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July 12, 2023

The Honorable Tyisha Walker-Myers, President New Haven Board of Alders City of New Haven 165 Church St New Haven, CT 06510

Re: Petition of New Haven Dream LLC and New Haven Center for Nursing & Rehabilitation Center for Zoning Ordinance Map Amendment to Change the Zoning Designation of 2 Thorn Street from IL (Light Industrial) to BA (Business A)

2 Thorn Street; Map 303, Block 67, Lot 100

Dear President Walker-Myers and Members of the Board of Alders:

The New Haven Dream LLC and the New Haven Center for Nursing & Rehabilitation Center (collectively "NHC") respectfully submit the enclosed materials to the City of New Haven Board of Alders requesting approval of a Zoning Ordinance Map Amendment for the property located at 2 Thorn Street on the west side of West Street (the "Property") from IL to BA. New Haven Dream LLC is the owner of the Property.

The Property consists of approximately 2.2 acres and contains a vacant industrial building in bad disrepair. The Property is located at the far extreme end of the IL zone in this area, and is surrounded by properties within the BA and RM-2 zones. Because of the unusual configuration of the IL zone in this area, the proposed rezoning will make the Property more consistent with nearby properties, but no other rezoning is proposed or needed.

The Property is currently underutilized, and its current IL zoning designation restricts any future use to industrial uses that are inconsistent with the nearby residential, retail, health care, and educational uses. The Cornell Scott-Hill Health Center is located directly across West Street from the Property, and the area is otherwise predominantly residential. Nursing homes are not permitted in the current IL zone.

NHC is currently located at 181 Clifton Street, New Haven. The existing facility is extremely outdated, and does not provide the level of amenities, privacy, and protection against the spread of disease that residents deserve and expect. In an effort to provide a state-of-the-art level of

care to the New Haven community, NHC proposes to relocate to an entirely new and extremely attractive building on the Property. The proposed Center will feature private rooms and bathrooms for all residents, an HVAC system with a sophisticated filtration and ultraviolet disinfection system, and antimicrobial paint to help fight the spread of viruses. The Property was selected because not only will the new Center provide a much better level of care to its residents, but it will significantly enhance the appearance of the West Street neighborhood, and provide a vital service to an underserved area of New Haven.

The proposed Center will provide an array of services for its residents. The proposed Center will also include a Community Room and NHC will make the Community Room available to a local not-for-profit group that will provide programming for adults free-of-charge. In addition, the Community Room will be available for community engagement.

The new Center proposes a total of 87 parking spaces, which is double the number of spaces at the existing location, and is more than sufficient for staff and guests. The maximum number of staff at the new Center will be between 40-50 people at any one time, leaving a significant surplus for guests. As a result, there will be no need for street or offsite parking. Access to the main entrance for visitors will be via a one-way-in and one-way-out on Thorn Street, off of West Street. Access for staff and deliveries will be provided via City-owned land leading to Ella Grasso Boulevard. Traffic will therefore be minimized through nearby residential areas.

Amending the zone of the Property from IL to BA will eliminate the opportunity for inappropriate uses in close proximity to residences, will result in a more consistent zone map, and will permit NHC to pursue other City approvals to construct a modern and much-needed nursing facility to care for an underserved population.

Submitted simultaneously with this cover letter are a Checklist for Aldermanic Submissions, an Alder Prior Notification Form, a City Fiscal Impact Statement, and the following Attachments in support of the Application:

- A. Petition for Amendment to the New Haven Zoning Map
- B. Proposed Ordinance Amendment
- C. Legal Description of the Property
- D. Existing Zoning Boundary Plan, Proposed Zoning Boundary Plan and Aerial Map

Very truly yours,

## **ATTACHMENT A**

## CITY OF NEW HAVEN BOARD OF ALDERS

IN RE: ORDINANCE RE: ZONING MAP AMENDMENT TO CHANGE THE ZONING DESIGNATION OF A PROPERTY LOCATED ON THORN STREET FROM LIGHT INDUSTRIAL (IL) TO BUSINESS A (BA)

## PETITION FOR AMENDMENT TO THE NEW HAVEN ZONING MAP

Pursuant to 1925 Special Act No. 490, § 5, Article VI § 19, Article VII § 3L and Article XIII § 2 of the Charter of the City of New Haven and Section 64(d)(1) of the Zoning Ordinance, City of New Haven (the "Zoning Ordinance"), Petitioners New Haven Center for Nursing & Rehabilitation Center and New Haven Dream LLC, ("Petitioners") hereby petition the Board of Alders of the City of New Haven to amend the New Haven Zoning Ordinance Map to indicate that approximately 2.2 acres of property located along the south side of Thorn Street at its intersection with West Street from Light Industry (IL) to Business A (BA).

