

# New Haven Development Commission

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July 12, 2023

**CITY OF NEW HAVEN**  
JUSTIN ELICKER, MAYOR  
BOARD OF ALDERS

**TOGETHER**  
**NEW HAVEN**

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# Agenda

1. Welcome
2. Approval of Minutes
3. DECD Challenge Grant & Development Approach
4. Economic Development Updates
5. Questions/Discussions

# An American Rescue Plan for our Community



**Youth  
Engagement  
& Early  
Childhood**



**I'm Home  
Initiative**



**Wealth  
Creation  
&  
Economy**



**Vocational  
&  
Technical  
Initiative**



**Climate  
Emergency**

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# State & George DECD Challenge Grant Update

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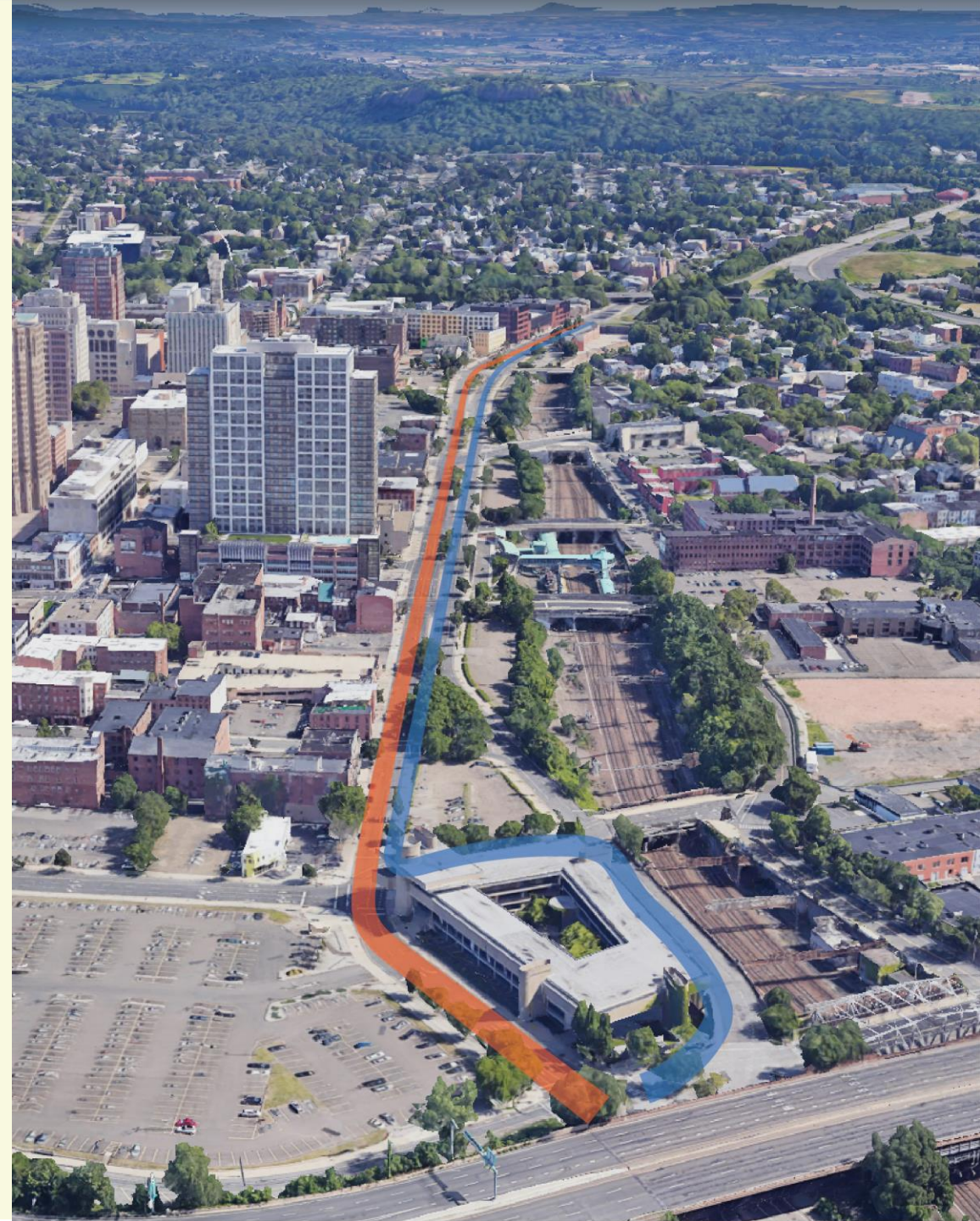
# DECD Challenge Update

