

# Appendix E: REX Project List

South Central CT Regional Economic Development Corp.

REX Development

2023 CEDS Project List

Goal #	Objective #	Project Name	City/Town/Region	Responsibility	Further Explanation	Jobs	Est. Total Cost	Funding Sources	Project Type & Status
<b>READY TO GO PROJECTS</b>									
1	1	275 South Orange Street (10th Square Development)	New Haven	New Haven, Private Developers	Mixed-use transit oriented development on site of former New Haven Coliseum. In construction: Phase 1A (200 units residential and open space). Permitted: Phase 1B (parking structure, residential wrap building); Phase 1C (200,000SF med/lab/office). Future Phase 2 in planning phase.	1,450	\$150 M	TBD	Economic Development - Ready to Go
1	1	Mill River Planning and Economic Development Study	New Haven	New Haven, Private Developers	Comprehensive planning and economic development study of Mill River Industrial District completed in 2014. Current projects: 133 Hamilton Street - Clock Factory (adaptive reuse 130+ mixed income housing), English Station (adaptive reuse), Palmieri Sauce (redevelopment of vacant factory and restaurant space); and 424 Chapel Street (redevelopment of former DOT building to municipal use).	TBD	\$75 M	TBD	Economic Development - Ready to Go
1	3	CitySeed Food Incubator	New Haven	CitySeed	Development of new shared use 10,000 SF commercial kitchen and food business incubator at 419 Chapel Street including five individual kitchens and one shared use teaching environment together with flex space for start-ups and back of house support.	-	\$3 M	CT Dept of Agriculture, Private, CT DECD, City of New Haven	Economic Development - Ready to Go
1	5	River Street Municipal Development Plan	New Haven	New Haven, Private Developers	Revitalization of historic industrial district to a mixed-use coastal commercial hub. Current projects: Bigelow Complex (198 River Street) brownfield remediation and new 10-15,000 SF new construction; Hess Site (10 acre new development opportunity), 112 Chapel Street (new 15,000 SF expansion of Arts to Frames company); 46-56 River St (planned Jaigantic Studio); 15 James Street (new manufacturing workforce center).	100	\$5 M	CT DECD Brownfields, US EDA PWED, local, private	Economic Development - Ready to Go
3	1	Science Park Development	New Haven	Science Park Dev Corp, Private Developers	Redevelopment of the former Winchester Works factory complex into mixed use development including Works 1.0 (130,000SF office/lab); Works 2.0 (200,000SF office/lab); 1,000 residential units phased in three buildings, infrastructure and public space, commercial retail.	1,900	\$42 M (infrastructure); \$476 M DTC	UAG, Brownfields, Private	Economic Development - Ready to Go

# Appendix E: REX Project List

South Central CT Regional Economic Development Corp.

REX Development

2023 CEDS Project List

Goal #	Objective #	Project Name	City/Town/Region	Responsibility	Further Explanation	Jobs	Est. Total Cost	Funding Sources	Project Type & Status
3	1	ConnCAT Place on Dixwell	New Haven	ConnCORP	Mixed-use, mixed-income redevelopment of the former Dixwell Plaza in two phases. Phase 1 - ~70,000 sf building to serve as the headquarters for the Connecticut Center for the Arts and Technology, a 5,000 sf health care clinic, 9,000 sf day care facility with 6,700 sf of associated outdoor space and a ~214,000 sf mixed use building including food hall and grocery store and 184 housing units (20% affordable). Phase 2 - a 350 seat performing arts center, 48,000 sf office building with retail on the ground floor and 13 residential townhouse-style units.	745	\$153 M	Community Foundation Mission Investment Fund, Graustein Foundation, Private, State CIF,	Economic Development - Ready to Go
3	1	I'm Home Initiative	New Haven	New Haven, Private Developers	Comprehensive affordable housing strategy designed to (1) increase supply of affordable units; (2) improve quality of housing through regulatory controls and best practices and (3) ensure fair housing for all residents through tenant protections. Current development projects - 16 Miller Street, 300 State Street, Ashmun/Canal, ConnCAT Place on Dixwell, Fair Haven Townhomes, Winchester/Starr, 149 Derby, 51 Mill River St	-	\$100+ M	CHFA, CT DOH, Historic Tax Credits, CT DECD Brownfields, Private	Economic Development - Ready to Go
3	1	Strong School Redevelopment	New Haven	New Haven, Pennrose	Adaptive reuse of the former Strong School in Fair Haven into 50-58 residential units at 30% - 80% AMI along with new community space.	-	\$25 M	CHFA, CT DOH, Historic Tax Credits, Private	Economic Development - Ready to Go
3	1	Hill-to-Downtown Planning Initiative	New Haven	New Haven, HANH, Private	Mixed-use Transit Oriented Development in area between Union Station, Downtown, the Hill and Medical District, including improved street grid and additional structured parking. Completed Projects: RMS Phase 1 (500+ units new housing). Future projects: 54 Meadow Street (adaptive reuse of historic office building), Church Street South redevelopment (20+ acres new development), Robert T Wolfe (HANH project replacement).	2,363	\$125+ M	TBD	Economic Development - Ready to Go

