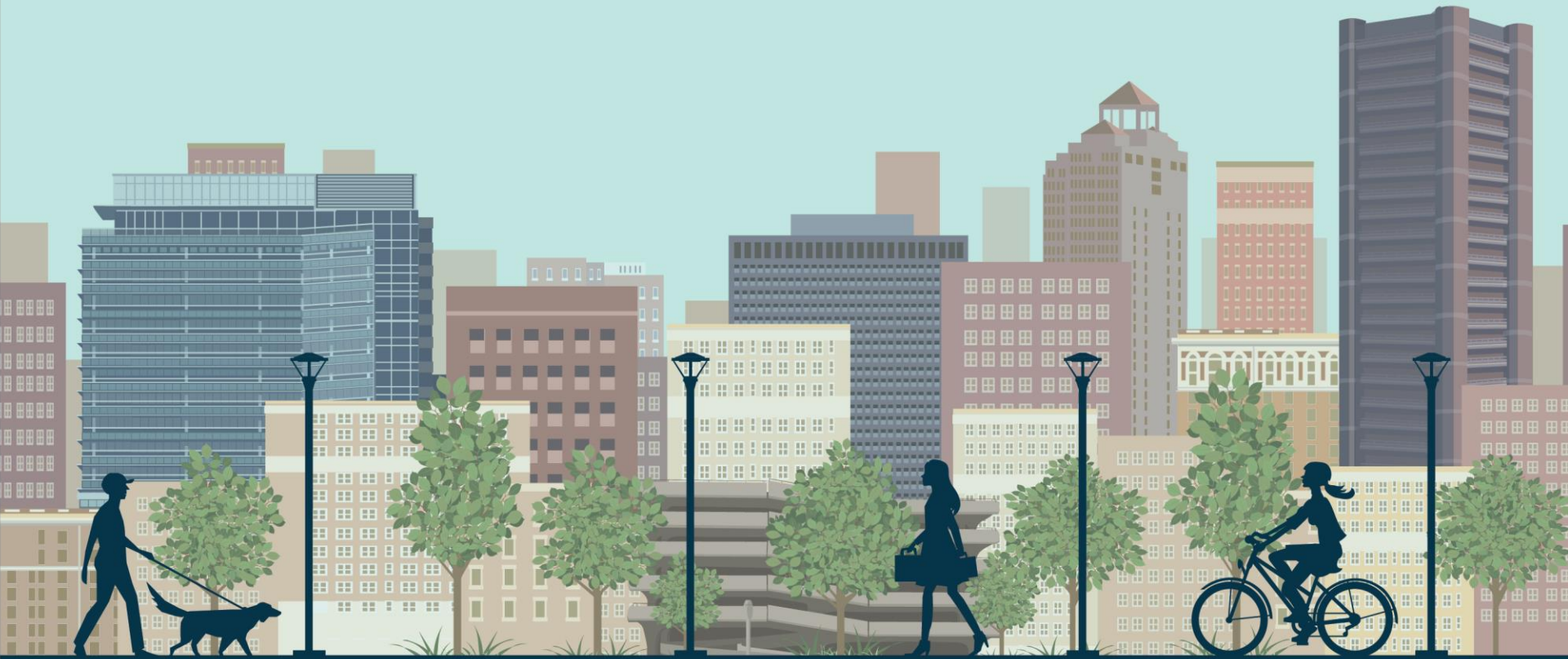


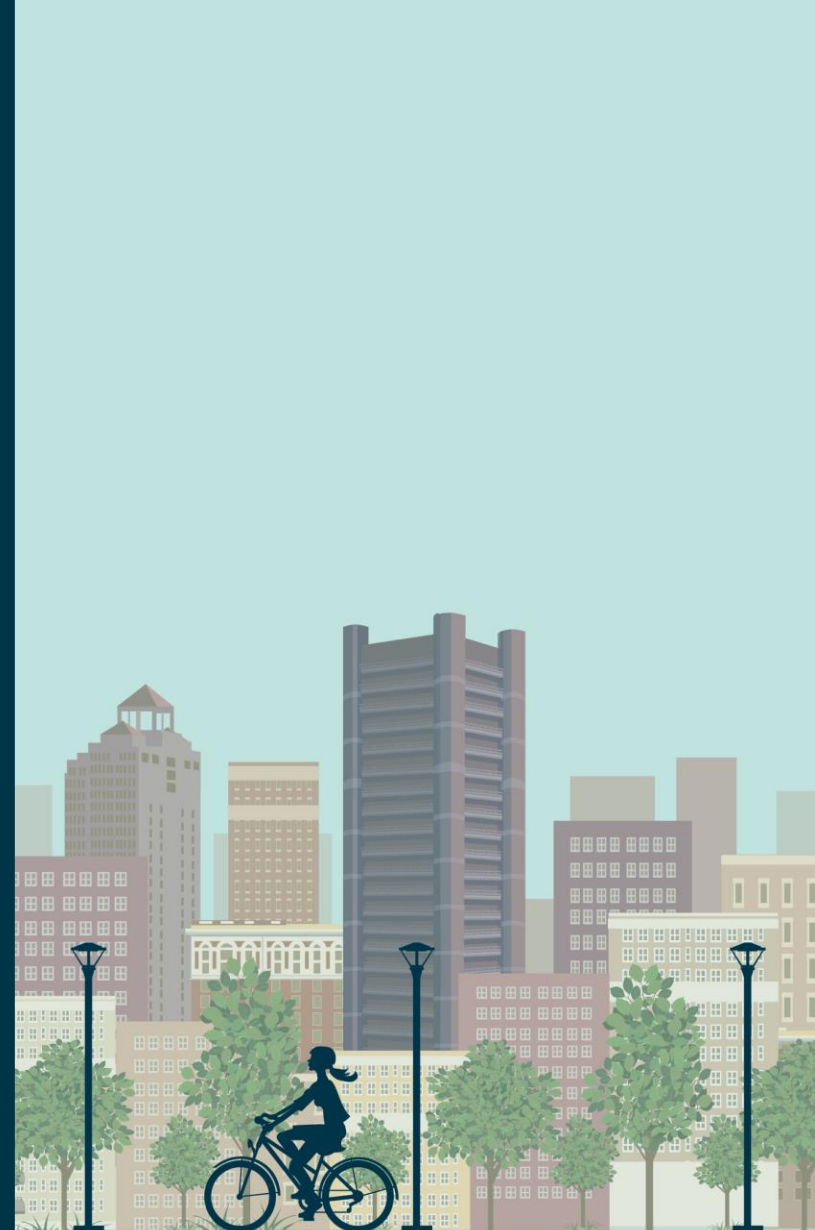
101 College Street : Proposed Development Agreement

May 19, 2020



Agenda

- Project Context
- Proposed 101 College Street Development
- Coordination with Downtown Crossing
- Discussion on project scope and benefits
- Next Steps / Schedule





Downtown Crossing
New Haven

**Project
Context**

Our History:
Oak Street and Route 34 Urban Renewal



Our Future:
