

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 \$4,000,000 and to partner with Conncorp, LLC to support environmental remediation of the 11 parcels comprising Dixwell Plaza.

Submitted by: Economic Development Administration

REPORT: **1630-17**

BACKGROUND

Conncorp, LLC (the “Developer”) is planning to remediate and redevelop the 7.6-Dixwell Plaza site which consists of 11 parcels, primarily located on Dixwell Avenue between Webster and Charles Streets (the “Site”). The Site will be developed in two phases, with Phase I will including 174 housing units (20% of which will be affordable) a daycare center, grocery store, food hall, child and family guidance center, job training facilities and a business incubation laboratory (the “Project”).

Past environmental assessments of the Site have concluded that hazardous materials identified in soil, primarily due to the presence of widespread polluted fill material on the Site, should be removed prior to commencement of construction (the “Remediation”). The environmental consultant for the Project, Verdantas, LLC, is recommending that impacted soil be excavated at three localized areas, including adjacent to a former dry-cleaning operation, as well as from a broader area containing fill materials contaminated primarily with PAHs and ETPH and lead. Building demolition and abatement will precede soil cleanup. The material will be disposed of off-site unless there is room to retain some of it on-site. The remediated Site will be capped with buildings, pavement and landscaping.

The City on December 12, 2022, received approval from the Connecticut Department of Economic and Community Development (the “State”) of its \$2,000,000 Round 16 Brownfield Municipal Cleanup Grant (the “Cleanup Grant”) Application on behalf of the Project to begin demolition and subsurface remediation at the Site. Although this initial funding is an important step in realizing the Project, subsequent demolition and abatement work will be needed to complete and move beyond Phase I of the Project.

The City has the opportunity to obtain up to \$4,000,000 in funding from of Round 17 of the State’s Cleanup Grant to conduct the Remediation.

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:

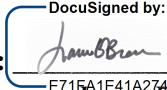
- Helping to eliminate brownfield properties by promoting smart growth principles;
- Strengthening public/private partnerships;
- Supporting existing businesses and attracting new businesses and jobs; and

- 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: April 19, 2023
Leslie Radcliffe
Chair

ATTEST:  April 24, 2023 | 9:31 AM EDT
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Laura E Brown
Executive Director, City Plan Department