## Summary:

- \$5.3M State Grant + \$1.4M Local Match supports roadway design and construction.
- Infill development opportunities along State Street (4+acres) and George Street (1 acre).
- Projects are latched together with performance targets for roadway and construction of new residential units and commercial space which together demonstrate the value of recovery plan investments.

## Key Policy & Regulatory Drivers

- Statewide Transit Oriented Development Strategy
- City Inclusionary Zoning and Affordable Housing Goals
- Downtown Municipal Development Plan







Social Security Office

Young Mens Institute

# Development Opportunities

Blessed Michael  
McGivney Pilgrimage...

# Understanding Development Goals

In 2018, 50 people attended the community meeting (23 comment cards) and here is what they said,

- **People like...**
  - Architectural character of the neighborhood
  - Wealth of open space
  - Restaurants and cafes
  - Walkability
- **People would like to see...**
  - Improved pedestrian and streetscape conditions
  - Safer connections to Downtown
  - Greater diversity of businesses
  - More affordable housing options

In 2023, the Board of Alders priorities are,

- Jobs for New Haven
- Public Safety for All
- Quality Affordable Housing
- Health Equity and Vibrant Communities
- Environmental Justice

..and Potential Strategies include,

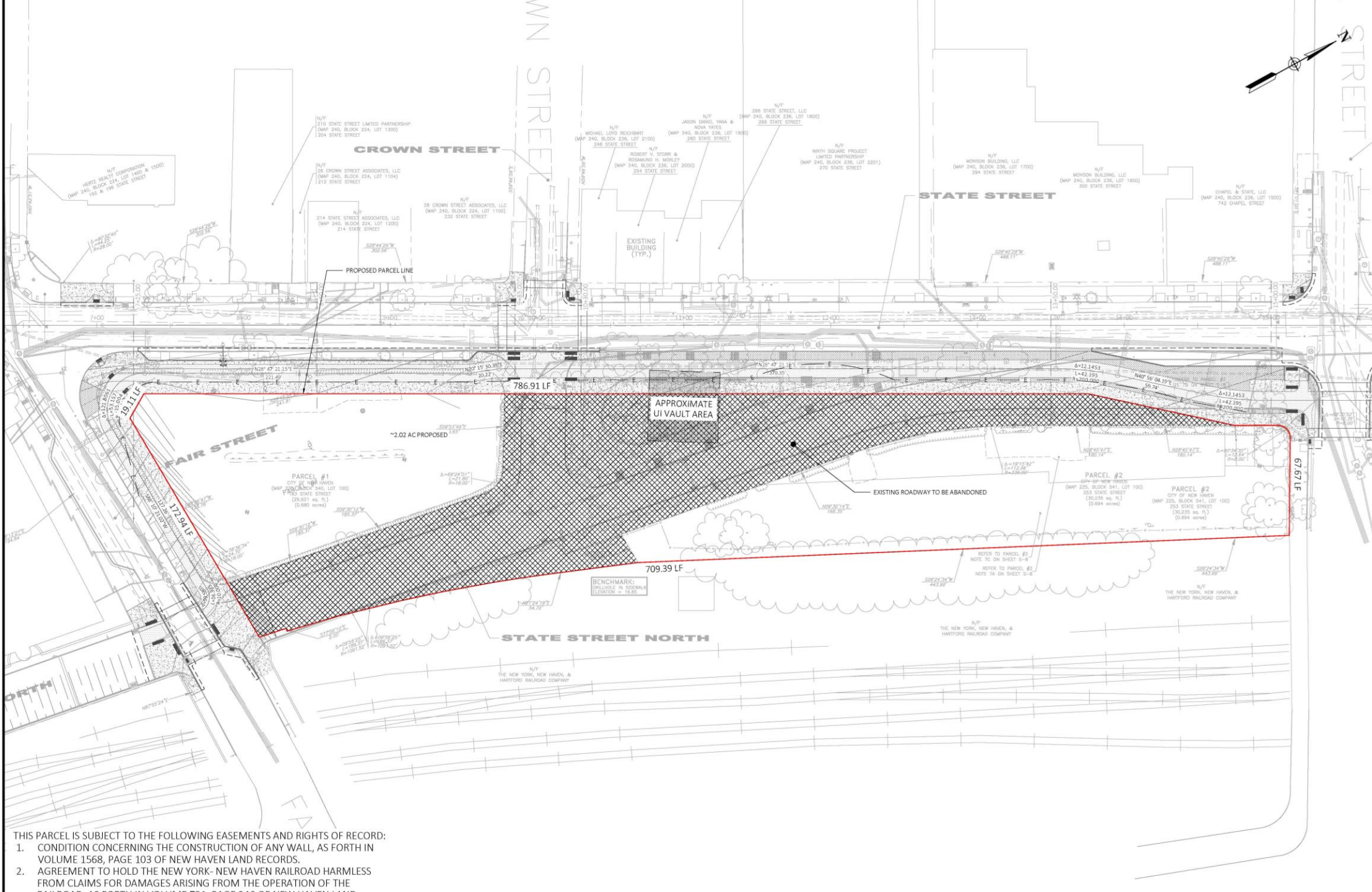
- Family Playground / Active Recreation
- Climate-Responsive Design / Mass Timber
- Construction Jobs
- Deeply Affordable / Supportive Component
- Other...





