



Justin Elicker
Mayor

City of New Haven
Office of the Economic Development Administrator
165 Church Street
New Haven, Connecticut 06510



Michael Piscitelli
Economic Development
Administrator

June 30, 2025

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

RE: ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING A 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.

Dear Honorable President Walker-Myers:

Thank you for your ongoing partnership as we strive to create affordable and inclusive housing opportunities throughout New Haven. In the past year alone, the City issued 573 housing permits, continuing over five years of leadership statewide on the construction of new housing. To continue this trend and to support our community, the City continues to look for creative ways to open up land for new development opportunities.

With that in mind, I am pleased to enclose for the Board of Alders' ("BOA") consideration is 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 a 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.

Thank you for your timely consideration as we take another important step towards inclusive growth, affordable housing and a more vibrant community. Please do not hesitate to call with any questions.

Sincerely, ,



Michael Piscitelli

Economic Development Administrator

attachments

CC:

Arlevia Samuel, Deputy Administrator, EDA Housing and
Administration

Alex Guzhnay, Legislative Liaison to Board of Alders
File