

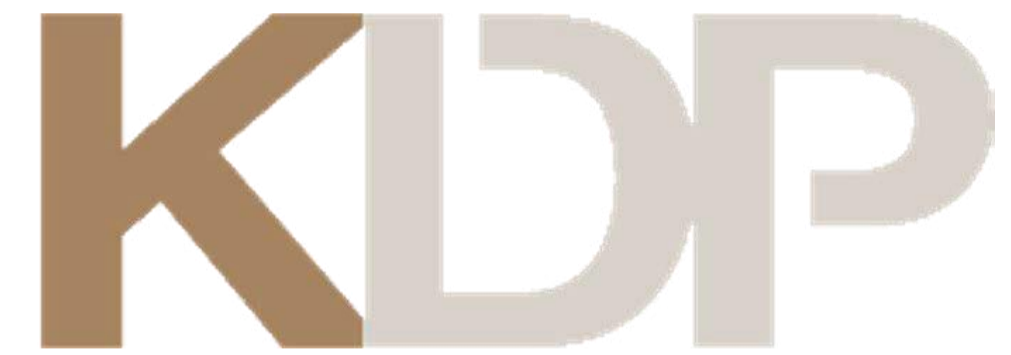
Coliseum New Haven, CT Development Project

CMT PRESENTATION
AUGUST 13, 2020

PRELIMINARY: FOR CMT PRESENTATION PURPOSES ONLY

PROJECT TEAM

DEVELOPMENT PARTNERS



ARCHITECT

BEINFIELD ARCHITECTURE PC

CIVIL



LANDSCAPE



OUR VISION & TIMELINE

- Exceed the Total Project Minimum Requirements as defined by the DLDA:
 - 30,000 SF of retail
 - 30,000 SF of public open space
 - 500 residential units
 - 80,000 SF of other commercial uses
- Create a thriving transit-oriented mixed-use urban neighborhood
- Improve connections between adjacent neighborhoods
- Integrate public spaces for community gatherings and everyday users
- Attract, capture and retain existing and/or new businesses
- Promote sustainable development practices
- Expand tax base thereby creating value for the city and supporting public services
- Include affordable housing comprised of no less than 20% of all residential units
- 12 ½ Workforce Requirements
- 12 ¼ Small Business Requirements



