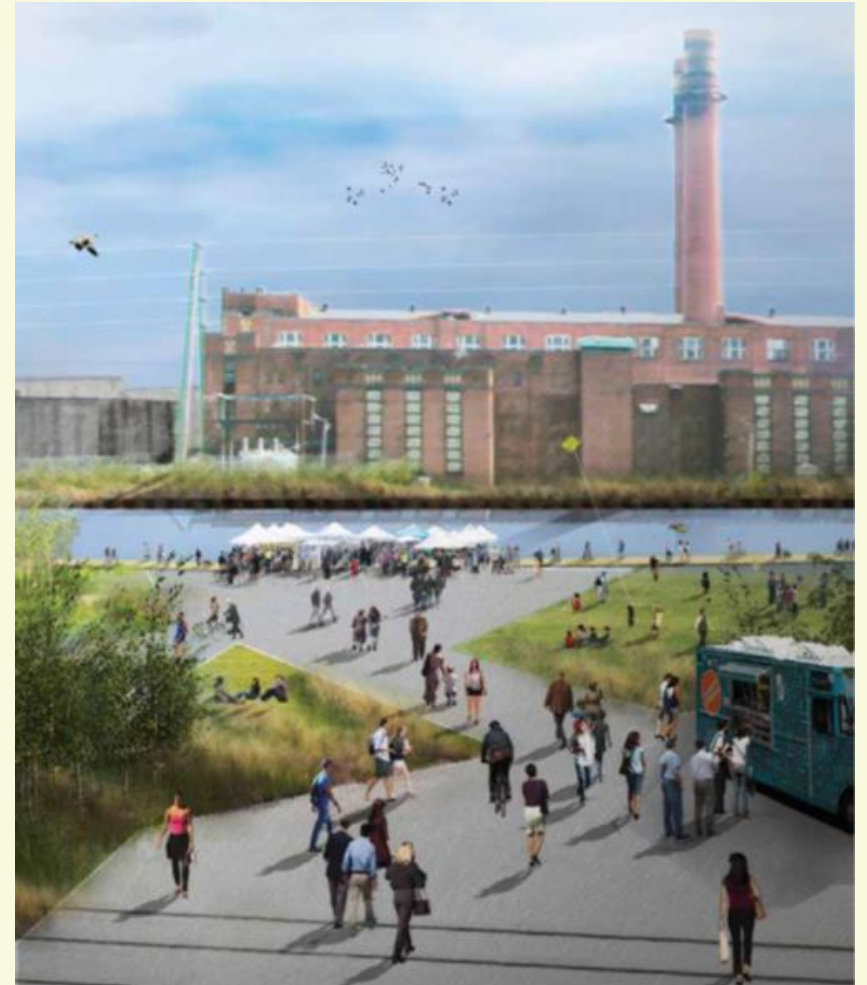
Plan Components

Proposed Zoning Amendments:

- Move away from heavy industrial / port.
- Enable residential/mixed use.
- Enliven commercial corridors.

Potential Redevelopment Opportunities:

- English Station.
- Former Simkins site.
- Southern Connecticut Gas site.
- 275 Wolcott Street.



Tentative Approval Timeline

Community Meeting & NHDC: September 2023

- City Plan Commission: September 2023
- SCRCOG: October 2023
- NHDC: November 2023
- Board of Alders: December 2023
- DECD: January 2024

Questions or Comments:

Steve Fontana [sfontana@newhavenct.gov]

Helen Rosenberg [hrosenbe@newhavenct.gov]

Economic Development Updates

Economic Development
Administration

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An American Rescue Plan for our Community



**Youth
Engagement
& Early
Childhood**



**I'm Home
Initiative**



**Wealth
Creation
&
Economy**



**Vocational
&
Technical
Initiative**



**Climate
Emergency**

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New Haven Equitable Entrepreneurial Ecosystem (NHE3)

NHE3's Entrepreneurial Support Organizations (ESOs) provide

- Connections to capital
- Technical assistance
- Capacity-building resources

Entrepreneurs benefit from business advisory and support services

- Webinars & Workshops
- Education & Training
- Mentoring & Coaching
- Entrepreneurial Wellness & Access to Business Financing

Questions or Comments:

Cathy Graves [crgraves@newhavenct.gov]



\$7.2 MILLION IN GRANTS DISTRIBUTED OVER THE NEXT 5 YEARS

THE GRANT IS PART OF A **\$46.6 MILLION** STATEWIDE INITIATIVE TO HELP UNDERSERVED ENTREPRENEURS AND SMALL BUSINESSES OWNERS

AVERAGE GRANT - \$6,000+

NHE3 PLANS TO AWARD 175 GRANTS, AVERAGING \$6,000 OVER 5 YEARS

Economic Development Updates



NEOC

Neighborhood Equity &
Opportunity Challenge

GRANT PROGRAM

The City of New Haven is releasing its NEOC grant June 18th – Organizations can apply for funding to do activities that promote economic development. Visit

Bonfire -

Eligible projects:

- Public Space/Realm Improvements
 - Small Business Costs
 - Special Events
- Real Estate Development

“Grand-er” Grand Avenue Project

The City applied to CT Community Challenge (Round 4):

Roadway & Infrastructure: With **\$3.1M** for Project 1, repave Grand Ave from State to Front, while installing critical intersection and roadway improvements to calm traffic and increase pedestrian and cyclist visibility.

