

ATTACHMENT A
CITY OF NEW HAVEN
BOARD OF ALDERS

In re: Petition for Zoning Ordinance Map Amendment to Change the Zoning Designation of Approximately 0.46 Acres Known as 19 Clinton Avenue (MBLU 160-0761-02200, PID 7509) and an Unnumbered Parcel on Perkins Street (MBLU 160-0761-02101, PID 7508) from RM-1 (Low-Middle Density Residence) to BA-1 (Neighborhood Center Mixed Use Business)

PETITION FOR AMENDMENT TO THE NEW HAVEN ZONING MAP

Pursuant to 1925 Special Act No. 490, § 5, Article VI § 19, Article VII § 3(L), and Article XIII § 2 of the Charter of the City of New Haven (the “Charter”), and § 64(d) of the Zoning Ordinance, City of New Haven (the “Zoning Ordinance”), Pennrose, LLC (the “Petitioner”), through attorney agent Meaghan M. Miles of Carmody Torrance Sandak & Hennessey LLP, hereby petitions the Board of Alders of the City of New Haven to amend the New Haven Zoning Ordinance Map to change the designation of approximately 0.46+/- acres of property identified as 19 Clinton Avenue (MBLU 160-0761-02200, PID 7509) and an unnumbered parcel on Perkins Street (MBLU 160-0761-02101, PID 7508) (collectively, the “Property”), New Haven, Connecticut, located north of Grand Avenue fronting on Clinton Avenue and Perkins Street, from RM-1 (Low-Middle Density Residence) to BA-1 (Neighborhood Center Mixed Use Business).

In support of this Petition, Petitioner represents as follows:

1. The subject Property is owned the City of New Haven, which consents to the filing of this Petition.
2. The Property currently is zoned RM-1 and consists of approximately 0.46+/- acres.

A map depicting the location and current zoning designation of the Property is

enclosed as **Attachment B**. A full property description is enclosed as **Attachment C**.

3. The Property historically served as part of the campus for the Horace Strong School. Specifically, it is adjacent to 69 Grand Avenue, which is improved with a two-story building that housed the Horace Strong School (the “Strong School Building”). Constructed in 1915, the Strong School Building was used as a public elementary school for nearly a century from 1916 to 2010. Both parcels comprising the Property served the Strong School when it was still in use. The unnumbered parcel on Perkins Street (MBLU 160-0761-02101, PID 7508, hereinafter the “Perkins Parcel”) is improved with a vacant, one-story extension of the Strong School Building. The parcel on 19 Clinton Avenue (hereinafter the “19 Clinton Parcel”) is improved with a paved parking lot and a playscape. The three parcels have continuously operated as one site. However, the campus is split-zoned, as the Strong School Building is zoned BA-1, while the Perkins Parcel and 19 Clinton Parcel are zoned RM-1.
4. The proposed revised zoning map designation to BA-1 is detailed on **Sheet 2 of Attachment B**.
5. In May, 2022, the City of New Haven issued a Request for Proposals (“RFP”) to redevelop the Strong School parcels, including the Property. In July, 2022, Petitioner responded to the RFP and in October, 2022, the City selected Petitioner’s proposal to redevelop the Strong School campus parcels, including the Property. Petitioner currently has a Memorandum of Understanding with the City of New Haven related to its intended acquisition and development of the Property and 69

Grand Avenue, and is finalizing a Development and Land Disposition Agreement with the City of New Haven related to desired development of the Property for affordable housing, community space, and related improvements.

