

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **ORDER OF THE BOARD OF ALDERS** of the City of New Haven approving the execution and delivery of a proposed development and land disposition agreement between the City of New Haven and GDXP NH JV LLC with respect to the State Street redesign and those properties known as 183 State Street and 253 State Street, which includes reconfiguring the property into two (2) parcels to be known as Parcel A-2 and Parcel A-1; realigning certain portions of the City of New Haven Right of Way known as State Street, and including discontinuing certain portions of the City of New Haven Right of Way known as State Street North affecting Parcels A-2 and A-1, consistent with the State Street Redesign Plan (BOA resolution no. LM-2023-0093)

Submitted by: Michael Piscitelli, Economic Development Administrator, City of New Haven

REPORT: 1669-14

ADVICE: Approve

BACKGROUND

The Economic Development Administration has submitted for the Board of Alders' ("BOA") consideration an Order requesting approval of the enclosed Development and Land Disposition Agreement ("DLDA") for the properties located at 183 and 253 State Street in Downtown New Haven (together the "Property" and individually the "Parcels").

The Parcels are currently licensed to the New Haven Parking Authority and are being used as surface parking lots. As part of the City's 2022 State Street Redesign Plan ("Redesign Plan") the Parcels were designated to be combined and developed as a mixed-use, mixed income development project. The Redesign Plan is now under construction, funded in part by the Connecticut Department of Economic and Community Development through the Challenge Grant program. When complete, the Parcels will be merged with discontinued rights-of-way to constitute the Property, essentially rebuilding the easterly street wall of State Street.

Consistent with the Redesign Plan, the Challenge Grant and design thinking as far back as the 2018 Wooster Square Planning Study, the City issued a Request for Qualifications ("RFQ") to redevelop the site in December 2023 with the aim of creating critically needed affordable housing units, ground level retail space and community amenities.

In April 2024, the City selected the proposal put forth by Gilbane Development Company and Xenolith Partners CT, LLC, executing a Memorandum of Understanding ("MOU") on June 25, 2024. Consistent with the Developer's response to the RFQ and the MOU, the Developer has proposed developing the Property by constructing two (buildings) known as "The Iron" and the "Frontier" in two phases. The total development consists of approximately 450 units of mixed income, mixed use rental housing. The design contemplates tiered mixed income units containing a total of 116 affordable housing units, 45 workforce housing units and 256 market rate units with

outdoor public amenity spaces and retail space.

The project will be carried out in phases, each on its own parcel. Phase I (Parcel A-2) will include the construction of the Frontier, comprised of no less than 147 residential rental units, including 38 affordable units, a public amenity space and retail space. Phase II (Parcel A-1) will include the construction of the Iron, comprising approximately 300 residential rental units, including 77 affordable units and 45 workforce housing units, a public amenity space and commercial space.

The City will transfer Parcel A-1 pursuant to the scheduling and milestones established in the DLDA. The City and the Developer anticipate a construction start date in June 2026 and the completion of Phase I in the early spring of 2028. To meet this schedule, certain enabling activities will be undertaken in parallel with the financing and permitting due diligence process. The City and developer will present the proposal to the Development Commission for approval; the Economic Development Administration will coordinate with Engineering and Transportation, Traffic & Parking for the discontinuation of the State Street North Right of Way and State Street realignment; and the developer will present final plans for Site Plan Review.

PLANNING CONSIDERATIONS

This grant proposal is in alignment with the goals of the City's adopted comprehensive plan (Vision 2025) by supporting Vision 2025 goals of:

- Creation of mixed-income housing
- Infill of the State Street lots (Vision 2025 pg. Iii)
- Mixed-use development with upper-story residential along State Street

As is typical for projects done through a DLDA, this project exceeds the affordability requirements of the Inclusionary Zoning ordinance, providing almost 200 affordable units and 90 workforce-housing units. The project will build on other projects in the vicinity such as the 100% affordable Beacon Communities development at State and Chapel (currently under construction), the 808 and 848 Chapel Street developments (recently completed), the development of the former Coliseum site, and the development at Olive and Fair Streets, building on the success of the 360 State Street project to bring more high-density, mixed-use, mixed-income, transit-oriented development to the Ninth Square.

This project will return to the City Plan Commission for Site Plan Review in the next year.

This aligns with the City's Comprehensive Plan goals.

ADVICE

Recommend approval.

ADOPTED: July 16, 2025
Ernest Pagan
Chair

ATTEST: _____
Laura E Brown
Executive Director, City Plan Department