

Coliseum New Haven, CT **Development Project**

Community Workshop: September 10, 2020

PROJECT TEAM

DEVELOPMENT PARTNERS



ARCHITECT

BEINFELD ARCHITECTURE PC

CIVIL



LANDSCAPE



EXISTING CONDITIONS



SITE WITH CITY'S PHASE 2 IMPROVEMENTS



VISION & TIMELINE

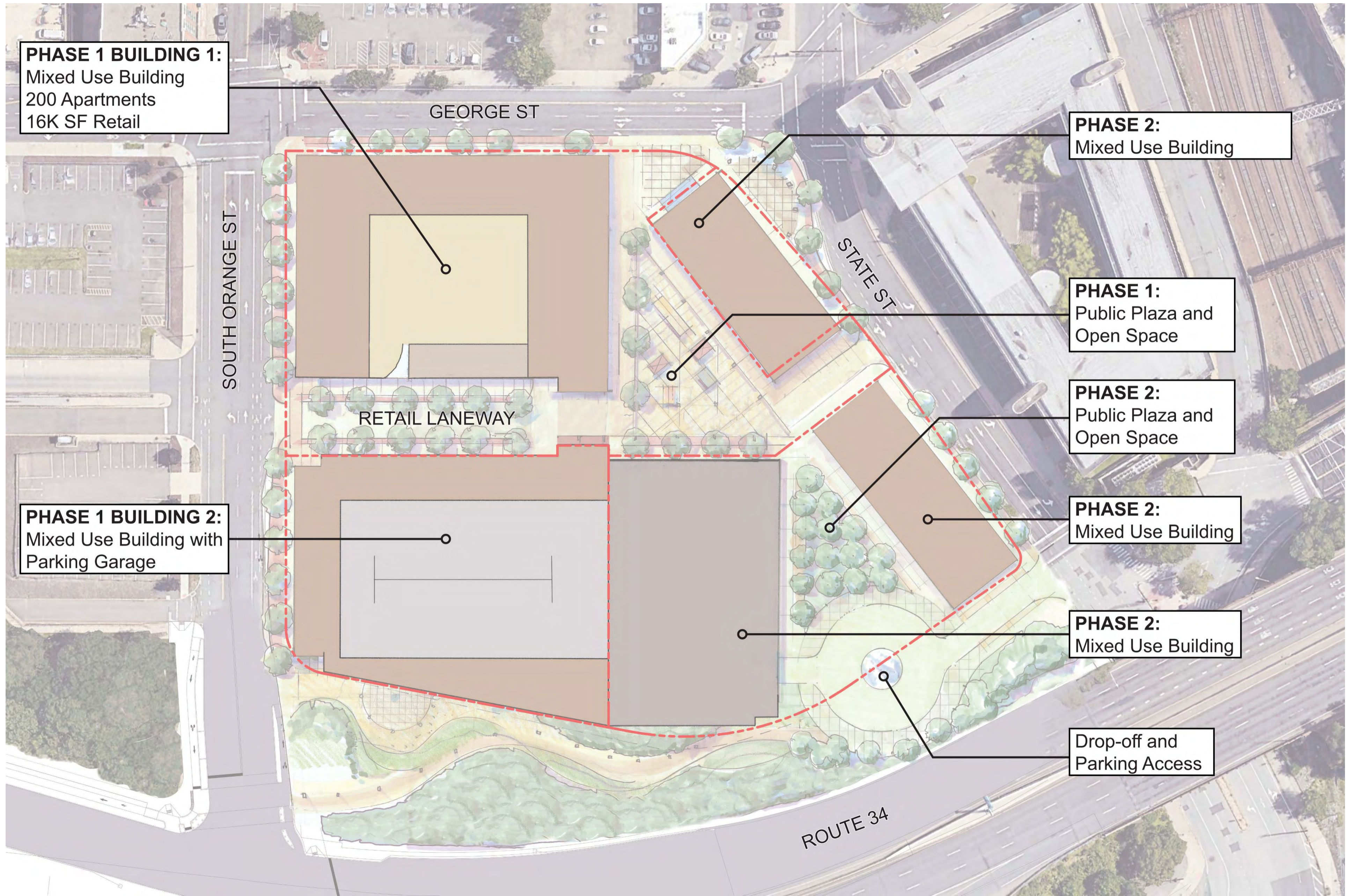
- Exceed the Total Project Minimum Requirements as defined by the DLDA:
 - 30,000 SF of retail
 - 30,000 SF of public open space
 - 500 residential units
 - 80,000 SF of other commercial uses
- Create a thriving transit-oriented mixed-use urban neighborhood
- Improve connections between adjacent neighborhoods
- Integrate public spaces for community gatherings and everyday users
- Attract, capture and retain existing and/or new businesses
- Promote sustainable development practices
- Expand tax base thereby creating value for the city and supporting public services
- Include affordable housing comprised of no less than 20% of all residential units
- 12 ½ Workforce Requirements
- 12 ¼ Small Business Requirements



