

State of Connecticut

Identification of Priority State-Owned Properties in Opportunity Zones

Prepared for:

AdvanceCT
805 Brook Street
Building 4
Rocky Hill, CT 06067

Prepared by:

inSITE Advisory Group
3421 Ridgewood Road, Suite 200
Fairlawn, Ohio 44333

With assistance from:

Envision Group LLC
2249 Elm Street, Suite 419
Cleveland, Ohio 44113

April 24, 2020

Process Documentation & Methodology

Senate Bill No. 570, Public Act No. 19-54 (An Act Concerning Opportunity Zones) passed in July 2019 called for the identification of priority, developable sites throughout the state of Connecticut. As such, inSITE Advisory Group was hired by AdvanceCT to perform economic development consulting services for the state of Connecticut. Using data provided by the state, our task was to develop a process to identify priority sites located on state-owned properties and cross reference those properties with the state's 72 federally designated Opportunity Zones. Currently, Connecticut has 27 Opportunity Zones throughout 72 municipalities.

Further, S.B. 570 called out certain attributes that sites shall possess. Section 3(b) from S.B. 570 states;

"On or before February 1, 2020, the Department of Economic and Community Development shall develop a priority list of geographically diverse, vacant state-owned properties located in federally designated opportunity zones to be marketed based on criteria to include, but not be limited to, properties that (1) have economic viability, (2) are located in a federally designated opportunity zone, (3) have access to transportation or other infrastructure, (4) the development of the which would be consistent with the department's plan of economic development in a federally designated opportunity zones, and (5) the transfer of which to a private party would not conflict with state law.

The inSITE Team developed a process to identify and map the position of state-owned properties in the federally designated Opportunity Zones within the State of Connecticut.

Steps to develop this process were as follows:

1. *Gather Data:* Connecticut's Department of Economic and Community Development (DECD) provided our team with the Office of Policy and Management (OPM) Inventory of Real Property. Our team downloaded the Federal Designated Opportunity Zone List from the U.S. Department of the Treasury Community Development Financial Institutions Fund.
2. *Review Data:* The OPM Inventory of Real Property is divided into three sections; State Owned Buildings, Leased Locations and PILOT Properties. During our review of the Real Property Inventory with the Department of Economic and Community Development, it was confirmed our team would only use the PILOT Properties List for this project. This list would now be known as the State-Owned Property Database.
3. *Review and confirm analysis criteria:* During our review with the Department of Economic and Community Development, it was confirmed that the top criteria's for our team to consider when analyzing properties were the attributes listed in Section 3(b) in S.B. 570 as well as their proximity and access to urban centers, transportation hubs, target industries sectors such as Green Technology, Bioscience, Insurance and Financial Services, and quality-of-life amenities such as parks, waterfront, hospitals, and universities.

4. *Upload Data:* Uploaded the State-Owned Property Database and the Federal Designated Opportunity Zone Database to our mapping software program.
5. *Analysis:* Using the data and our industry expertise, we analyzed and cross referenced the State-Owned Property Database with the Federal Designated Opportunity Zone Database in our mapping software program.
6. *Initial Screening:* GIS mapping and Google Earth were used to screen sites based on location and development feasibility as set forth in criteria established in S.B 570 Section 3(b) and stated by the DECD. Most state-owned properties are not viable for development based on parcel size/dimensions, physical constraints, accessibility, or location. These properties were removed from further consideration.
7. *Detailed Screening:* Approximately 30 sites remained for consideration based on the aforementioned screening and analysis. Properties remaining after the initial screening were further vetted based on the following four Evaluation Criteria:
 - A. *Urban Core* – Properties located in the Downtown / Town Center of their municipality;
 - B. *Transit-Oriented Development (TOD)* – Properties located in close proximity to passenger rails and/or Bus Rapid Transit stations;
 - C. *Waterfront* – Properties located in close proximity to major waterways;
 - D. *Other Catalyst* – Properties with other special considerations such as but not limited to large lot size, adjacent municipal properties, proximity to universities, hospitals, or government offices, or diversity in geographic location relative to other properties on the list.Properties that did not meet at least one the Evaluation Criteria were removed from further consideration.
8. *Field Visits:* Our team visited some of the more complex properties on the list, with an emphasis on more urbanized areas to analyze the sites in person to confirm potential development feasibility.
9. *Stage 1 – First Screening - Create Top 20 Opportunity Zone Property List:* Using the established Evaluation Criteria and field visits as a guide, our team created a list for the Top 20 properties recommended for consideration. There were 18 properties addressing at least two of the four Evaluation Criteria, and each of these 18 properties were placed on the Top 20 list. Two additional properties in Mansfield and Norwich, each meeting one of the four evaluation criteria, were also included in the Top 20 list based on their overall economic viability and geographic diversity statewide relative to other properties on the list.

- A. *Submit recommended Top 20 Opportunity Zone Property List to DECD:*
On January 24, 2020, inSITE Advisory Group submitted its Top 20 target projects to DECD. Upon review and screening by DECD, the list was presented to Deputy Commissioner Thames. During this review inSITE Advisory Group was asked to add manufacturing-use as a criterion for potential consideration.
- B. *Further screening:* Under the direction of DECD, inSITE Advisory Group scheduled conference calls with local Economic Development practitioners in the selected priority communities. The list of contacts, correspondence and recommendations for site inclusion and removal can be found in Attachment A. These conversations generated additional and helpful information that led to further screening of project sites. Additional information that was discovered from these conversations included the following:
- a. Proximity of the OZ parcel(s) to adjacent private development
 - b. Proximity of the OZ parcel(s) to adjacent city-owned property
 - c. Compatibility of development with current zoning and future land use plan
 - d. Major planned infrastructure projects affecting the project sites
 - e. Existing operations taking place on or near the project site
 - f. Past and/or current private development interest in the project sites
 - g. Local development activity taking place in the vicinity of the project sites
10. *Stage 2 – Second Screening – Narrowed to Top 14 Opportunity Zone Property List:* Using the attributes listed in S.B. 570 Section 3 (b), the criteria provided by the Department of Economic and Community Development and the Deputy Commissioners recommendations, inSITE Advisory Group created a Top 14 Opportunity Zone Property List for consideration. Upon additional review and discussions with local community leaders, the following communities were selected as having state-owned properties, located in Opportunity Zones that should be considered for redevelopment:
- | | | | |
|------------|---------|---------------|---------|
| Bridgeport | 1 site | New Britain | 1 site |
| Danbury | 1 site | Mansfield | 1 site |
| Meriden | 1 site | West Hartford | 1 site |
| New Haven | 4 sites | Hartford | 2 sites |
| Norwalk | 1 site | Stamford | 1 site |

Stage 3 – Third Screening – Narrowed to Top 7 Opportunity Zone Property List: Using the attributes listed in S.B. 570 Section 3(b), the Evaluation Criteria listed in the detailed screening process and recommendations provided by Paul Hinsch, Policy Director of Asset Management at Office of Policy and Management for the State of Connecticut, inSITE created a Top 7 Opportunity Zone Property List for consideration. During Mr. Hinsch's

review of the Top 20 Opportunity Zone Property List, he conducted discussions with the Connecticut Department of Transportation, Department of Administrative Services, the University of Connecticut, Judicial Branch, and the Board of Regents. These organizations validated the properties for the Top 7 Opportunity Zone Property List. Please refer to Attachment A for a summary table and Attachment B for corresponding two-page project profiles.

Attachment A

Top 7 State-Owned Properties in Opportunity Zones

Summary Table

Submitted February 24, 2020

Top State-Owned Properties in Opportunity Zones
(Initial Top 20 List January 23, 2020)
Updated 4/24/2020

Municipality	Street Address	Project Type	Existing Use	Status	Community and Organization Contacts	Comments
Bridgeport	60 Housatonic Avenue	Mixed Use	Juvenile Detention Center	Remove	Michael Freimuth, Executive Director, Capitol Regional Development Authority Bill Coleman, City of Bridgeport David Kooris, Deputy Commissioner, Connecticut Port Authority	1/24/2020 - Michael Freimuth, Capital Regional Development Authority: Operating Court House and Holding Facility - not a candidate 1/28/2020 - DECD Call - Confirmed to remove 1/28/2020 - City of Bridgeport, Bill Coleman: confirmed to remove. Restoration for a draw bridge near this property 2/8/2020 - David Kooris Notes: remove, not a good candidate for this program
Bridgeport	172 Golden Hill Street	Mixed Use	Bridgeport Superior Court - Surface Parking to South	Remove	Bill Coleman, City of Bridgeport	1/28/2020 - DECD Call - Confirmed to remove 1/28/2020 - City of Bridgeport, Bill Coleman: confirmed to remove. City owned lot adjacent to this parcel and this parcel are used for City Hall parking.
Bridgeport	343 Jefferson Street	Multifamily Housing	Vacant Neighborhood Lots	Keep	Bill Coleman, City of Bridgeport Paul Hinsch, Policy Director of Asset Management at Office of Policy and Management David Kooris, Deputy Commissioner, Connecticut Port Authority	1/28/2020 - DECD Call - Confirmed to keep 1/28/2020 - Call with City of Bridgeport, Bill Coleman. Flag: Mr. Coleman confirming future use of property. Neighborhood Groups and developers submitted plans to the City to build an urban agriculture farm. He is not sure if the property (343 Jefferson Street) to the north of the farm is included in those development plans. 1/30/2020 - Office of Property and Management: Keep 2/8/2020 - David Kooris Notes: Recommends development that targets land use multi-family or urban agriculture. This property has been remediated from the floodplain with state funding. 2/21/2020 - Paul Hinsh: Updated Comments: Under Custody and control of DECD - keep on list.
Danbury	18 Patriot Drive	Mixed Use	Danbury Station - Surface Parking	Remove	Roger Palanzo, City of Danbury Paul Hinsch, Policy Director of Asset Management at Office of Policy and Management Sharon Calitro, Planning Director, City of Danbury Roger Palanzo, Director of Business Advocacy, City of Danbury David Kooris, Deputy Commissioner, Connecticut Port Authority	1/28/2020 - DECD Call - Keep for now - team needs to discuss property with Danbury, in the process of scheduling a call. 1/30/2020 - Office of Property and Management: Keep. This is a Department of Transportation (DOT) property. Paul recommends getting a response from their department. This site has good potential for a transit oriented development. 1/30/2020 - DECD had a meeting with the City of Danbury 1/31/2020 - DECD provided us a follow-up to their call with Danbury - Keep on list. The RFP needs to include parking. There are development plans to build a regional bus network/transportation center across the railroad tracks from this property. Plans include to build a bridge to the bus transportation center to this property. 2/3/2020 - City of Danbury, Sharon Calitro: The State-owned property at Patriot Drive consists of two City of Danbury Tax Assessor lots, Lot I14268 (approx. 2.78 acres) and Lot I13290 (approx. 37 acres). The City leases from the State a portion of both parcels, which such portion - or approx. 2.24 acres - contains the Danbury Metro North Railroad station building and associated surface parking lot. The City (and its Parking Authority) maintain both the building and the parking lot. The lease and map are recorded on the DLR at Vol 1164 at Page 571. The City also has other agreements with the State relative to occupations with the railyard and an at-grade crossing. These agreements, we believe, pertain to the storage of, and access to, older rail cars which are part of the Danbury Railway Museum. We agree that the land around the Danbury MetroNorth Railroad station, including the parking lot, could be redeveloped for a use(s) that more closely meets the development recommendations/TOD goals outlined in City planning documents, including the most recent 2019 Downtown Danbury TOD Study. Additionally, a land area larger than described in your Draft Study should be considered due to proximity to our urban core, transit, and the Still River. Redevelopment potential on these properties is amplified by the OZ location. Therefore, these State properties should remain on any list issued by the State relative to economic development potential within the OZ Zone. However, we note the existence of lease and license agreements and associated rights that would have to be considered and, ultimately, the City of Danbury needs to be involved in any future RFP process. 2/8/2020 - David Kooris Notes: Good, but parking replacement will be a challenge 2/21/2020 - Paul Hinsch: Updated Comments: Under Department of Transportation Rails custody and control - needs to be removed from list as DOT has statutory authority to develop property.
East Hartford	615 Silver Lane	Corporate/R&D	UConn Stadium - Overflow Parking	Remove	Michael Freimuth, Executive Director, Capitol Regional Development Authority	1/24/2020 - Michael Freimuth, Capital Regional Development Authority: This property is used by CRDA/UConn for football games. It has a ELUR, Environmental Land Use Restriction on it and it is restricted by a use covenant. 1/28/2020 - DECD Call - Confirmed to remove
Hartford	50 Farmington Avenue	Mixed Use	DSS Parking	Remove	Michael Freimuth, Executive Director, Capitol Regional Development Authority Doug Moore, Property and Facilities Management Director, Department of Administrative Services Erin Howard, Director of Economic Development City of Hartford	1/26/2020 - Michael Freimuth, Capital Regional Development Authority: Parking garage for the new state office building that was renovated by CRDA 3 years ago. 1/28/2020 - DECD Call - Confirmed to remove 1/29/2020 - Call with DAS: Doug Moore confirmed that the correct address for the parking is 50 Farmington Avenue. Underground parking garage with 500 parking spots that serves the State Office Building. No plans to place development on top of underground garage.
Hartford	340 Capitol Avenue	Mixed Use	Surface Parking Lot	Keep	Michael Freimuth, Executive Director, Capitol Regional Development Authority Doug Moore, Property and Facilities Management Director, Department of Administrative Services Erin Howard, Director of Economic Development City of Hartford Paul Hinsch, Policy Director of Asset Management at Office of Policy and Management David Kooris, Deputy Commissioner, Connecticut Port Authority	1/24/2020 - Michael Freimuth, Capital Regional Development Authority: Prime site near Capitol building and could provide a nice connective project linking to the Frog Hollow neighborhood. Not sure if there are other State plans. 1/28/2020 - DECD call - Keep for now 1/29/2020 - Erin, City of Hartford - keep on list. Surface parking used by the workers at the State Capitol Office. Recommends that future development includes parking garage. 1/29/2020: Call with DAS: Active parking lot with 200 parking spaces utilized by State workers at the Capitol Avenue Complex. An underground river is 10' below the surface parking lot 1/30/2020 - Office of Property and Management: Keep. Previously had an office building on the property and was torn down due to its condition. The parking spaces at this location are needed so recommend including parking option if this is redevelopment for mixed-use. There is a river that runs under this site. 2/8/2020 - David Kooris Notes: Great, but parking replacement will be a challenge. 2/21/2020 - Paul Hinsch: Updated Comments: Under custody and control of DAS and used for state employee parking; any development would require parking replacement for these employees - to remain on list.
Hartford	450 Capitol Avenue	Mixed Use	Surface Parking behind State Office Buildings	Remove	Michael Freimuth, Executive Director, Capitol Regional Development Authority Doug Moore, Property and Facilities Management Director, Department of Administrative Services Erin Howard, Director of Economic Development City of Hartford Paul Hinsch, Policy Director of Asset Management at Office of Policy and Management David Kooris, Deputy Commissioner, Connecticut Port Authority	1/24/2020 - Michael Freimuth, Capital Regional Development Authority: Parking lot for State office operations. Advise to check with CTDOT as the I-84 project has looked at this property. 1/28/2020 - DECD Call - Keep for now 1/29/2020 - Erin, City of Hartford - keep on list - underutilized and potential for redevelopment 1/29/2020 - DAS Call: Looking at the surface parking lot that serves the Capitol Avenue Complex. The complex is 439,000 SF, 4 buildings connected by a underground corridor. Approx. 1,000 state workers from 7 different state agencies. Building maintenance is expensive, lot of improvements are needed. It is to be determined if the offices will remain in this complex. To the left of the complex is a power plant, which provides chilled and hot water to a series of state buildings throughout the district (Capitol and Supreme Court Buildings etc.) If the State sells the Capitol Avenue complex then they need to confirm how water will be provided for the other 13+ buildings for the State facilities. The Power Plant is owned by a third party, the state purchases the chilled water from this third party. The state owns the distribution lines. 1/30/2020 - Office of Property and Management: Keep for now. There are no parking spaces available for redevelopment. Due to the lack of parking availability, State agencies are shuttling workers to another parking lot. Department of Transportation owns a part of the back parking lot. 2/8/2020 - David Kooris Notes: Great if offices get consolidated elsewhere or leaseback? 2/21/2020 - Paul Hinsch: Updated Comments: Parking for complex - The surface parking is at full capacity and there is still a high demand for parking at this office. Under DAS custody and control - remove from list.
Hartford	505 Hudson Street	Mixed Use	Surface Parking around Office Tower	Remove	Michael Freimuth, Executive Director, Capitol Regional Development Authority	1/24/2020 - Michael Freimuth, Capital Regional Development Authority: Active State Office Building 1/28/2020 - Confirmed during DECD call
Hartford	512 Asylum	Mixed Use	Hartford Union Station Surface Parking	Remove	Michael Freimuth, Executive Director, Capitol Regional Development Authority Erin Howard, Director of Economic Development City of Hartford	1/24/2020 - Michael Freimuth, Capital Regional Development Authority: This is a potential property for highway construction and expansion needs 1/28/2020 - DECD Call, keep for now - across from the bus terminal and train station – need to check on future road expansion 1/29/2020 - City of Hartford, Erin: Confirmed to remove from list. This is currently the only parking available for the train and bus station.

Mansfield	King Hill Road	Student Housing	Undeveloped	Remove	John Carrington, Town Manager, Town of Mansfield Paul Hinsch, Policy Director of Asset Management at Office of Policy and Management Cynthia Van Zelm, Executive Director, Town of Mansfield David Kooris, Deputy Commissioner, Connecticut Port Authority Sean Vasington, Director of Landscape Architect, UConn	1/28/2020 - DECD Call - Keep for now - team needs to discuss property with Mansfield, in the process of scheduling a call. 1/30/2020 - Office of Property and Management: Keep for now. UConn controls this property. The University has its own statute on how to utilize property. Paul recommends discussing this property with the University of Connecticut. 2/12/2020 - Call scheduled with Town of Mansfield and UConn 2/8/2020 - David Kooris Notes: Good 2/12/2020 - Cynthia Van Zelm and Sean Vasington: UConn has plans for this property - remove from list. 2/21/2020 - Paul Hinsch: Updated Comments: Under UConn custody and control; UConn has plans for site. Remove from list.
Meriden	60 State Street	Mixed Use	Meriden Station - Surface Parking	Remove	Joseph Feest, Economic Development Director, City of Meriden Paul Hinsch, Policy Director of Asset Management at Office of Policy and Management David Kooris, Deputy Commissioner, Connecticut Port Authority	1/28/2020 - DECD Call - Keep for now - team needs to discuss property with Meriden, in the process of scheduling a call. 1/30/2020 - Office of Property and Management: Keep. The Department of Transportation control this site and recommends that we review with their department. 2/8/2020 - David Kooris Notes: Yes, need to get DOT on board. 2/21/2020 - Paul Hinsch: Updated Comments: Under custody and control of DOT Rails; needs to be removed from list
New Britain	Main Street	Mixed Use	CT FastTrack	Remove	Bill Carroll, Economic Development Director, City of New Britain Paul Hinsch, Policy Director of Asset Management at Office of Policy and Management David Kooris, Deputy Commissioner, Connecticut Port Authority	1/28/2020 - DECD Call - Keep 1/28/2020 - City of New Britain, Bill Carroll: City is interested in owning the property and using it for infill housing and retail. Mr. Carroll is gathering additional information about the property and contacting a potential developer that is interested in this property. Bill Carrol submitted additional information about site including a Letter of Intent from Jasko Development - a local, experienced and respected developer. 1/30/2020 - Office of Property and Management: Keep. 2/8/2020 - David Kooris Notes: Yes, need to get DOT on board. 2/21/2020 - Paul Hinsch: Update Comments: Under DOT Rails custody and control; remove from list
New Haven	Brewery Street at Sargent Drive (MBP 204-0023-00200)	Office/Hotel	Vacated Right-of-way	Keep	Steve Fontana, Deputy Director Economic Development, City of New Haven Kathy Krolak, Economic Development Officer, City of New Haven Carlos Eyzaguirre, Economic Development Officer, City of New Haven Paul Hinsch, Policy Director of Asset Management at Office of Policy and Management David Kooris, Deputy Commissioner, Connecticut Port Authority	1/28/2020 - DECD Call - keep for now 1/29/2020 - City of New Haven, Kathy, Steve and Carlos - Significant developable site. Recently adopted into the Long Wharf Responsible Growth Plan boundaries. Adjacent to a new hotel project currently under construction. 1/30/2020 - Office of Property and Management: Keep. The Department of Transportation controls this site and recommends that we review with their department. 2/8/2020 - David Kooris Notes: Confirm with DOT if this site is developable. David thinks the soil may be contaminated from the interchange project 2/21/2020 - Paul Hinsch: Updated Comments: Under DOT custody and control; can remain on the list.
New London	State Pier Road	Mixed Use	DOT Salt Storage / Vacant	Remove	Joe Salvatore, Program Manager, Connecticut Port Authority David Kooris, Deputy Commissioner, Connecticut Port Authority	1/28/2020 - DECD Call - keep for now - team needs to discuss property with New London 1/28/2020 - Connecticut Port Authority, Joe Salvatore - confirmed to remove from list. This site was never a DOT Maintenance Facility. The property makes-up the State Pier Port Facility and has been leased to Gateway Terminal. The property is slated for infrastructure improvements and will be utilized for the Wind Energy assembly efforts. The CT Port Authority has an MOU with DOT for use, care and custody of the property. This may change to ownership in the near future. 2/8/2020 - David Kooris Notes: Remove
Norwalk	17 Belden Avenue	Mixed Use	Surface Parking around Norwalk Courthouse	Remove	Jessica Casey, Chief of E&CD, City of Norwalk Paul Hinsch, Policy Director of Asset Management at Office of Policy and Management David Kooris, Deputy Commissioner, Connecticut Port Authority	1/28/2020 - DECD Call - keep for now - team needs to discuss property with Norwalk, in the process of scheduling a call. 1/30/2020 - Office of Property and Management: Keep. Recommends discuss with the Courthouse. 2/7/2020: - City of Norwalk, Jessica Carey - Confirmed to keep property on list. This City requested that the Planning Committee expand the Enterprise Zone to include this property. 2/8/2020 - David Kooris Notes: Great Site 2/21/2020 - Paul Hinsch: Update Comments: Under custody and control of Judicial Branch, needs to be removed from the list as this is the primary parking for the courthouse.
Norwich	401 West Thames St.	Corporate/R&D	Uncas on the Thames Campus - Multiple Lots Undeveloped	Remove	Doug Moore, Property and Facilities Management Director, Department of Administrative Services	1/28/2020 - DECD Call - keep for now 1/29/2020 - Doug Moore, DAS: Confirmed to remove due to current use. The Thames Campus is active and houses several buildings and cottages totaling over 270,000 SF, 15-20 buildings on 60 acres. Several State agencies such as Department of Children and Families, Southeast Mental Health Authority, Department of Social Services and several non-profits are located on this campus. Due to legislation, the State leases several of the buildings/cottages to non-profit entities and other agencies.
Stamford	599 Atlantic Street	Mixed Use	Stamford Transportation Center	Remove	Thomas Madden, Director of Economic Development, City of Stamford Paul Hinsch, Policy Director of Asset Management at Office of Policy and Management David Kooris, Deputy Commissioner, Connecticut Port Authority	1/28/2020 - DECD Call - keep for now 1/28/2020 - City of Stamford, Thomas Madden - Confirmed to keep 1/30/2020 - Office of Property and Management: Keep. The Department of Transportation controls this site and recommends that we review with their department. 2/8/2020 - David Kooris Notes: Yes. David can assist with public announcement. (Need to be cautious how this is publically announced) 2/19/2020 - Paul Hinsch: Updated Comments: Under DOT custody and control; needs to be removed from list as active train station; DOT has statutory authority to develop.
Stamford	9 Franklin Street	Mixed Use / Student Housing	Open Space - UConn Stamford	Remove	Thomas Madden, Director of Economic Development, City of Stamford	1/28/2020 - City of Stamford, Thomas Madden - Confirmed to remove
West Hartford	634 New Park Avenue	Mixed Use	Elmwood Station - Surface Parking	Remove	Kristen Gorski, Economic Development Specialist, Town of West Hartford Paul Hinsch, Policy Director of Asset Management at Office of Policy and Management David Kooris, Deputy Commissioner, Connecticut Port Authority	1/28/2020 - DECD Call - keep for now 1/30/2020 - Call with Town of West Hartford - confirmed to keep: The surface parking lot is heavily used and on average full during the day. Due to demand, the lot was expanded for additional parking spaces in 2016. Developers are interested in properties along the New Park Avenue Corridor in the Opportunity Zone. Buildings and lots in this corridor are almost at full capacity. The Town is in the process of completing a 10 Year Conservation and Development Plan. The plan is on track to be done in Spring 2020. Administration is interested in figuring out a plan on how to develop this site and highly recommend that the RFP or development plan for this site include parking. (Place parking garage on site along with commercial development or relocate the surface parking spaces to a different parcel in the near area.) 1/30/2020 - Office of Property and Management: Keep. The Department of Transportation controls this site and recommends that we review with their department. 2/8/2020 - David Kooris Notes: Good 2/21/2020 - Paul Hinsch: Updated Comments: Under DOT Rails Custody and Control needs to be removed from list.
New Haven	424 Chapel Street Parcel #: 203054500100	Corporate/R&D	Former DOT Office	Added	Steve Fontana, Deputy Director Economic Development, City of New Haven Kathy Krolak, Economic Development Officer, City of New Haven Carlos Eyzaguirre, Economic Development Officer, City of New Haven Paul Hinsch, Policy Director of Asset Management at Office of Policy and Management	1/29/2020 - Call with City of New Haven - Requested to add property to list. DOT Building; was up for auction at least once, did not receive suitable bids so the DOT pulled it off auction. Parking available, good shape environmentally. MBP (residential development planned for several of the commercial buildings in the area) 1/30/2020 - Office of Property and Management: Keep. The Department of Transportation controls this site and recommends that we review with their department. 2/21/2020 - Paul Hinsch: Updated Comments: Under DOT custody and control, to remain on list
New Haven	50 Union Avenue Parcel #: 237130000200	Mixed-Use	Union Train Station	Remove	Steve Fontana, Deputy Director Economic Development, City of New Haven Kathy Krolak, Economic Development Officer, City of New Haven Carlos Eyzaguirre, Economic Development Officer, City of New Haven Paul Hinsch, Policy Director of Asset Management at Office of Policy and Management	1/29/2020 - Call with City of New Haven - Requested to add property to list. The City has had several conversations with the State about gaining ownership of the station. The City currently operates under a short term lease. The City plans to renovate the building to expand retail and include open office space. The City is interested in redeveloping adjacent properties. 1/30/2020 - Office of Property and Management: Keep. This site is currently under renovation and is one of Department of Transportations transit oriented development properties. The Department of Transportation controls this site and recommends that we review with their department. 2/19/2020 - Paul Hinsch provided our team with the Department of Transportations Comments: Remove from list. This is an active Train Station and under State Statute the DOT has the right to redevelop. 2/21/2020 - Paul Hinsch: Updated Comments: Under DOT custody and control; needs to be removed from list as DOT has statutory authority to develop.
New Haven	60 Sargent Drive Parcel #: 234130400200	Light Industrial	Former Community College	Added	Steve Fontana, Deputy Director Economic Development, City of New Haven Kathy Krolak, Economic Development Officer, City of New Haven Carlos Eyzaguirre, Economic Development Officer, City of New Haven Paul Hinsch, Policy Director of Asset Management at Office of Policy and Management	1/29/2020 - Call with City of New Haven - Requested to add property to list. State interested in demolishing it, the buildings cannot be used, beyond its useful life, not historic and no other university is interested in the campus. This property is included in the City's Long Term Plan. 100,000 cars drive by it each day. 7.25 acres. There has been a lot of interest in redeveloping the property by developers. 1/30/2020 - Office of Property and Management: Keep. The Board of Regents controls this property. Paul believes the Board discussed having plans to redevelop the site. Recommends that we review with the Board of Regents. 2/21/2020 - Paul Hinsch: Updated Comments: Under the Board of Regents custody and control; can remain on list

Mansfield	Middle Turnpike	Mixed-Use	University of Connecticut Depot Campus	Added	Cynthia Van Zelm, Executive Director, Town of Mansfield Sean Vasington, Director of Landscape Architect, UConn	2/12/2020 - Ms. Van Zelm and Mr. Vasington recommended adding property to list
Mansfield	Discovery Drive	R&D/Mixed-Use	University of Connecticut Tech Park	Added	Cynthia Van Zelm, Executive Director, Town of Mansfield Sean Vasington, Director of Landscape Architect, UConn	2/12/2020 - Ms. Van Zelm and Mr. Vasington recommended adding property to list

Our team reviewed each site with Barbara Fernandez, Department of Economic and Community Development Director, State of Connecticut. In addition to the contacts listed above, we requested feedback from the following entities: Binu Chandy, Deputy Director of the Office of Brownfield Remediation and Development, State of Connecticut - temporarily appointed as the designee for Commissioner Lehman for the Connecticut Port Authority, University of Connecticut, Judicial Branch, Connecticut Department of Transportation.

