

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** **ORDER OF THE BOARD OF ALDERS** Approving and providing for the execution of a proposed land disposition agreement between the City of New Haven and Patriot Marine CT, LLC for the conveyance of a portion of 90 River Street, consisting of a portion of reuse parcel "D" in the River Street Development Project Area. (Economic Development Administrator)

**REPORT:** 1535-07

**ADVICE:** Approval with condition re: public access walkway

### BACKGROUND

Patriot Marine CT, LLC is proposing to acquire the former Suraci Metals property at 90 River Street and the adjacent City-owned 50-foot wide strip of land along the Quinnipiac River, for lease to Patriot Marine, LLC a marine dredging and construction company headquartered in Boston. Patriot Marine will move its operations with as many as 50 jobs to the property, which is located in the River Street Municipal Development Plan (MDP) area.

The City retained the 50-foot wide strip along the River when it sold the property to Suraci in 2005 in order to accommodate public access via a pedestrian walkway as described in the MDP Plan. Patriot Marine, which requires waterfront access for its operations, is proposing to acquire the City's parcel for \$80,000, grant the City an easement for the walkway and construct a bulkhead along the water at a cost of over a million dollars, as well as renovate all buildings on the site.

### PLANNING CONSIDERATIONS

The River Street MDP, established in 2002, created nine redevelopment parcels among the 25 acres of vacant or underutilized property within the 53-acre MDP area. The MDP seeks to attract quality jobs, such as the ones that will be located at Patriot Marine's facility, to the area. The business will employ crane operators, deckhands, mechanics, welders, tug captains, project managers, dredge operators, office managers, and accountants and those involved with maintaining and repairing equipment. The MDP proposed a 50' wide waterfront strip of land be retained by the City to provide Coastal Access, as many of the businesses were expected to be non-water-dependent. Patriot Marine is a water-dependent business – they are marine contractors and dredgers and they will require access to the bulkhead for their boats and barges.

The New Haven Development Commission has determined that the buyer's proposal for the purchase of the property is consistent with the purposes of the River Street MDP and has approved the sale of the property by the City of New Haven to the buyer for development in accordance with the proposal and the River Street MDP.

Although Patriot Marine requires waterfront access for their operations, most of the time all equipment will be fenced in behind the building on-site and out of the easement area. They have agreed that during times of loading or unloading of barges, the walkway will be shut down using gates on either end of the property. This arrangement allows the proposed use to fill both the needs of the water-dependent use and public access goals of the Coastal Management Act. Patriot Marine will be responsible for the repair and or reconstruction of the bulkhead and of the walkway improvements. These terms can be detailed in a public access easement from the new owners to the City, and will survive any future change of use of the property. The plans for the walkway access should be included in the Coastal Site Plan for the project.

### ADVICE

The Commission finds the Order in the best interest of the City and recommends approval of a Land Disposition Agreement for 90 River Street, between the City and Patriot Marine CT, LLC with the condition that a public access easement reserved in the deed describing the location, terms of use and improvements to a public access walkway will be set forth in an easement to be reviewed and approved by Corporation Counsel.

**ADOPTED:** September 19, 2017  
Edward Mattison  
Chair

**ATTEST:**   
Karyn M. Gilvarg, AIA  
Executive Director