DEVELOPMENT / DESIGN / OUTREACH

Spinnaker & Fieber Group Close on Development Project from LiveWorkLearnPlay	6/25/2019
Press Announcement	7/8/2019
LWLP Phase I Initial Design Development	9/1/2019
CMT: DWS	9/17/2019
CMT: Hill South	9/18/2019
Project Community Meeting / Design Review	9/24/2019 – 9/25/2019
Design Review Meeting	1/23/2020
Design Review Meeting	4/24/2020
General Community Outreach Meeting	6/8/2020
Site Plan Review Pre-Application Team Meeting	6/23/2020
Site Plan Review Pre-Application Team Meeting	7/7/2020
BOA Project Update Meeting	8/6/2020
CMT: Hill South & DWS	8/13/2020
Site Plan Submission	8/20/2020
Site Plan Review Team Meeting	8/25/2020
Architecture Design Review	9/2/2020
Site Plan Review Team Meeting	9/8/2020
BOA Project Update Meeting	9/9/2020
Community Workshop	9/10/2020

MASTER PLAN: SUMMARY



PHASE 1 BUILDING 1:
Mixed Use Building
200 Apartments
16K SF Retail

PHASE 2:
Mixed Use Building

PHASE 1:
Public Plaza and
Open Space

PHASE 2:
Public Plaza and
Open Space

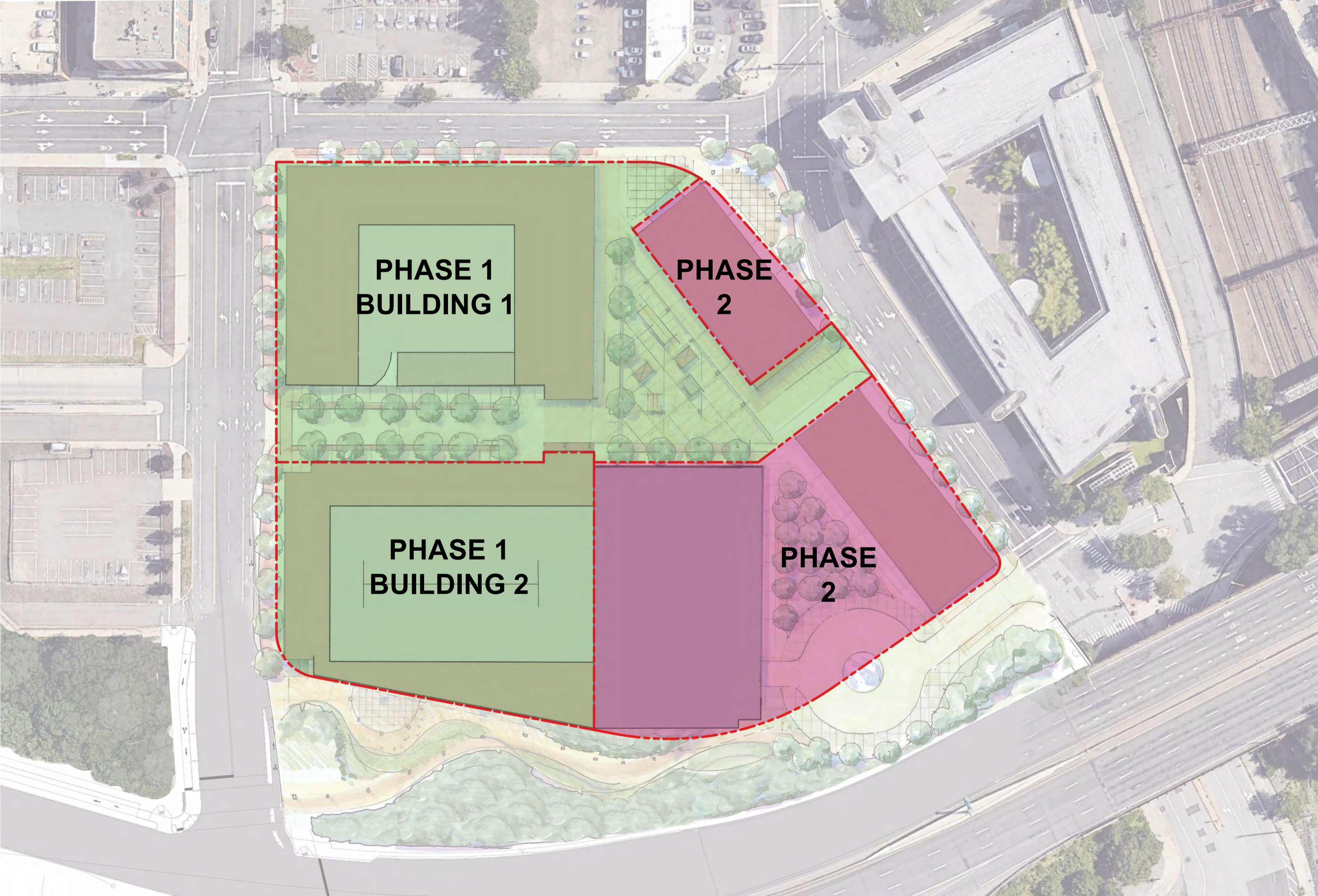
PHASE 1 BUILDING 2:
Mixed Use Building with
Parking Garage

