

**Testimony of Kelly Murphy
Development Administrator, City of New Haven
March 19, 2010**

**Government Administration and Elections Committee
Connecticut General Assembly**

Honorable Committee Members, I am submitting testimony on behalf of **HB 5520, An Act Concerning The Conveyance of Certain Parcels of State Land.**

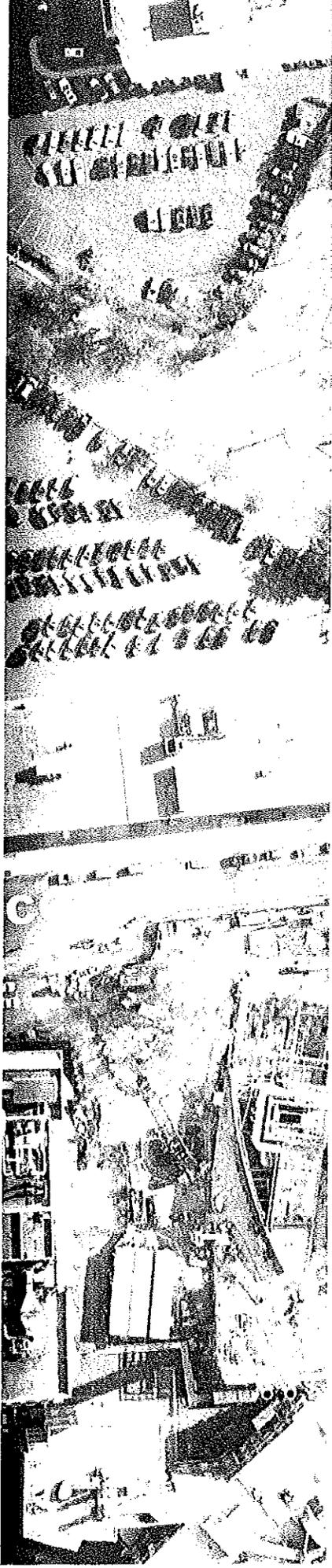
The conveyance identified in Section 21 of this Bill involves various parcels of land for the purpose of widening city streets in conjunction with the development of the Downtown Crossing Project located at the terminus of the RT34 Connector in Downtown New Haven. The Downtown Crossing project when completed involves the abandonment of the end of the RT 34 connector terminating at the Air Rights Garage allowing for the development of 10 acres of land estimated to create 3,216 jobs and \$308 million in economic output in addition to new state sales and income tax.

Last year the General Assembly authorized the conveyance of the first development parcel in this area known as "Parcel D" for the "100 College Street" development. This development has moved forward with planning and design well underway and construction anticipated later this year. As the design work has progressed it became clear that small additional parcels of land owned by the State DOT are necessary at this stage rather than later in order to widen adjacent City streets as part of traffic and infrastructure improvements related to the 100 College Street Project. The parcels are identified on the map entitled "Portions of State Highways Required for Development of 100 College Street (Phase 1 of Downtown Crossing), Project # 2006654.S20 March 1, 2010".

The 100 College Street Project is a priority of the City of New Haven as it is ready to proceed this year providing desperately needed construction jobs in the short term and long term permanent jobs for New Haven and the region. The developer of this project, Winstanley Enterprises, owns and manages over one million square feet of office and laboratory space in New Haven and numerous other office and laboratory facilities throughout the State of Connecticut. The project will afford Winstanley Enterprises 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 now opened.

This project consist of approximately 400,000 square feet of office and laboratory space along with street level retail and a 900 car garage estimated to cost \$150 million dollars. Based on updated economic impact analysis, this project will create an estimated 1,263 construction jobs and 960 permanent well paying jobs and significant positive financial impact for both the State and City through sales, income and property taxes.

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 or recently completed. The development of the Route 34 Block D/100 College Street project by Winstanley Enterprises is the critical first step to achieving the entire Downtown Crossing project. To date this has been a collaborative project involving Winstanley, the City of New Haven, the State of Connecticut Department of Transportation and the State of Connecticut Department of Economic and Community Development. Providing for the conveyance of these smaller additional parcels will allow us to continue the planning and design efforts enabling construction of this critical project to begin later this year.



PROPERTY CONVEYANCE TABLE	
	OWNER
(i)	STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION
(ii)	STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION
(iii)	STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION
(iv)	STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION

PROPERTY CONVEYANCE

A PORTION OF THE SOUTH SIDE OF NORTH FRONTAGE ROAD BETWEEN CHURCH STREET AND COLLEGE STREET

A PORTION OF THE SOUTH SIDE OF NORTH FRONTAGE ROAD BETWEEN CHURCH STREET AND SOUTH ORANGE STREET

A PORTION OF THE SOUTH SIDE OF THE INTERSECTION OF NORTH FRONTAGE STREET AND CHURCH STREET

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