

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **ORDER OF THE BOARD OF ALDERS** Approving a lease of the Long Wharf Visitor Information Center by the City of New Haven to Snack Shack, LLC. (Deputy Economic Development Administrator)

REPORT: 1517-05

ADVICE: Approval with conditions

BACKGROUND

The Long Wharf Visitors Information Center has not functioned as such since 2004, and is currently completely unused. The City issued a Request for Proposal in March of 2015 and received one response. Owner of the local business, Brazi's, Valerio Capobianco, submitted a response for Snack Shack, LLC to renovate and lease the Long Wharf Visitors Information Center. As part of the lease agreement, Snack Shack, LLC will renovate and restore the current building with no funding from the City of New Haven. Once the Snack Shack is operational, it will function as both a visitor information center as well as a small café where pre-packaged and prepared foods will be available.

PLANNING CONSIDERATIONS

The Long Wharf area is an important part of the city, functioning as a public access point for Long Island Sound, and a travel junction for millions of travelers each year. This lease agreement with Snack Shack, LLC helps to fulfill recommendations put forth in *Vision 2025* related to increasing programming in the Long Wharf neighborhood and will result in several positive outcomes for the City of New Haven and its residents. The lease is for a portion of the parcel at 351 Long Wharf Drive, as defined in the accompanying survey. An active visitor center will allow for enhanced marketing opportunities for local businesses. Additionally, the City of New Haven will have a renovated building asset with no investment from taxpayers. Finally, the lease agreement specifies a revenue-sharing agreement that will result in a percentage of sales from Snack Shack, LLC being directed to the City of New Haven. The City and/or its designees (such as Visit New Haven) will be able to provide any materials it desires for the informational portion of the center.

The leased premises include the building and a small area surrounding it. The program manager for the Info Center at the Economic Development Corporation of New Haven states that the parking lot is not part of the leased parcel and snow removal from, maintenance of, and cleaning of it remain the responsibility of the City. The lessee will be responsible for all trash removal from the building and its leasing parcel, as well as restroom cleaning and maintenance.

The facility lies within PDD #53, Long Wharf Maritime Center.

ADVICE

The Commission finds the Order in the best interest of the City and recommends approval, with the following conditions:

- Design of the leased premises is subject to Site Plan Review, Coastal Site Plan Review, and Detailed Plan Review and approval by the City Plan Commission

ADOPTED: April 20, 2016
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director