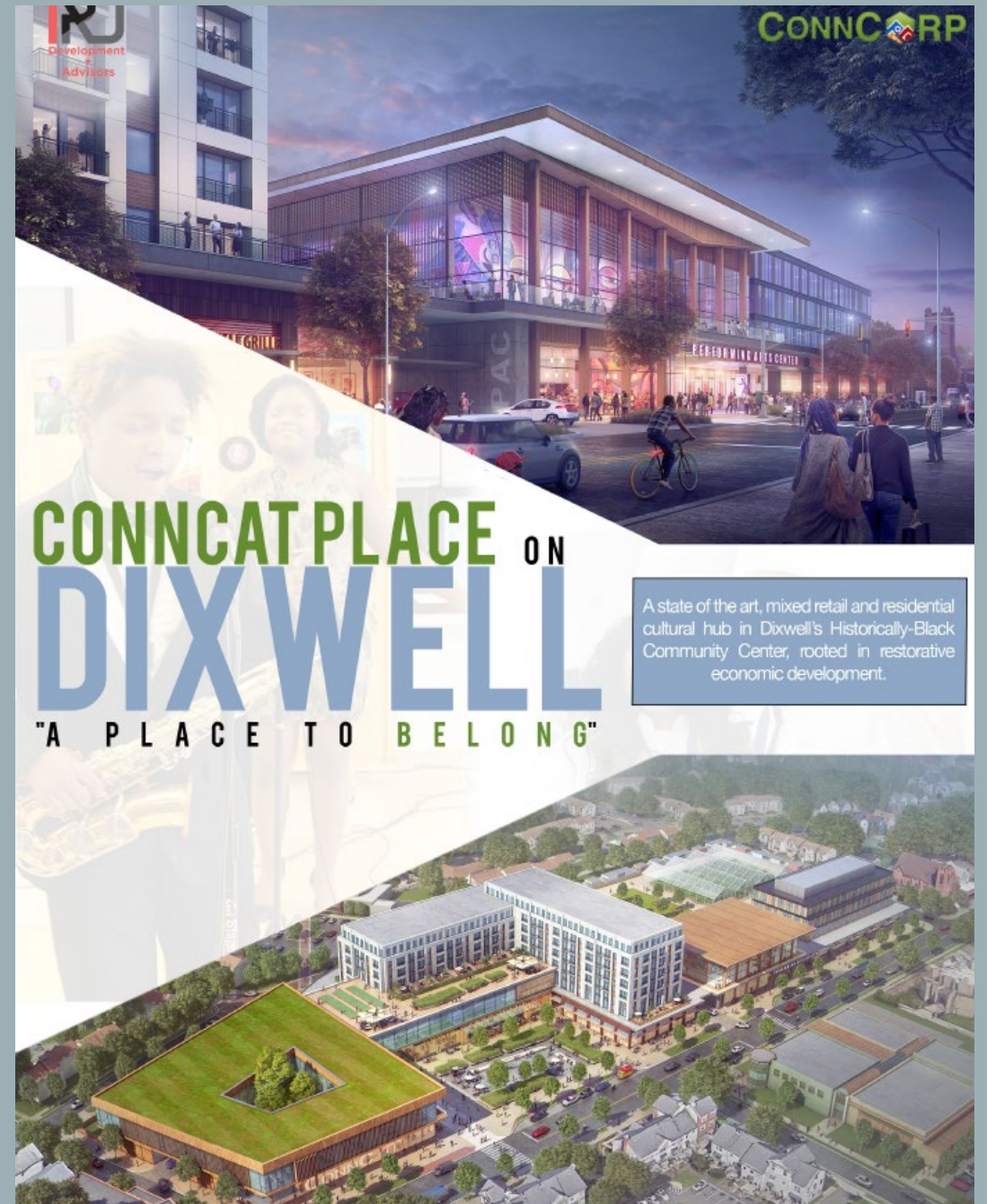


CONNCAT PLACE ON DIXWELL

BACKGROUND GRAPHICS

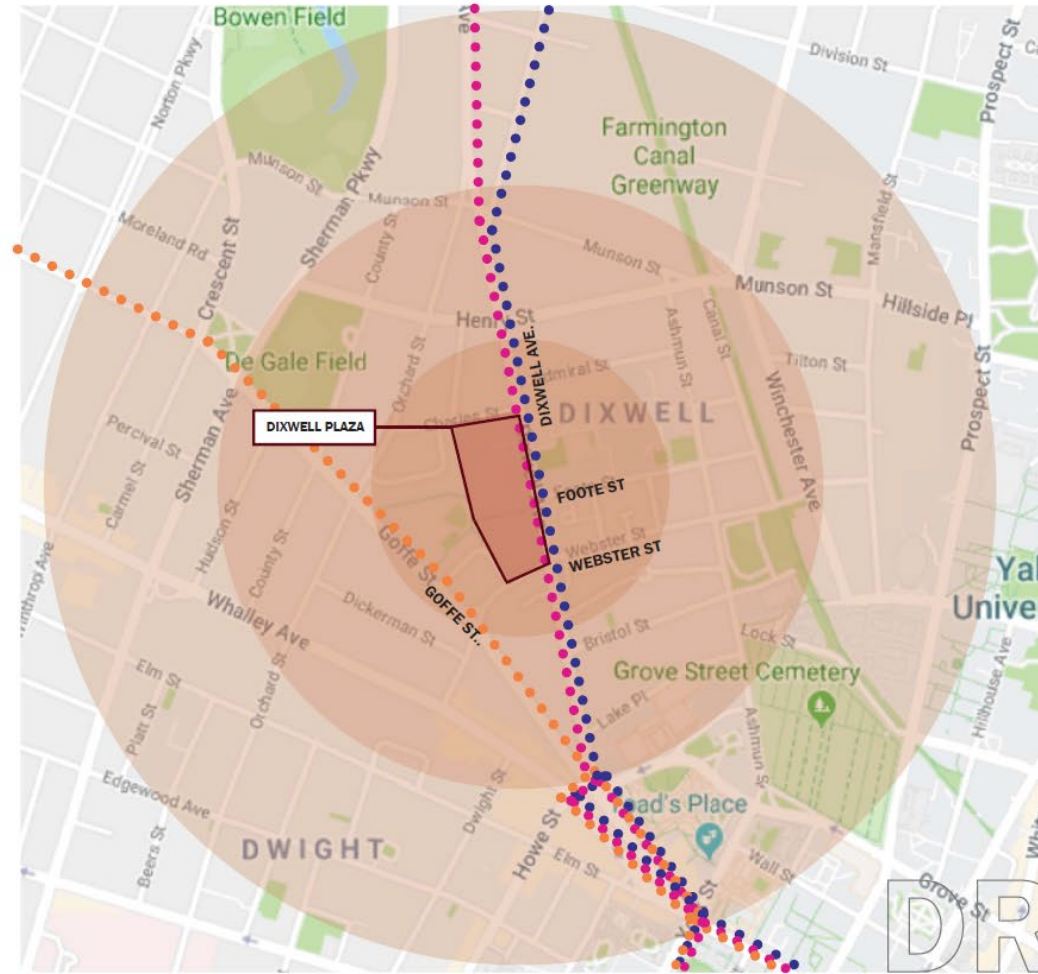
CITY OF NEW HAVEN
BOARD OF ALDERS
JUSTIN ELICKER, MAYOR
October 15, 2020



DIXWELL PLAZA

- CONNCORP, LLC has put forth a redevelopment plan for Dixwell Plaza which includes the acquisition of the City's interests at the Plaza (public spaces, Stetson Library and the NHPD substation).
- Dixwell Plaza is a condominium and CONNCORP has acquired a majority of the parcels, including the Elks Club.
- The City's interests are appraised at \$700,000. The negotiated price is \$750,000, with \$50,000 set aside as a special fund to support the Q-House.
- Beginning in 2021, CONNCORP will go into construction with a 50,000 s.f. new commercial building together with 150 residential units (20% affordable at various income levels).
- Stetson will move to the new Q-House in 2021. NHPD will return to the new Dixwell Plaza when opened. Short-term leases will allow both Stetson and the NHPD to remain on site until April, 2021.
- When complete, CONNCAT Place on Dixwell will anchor the revitalization of the historic Dixwell commercial corridor and provide opportunities and access for all residents.

