

Together, We Grow: Proposed 101 College Street Development Agreement with WE 101 College Street LLC

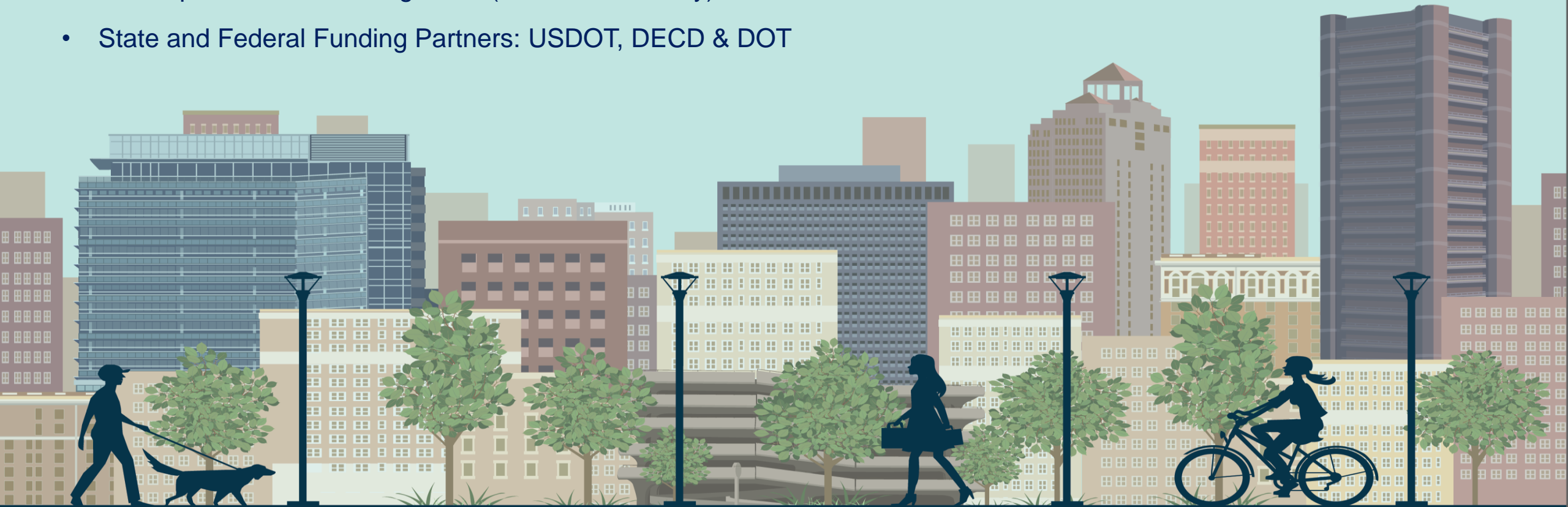


City of New Haven
Justin Elicker, Mayor
Board of Alders

May 26, 2020

Project Team

- City of New Haven: EDA, TTP, Engineering, City Plan, CEO
- Park New Haven
- Developer: WE 101 College LLC (Carter Winstanley)
- State and Federal Funding Partners: USDOT, DECD & DOT



Perspective & Project Context

- Planning for New Haven's future in the midst of a crisis, suffering and loss is difficult but necessary for our collective future.
- 101 College Street is a private development that will further strengthen New Haven's innovation-based economy, bringing us closer to a critical mass:
 - An attractive place for innovation;
 - A skilled workforce to support growth; and
 - Connected to the community and local economy
- The meaningful nature of work in New Haven is at the core of an economic rebound:
 - New Haven role in life saving medical & pharmaceutical research
 - Innovation will be essential to New Haven's post-COVID Economic Recovery

**TOGETHER
NEW HAVEN**



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Structure of the 101 College Street Development Agreement

The Development Agreement accounts for both the construction of a large-scale private development and the public infrastructure required to sustain the development consistent with the Downtown Crossing project. The Development Agreement specifies many items, including the:

- scope of work & responsibilities of involved parties;
- conveyance process including easements, licenses and other encumbrances;
- permitting processes;
- community benefits;
- construction and operations relating to both private and public improvements; and
- sources and uses of funding as well as the default provisions, penalties and remedies.