# Appendix E: REX Project List

South Central CT Regional Economic Development Corp.  
 REX Development  
 2023 CEDS Project List

Goal #	Objective #	Project Name	City/Town/Region	Responsibility	Further Explanation	Jobs	Est. Total Cost	Funding Sources	Project Type & Status
4	2	Route 34 East: Downtown Crossing	New Haven	New Haven; Private Developers	Redevelopment of current Route 34 into integrated city streets and new neighborhood extending Downtown to Union Station. First project – 100 College Street (complete). Second project - 101 College Street (in construction). Third project - 1 Oak Street (planning).	4,028	\$325 M	Third Project - US EDA, CT DECD, City, LOTCIP	Economic Development - Ready to Go
5	2	West Main Street Gateway	Branford	Town of Branford	Island with gateway sign; final design/specs; seeking funding	TBD	TBD	TBD	Economic Development - Ready to Go
5	2	Meadow Street Boardwalk	Branford	Town of Branford	Permits obtained, final design nearing completion; seeking funding	TBD	TBD	TBD	Economic Development - Ready to Go
5	2	Jefferson & Florence Avenue Connectivity Project	Branford	Town of Branford	Preliminary engineering complete; sidewalks; actively seeking grants	TBD	TBD	TBD	Economic Development - Ready to Go

# Appendix E: REX Project List

South Central CT Regional Economic Development Corp.  
 REX Development  
 2023 CEDS Project List

Goal #	Objective #	Project Name	City/Town/Region	Responsibility	Further Explanation	Jobs	Est. Total Cost	Funding Sources	Project Type & Status
5	2	Long Wharf Responsible Growth Plan	New Haven	New Haven, Private Developers	Priority projects in implementation of 2019 district plan include development of 500 units new market rate housing and redevelopment of "Sportshaven" betting complex in "Harbor" sub-district and infill development of 21 acre "Gateway" sub-district with new office and operations center for Regional Water Authority, a new career development building for Gateway Community College, site preparation, infrastructure and circulation improvements, coastal resiliency measures (grade elevation/stormwater park) and other mixed-use.	3,887	\$92 M (aggregate infrastructure)	CT CIF, Private, ACOE, New Haven, US EDA, other	Economic Development - Ready to Go
5	2	Downtown for All	New Haven	New Haven	Infrastructure improvements designed and intended to support the inclusive growth of Downtown as a 24/7 neighborhood for residents, students, visitors and commuters including (1) New Haven Green public restroom and retail kiosk; (2) Temple Street woonerf; (3) new Family Playground; (4) public art in Ninth Square; and (5) outdoor dining / street improvements.	-	\$7.1 M	CT CIF, City of New Haven, Private	Economic Development - Ready to Go
5	3	Shubert Theatre Centennial Capital Improvements	New Haven	New Haven	Meet the theatre's significant capital needs, including improving the exterior façade and plaza, enhancing the stage acoustical shell, replacing the HVAC system, upgrading mechanical systems, tuck pointing exterior masonry, and creating additional office space for arts groups related to 100 year anniversary.	-	-	Shubert, Private, CT CIF, City of New Haven	Economic Development - Ready to Go
5	3	Boathouse at Canal Dock	New Haven	New Haven	Completion of in-water infrastructure of floating docks at new \$40M boathouse on Long Wharf Drive.	TBD	\$2.1 M	TBD	Regional Infrastructure - Ready to Go

## IN-PLANNING PROJECTS

# Appendix E: REX Project List

South Central CT Regional Economic Development Corp.