SITE CONTEXT



DIXWELL PLAZA

Well Located

Population and Pedestrian Capture



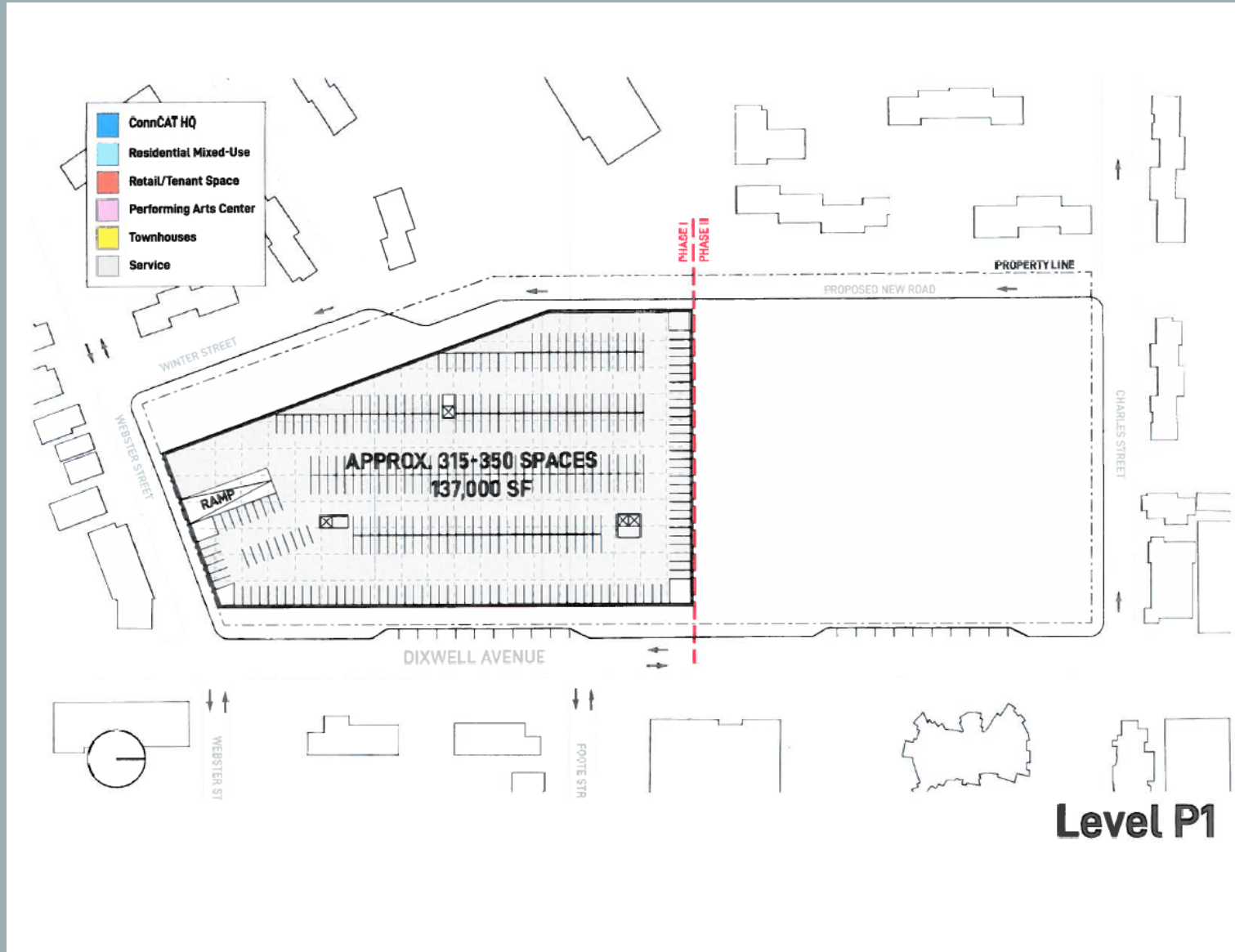
Bus Routes Access



DRAFT

NEW HAVEN CITY PLAN DEPARTMENT
7 February 2018

CONN-CAT PLACE ON DIXWELL



Legend:

- ConnCAT HQ
- Residential Mixed-Use
- Retail/Tenant Space
- Performing Arts Center
- Townhouses
- Service

Site Plan Details:

- Streets:** Webster Street, Winter Street, Dixwell Avenue, Charles Street, Foote Str.
- Proposed New Road:** Running along the north side of the property.
- Building Zones:**
 - Friends' Center Outdoor Space: 11,000 SF
 - Retail (Friends' Center): 10,000 SF
 - Retail (Mill Health): 5,500 SF
 - Retail (Banquet Hall/Performance/Gallery): 20,000 SF
 - Retail (Food Hall): 15,100 SF
 - Retail (Grocery): 21,000 SF
 - Retail (2,400 SF)
 - Plaza: 30,550 SF
 - Retail (9,500 SF)
 - Lobby: 3,000 SF
 - Residential Entry
- Other Features:** Covered Loading Area, Ramp, Phase 1 Surface Parking (240 Spaces), Existing Building, Existing Plantation.

Level 1 Phase 1

Legend:

- ConnCAT HQ
- Residential Mixed-Use
- Retail/Tenant Space
- Performing Arts Center
- Townhouses
- Service

Phase I / Phase II

Phase I:

- RETAIL (FRIENDS' CENTER) 10,000 SF
- RETAIL (WELL HEALTH) 5,800 SF
- LOBBY 3,000 SF
- RETAIL (BANQUET HALL / PERFORMANCE / GALLERY) 20,000 SF
- RETAIL (FOOD HALL) 15,100 SF
- RETAIL (GROCERY) 21,000 SF
- PLAZA 30,550 SF
- RETAIL 9,500 SF

Phase II:

- TOWNHOUSES
- ABOVE GROUND PARKING GARAGE
- SERVICE
- RETAIL 4,500 SF
- PAC LOBBY
- OFFICE ENTRY
- RETAIL 9,000 SF
- RETAIL 5,500 SF

Other Features:

- FRIENDS' CENTER OUTDOOR SPACE 10,000 SF
- COVERED LOADING AREA
- CONTRACTOR
- WINTER STREET
- WEBSTER STREET
- DIXWELL AVENUE
- CHARLES STREET
- PROPOSED NEW ROAD
- PROPERTY LINE
- DRIVE AISLE
- RESIDENTIAL ENTRY
- TRUCK ENTRY
- WHEELCHAIR ENTRY
- BIKE LOCKERS
- RAMP

Level 1 Phase 2

Legend:

- ConnCAT HQ
- Residential Mixed-Use
- Retail/Tenant Space
- Performing Arts Center
- Townhouses
- Service

Phase I / Phase II

Phase I:

- RETAIL (FRIENDS' CENTER) 10,000 SF
- RETAIL (WELL HEALTH) 5,800 SF
- LOBBY 3,000 SF
- RETAIL (BANQUET HALL / PERFORMANCE / GALLERY) 20,000 SF
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- TOWNHOUSES
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Other Features:

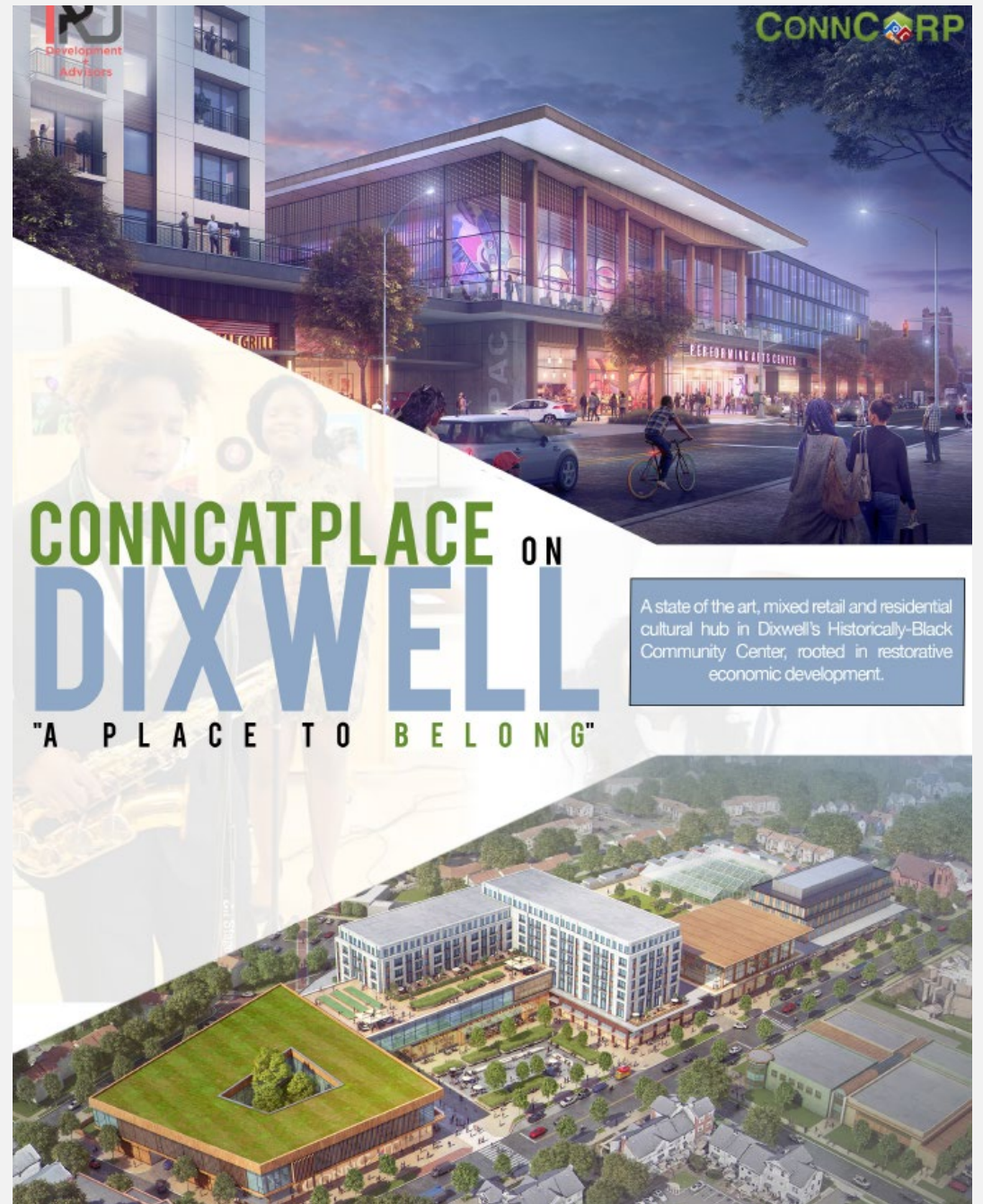
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- TRUCK ENTRY
- WHEELCHAIR ENTRY
- BIKE LOCKERS
- RAMP

Level 1 Phase 2

CONNCAT PLACE ON DIXWELL



DIXWELL PLAZA



DIXWELL PLAZA

NOTHING ABOUT US...



...WITHOUT US.

DIXWELL PLAZA

WHAT TO EXPECT

- A CARING & NURTURING ENVIRONMENT
- CHILDCARE & CHILD DEVELOPMENT
- RECREATION & AFTER-SCHOOL ARTS
- A “LEARNING ENVIRONMENT”
- ENTERTAINMENT OPPORTUNITIES
- ARTS, PERFORMING ARTS, DINING OPTIONS
- AFFORDABLE GROCERY
- FITNESS CENTER
- HEALTH AND NUTRITION
- ENTREPRENEURIAL OPPORTUNITIES
- JOB OPPORTUNITIES
- BUSINESS INCUBATOR
- HOMEOWNERSHIP
- WEALTH CREATION