Hill to Downtown Community Plan



Pre-Covid Community Setting

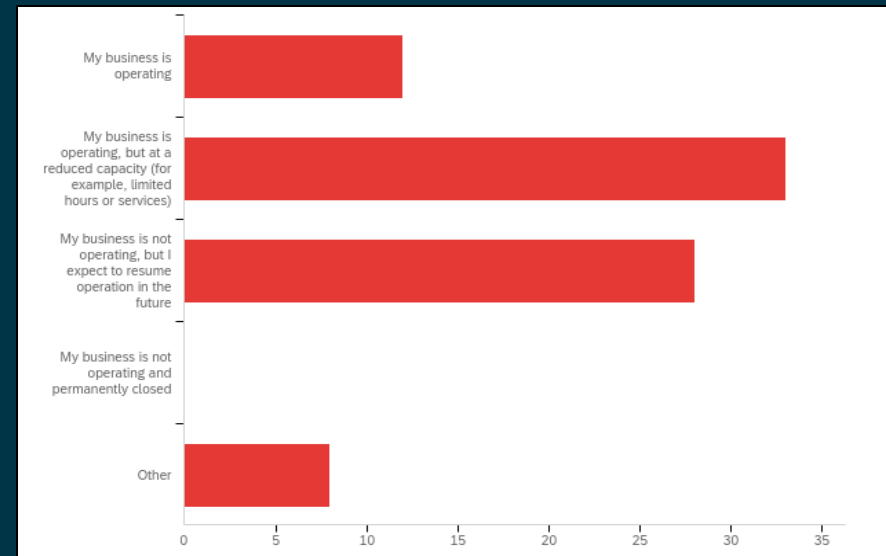
- One of the most innovative cities in New England
- More than 100,000 sq. ft. of lab and tech space leased over the last year
- Strong housing demand & development
 - Over 1,000 new market-rate units
 - 2,500 new units in development
- New Haven's universities boost the local and regional economy, providing a platform on which the city can compete in the global arena



