

**TOGETHER  
NEW HAVEN**

# 100/142 River Street: Development Update



**City of New Haven**  
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# 100/142 River Street: Site Characteristics



- 10 acres (100: 8 acres; 142: 2 acres)
- Former Hess Oil Terminal
- River Street Municipal Development Plan
- Industrial/commercial: 100: Zone IM; 142: Zone IL

# 100/142 River Street: 2021 Opportunity

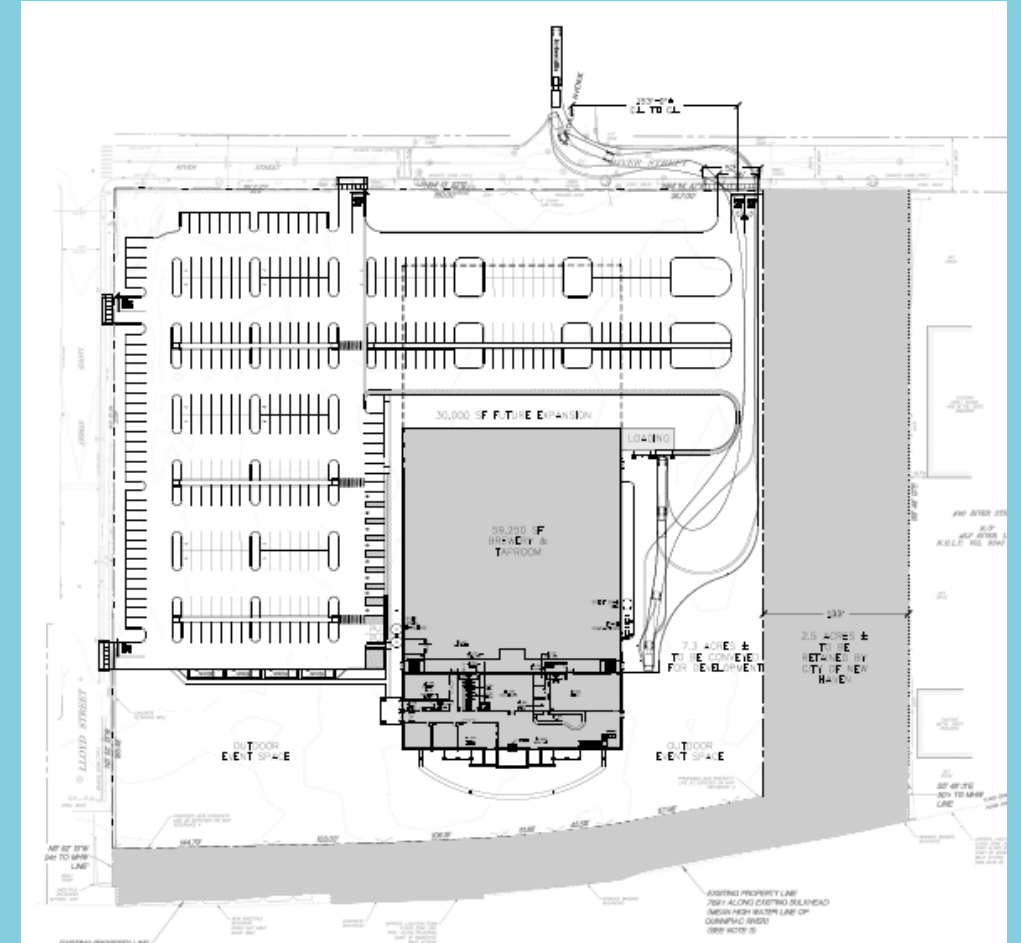
In late 2020, Eclipse Development Group approached the City about purchasing all or part of the site to redevelop it into a multi-amenity destination centered around a new “forever” home for New England Brewing Company (NEBCo), Connecticut’s largest craft brewery



In 2021, the City continues to work with Eclipse to bring NEBCo to the site, and is in the process of launching community outreach and finalizing a Development and Land Disposition Agreement with Eclipse to submit to the Board of Alders for its approval

# Key Provisions:

The City will sell Eclipse 7.3 acres (all of 142 River Street and a portion of 100 River Street), retaining as a City Greenway a 50' strip of land along the Quinnipiac River (0.835 acres) and a separate, subsequent development site (1.865 acres) comprising the easternmost portion of 100 River Street



# Key Provisions:

Eclipse will:

- Construct a building of at least 65,000 leasable square feet for NEBCo
- Make interim improvements and maintain the City Greenway for public access
- Partner with the Commission on Equal Opportunity and Small Contractor Development Program on construction hiring (Section 12½) and small business contracting (Section 12¼)

NEBCo will:

- Create seventy (70) jobs over the next three (3) years
- Partner with New Haven Works to maximize New Haven hiring for all new and refilled positions



# 100/142 River Street: Proposed Next Steps

- June 2021:
  - Alder Cupo briefing/Board of Alders (BoA) Leadership
  - Fair Haven CMT
  - Development Commission
  - Fair Haven Community Forum
- July 2021:
  - BoA Communication
  - BoA Committee meeting/public hearing (requested)
- August 2021:
  - BoA First Reading
- September 2021:
  - BoA Second Reading
  - City Plan Commission Special Permit (hearing) & Site Plan (approval)

## QUESTIONS?

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