

State Street Development Community Meeting

01/23/2025

Agenda

1. Meet the Team
2. Why We Are Here
3. The Site
4. Conceptual Design
5. Questions and Comments

Meet the Team

Meet the Team



Yarojin “Roj” Robinson
Senior Vice President
Gilbane Development Co.

Brendan McBride
Sr. Development Director
Gilbane Development Co.

Alex Marte
Senior Development Manager
Gilbane Development Co.

Brock Williams
Development Manager
Gilbane Development Co.

Andrea Kretchmer
Principal
Xenolith Partners

Terri Belkas-Mitchell
Principal
Xenolith Partners

Melinda Agron
Principal/COO
Newman Architects

Paul Santos Principal/
Director of Housing
Newman Architects

Dov Feinmesser
Director of Sustainability
Newman Architects

- Team with prior collaboration history
- Proven development executions on similar mixed-income projects
- Certified WBE in CT with Xenolith
- Deep construction and design expertise

Gilbane Development Company



Gilbane Development Company is the **real estate development** arm of Gilbane, Inc. We've been creating and implementing successful real estate programs for public, private, and non-profit clients throughout the U.S. for five decades, with **10,000 units of affordable and mixed-income housing completed/underway.**

Xenolith Partners



- **Certified woman-owned** affordable housing development focused on affordable, mixed-income, and mixed-use projects in Connecticut and New York
- More than **30 years of experience** in affordable housing development and finance
- Developed more than **1,000 residential units** with 300 units under construction
- Xenolith's principals have successfully developed projects including new constructions, community facilities, affordable preservation, historic adaptive reuse, and brownfield remediation