Post-COVID Community Setting

- ~500k unemployment claims statewide
- Over 38K positive cases in Connecticut and ~3,450 fatalities (ct.gov 5/19)
- Measured ReOpen activities begin on May 20 for outdoor dining, offices and retail.

**TOGETHER
NEW HAVEN**



Response and Recovery

- Safety programs to support a measured reopening of the economy on May 20. Training for small business on Friday.
- Testing centers & food distribution sites citywide.
- Core city functions all operating (including code enforcement).
- Support for small business with grant programs and training through the reopen process.

TOGETHER NEW HAVEN



MASK

RENEE BROWN
TRAC HOUSE SALON

ANY ONE, ANY AGE
CAN GET THE VIRUS.
MASK UP!

**TOGETHER
NEW HAVEN**

Project Context: Downtown Crossing Phases 1 - 3

Phase 1: College Street. Completed in 2016.

Phase 2: Orange Street reconnected to South Orange Street. Construction underway.

Phase 3: Temple Street extended to Congress Avenue. Construction to begin in late 2020.



Project Context:
Downtown Crossing Phases 1 - 3



Now:

...creating welcoming streets designed for shared use by pedestrians, bicyclists, and slower speed motor vehicles...

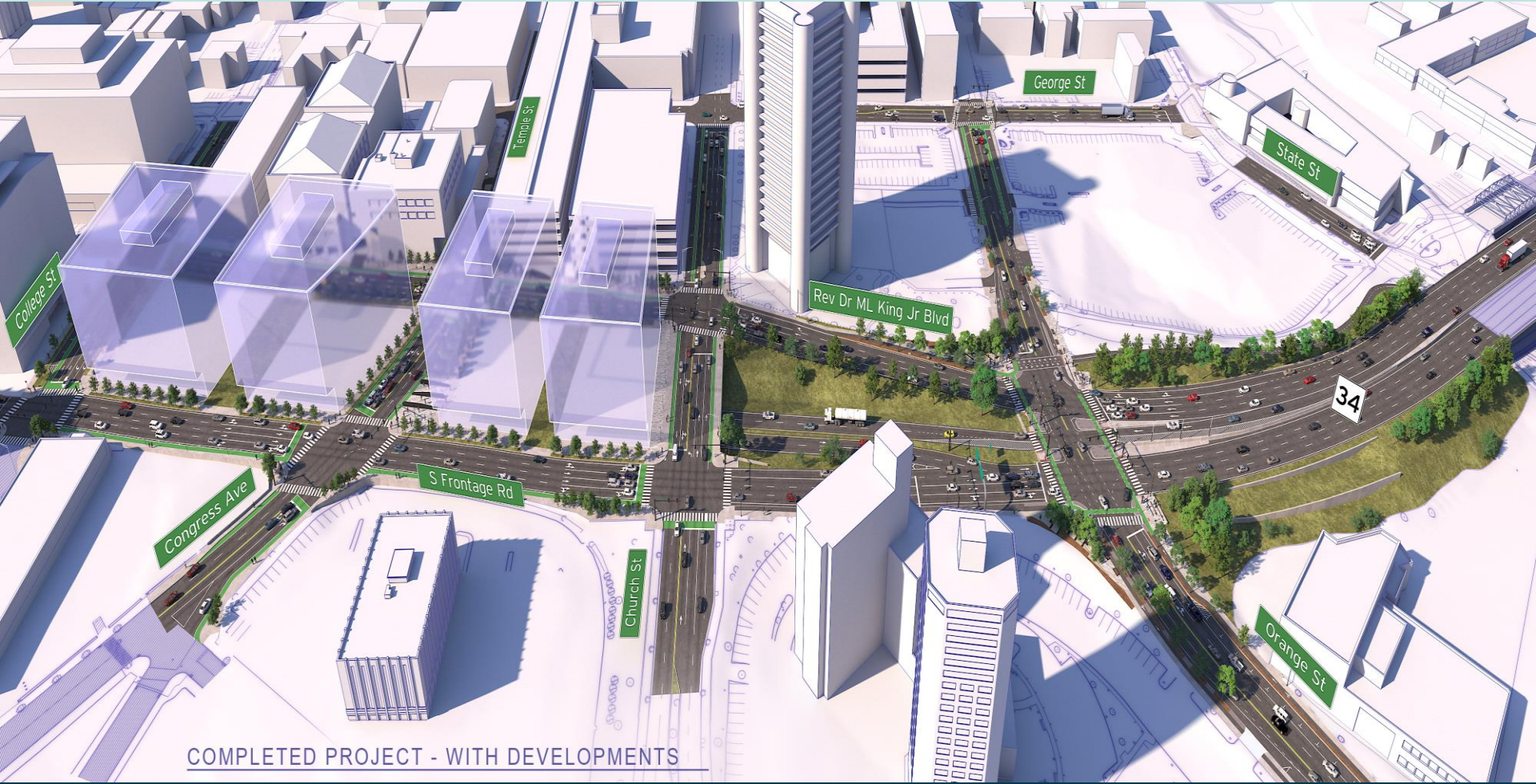
Downtown Crossing
New Haven



Downtown Crossing
New Haven

**101
College
Street**

Downtown Crossing Benefits: Economic Development Concept



COMPLETED PROJECT - WITH DEVELOPMENTS