The parties to the Development Agreement are the City of New Haven, WE 101 College Street LLC & the New Haven Parking Authority.

This communication includes the DLDA, Exhibits, Fiscal Impact Statement and Executive Summary. A parallel communication relates to a proposed text amendment to the BD-3 zoning.

101 College Street Proposed Med/Lab Development

101 College Street is a 1.75-acre parcel to be created upon conveyance of land from State to the City of New Haven. The City in turn will convey 101 College Street to WE 101 College LLC and enable construction of a med/research building with meeting and collaboration space.

Important points:

Building: 350,000 - 550,000 s.f. building with plaza on east side.

Design: LEED Silver or WELL Building Standard.

Parking: Onsite parking not to exceed 175 spaces.

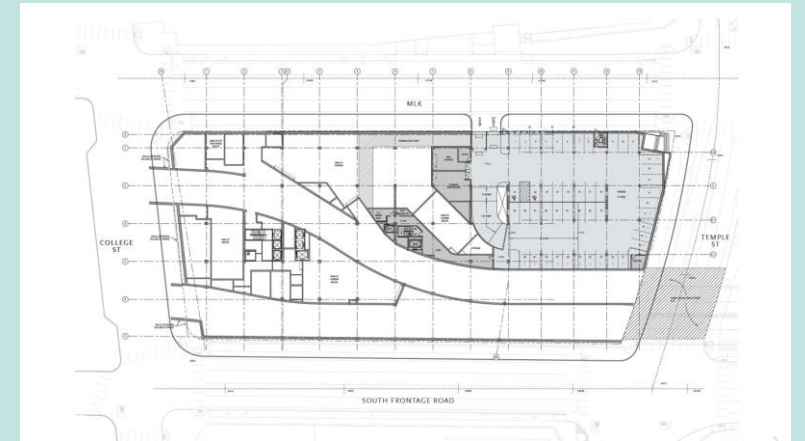
“Shared” Parking Agreement for up to 550 spaces at Temple Medical and Temple Street Garage.

Connections: Pedestrian bridges (up to 4) connecting medical district and parking.

Grand List: Minimum 30-year taxable period even if 101 College Street is sold to a nonprofit entity.

Public Improvements: Developer will construct the tunnels and driveways, plaza and streetscape with public financing.

Following completion and commissioning, the Tunnels and Drives will be public rights-of-way and will be the responsibility of the City for future operations, maintenance and capital improvements.







TEMPLE MEDICAL CENTER



101 College Street Fiscal Impact Statement

Fiscal Impact Statement

Status

Downtown Crossing Phase 3. The City received a TIGER grant in the amount of \$20M previously approved by the BOA, which when coupled with other funding, allows Downtown Crossing Phase 3 to move forward later this year. The City must achieve three “Critical Milestones” or the City will be subject to liquidated damages. While not part of the Critical Milestones which are subject to liquidated damages, the Temple Street Extension and other aspects of Phase 3 will not be completed until funding of approximately \$6-10M is available.

Temple Street Garage Improvements. Improvements to the Temple Street Garage are expected to cost \$1.25-1.5M and are required to be carried out as part of the DLDA. As per the DLDA, the City will be required to reimburse the NHPA if an outside funding source is not identified.

On-Site Public Improvements. The On-Site Public Improvements are estimated to cost \$16.5M. Given that the City recently updated its Air Rights Design Guidelines and design is ongoing, a \$2.0M contingency is also in the budget. Per terms of the DLDA, the City’s overall amount which needs to be covered is \$10.0M of the base and the \$2.0M in contingency. DECD has committed to fund \$8.0M and the City will be requesting a reallocation of state transportation funds (LOTICIP) with the sources and uses adjusted accordingly. This is anticipated to cover the cost of On-Site Public Improvements and soft costs.

Phase 3

City will not be able to accomplish all aspects of Phase 3 based on current funding levels. The City must achieve three “Critical Milestones” or the City will be subject to liquidated damages. Options under consideration: adding Phase 4 to Downtown Crossing, value engineering, scope and design modifications.

Temple Street Garage

As per the DLDA, the City will be required to reimburse the NHPA if an outside funding source is not identified.

