



Justin Elicker  
Mayor

**City of New Haven**  
**Office of the Economic Development Administrator**  
**165 Church Street**  
**New Haven, Connecticut 06510**



Michael Piscitelli, AICP  
Economic Development  
Administrator

July 29, 2025

The Honorable Tyisha Walker-Myers, President  
City of New Haven Board of Alders  
165 Church Street  
New Haven, CT 06510

**RE: PETITION FOR ZONING ORDINANCE MAP AMENDMENT TO CHANGE  
THE ZONING DESIGNATION OF THAT 8.6 ACRE SITE OF THE FORMER  
ENGLISH STATION POWER PLANT KNOWN AS 510 GRAND AVENUE  
(MBLU 179/0567/00801) AND 510 A GRAND AVENUE (MBLU 179/0567/00802)  
FROM A HEAVY INDUSTRIAL (IH) ZONE TO A PARK DISTRICT**

Dear Honorable President Walker-Myers:

Enclosed for consideration by the Board of Alders is a proposed zoning ordinance and supporting documentation which, if approved, will enable the City of New Haven (the “City”) to change the zoning designation of the 8.6-acre site located at 510 Grand Avenue & 510 A Grand Avenue, commonly known as the former English Station power plant site on Ball Island, from a Heavy Industrial (IH) Zone to a Park District.

By way of background, this site has remained vacant and contaminated since the deactivation of the English Station power plant in 1992. The property is highly visible at the gateway between the Fair Haven and Wooster Square neighborhoods. Due to its historical use as a power generation facility, the site requires extensive environmental remediation before it can be safely reused.

As part of the City’s broader Mill River revitalization strategy, the City is proposing to rezone the site to enable the creation of “Mill River Park,” a new public amenity that will include walking and biking trails, a nature-based landscape, expanded river access, and the first outdoor public pool in New Haven. This transformative project will address long-standing environmental justice issues while offering new recreational and economic opportunities for surrounding communities.

This rezoning is an important first step toward public ownership and redevelopment of the site, aligning with the City’s Vision 2025 planning goals and advancing equitable access to high-quality green space and climate-resilient coastal environment.

Accordingly, I respectfully request the Board's consideration and approval of the proposed zone change from Heavy Industrial (IH) to Park District for the parcels located at 510 Grand Avenue & 510 A Grand Avenue. Thank you for your timely consideration of this matter.

Please do not hesitate to contact me with any questions or concerns.

Sincerely,



Michael Piscitelli, AICP  
Economic Development Administrator

attachments

cc: Alex Guzhnay, Office of the Mayor  
Max Webster, Director, New Haven Parks Department  
Ernest Pagan, Chair, City Plan Commission  
file