PHASE 2:
Mixed Use Building

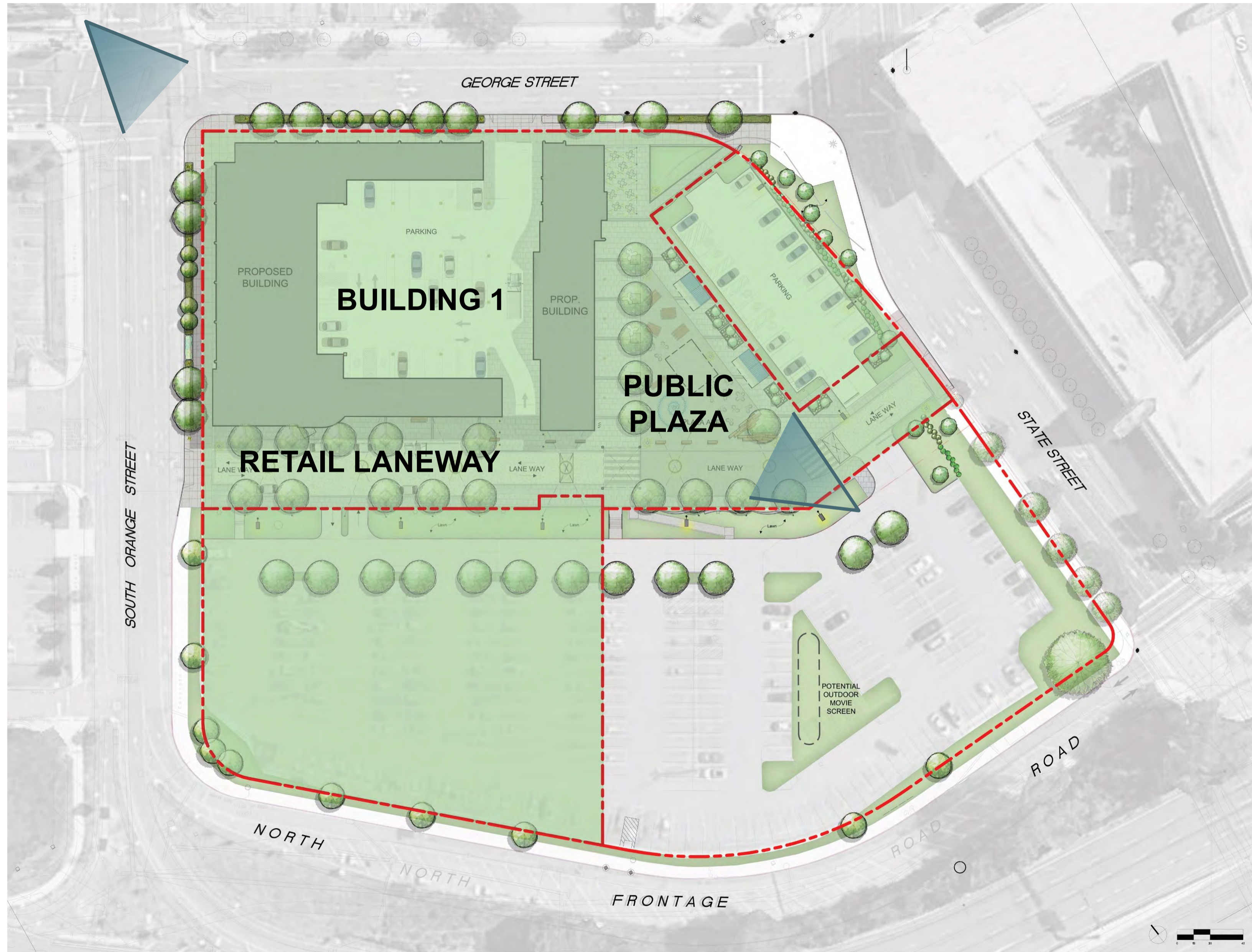
PHASE 2:
Mixed Use Building

Drop-off and
Parking Access

MASTER PLAN: PHASING