Attachment B

Top 7 State-Owned Properties in Opportunity Zones

Property Profiles

Submitted April 24, 2020

Opportunity Zones State-owned Lands

CITY OF BRIDGEPORT Vacant Lot 343 Jefferson St



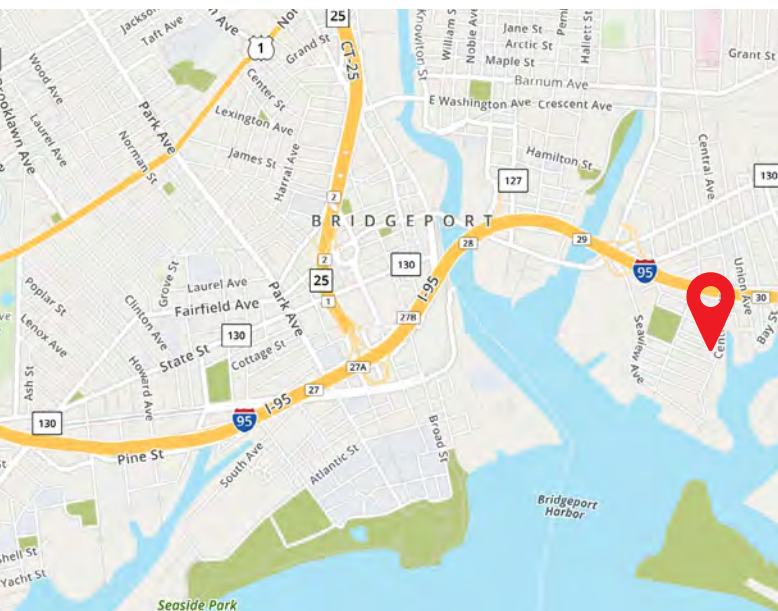
Nighborhood Redevelopment

This infill redevelopment site is located in Bridgeport's East End neighborhood near Johnson's Creek and presents an opportunity for infill housing.

The site contains four contiguous state-owned parcels that total 0.45 acres. Directly adjacent to the state owned parcels is a 0.96 acre parcel owned by the City of Bridgeport. Together, these five contiguous parcels were the site of an environmental remediation project conducted through a partnership between the City and State.



LOCATION

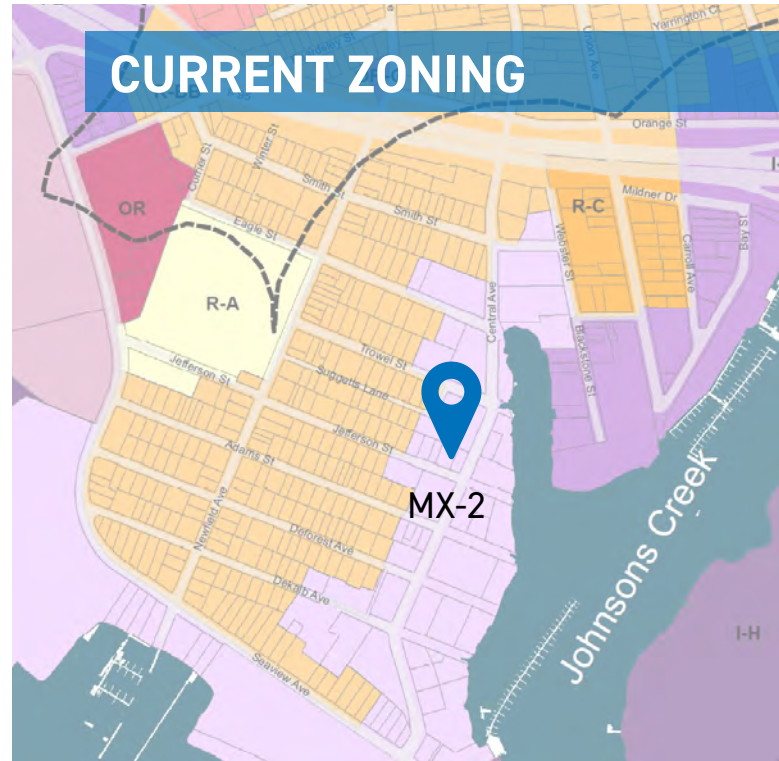


For more information visit
www.CTOpportunityZones.com



EXISTING SITE

- Zoned MU-LI, Mixed Use - Light Industrial Zone
- State-owned property contains 4 parcels fronting Jefferson St totaling 0.45 acres
- Directly adjacent to the state-owned property is a 0.96 acre City-owned parcel fronting Central Ave
- This property has been remediated from the floodplain with state funding



FUTURE PLANS

- Precedent for City-State partnership at site through the remediation project
- The City recommends future development that targets multi-family residential or urban agriculture
- Additional City-owned properties along Central Ave on the waterfront of Johnson's Creek could potentially provide more critical mass in future redevelopment



Nearby City-owned parcels connect the site to the waterfront.

Opportunity Zones State-owned Lands

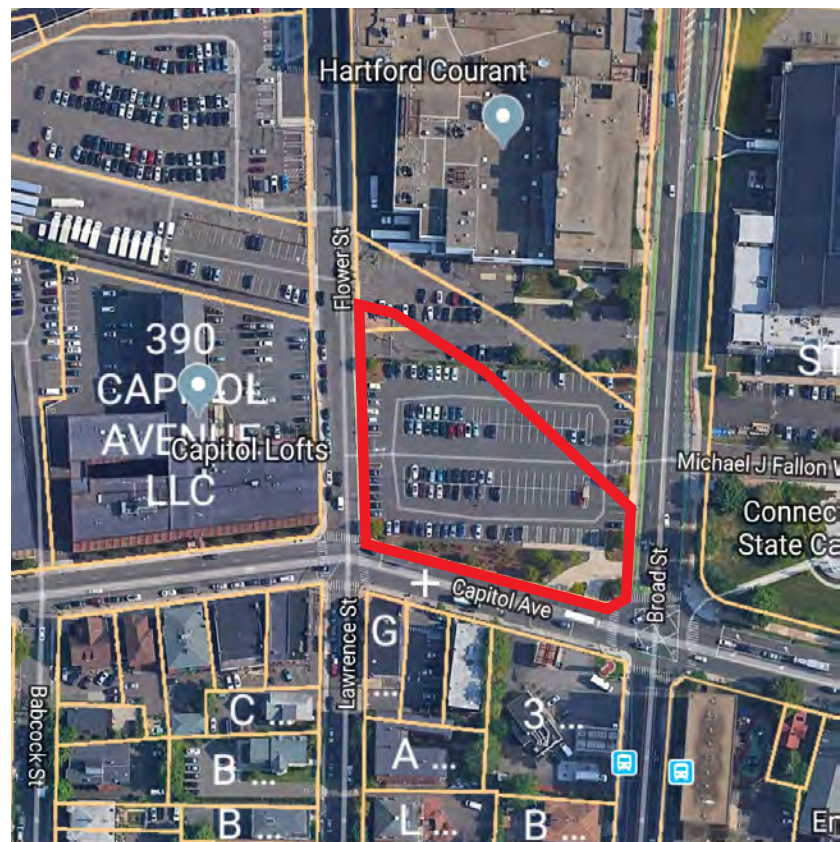
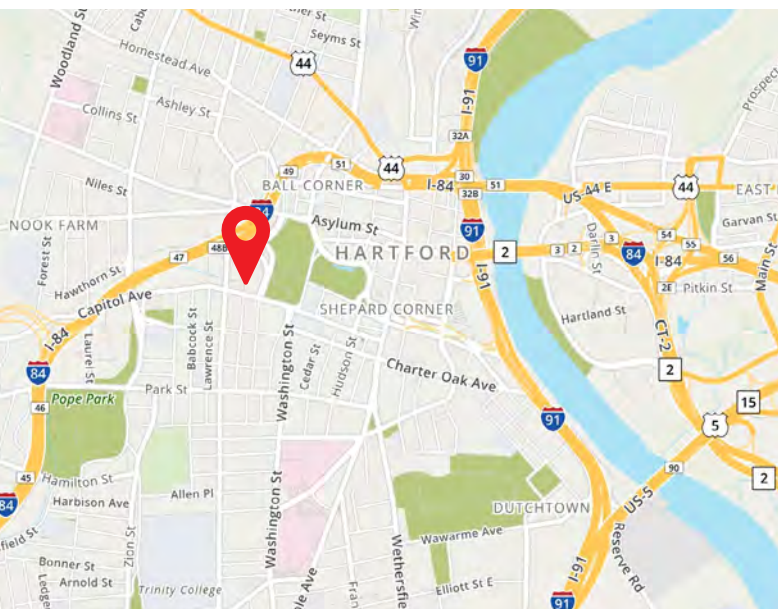
CITY OF HARTFORD Surface Parking Lot 340 Capitol Ave



Infill Site at State Capitol

This 1.36-acre urban core redevelopment site in Hartford sits near the doorstep of the State Capitol and presents an opportunity for infill mixed-use redevelopment.

Presently a surface parking lot, the site on Capitol Ave presents an opportunity to provide a mix of ground floor retail and upper level housing/office that complements the surrounding government offices, while building off the vibrant storefronts in the adjacent Frog Hollow neighborhood.



For more information visit
www.CTOpportunityZones.com



EXISTING SITE

- Site is 1.36 acres
- Zoned MX-2, Multi-Use Mix District, 2
- Adjacent parcel to north is Zoned for Open Space over culverted stream
- Under custody and control of Department of Administrative Services
- Used for state employee parking
- Site previously had an office building on it that was torn down due to its condition



FUTURE PLANS

- Mixed-use redevelopment is consistent with the City Plan priorities of increasing density and enhancing connections
- Prime site near the State Capitol that could provide a connective project linking to the Frog Hollow neighborhood
- Any development would require parking replacement for the state employees currently parking on the surface lot



This catalytic infill development site is located just one block away from the Connecticut State Capitol.

Opportunity Zones

State-owned Lands

CITY OF NEW HAVEN

Former Freeway Ramp

Brewery St at Sargent Dr



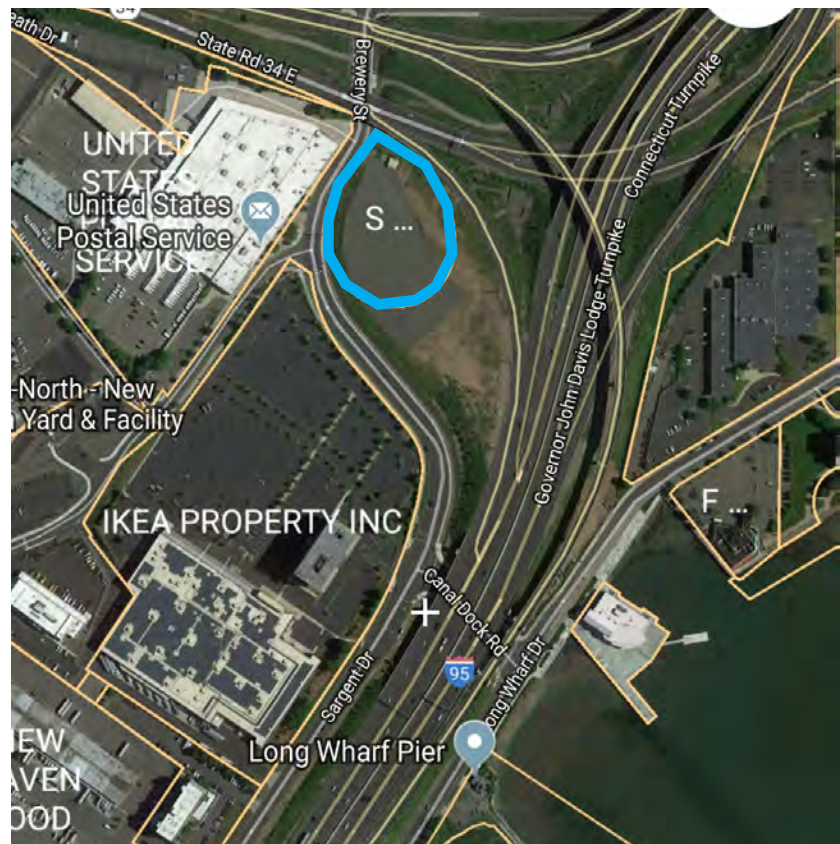
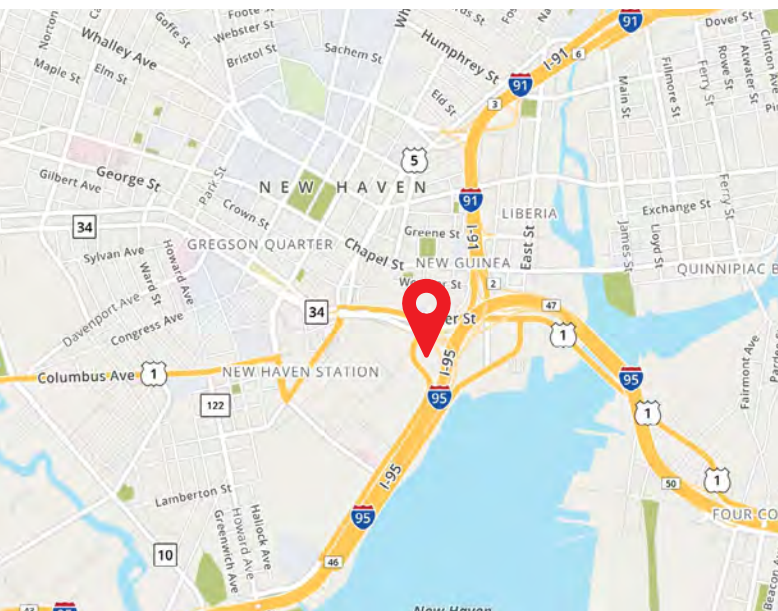
Desirable Location along Freeway near Waterfront

This abandoned freeway right-of-way sits at the southwest corner of the I-95 and I-91 interchange. In addition to excellent visibility, the site sits directly across the street from IKEA and a short, 0.3-mile walk from Long Wharf Pier along the newly constructed Vision Trail. With this strategically advantageous location, the site is ripe for commercial development.

NOTE: Cross-listed with 60 Sargent Dr property for potential synergies between sites



LOCATION



Opportunity Zones

State-owned Lands

CITY OF NEW HAVEN

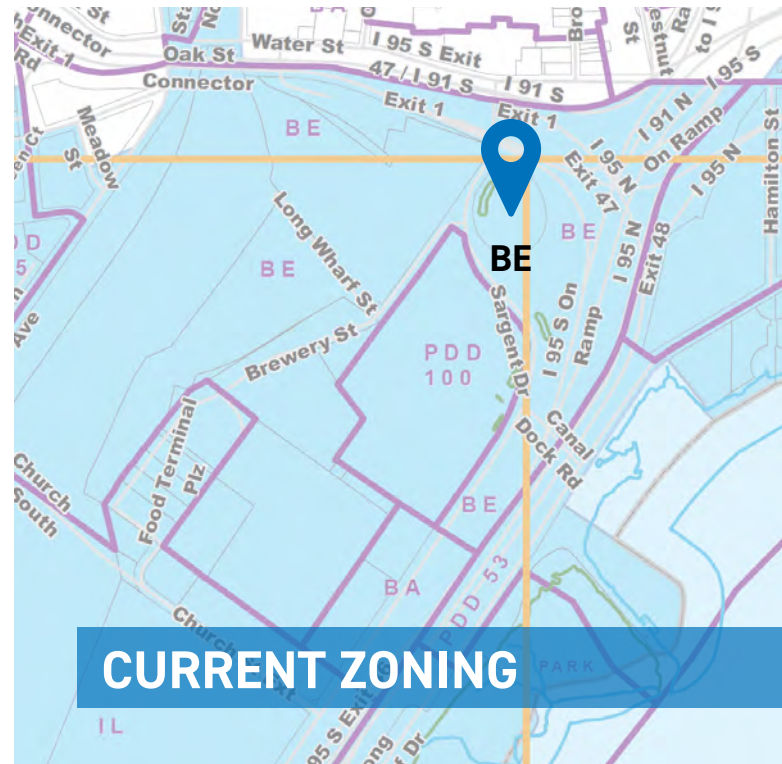
Former Freeway Ramp

Brewery St at Sargent Dr



EXISTING SITE

- 2.84 acres
- Former interchange right-of-way
- Great freeway visibility near waterfront
- Currently zoned BE - Wholesale and Distribution
- Possible environmental issues due to interchange project soil contamination
- Located within City's Coastal Management Area

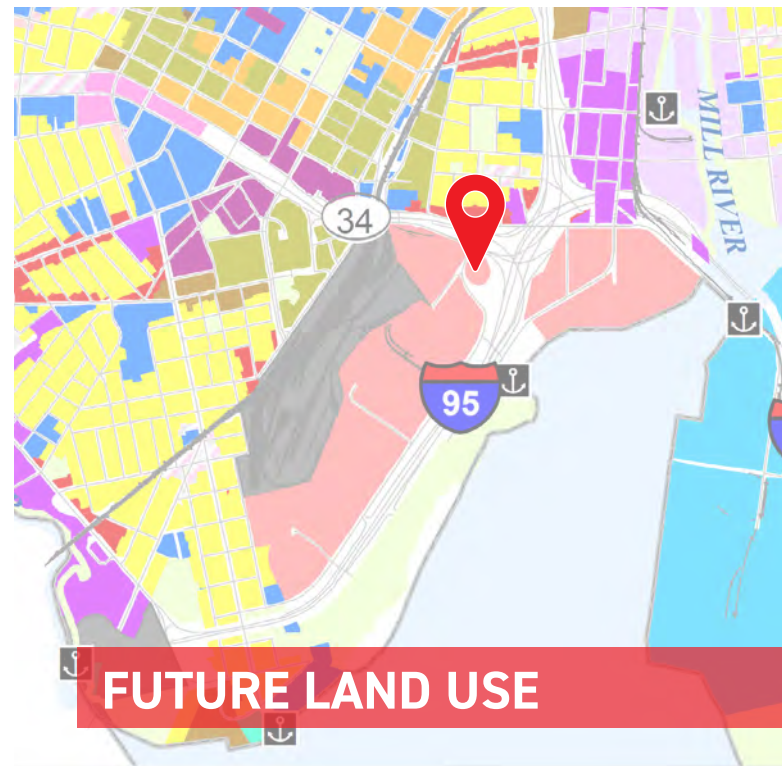


CURRENT ZONING



FUTURE PLANS

- New Haven 2025 Future Land Use map classifies property as Large-scale Commercial/Industrial Mixed Use
- Recently adopted into the Long Wharf Responsible Growth Plan boundaries
- Adjacent to a new hotel project currently under construction
- Cross-listed with 60 Sargent Dr property for potential synergies between sites



FUTURE LAND USE

Opportunity Zones

State-owned Lands

CITY OF NEW HAVEN
DOT Building
424 Chapel St



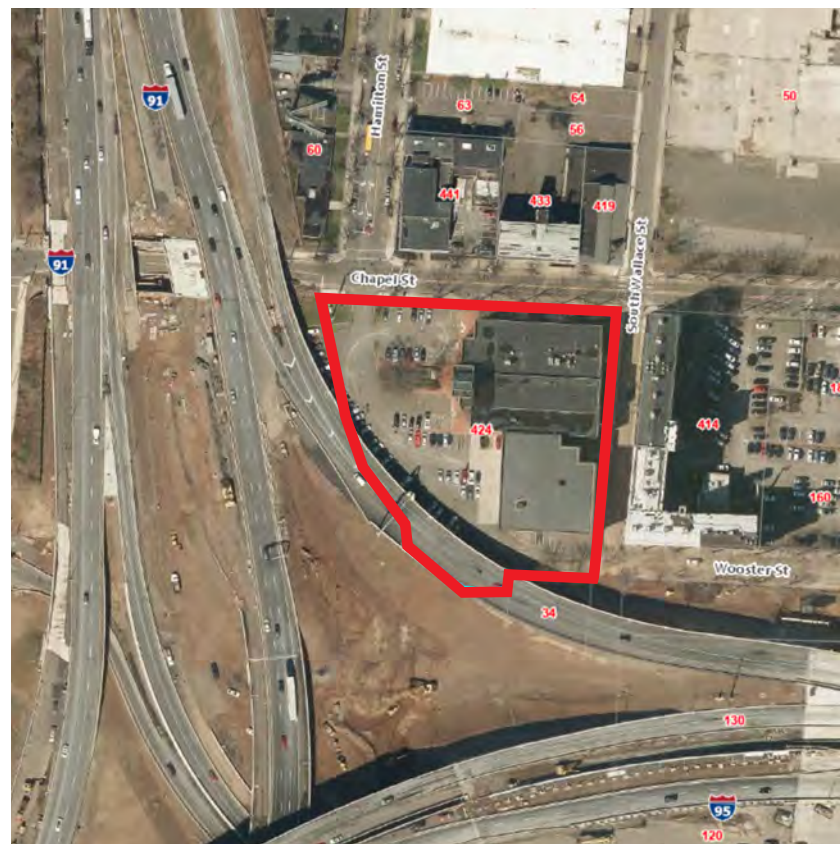
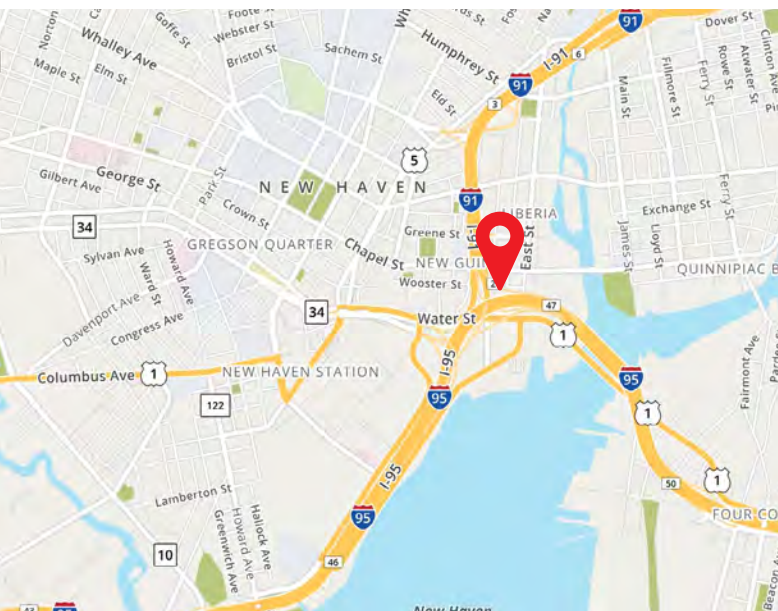
Available Office/Industrial Flex Space

This former state government office building sits on 2.36 acres near the I-95/I-91 interchange in New Haven. This 58,481 square foot, two-story building was previously home to Department of Transportation (DOT) offices and has its own gated parking lot on-site.

This property presents a great opportunity to host research and development facilities for a growing biomed or tech startup in close proximity to Yale University.