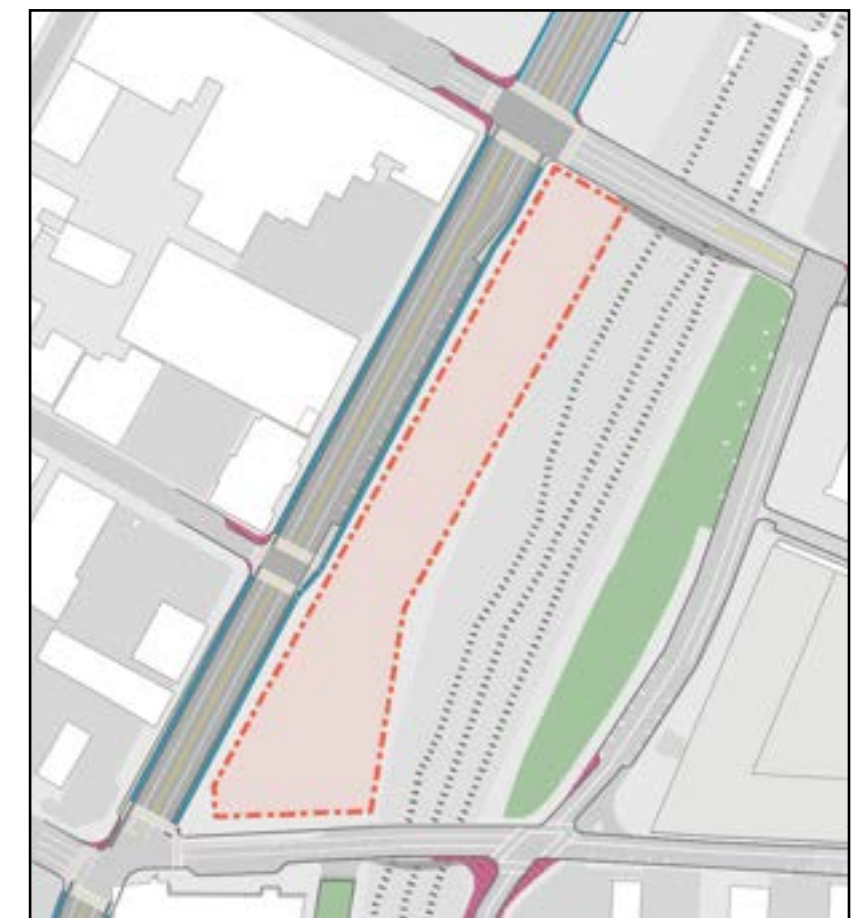
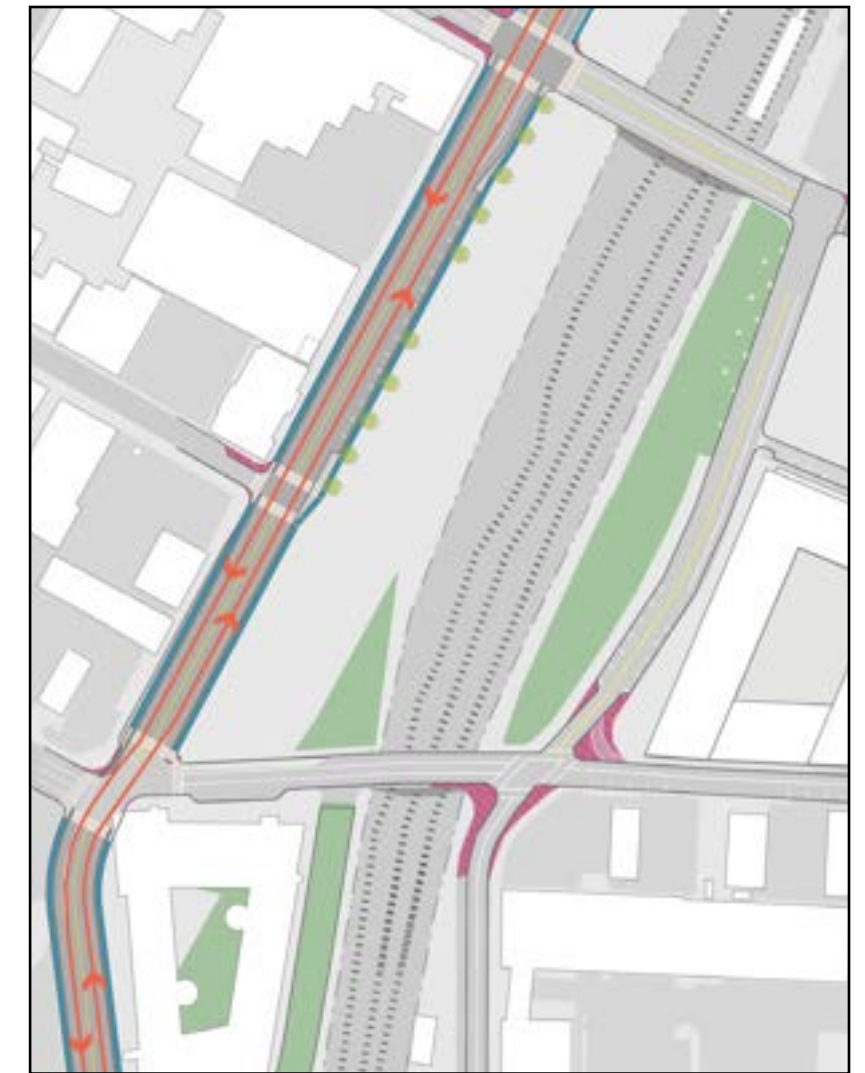
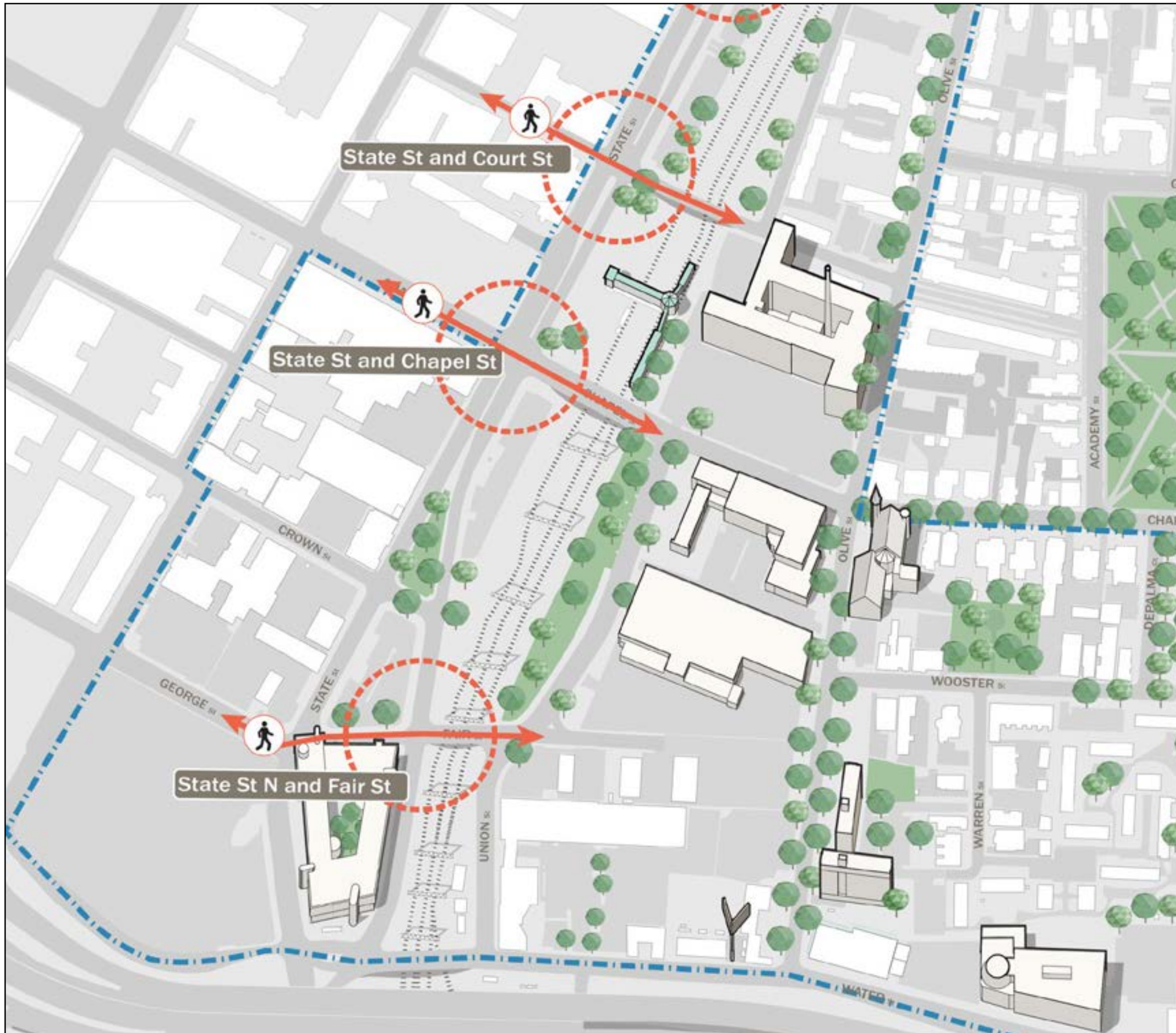
Newman Architects



- **60 years in business** specializing in architecture, interior design, lighting design, graphic design, and branding
Nationally recognized firm with **over 150 awards**
- Designed millions of square feet of **market rate and affordable multi-unit residences** throughout Connecticut
- More than 50% of projects currently under construction were designed to comply with **LEED, PHIUS (Passive House), or another sustainable design** standard
- Over 90% of projects currently in design are being designed to comply with sustainable standards

