

State Street Project Community Meeting

Learn about the project / participate in
shaping the design / give input on what we
want to see on the ground floor

Thursday, November 14
5:30 PM to 7:30 PM

City Hall, 165 Church Street, New Haven, 2nd
floor meeting rooms (#1 and #2) across from
the Aldermanic Chamber

**The City of NH in conjunction with Gilbane, Xenolith and Newman
invite you to the State Street Development Project update**

Questions contact Mark Wilson at 203. 203-946-6428 or mwilson@newhavenct.gov



TOGETHER
NEW HAVEN



Gilbane

Xenolith
PARTNERS LLC

NEWMAN

State Street Development

SCHEMATIC DESIGN
AUGUST 27, 2024

AGENDA

WHY ARE WE HERE?

MEET THE TEAM

THE SITE

CONCEPTUAL DESIGN

WORK SESSION



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

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**.

40⁺

Public-Private Partnership
projects

\$8.5b

Total Development

Top 50

Affordable Housing Developer,
Affordable Housing Finance

25,000⁺

Residential Units
Developed/Underway



Key Market Sectors

Affordable & Mixed-Income
Housing

Commercial

Government

Healthcare

Higher Education

K-12 Education

Mixed-Use

Market-Rate Housing

Purpose-Built Student
Housing

Public-Private Partnerships

Single Family Residential

1490 Southern Boulevard
Bronx, NY

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 construction, community facilities, affordable preservation, historic adaptive reuse, and brownfield remediation



18 High at New Haven Towers
New Haven, CT

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

Community Assets

Site

- 1. Project Site

High Education

- 2. Yale University
- 3. Gateway Community College

Hospital & Retail

- 4. Yale New Haven Hospital
- 5. Elm City Market
- 6. Good Nature Market
- 7. Wooster Square Little Italy Street (Restaurants)
- 8. CVS (Pharmacy)
- 9. Banks

