

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: BOARD OF ALDERS REFERRAL: Memorandum from Hill to Downtown Stakeholder Committee: Concerning Zoning Map and Text Amendments and a Development and Land Disposition Agreement with RMS (Hill-to-Downtown Stakeholder Committee)

REPORT: 1518-13

ADVICE: No Further Advice (See prior reports 1512-05, 1512-06, and 1512-11)

BACKGROUND

The Economic Development Administrator on September 25, 2015 communicated an **“ORDER OF THE NEW HAVEN BOARD OF ALDERS approving the transfer of A.M.A./Connecticut Funding Corp.’s interest in an amended and restated land disposition agreement and in an amended and restated development agreement to RMS Downtown South-Hill North Development Company, LLC (“RMS”), (ii) a second amended and restated development agreement and land disposition agreement by and among the City of New Haven, the New Haven Redevelopment Agency, and RMS implementing the first phase of the Hill-to-Downtown Community Plan and the completion of the Downtown South-Hill North project together with all ancillary documents to be, made thereunder, including (ii) the sale of the Welch Annex School and the Prince School Annex to RMS.”** This Development and Land Disposition Agreement concerns certain parcels in the Hill neighborhood that were part of an older plan pursued in the 1980s under the Hill Renewal and Redevelopment Plan and known as the “Downtown South Hill North” project; much of the area was designated as the Hill North-Downtown South Planned Development District. This plan did not move forward, the original developer went out of business, the PDD was sunset and land was rezoned BA (General Business); while a partner from the development team retained development rights to certain parcels.

In 2013 the City and the Economic Development Corporation of New Haven partnered to create a new plan for the wider area roughly bounded by the medical district, the Downtown Crossing project (conversion of the Route 34 Highway to urban boulevards and developable parcels) Union Station Columbus and Howard Avenues) that would engage residents, businesses and institutions in a meaningful way. The resulting **Hill to Downtown Plan 2014** was approved by the City Plan Commission, the Board of Alders and incorporated into Vision 2025, the Comprehensive Plan in 2015. During deliberations an amendment to specify the composition of a Hill to Downtown Stakeholder Committee was offered and made part of the plans. The City Plan department communicated a **Zoning Map Amendment to rezone the area from BA to BD-3 and Zoning Text Amendments** to the BOA in the interest of implementing this plan, also on September 25, 2015.

PLANNING CONSIDERATIONS

The Commission notes that at the time of their September 2015 communication and referral to the Commission, it forwarded advice to the BOA on the DLDA (CPC Report No. 1512-11) and after public hearings on the Zoning Map (CPC Report No. 1512-05) and Zoning Text Amendments (CPC Report 1512-06). The Commission does not think it appropriate to comment on the Hill to Downtown Stakeholder advice to the Board of Alders which the Joint Community Development and Legislation Committee specifically solicited, and before which these matters are still pending. The Commission has reviewed the Memorandum and would certainly inform the BOA if it believed the Stakeholder Committee was recommending anything inappropriate. The Commission’s advice concerning the Map and Text Amendments, rendered after its public hearing, is already in the Board of Alders and the Joint Committees possession.

ADVICE

The Commission has no further advice at this time and reiterates its original advice as conveyed

ADOPTED: May 19, 2016
Adam Marchand
Acting Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director