Why We Are Here





The Site

Community Assets

Open Space

1. New Haven Green
2. Wooster Square Park
3. Wooster Square Memorial Playground
4. Union Street Dog Park

Higher Education

5. Gateway Community College
6. Yale University

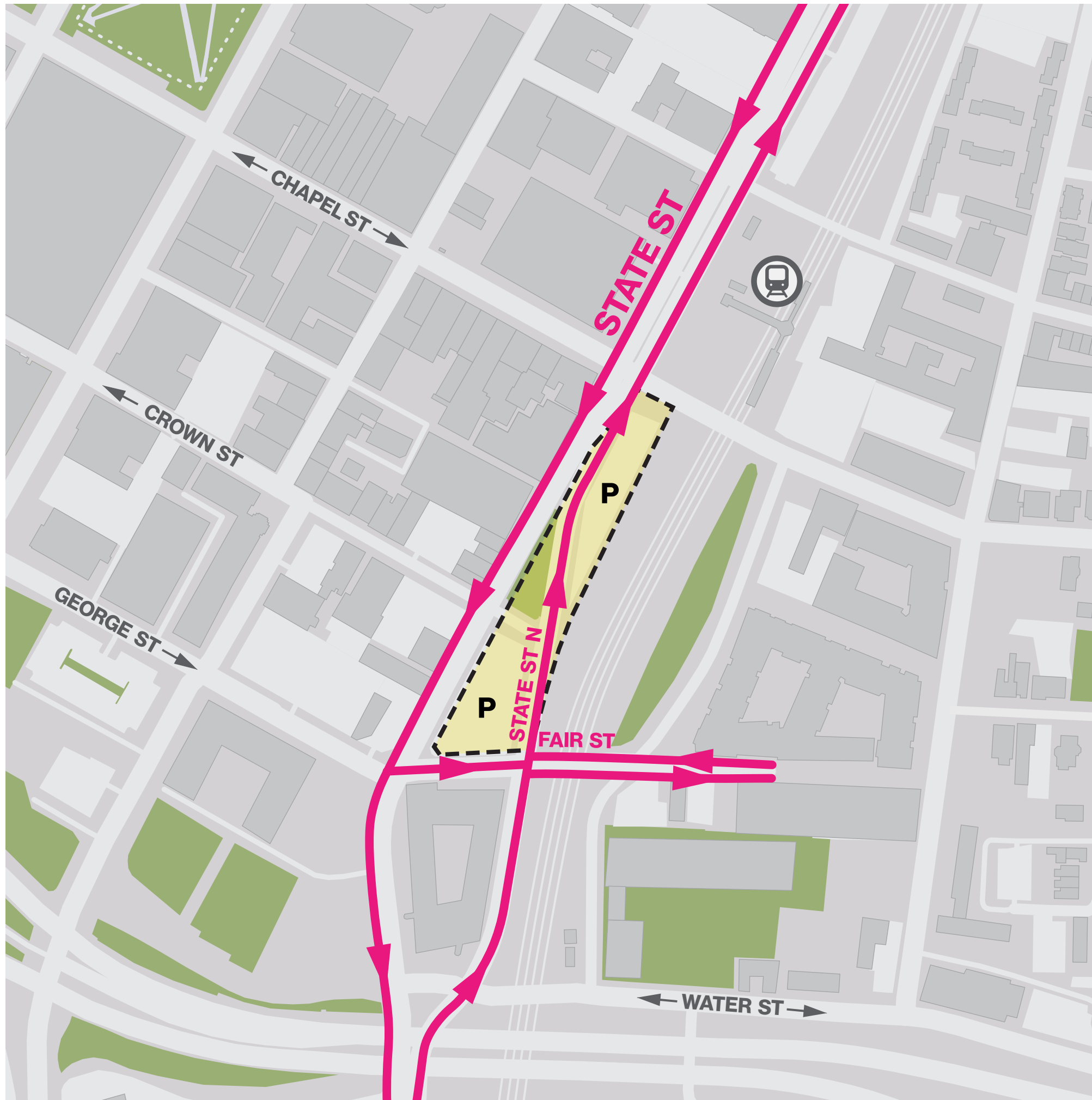
Retail

7. Wooster Street Restaurants
8. CVS Pharmacy
9. Banks

Points of Interest

10. Science at Square 10 (Future)
11. Blessed Michael McGivney Pilgrimage Center
(Formerly Knights of Columbus Museum)
12. 360 State Apartments
13. New Haven City Hall
14. 100 College Street
15. Union Square Development (Future)