Streetscape Improvements: With **\$2.9M** for Project 2, install and upgrade sidewalks, curbs, street furniture, lighting, green infrastructure, and other permanent improvements to entryway corridors in commercial districts.

Grand Avenue Plaza: With **\$1.5M** for Project 3, transform an underutilized parcel into a community asset, renamed Grand Avenue Plaza. Formerly a parking lot at Grand & Poplar, 243 Grand Avenue will be intentionally activated for public use that includes recreation, casual dining, and permanent amenities.





STEM Talent Challenge

FY 2023 Informational Webinar



**Southern Connecticut State
University applied for EDA's STEM
Talent Challenge Grant –**



Partnership with the City and
Winstanley on 101 College Street
Classroom

Science Park & National BBQ Day!

Thank you to Science Park
Development Corporation
for sponsoring a picnic on
National BBQ Day!



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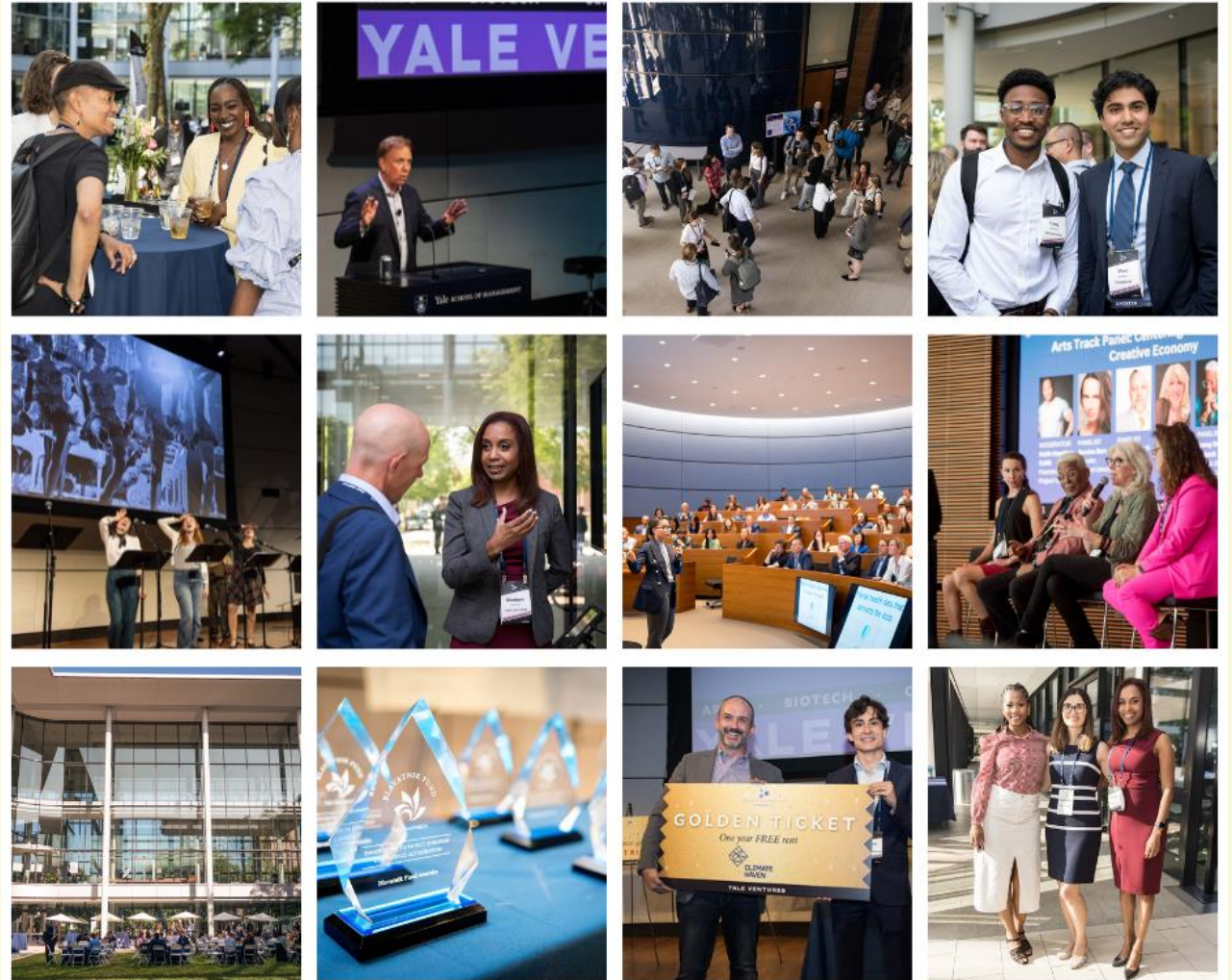
Yale Innovation Summit



YALE INNOVATION
SUMMIT

**EXPANDING
IMPACT**

ARTS | BIOTECH | CLIMATE | HEALTH | TECH



Summer Events Kick Off



Recent Business Starts



Hustler's Vibe



Wow!! Tikka



Any Occasion Creation

Thank You / Discussion

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