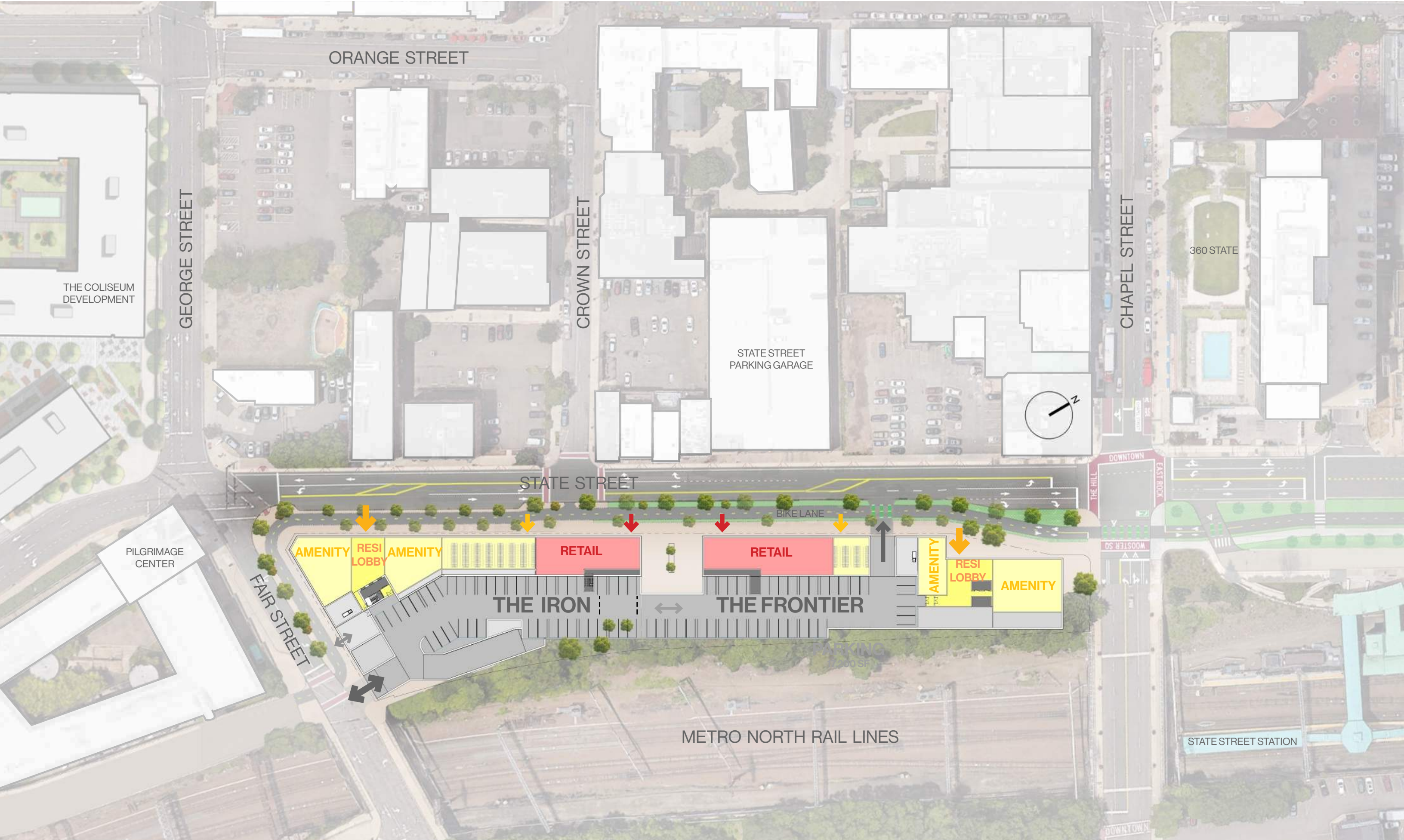
Open Space

- 10. New Haven Green
- 11. Wooster Square Park
- 12. Wooster Square Memorial Playground
- 13. Union Street Dog Park
- 14. Lenzi Park