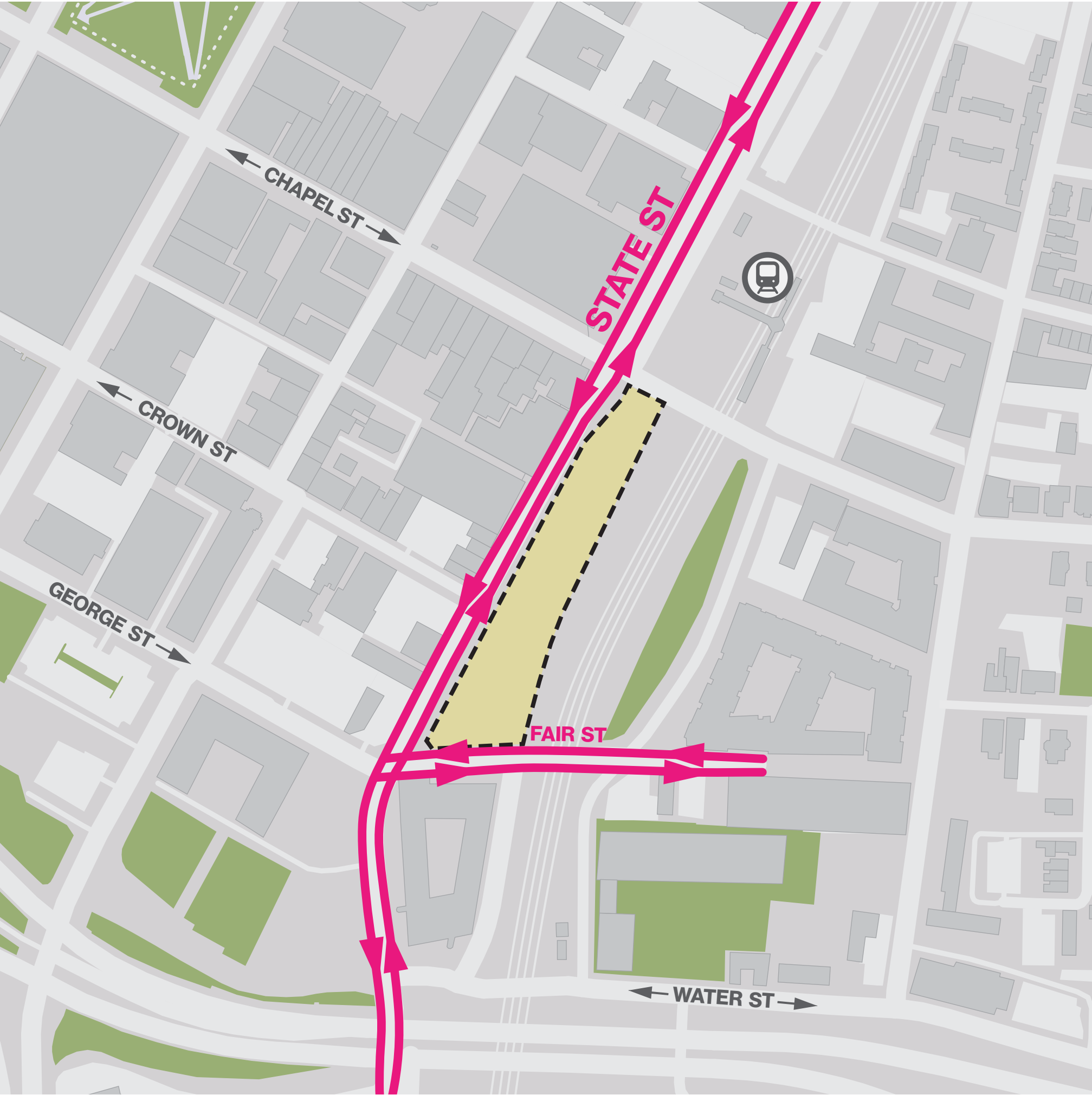
Current Road Configuration

- Project Property Line
- Current State Street Traffic
- 🚂 State Street Station
- P Existing Parking Lot