**Downtown Crossing Benefits:
101 College Street**



**Carter Winstanley
Winstanley Enterprises**

Downtown Crossing Benefits: 101 College Street



**Carter Winstanley
Winstanley Enterprises**



Downtown | Crossing
New Haven

**Coordination
with
Downtown
Crossing**

Coordination with Downtown Crossing Construction

City and Developer teams revised plans to accommodate construction overlaps between 2020–2023.

Throughout construction, there will always be routes into and out of the City, as well as around the construction area.

The project team will:

- Promote alternate routes to reduce traffic funneling into the construction area.
- Avoid lane closures during peak morning and afternoon commutes to the extent possible.
- Provide the public with advanced notice of traffic shifts, lane closures, and detours.
- Clearly mark detour routes and lanes shifts with on-street signage.





Downtown | Crossing
New Haven

**Discussion
on Scope and
Benefits**

Scope and Benefits

Scope of Work

- ❑ Building and Architectural Design
- ❑ Shared Parking Strategy
- ❑ Building Connections
- ❑ (public) Plaza & Streetscape
- ❑ (public) Access Tunnels and Driveways

Benefits and Long Term Impact

- ❑ Construction Jobs (12 ½)
- ❑ Permanent Jobs Pipeline
- ❑ Small Contractor Program (12 ¼)
- ❑ Environmental Sustainability
- ❑ Economic Impact (direct- and indirect)



