

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** **ORDER OF THE BOARD OF ALDERS** of the City of New Haven approving the execution and delivery of a proposed development and land disposition agreement between the City of New Haven and APT Foundation, Inc, providing for the conveyance of a 1.5 acre parcel in the Long Wharf Redevelopment Project Area, being known as 0 Sargent Drive in accordance therewith.

**Submitted by:** Michael Piscitelli, Economic Development Administrator, City of New Haven

**REPORT:** 1669-12

**ADVICE:** Deny

### BACKGROUND

Enclosed for consideration by the Board of Alders (BOA) is a Development and Land Disposition Agreement (DLDA) and supporting documentation which, if approved, will enable the City of New Haven (the “City”) to facilitate the conveyance and redevelopment of a 1.5 acre parcel in the Long Wharf Redevelopment Project area, known as 0 Sargent Drive (the “Property”) by the APT Foundation, Inc (the “Developer”).

The City adopted the Long Wharf Responsible Growth Plan in 2019 (the “Planning Document”) which entails a series of initiatives designed to enhance the economic position of the Long Wharf area through development, resiliency, and inclusion. A key part of the Planning Document is a sub-area known as the Gateway District, and the Planning Document identified potential ways to reduce the amount of surface parking spaces, integrate the currently vacant Gateway Community College parcel located at 0 Sargent Drive and 60 Sargent Drive, and generally improve the Gateway District with increased economic activity.

The Developer is a tenant at 1 Long Wharf with a mission to promote health and recovery for those who live with substance abuse disorders and/or mental illness. The Developer is in need of additional space to accommodate and reshape many of its programs to meet both demand and advancements in the field. Accordingly, consistent with the provisions of a Memorandum of Understanding entered into by and between the City and the Developer and dated July 7, 2023, the Parties have agreed that it is desirable and feasible to locate a new headquarters for the Developer at that property known as 0 Sargent Drive.

In pursuance of the Project, the City gained legislative approval in the form of Special Act 23-27 (approved June 28, 2023), which enables the Board of Regents of the Connecticut State Colleges & Universities (CSCU) to sell the Property to the City or, in the alternative, CSCU may elect to take advantage of its powers granted by the Legislature pursuant to Section 10a-8e of the Connecticut General Statutes, to dispose of surplus property at a fair market value. Either way, the City is working with CSCU to convey the property at the earliest possible date in order to adhere to project schedule.

The City and the Developer have negotiated the terms and conditions set forth in the proposed DLDA as regards the conveyance of the Property and the subsequent commencement and completion of the Project, which, if approved, promises to be a major step in both revitalizing the Long Wharf area and helping APT Foundation grow its services to meet community needs. In addition to required approvals from the Board of Regent and Board of Alders, the Developer has submitted for required approvals from the City Plan Commission including site plan and coastal site plan review.

### **PLANNING CONSIDERATIONS**

This grant proposal is in alignment with the goals of the City's 2019 Long Wharf Responsible Growth Plan in that it:

- Reduces the amount of surface parking spaces
- Integrates the currently vacant Gateway Community College parcel located at 0 Sargent Drive and 60 Sargent Drive
- Accommodates new development, including medical office space, which was envisioned in the Gateway District of the Long Wharf Responsible Growth Plan

This grant proposal is in alignment with the goals of the City's adopted comprehensive plan (Vision 2025) from the standpoint of:

- Development of sites in the Long Wharf area along Interstate 95

Therefore, authorization of this grant application aligns with the City's Comprehensive Plan goals.

### **ADVICE**

The commission notes that this project was not granted Special Permit or Site Plan approval and recommends that the Board of Alders not approve this item.

**ADOPTED:** July 22, 2025  
Ernest Pagan  
Chair

**ATTEST:** \_\_\_\_\_  
Laura E Brown  
Executive Director, City Plan Department