EXISTING CONDITIONS



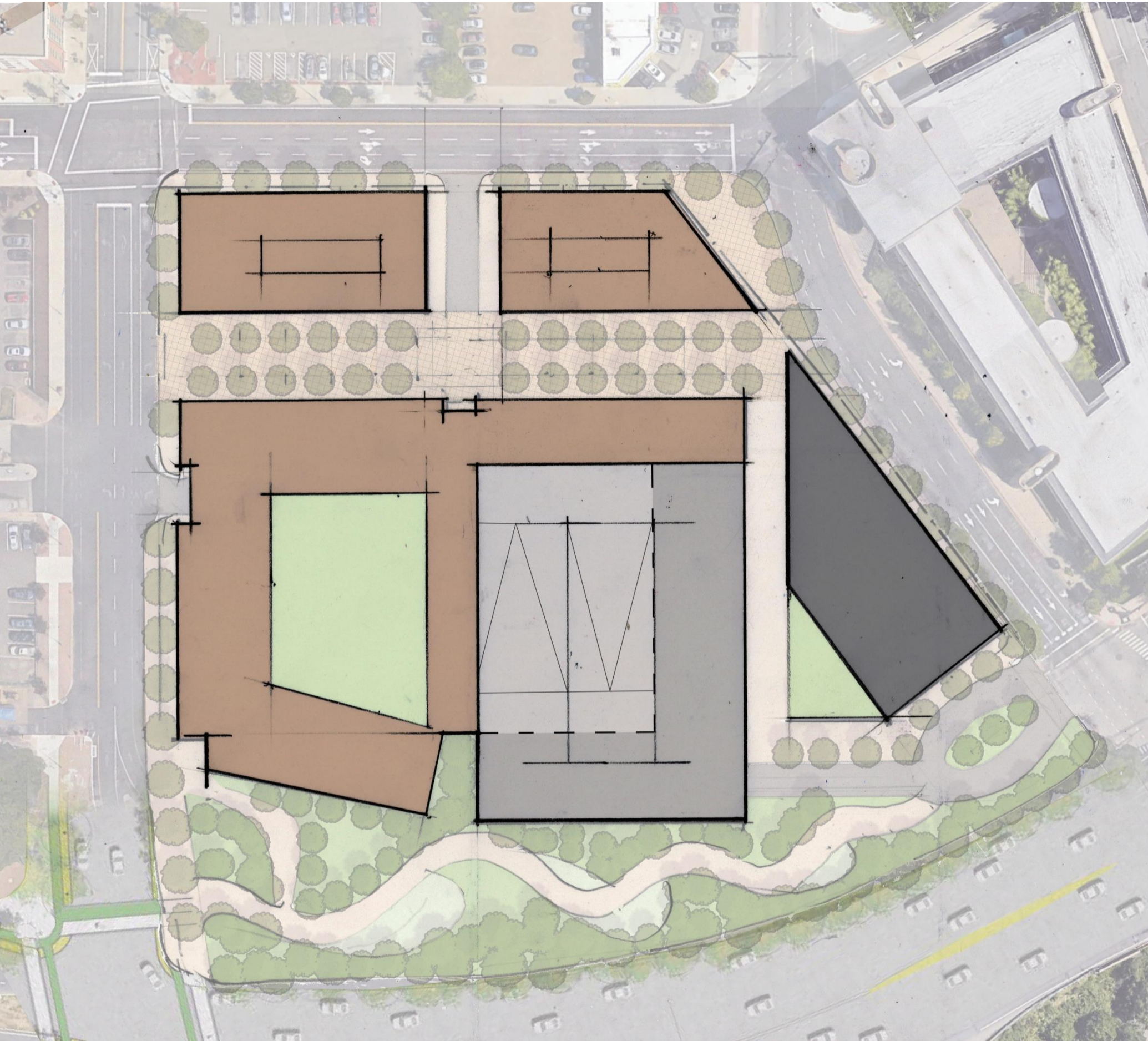
SITE WITH CITY'S PHASE 2 IMPROVEMENTS



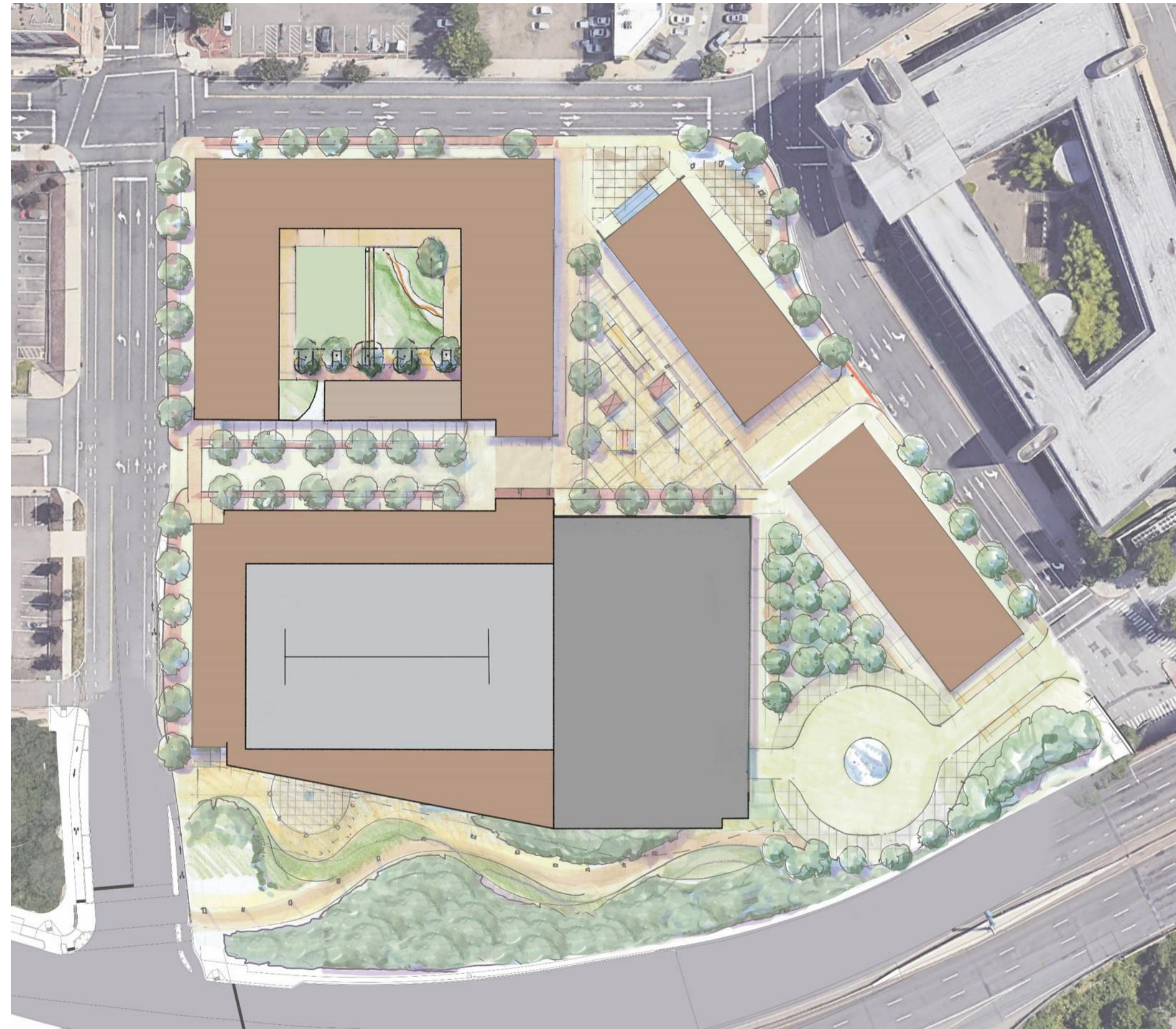
DEVELOPMENT / DESIGN / OUTREACH

Spinnaker & Fieber Group Close on Development Project from LiveWorkLearnPlay	6/25/2019
Press Announcement	7/8/2019
LWLP Phase I Initial Design Development	9/1/2019
CMT: DWS	9/17/2019
CMT: Hill South	9/18/2019
Project Community Meeting / Design Workshop	9/24/2019 – 9/25/2019
General Community Outreach Meeting	6/8/2020

