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ZONING ORDINANCE MAP AMENDMENT OF THE NEW HAVEN BOARD OF ALDERS 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

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WHEREAS, there exist in the City of New Haven (the “City”) certain parcels of real property which are blighted, under-utilized, contaminated, or of strategic importance to the environmental, recreational, social, and economic wellbeing of the community; and

WHEREAS, the 8.6-acre site of the former English Station power plant, located at 510 Grand Avenue (MBLU 179/0567/00801) and 510 A Grand Avenue (MBLU 179/0567/00802) (collectively the “English Station Parcels”) on Ball Island in the Mill River, has been deactivated since 1992 and has remained vacant, heavily contaminated, and under-utilized for decades; and

WHEREAS, transforming this industrially zoned property and superfund site into a waterfront Park District is consistent with the City’s vision and planning goals to accelerate site cleanup and reuse, expand public waterfront access, and deliver inclusive economic and recreational assets to underserved neighborhoods; and

WHEREAS, the City’s Mill River Imagine Next initiative envisions the revitalization of under-utilized industrial areas and aims to promote public amenities, mixed-use development, and enhanced connectivity throughout the Mill River area; and

WHEREAS, in July 2025, Mayor Justin Elicker publicly announced the City’s intention to acquire the former the English Station Parcels to create the proposed “Mill River Park”, featuring New Haven’s first outdoor public pool, walking and biking trails, sports courts, native plant gardens, and expanded river access, and which the City aims to complete within five years, subject to environmental cleanup and funding; and

WHEREAS, the proposed change from Heavy Industrial (IH) to Park District zoning will facilitate land use compatible with public recreation, environmental restoration, and equitable community activation, aligning with the goals for environmental justice emphasized by community leaders and public officials; and

WHEREAS, while United Illuminating is legally obligated under a 2016 partial consent order to remediate heavy-industrial contamination (including PCBs, asbestos, and heavy metals), the City plans to require a higher, residential/public-use cleanup standard and to coordinate responsibility and funding to construct the Mill River Park.

NOW THEREFORE BE IT ORDAINED by the Board of Alders of the City of New Haven that:

- 1) The Zoning Map of the City of New Haven is hereby amended to change the English Station Parcels (510 Grand Avenue [MBLU 179/0567/00801] and 510 A Grand Avenue [MBLU 179/0567/00802]) comprising approximately 8.6 acres on Ball Island, in the Mill River Redevelopment Project Area from Heavy Industrial (IH) to Park District.
- 2) This zoning change is adopted consistent with the Comprehensive Plan and coastal management program by transforming under-utilized industrial parcels into public amenities and promoting equitable revitalization throughout the Mill River area.