

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 in the amount of \$999,000 and to partner with 275 S Orange Phase 1-B LLC to support the remediation of the property located at 275 S Orange Street for the development of a mixed-use project

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

REPORT: 1669-11

ADVICE: Approve

BACKGROUND

275 S Orange Phase 1-B, LLC has proposed to undertake the redevelopment of its property located at 275 South Orange Street for mixed-use residential, commercial, parking, and public space. Phase I, II, and III environmental assessments of the property at 275 South Orange Street have indicated the presence of contaminated urban fill material and demolition debris from the former Coliseum building. Because of the presence of contamination, the property requires environmental remediation prior to redevelopment.

The Connecticut Department of Economic and Community Development offers municipalities funding through its Municipal Brownfields Remediation Grant Program to address such purpose. The approval of the Board of Alders is needed to apply for and accept grant funds from this source and allow the City of New Haven to partner with 275 S Orange Phase 1-B, LLC to perform the necessary remediation to assist in the redevelopment of the property.

PLANNING CONSIDERATIONS

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

- Economic Development Recommendation of Priority Projects/Programs – Former Coliseum Site redevelopment
- Facilitating increased public transit use in the city through increased densities, reduced parking requirements, and integrated pedestrian and bicycle network, wherever appropriate. Foremost among the opportunities for transit-oriented development is Church Street South, the former New Haven Coliseum site.
- Remediating brownfields and where appropriate, proposing interim used for such sites.

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

ADVICE

Recommend approval.

ADOPTED: July 22, 2025
Ernest Pagan
Chair

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