PHASE 1 BUILDING 1: SITE PLAN APPLICATION



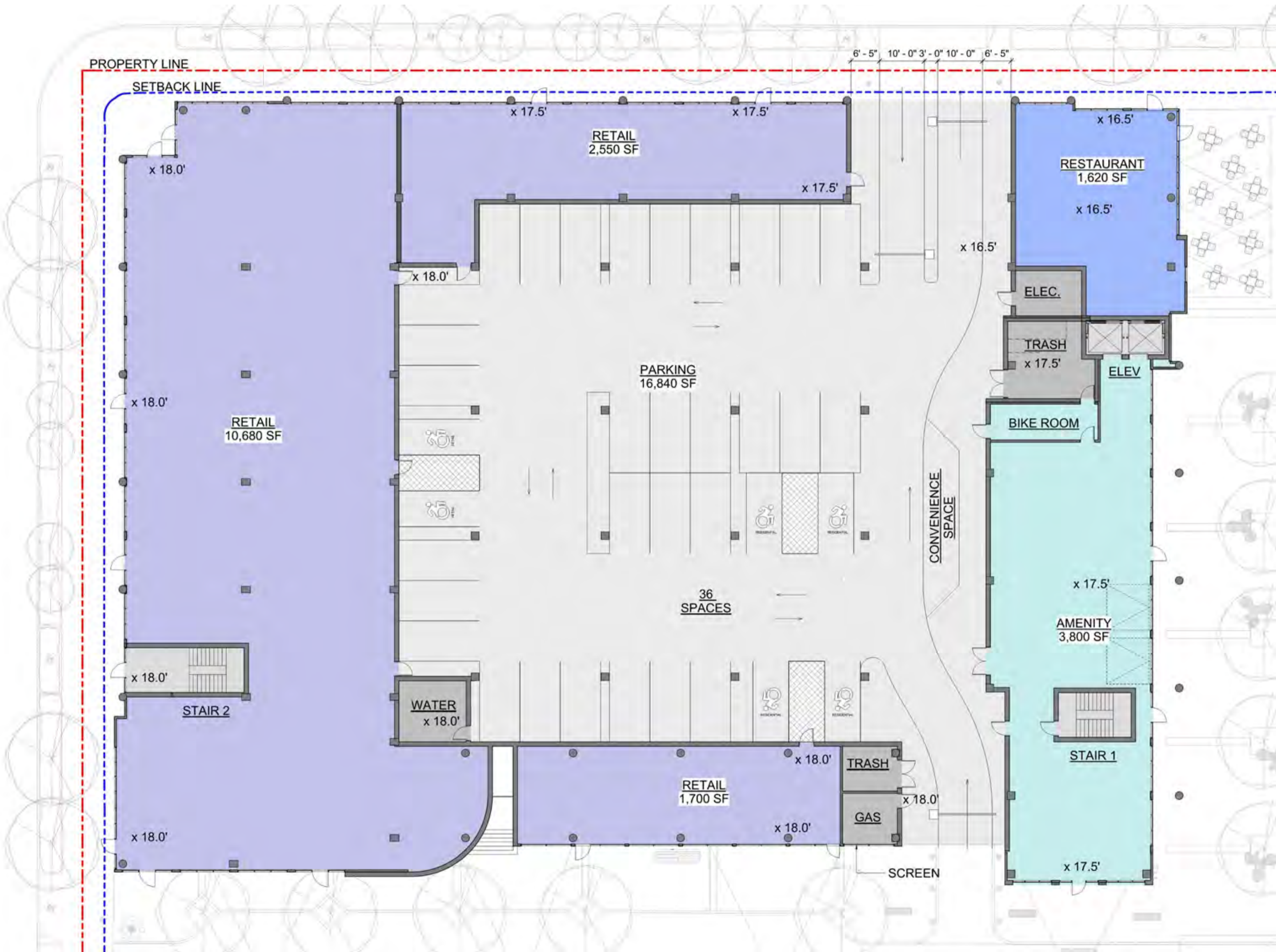
RENDERING: VIEW FROM ORANGE AND GEORGE



RENDERING: PLAZA VIEW