LOCATION

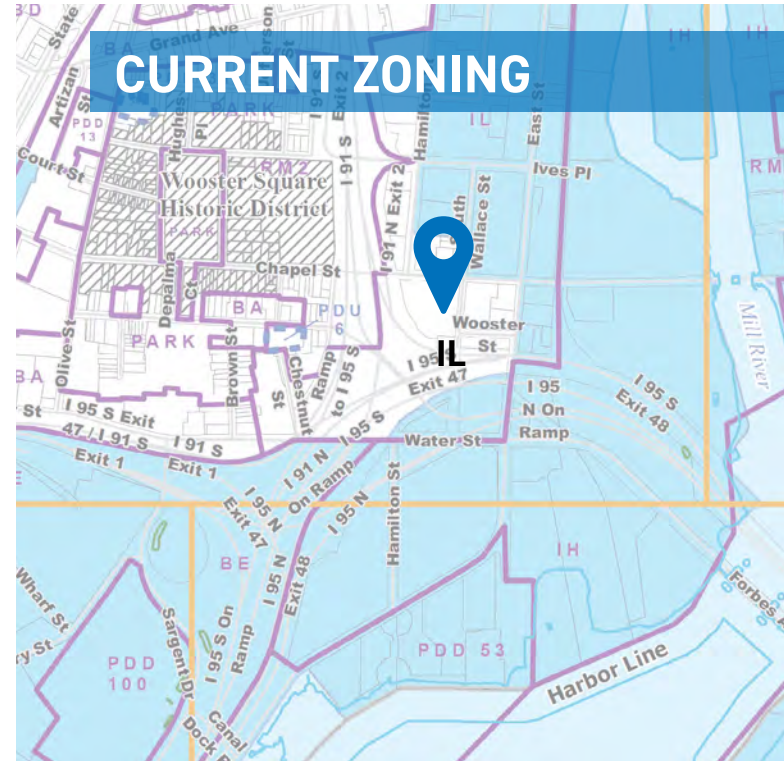


For more information visit
www.CTOpportunityZones.com



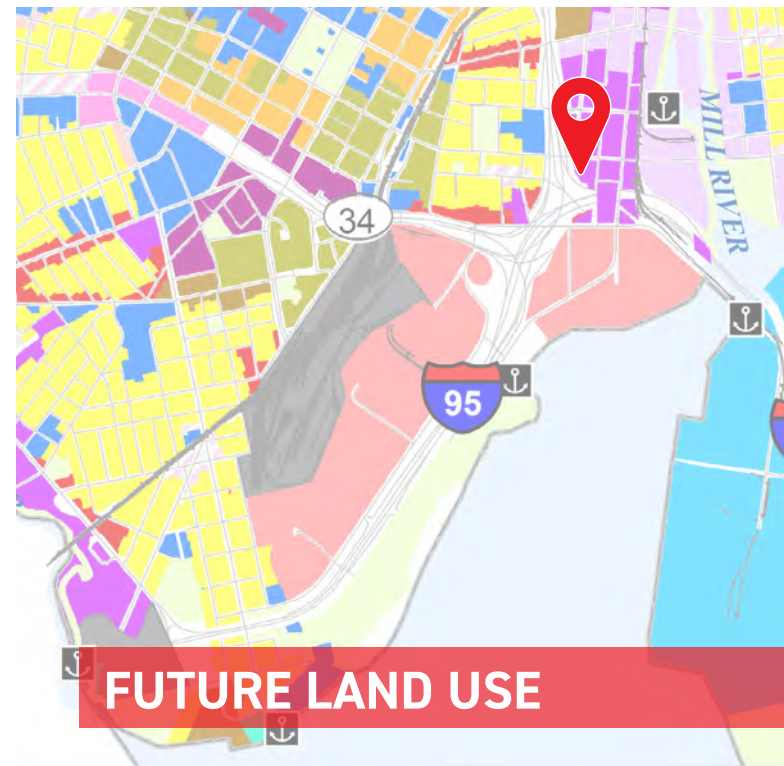
EXISTING SITE

- 2.36 acres
- 48,461 square foot office building with two stories constructed in 1963
- No environmental issues
- Zoned IL - Light Industrial
- Gated surface parking lot on-site
- Bus service available
- Just one mile from Downtown & Yale



FUTURE PLANS

- New Haven 2025 Future Land Use map classifies property as Industrial
- Potential for adaptive reuse with residential redevelopment planned for several of the commercial buildings in the area



Opportunity Zones

State-owned Lands

CITY OF NEW HAVEN

Former Community College

60 Sargent Dr



Desirable Location along Freeway near Waterfront

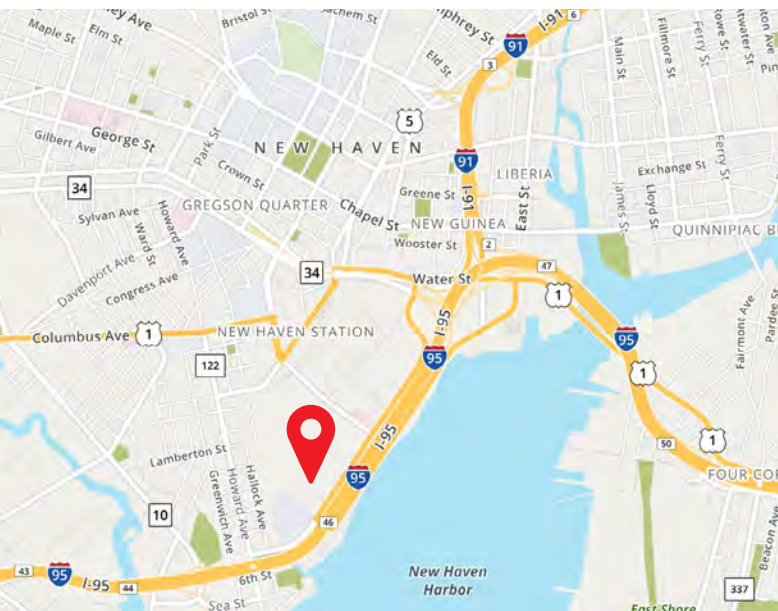
This 7.23 acre site along I-95 near Long Wharf was once the home to Gateway Community College, but is now ready for a full redevelopment of the site to a higher and better commercial use.

With a highly visible location along Sargent Dr situated between IKEA and Jordan's Furniture, the property is in the middle of regional retail center.

NOTE: Cross-listed with Bowery St at Sargent Dr property for potential synergies between sites



LOCATION



For more information visit
www.CTOpportunityZones.com

Opportunity Zones

State-owned Lands

CITY OF NEW HAVEN

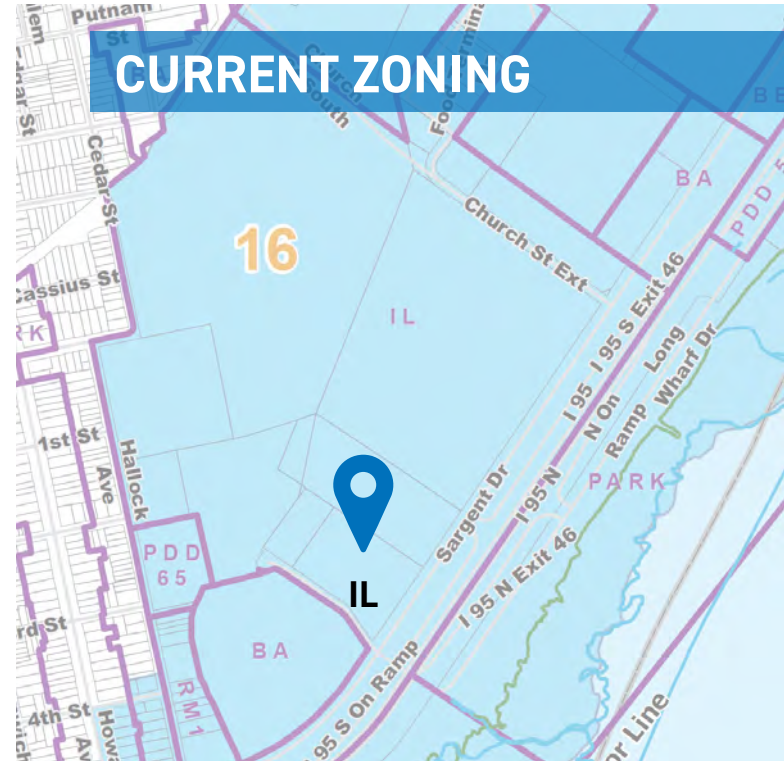
Former Community College

60 Sargent Dr



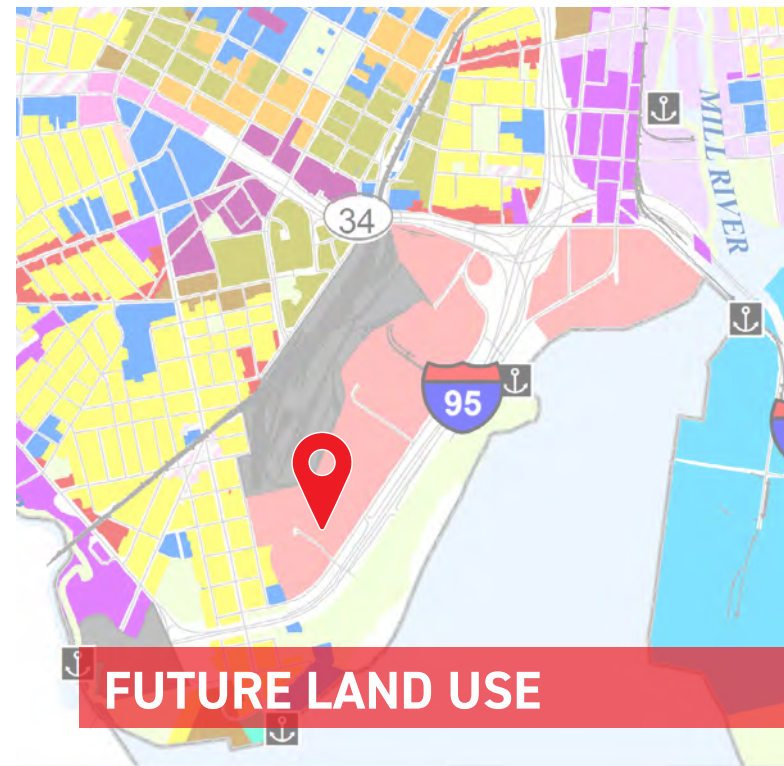
EXISTING SITE

- 7.23 acres
- Former two-story community college building on site (150,714 square feet)
- Demo needed - building past useful life
- Currently zoned IL - Light Industrial
- Located within City's Coastal Management Area
- Excellent freeway visibility along I-95



FUTURE PLANS

- New Haven 2025 Future Land Use map classifies property as Large-scale Commercial/Industrial Mixed Use
- Strong interest in site by developers
- Request for Proposals (RFP) to be coordinated by Southern Connecticut State University as part of public-private partnership for commercial development
- Cross-listed with Bowery St at Sargent Dr for potential synergies between sites





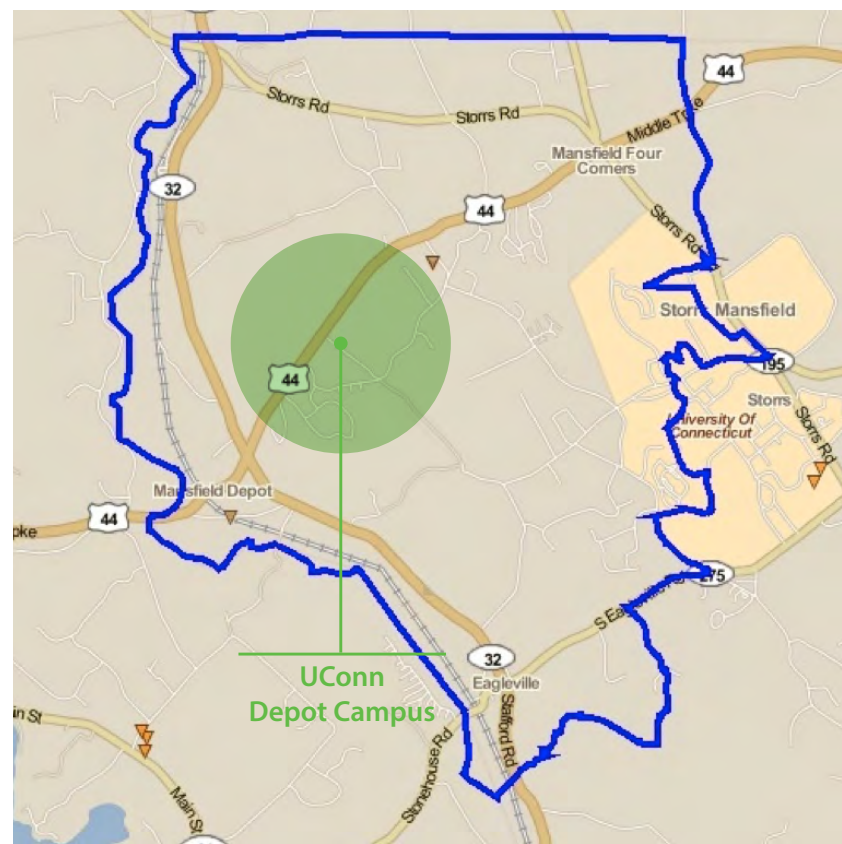
Mixed-use Redevelopment

The UConn Depot campus is located at the western gateway to Mansfield. Depot campus is two miles from the main UConn campus, with established bus service.

Essentially used today as overflow space for back-of-house functions, the Depot could play a more important role in the future life of the University. Growth here may be driven by private developers interested in housing or other programs as part of a planned, mixed-use community.



LOCATION



Opportunity Zones

State-owned Lands

TOWN OF MANSFIELD

UConn Depot Campus

Middle Turnpike



EXISTING SITE

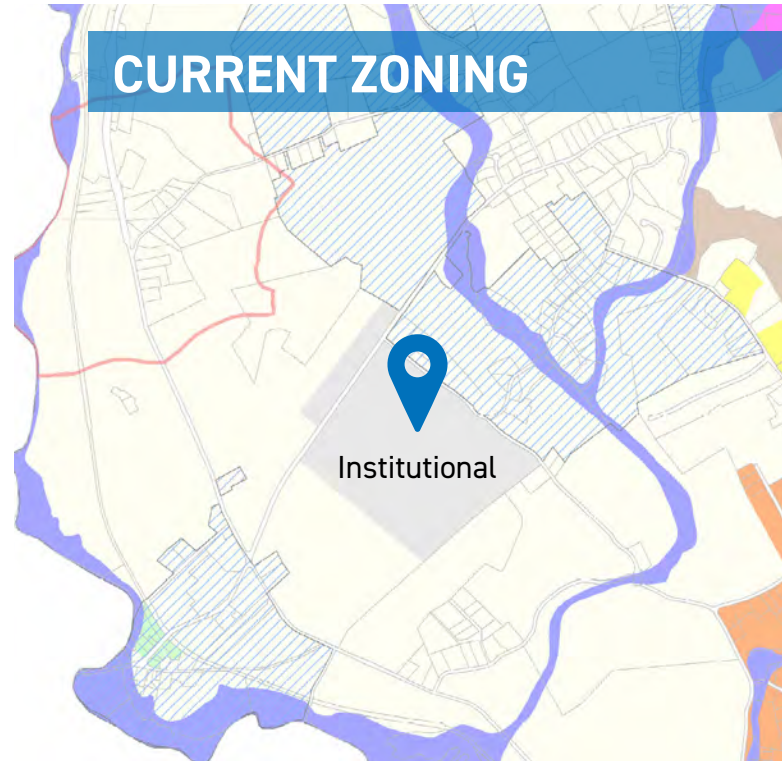
- 240 total acres - half occupied
- Existing buildings available
- Brownfield remediation sites
- Zoned Institutional (I)
- Average Daily Traffic (SR 44): 7,300
- Bus service is available as well
- All utilities in place



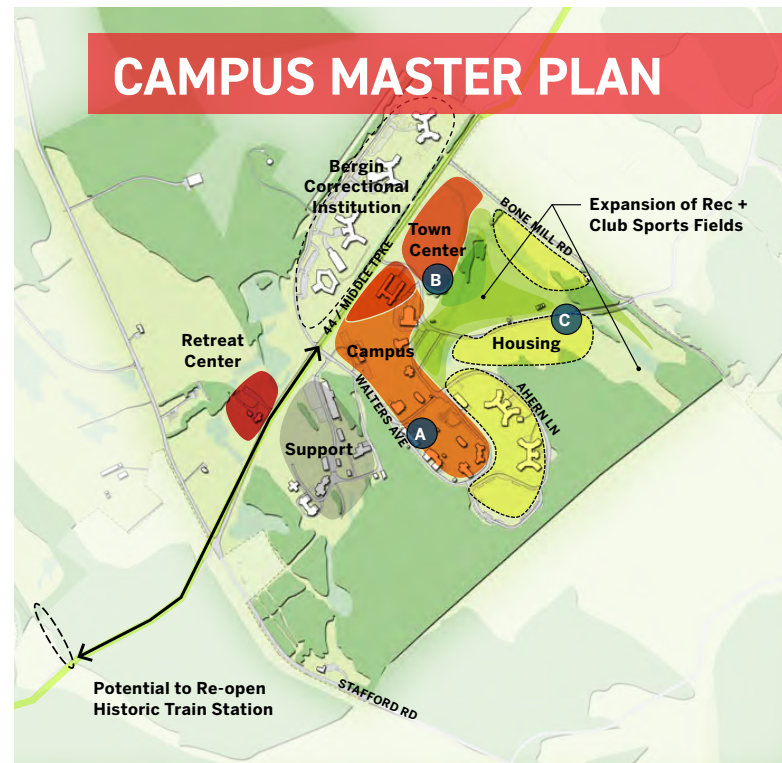
FUTURE PLANS

The vision for the Depot campus is to redevelop the site with a mixture of uses and help to restore some of the architecturally significant buildings on the site. The Depot Campus will become home to faculty, staff and graduate students as the University population grows. The campus can provide an alternative neighborhood to attract those more interested in living in the Connecticut countryside rather than the more urban Storrs Center.

CURRENT ZONING



CAMPUS MASTER PLAN



Opportunity Zones

State-owned Lands

TOWN OF MANSFIELD

UConn Tech Park

Discovery Drive



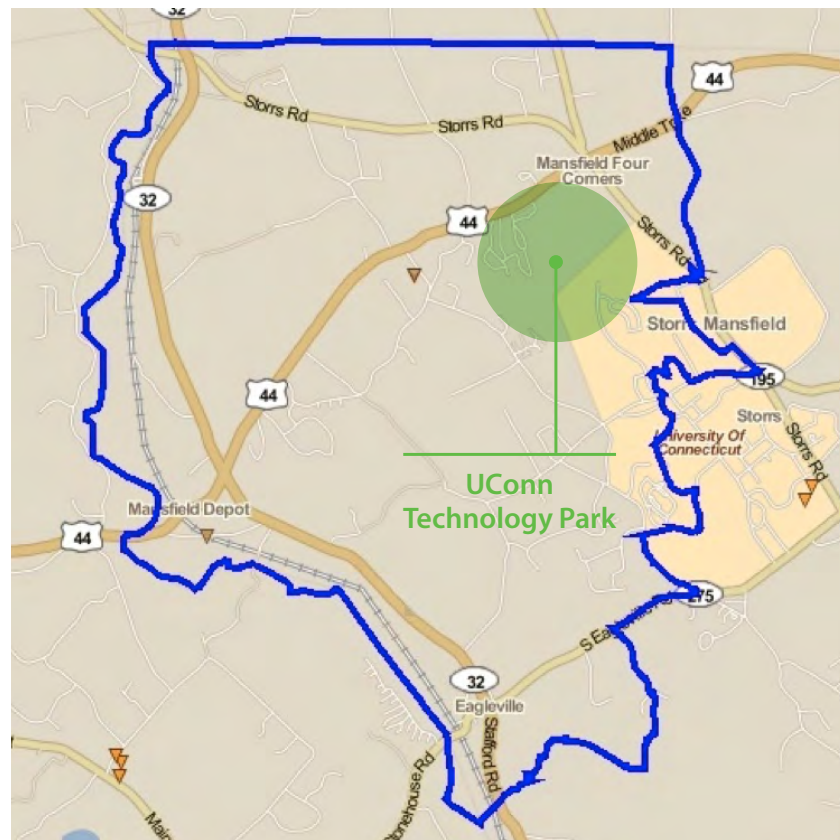
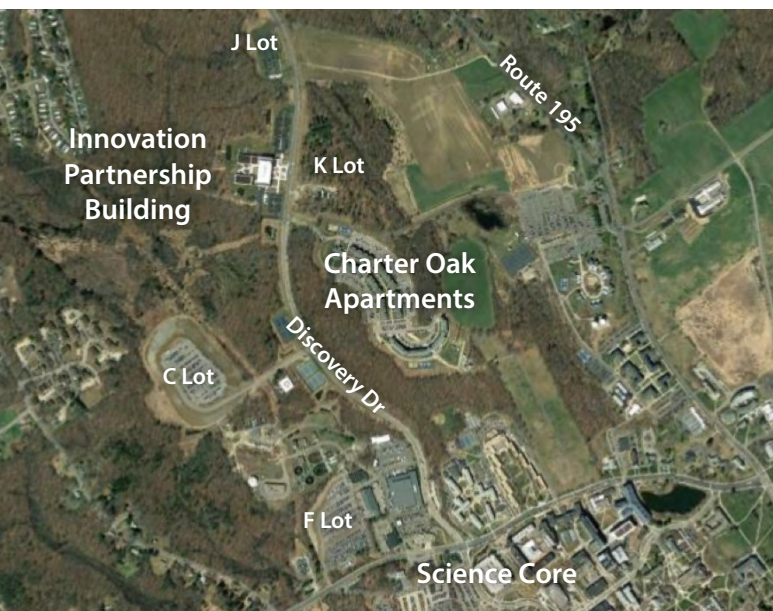
Opportunities for Innovation

Capitalizing on the talent and resources available at UConn, the Technology Park offers tremendous opportunity to grow the state's knowledge economy.

The Innovation Partnership Building anchors the Tech Park as part of a master plan with up to 900,000 square feet authorized for development. In addition to five vacant parcels ready for new development, the Innovation Partnership Building also has space for businesses. UConn is offering favorable ground lease terms for development.



LOCATION



For more information visit
www.CTOpportunityZones.com



EXISTING SITE

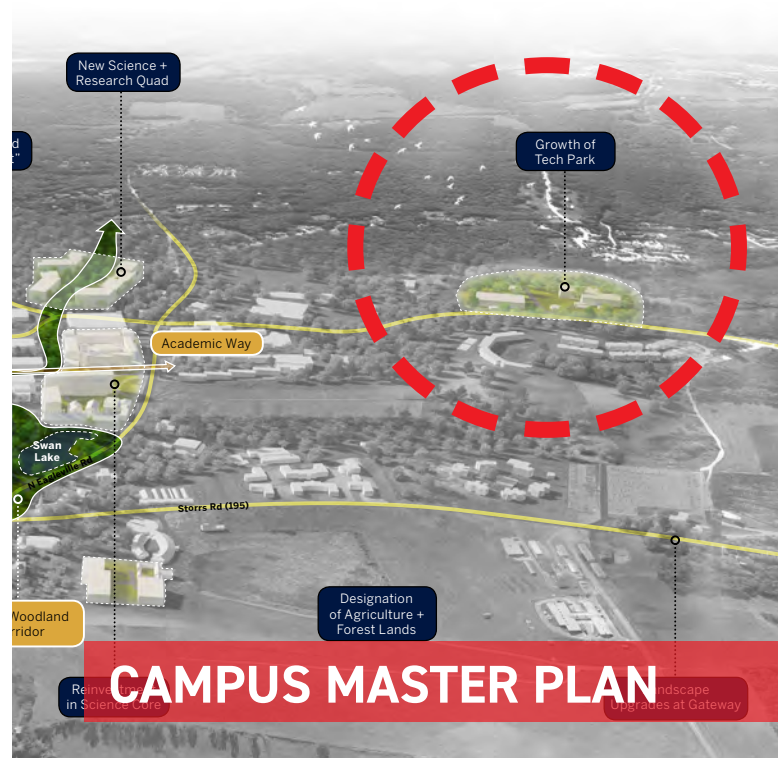
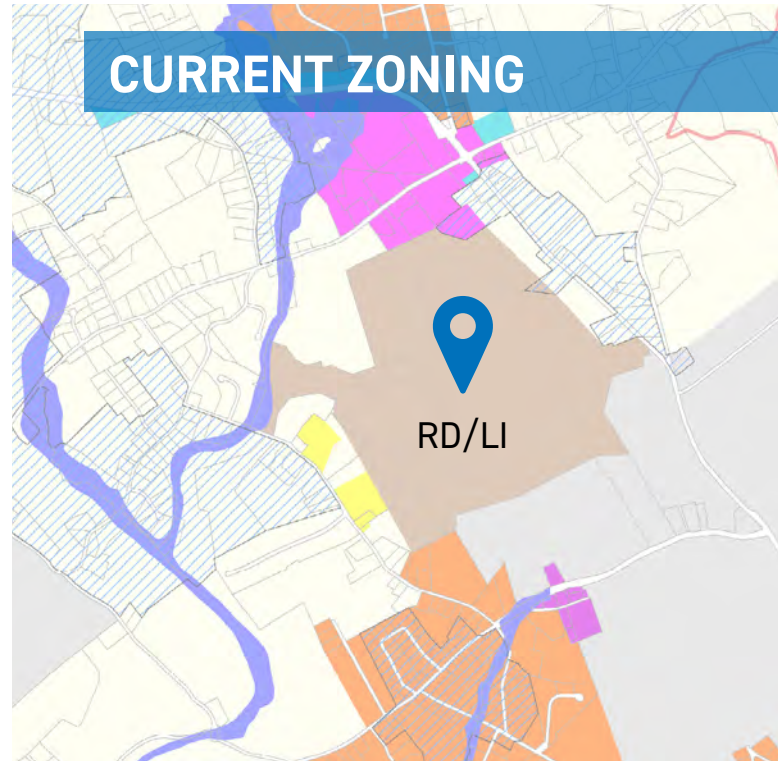
- Approximately 100 total acres available
- Greenfield site
- Zoned Research and Development Limited Industrial Zone (RD/LI)
- Parking is available on site and the Tech Park is within easy walking distance to the core of campus
- Bus service is available as well
- All utilities in place



FUTURE PLANS

UConn needs that could be accommodated at the Tech Park include:

- graduate housing
- research and development
- biomedical
- IT and computer science development
- business start-ups
- student services



Attachment C

Top 14 State-Owned Properties in Opportunity Zones

Summary Tables

Refined List of Top State-Owned Properties in Opportunity Zones

Municipality	Street Address	Project Type	Evaluation Criteria					Existing Use
			Urban Core	TOD	Water-front	Industrial/ Manufac-turing	Other Catalyst	
Bridgeport	343 Jefferson St	Multifamily Housing			•		City-owned Lot Adjacent	Vacant Neighborhood Lots
Danbury	18 Patriot Dr	Mixed Use	•	•				Danbury Station – Surface Parking
Hartford	340 Capitol Ave	Mixed Use	•				Proximity to Capitol	Surface Parking Lot
Hartford	450 Capitol Ave	Mixed Use	•				Proximity to Capitol	Surface Parking behind State Office Buildings
Mansfield	King Hill Rd	Student Housing					Proximity to UConn & Geographic Diversity	Undeveloped
Meriden	60 State St	Mixed Use	•	•				Meriden Station – Surface Parking
New Britain	Main St	Mixed Use	•	•				CTfastrak & temporary construction staging
New Haven	Sargent Dr	Office / Hotel	•		•			Vacated Right-of-way
New Haven**	50 Union Ave	Mixed-Use	•	•			Local Economic Activity	Train Station
New Haven**	424 Chapel St	Corporate/ R&D	•				Local Economic Activity	Former DOT Office
New Haven**	60 Sargent Dr	Light Industrial	•			•		Vacant – Former Community College
Norwalk	17 Belden Ave	Mixed Use	•		•		Local Economic Activity	Surface Parking around Norwalk Courthouse
Stamford	599 Atlantic St	Mixed Use	•	•			Local Economic Activity	Stamford Transportation Center
West Hartford	634 New Park Ave	Mixed Use	•	•				Elmwood Station – Surface Parking

*Properties meeting at least two of the Evaluation Criteria were included on this list. A site in Mansfield meeting only one of the Evaluation Criteria, was included on the Top 20 list based on their overall economic viability and geographic diversity relative to other properties on the list.

