ATTACHMENT TO SITE PLAN APPLICATION
PROJECT NARRATIVE

The Applicant proposes to construct a 14-story apartment building containing 136 units. The proposed building consists of 11 levels of apartments with 12 units each and a 13th level with 4 units and common amenity space. The 14th level roof will contain common amenity space. These levels will be built above a ground floor containing parking for automobiles and bicycles as well as a lobby, building office, mail and package rooms and mechanical space. The site has been designed to comply with the standards of the BD-1 zone. Per the zoning data table on the title sheet of the Plan submitted herewith, the project complies with the zoning ordinance in all respects.

In addition, the Applicant’s proposed building and development includes the following:

- **Affordability.** The Applicant will set aside 10% of the 136 units (14) as affordable units, 5% at 60% of Area AMI, and 5% at 80% of Area AMI. The affordable set aside will be for 25 years. The implementation and enforcement of the affordable component of the development would be enforced in the same manner as the Inclusionary Zoning Ordinance.

- **Tax Abatement.** The Applicant is not seeking any incentives such as tax abatements or density bonuses. The Applicant reserves the right to apply for and obtain a tax assessment deferral under the City Wide Assessment Deferral Program.

- **Union Street and Chapel Street Intersection and Additional Off-Site Improvements.** The Applicant will provide the following as part of the project site work:
  
  a) Full ADA compliant sidewalk ramps at the Union and Chapel intersection and the Court and Artisan intersection.
  
  b) Crosswalks at the Union and Chapel Streets intersection and Court and Artizan Streets intersection.
  
  c) Sidewalk repairs on the north side of Chapel St along The Applicant’s property on Chapel Street.
  
  d) A traffic study to determine whether a lane of traffic and/or parking could be dropped on Chapel Street between State and Olive Streets in order to allow for bike lanes in both directions.

- **Infrastructure Funds.** The Applicant will contribute $150,000 towards the following infrastructure improvements:
  
  e) Pedestrian walk/don’t walk signal heads at the Union and Chapel intersection.
  
  f) Video detection/conduit work for pedestrian signal improvements.
  
  g) Possible expansion of the sidewalk on the north side of Chapel and/or the planting of new trees on one or both sides of Chapel Street to beautify the street and create a buffer between pedestrians and traffic. The Applicant will plant new trees on the north side of Chapel Street in front of the proposed building as shown on the landscaping plan.
  
  h) The installation of bike lanes on both sides of Chapel between State and Olive, ideally protected by some kind of delineators or planters that create a barrier between cyclists and traffic.
  
  i) The installation of pedestrian-scale lighting on Chapel St between Olive and Union Streets.
  
  j) Funding for an already designed (but not yet funded) lighting project for the Court Street and Chapel Street bridges, which is being spearheaded by the Town Green Special Services District.

Note that our design professionals believe that the pedestrian infrastructure improvements (bullets e & f above) should be prioritized for use of the contributed funds, as they provide an immediate upgrade for the non-motorized public for which the Applicant expects this development to be a catalyst. Bullets g & h will be defined better as an outcome of the traffic study referenced in item d.

- **Design and Streetscape.** The Applicant will re-design the Chapel Street façade of the proposed building to incorporate more glass and/or an artist’s mural wall in addition to incorporating landscaping to make the building more active and welcoming at street level.

- **Future Access to State Street Station from the East.** The Applicant agrees to meaningfully participate and reasonably cooperate with City and State officials and departments in future plans to provide and access to the State Street Rail Station from the east, subject to all regulatory requirements and the Applicant’s approval of plans.
and funding of such plans, required construction and other logistics and protections as may be needed or required by the Applicant.

- **Economic Impact to City.** This project will provide significant economic benefits to New Haven and Connecticut. Should this project go forward and based on 2022 figures, the annual real estate taxes to be paid to New Haven are estimated to be $920,000 annually and the one-time construction permit fees paid to the City will be approximately $1.785M. For the State of Connecticut, it is estimated that the one-time construction sales tax will generate $3.2M and the annual CT income taxes paid by residents in the building and THE APPLICANT employees will be $640,000/yr.