



340+ DIXWELL, NEW HAVEN, CT

View from Dixwell looking south

PROJECT INFORMATION

Property 340 Dixwell, 316 Dixwell, 783 Orchard

Developer Beulah Land Development, H.E.L.P. Development USA, Spiritos Properties

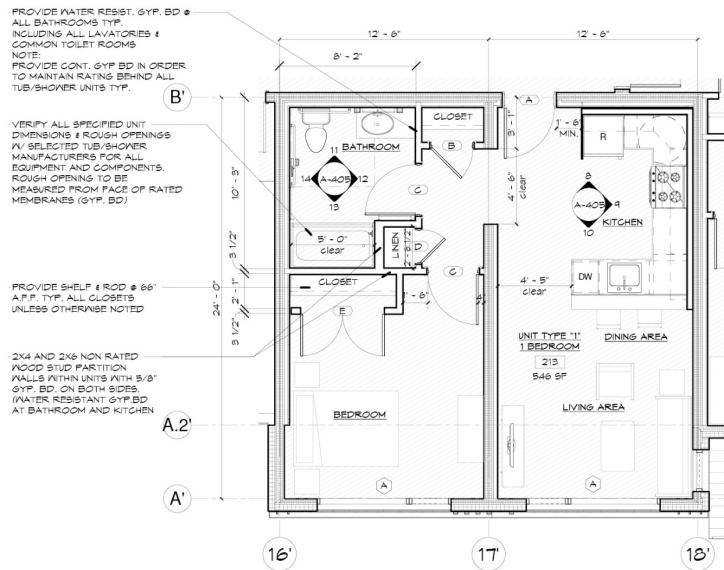
Architect Schadler Selnau Architects and Gray Organschi Architecture

Project Scope

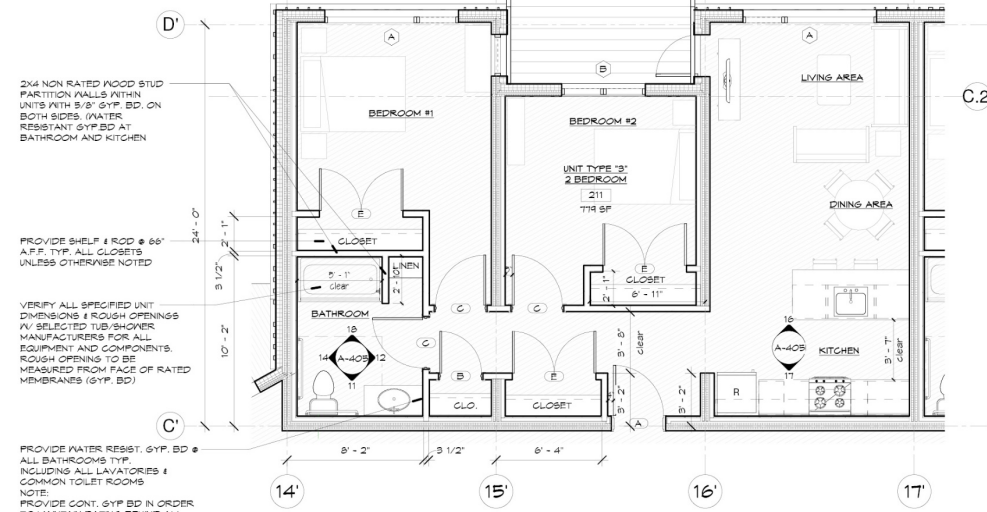
- 69 apartments, 80% at 25, 50 and 60% AMI, with 20% supportive housing units and 20% market rate
- Highly environmental with mass timber, passive house and solar panels for higher quality, energy efficient and natural housing
- Deeply affordable, healthy living, on par with or better than market rate housing when built with a light frame structure
- Local job creation during construction and during operations

