

## PROJECT NARRATIVE

The Development is located in New Haven, Connecticut, next to Science Park, on a site delineated by Munson St. and residential properties to the South, Farmington Canal Greenway to the east, Shelton Avenue and residential properties to the West, and a neighboring industrial property to the North. Based on a review of historical documents, the site was developed in the 1860s as a portion of the Winchester Repeating Arms Company (“WRAC”) complex of New Haven, Connecticut. WRAC was purchased by the Olin Corporation in the 1930s, and the complex was divided into separate ‘Tracts,’ denominating the site as Tract-C. Initial use of the site was for research, development, manufacture, and storage of small firearms primers. The site was used for this purpose until the late 1960s when the site expanded research and development activities to various other materials. A complete record of materials researched on the site was not available, the most recent products included flame retardants, urethane chemicals, and chemical treatments for swimming pools. Research and development activities continued at the site until it was vacated by the Olin Corporation in the 1990s. From the 1990s to early 2000s, various buildings were leased as office space, until the site was completely vacated. Presently, the site is vacant, secured by fencing and locked gates.

In the last few years the original 17 buildings that have been on the property were demolished and the property was rezoned to RH-2 to make way for future development. What we are now submitting for site plan approval has incorporated all of the input from the multiple New Haven community meetings and multiple New Haven City Plan Commission meetings that have been held, and we are now ready to move the project forward. What has been designed is compliant to all zoning and code requirements and we are not seeking any relief from what is required per code and zoning.

The proposed development encompasses a five-story wood-frame residential building over a one-story concrete podium with approximately 320,000 Gross Square Feet of residential area that includes 371 dwelling units and 27,000 Sq. Ft. of leasing and management offices and amenity spaces. The project also includes 21 three-story townhouses with two-car garages along Munson Street.

Within the overall residential area, there will be a total of 23,000 Sq. Ft. dedicated for lobby, leasing, and amenities at the ground level. Additionally, there will be approximately 4,000 Sq. Ft. dedicated to a club/party room, business center and restrooms. An outdoor courtyard, pool and deck facing west will be provided on the second floor. In addition, laundry facilities, tenant storage, bike storage and pet-friendly spaces will be provided.

Parking facilities includes approximately 156 surface parking spaces, a covered ground level garage with 280 spaces and 42 spaces in townhouse garages for a total of 478 spaces.

General service areas such as loading, utility rooms and meter rooms will be provided on the ground floor within the residential building footprint.