** Site was added to List after discussion with local government economic development representatives.

State & Local Screening: Top 20 State-Owned Properties in Opportunity Zones
(Initial January 23, 2020 List)

1/20/2020						
Municipality	Street Address	Project Type	Existing Use	Status	Contacts	Comments
Bridgeport	60 Housatonic Avenue	Mixed Use	Juvenile Detention Center	Remove	Michael Freimuth, Executive Director, Capitol Regional Development Authority Bill Coleman, City of Bridgeport	1/24/2020 - Michael Freimuth, Capital Regional Development Authority: Operating Court House and Holding Facility - not a candidate 1/28/2020 - DECD Call - Confirmed to remove 1/28/2020 - City of Bridgeport, Bill Coleman: confirmed to remove. Restoration for a draw bridge near this property
Bridgeport	172 Golden Hill Street	Mixed Use	Bridgeport Superior Court - Surface Parking to South	Remove	Bill Coleman, City of Bridgeport	1/28/2020 - DECD Call - Confirmed to remove 1/28/2020 - City of Bridgeport, Bill Coleman: confirmed to remove. City owned lot adjacent to this parcel and this parcel are used for City Hall parking.
Bridgeport	343 Jefferson Street	Multifamily Housing	Vacant Neighborhood Lots	Keep	Bill Coleman, City of Bridgeport	1/28/2020 - DECD Call - Confirmed to keep 1/28/2020 - Call with City of Bridgeport, Bill Coleman. Flag: Mr. Coleman confirming future use of property. Neighborhood Groups and developers submitted plans to the City to build an urban agriculture farm. He is not sure if the property (343 Jefferson Street) to the north of the farm is included in those development plans.
Danbury	18 Patriot Drive	Mixed Use	Danbury Station - Surface Parking	Keep	Roger Palanzo, City of Danbury	1/28/2020 - DECD Call - Keep for now - team needs to discuss property with Danbury, in the process of scheduling a call.
East Hartford	615 Silver Lane	Corporate/R&D	Uconn Stadium - Overflow Parking	Remove	Michael Freimuth, Executive Director, Capitol Regional Development Authority	1/24/2020 - Michael Freimuth, Capital Regional Development Authority: This property is used by CRDA/Uconn for football games. It has a ELUR, Environmental Land Use Restriction on it and it is restricted by a use covenant. 1/28/2020 - DECD Call - Confirmed to remove
Hartford	50 Farmington Avenue	Mixed Use	DSS Parking	Remove	Michael Freimuth, Executive Director, Capitol Regional Development Authority Doug Moore, Property and Facilities Management Director, Department of Administrative Services Erin Howard, Director of Economic Development City of Hartford	1/26/2020 - Michael Freimuth, Capital Regional Development Authority: Parking garage for the new state office building that was renovated by CRDA 3 years ago. 1/28/2020 - DECD Call - Confirmed to remove 1/29/2020 - Call with DAS: Doug Moore confirmed that the correct address for the parking is 50 Farmington Avenue. Underground parking garage with 500 parking spots that serves the State Office Building. No plans to place development on top of underground garage.
Hartford	340 Capitol Avenue	Mixed Use	Surface Parking Lot	Keep	Michael Freimuth, Executive Director, Capitol Regional Development Authority Doug Moore, Property and Facilities Management Director, Department of Administrative Services Erin Howard, Director of Economic Development City of Hartford	1/24/2020 - Michael Freimuth, Capital Regional Development Authority: Prime site near Capitol building and could provide a nice connective project linking to the Frog Hollow neighborhood. Not sure if there are other State plans. 1/28/2020 - DECD Call - Keep for now 1/29/2020 - Erin, City of Hartford - keep on list. Surface parking used by the workers at the State Capitol Office. Recommends that future development includes parking garage. 1/29/2020 - Call with DAS: Active parking lot with 200 parking spaces utilized by State workers at the Capitol Avenue Complex. An underground river is 10' below the surface parking lot
Hartford	450 Capitol Avenue	Mixed Use	Surface Parking behind State Office Buildings	Keep	Michael Freimuth, Executive Director, Capitol Regional Development Authority Doug Moore, Property and Facilities Management Director, Department of Administrative Services Erin Howard, Director of Economic Development City of Hartford	1/24/2020 - Michael Freimuth, Capital Regional Development Authority: Parking lot for State office operations. Advise to check with CTDOF as the I-84 project has looked at this property. 1/28/2020 - DECD Call - Keep for now 1/29/2020 - Erin, City of Hartford - keep on list - underutilized and potential for redevelopment 1/29/2020 - DAS Call: Looking at the surface parking lot that serves the Capitol Avenue Complex. The complex is 439,000 SF, 4 buildings connected by a underground corridor. Approx. 1,000 state workers from 7 different state agencies. Building maintenance is expensive, lot of improvements are needed. It is to be determined if the offices will remain in this complex. To the left of the complex is a power plant, which provides chilled and hot water to a series of state buildings throughout the district (Capitol and Supreme Court Buildings etc.) If the State sells the Capitol Avenue complex then they need to confirm how water will be provided for the other 13+ buildings for the State facilities. The Power Plant is owned by a third party, the state purchases the chilled water from this third party. The state owns the distribution lines.
Hartford	505 Hudson Street	Mixed Use	Surface Parking around Office Tower	Remove	Michael Freimuth, Executive Director, Capitol Regional Development Authority	1/24/2020 - Michael Freimuth, Capital Regional Development Authority: Active State Office Building 1/28/2020 - Confirmed during DECD call
Hartford	512 Asylum	Mixed Use	Hartford Union Station Surface Parking	Remove	Michael Freimuth, Executive Director, Capitol Regional Development Authority Erin Howard, Director of Economic Development City of Hartford	1/24/2020 - Michael Freimuth, Capital Regional Development Authority: This is a potential property for highway construction and expansion needs 1/28/2020 - DECD Call, keep for now - across from the bus terminal and train station - need to check on future road expansion 1/29/2020 - City of Hartford, Erin: Confirmed to remove from list. This is currently the only parking available for the train and bus station.
Mansfield	King Hill Road	Student Housing	Undeveloped	Keep	John Carrington, Town Manager, Town of Mansfield	1/28/2020 - DECD Call - Keep for now - team needs to discuss property with Mansfield, in the process of scheduling a call.
Meriden	60 State Street	Mixed Use	Meriden Station - Surface Parking	Keep	Joseph Feest, Economic Development Director, City of Meriden	1/28/2020 - DECD Call - Keep for now - team needs to discuss property with Meriden, in the process of scheduling a call.
New Britain	Main Street	Mixed Use	CT FastTrack	Keep	Bill Carroll, Economic Development Director, City of New Britain	1/28/2020 - DECD Call - Keep 1/28/2020 - City of New Britain, Bill Carroll: City is interested in owning the property and using it for infill housing and retail. Mr. Carroll is gathering additional information about the property and contacting a potential developer that is interested in this property.
New Haven	Sargent Drive (Corner of Brewery Street and Sargent Drive) (MBP 204-0023-00200)	Office/Hotel	Vacated Right-of-way	Keep	Steve Fontana, Deputy Director Economic Development, City of New Haven Kathy Krolak, Economic Development Officer, City of New Haven Carlos Eyzaguirre, Economic Development Officer, City of New Haven	1/28/2020 - DECD Call - keep for now 1/29/2020 - City of New Haven, Kathy, Steve and Carlos - Significant developable site. Recently adopted into the Long Wharf Responsible Growth Plan boundaries. Adjacent to a new hotel project currently under construction.
New London	State Pier Road	Mixed Use	DOT Salt Storage / Vacant	Remove	Joe Salvatore, Program Manager, Connecticut Port Authority	1/28/2020 - DECD Call - keep for now - team needs to discuss property with New London 1/28/2020 - Connecticut Port Authority, Joe Salvatore - confirmed to remove from list. This site was never a DOT Maintenance Facility. The property makes-up the State Pier Port Facility and has been leased to Gateway Terminal. The property is slated for infrastructure improvements and will be utilized for the Wind Energy assembly efforts. The CT Port Authority has an MOU with DOT for use, care and custody of the property. This may change to ownership in the near future.
Norwalk	17 Belden Avenue	Mixed Use	Surface Parking around Norwalk Courthouse	Keep	Sweitzer, City of Norwalk	1/28/2020 - DECD Call - keep for now - team needs to discuss property with Norwalk, in the process of scheduling a call.
Norwich	401 West Thames St.	Corporate/R&D	Uncas on the Thames Campus - Multiple Lots Undeveloped	Remove	Doug Moore, Property and Facilities Management Director, Department of Administrative Services	1/28/2020 - DECD Call - keep for now 1/29/2020 - Doug Moore, DAS: Confirmed to remove due to current use. The Thames Campus is active and houses several buildings and cottages totaling over 270,000 SF, 15-20 buildings on 60 acres. Several State agencies such as Department of Children and Families, Southeast Mental Health Authority, Department of Social Services and several non-profits are located on this campus. Due to legislation, the State leases several of the buildings/cottages to non-profit entities and other agencies.
Stamford	599 Atlantic Street	Mixed Use	Stamford Transportation Center	Keep	Thomas Madden, Director of Economic Development, City of Stamford	1/28/2020 - DECD Call - keep for now 1/28/2020 - City of Stamford, Thomas Madden - Confirmed to keep
Stamford	9 Franklin Street	Mixed Use / Student Housing	Open Space - Uconn Stamford	Remove	Thomas Madden, Director of Economic Development, City of Stamford	1/28/2020 - City of Stamford, Thomas Madden - Confirmed to remove
West Hartford	634 New Park Avenue	Mixed Use	Elmwood Station - Surface Parking	Keep	Kristen Gorski, Economic Development Specialist, Town of West Hartford	1/28/2020 - DECD Call - keep for now 1/30/2020 - Call with Town of West Hartford - confirmed to keep: The surface parking lot is heavily used and on average full during the day. Due to demand, the lot was expanded for additional parking spaces in 2016. Developers are interested in properties along the New Park Avenue Corridor in the Opportunity Zone. Buildings and lots in this corridor are almost at full capacity. The Town is in the process of completing a 10 Year Conservation and Development Plan. The plan is on track to be done in Spring 2020. Administration is interested in figuring out a plan on how to develop this site and highly recommend that the RFP or development plan for this site include parking. (Place parking garage on site along with commercial development or relocate the surface parking spaces to a different parcel in the near area.)
New Haven	424 Chapel Street Parcel #: 203054500100	Corporate/R&D	Former DOT Office	Add	Steve Fontana, Deputy Director Economic Development, City of New Haven Kathy Krolak, Economic Development Officer, City of New Haven Carlos Eyzaguirre, Economic Development Officer, City of New Haven	1/29/2020 - Call with City of New Haven - Requested to add property to list. DOT Building; was up for auction at least once, did not receive suitable bids so the DOT pulled it off auction. Parking available, good shape environmentally. MBP (residential development planned for several of the commercial buildings in the area)
New Haven	50 Union Avenue Parcel #: 237130000200	Mixed-Use	Union Train Station	Add	Steve Fontana, Deputy Director Economic Development, City of New Haven Kathy Krolak, Economic Development Officer, City of New Haven Carlos Eyzaguirre, Economic Development Officer, City of New Haven	1/29/2020 - Call with City of New Haven - Requested to add property to list. The City has had several conversations with the State about gaining ownership of the station. The City currently operates under a short term lease. The City plans to renovate the building to expand retail and include open office space. The City is interested in redeveloping adjacent properties.
New Haven	60 Sargent Drive Parcel #: 234130400200	Light Industrial	Former Gateway Community College	Add	Steve Fontana, Deputy Director Economic Development, City of New Haven Kathy Krolak, Economic Development Officer, City of New Haven Carlos Eyzaguirre, Economic Development Officer, City of New Haven	1/29/2020 - Call with City of New Haven - Requested to add property to list. State interested in demolishing it, the buildings cannot be used, beyond its useful life, not historic and no other university is interested in the campus. This property is included in the City's Long Term Plan. 100,000 cars drive by it each day. 7.25 acres. There has been a lot of interest in redeveloping the property by developers.

Our team reviewed each site with Barbara Fernandez, Department of Economic and Community Development Director, State of Connecticut

Our team requested feedback from Binu Chandry, Deputy Director of the Office of Brownfield Remediation and Development, State of Connecticut - temporarily appointed as the designee for Commissioner Lehman for the Connecticut Port Authority.

LEGEND

ADD SITE
KEEP SITE
REMOVE SITE

Attachment D

Top 14 State-Owned Properties in Opportunity Zones

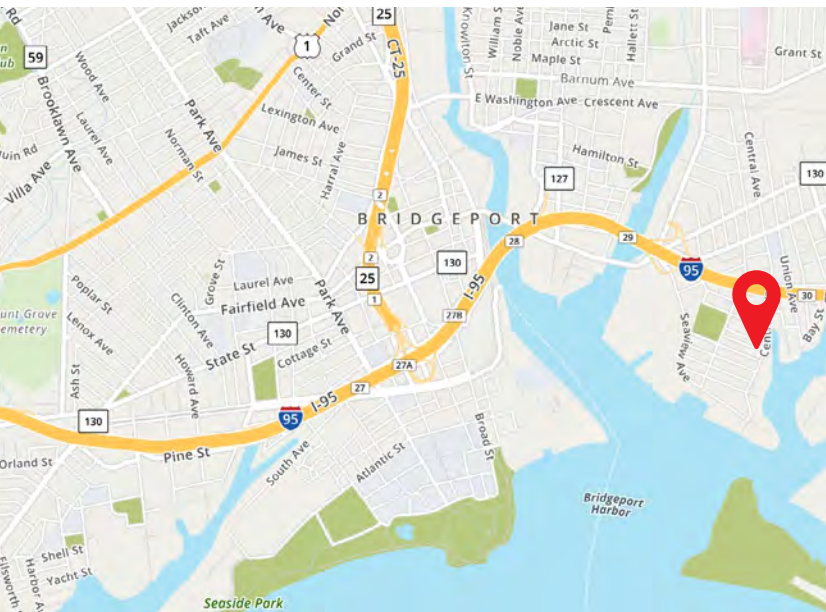
Property Profiles



MULTIFAMILY

CITY of
BRIDGEPORT

Vacant Lot | 343 Jefferson St



Evaluation Criteria Addressed:



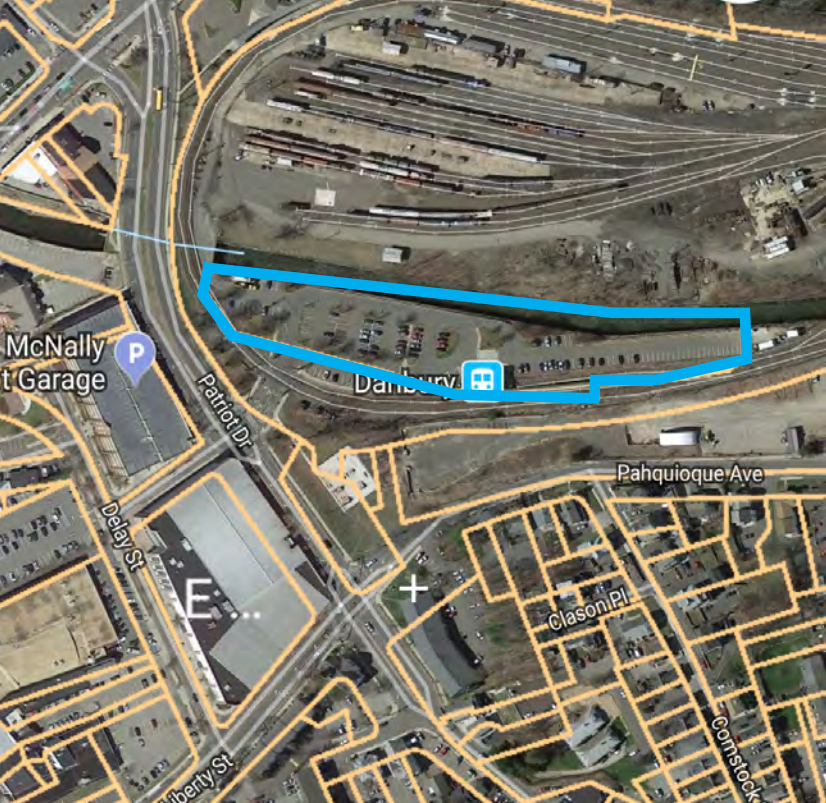
Urban Core



Waterfront

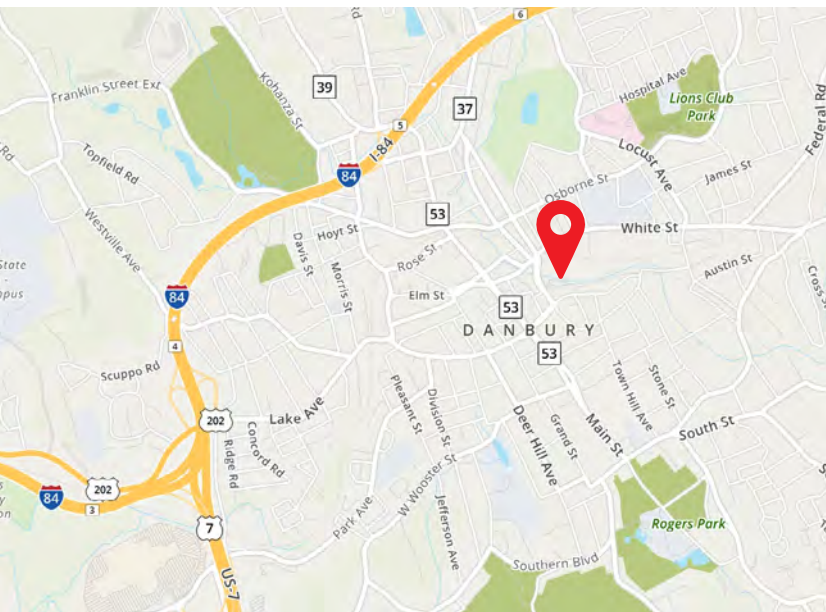
Opportunity Zones
State-owned Lands

Connecticut[®]



CITY of DANBURY

Danbury Station | 18 Patriot Dr



Evaluation Criteria Addressed:



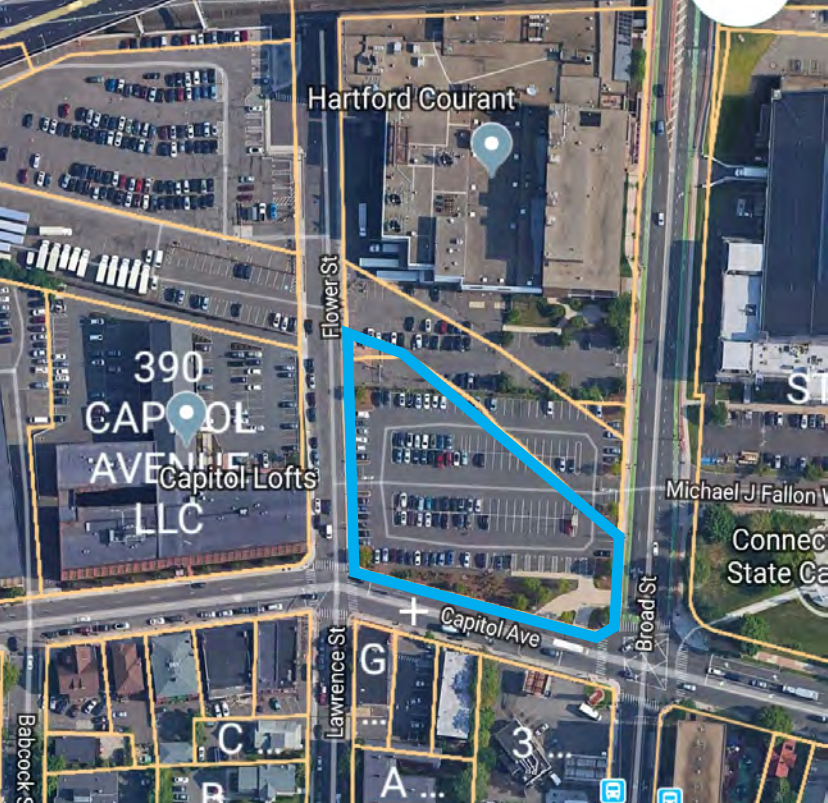
Urban Core



Transit-Oriented
Development

Opportunity Zones
State-owned Lands

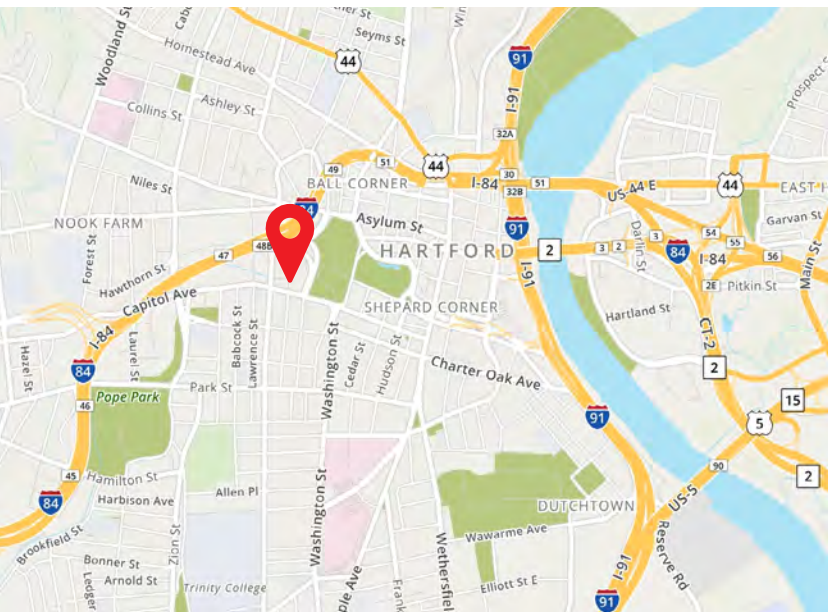
Connecticut[®]



MIXED-USE

CITY of
HARTFORD

Surface Parking | 340 Capitol Ave



Evaluation Criteria Addressed:



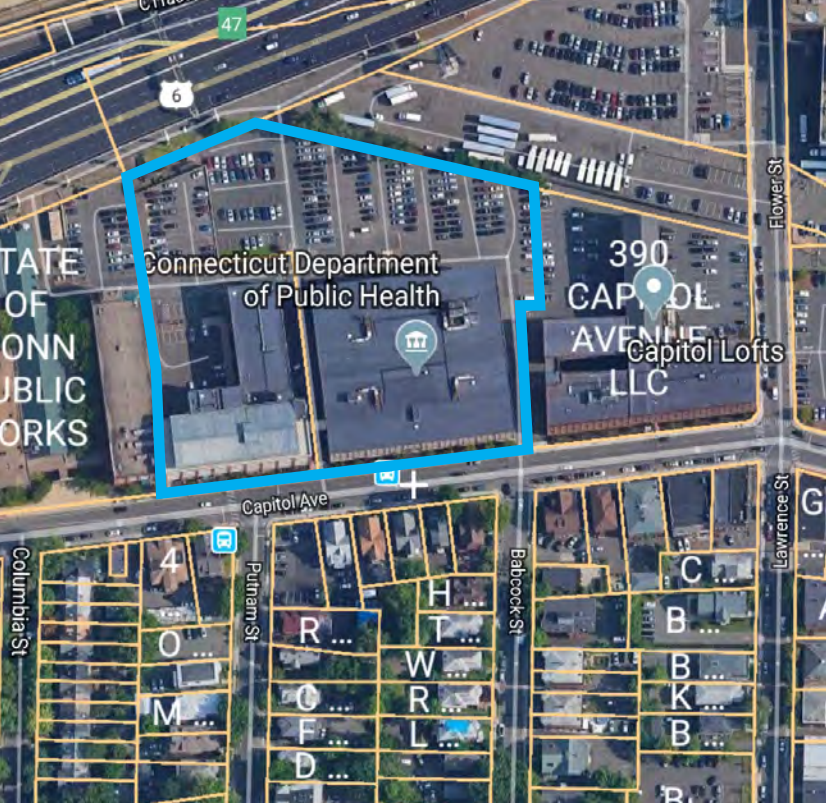
Urban Core



Other Catalyst
(Proximity to Capitol)