PHASE 1 BUILDING 1: GROUND FLOOR PLAN



PHASE 1 BUILDING 1: UPPER FLOOR PLANS



LEVEL 2 FLOOR PLAN

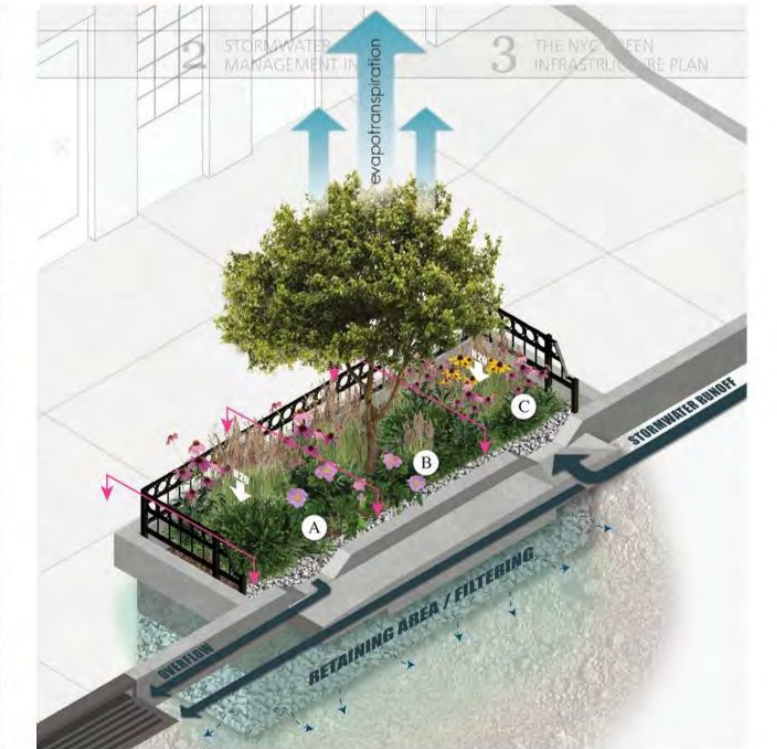


