

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:**           **RESOLUTION OF THE BOARD OF ALDERS** Authorizing the City to apply for and accept a grant from the Connecticut Department of Economic and Community Development not to exceed \$100,000 to continue environmental investigation to support the redevelopment of the clock factory property at 133 Hamilton Street. (Deputy Economic Development Administrator)

**REPORT:** 1521-07

**ADVICE:** Approval

### BACKGROUND

The City signed an Assistance Agreement on December 1, 2015, with the Connecticut Department of Economic and Community Development (DECD) for a grant of up to \$200,000 to be used to conduct an environmental investigation of the Clock Factory property at 133 Hamilton Street to assist its owner, TSJ, Inc., to secure a developer to buy and improve the historic building complex, which is located approximately four blocks from Wooster Square.

The investigation detected radium on the property and recommended radium testing be conducted at an estimated cost of \$100,000. The DECD has offered to grant the City an additional \$100,000 to allow the City to conduct the radium testing. The information to be obtained from the testing is needed in order to determine costs to redevelop the property for residential or commercial use.

### PLANNING CONSIDERATIONS

The 2013 Mill River District Planning Study proposed that the clock factory property “represents the best opportunity for live-work loft conversion space in the [Mill River] District.” The same study viewed the redevelopment of the site as a potential transformative project for the District, but cited the building’s poor condition as an inhibitor to redevelopment, unless public resources are used. The results of the investigation earlier this year serve to provide further evidence of this conclusion, and further testing will help the City and potential redevelopers better understand the resources needed to redevelop this property as envisioned in the Mill River District Planning Study.

### ADVICE

The Commission finds the Resolution in the best interest of the City and recommends approval.

**ADOPTED:**   August 24, 2016  
                  Edward Mattison  
                  Chair

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