***The 2018 massing concept from Wooster Sq. Planning Study will be aligned with roadway plan and updated conceptual designs.***





THIS PARCEL IS SUBJECT TO THE FOLLOWING EASEMENTS AND RIGHTS OF RECORD:  
 1. CONDITION CONCERNING THE CONSTRUCTION OF ANY WALL, AS FORTH IN VOLUME 1568, PAGE 103 OF NEW HAVEN LAND RECORDS.  
 2. AGREEMENT TO HOLD THE NEW YORK- NEW HAVEN RAILROAD HARMLESS FROM CLAIMS FOR DAMAGES ARISING FROM THE OPERATION OF THE



No.	Revision/Issue	Date



CITY OF NEW HAVEN  
 DEPARTMENT OF ENGINEERING



THE HONORABLE JUSTIN M. ELICKER, MAYOR  
 GIOVANNI ZINN, P.E., CITY ENGINEER

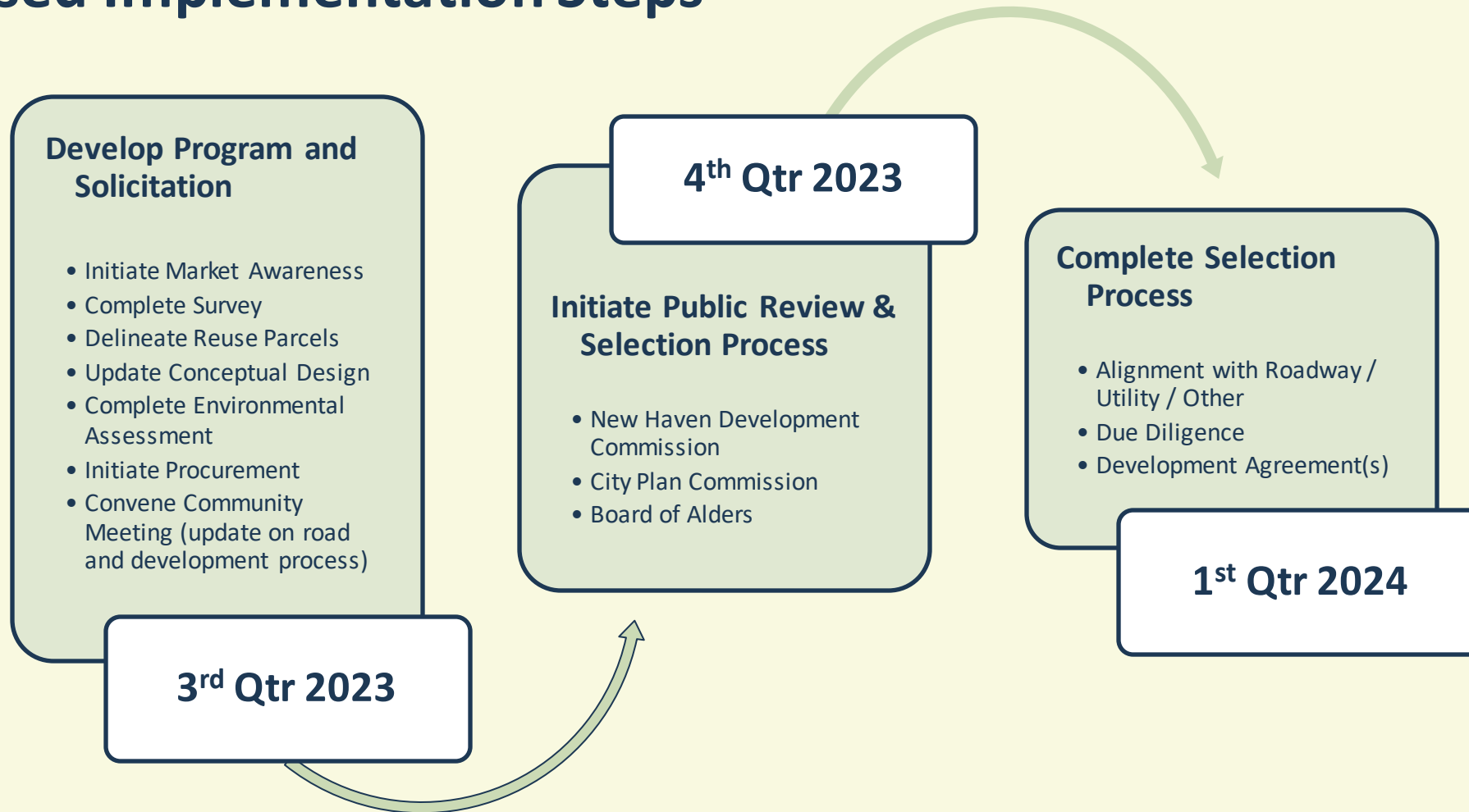
Project Name and Address  
**STATE STREET RECONSTRUCTION**

Drawn By: A. WEBER  
 Designed By: A. WEBER  
 Date: 3/31/2022  
 Project Number: 17-153-01

Professional Seal

Sheet Title: PARCEL PLAN  
 Sheet Number

# Initial Development Process and Proposed Implementation Steps





# Economic Development Updates

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Economic Development  
Administration

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# NHE3 Launched!

*The New Haven Entrepreneurial Ecosystem is now live for technical assistance and grant-making.*

## NHE3's Entrepreneurial Support Organizations (ESOs) provide

- Connections to capital
- Technical assistance
- Capacity-building resources

## Entrepreneurs benefit from business advisory and support services

- Webinars & Workshops
- Education & Training
- Mentoring & Coaching
- Entrepreneurial Wellness & Access to Business Financing

## Questions or Comments:

Cathy Graves [[crgraves@newhavenct.gov](mailto:crgraves@newhavenct.gov)]

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**TCFMIC**  
The Community Foundation Mission Investments Company





# Economic Development Updates



**NEOC**

Neighborhood Equity &  
Opportunity Challenge

GRANT PROGRAM

The City's **NEOC** grant has been released to fund economic development activities. Accepting applications until July 25th.

Visit [Bonfire](#)

Eligible projects:

- Public Space/Realm Improvements
  - Small Business Costs
  - Special Events
- Real Estate Development

