

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** **ORDER OF THE BOARD OF ALDERS** Accepting the conveyance of land from the State of Connecticut and approving a Development and Land Disposition Agreement among the City of New Haven, the New Haven Parking Authority and WE 101 College Street LLC for the disposition and development of 101 College Street together with all ancillary documentation as required to implement the project. (Submitted by: Michael Piscitelli, Economic Development Administrator)

**REPORT:** **1569-06**

**ADVICE:** **Approve**

### BACKGROUND

This referral is regarding the proposed Development and Land Disposition Agreement (DLDA) among the City of New Haven, the New Haven Parking Authority, and WE 101 College Street LLC with respect to the proposed construction of a new building to be known as 101 College Street. The Project, if approved, would be the second major medical/lab/office building within the Downtown Crossing project area and is related to the City's ongoing roadway construction. The Developer's team, led by Carter Winstanley, proposes to construct a med/lab building of between 350,000 s.f.-550,000 s.f. over tunnels and driveways that connect to the Air Rights Garage, the Connecticut Mental Health Center and the loading docks for Yale-New Haven Health System. There will be an outdoor public plaza owned by the Developer, but for the benefit of the residents of New Haven. The development is privately financed with the city responsible for financial contribution to the on-site public improvements. The fiscal impacts statement outlines state and required local contributions to support these improvements. A detailed schedule is included in the development agreement.

Connectivity between the buildings and parking lots is also important. In recognition of this, the Project also features new pedestrian bridges at up to four locations which will provide seamless connections to medical labs on and off the campus of the Yale School of Medicine. The DLDA also requires the Developer to maintain a sustainable transportation program focused on the promotion of bicycling. By limiting the amount of on-site parking, 101 College Street will be part of the Downtown community using a shared parking model attached as an exhibit to the DLDA.

It is anticipated that the Project will create substantial construction jobs and permanent jobs in basic economic sectors with a forecast 700 -1,000 permanent jobs at all skill levels, supporting over 3,000 jobs in the regional economy and generating over \$250 million in wages.

Recognizing that this economic activity does not always connect and create economic opportunity for all residents, the DLDA introduces a wide-ranging inclusive growth framework known as "Together, We Grow." For the first time, a Developer will be required to furnish a Climate Awareness Plan, in keeping with the Board of Alders' resolution in 2019. The plan will focus on key aspects of climate resiliency and ensure that the built environment is responsive to a changing environment. The workforce development piece includes a permanent jobs program as well as dedicated classroom for New Haven public school students, a key feature to allow for on-site high-quality education in the sciences.

## PLANNING CONSIDERATIONS

Recommending approval of the DLDA for the development of 101 College Street is aligned with the City's Comprehensive Plan:

**New Haven Vision 2025, Section xxxi, Executive Summary:** "Grow... Jobs in agri-business/bioscience cluster, which is one of the emerging business clusters within the region."

**New Haven Vision 2025, Section xxxi, Executive Summary:** "Build... The tax base of the city and also create new economic opportunities by implementing the vision of Hill-to-Downtown Community Plan, Mill River District Plan, and Downtown Crossing..."

**New Haven Vision 2025, Section III-17, Land Use:** "The Commission recommends development of multi-storied mid- and high-rise buildings suitable for residential/commercial/medical research and office uses on parcels closer to Route 34 East (Downtown Crossing). Since these parcels are also closer to the city's transportation center at Union Station, reduced parking requirements within this district would enable a transit, bike, and pedestrian friendly environment. Pedestrian-level retail/ restaurant and other active uses are generally encouraged on the ground floor. The Commission recommends development of these areas for institutional uses, including core educational, government, and health care facilities. Many cultural facilities are also considered institutional uses. The Commission recommends protection of these areas as dedicated open space, deed-restricted conservation areas, and/or active recreational spaces."

**New Haven Vision 2025, Section IV-21, Housing & Neighborhood Planning:** "*Medical (Technology) Mixed-use*. Transit-oriented, medical technology-related mixed-use environments are encouraged along Route 34 corridor to the east of Howe Street. The Commission emphasizes that development within this area should have reduced parking so as to encourage transit-oriented developments. Stand-alone retail is discouraged; mixed-use environments with pedestrian level retail/restaurant/office type uses and medical-related research type facilities on upper floors are encouraged."

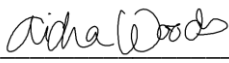
**New Haven Vision 2025, Section V-20, Transportation:** "Transform Route 34 corridor into an urban boulevard with more pedestrian-friendly connections across the highway. Continue implementation of Phases II and III of Downtown Crossing."

It should be noted that the Development Agreement relates to land currently owned by the State of Connecticut which is scheduled to be conveyed to the city and then to the developer. As part of this process and related construction, the city will take possession of the tunnels and driveways as public rights of way.

## ADVICE

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

**ADOPTED:** May 20, 2020  
Edward Mattison  
Chair

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