

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **ORDER OF THE BOARD OF ALDERS** approving the Development and Land Disposition Agreement between the City of New Haven and ConnCorp, LLC for the conveyance of Real Property known as portions of Dixwell Plaza, New Haven, CT. (Submitted by: Arlevia Samuel, Livable City Initiative)

REPORT: **1576-01**

ADVICE: **Approve**

BACKGROUND

The City of New Haven is seeking approval of a Development and Land Disposition Agreement between the City of New Haven and ConnCorp, LLC, to convey portions of Dixwell Plaza.

The Dixwell Plaza has been deteriorating for many years, with high vacancy rates and substandard property maintenance. The Developer, CONNCORP, LLC, has assembled financing to acquire all of the condominium units, which comprise Dixwell Plaza, including the City's interest in the Stetson Library and the New Haven Police Substation. The Developer proposes to fully redevelop the site as a mixed-use, mixed-income community.

The DLDA sets forth the terms and conditions for the sale of the City's interests and the release of other rights in public ways and common areas. Notable provisions include construction within five years of a minimum of 150 housing units, out of which no less than 20% shall be affordable, 15 units at 60% AMI, and 15 units at 80% AMI. The purchase price shall be \$750,000, with \$50,000 reserved for the Q House development fund. And the Construction and Small Contractor opportunities shall be made available with a resident construction workforce goal of 25%.

Lease back provisions will allow the Stetson Library to remain on site until April 2021 and for a full return of the NHPD substation when the new building is ready to open. Stetson will move across the street to the new Q-House.

As a more general point, the ConnCORP team consists of leaders in our community with a demonstrated commitment to inclusive growth and community development, highlighted by ConnCAT's nationally-recognized programs at Science Park. The vision for Dixwell Plaza is in keeping with our overall efforts to revitalize Dixwell Plaza in a manner that builds a stronger community.

PLANNING CONSIDERATIONS

The DLDA that will allow the redevelopment of Dixwell plaza as a mixed-use project adding new housing units, some of which affordable, and new commercial space, comply with the City's Comprehensive Plan that calls to:

New Haven Vision, 2025, Sec. IV-12:

“Support the provision of affordable, workforce (middle income) housing within the City. To that end, explore the feasibility of incentivizing developers who provide workforce housing through reduced parking, where appropriate, and other incentives.”

New Haven Vision, 2025, Sec. xx-iii:

“Build mixed-use developments along all of the city’s commercial corridors, as indicated within the future land use map, through necessary zoning amendments.”

ADVICE

The Commission finds the Order in the best interest of the City and recommends approval.

ADOPTED: November 4, 2020
Ed Mattison
Chair

ATTEST: Aicha Woods
Aicha Woods
Executive Director, City Plan Department