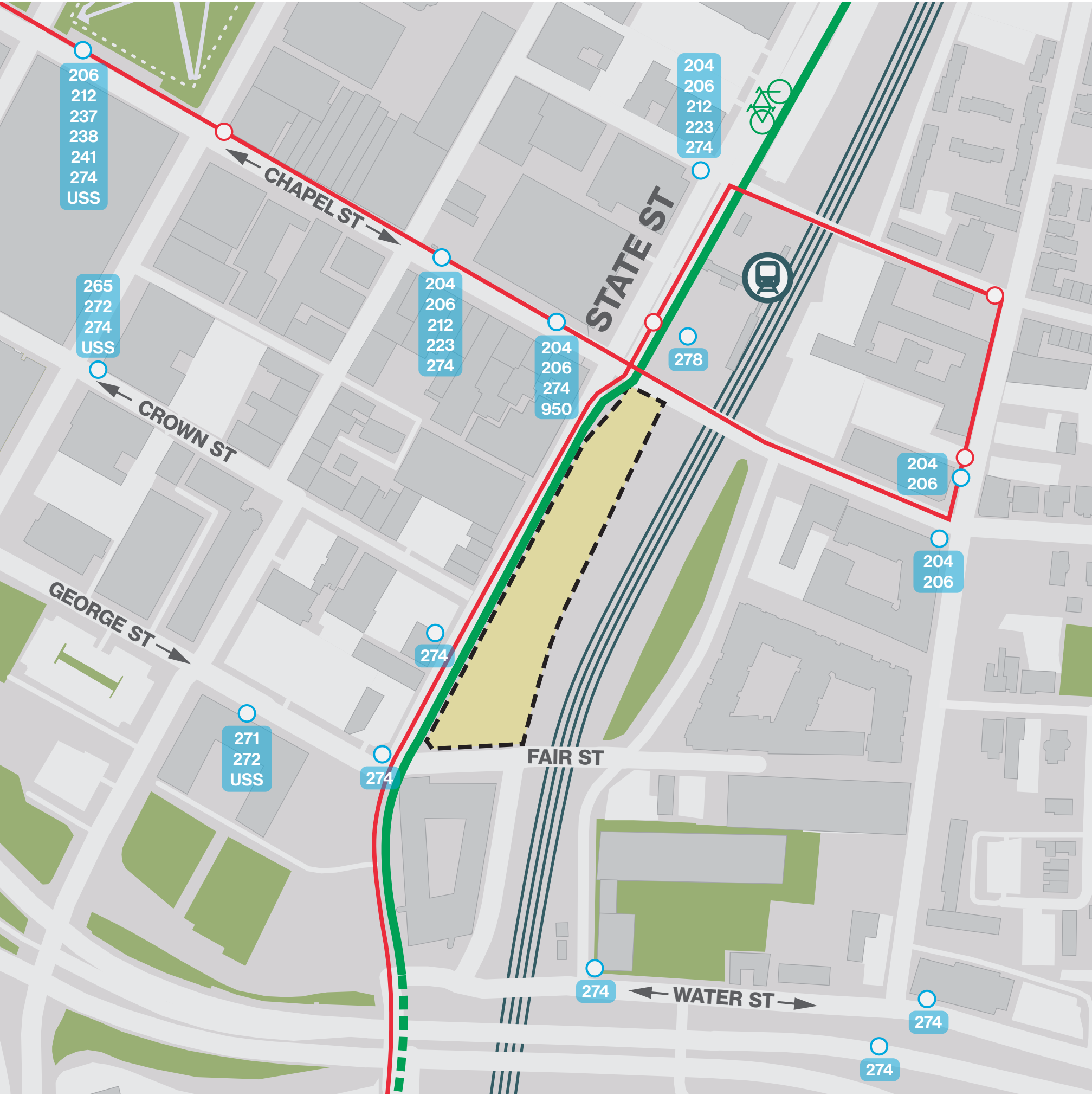






State Street Realignment

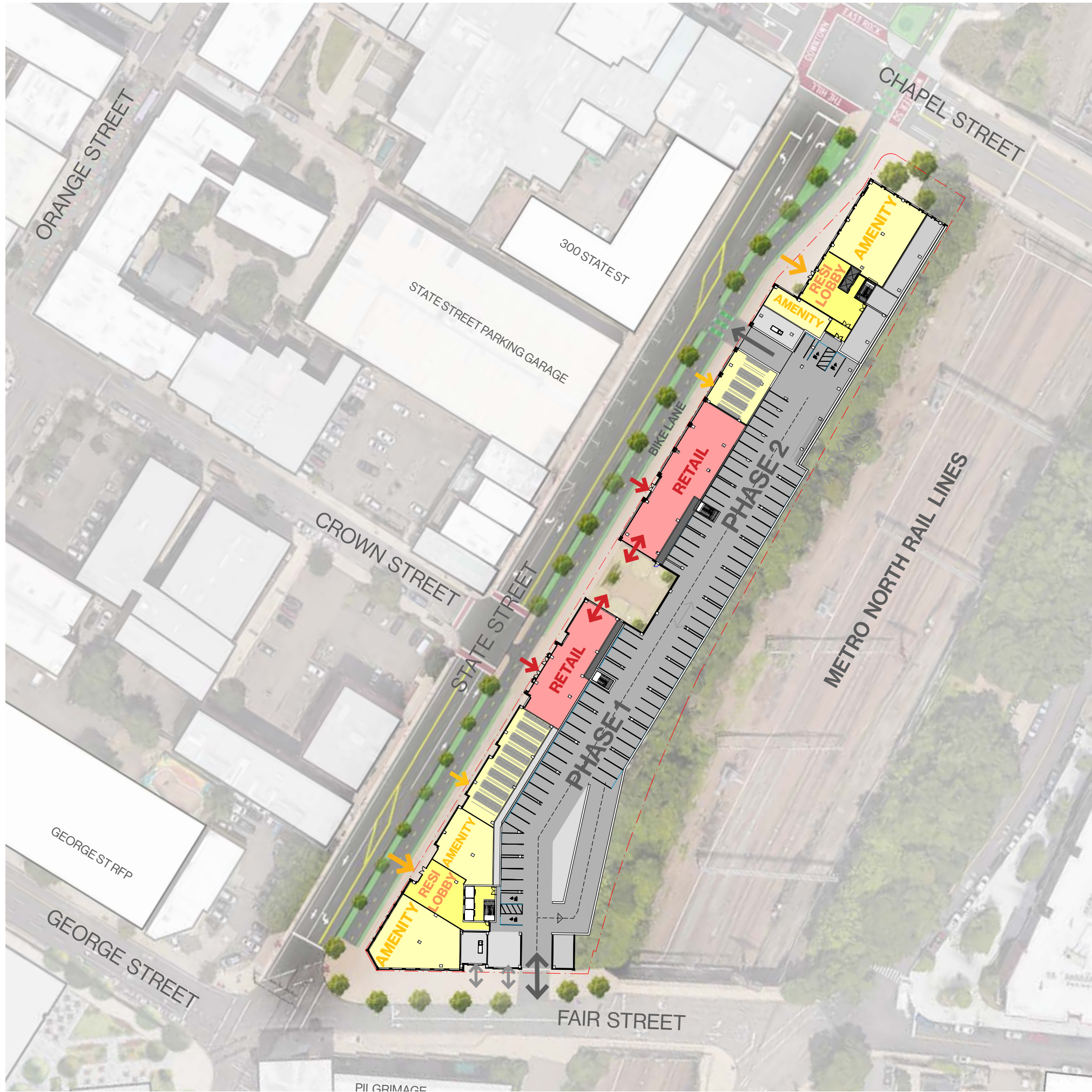
- Project Property Line
- Proposed New State Street Traffic
- 🚆 State Street Station



Bike & Transit Network



- Project Property Line
-  Proposed New Bike Lane
-  Public Bus Stop
-  Yale Shuttle - Red Line Route and Stops
-  **State Street Station**
 - Amtrack Hartford Line
 - Commuter Rail
 - Hartford Line
 - New Haven Line
 - Northeast Regional Line
 - Valley Flyer Line



