

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** **RESOLUTION OF 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 \$200,000 to support environmental investigation to support the redevelopment of the clock factory property at 133 Hamilton Street. (Economic Development Director)

**REPORT:** 1508-02

**ADVICE:** Approval

### BACKGROUND

The State of Connecticut Department of Economic and Community Development (DECD) is making grants of up to \$200,000 available for environmental assessment of contaminated properties with strong redevelopment potential. The City was approached by the owner of the historic clock factory property, TSJ, Inc., at 133 Hamilton Street, for assistance in completing environmental characterization of the site to determine the possible need for and cost of environmental cleanup so that it can be successfully marketed for conversion from industrial to housing or commercial use.

### PLANNING CONSIDERATIONS

TSJ, Inc. is actively seeking developers to buy and improve the historic building complex located approximately four blocks from Wooster Square, just off I-91's Hamilton Street exit and within walking distance to downtown. Over the past decade the heavy industrial uses near the clock factory, represented by H.B. Ives, St. Gobain Plastics, and Simkins Industries, have closed, making residential and/or retail development of the property more economically viable. The City has the opportunity to facilitate this outcome, which would be in line with the 2013 Mill River District Plan, through application to DECD for a grant to complete environmental assessment of the Clock Factory.

### ADVICE

The Commission finds the grant application in the best interest of the city and recommends approval.

**ADOPTED:** September 17, 2015  
Edward Mattison  
Chair

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