MASTER PLAN COMPARISON



INITIAL MASTER PLAN
SEPTEMBER 2019



CURRENT MASTER PLAN

CURRENT MASTER PLAN PROGRESS



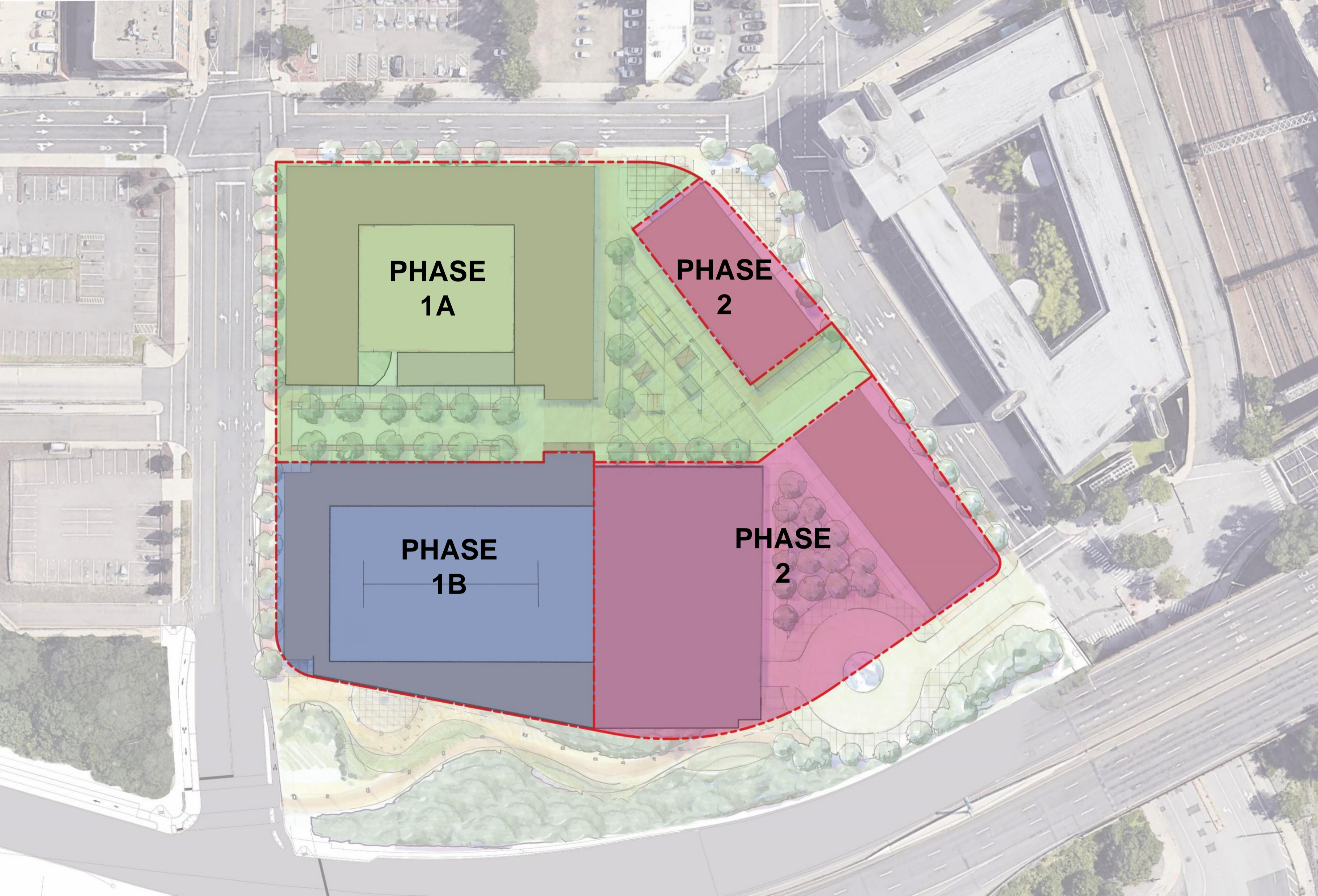
**PHASE 2
IMPROVEMENTS & BIKE
LANE**

GROUND FLOOR PLAN



UPPER FLOOR PLAN

CURRENT MASTER PLAN PROGRESS: PHASING



DLDA MINIMUM REQUIREMENTS

	Phase I		Phase II**	Total Program	
	Required	Proposed	Proposed	Required	Proposed
Retail and Restaurants	16,000 SF	27,450 SF	25,050 SF	30,000 SF	52,500 SF
Public Open Space	25,000 SF	30,070 SF	15,000 SF	30,000 SF	44,440 SF
Residential Units*	200 Units	310 Units *62 Affordable	461 Units	500 Units	700 Units *140 Affordable
Other Commercial Uses	-	-	199,950 SF	80,000 SF	199,950 SF

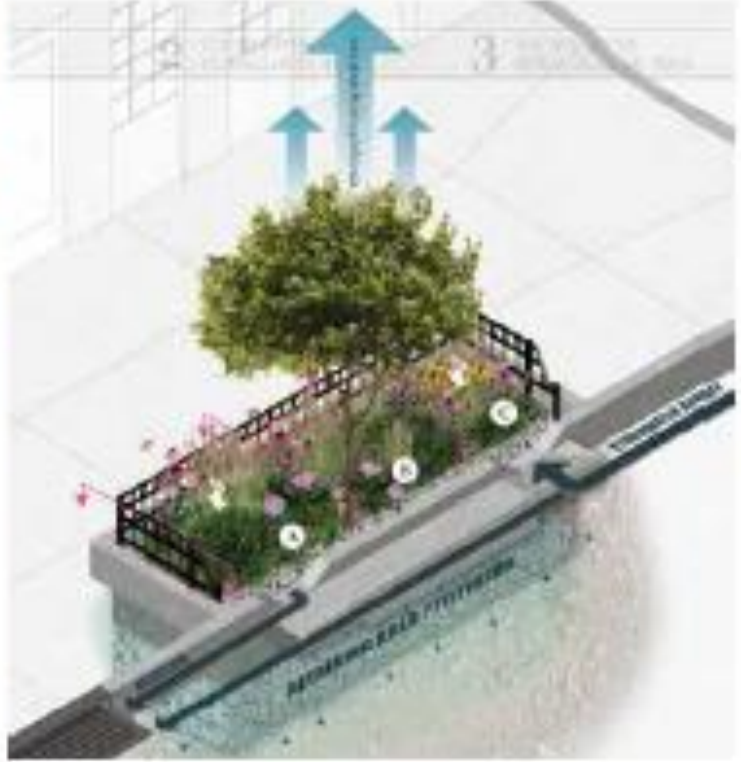
*20% of units will be affordable

**May be multiple phases

CURRENT MASTER PLAN PROGRESS



CURRENT MASTER PLAN PROGRESS



CONTACT US

FOLLOW OUR PROGRESS

NHColiseum.com

Please share your questions & comments with our team:

Frank@SpinREP.com

GregoryFieber@FieberGroup.com