



Justin Elicker
Mayor

ENGINEERING DEPARTMENT

City of New Haven
200 Orange Street, Rm 503
New Haven, CT 06510
www.newhavenct.gov



Giovanni Zinn, P.E.
City Engineer

February 21, 2023

Honorable Tyisha Walker Myers
President - Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

Re: Authorization for the Mayor to apply for and accept funding under the Connecticut Communities Challenge Grant for the State Street Corridor

Dear Honorable Tyisha Walker Myers:

The State of Connecticut Department of Economic and Community Development (DECD) has offered the City assistance through the Connecticut Communities Challenge Grant to realign State St in downtown and thereby create more space on the east side of State St next to the rail corridor for future development. The grant scope consists of design and construction of the roadway, for a total project cost of \$6,694,800. The State will provide \$5,355,840, with the local match coming from already allocated City bond funds for sidewalks and street reconstruction, consistent with the project scope.

The City in turn commits to at least 200 housing units and 20,000 sq ft of commercial development within the corridor within a 10-year timeframe on existing city-owned parking lots. While any disposition of this land for future development is separate from this action before the Board and would be the subject of one or more future actions before the Board, the State does require encumbrances on several city-owned parcels as collateral for the grant as is typical in DECD funding opportunities. These parcels are the Park New Haven parking lots at 183 State St, 253 State St, and six smaller contiguous vacant parcels currently used for surface parking at 7 Orange St, 19 George St, 25 George St, 31 George St, 39 George St and 53 George St that can be combined into buildable parcels. These encumbrances would be removed as the housing units and commercial development are constructed. Any future developments on these parcels would be subject to the City's Inclusionary Zoning law which mandates at least 20% of residential units remain restricted to 50% of Area Median Income (AMI) for projects on public land disposed to a developer.

The City is continuing design efforts on the corridor and if approved expects to finalize plans in the first half of 2023. Some construction activity would then commence in the second half of 2023.

The project concept was presented at a well-attended public meeting on September 13, 2023 and we have received positive feedback from the community on both the improved safety of the roadway and the economic opportunities. The project will stitch back together the State Street corridor and the broader connection between Wooster Square and Downtown as envisioned by the Wooster Square



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Planning Study adopted by the City in 2016, while also providing an off-road connection for the Farmington Canal through the corridor.

Thank you for your consideration of this matter. If you have any questions, please feel free to contact Giovanni Zinn at 203-946-8105 or Carlos Eyzaguirre at 203-946-5761.

Respectfully submitted,

Giovanni Zinn, PE
City Engineer

Carlos Eyzaguirre
Deputy Economic Development Administrator

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c: Regina Rush Kittle, Chief Administrative Officer
Michael Piscitelli, Economic Development Administrator
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