

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **ORDER OF THE BOARD OF ALDERS**, Authorizing the City of New Haven to enter into an amended and restated City Cooperation Agreement with the Housing Authority of New Haven and Glendower Farnam Courts I, LLC and Glendower Courts II 4% and Glendower Group, Inc., with respect to the redevelopment of Farnam Courts. (Livable City Initiative).

ADVICE: Approval, with conditions

BACKGROUND

In 2013, the Board of Alders approved the Cooperation Agreement between the City of New Haven, Housing Authority of the City of New Haven, Glendower Farnam Courts I and Glendower Group Inc., with respect to the redevelopment of Farnam Court into a new 205-unit mixed use complex. Over the course of time, certain aspects of the Farnam Courts Redevelopment, including, without limitation, Phasing, Site Plan, Benchmarks, Schedule and Sources and Uses, have been modified. The amended and restated document essentially reconciles the agreement with the project as it is being constructed. Among the amendments are the street names for the roads and private roadways, DeLauro Drive, Winters Street, DeStefano Jr Drive, Sellers Street, Bell Street and Mill River Drive. The developer per the agreement shall consult with the NHPD and NHFD to confirm that none of said names are too similar to existing street names to avoid possible confusion.

PLANNING CONSIDERATIONS

The redevelopment of Farman Court is an important milestone for the development team and, more importantly, for the residents of the development. The project is transformative along Grand Avenue with the first phase of residential / mixed use construction along the street line (see pictures attached). As the Phase 1 units are brought into service, the Housing Authority and Glendower are also working with a private commercial broker to identify tenants for the retail space. The new retail will further integrate Farnam with the rest of the neighborhood and, in turn, break down the longstanding barriers between the public housing complex and the rest of the district. The Phase 2 units are now under construction with a units-in-service deadline of December 31, 2020. In terms of the amendments to the cooperation agreement, the Commission has not done a line by line comparison of the existing and amended documents. However, the Commission does note and support the City and HANH in their efforts to carry out the public infrastructure. As part of the amendment, the City Engineer will take on the responsibility for \$1.0 million in "off-site public improvements" including streetscape improvements along Grand Avenue and the intersection of Grand Avenue with Hamilton Street.

ADVICE

The Commission recommends approval of the amended and restated Cooperation Agreement with the following conditions:

1. Applicant to submit schedule and apply to the CPC for review of the off-site public improvements including, but not limited to, site plan review and soil erosion and sedimentation control.
2. Applicant to coordinate proposed street names as well with DPW to ensure consistency with City process and provide map of named streets to the CPC for Commission records.

ADOPTED: June 20, 2018
Edward Mattison
Chair

ATTEST: MPL.
Michael Piscitelli, AICP
Deputy Economic Development Administrator