REX Development

2023 CEDS Project List

Goal #	Objective #	Project Name	City/Town/Region	Responsibility	Further Explanation	Jobs	Est. Total Cost	Funding Sources	Project Type & Status
1	2	Dixwell Avenue Corridor	Hamden/New Haven	Hamden & New Haven	Cross boundary infrastructure improvements and commercial development projects paired with citywide neighborhood commercial revitalization program.	10	\$300,000	US EDA, CNH ARPA, CT DECD (CIF)	Regional Infrastructure - In Planning
1	3	Route 34 West Corridor	New Haven	New Haven	Ongoing project to redevelop vacant and underutilized land along the former Route 34 right-of-way. Current projects: 16 Miller Street (56 affordable townhomes, fully permitted). Future projects: Mixed-use project at Sherman / Tyler site and infill commercial building at 243 Legion Avenue.	TBD	TBD	TBD	Economic Development - In Planning
1	3	Evergreen Cooperatives	New Haven	New Haven / EDC / YNHH	Partnership with Yale-New Haven Health System to re-localize supply chain through wealth-creating jobs and employee ownership.	100	TBD	City, US HUD, CDBG	Economic Development - In Planning
1	3	Revitalization of Outdated Shopping Plazas	Town of Orange	Town of Orange/ Orange Economic Development Corporation	Many shopping plazas are outdated and in need of new facades, parking lot repaving and realignment, and landscaping to attract the business community as well as the public. Some of these plazas haven't been updated since the 1960s.	N/A	TBD	TBD	Economic Development - In Planning
1	3	Connecting Adjoining Shopping Plazas	Town of Orange	Town of Orange/ Orange Economic Development Corporation	Connecting adjacent shopping plazas via existing parking lots and creating walking pathways, will make it convenient for shoppers to travel from one plaza to the next, control traffic on the Boston Post Road, and attract the business community.	N/A	TBD	TBD	Economic Development - In Planning

# Appendix E: REX Project List

South Central CT Regional Economic Development Corp.

REX Development

2023 CEDS Project List

Goal #	Objective #	Project Name	City/Town/Region	Responsibility	Further Explanation	Jobs	Est. Total Cost	Funding Sources	Project Type & Status
1	5	Neighborhood Commercial Improvements	New Haven	New Haven	Comprehensive revitalization strategy for infrastructure, marketing, design and business development in the City's neighborhood commercial districts including Grand Avenue, Kimberly Square, Whalley Avenue & Dixwell Avenue. City has allocated \$1.5M in ARP funding toward the project.	TBD	\$10 M	US EDA, CNH ARPA, CT DECD (CIF)	Regional Infrastructure - In Planning
3	3	Port of New Haven Infrastructure	New Haven	Port Authority	Port Infrastructure improvements to include direct rail access; bulkhead restoration & improvements; and construction of ethanol pipeline connection to North Yard	200	\$20 M	ACOE, New Haven Port Authority, Private	Regional Infrastructure - In Planning
4	1	New Haven Bus Rapid Transit	New Haven	New Haven	Deployment of 2 bus rapid transit lines, mini-hubs and two cross-town routes as part of CT Transit New Haven Division bus service improvements. Project includes modifications to local roadways to support the service include traffic signal controls and street furnishings.	TBD	\$150 M	USDOT, ConnDOT	Regional Transportation Projects-In Planning
4	2	Lower State Street Revitalization	New Haven	New Haven	Conversion of lower State Street to two-way traffic, installation of new bike/ped improvements and release of 3+ acres for new development at 10 Wall Street, Audubon/Olive, 183 State and 253 State Street.	TBD	\$7 M (infrastructure only)	CT DECD (infrastructure), Private developments (TBD)	Regional Transportation Projects-In Planning
5	2	Enhancements to Transfer Station	Town of Orange	Town of Orange/ Orange Economic Development Corporation	Relocate the town transfer station to a more centralized location, incorporating new enhancements for waste and recycling to better serve the residential community	N/A	TBD	TBD	Economic Development - In Planning

# Appendix E: REX Project List

South Central CT Regional Economic Development Corp.  
 REX Development  
 2023 CEDS Project List

Goal #	Objective #	Project Name	City/Town/Region	Responsibility	Further Explanation	Jobs	Est. Total Cost	Funding Sources	Project Type & Status
5	3	Trolley Trail Bridge Adutment - Resiliency Project	Branford	Town of Branford	Design underway, seeking funding	TBD	TBD	TBD	Economic Development - In Planning
5	3	Shoreline Greenway Trail	Branford	Town of Branford	Purple Route B1, B2, B3 connection to Tabor Trail	TBD	TBD	TBD	Economic Development - In Planning
5	3	Outdoor Active complex	Town of Orange	Town of Orange/ Orange Economic Development Corporation	Create an outdoor active space to an existing park to promote exercise for the mature residential community, which will include 4 pickleball courts and 2 tennis courts	TBD	\$500,000	TBD	Economic Development - In Planning
<b>CONCEPTUAL PROJECTS</b>									
5	3	Treatment Plant Flood Resiliency Phase I	Branford	Town of Branford	TBD	TBD	TBD	TBD	Economic Development - In Planning
5	3	Treatment Plant Flood Resiliency Phase II	Branford	Town of Branford	TBD	TBD	TBD	TBD	Economic Development - In Planning

# Appendix E: REX Project List

South Central CT Regional Economic Development Corp.  
 REX Development  
 2023 CEDS Project List

Goal #	Objective #	Project Name	City/Town/Region	Responsibility	Further Explanation	Jobs	Est. Total Cost	Funding Sources	Project Type & Status
5	3	Treatment Plant Flood Resiliency Phase 111	Branford	Town of Branford	TBD	TBD	TBD	TBD	Economic Development - In Planning