Opportunity Zones
State-owned Lands

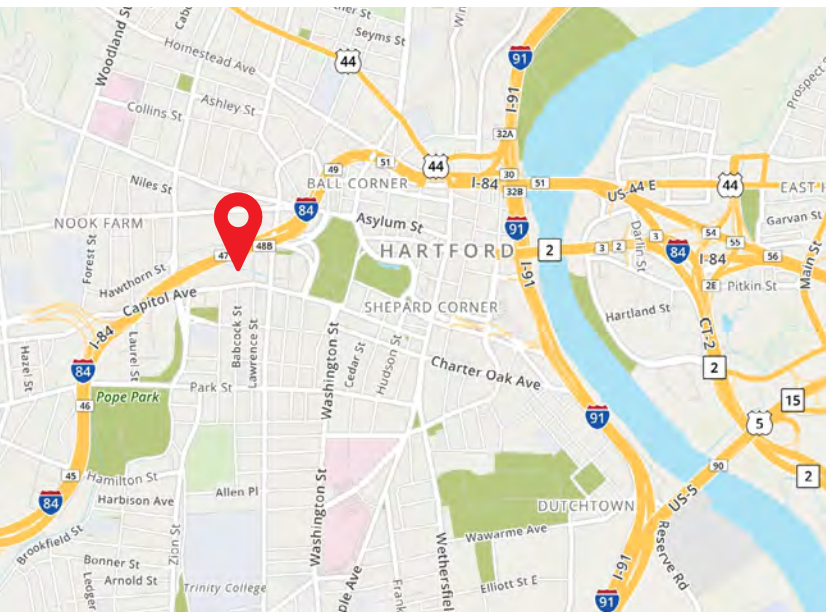
Connecticut[®]



MIXED-USE

CITY of
HARTFORD

State Offices | 450 Capitol Ave



Evaluation Criteria Addressed:



Urban Core



Other Catalyst
(Proximity to Capitol)

Opportunity Zones
State-owned Lands

Connecticut[®]

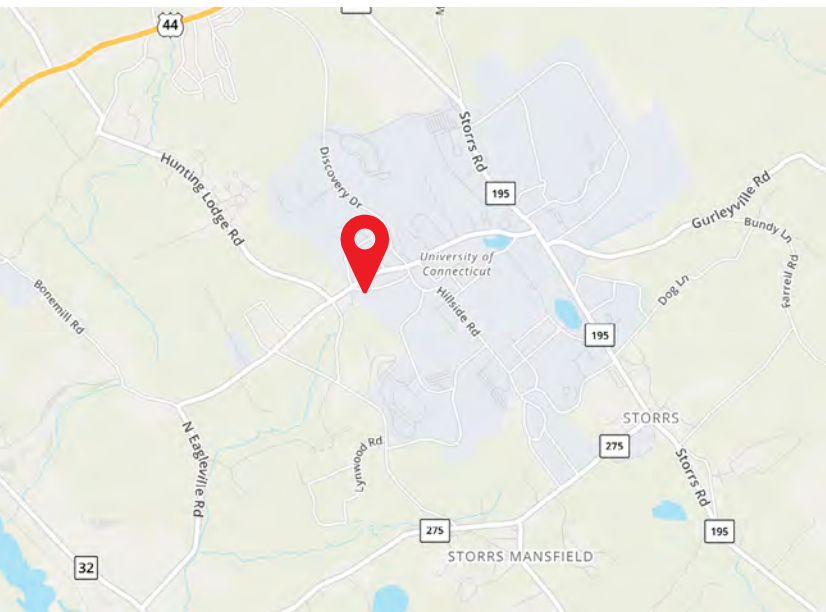


STUDENT HOUSING



TOWN of
MANSFIELD

Surface Parking | King Hill Rd



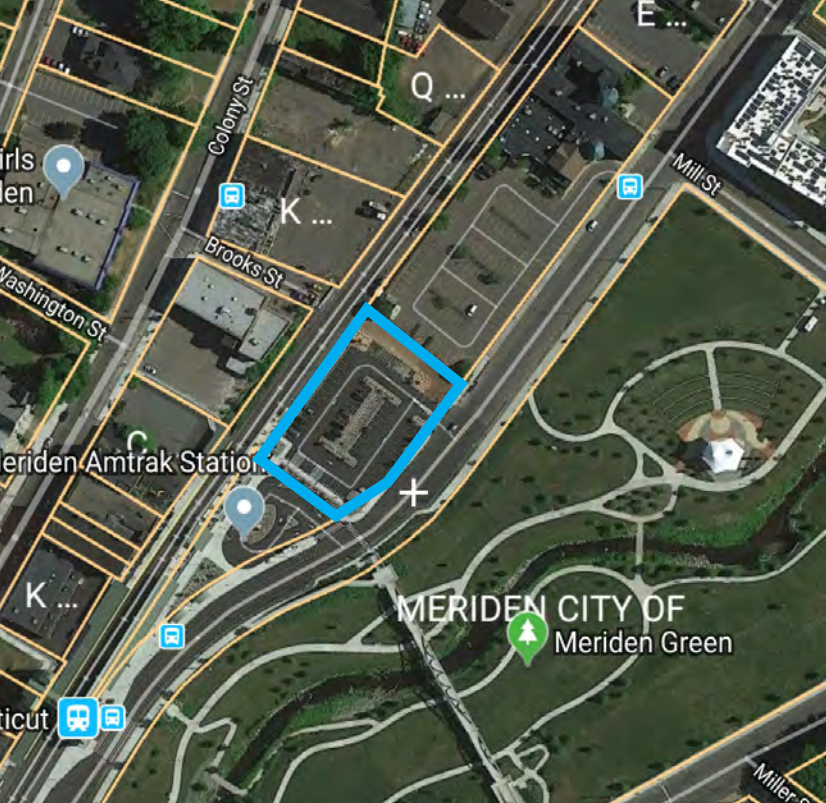
Evaluation Criteria Addressed:



Other Catalysts
(Proximity to UConn & Geographic Diversity)

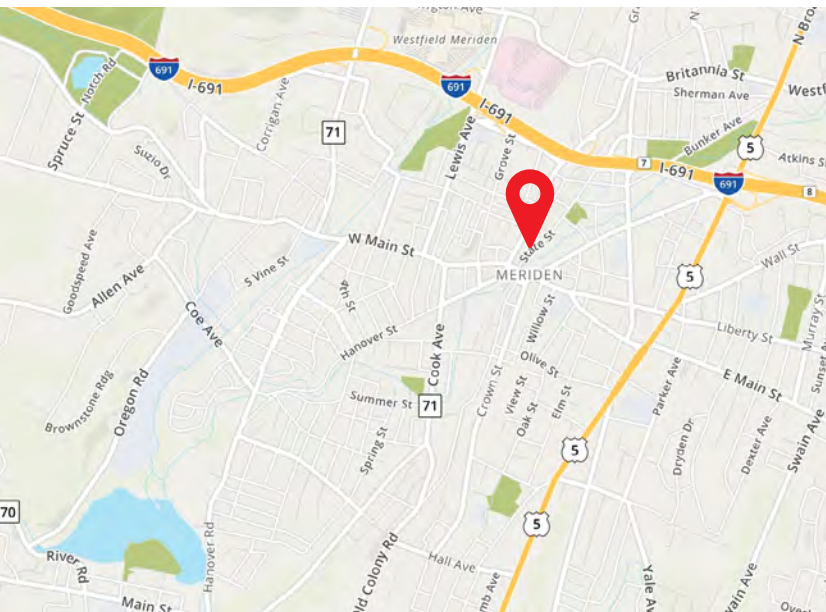
Opportunity Zones
State-owned Lands

Connecticut



CITY of
MERIDEN

Meriden Station | 60 State St



Evaluation Criteria Addressed:



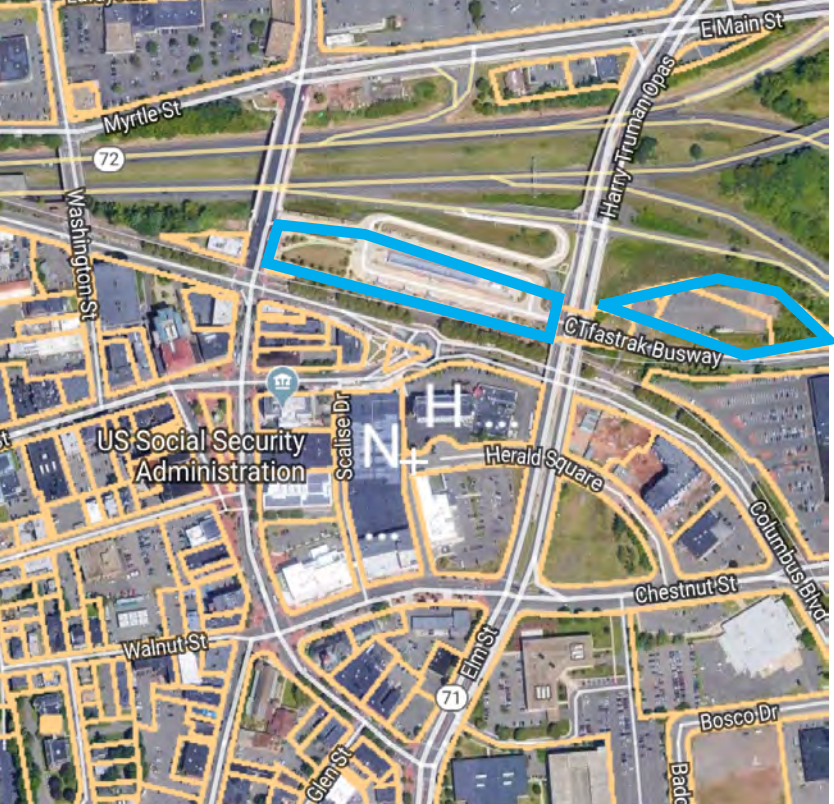
Urban Core



Transit-Oriented
Development

Opportunity Zones
State-owned Lands

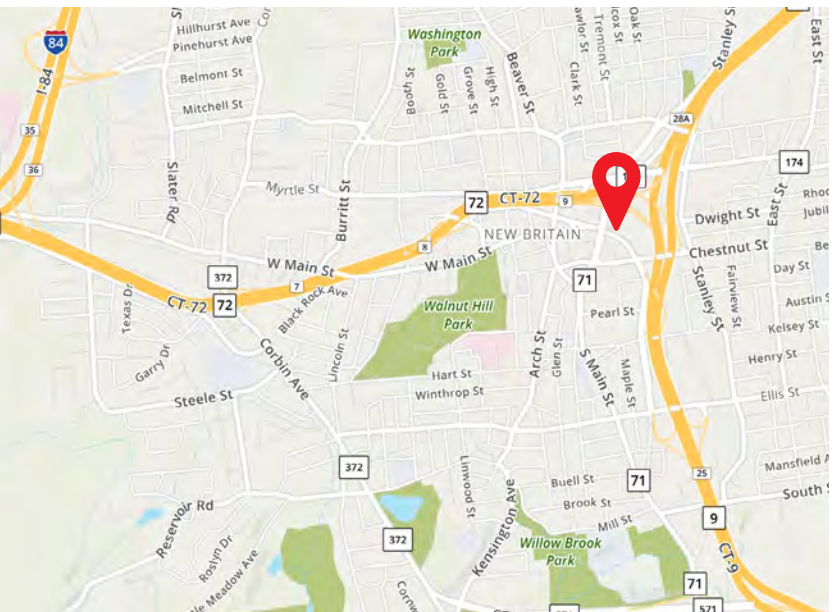
Connecticut



MIXED-USE

**CITY of
NEW BRITAIN**

CTfastrak Station | Main St



Evaluation Criteria Addressed:



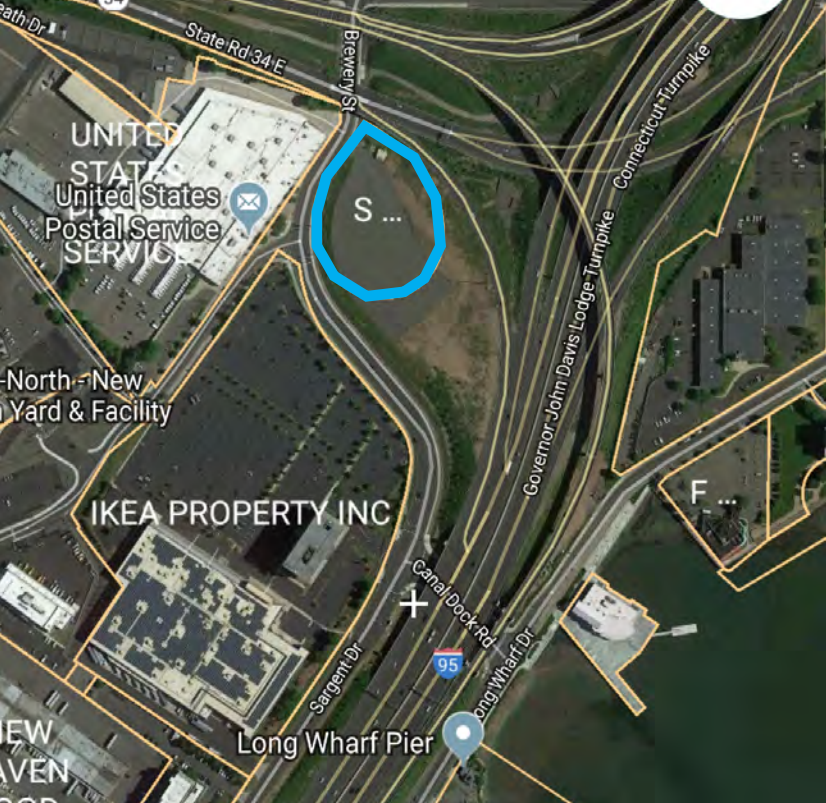
Urban Core



Transit-Oriented
Development

**Opportunity Zones
State-owned Lands**

Connecticut

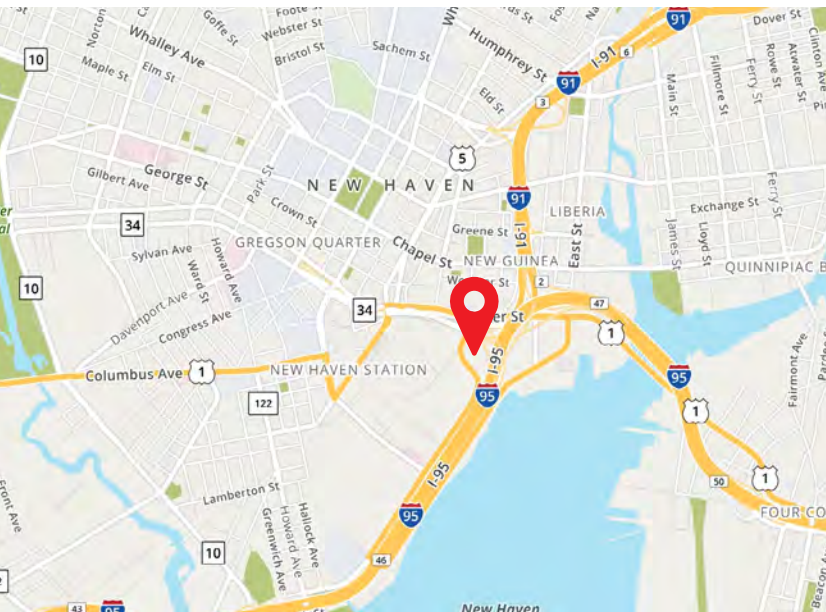


OFFICE/HOTEL



CITY of
NEW HAVEN

Former Freeway Ramp | Bowery St at Sargent Dr



Evaluation Criteria Addressed:



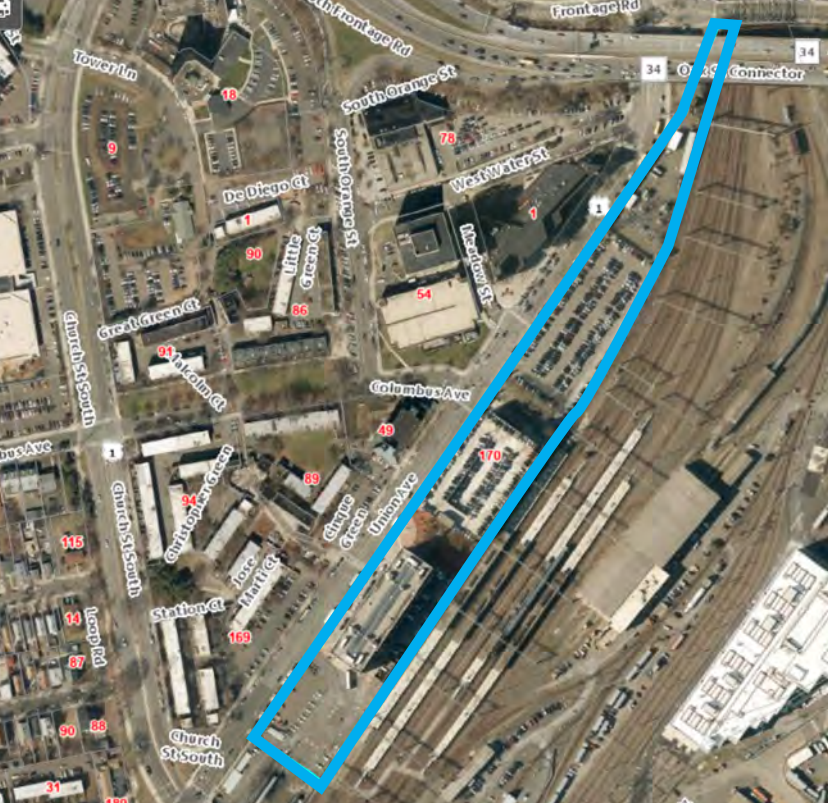
Urban Core



Waterfront

Opportunity Zones
State-owned Lands

Connecticut[®]

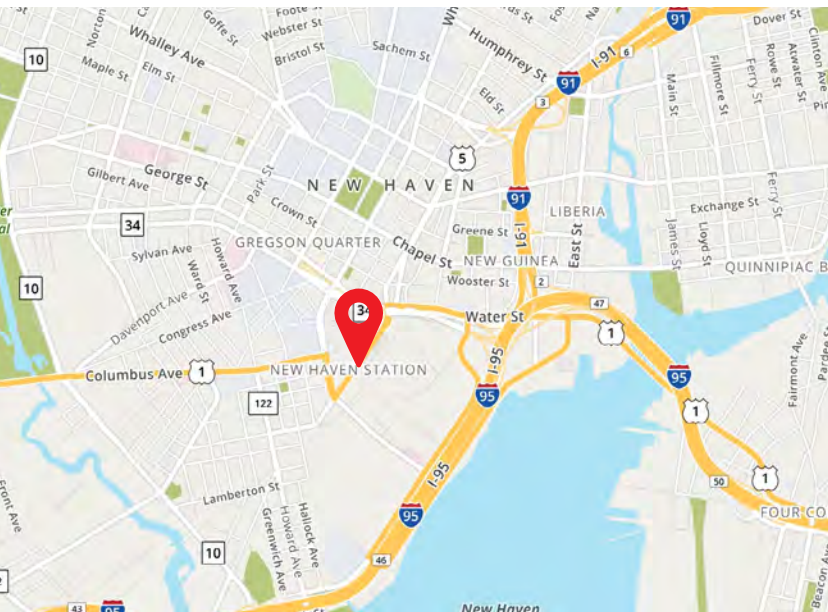


OFFICE/HOTEL



CITY of
NEW HAVEN

Union Station | 50 Union Ave



Evaluation Criteria Addressed:



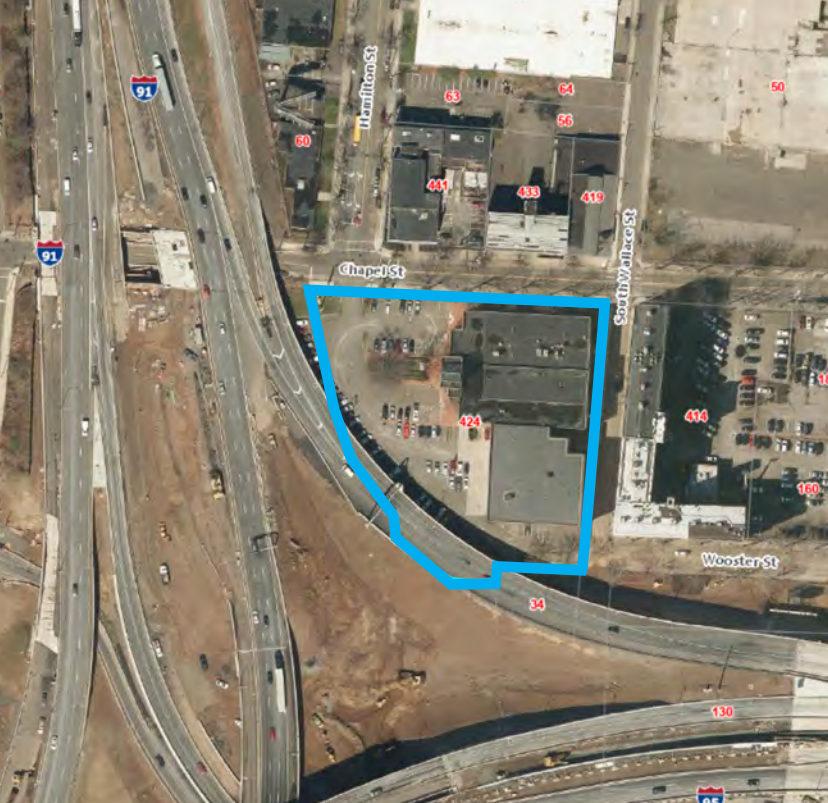
Urban Core



Transit-Oriented
Development

Opportunity Zones
State-owned Lands

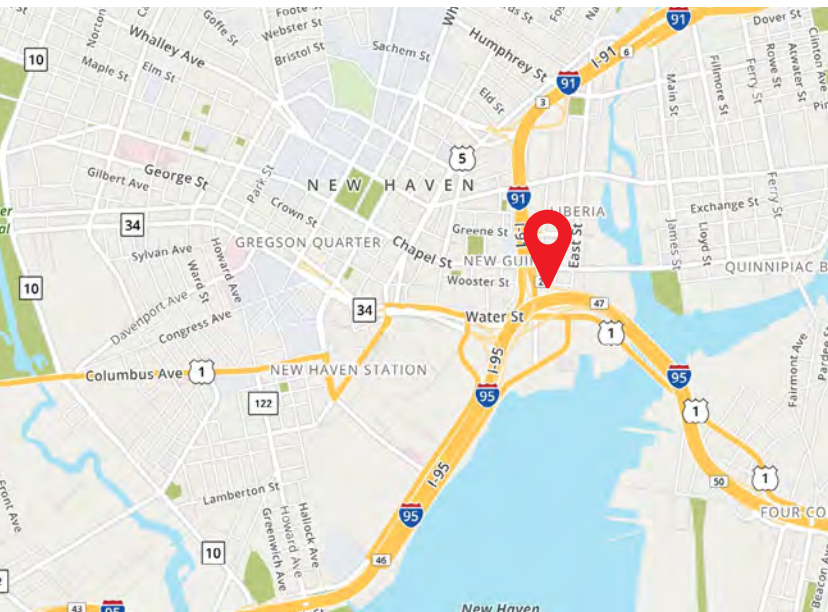
Connecticut[®]



CORPORATE / R&D

**CITY of
NEW HAVEN**

DOT Building | 424 Chapel St



Evaluation Criteria Addressed:



Urban Core



Other Catalyst (Local
Economic Activity)

**Opportunity Zones
State-owned Lands**

Connecticut

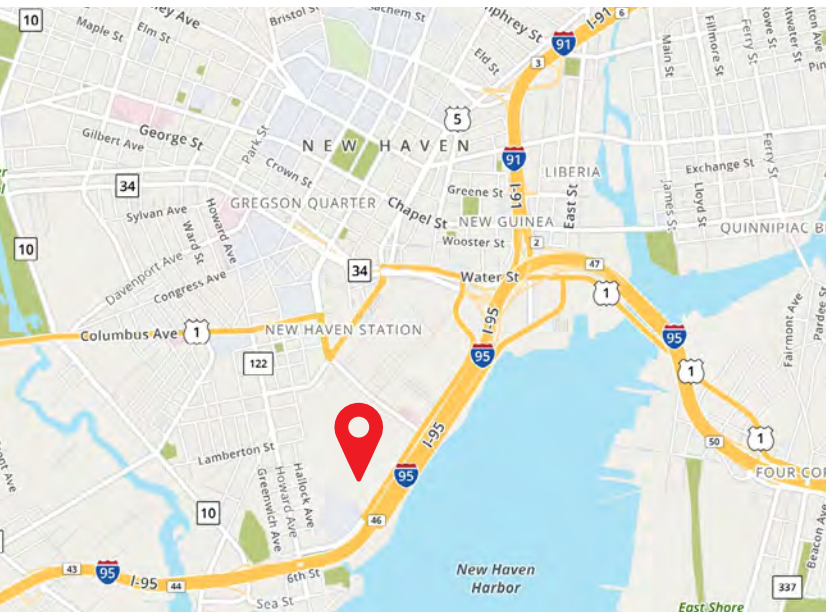


LIGHT INDUSTRIAL



CITY of
NEW HAVEN

Former Community College | 60 Sargent Dr



Evaluation Criteria Addressed:



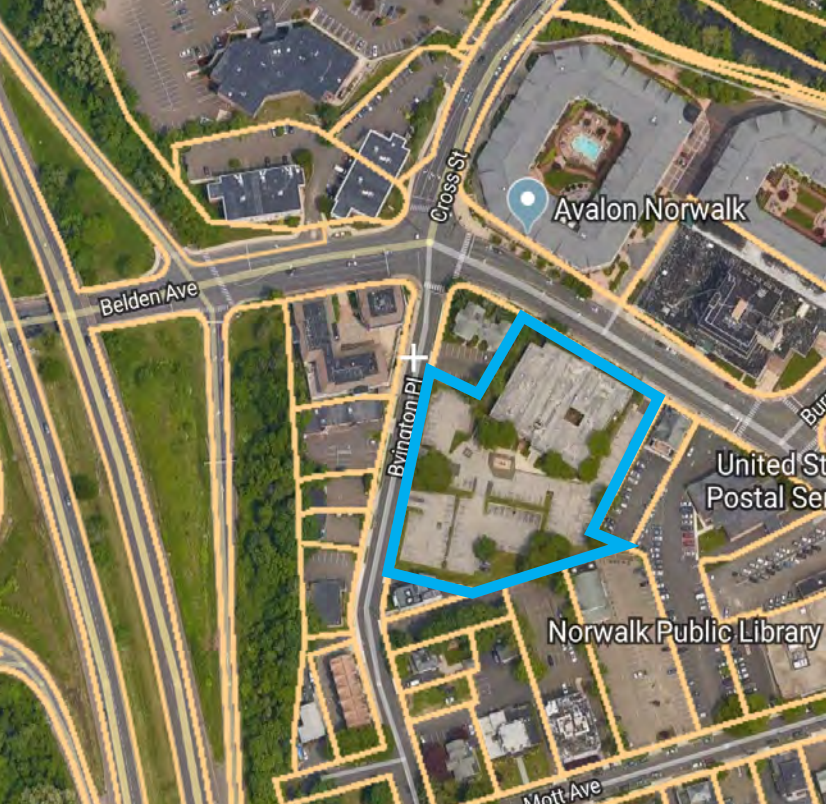
Urban Core



Other Catalyst
(Manufacturing)