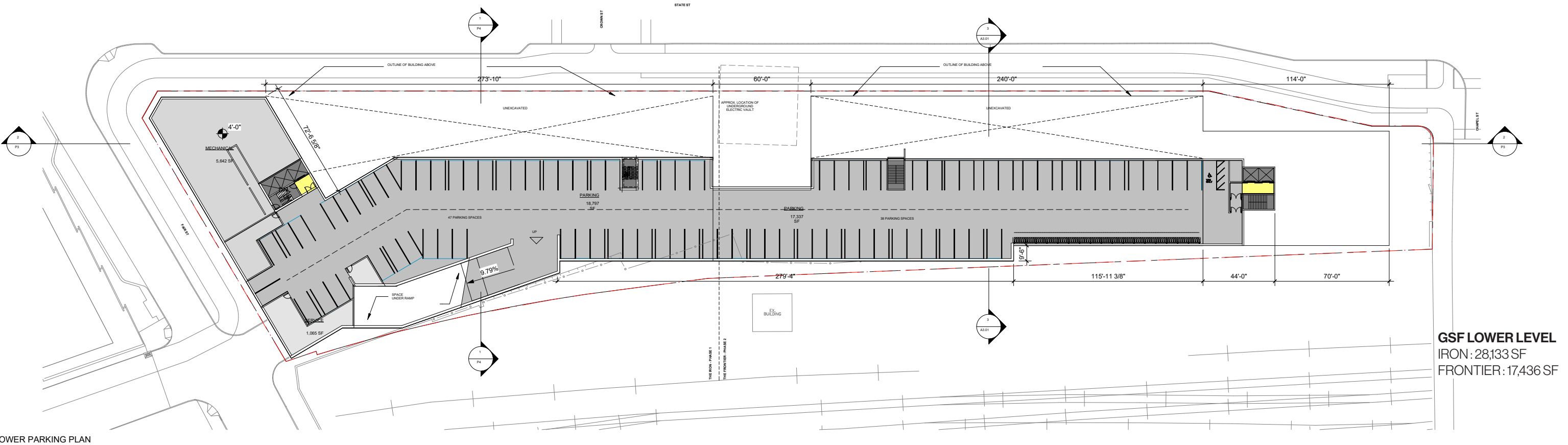
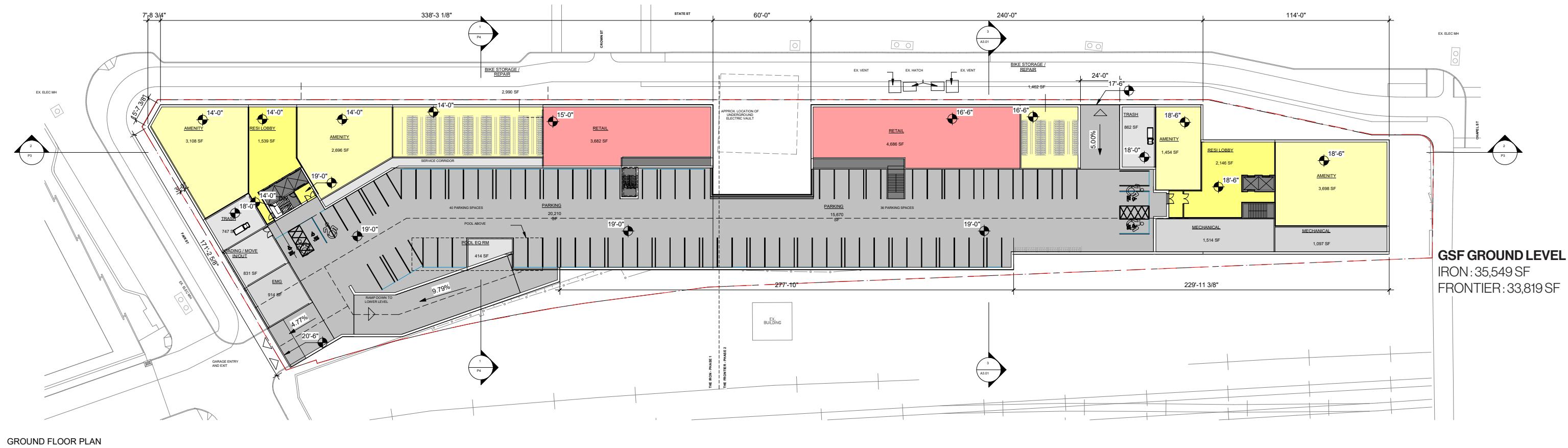
Significant Building