Project Schedule

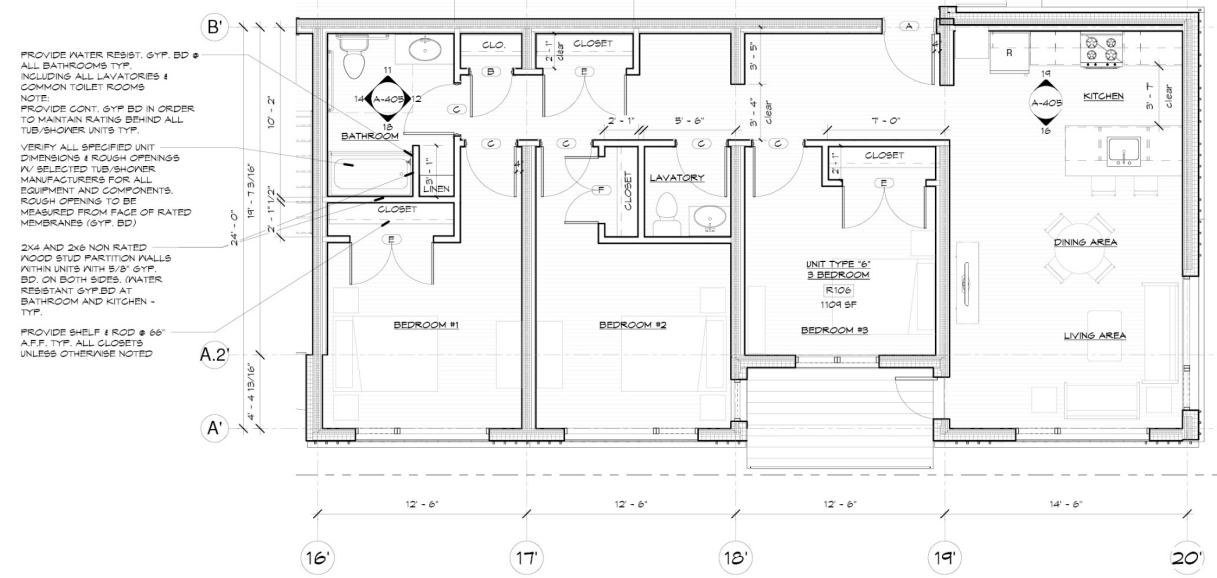
- Design completion summer 2020 – BZA variance and special exception have been obtained
- Application to CHFA for 9% tax credits in November 2020
- Anticipated start of construction if selected – Fall 2021
- Anticipated completion and Occupancy – Fall 2022



2) TYP. UNIT TYPE '1' - 1 BEDROOM - TYPE 'B'
1/4" = 1'-0"



4) TYP. UNIT TYPE '3' - 2 BEDROOM
1/4" = 1'-0"



1) UNIT TYPE '6' - 3 BEDROOM
1/4" = 1'-0"



VIEW OF TYPICAL LIVING ROOM FROM KITCHEN

What is a mass timber building and what are its benefits

1. Dimensional lumber (2x's) are grouped together with environmentally safe glue to create "glulam" columns and beams and cross laminated timber ("CLT") walls and floors, which are very light and strong and inherently fireproof (the wood chars as it burns, greatly slowing down the burning process)
2. These "mass timber" elements are precisely made and can have holes for ductwork and piping and light fixtures cut in them, which makes it easier to build and speeds up plumbing and mechanical work too
3. The structure is built much faster than light frame, is quiet (no hammering, only screw guns), produces no waste, and creates a much more durable structure than light frame
4. CLT panels, which 340+ will be made from, do not have to be covered up with drywall, allowing the apartment to be natural, healthy, warm, solid - to reduce asthma and make concentration easier
5. Mass timber comes from a renewable resource, trees, that absorb carbon dioxide from the atmosphere, and the carbon stays inside the structure during its life. Mass timber thus cleans the air and improves forest health when the wood comes from sustainably harvested forests





Kitchen and Living Room – CLT Interior



View from Orchard looking north