

Amendment to Section C (part of Amendment 2, February 2005)

The Development Agency is authorized to acquire, by any means necessary, including friendly negotiations and eminent domain proceedings, any portion of the Gateway Downtown Development Site except for Tax Parcel 239/206/ Parcel 1 (Knights of Columbus Headquarters), which shall include the acquisition of any and all easements, rights of way, or other legal or equitable interests of any party with respect to any such portion of the Phase I site that the City considers necessary in the interests of the project. The Development Agency is also authorized to dispose of these properties according to the Municipal Development Plan guidelines. The Block and Parcel designations are as follows and as shown in Maps 16, 16a, and 16b:

The following parcels, or any portion thereof, or any easement or other legal interest therein, are to be acquired to the extent that the City considers them necessary in the interests of the project, particularly as regards to meeting the new parking demand that will arise from Gateway Community College and Long Wharf facilities.

<u>Tax Map / Block / Parcel</u>	<u>Street Address</u>	<u>Owner</u>
240/0223/00100	1 Church Street	One Church Street Ltd Partnership
240/0223/00200	27 Church Street	One Church Street LLC
240/0223/00201	Crown Street (Parcel 201)	Congress Pants Stores Inc.
240/2351/00200	55 Church Street	Edgewood Capital
240/0223/00500	110 Crown Street	110 Crown Street LLC

One Church Street is located on the corner of Church and George Streets. The site contains an 8-story office building built in 1961. The City is interested in a partial acquisition for the surface parking lot adjacent to the building (see attached diagram). This land will be essential to the parking garage, as it provides more than 50% of the planned footprint. Initial conversations have already occurred with the land owner.

27 Church Street is located next to One Church Street and contains a 2-story commercial building built in 1900. The City is considering a partial acquisition to preserve the two-story façade of the commercial building, razing the one-story posterior of the building, and using this space for further parking garage space behind the building (see attached diagram). This site would be important to add 4,000 s.f. of immediately adjacent land to the garage footprint.

Crown Street (Parcel 201) is the land located directly behind 27 Church Street and is needed to provide a straight-line landholding for the northern edge of the parking garage. The City may be interested in a partial acquisition of the land.

110 Crown Street is a surface lot located in the middle of the block on Crown Street between Church and Orange cross streets. The land would provide access from the parking garage directly to Crown Street, yielding an additional means of egress. The land is wide enough that it also might provide a particularly prime location for parking attendants, which would bring them close to the street and allow a greater portion of the primary parking garage compound to be used for the maximum number of parking spaces.

55 Church Street is located mid-block in the block surrounded by Church, Center, Orange, and Crown Streets. The land would provide a relatively regular-shaped footprint of almost 16,000 s.f. for a second parking garage, with valuable two-route means of egress onto both Center and Crown Streets.

The following parcels, or any portion thereof, or any easement or other legal interest therein, are to be acquired to the extent that the City considers them necessary in the interests of the project:

<u>Tax Map / Block / Parcel</u>	<u>Street Address</u>	<u>Owner</u>
240/0223/00300	35 Church Street	35-39 Church Street LLC
240/0223/00400	116 Crown Street	Cutting Edge Concepts 2 LLC
240/0223/00600	100 Crown Street	100 Crown Street LLC

The following parcels, or any portion thereof, or any easement or other legal interest therein, are to be acquired to the extent that the City needs to clear the title to the land in the interests of the project:

<u>Tax Map / Block / Parcel</u>	<u>Street Address</u>	<u>Owner</u>
225/0540/00100	183 State Street	City of New Haven
225/0541/00100	253 State Street	City of New Haven
239/0206/00200	George Street	City of New Haven
239/0206/00400	Church Street	City of New Haven (Park)
239/0207/00100	275 S. Orange Street	City of New Haven (Coliseum)
241/0205/00200	2 Church Street	City of New Haven (Malley's)
241/0222/00200	20 Church Street	City of New Haven (Macy's)

Figure 1: Parcels in the project area



Figure 2: Proposed Parking Acquisitions

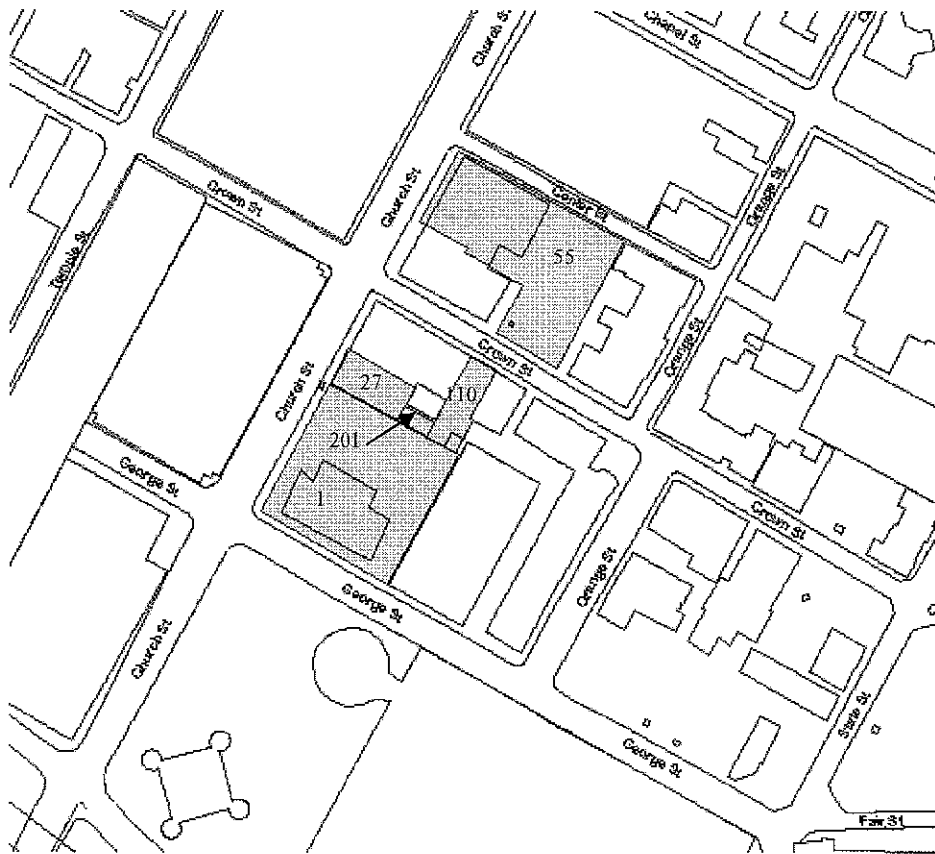


Figure 3: Sketch of Proposed Parking Structures