- 15. Science at Square 10
- 16. Blessed Michael Mc Givney Pilgrimage Center

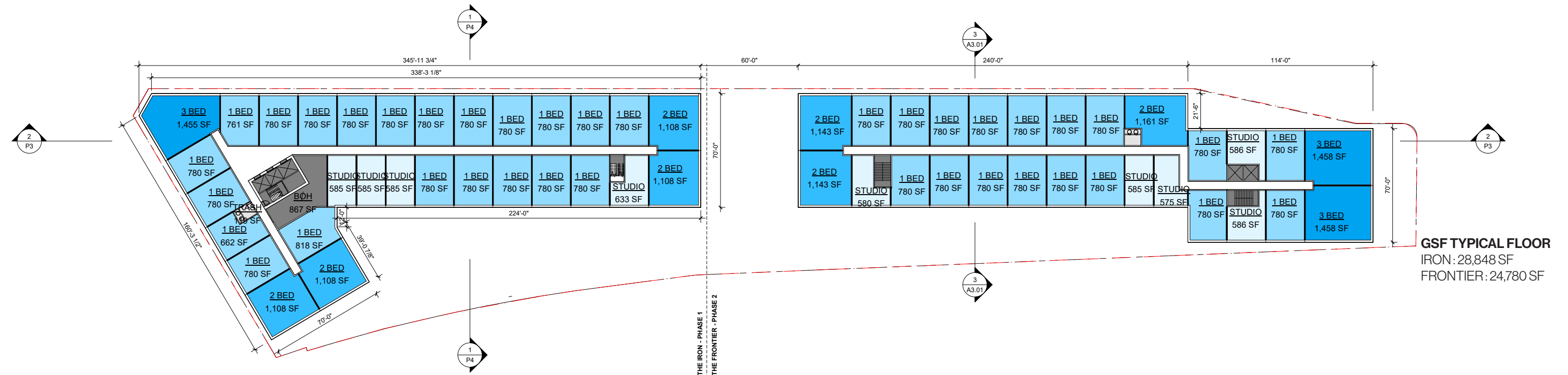




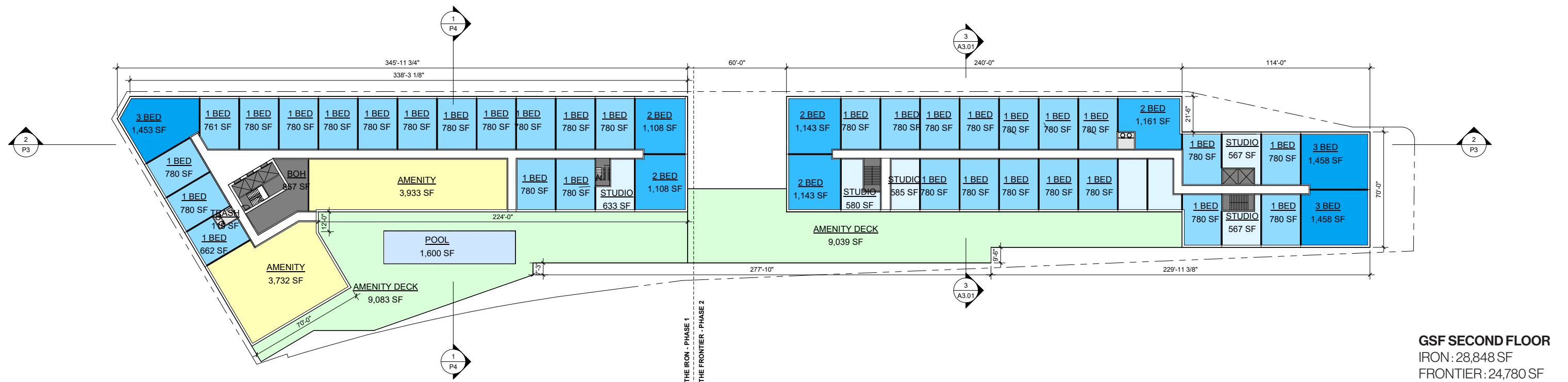
16 | Lower Garage Floor Plan / Ground Floor Plan



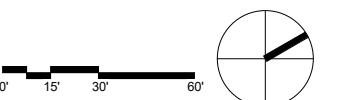
17 | Second Floor Plan / Typical Floor Plan