6. This petition will facilitate the construction of a mixed income multifamily housing development spanning 69 Grand Avenue and the Property (the “Strong School Campus”). The development will consist of affordable housing units (some of which are contemplated as live/work units for local artists), indoor bike parking for residents, and gathering space, by way of adaptive reuse of the original Strong School Building and the construction of a new structure on the Property connected thereto. A parking lot and resident outdoor space are also contemplated at this time.
7. 69 Grand Avenue is zoned BA-1 and is within the Grand Avenue corridor. The Property, however, despite being used together with 69 Grand Avenue, is zoned RM-1. The Property is underutilized and its current RM-1 designation significantly restricts the size and scale of the structures that can be constructed. It impedes the efficient and optimal development of a site that has operated as a single parcel for a significant period of time. By changing the zoning map designation of the Property from RM-1 to BA-1, all three parcels included in the proposed development will be in the same zone. In addition to updating the zoning map to reflect actual conditions, this will permit cohesive and exciting adaptive reuse of the Strong School Campus, including the construction of more affordable housing units on the Property.
8. The proposed Map Amendment is in accordance with § 64(d)(2) of the Zoning Ordinance:

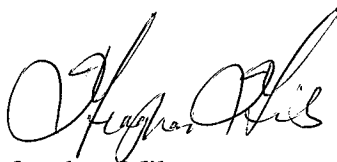
- a. The Property provides additional land on which to construct affordable housing units, parking, landscaping, and related site improvements in connection with the adaptive reuse of the Strong School Campus. Since the Strong School has closed, the Property has been underutilized and more recently a focus of the City for revitalization and affordable housing development. The Property's unique location adjacent to the Strong School Building and the Grand Avenue commercial corridor makes it well-suited for a multi-family housing development and community space.
 - b. There is not a more appropriate method or procedure under the Zoning Ordinance.
 - c. The Property, if rezoned, will become an extension of the adjacent Grand Avenue corridor that is zoned BA-1, and therefore this map change will not result in a contiguous Business District of less than one acre.
9. As required by Article VII § 3(L) and Article XIII § 2 of the Charter, the proposed Zoning Ordinance Map amendment is in accordance with the City's comprehensive plan, as it will further the purpose of the BA-1 district by (1) facilitating the preservation and restoration of the historic architecture and urban pattern of the City; (2) facilitating walkability and community over automotive-related sprawl by permitting the construction of a multifamily affordable housing development along the Grand Avenue commercial corridor and proximate to the Quinnipiac River; and (3) encouraging physical activity and community involvement through the addition of indoor community space in the proposed development. The proposed use of the Property is in harmony with the surrounding neighborhood, particularly because it

has operated as one campus for some time, and does not conflict with the existing zoning regulations for the BA-1 zone. Rezoning the Property to BA-1 is in furtherance of the goals of New Haven Vision 2025 to promote the “adaptive reuse of existing community facilities” and “[i]mprove the aesthetics and quality of developments on all development corridors of the city such as . . . Grand Avenue[.]” Rezoning the Property to facilitate the proposed development would also satisfy the stated goals of New Haven Vision 2025 to “[c]ontinue to focus on revitalization efforts on Grand Avenue,” “rezon[e] . . . the Grand Avenue corridor as a General Business (BA) or BA-1 throughout the district,” and “[i]mprove the aesthetics and quality of developments on all development corridors of the city such as . . . Grand Avenue[.]”

10. As also required by Article VII § 3(L) and Article XIII § 2 of the Charter, this amendment is designed to lessen congestion in the streets, secure safety, promote health and the general welfare, provide adequate light and air, prevent the overcrowding of land, avoid undue concentration of population, facilitate the adequate provisions for transportation and other public requirements, reflect the character of the applicable zoning districts and their peculiar suitability for the uses to be allowed in such districts, conserve the value of existing buildings, and encourage the most appropriate use of land in the City.

WHEREFORE, Petitioner requests that the Board of Alders approve the amendment to the Zoning Ordinance Map set forth in **Attachment D** and attached hereto.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Meaghan Miles". The signature is fluid and cursive, with the first name "Meaghan" written in a larger, more prominent script than the last name "Miles".

Meaghan Miles
Carmody Torrance Sandak & Hennessey LLP
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New Haven, Connecticut 06509

On behalf of petitioner Pennrose, LLC