LEVELS 3 - 7 FLOOR PLAN

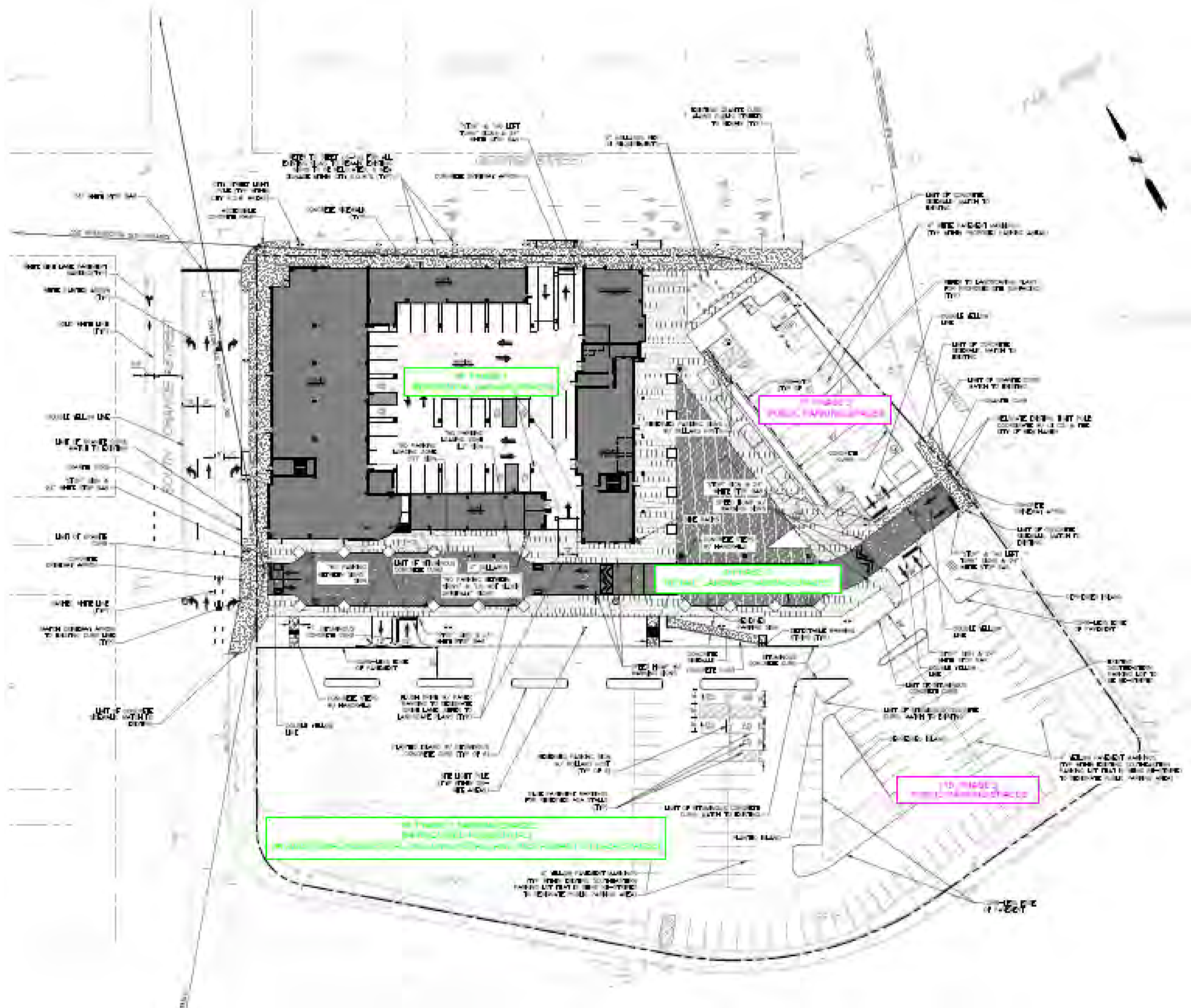
LANDSCAPE PLAN / INTERIM CONDITIONS



LANDSCAPE PLAN / INTERIM CONDITIONS (CONT'D)