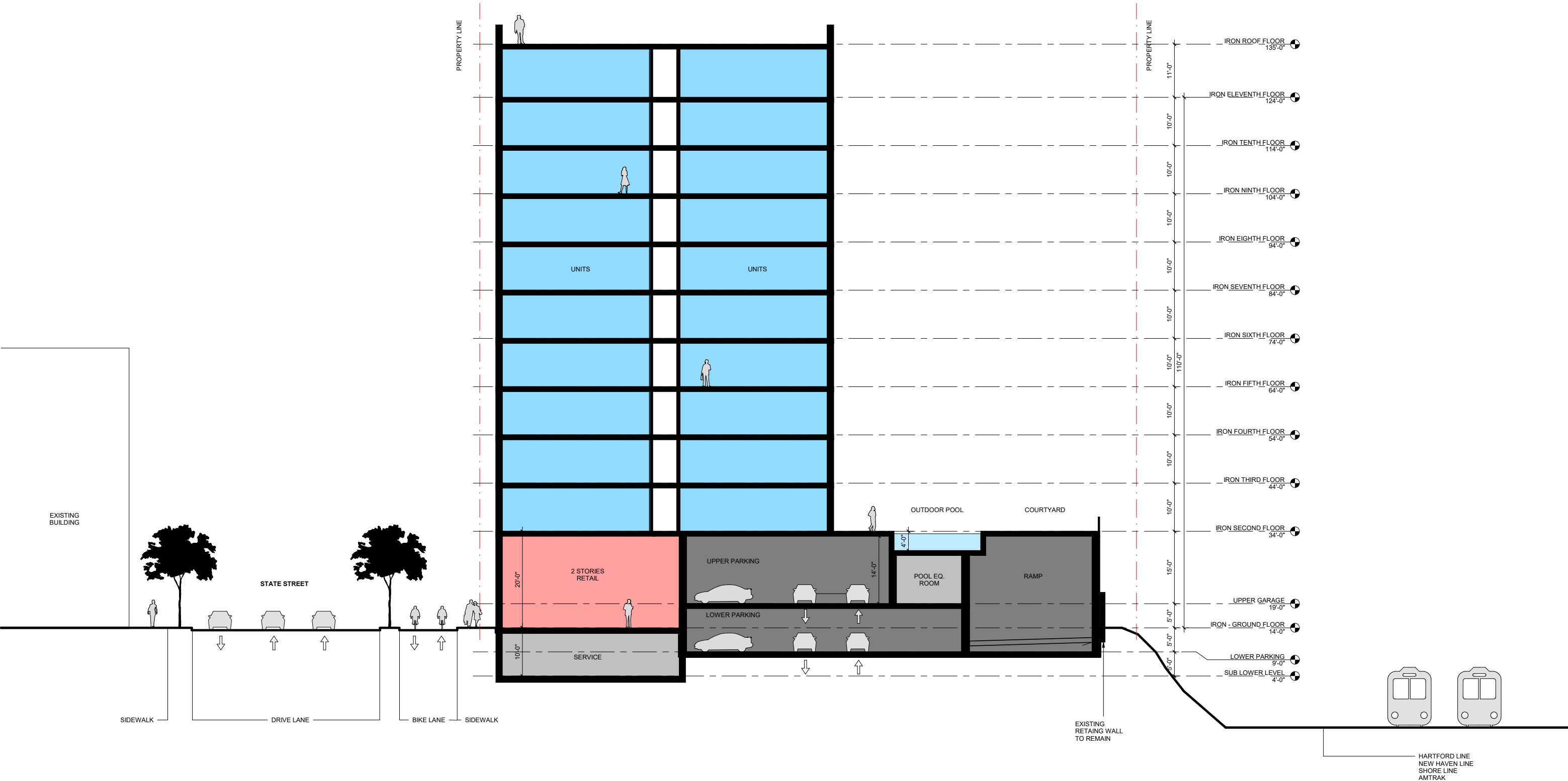


TYPICAL FLOOR PLAN



SECOND FLOOR PLAN





UNIT MATRIX - THE IRON							
FLOOR		STUDIO	1 BED	2 BED	3 BED		TOTAL PER FLOOR
11		4	21	4	1		30
10		4	21	4	1		30
9		4	21	4	1		30
8		4	21	4	1		30
7		4	21	4	1		30
6		4	21	4	1		30
5		4	21	4	1		30
4		4	21	4	1		30
3		4	21	4	1		30
2		1	16	2	1		20
GROUND LELVEL							0
LOWER LEVEL							0
SUB LOWER LEVEL							
TOTALS		37	205	38	10		290
		12.8%	70.7%	13.1%	3.4%		

RESIDENTAIL NSF/GSF AREA - THE IRON							
FLOOR		STUDIO	1 BED	2 BED	3 BED	NSF (Rentable)	GSF (2nd-11th)
11		2,388	16,281	4,432	1,455	24,556	28,448
10		2,388	16,281	4,432	1,455	24,556	28,448
9		2,388	16,281	4,432	1,455	24,556	28,448
8		2,388	16,281	4,432	1,455	24,556	28,448
7		2,388	16,281	4,432	1,455	24,556	28,448
6		2,388	16,281	4,432	1,455	24,556	28,448
5		2,388	16,281	4,432	1,455	24,556	28,448
4		2,388	16,281	4,432	1,455	24,556	28,448
3		2,388	16,281	4,432	1,455	24,556	28,448
2		633	12,343	2,216	1,453	16,645	28,448
GROUND LELVEL							
LOWER LEVEL							
SUB LOWER LEVEL							
TOTALS		22,125	158,872	42,104	14,548	237,649	284,480
AVERAGE SQFT PER UNIT TYPE		598	775	1,108	1,455	84%	100%