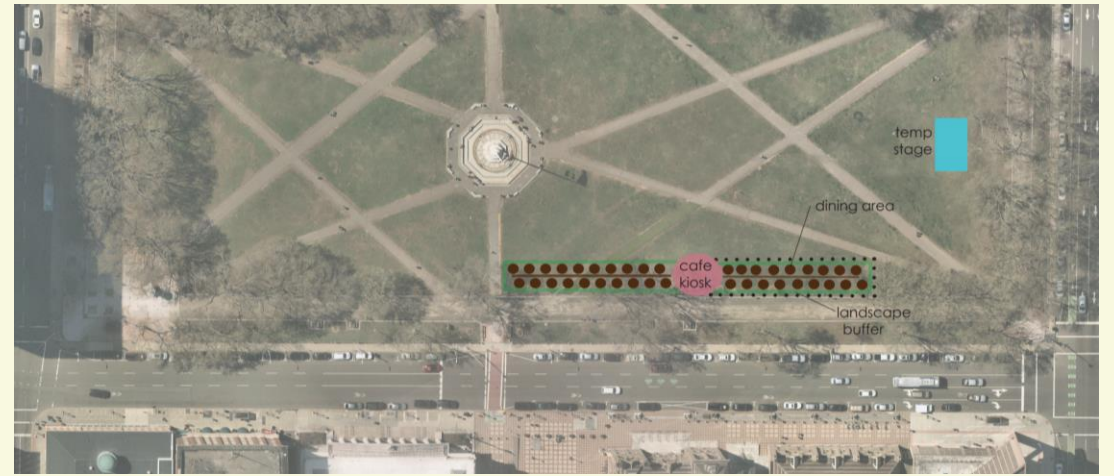
# CIF Round 3

*Downtown / Temple Street*

**New Haven Green:** With **\$2.2M** for Project 1, activation of the New Haven Green to include bathrooms and a Café kiosk to restore public dignity and to purchase affordable sundries close to transportation hubs

**Roadway & Two-Way Conversion:** With **\$5M** for Project 2, installation of streetscape and roadway improvements, like repurposing Temple Street into an “Woonerf,” converting the one-way into a two-way, raising the intersection, and installing other streetscape improvements to the corridor, all of which reduce travel speeds, calm traffic, and increase the visibility of bicyclists and pedestrian visibility.

**Family Playground:** With **\$1.5M** for Project 3, revitalization of an underutilized, deteriorating plaza into a family park to spur recreation, memory creation, and access to green, open space.





# CIF Round 3

## Long Wharf / Gateway District

**Demolition & Site Predevelopment:** With **\$3M** for Site Prep & Readiness, demolish the old Gateway Community College Building (in red). Remediate the site and build infrastructure that maintains dry egress.

Investment: \$3.0 M

Benefits:

- New construction - educational use
- Create direct jobs and employment pathways through vocational/community college education.
- Increase coastal inland resiliency
- Advance recommendations of POCD and Long Wharf Responsible Growth Plan





# CIF Round 3

*Whalley Avenue / St. Luke's*

**Roadway & Infrastructure:** With **\$1.5M** for **Project 1**, restripe Whalley Ave. from Howe to Ella Grasso, while installing critical intersection and roadway improvements to calm traffic and increase pedestrian and cyclist visibility.

**Streetscape Improvements:** With **\$750k** for **Project 2**, install and upgrade sidewalks, curbs, street furniture, lighting, green infrastructure, small businesses' exterior facades, and other permanent improvements to entryway corridors in commercial districts.

**St. Luke Project:** With **\$6M** for **Project 3**, transform deteriorating buildings and underutilized lots into a public amenity for the provision of an 89% affordable 55-unit housing complex (30-80% AMI) with retail on the ground level.





# City of New Haven Brownfield Program

***AWARDED JUNE 22, 2023!***

- **112 Chapel St:** \$804,485 grant to remediate the 0.6-acre property to serve as a parking and loading area for a new 10,000 square foot warehouse for Art to Frames, a manufacturing company that produces framing and a variety of home improvement decorative products.
- **156 Dixwell Ave:** \$4,000,000 grant to complete demolition, abatement, and remediation of the 7.6-acre site to enable the redevelopment of ConnCAT Place headquarters, Hill Health Center clinic, a daycare facility, 184 rental housing units (20% affordable), an office building, townhomes, and a 19,855 square foot performing arts center.
- **135 Fulton Terr:** \$207,900 grant for cleanup activities on the 0.55-acre property to enable a new 28,000 square foot, pre-engineered warehouse building.
- **34 Level St:** \$999,999 loan for abatement and remediation of the 5.97-acre former nursing home facility to be redeveloped into a 50-unit, elderly supportive housing development.

# National Recognition for our Small Business Community!



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# Thank You / Discussion

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