

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **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. (Economic Development Administrator)

REPORT: 1512-11

ADVICE: Approval

BACKGROUND

AMA/Connecticut Funding Corp. (AMA) has held development rights to certain parcels and buildings generally east of College St. / Congress Ave. between South Frontage Road and Church Street South pursuant to an Amended and Restated Land Disposition Agreement approved by the New Haven Redevelopment Agency, the City Plan Commission, and the Board of Alders. Some of the parcels were originally acquired under the Hill Urban Renewal and Redevelopment Plan, others have been surplus by the New Haven Board of Education. One of the two former school buildings will be rehabilitated as housing. The parcels were part of a large multi-parcel plan originally proposed by Schnip Development called Downtown-South Hill North. This is a portion of the area that was the subject of the recently approved Hill to Downtown Community Plan. A number of the parcels have been redeveloped by Schnip or AMA, including the former Lee High School which is now 100 Church Street South, the Amistad Street Garage and Laboratory building, and Amistad Park. Schnip's development rights were passed on to AMA which in turn seeks to pass them on to a new entity and developer: RMS Downtown South Hill North Development Company, LLC (RMS).

More complete details including the proposed uses, timetable, purchase prices, and community benefits are described in the letter dated September 3, 2015 from Development Administrator Matthew Nemerson to the Board of Alders.

PREVIOUS CPC ACTIONS:

The Commission has seen previous LDAs and reviewed the buildings and sites that were constructed or rehabilitated pursuant to those earlier LDAs.

PLANNING CONSIDERATIONS

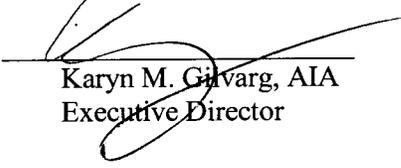
The Developer has met with the Management Teams in Hill South, and Hill North and has met with local neighborhood groups, and elected officials. The uses proposed are compatible with the proposed BD-3 zoning map and text change for the area which is also on the Commission's Agenda. The map and text change are compatible with recommendations of the recently approved Hill to Downtown Community Plan. As the land is currently City owned, the Agreement includes a number of benefits to the community including: assisting in the creation of a Community Development Corporation. (CDC), workforce requirements for both construction and permanent jobs, a job fair and working with New Haven Works and Commission on Equal Opportunity (12½) are included; as well as the Small Business Initiative (12¼) and construction business and vendor opportunities. The Developer has agreed to use sustainable materials and building practices, and support bicycle use. The DLDA will be reviewed at the Board of Alders at a sub-committee public hearing.

The Commission's advice to the Board is general concerning planning and land use, and not the specific terms of the agreement. The Commission will see the development in more detail at Site Plan reviews.

ADVICE

The Commission believes that the uses proposed for the sites are appropriate, in accordance with the recently approved Hill to Downtown Community Plan, as well as the Comprehensive Plan, Vision 2025; and will address Hill neighborhood and City residential, retail, community service needs by infilling development in this area. The redevelopment will help to fulfill city-wide employment goals and neighborhood development goals by implementing the community benefits outlined in the agreements. The Commission recommends approval of the second Amended and Restated Development Agreement and Land Disposition Agreement between RMS Downtown South Hill North, LLC and the New Haven Redevelopment Agency and the City.

ADOPTED: November 18, 2015
Edward Mattison
Chair

ATTEST: 
Karyn M. Givarg, AIA
Executive Director