Ground Floor

- Retail
- Residential
- ↔ Parking



Landscape Design

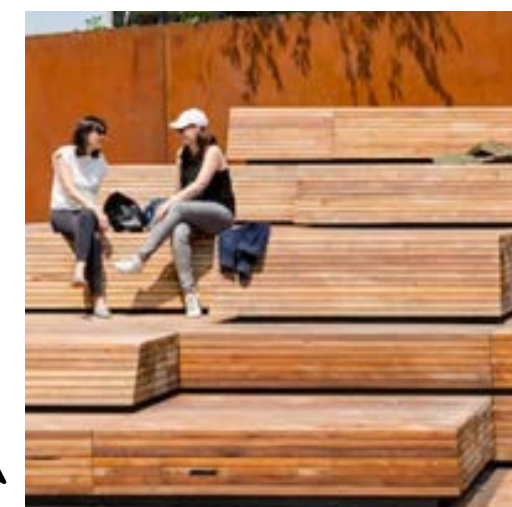
Seating Area

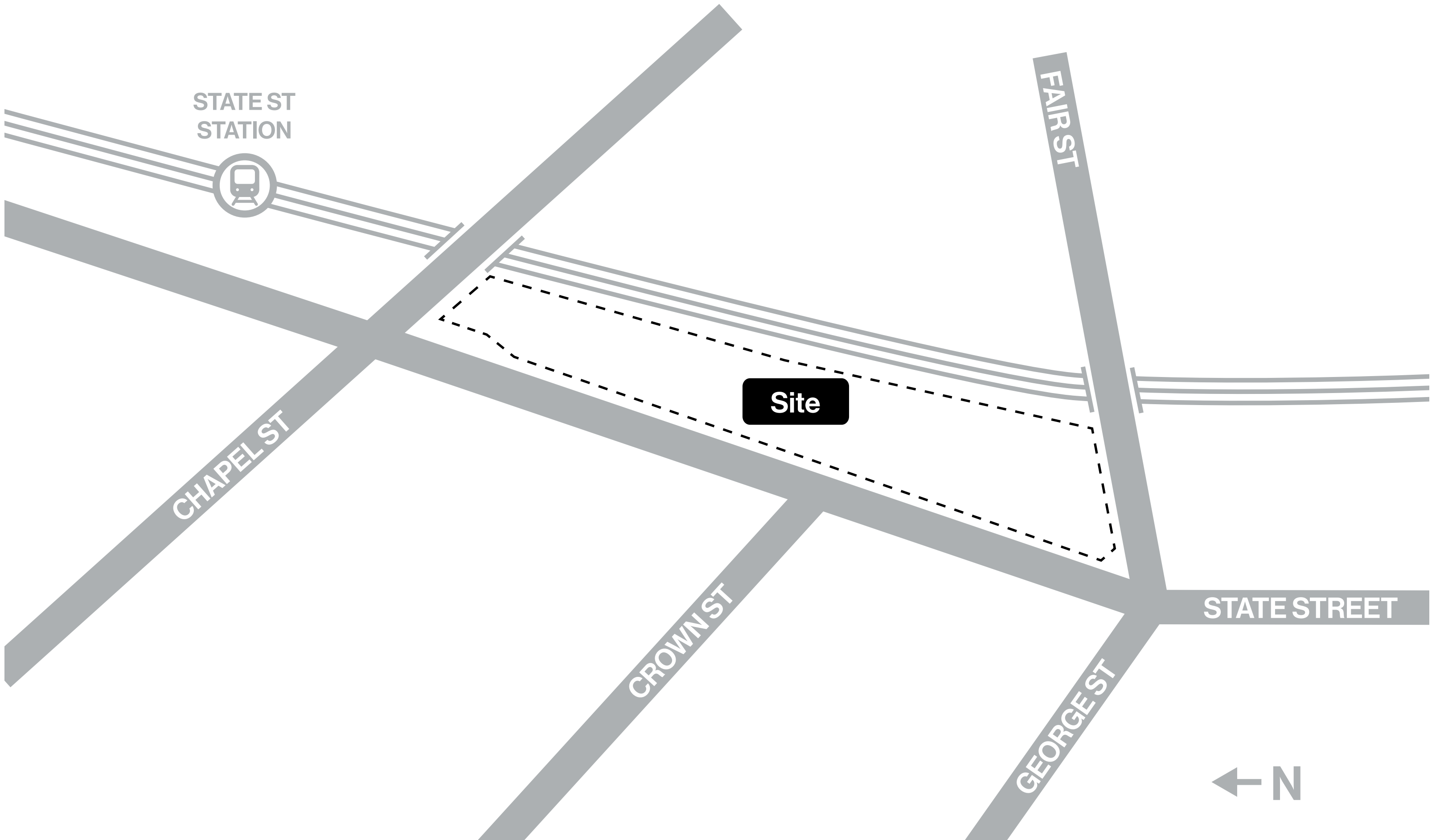


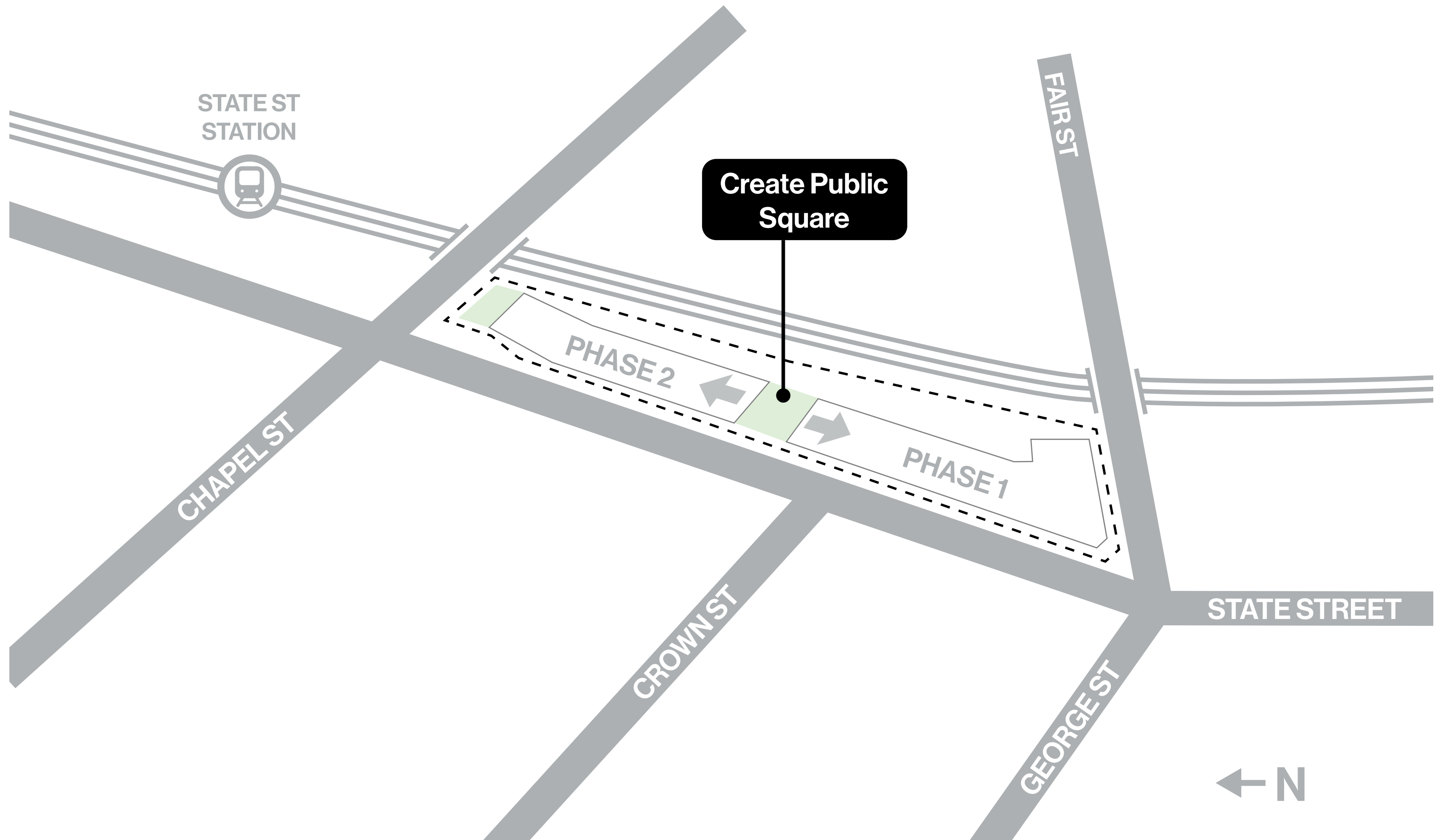
Bike Path

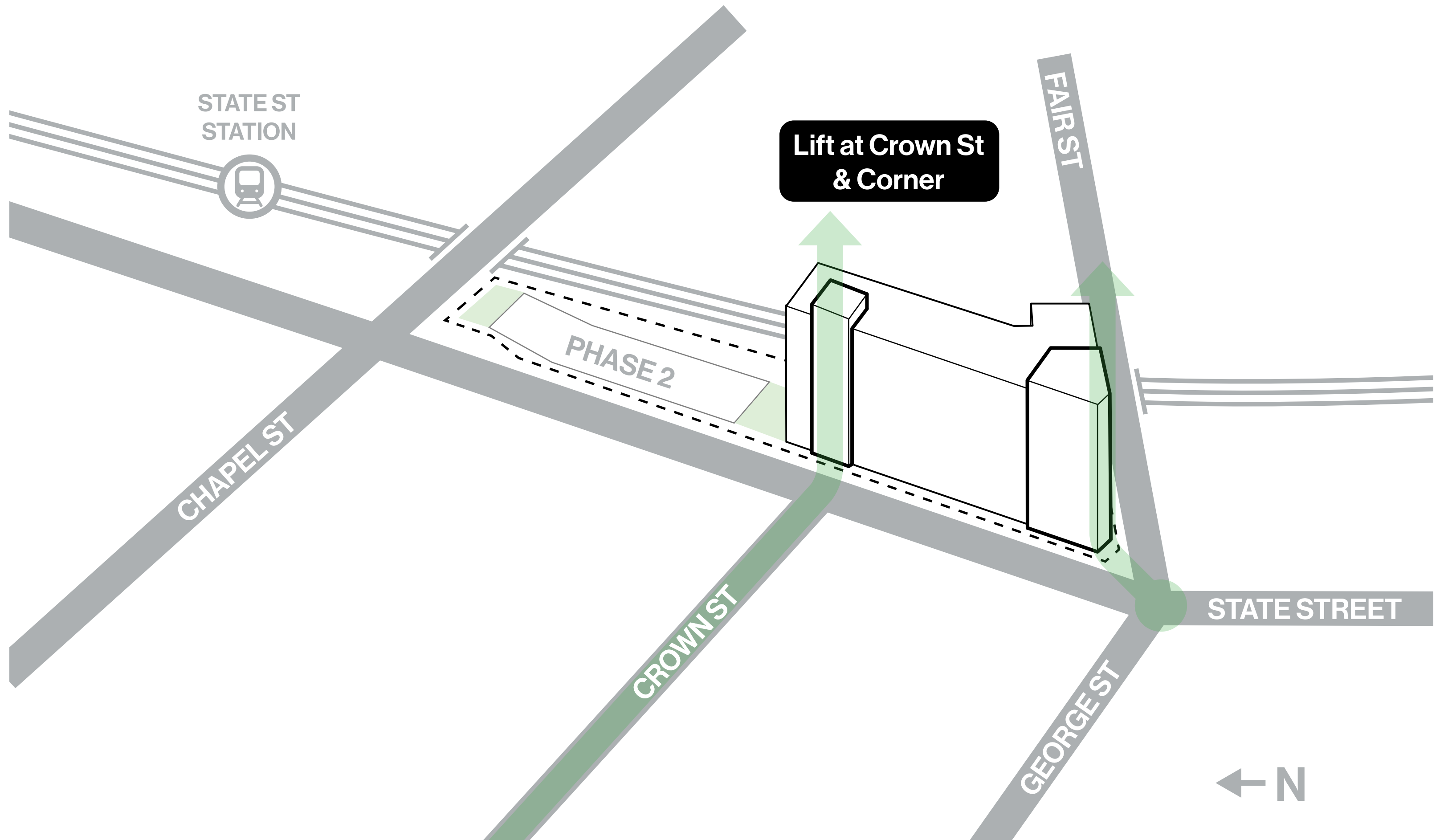


