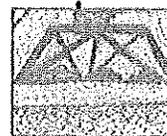


OFFICE OF THE MAYOR

165 CHURCH STREET • NEW HAVEN • CONNECTICUT 06510



JOHN DeSTEFANO, JR.
Mayor



*The vision of New Haven's children
is our city's greatest resource.**

Testimony of John DeStefano, Jr.
Mayor, City of New Haven
March 23, 2009

Government Administration and Elections Committee
Connecticut General Assembly

Honorable Committee Members, thank you for allowing me to address you. I am here today to testify on behalf of HB 6695, An Act Concerning The Conveyance of Certain Parcels of State Land.

The proposed Route 34 conveyance of the block bounded by North Frontage Road, College Street, South Frontage Road and the Air Rights Garage is currently the end of the expressway portion of Route 34 leading into the Air Rights Garage (Route 34 Block D). The City wishes to obtain this parcel as the first piece of the Downtown Crossing project, first introduced in 2007, to abandon the Oak Street Connector at Orange Street to create an expansion corridor for downtown development. Undoing the bifurcation of downtown by the highway, a new and more direct link to Union Station will positively impact New Haven's growth. In total, eleven acres of buildable lots will become available for economic development purposes, weaving the city back together.

In fall 2008, in partnership with the State Department of Economic and Community Development and the Department of Transportation, the City of New Haven and Economic Development Corporation of New Haven tasked Jones Lang Lasalle (JLL) with providing an economic analysis of the projects which fall within the Transportation Oriented Development District of Union Station. The Downtown Crossing project constituted by Route 34 Blocks A-D is estimated to create 3,216 jobs and \$308 million in economic output. In addition, an estimate \$18.46 million in sales tax and \$5.11 million in income tax will generated annually.

Route 34 Block D alone is projected to include 234,000 SF of commercial, 25,700 SF of retail and 519 parking spaces. Winstanley Enterprises, which owns and manages over one million square feet of office space in New Haven, is interested in developing this site. The project will afford Winstanley the opportunity to build off the success and strategic location of their fully leased 300 George Street building across the street as well as the half a billion dollar Yale-New Haven Hospital Smilow Cancer Center Project scheduled to open later this year. Utilizing the construction cost assumptions, Route 34 Block D (the site of this conveyance) project will cost approximately \$108million to complete.

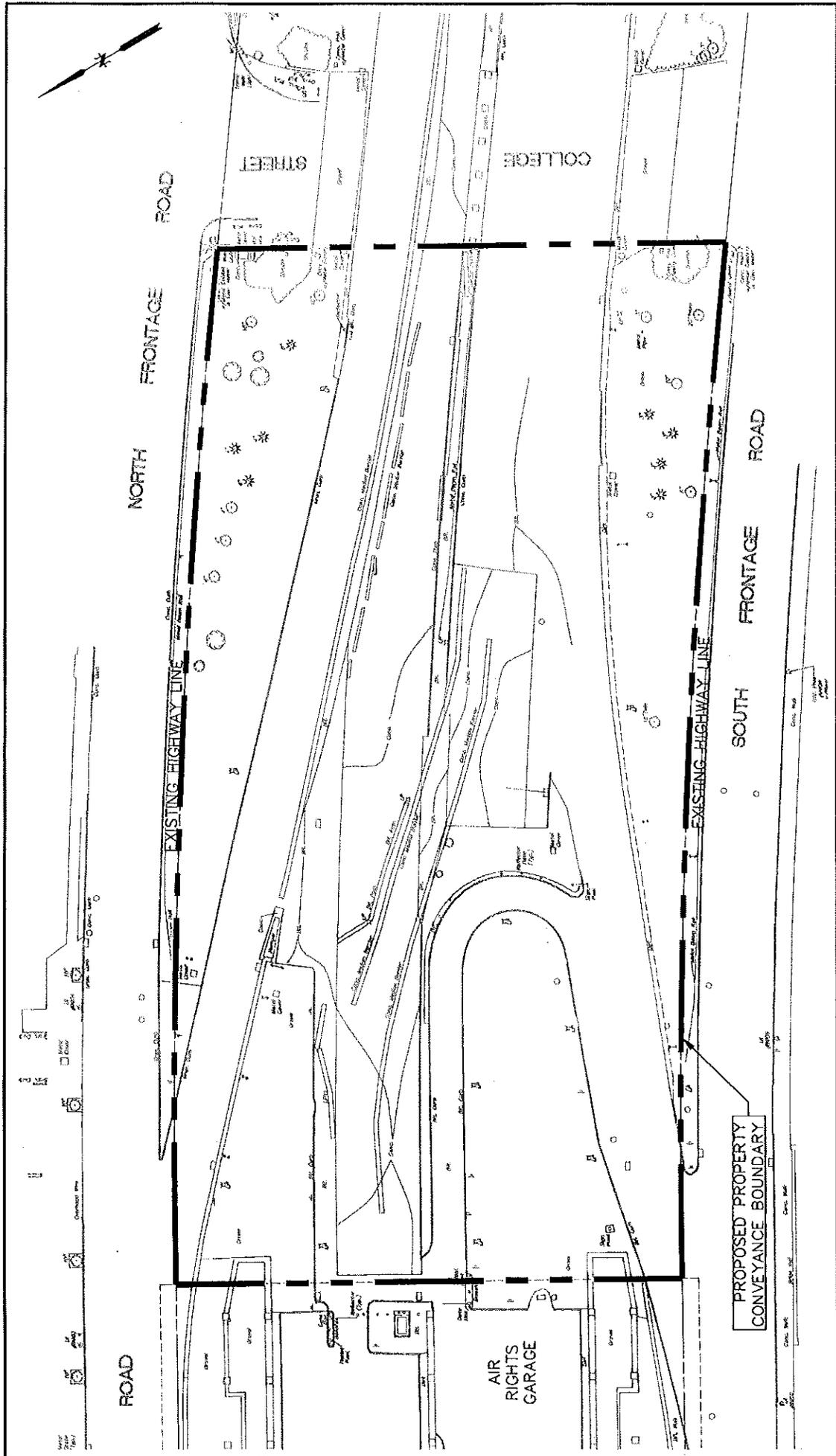
Using the REMI economic analysis model used by the State, JLL calculated that this project will support 623 jobs on a stabilized basis for the foreseeable future. During the construction period alone they estimate that this project will support an average 1263 jobs for a three year period. Total expenditures resulting from construction as well as the spillover, or induced expenditures will total more than \$119 million with a residual impact of \$73 million annually. This spending results in a positive one time impact of \$67 million in personal earnings along with a residual impact of \$51million in increases to local earnings annually.

Despite these economic times, the City of New Haven is still experiencing the largest economic development boom in forty years with over \$1 billion in private construction underway. The development of Route 34 Block D is the critical first step to achieving the entire Downtown Crossing project realized. The economic analysis is compelling not only through the impressive job creation numbers but also in the significant financial impact for both the City and the State through sales, income and property taxes.



phone 203.946.8200 fax 203.946.7683

**This creative impression is the work of Janic Maysonet, a student at Fair Haven Middle School.*



DATE: 11/12/2013 10:28 AM
 PROJECT: PROPOSED CONVEYANCE PLAN
 DRAWN BY: J. O'NEILL
 CHECKED BY: J. O'NEILL
 SCALE: 1" = 100'

NO.	DATE	DESCRIPTION	BY

SCALE	DATE	BY	DESCRIPTION



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