Opportunity Zones
State-owned Lands

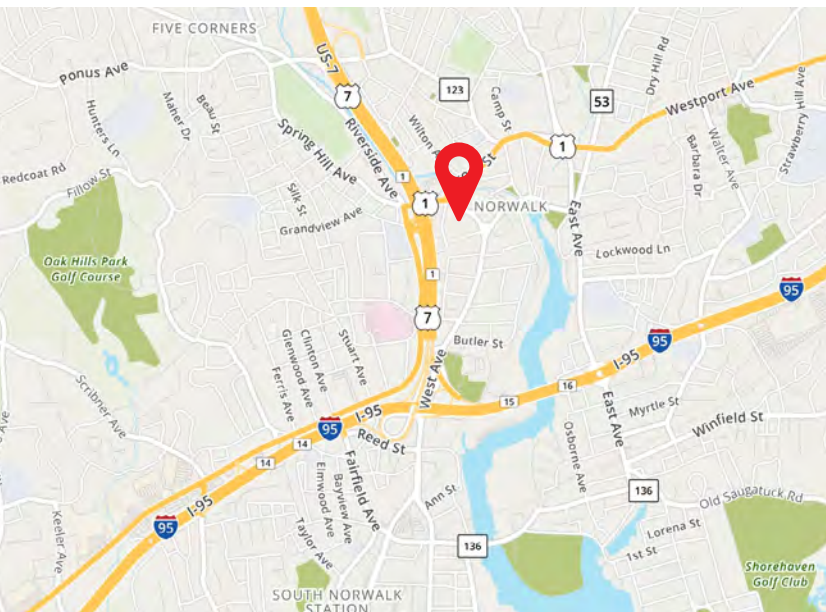
Connecticut[®]



MIXED-USE

CITY of
NORWALK

Norwalk Courthouse | 17 Belden Ave



Evaluation Criteria Addressed:



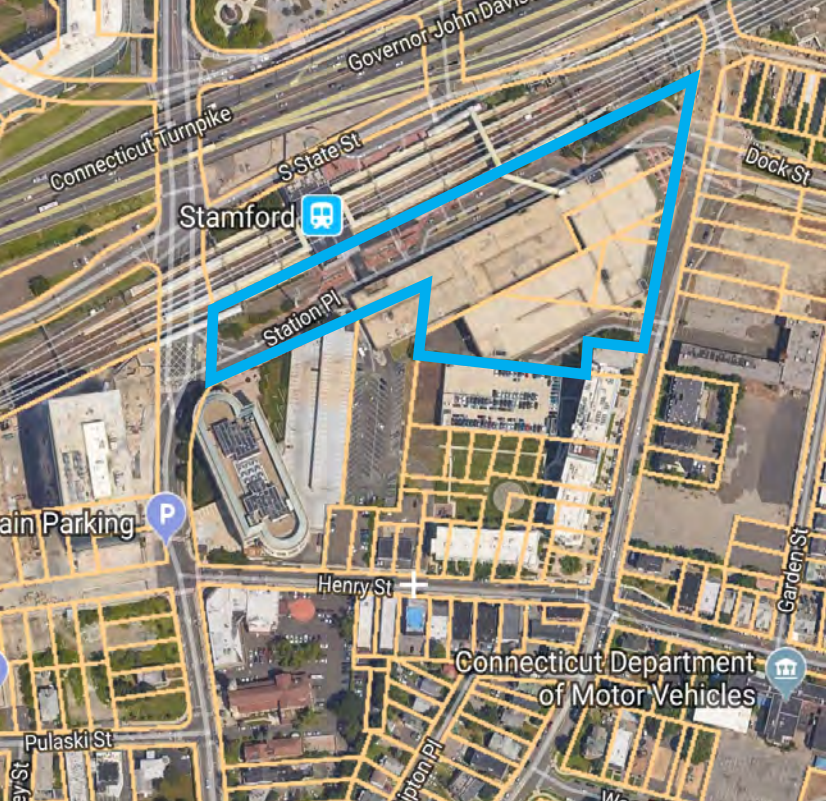
Urban Core



Other Catalyst (Local
Economic Activity)

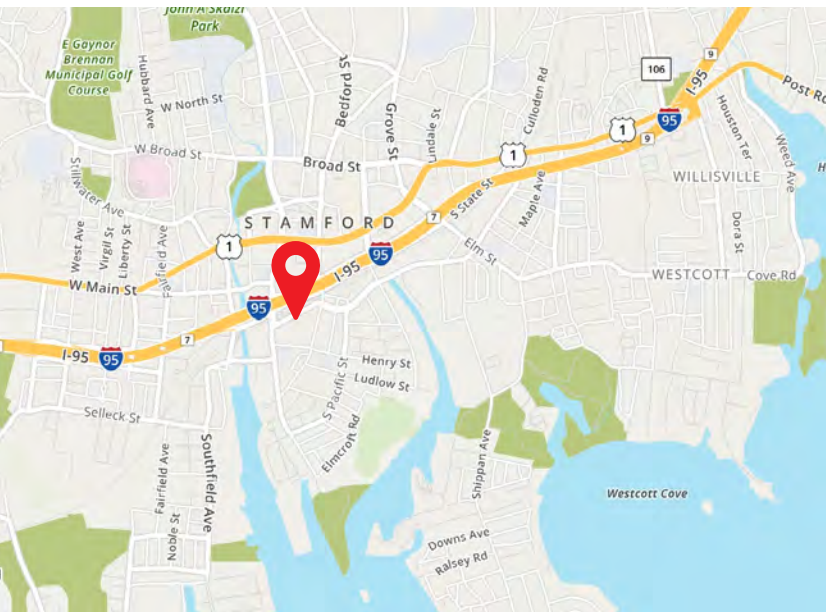
Opportunity Zones
State-owned Lands

Connecticut



CITY of
STAMFORD

Stamford Transportation Center | 599 Atlantic St



Evaluation Criteria Addressed:



Urban Core



Transit-Oriented
Development



Other Catalyst (Local
Economic Activity)

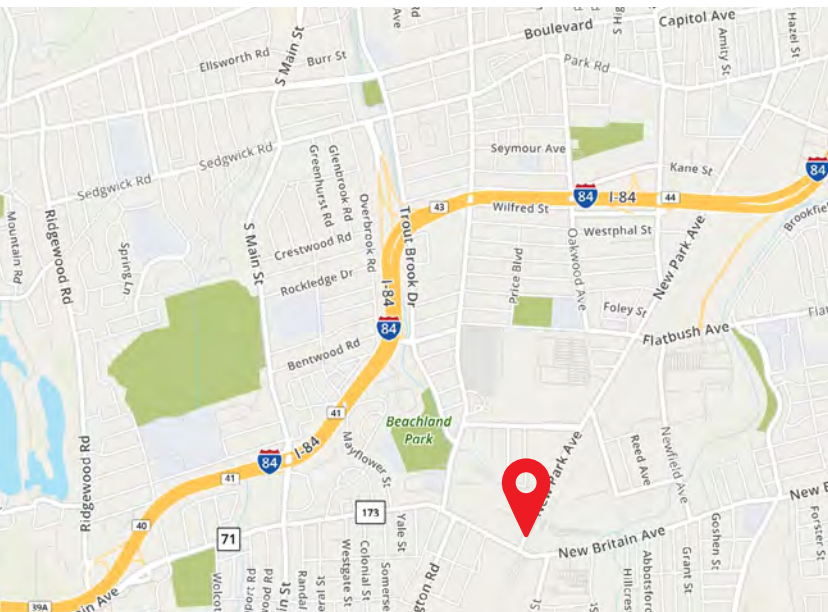
Opportunity Zones
State-owned Lands

Connecticut



TOWN of
WEST HARTFORD

Elmwood Station | 634 New Park Ave



Evaluation Criteria Addressed:



Urban Core



Transit-Oriented
Development

Opportunity Zones
State-owned Lands

Connecticut

Attachment E

Top 20 State-Owned Properties in Opportunity Zones

Summary Table

Top 20 State-Owned Properties in Opportunity Zones

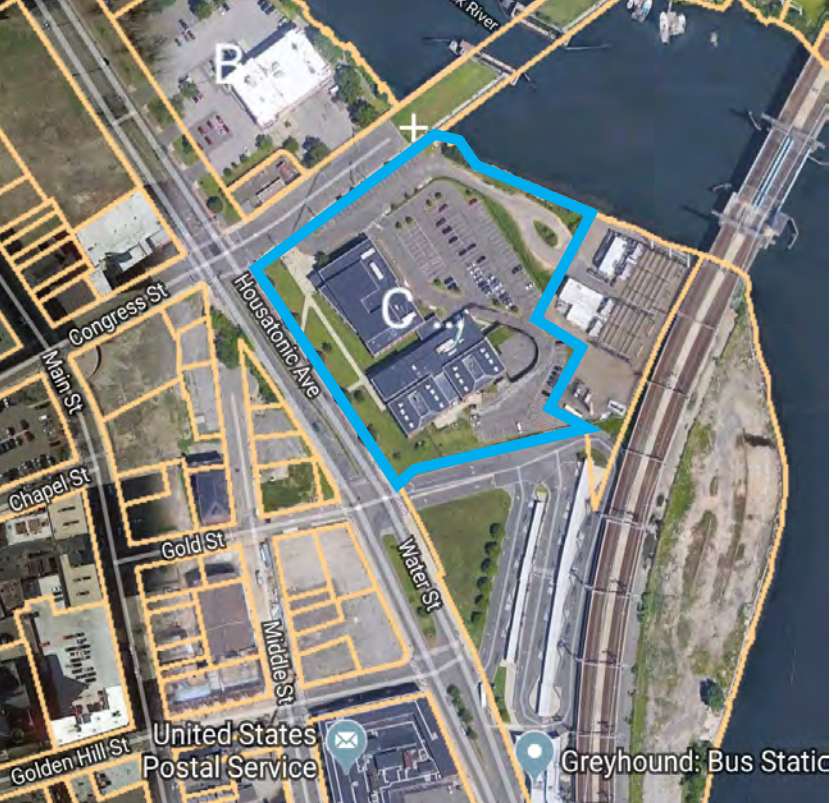
Municipality	Street Address	Project Type	Evaluation Criteria*				Existing Use
			Urban Core	TOD	Water-front	Other Catalyst	
Bridgeport	60 Housatonic Ave	Mixed Use	•	•	•		Juvenile Detention Center
Bridgeport	172 Golden Hill St	Mixed Use	•			City-owned Lot Adjacent	Bridgeport Superior Court – Surface Parking to South
Bridgeport	343 Jefferson St	Multifamily Housing			•	City-owned Lot Adjacent	Vacant Neighborhood Lots
Danbury	18 Patriot Dr	Mixed Use	•	•			Danbury Station – Surface Parking
East Hartford	615 Silver Lane	Corporate / R&D	•			Large Tract of Land	UConn Stadium – Overflow Parking
Hartford	55 Farmington Ave	Mixed Use	•			Proximity to Capitol	DSS Parking
Hartford	340 Capitol Ave	Mixed Use	•			Proximity to Capitol	Surface Parking Lot
Hartford	450 Capitol Ave	Mixed Use	•			Proximity to Capitol	Surface Parking behind State Office Buildings
Hartford	505 Hudson St	Mixed Use	•			Proximity to Capitol	Surface Parking around Office Tower
Hartford	512 Asylum St	Mixed Use	•	•		Proximity to Capitol	Hartford Union Station Surface Parking
Mansfield	King Hill Rd	Student Housing				Proximity to UConn & Geographic Diversity	Undeveloped
Meriden	60 State St	Mixed Use	•	•			Meriden Station – Surface Parking
New Britain	Main St	Mixed Use	•	•			CTfasttak
New Haven	Bowery St at Sargent Dr	Office / Hotel	•		•		Vacated Right-of-way
New London	State Pier Rd	Mixed Use	•		•		DOT Salt Storage / Vacant
Norwalk	17 Belden Ave	Mixed Use	•		•	Local Economic Activity	Surface Parking around Norwalk Courthouse
Norwich	401 West Thames St	Corporate / R&D				Large Tracts of Land & Geographic Diversity	Uncas on the Thames Campus – Multiple Lots Undeveloped
Stamford	599 Atlantic St	Mixed Use	•	•		Local Economic Activity	Stamford Transportation Center
Stamford	9 Franklin St	Mixed Use / Student Housing	•			Local Economic Activity	Open Space – UConn Stamford
West Hartford	634 New Park Ave	Mixed Use	•	•			Elmwood Station – Surface Parking

*Properties meeting at least two of the Evaluation Criteria were included on the Top 20 list. Sites in Mansfield and Norwich, each meeting only one of the Evaluation Criteria, were included on the Top 20 list based on their overall economic viability and geographic diversity relative to other properties on the list.

Attachment F

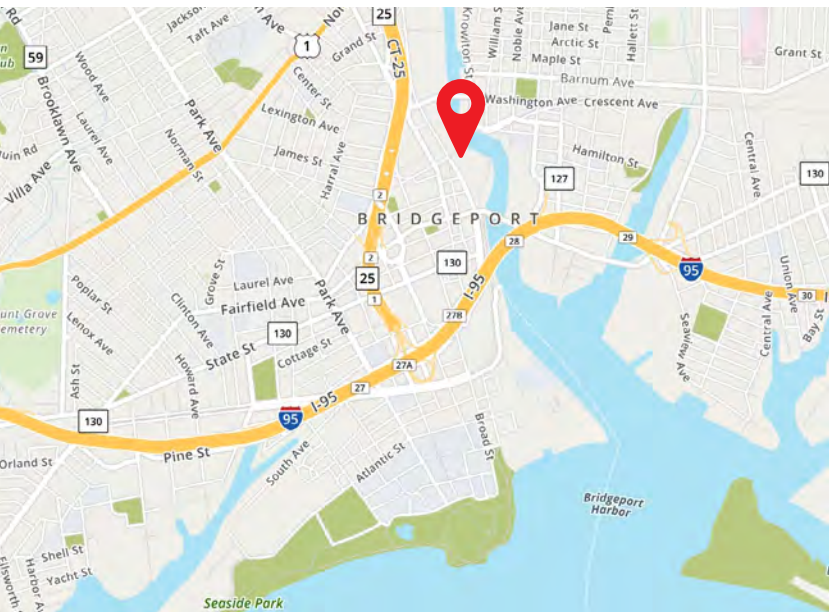
Top 20 State-Owned Properties in Opportunity Zones

Property Profiles



CITY of
BRIDGEPORT

Juvenile Detention Center | 60 Housatonic Ave



Evaluation Criteria Addressed:



Urban Core



Transit-Oriented
Development



Waterfront

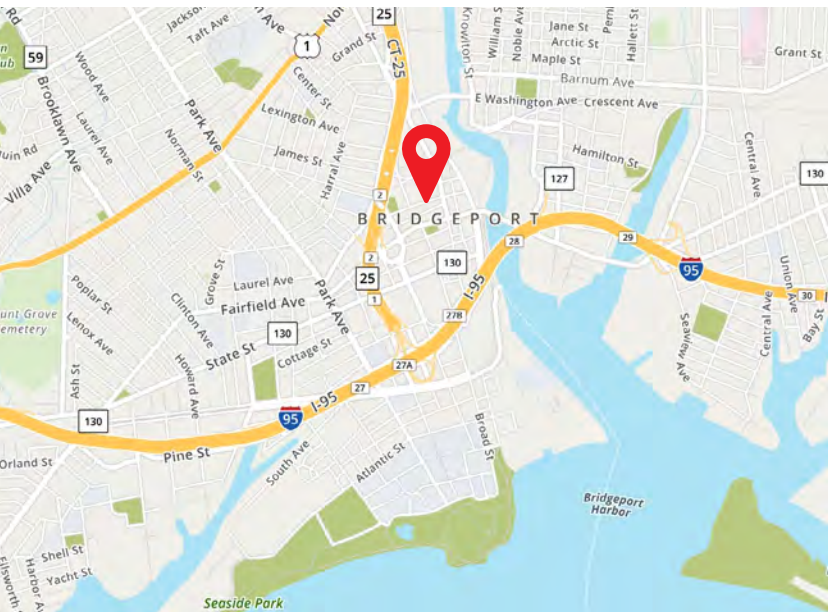
Opportunity Zones
State-owned Lands

Connecticut[®]



CITY of
BRIDGEPORT

Bridgeport Superior Court | 172 Golden Hill St



Evaluation Criteria Addressed:



Urban Core



Other Catalyst
(City land adjacent)

Opportunity Zones
State-owned Lands

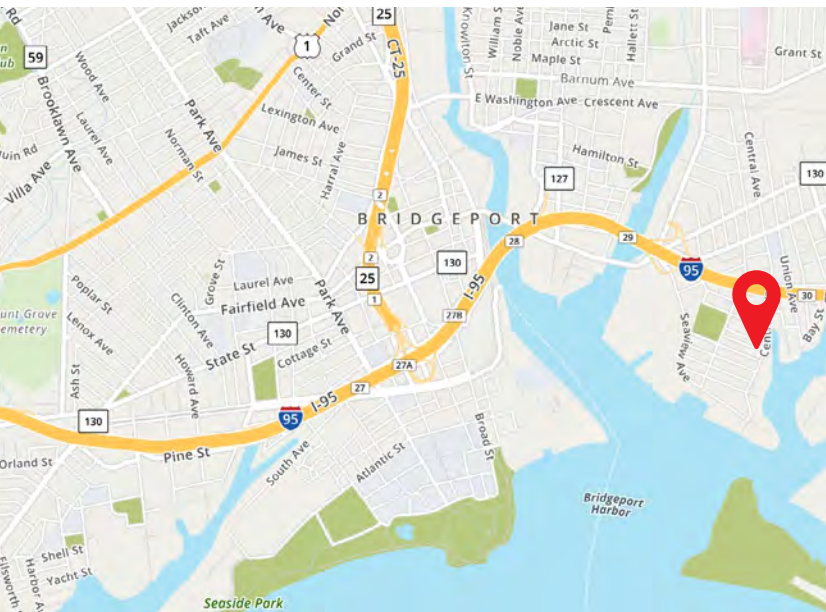
Connecticut[®]



MULTIFAMILY

CITY of
BRIDGEPORT

Vacant Lot | 343 Jefferson St



Evaluation Criteria Addressed:



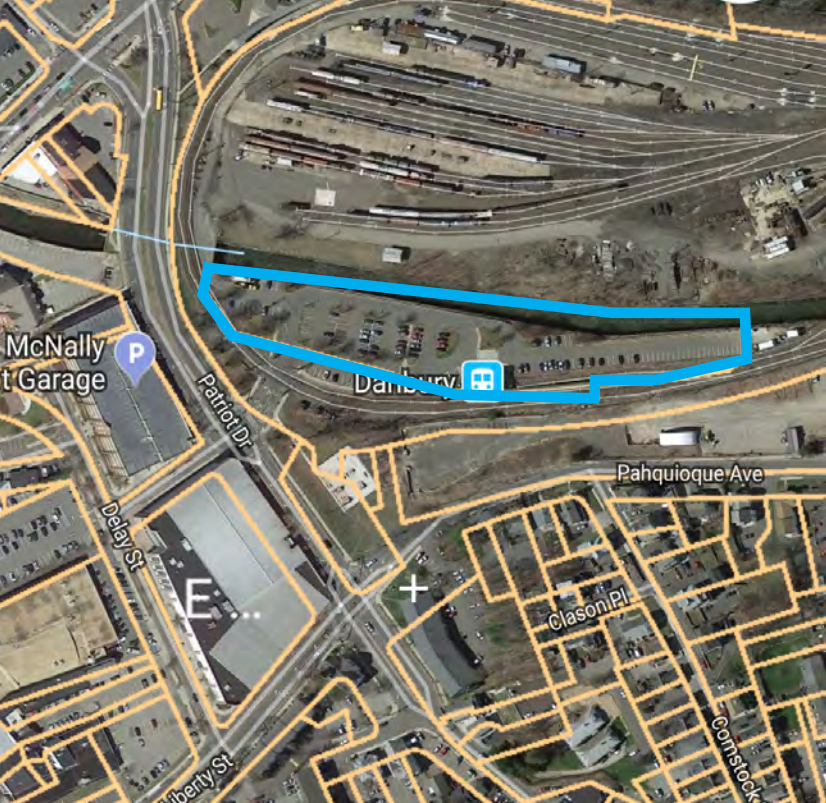
Urban Core



Waterfront

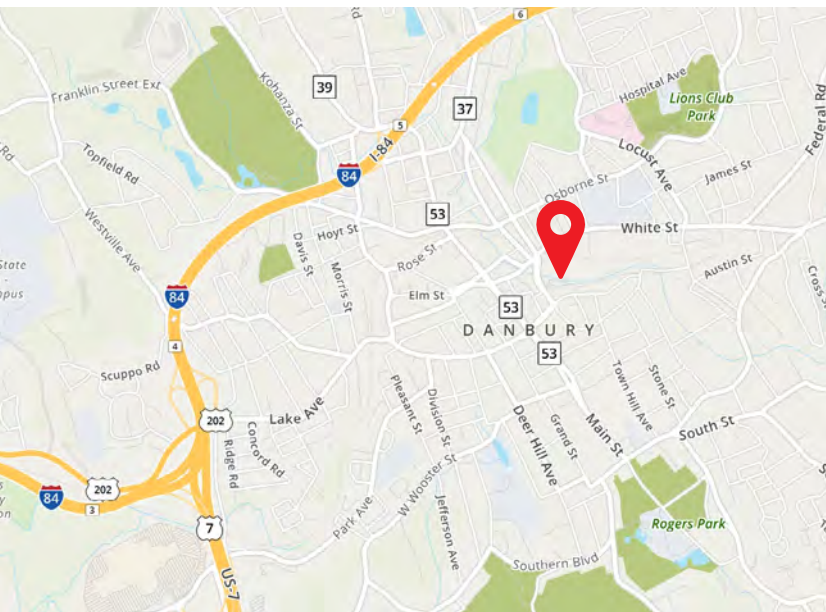
Opportunity Zones
State-owned Lands

Connecticut[®]



CITY of
DANBURY

Danbury Station | 18 Patriot Dr



Evaluation Criteria Addressed:



Urban Core



Transit-Oriented
Development

Opportunity Zones
State-owned Lands

Connecticut

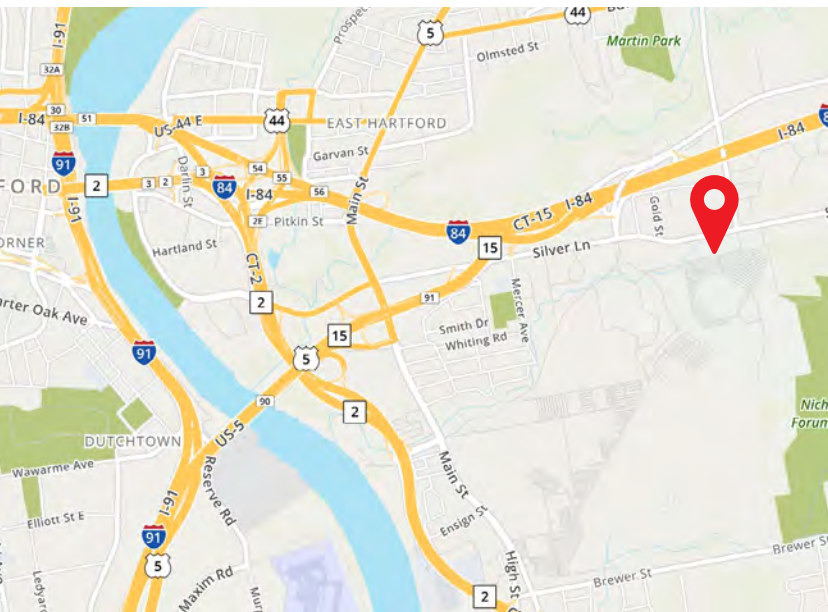


CORPORATE/R&D



TOWN of
EAST HARTFORD

Overflow Stadium Parking | 615 Silver Lane



Evaluation Criteria Addressed:



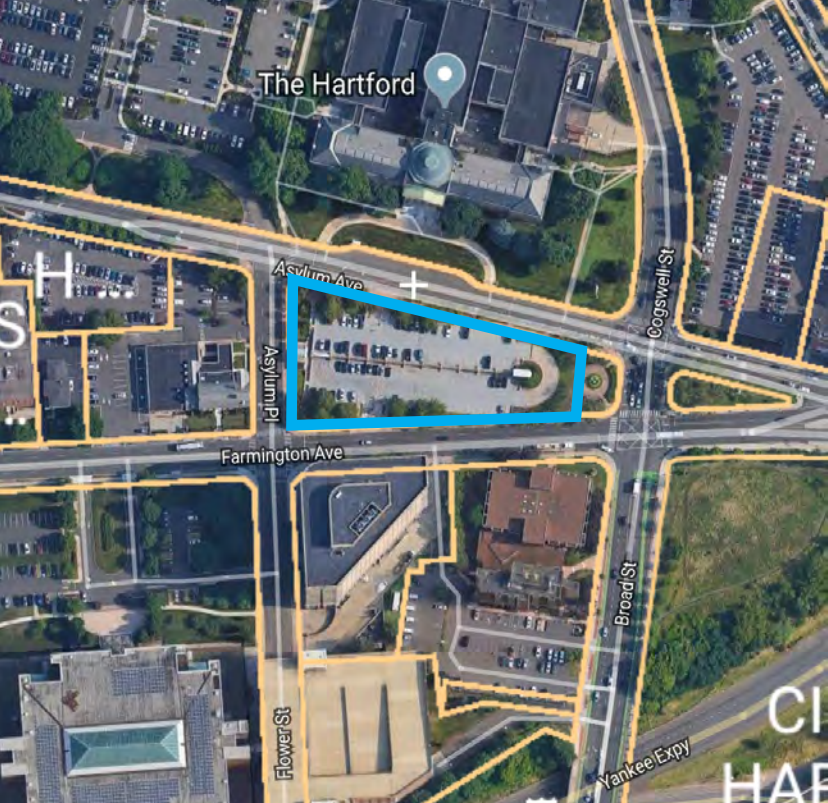
Urban Core



Other Catalyst
(Large tract of land)