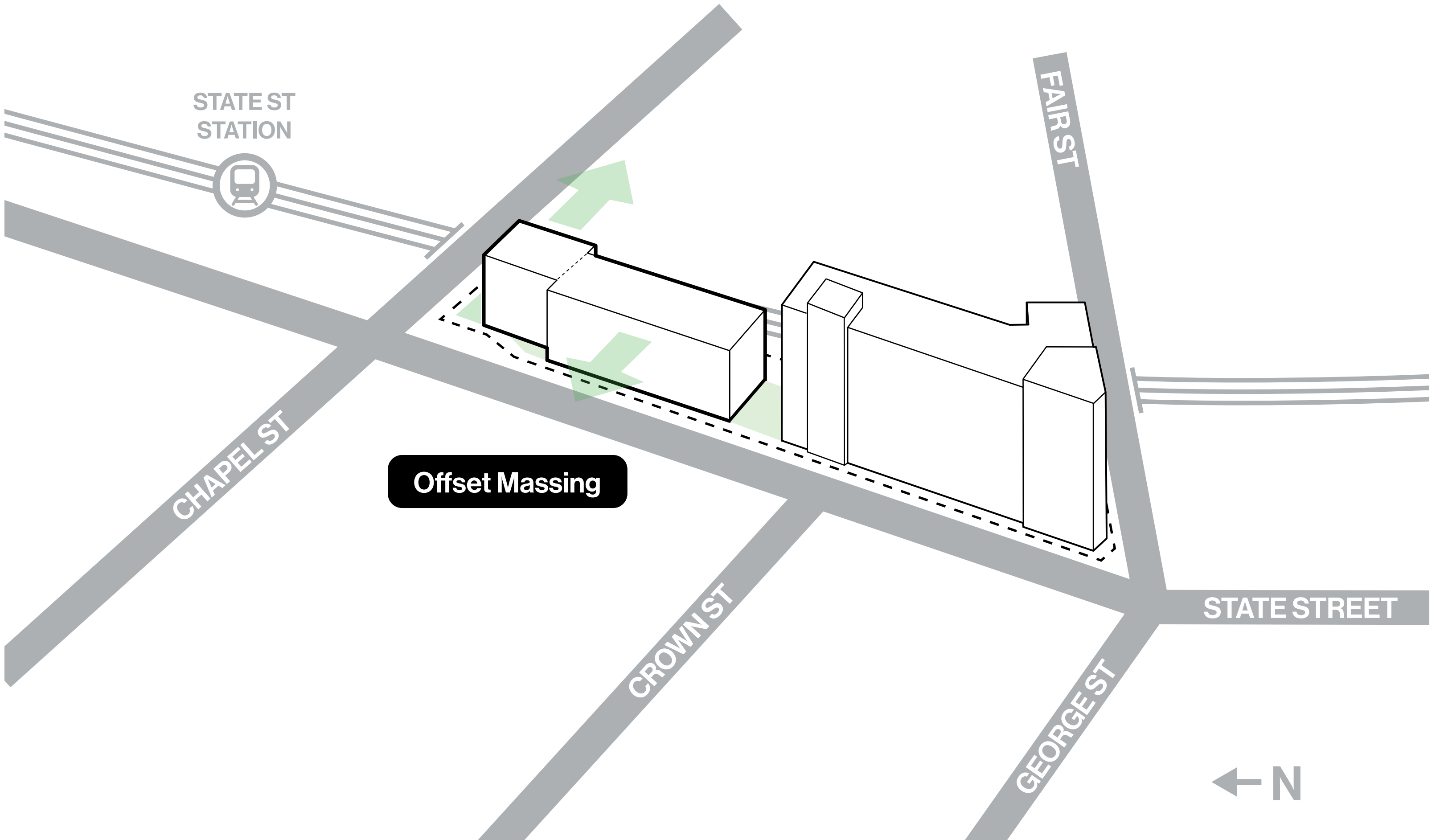
Courtyard









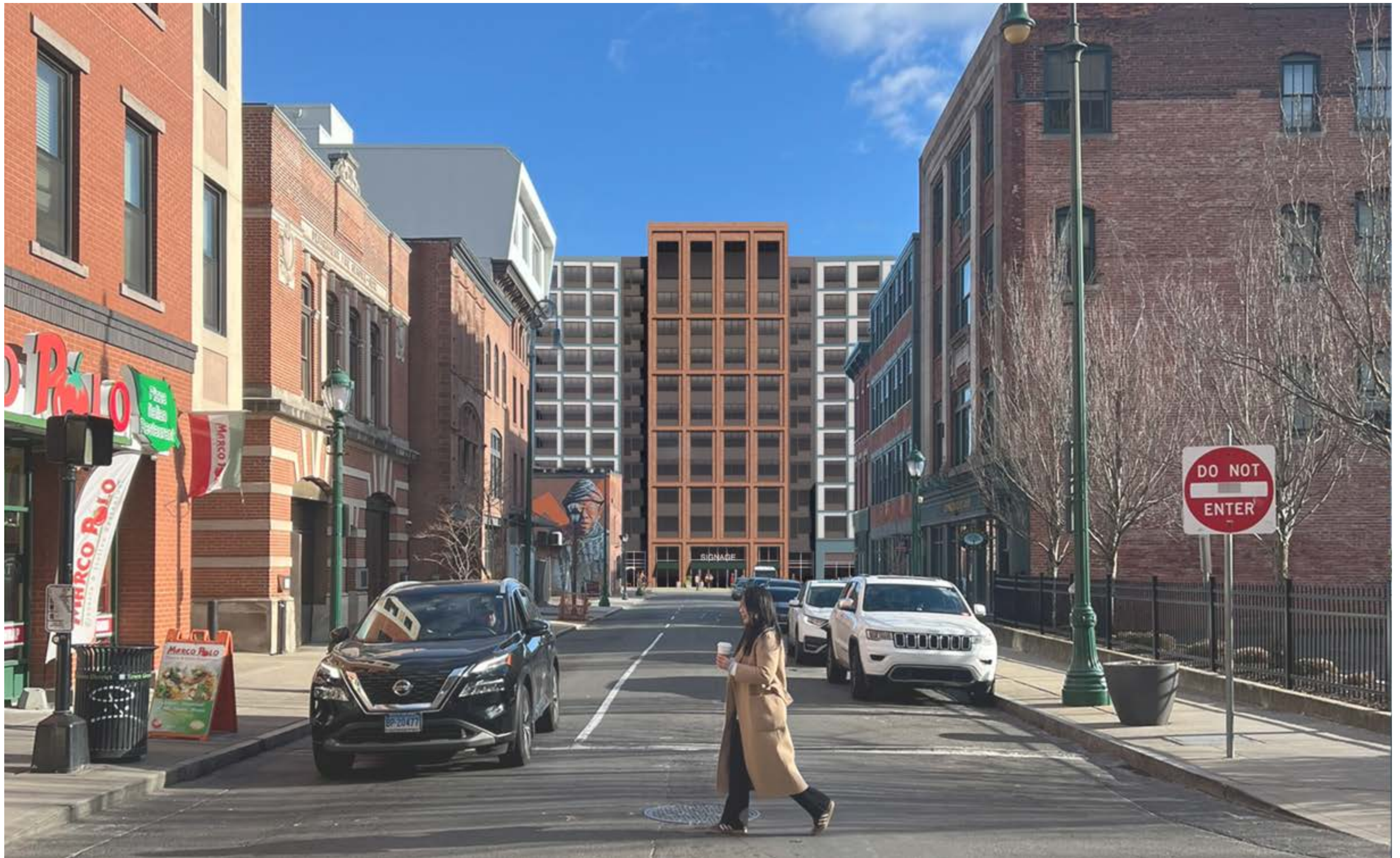






Conceptual Design









Questions and Comments