Public Improvements

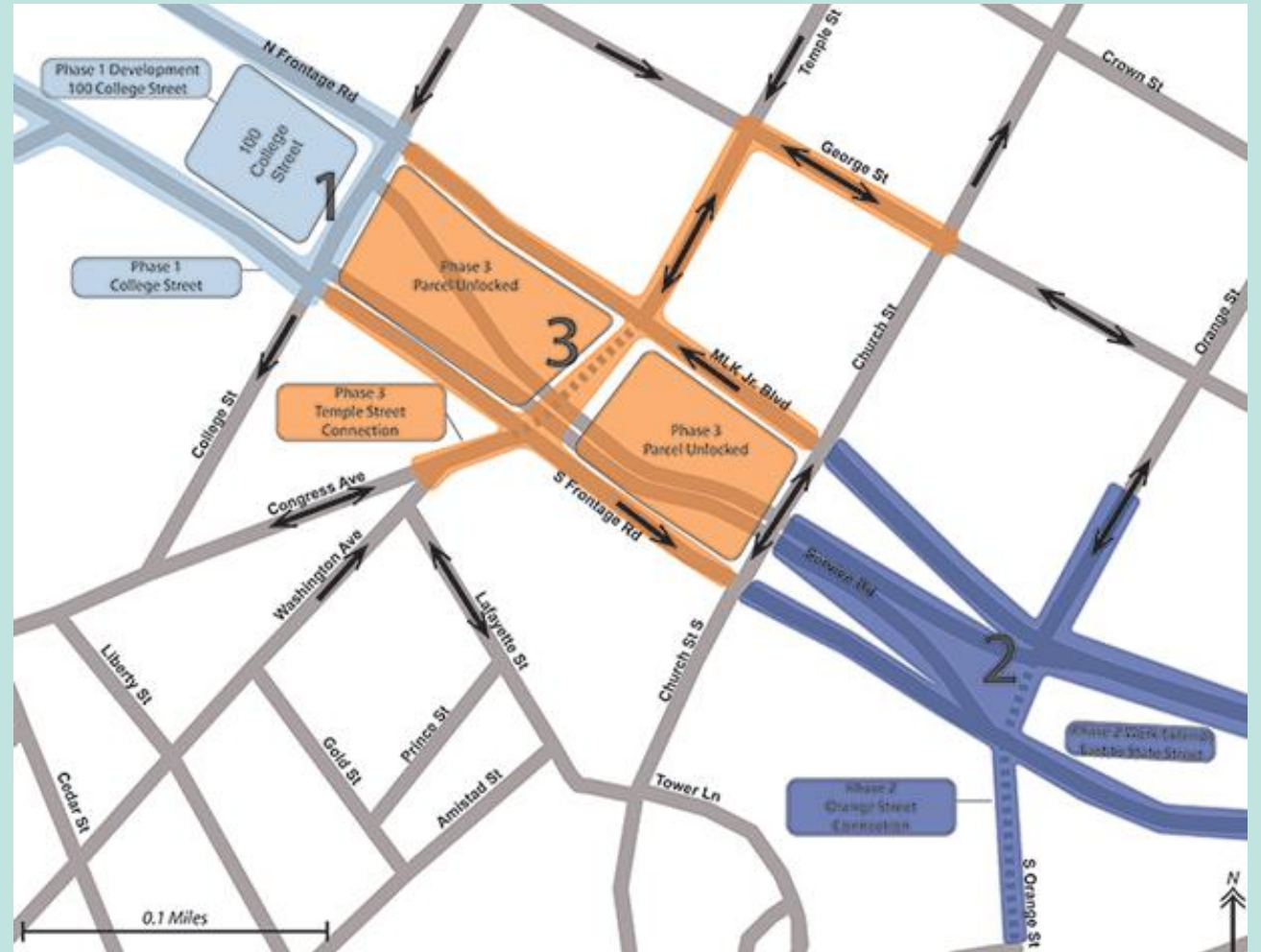
\$8.0 M commitment letter in hand
\$4.4 M application for LOTICIP submitted.

(USDOT applications submitted for INFRA, BUILD programs.)

