

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **ORDER OF THE BOARD OF ALDERS** Authorizing the City to apply for and accept a grant from the Connecticut Department of Economic and Community Development Not To Exceed \$500,000 to support cleanup of a portion of 198 River Street in the River Street Development Project Plan (MDP) Area.
(Submitted by: Helen Rosenberg, Economic Development)

REPORT: **1576-02**

ADVICE: **Approve**

BACKGROUND

The River Street Municipal Development Project Plan (MDP) was approved by the Board of Aldermen in 2002. It states that one of its five primary goals is the renovation of the historic industrial buildings within the State and federally designated River Street Historic District.

The Bigelow Boiler complex is central to the historic character of the district. The City was able to acquire it in November 2006, following a fire and destruction or deterioration of much of the complex. Renovation by Bigelow Square, LLC, of the building on the corner of River and Lloyd Streets and remediation by the City of the property behind that building under a Lease Agreement between Bigelow and the City dated January 9, 2017, is nearing completion.

The three-story building on the site has been identified as the next likely structure to be able to be renovated and remediated under the Lease Agreement. The City has the opportunity to obtain up to \$500,000 in funding from the Connecticut Department of Economic and Community Development's Municipal Brownfields Grant Program to conduct the remediation.

PLANNING CONSIDERATIONS

Seeking funding to remediate a portion of 198 River Street in the River Street Development Project Plan (MDP) Area complies with the City's Comprehensive Plan that calls to:

New Haven Vision, 2025, Sec. I-11:

"Promote the redevelopment of industrial areas of the city to retain and create jobs."

"Remediate brownfields and where appropriate, propose interim used for such sites."

ADVICE

The Commission finds the Order in the best interest of the City and recommends approval.

ADOPTED: November 4, 2020
Ed Mattison
Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department