Opportunity Zones
State-owned Lands

Connecticut

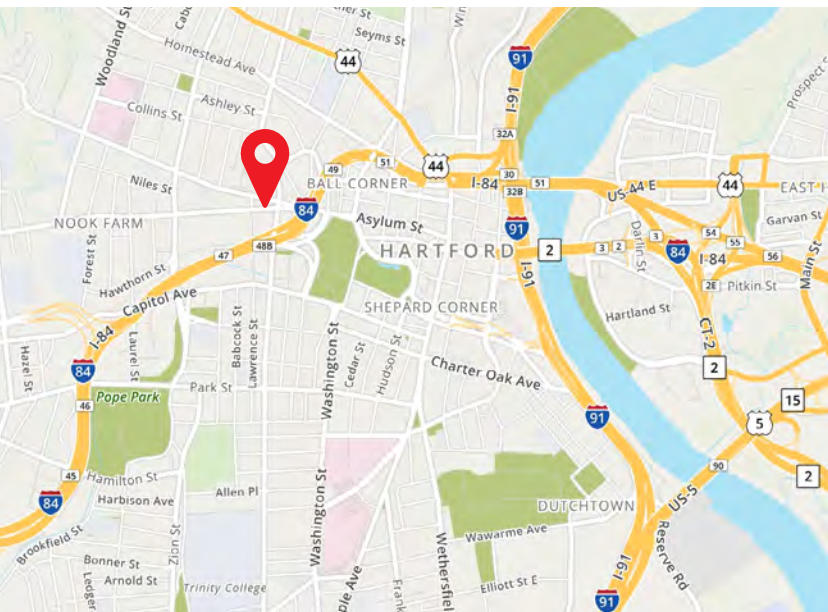


MIXED-USE



CITY of
HARTFORD

DSS Parking | 55 Farmington Ave



Evaluation Criteria Addressed:



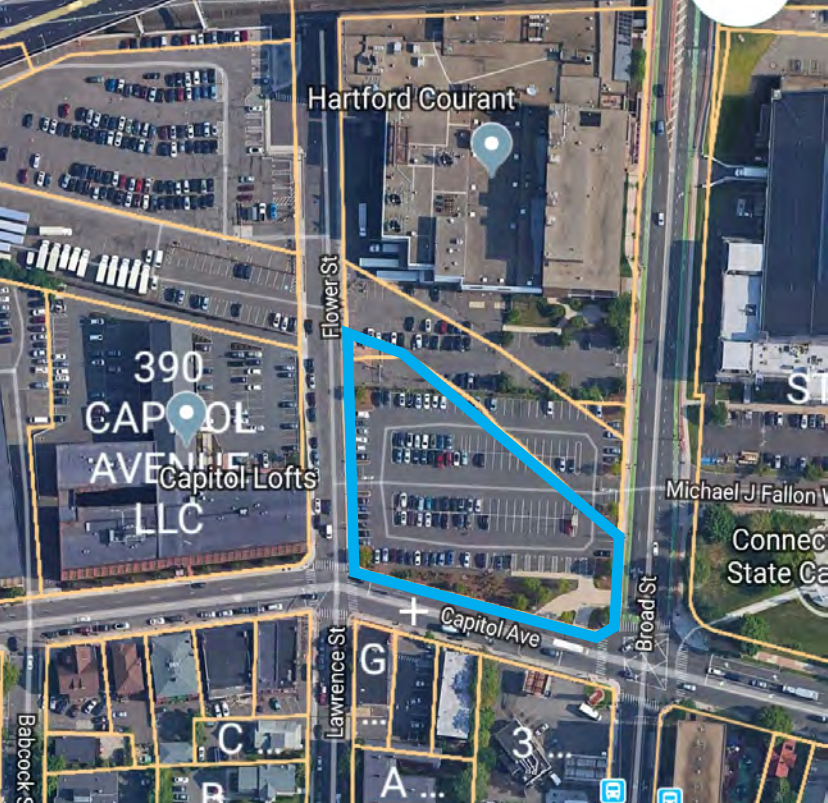
Urban Core



Other Catalyst
(Proximity to Capitol)

Opportunity Zones
State-owned Lands

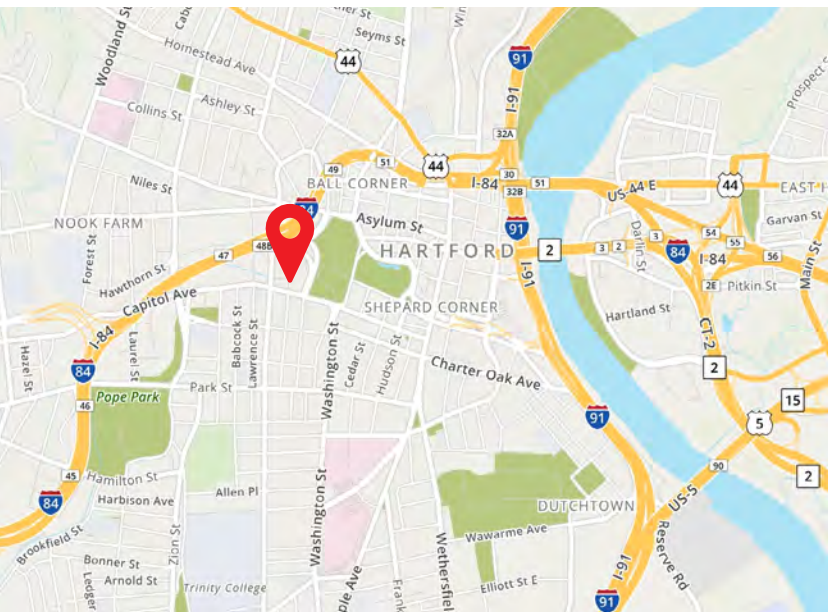
Connecticut



MIXED-USE

CITY of
HARTFORD

Surface Parking | 340 Capitol Ave



Evaluation Criteria Addressed:



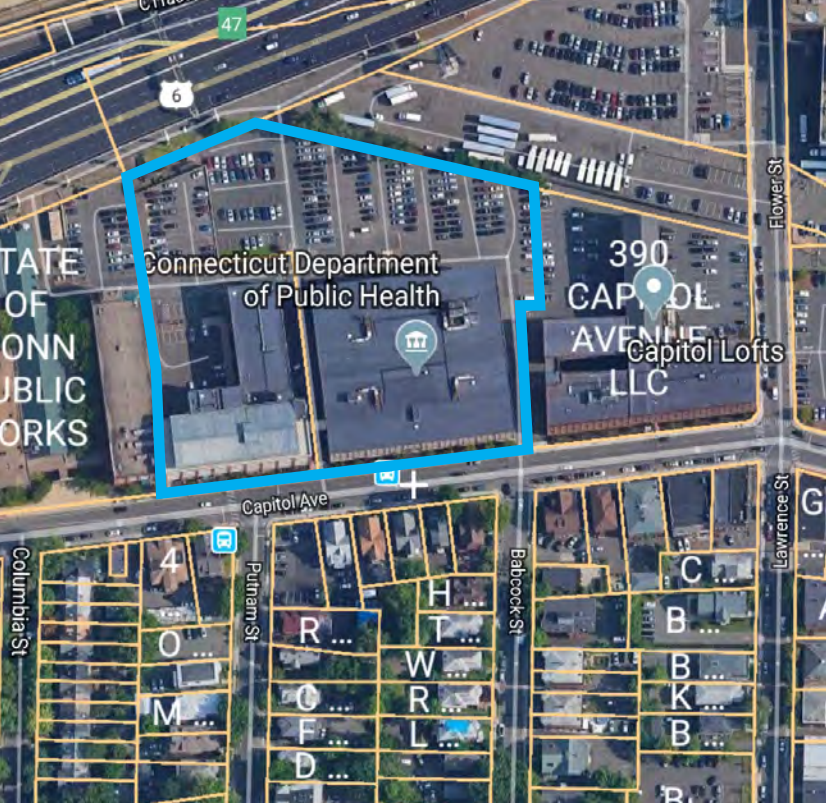
Urban Core



Other Catalyst
(Proximity to Capitol)

Opportunity Zones
State-owned Lands

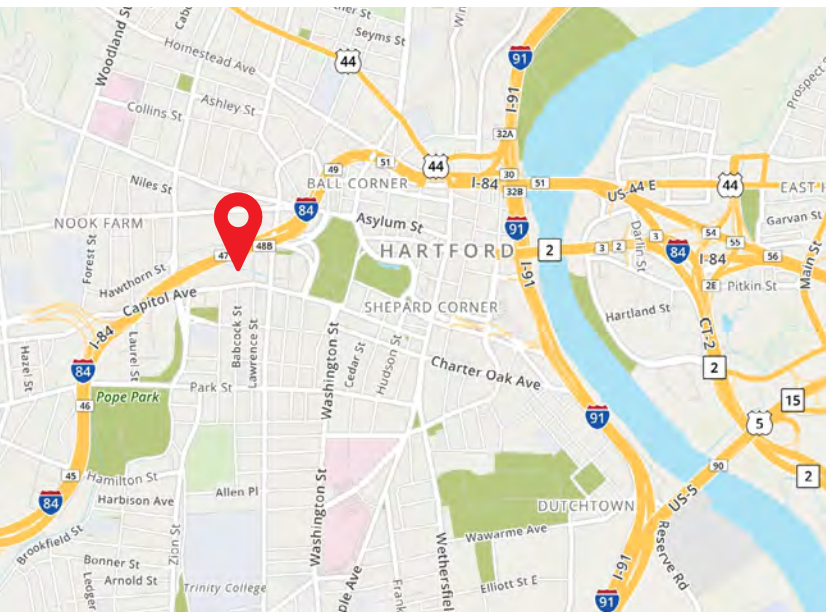
Connecticut



MIXED-USE

CITY of
HARTFORD

State Offices | 450 Capitol Ave



Evaluation Criteria Addressed:



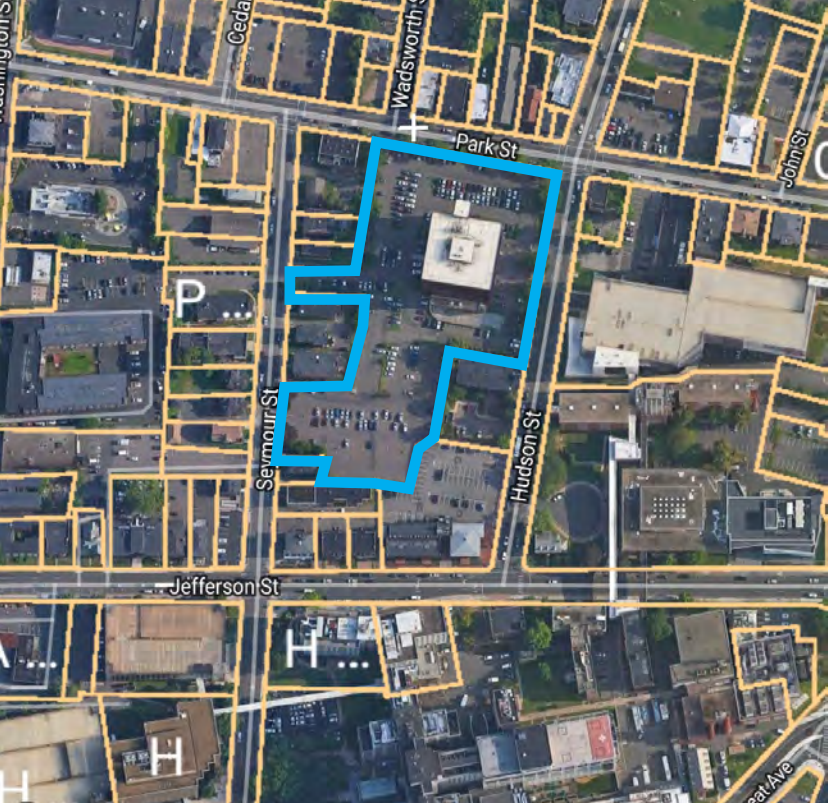
Urban Core



Other Catalyst
(Proximity to Capitol)

Opportunity Zones
State-owned Lands

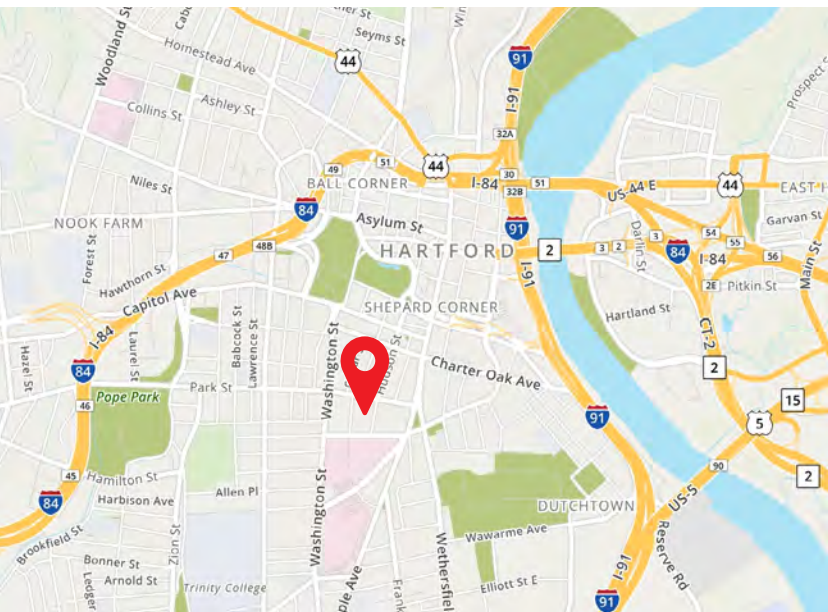
Connecticut[®]



MIXED-USE

CITY of
HARTFORD

Office Towner | 505 Hudson St



Evaluation Criteria Addressed:



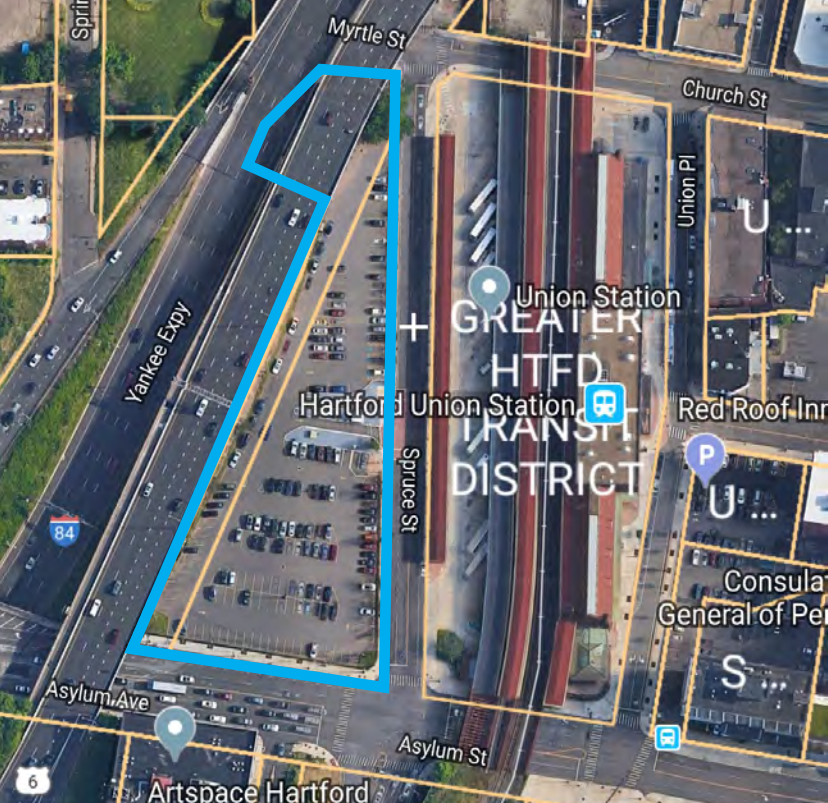
Urban Core



Other Catalyst
(Proximity to Capitol)

Opportunity Zones
State-owned Lands

Connecticut

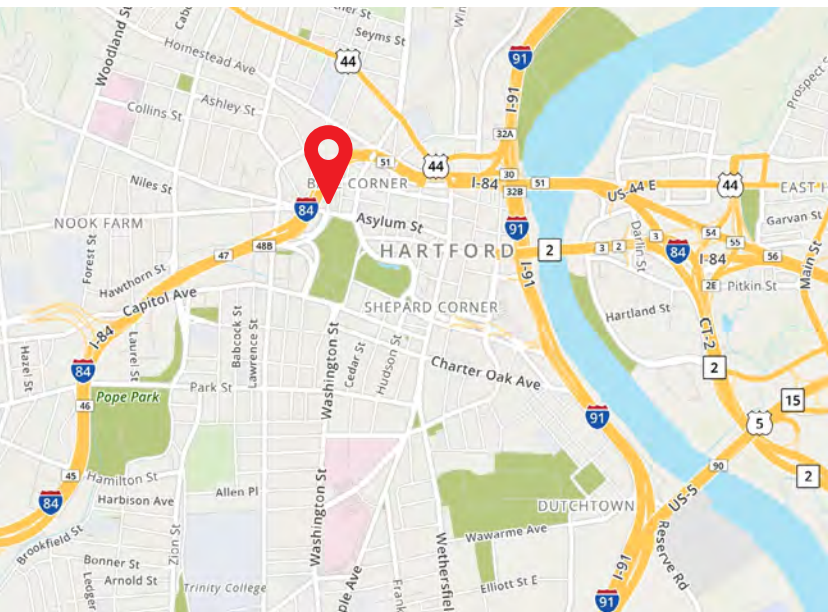


MIXED-USE



CITY of
HARTFORD

Hartford Union Station | 512 Asylum St



Evaluation Criteria Addressed:



Urban Core



Transit-Oriented
Development



Other Catalyst
(Proximity to Capitol)

Opportunity Zones
State-owned Lands

Connecticut[®]

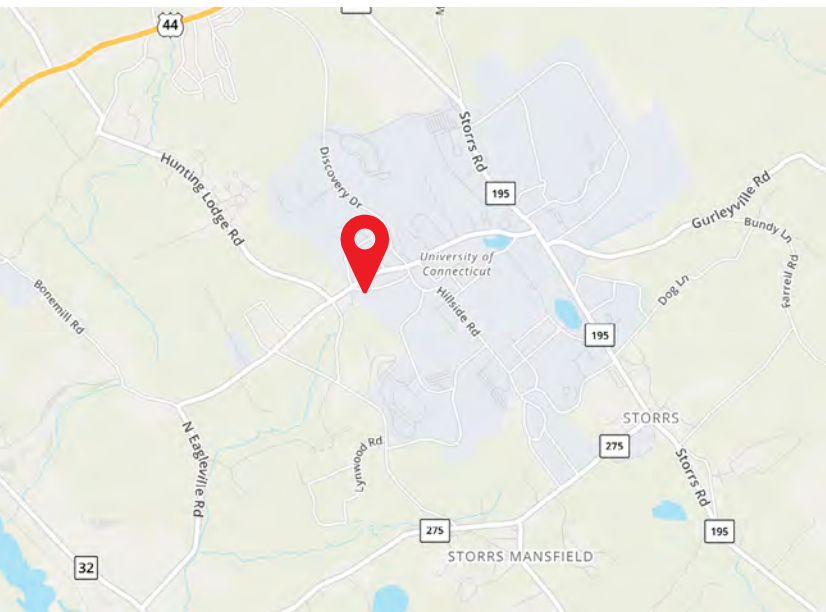


STUDENT HOUSING



TOWN of
MANSFIELD

Surface Parking | King Hill Rd



Evaluation Criteria Addressed:



Other Catalysts (Proximity to UConn & Geographic Diversity)

Opportunity Zones

State-owned Lands



































































































































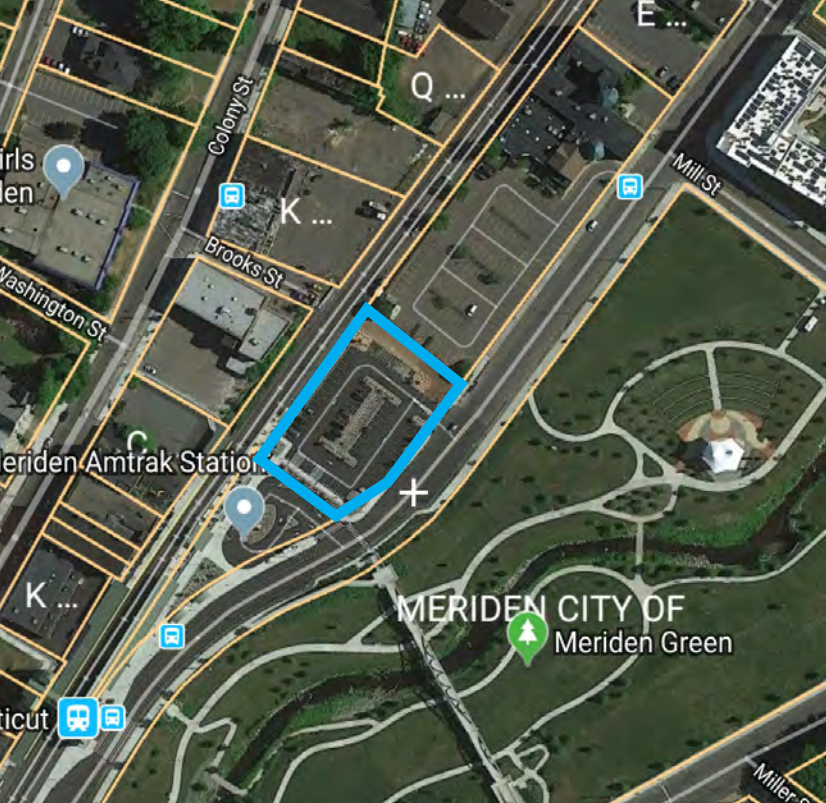






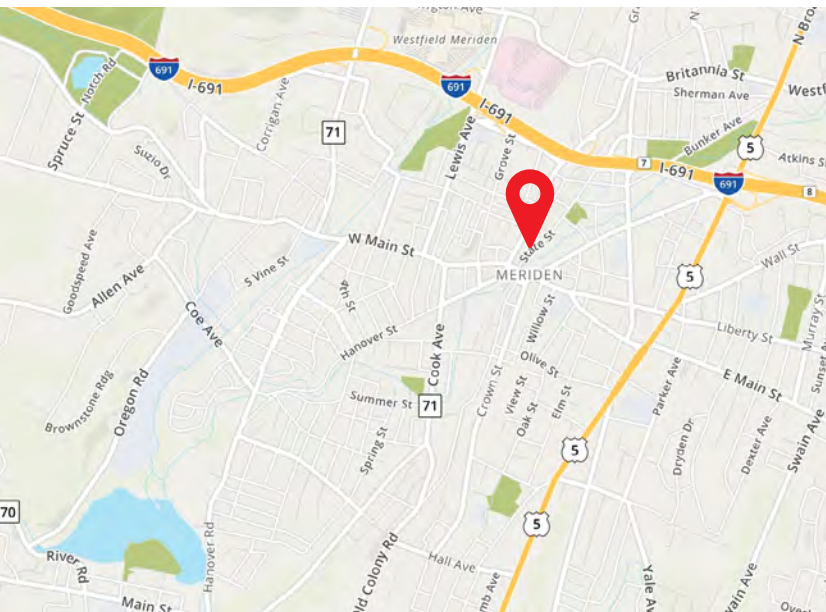






CITY of
MERIDEN

Meriden Station | 60 State St



Evaluation Criteria Addressed:



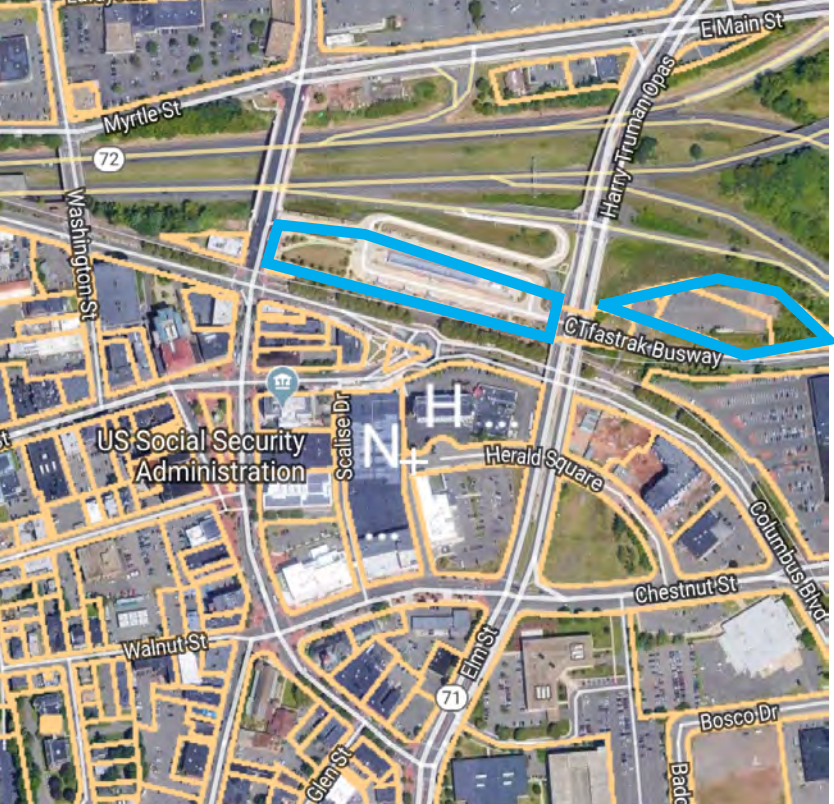
Urban Core



Transit-Oriented
Development

Opportunity Zones
State-owned Lands

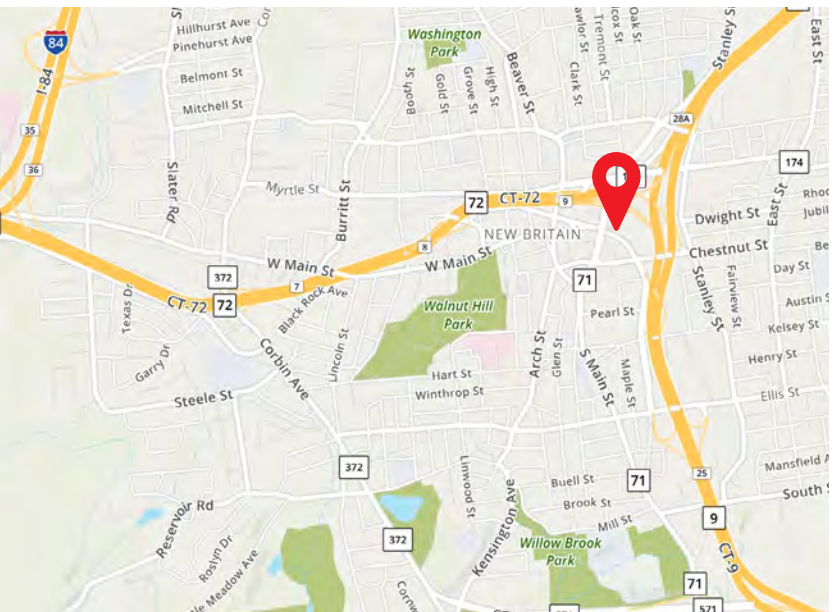
Connecticut



MIXED-USE

**CITY of
NEW BRITAIN**

CTfastrak Station | Main St



Evaluation Criteria Addressed:



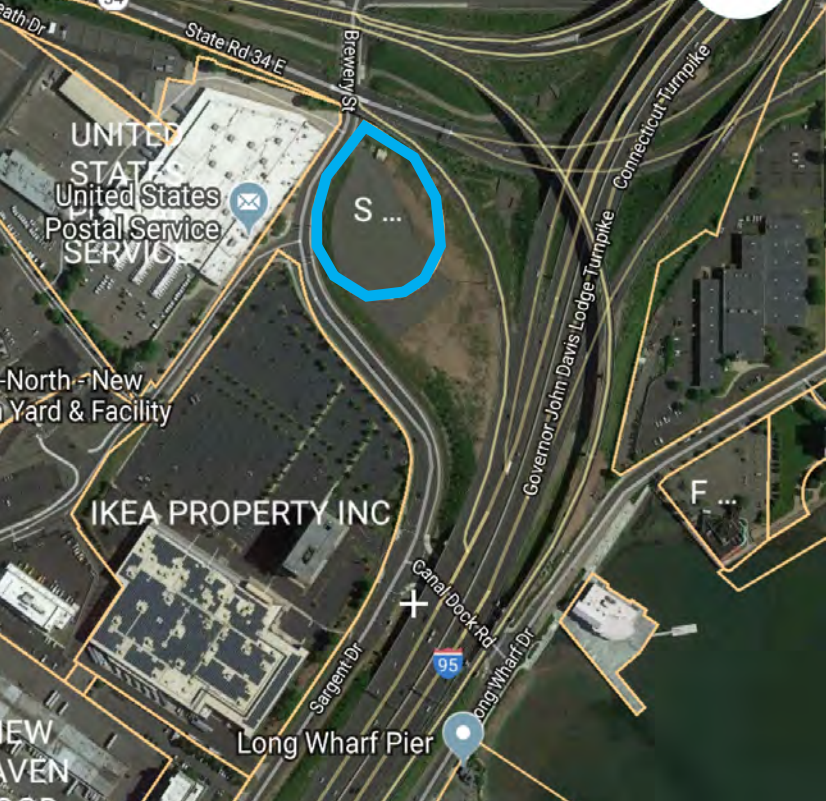
Urban Core



Transit-Oriented
Development

**Opportunity Zones
State-owned Lands**

Connecticut

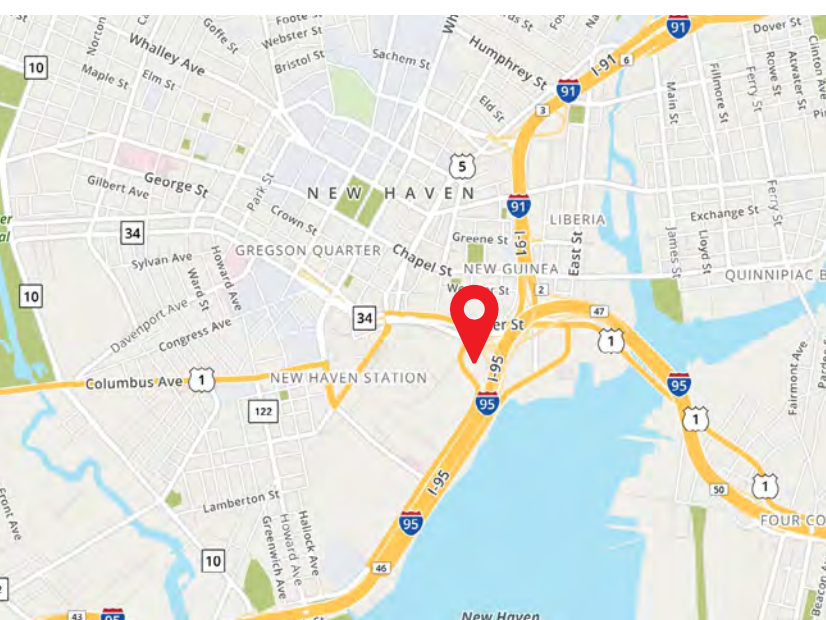


OFFICE/HOTEL



CITY of
NEW HAVEN

Former Freeway Ramp | Sargent Dr



Evaluation Criteria Addressed:



Urban Core



Waterfront

Opportunity Zones
State-owned Lands

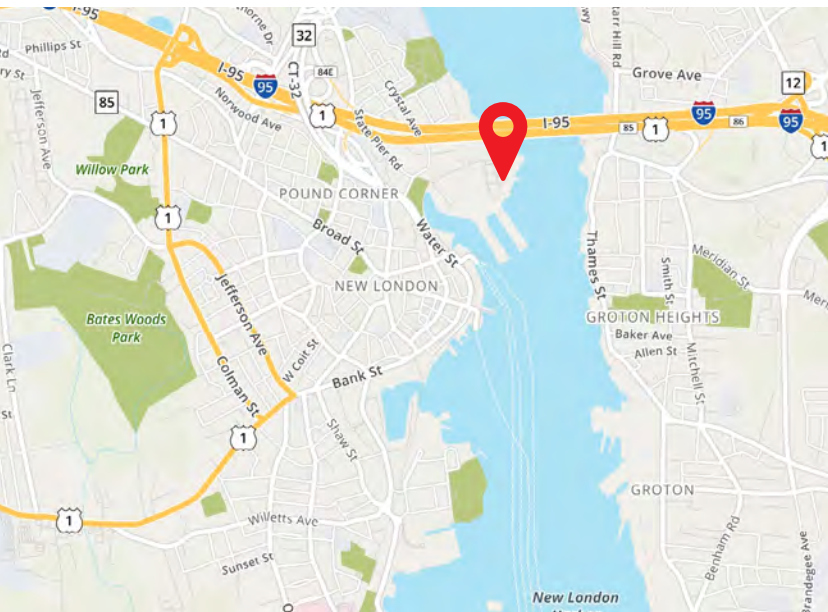
Connecticut[®]



MIXED-USE

CITY of
NEW LONDON

DOT Maintenance Yard | State Pier Rd



Evaluation Criteria Addressed:



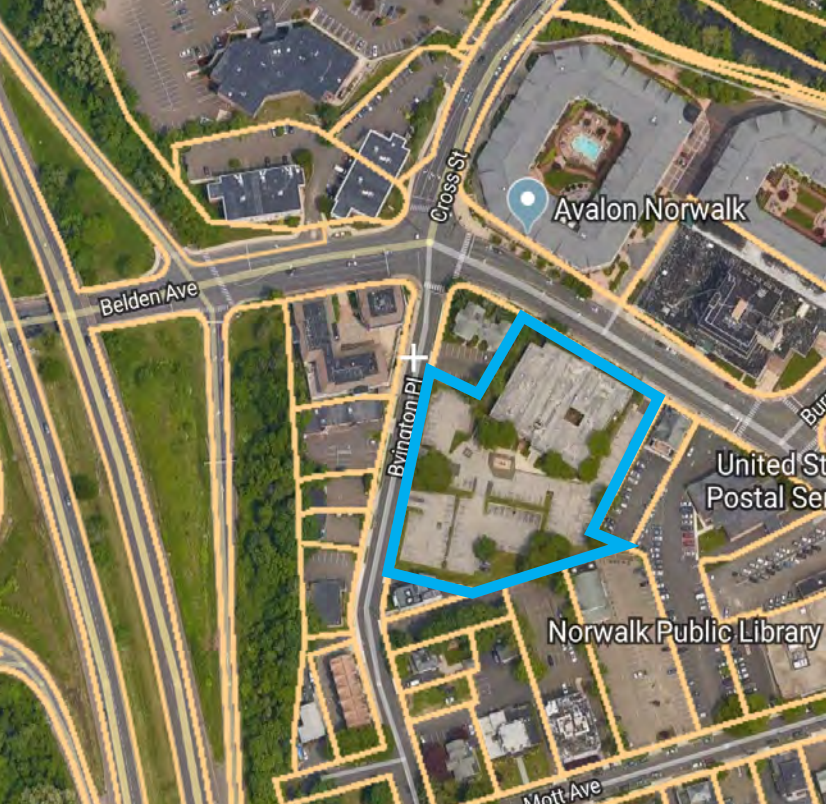
Urban Core



Waterfront

Opportunity Zones
State-owned Lands

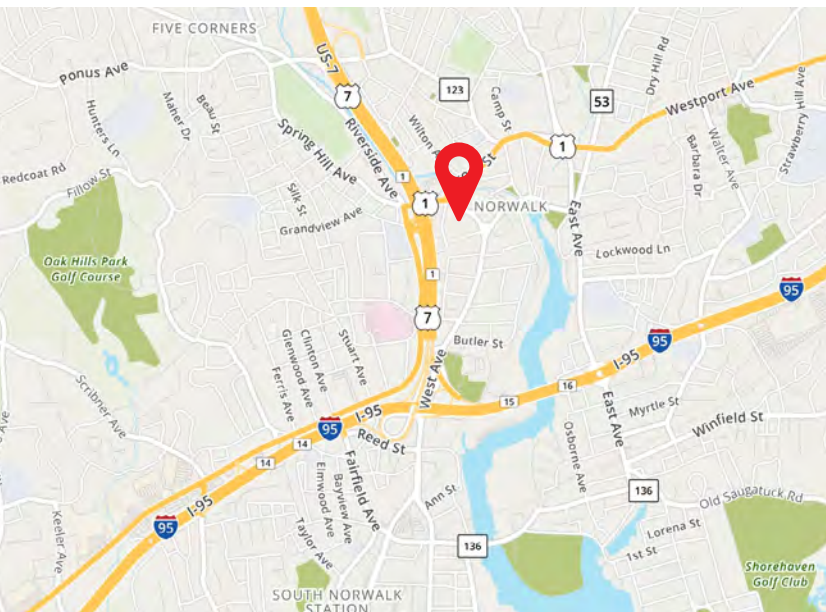
Connecticut[®]



MIXED-USE

CITY of **NORWALK**

Norwalk Courthouse | 17 Belden Ave



Evaluation Criteria Addressed:



Urban Core



Other Catalyst (Local Economic Activity)

Opportunity Zones State-owned Lands

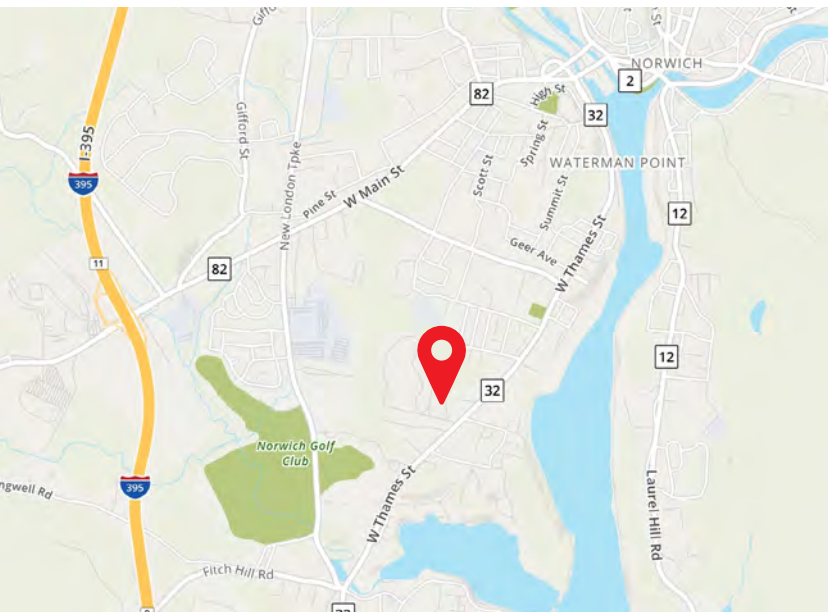




CORPORATE/R&D

CITY of
NORWICH

Uncas on the Thames | 401 West Thames St



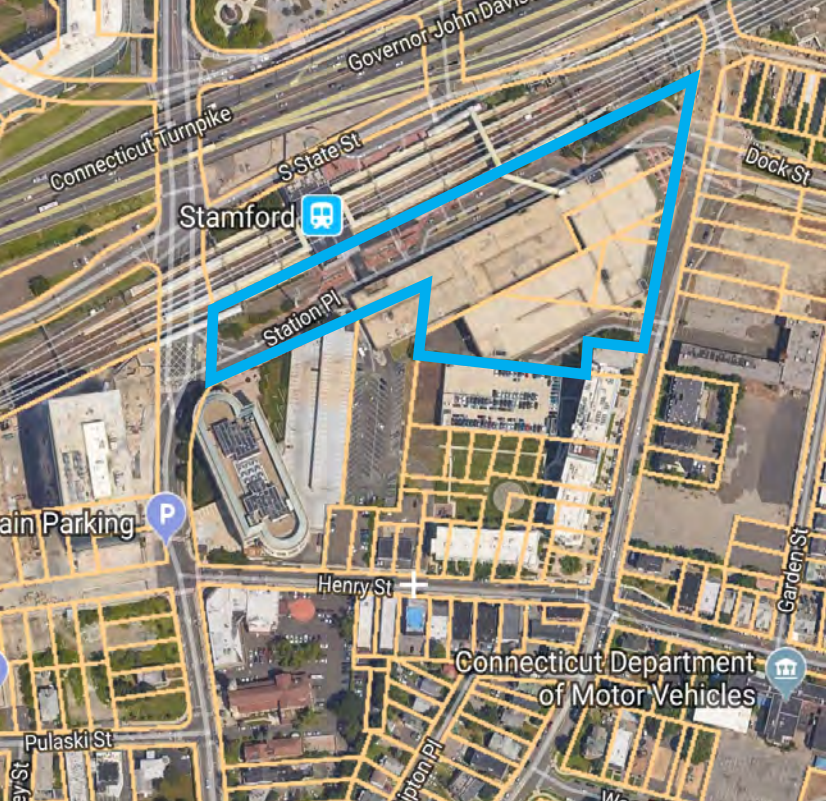
Evaluation Criteria Addressed:



Other Catalysts
(Large Tract of Land & Geographic Diversity)

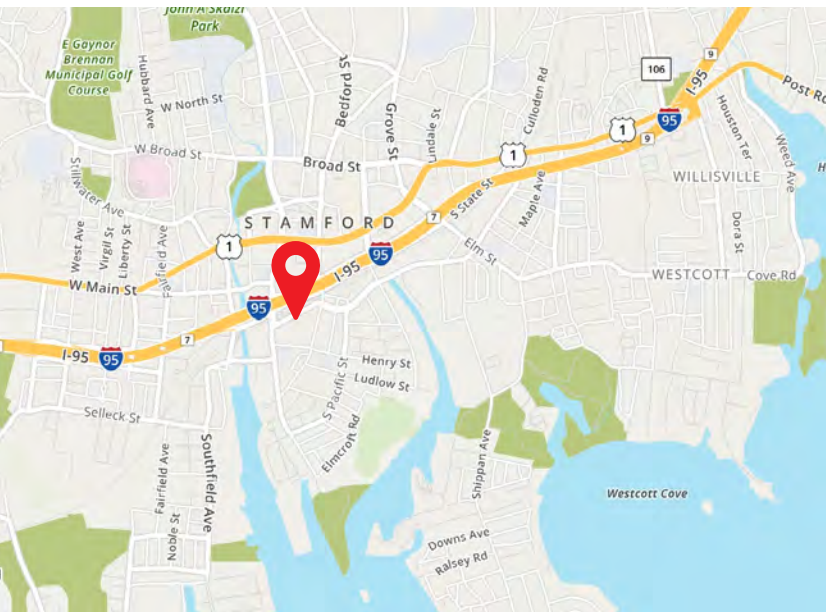
Opportunity Zones
State-owned Lands

Connecticut



CITY of
STAMFORD

Stamford Transportation Center | 599 Atlantic St



Evaluation Criteria Addressed:



Urban Core



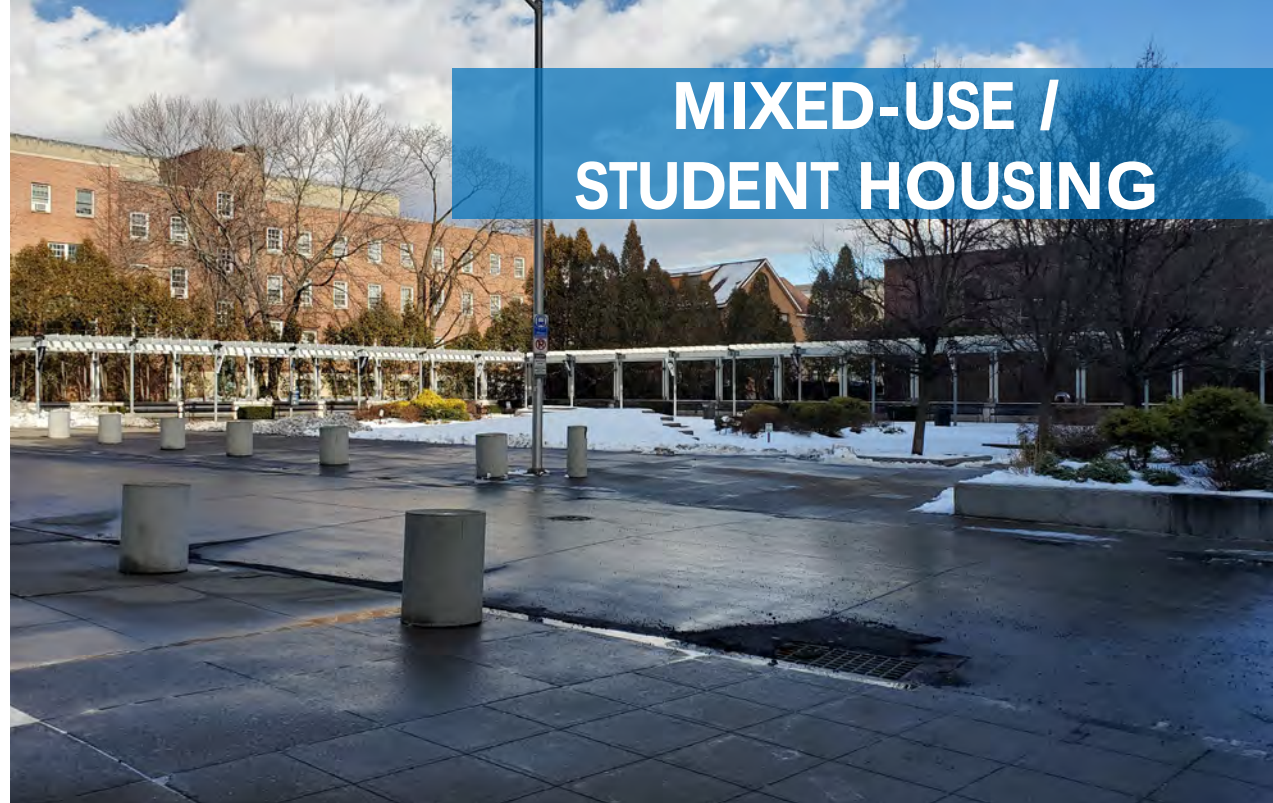
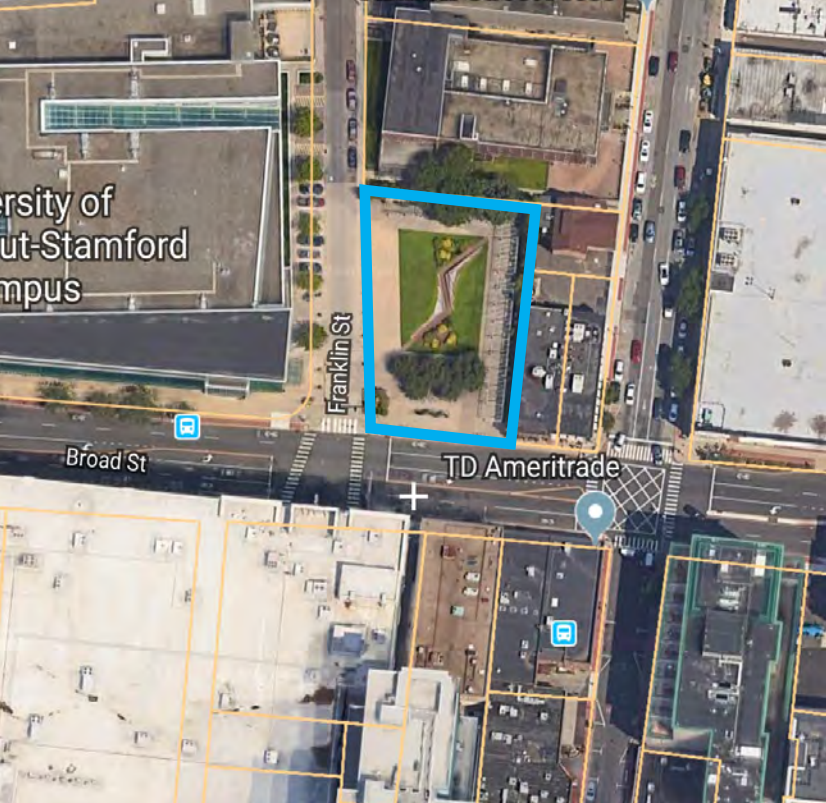
Transit-Oriented
Development



Other Catalyst (Local
Economic Activity)

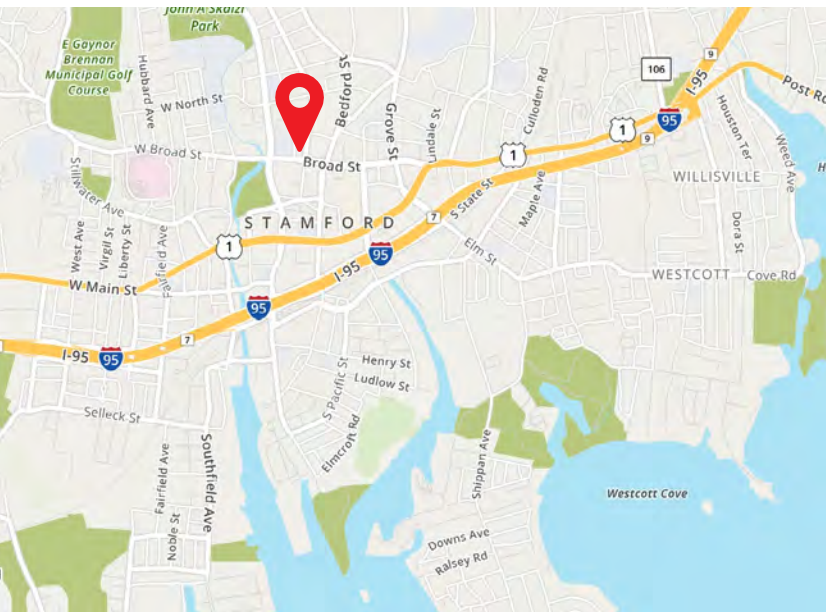
Opportunity Zones
State-owned Lands

Connecticut



CITY of
STAMFORD

Open Space (UConn Stamford) | 9 Franklin St



Evaluation Criteria Addressed:



Urban Core



Other Catalyst (Local
Economic Activity)

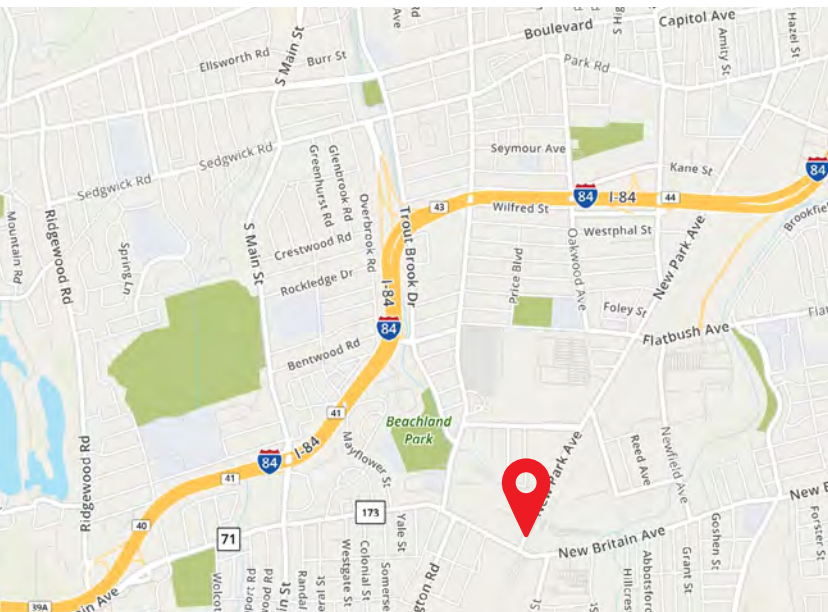
Opportunity Zones
State-owned Lands

Connecticut[®]



TOWN of
WEST HARTFORD

Elmwood Station | 634 New Park Ave



Evaluation Criteria Addressed:



Urban Core



Transit-Oriented
Development

Opportunity Zones
State-owned Lands

Connecticut