SITE LAYOUT PLAN



AFFORDABLE HOUSING: WORK PLAN

Affordable Housing Units: Phase 1 Building 1	
	Number of Units
61% to 100%	20
50% to 60%	20
Total Affordable Units	40

Key/Notes

AMI = **A**rea **M**edia **I**ncome. Source: HUD

Area = New Haven-Meriden HMFA. Greater New Haven Area

Phase 1 Building 1 is projected to have 200 units

20% of all residential units will be set aside as affordable

Max Rent & Net Rent				
Rental Tiers		Max Rent	Utility Allowance	Net Rent
Studio	Market	N/A	N/A	\$1,500 to \$1,800
	80% AMI	\$1,438	(\$149)	\$1,289
	60% AMI	1,079	(149)	930
	50%AMI	899	(149)	750
1 Bedroom	Market	N/A	N/A	\$2,200 to \$2,500
	100% AMI (BMR)	\$1,925	(\$211)	\$1,714
	80% AMI	1,540	(211)	1,329
	60% AMI	1,155	(211)	944
	50%AMI	963	(211)	752
2 Bedroom	Market	N/A	N/A	\$3,400 to \$3,700
	100% AMI (BMR)	\$2,310	(\$280)	\$2,030
	80% AMI	1,848	(280)	1,568
	60% AMI	1,386	(280)	1,106
	50%AMI	1,155	(280)	875

Key/Notes

Utility Allowance: Utility Costs paid by resident

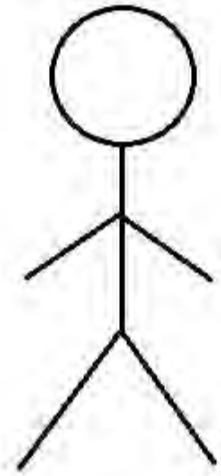
Typically includes: Heat, Electric, Hot Water, Cooking, Water

Max Rents are calculated by 30% of household income and they consider entire housing costs such as utilities

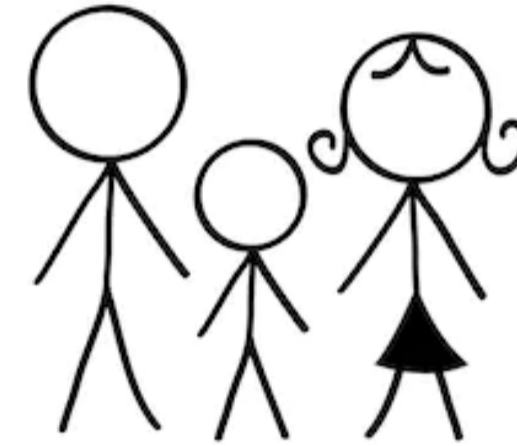
BMR: Below Market Rent

AFFORDABLE HOUSING: WORK PLAN (CONT'D)

Affordable Housing Scenarios



1 Person Household



3 Person Household



The household earns \$36,000 per year. The household falls within the 50% AMI band.



The household earns \$56,000 per year. The household falls within the 60% AMI band.



The household can rent a market rate \$1,500 to \$1,800 studio apartment for \$752.



The household can rent a market rate \$3,400 to \$3,700 two bedroom apartment for \$1,106.

AFFORDABLE HOUSING: WORK PLAN (CONT'D)

Next Steps	
Description	Timing
Apply for City HOME funds	Prelim application submission Fall 2020 (post site plan approval)
Apply for Project Based Section 8 Vouchers	Prelim application submission Fall 2020 (post site plan approval)
Apply for Multi Family Energy Rebates	Q1 2021. 30 days from 100% construction plans and specs
Pursue Available State Resources	Ongoing. Coordinate with City/State Economic Development, LCI, etc.
Pursue Additional funding sources	Ongoing