

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **RESOLUTION OF THE BOARD OF ALDERS** authorizing the City of New Haven to apply for and accept a grant from the Connecticut Department of Economic and Community Development for \$200,000 to support the environmental investigation of properties at 71 Shelton Avenue and 89 Shelton Avenue.

Submitted by: Economic Development Administrator

REPORT: **1661-01**

ADVICE: **Approve**

BACKGROUND

The City of New Haven is seeking to help facilitate future development at those adjacent properties known as 71 Shelton Avenue and 89 Shelton Avenue through application to the Connecticut Department of Economic and Community Development (DECD) for Environmental assessment grant funding.

Both properties are under common ownership and control. The property located at 89 Shelton Avenue has been remediated while only a portion of 71 Shelton Avenue has been remediated. Both properties have been restored to the Industrial/Commercial criteria of the Connecticut Remediation Standard Regulation. Further investigation, including the preparation of a hazardous building material survey with respect to the structure at 89 Shelton Avenue is needed to determine the cost of remediating the site for other potential uses, including housing. Housing uses would involve meeting more stringent environmental cleanup criteria under the Remediation Standard Regulations.

Triton Environmental, the environmental consultant for the site, has estimated the additional investigation would cost approximately \$200,000.

DECD offers municipalities funding through its Municipal Brownfields Redemption Grant Program for such purposes. The approval by the Board of Alders to apply for and accept grant funds from DECD would allow the City to conduct the additional investigation.

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;
- Increase economic activity;
- 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;

ADVICE

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

ADOPTED: January 15, 2025
Leslie Radcliffe
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department