Downtown Crossing

New Haven

- Long-term plan to transform the former Route 34 corridor to city streets and connect the Hill to Downtown.
- Former right-of-way owned by the State, in process of conveyance to the City for economic development purposes.
- Phase 2 under construction, traffic shift this week to accommodate new Orange Street intersection work.
- Hill to Downtown initiative also in construction, connecting both neighborhoods with Union Station.



Downtown Crossing

New Haven

100 College Street



Orange Street Intersection

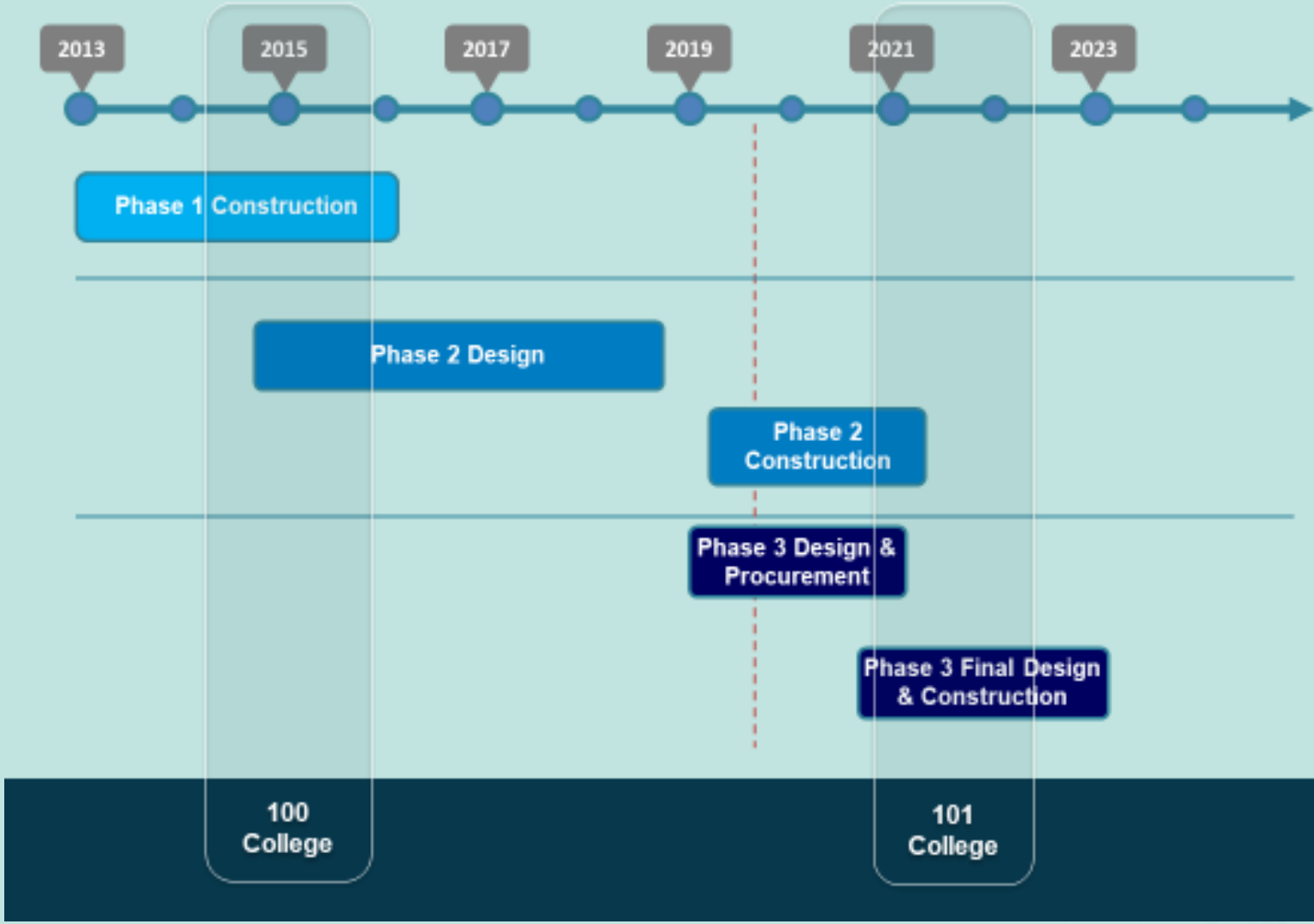


Hill to Downtown, Phase 1



101 College Street Project Schedule Overlay

- Construction begins in August 2020 and anticipated to last until November 2022
- Construction scheduled to coincide with Phase 3 of Downtown Crossing in order to minimize length of impacts
- Timeline for this project and Phase 3 of Downtown Crossing is also driven by Federal grant requirements, no COVID relief



