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Summary of the proposed Development and Land Disposition Agreement with (Gilbane Development Company and Xenolith Partners CT (GDXP NH JV LLC) for a mixed-income and mixed use development at 183 & 253 State Street and associated State Street Redesign

July 2, 2025



As the City of New Haven continues to look for creative ways to open land for new developmental opportunities. The two parcels at 183 and 253 State Street, in concert with the City's State Street Redesign Plan, have been designated to be combined and developed as a mixed-use development project. With the aim of creating critically needed affordable housing units, ground level retail space and a community park.

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) with the developer on June 25, 2024.

Consistent with the Developer's response and the MOU, the Developer has proposed developing the property by constructing two (buildings) known as the "Frontier" and "The Iron" in two phases. Building A-2 the "Frontier" will be developed in the first phase and will be a 7-story mixed use building. Building A-1 "The Iron" a 12-story mixed use tower will be developed in the second phase.

The total development consists of approximately 450 units of mixed income, mixed use rental housing. The design contemplates tiered mixed income units, to include 116 affordable housing units, up to 78 units for working families and 256 Market Rate units with an outdoor public community space, building amenities and commercial/retail space. The programming for the commercial portion of the project will seek to not only generate foot traffic that adds to the vibrancy of the neighborhood but will seek to leverage the work of local organizations and businesses serving disproportionately impacted populations that are already operating successfully in the community. In order to streamline the review process, the DLDA also includes key provisions concerning the sequence of construction, the purchase price, cooperation with the development team on gap financing applications and low income housing tax structure.

In advance of this submission, the development team met with the community on two occasions to review the project and gain important feedback on design, affordability and overall land use. In addition, the project is located within the Downtown Municipal Development Plan and the development team has met with the New Haven Development Commission during the MOU phase, in advance of formal approvals. Project reviews will also be carried out by the City Plan Commission for both the DLDA and the site plan which will come at a later date.

The City and the Development Team anticipate a construction start date, of Phase 1, in June 2026 and completion in the spring of 2028. Phase 2 should commence shortly thereafter.

