

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS** authorizing the City to apply for and accept a grant from the Connecticut Department of Economic and Community Development in the amount of \$985,000 and to partner with Monarch Apartment Homes, LLC to support environmental remediation of the property located at 149-169 Derby Avenue.

Submitted by: Economic Development Administration

REPORT: 1622-04

BACKGROUND

Honeycomb Real Estate, LLC and Vesta Corporation have established Monarch Apartment Homes, LLC to remediate and redevelop the 1.77-acre former New England Linen site to accommodate 67 units of affordable one, two and three bedroom residential units. The site is on a main bus line and with proximity to Route 34 and Frontage Road. Barnard School is located across the street from the site and Edgewood Park is less than a block away. The project received CPC approval on November 16, 2022 (CPC Reports 1621-02 and 1621-04).

Environmental investigations conducted by Geoquest indicated that remediation of the site will be needed prior to construction of the Project. Remediation will include demolition of the two buildings currently situated on the site, building materials abatement, removal of soil impacted with PCE due to the historic laundry operation on the site, and removal of additional soil with exceedances of acceptable contaminant levels found in historic fill material placed there. The site will be backfilled with clean fill material and paved to cap contaminant levels acceptable under the Connecticut Remediation Standard Regulations.

The City has the opportunity to obtain up to \$985,000 in funding from the Connecticut Department of Economic and Community Development's Municipal Brownfields Grant Program to conduct said remediation project.

PLANNING CONSIDERATIONS

This grant proposal is aligned with the City comprehensive plan from the standpoint of:

- Creating compatible land use development with the character of the surrounding area;
- Creating jobs;
- Clean and protect environmentally sensitive areas;
- Reduce brownfields within the City;
- Encourage environmental justice; and
- Increase economic activity; while
- Increase the tax base.

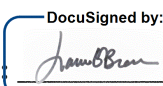
The proposal further aligns with the State of Connecticut's Department of Economic and Community Development's goals of:

- Helping to eliminate brownfield properties by promoting smart growth principles;
- Strengthening public/private partnerships;
- Supporting existing businesses and attracting new businesses and jobs; and
- Promoting Connecticut industries and businesses here within the State.

ADVICE

Authorization of this grant application aligns with the City's Comprehensive Plan and the State of Connecticut's goals.

ADOPTED: November 30, 2022
Leslie Radcliffe
Chair

ATTEST:  December 2, 2022 | 10:28 A
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Laura E Brown
Executive Director, City Plan Department