AREA CHART - THE IRON									
FLOOR		RESIDENTIAL	LOBBY + AMENITY	RETAIL	PARKING	CIRCULATION	BACK OF HOUSE	MECH.	TOTAL PER FLOOR
11		24,556				2,906	986		28,448
10		24,556				2,906	986		28,448
9		24,556				2,906	986		28,448
8		24,556				2,906	986		28,448
7		24,556				2,906	986		28,448
6		24,556				2,906	986		28,448
5		24,556				2,906	986		28,448
4		24,556				2,906	986		28,448
3		24,556				2,906	986		28,448
2		16,645	7,665			3,152	986		28,448
GROUND			10,433	3,744	15,483	1,017	3,571	714	34,962
LOWER LEVEL			122		18,226	661			19,009
SUB LOWER LEVEL								5,387	5,387
TOTALS		237,649	18,220	3,744	33,709	30,984	13,431	6101	343,838
*REQUIRED AMENTIIY SPACE 50 X TOTAL UNIT COUNTS 14,500 SQFT									

UNIT MATRIX - THE FRONTIER							
FLOOR		STUDIO	1 BED	2 BED	3 BED		TOTAL PER FLOOR
7		5	17	3	2		27
6		5	17	3	2		27
5		5	17	3	2		27
4		5	17	3	2		27
3		5	17	3	2		27
2		6	16	3	2		27
GROUND LELVEL							0
LOWER LEVEL							0
TOTALS		31	101	18	12		162
		19.14%	62.35%	11.11%	7.41%		

RESIDENTAIL NSF/GSF AREA - THE FRONTIER							
FLOOR		STUDIO	1 BED	2 BED	3 BED	NSF (Rentable)	GSF (2nd-7th)
7		2,912	13,260	3,447	2,916	22,535	24,780
6		2,912	13,260	3,447	2,916	22,535	24,780
5		2,912	13,260	3,447	2,916	22,535	24,780
4		2,912	13,260	3,447	2,916	22,535	24,780
3		2,912	13,260	3,447	2,916	22,535	24,780
2		3,459	12,480	3,447	2,916	22,302	24,780
GROUND LELVEL							
LOWER LEVEL							
TOTALS		18,019	78,780	20,682	17,496	134,977	148,680
AVERAGE SQFT PER UNIT TYPE		581	780	1,149	1,458	91%	100%

AREA CHART - THE FRONTIER									
FLOOR		RESIDENTIAL	LOBBY + AMENITY	RETAIL	PARKING	CIRCULATION	BACK OF HOUSE	MECH.	TOTAL PER FLOOR
7		22,535				2,139	106		24,780
6		22,535				2,139	106		24,780
5		22,535				2,139	106		24,780
4		22,535				2,139	106		24,780
3		22,535				2,139	106		24,780
2		22,302				2,372	106		24,780
GROUND			8,768	4,725	15,490	913	869	2,588	33,353
LOWER LEVEL			217		16,089	563			16,869
TOTALS		134,977	8,985	4,725	31,579	14,543	1,505	2588	198,902
*REQUIRED AMENTIIY SPACE 50 X TOTAL UNIT COUNTS 8,100 SQFT									

PARKING			
THE IRON - PARKING		THE FRONTIER - PARKING	
UPPER LEVEL	40	UPPER LEVEL	36
LOWER LEVEL	47	LOWER LEVEL	38
TOTAL	87	TOTAL	74
THE IRON - BIKE PARKING		THE FRONTIER - BIKE PARKING	
PROPOSED	238	PROPOSED	175