PARTNERSHIPS

❑ **Workforce Ladder / Academic Pathway**

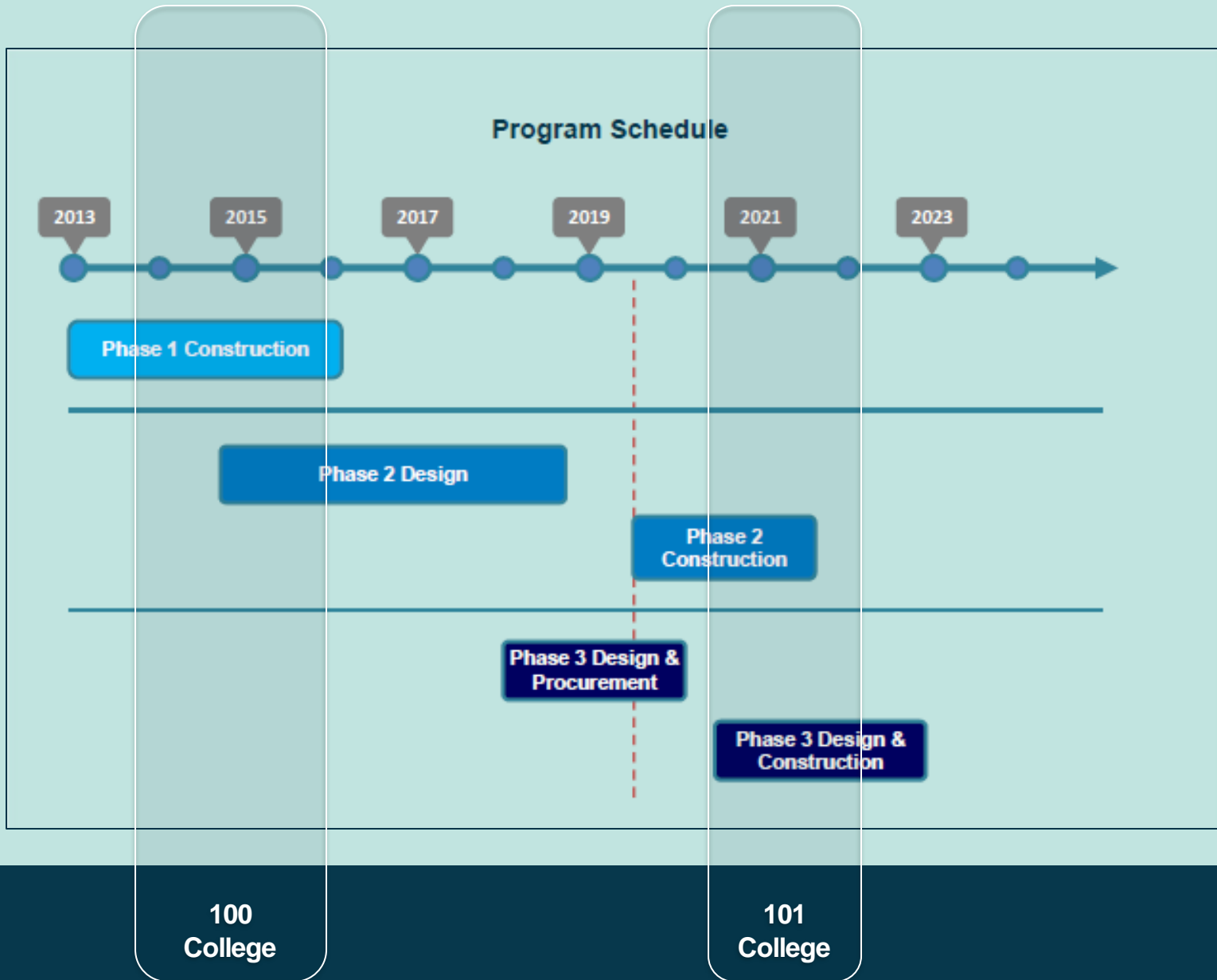
- ❑ New Haven Public Schools
- ❑ Gateway Community College
- ❑ SCSU
- ❑ Yale

❑ **Permanent Jobs and Business to Business Connections**

- ❑ Small Contractors
- ❑ Small Business / sourceNHV
- ❑ New Haven Works



101 College Street Project Schedule Overlay



Upcoming Public Meeting Schedule

- City Plan Commission, Wed, May 20 re: BD-3 text amendment/ BOA referral of DLDA
- Community Development Committee, BOA, Wed, May 27 re: DLDA
- Legislation Committee, BOA, Thurs, May 28 re: BD-3 text amendment

Zoning for Sustainability and Design Excellence

Zoning

- Enable larger bioscience buildings (*i.e.* FAR up to 8 where 6 is currently permitted)
 - Bioscience buildings require larger floor plates (greater FAR)
 - Larger buildings can cause greater environmental impacts (e.g. emissions, energy use)
- Provide two main pathways for achieving an FAR bonus while mitigating environmental impacts:
 - Incentivizes Green Building standards
 - Incentivizes well-designed public space

Design Guidelines

- Preserve open public spaces
- Create welcoming public space amenities
- Transform the Route 34 Corridor
- Review proposed spaces for seating, lighting, trees, bicycle parking and more

TOGETHER

NEW HAVEN