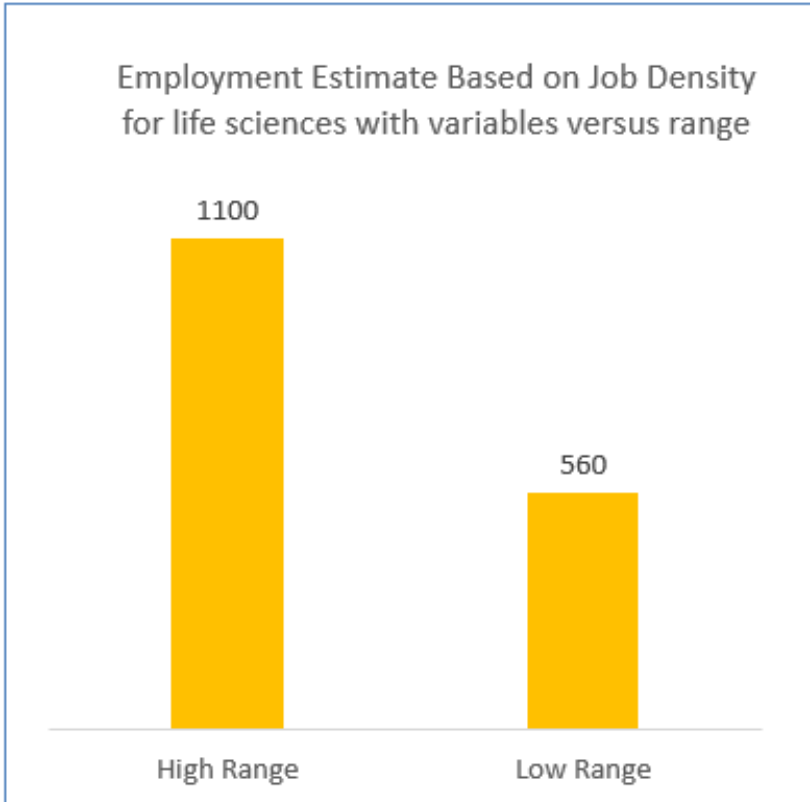
Community Benefits: Together, We Grow



101 College Street: Direct Jobs & Wages

DIRECT IMPACTS – 400ksft

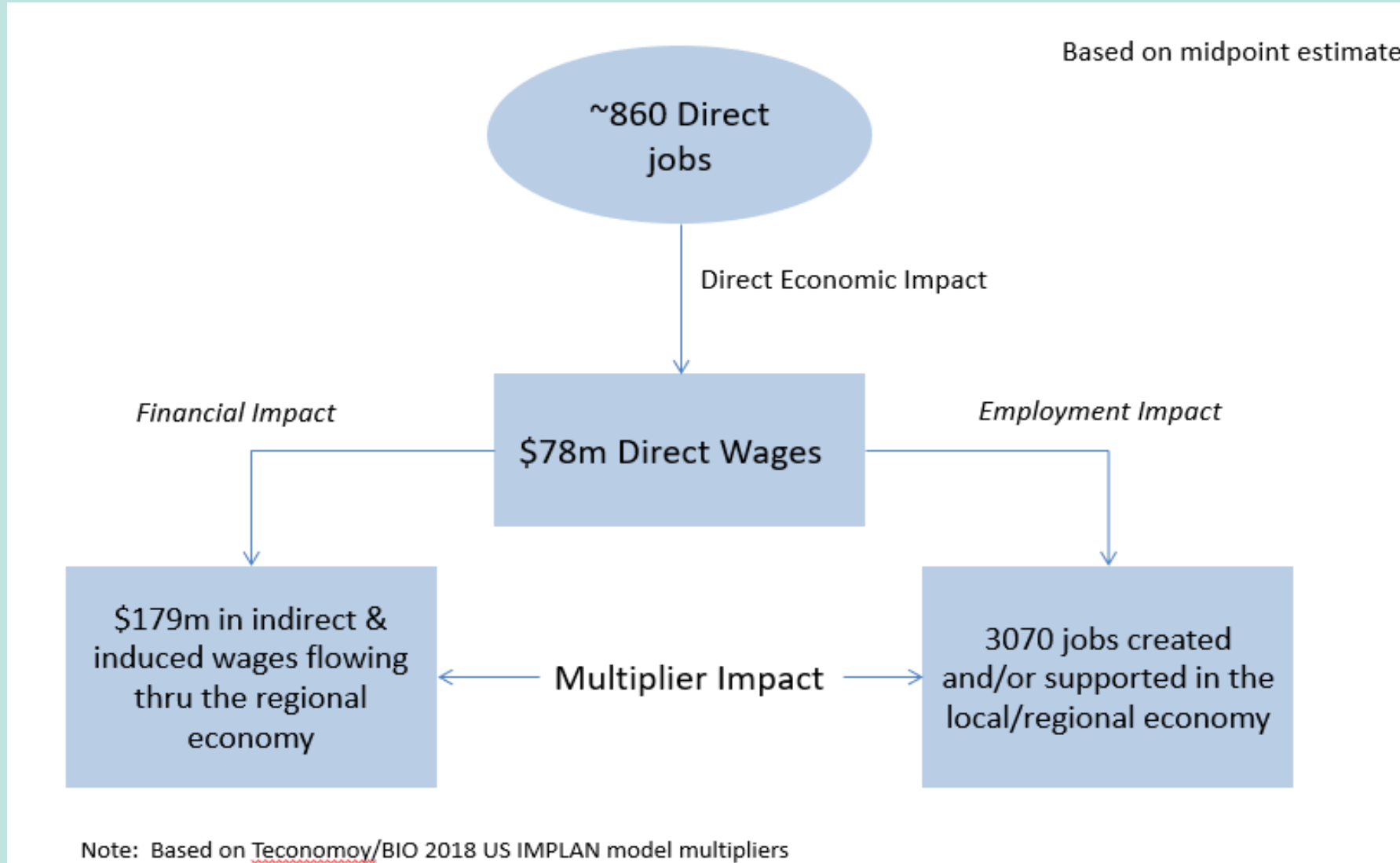
Employment: ~860 jobs



Wages: ~\$78 million



101 College Street: Prospective Impact on Local Economy



Community Benefits: Together, We Grow

Community Access

- Plaza is a public space available for outdoor programming, mentorship and collaboration.
- Dedicated classroom for New Haven Public Schools.
- Developer shall endeavor to create an incubator supporting community-based entrepreneurship.

Workforce Ladders & Permanent Jobs Supports include:

- Mentoring program for New Haven students interested in construction-related jobs with two construction-related business fairs
- An innovation workforce pipeline to foster life science and technology career pathways for New Haven Public School students
- A new support program designed to connect New Haven residents to various support service jobs at 101 College Street (in partnership with New Haven Works)
- Establishment of a new pilot program, *SOURCE NHV*, designed to connect small local businesses to middle-markets through a brokerage service

Workforce Utilization for the Construction of 101 College Street:

- Per City of New Haven Ordinance, developer will be required to meet workforce utilization goals including hiring minimums of 25% New Haven residents, 25% minority, & 6.9% women
- Developer will undertake a mentoring program for MBE/SBE contractors together with 12 ¼ requirements



Community-Driven Initiatives: Example



BioPath

- Community-Driven: Established as a result of community benefit conversations for 100 College Street
- A City-University-Industry Partnership Targeting Regional Workforce Needs
- Launched in 2016 with initial \$100,000 from developer of 100 College Street as part of the Community Benefits package
- Southern Connecticut State University, a more affordable college option, now has new areas of study to meet demand for bioscience related jobs
- BioPath provides access for residents to the growing bioscience sector with good-paying jobs (average salary \$105,662)



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Q&A and Discussion