



Justin Elicker
Mayor

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



Michael Piscitelli, AICP
Economic Development
Administrator

April 20, 2020

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 accepting the conveyance of land from the State of Connecticut and approving a Development and Land Disposition Agreement among the City of New Haven, the New Haven Parking Authority and WE 101 College Street LLC for the disposition and development of 101 College Street together with all ancillary documentation as required to implement the project.

Dear Honorable President Walker-Myers:

Considering COVID-19, I write foremost to thank the Alders for their efforts across the city both with residents and small businesses deeply impacted by the ongoing pandemic. The Together New Haven initiative is supporting businesses through marketing, technical assistance and business strategy as we aim to "bounce back" stronger.

While it is difficult to pivot from the immediate and pressing needs citywide, it is also important for us to look toward the future. In that context, I am pleased to submit for your consideration the proposed Development and Land Disposition Agreement (the DLDA) among the City of New Haven (the "City"), the New Haven Parking Authority (the "NHPA") and WE 101 College Street LLC (the "Developer") with respect to the proposed construction of a new building to be known as 101 College Street ("the Project").

The Project, if approved, would be the second major medical/lab/office building within the Downtown Crossing project area and is related to the City's ongoing roadway construction.

As set forth in the DLDA, the Developer's team led by Carter Winstanley proposes to construct a med/lab building of between 350,000 s.f. – 550,000 s.f. over tunnels and driveways that connect to the Air Rights Garage, the Connecticut Mental Health Center and the loading docks for Yale-New Haven Health System. As with Phase 1 of Downtown Crossing, the public improvements will be paid for in part by the City and constructed entirely by the Developer. In this instance there will be an outdoor public plaza owned by the Developer and then the tunnels and driveways will be turned over to the City as

part of the public right-of-way. The size of the building and the new plaza are important design considerations, not only for the Project but also for any future project on the east side of the future extension of Temple Street. With that in mind, the City Plan staff have furnished an amendment to the BD-3 zoning. The amendment latches larger buildings to the provision of outdoor space, which is a longstanding goal of Downtown Crossing and which was not accomplished as part of the 100 College Street development.

By way of background, Downtown Crossing is our community's long-term vision to reconnect the Hill and Downtown neighborhoods together with a growing medical district through infill developments and new city street blocks. This is an area of the City which was heavily impacted by urban renewal with over 800 families displaced to make room for the Route 34 expressway and surrounding projects. Over time and with significant emphasis on community development, Route 34 is no longer a significant part of our lexicon. Instead, we are creating stronger neighborhoods, with new residential projects replacing parking lots, with medical/lab buildings generating jobs and taxes, and with new complete streets for all road users.

Change is not only visible on the ground, but also through innovation. Alexion Pharmaceuticals, located at 100 College Street, is a leading biotechnology company creating treatments for people with rare diseases. Biotechs related to the Yale School of Medicine, like BioHaven, are bringing new treatments to mass market. In no uncertain terms, the ideas coming out of our community truly are changing lives across the world. It is this meaningful nature of work which will drive future job growth and opportunity in New Haven.

One of the many community benefits arising out of the 100 College Street development was the creation of the bioscience career ladder at Southern Connecticut State University. This new program provides opportunity for New Haven public school students to move through an academic pipeline, coming out of SCSU with an industry-standard degree in the biosciences. Likewise, 100 College Street generated opportunity for New Haven's outstanding construction workforce with over \$7.5 million in wages to residents.

As the medical district grows, connectivity between the buildings and parking lots is also important. In recognition of this, the Project also features new pedestrian bridges at up to four locations which will provide seamless connections to medical labs on and off the campus of the Yale School of Medicine.

It is anticipated that the Project will create substantial construction jobs and permanent jobs in basic economic sectors with a forecast 700 - 1,000 permanent jobs at all skill levels, supporting over 3,000 jobs in the regional economy and generating over \$250 million in wages.

Recognizing that this economic activity does not always connect and create economic opportunity for all residents, the DLDA introduces a wide-ranging inclusive growth framework known as "Together, We Grow". The Developer will contribute a

one-time payment of between \$400,000 - \$500,000 to support program activities with the final amount to be determined based on the useable amount of square feet in the building. As part of the program, the City will be supporting access to jobs through construction workforce and permanent workforce ladders, local supply chain development, environmental sustainability and related activities.

The City and the Developer will focus efforts on an innovation workforce pipeline designed to foster career pathways in the life sciences and technology. In furtherance of this goal, there will be a dedicated classroom at 101 College Street for use by the New Haven Public Schools. This will provide a first-class academic enrichment and career-inspiring opportunity for students throughout the district.

In partnership with New Haven Works, a new support services program will be designed to connect New Haven residents to the various support service and industry jobs at 101 College Street.

Given the need to build a strong and local supplier network, a new pilot program is being designed to connect small local business to middle-markets through a brokerage service. This effort, called SOURCE NHV, builds off prior Made in New Haven and Buy Local programs and is being developed in partnership with the Elm City Innovation Collaborative, TSAI City and Yale's School of Management.

The Developer will build and maintain an interior public walkway as well as an outdoor public plaza with space for arts programming and a mix of quiet and active social spaces.

The DLDA also requires the Developer to maintain a sustainable transportation program focused on the promotion of bicycling to the site with showers, private changing areas and a bike storage station. By limiting the amount of on-site parking, 101 College Street will be part of the Downtown community using shared parking assets at the Temple Street and Temple Medical facilities. This aspect of the DLDA will be governed by a Parking Agreement between the Developer and NHPA and is attached as an exhibit to the DLDA.

For the first time, a Developer will be required to furnish a Climate Awareness Plan, in keeping with the Board of Alders' resolution in 2019. The plan will focus on key aspects of climate resiliency and ensure that the built environment is responsive to a changing environment.

Given the statewide economic impact of Downtown Crossing, the Connecticut Department of Economic and Community Development has been a longstanding partner. We are very appreciative for their contribution of \$8.0 million toward the necessary public improvements.

Community participation is an essential part of the review process even with the challenges due to social distancing and COVID-19 related impacts. Our staff will

schedule conversations with the two Hill management teams as well as Downtown/Wooster Square and is making arrangements for two community-wide forums in advance of the public hearing at the City Plan Commission for zoning amendments and at the Board of Alders for both the zoning and DLDA. A project page will be set up on the Downtown Crossing website with an opportunity for residents to comment and offer suggestions on the Project. This feedback will be provided to the Board of Alders to help provide a complete record of input on this important Project.

In closing, thank you again for your time and consideration. Economic conditions remain very uncertain and there is of course the potential that the Project simply cannot move forward due to ongoing issues with the pandemic. Even with this uncertainty, I believe it is better for us to prepare and to take the necessary steps that will be needed to re-establish our strong economic base.

If you have any questions, please do not hesitate to call me at (203) 410-7473 or email at mpiscite@newhavenct.gov.

Thank you again for your consideration.

Sincerely,



Michael Piscitelli, AICP
Economic Development Administrator

enclosures

cc:

Justin Elicker, Mayor, City of New Haven

David Lehman, Commissioner, DECD

Norman Forrester, Chair, New Haven Parking Authority

Robert Ellis, Project Manager

Taijah Anderson, Legislative Liaison