

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **RESOLUTION OF THE NEW HAVEN 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 in the amount of \$995,000 and to partner with River Front Development LLC to support the remediation of the properties located at 185, 212 and 213 Front Street for development of a mixed-use project.

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

REPORT: 1669-10

ADVICE: Approve

BACKGROUND

River Front Development, LLC, is the owner of approximately 1.5 acres of land located at 185, 212 and 213 Front Street to the south of its Oyster Cove, 15-unit condominium site (the “Property”). River Front is proposing to develop 72 rental units, a bed and breakfast, health club and space for a coffee shop and other waterfront amenities on the Property (the “Project”).

Environmental investigations conducted by Alta Environmental indicated that remediation of the Property will be needed prior to construction of the Project. Cleanup will include demolition and hazardous building materials abatement of the three existing blighted buildings on 185 Front Street, removal of heavily-petroleum-impacted soil and construction of a new seawall to prevent active erosion of contaminated soil from accessing the Quinnipiac River.

The City has the opportunity to obtain up to \$995,000 in funding from the Connecticut Department of Economic and Community Development’s Municipal Brownfields Grant Program to conduct the remediation tasks.

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 housing;
- 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: July 22, 2025
Ernest Pagan
Chair

ATTEST:

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Laura E. Brown

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Laura E Brown
Executive Director, City Plan Department