In support of this Petition, Petitioners represent as follows:

- 1. The IL zone permits uses that are inconsistent with the residential community adjacent to the Property.
- 2. Rezoning the Property to BA will facilitate the construction of an attractive, state-of-the-art nursing facility that will provide vital care to an underserved population.

3. As required by Article VII Section 3L and Article XIII Section 2 of the City of New Haven Charter, the proposed Zoning Ordinance Map amendment is in accordance with the Comprehensive Plan of Development for the City of New Haven as the amendment will encourage an appropriately transitional pattern of orderly and mutually beneficial development from the IL zone located primarily to the west of Ella Grasso Boulevard to the Hill North neighborhood. As also required by Article VII Section 3L and Article XIII 2, 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 concentrations of population, provide 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, Petitioners requests that the Board of Alders approve the amendment to the Zoning Ordinance Map set forth in Attachment B.

Respectfully submitted,

John W. Knuff

Attorney for the Petitioners

## ATTACHMENT B

ORDINANCE RE: ZONING MAP AMENDMENT TO CHANGE THE ZONING DESIGNATION OF A PROPERTY LOCATED ON THORN STREET FROM LIGHT INDUSTRIAL (IL) TO BUSINESS A (BA)

WHEREAS, on	, 2023, pursuant to 1925 Special Act No. 490, § 5,
Article VII § 3L and Article VI § 19, the Cha	arter of the City of New Haven and Section 64(d)(1)
of the Zoning Ordinance, City of New Have	n (the "Zoning Ordinance"), New Haven Dream
LLC and the New Haven Center for Nursing	g & Rehabilitation Center (collectively "NHC") filed
with the New Haven City Clerk for transmis	ssion to the Board of Alders a Petition requesting that
the Board of Alders Amend the Map of the Z	Zoning Ordinance to change the property located at 2
Thorn Street from Light Industry (IL) to Bus	siness A (BA); and
WHEREAS, on	, 2023, pursuant to Article VII, Section 3L and
Article XIII § 2 of the City of New Haven C	Charter, the Board of Alders referred the Petition to
the New Haven City Plan Commission for a	public hearing; and
WHEREAS, on	, 2023, the City Plan Commission, following its
public hearing, rendered an advisory report t	to the Board of Alders after considering the factors
set forth in Section 64(d)(2) of the Zoning O	Ordinance recommending approval of the Petition,
City Plan Commission Report No	; and
WHEREAS, the	_ Committee of the Board of Alders, following its
public hearing on the matter, accepted the re	commendation of the City Plan Commission and on
, 2023 recommended to th	e full Board with Favorable report that the Zoning
Ordinance Map Amendment be adopted; and	d

WHEREAS, the Board of Alders finds that the Map Amendment to the Zoning Ordinance requested in the Petion is in accordance with the Comprehensive Plan of Development for the City of New Haven as such amendment will encourage the redevelopment of the property located at 2 Thorn Street for a variety of uses that complement the area's unique mix of adjacent commercial, residential, and light industrial uses, and will encourage an appropriately

transitional patter of orderly and mutually beneficial development in the vicinity of Thorn Street, West Street and Columbus Avenue; and

WHEREAS, the Board of Alders further finds that the Map Amendment to the Zoning Ordinance requested in the Petition 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 concentrations of population, provide adequate provisions for all forms of transportation and other public requirements, reflect the character of the proposed zoning district and its peculiar suitability for the uses to be allowed in such district, conserve the value of exciting buildings, and encourage the most appropriate use of land in the City.

NOW, THEREFORE, BE IT ORDAINED by the Board of Alders of the City of New Haven that the Map Amendment to the Zoning Ordinance set forth in the Petition of the Executive Director of the City Plan Department, and shown in Attachment A, is hereby approved and that the Zoning Ordinance Map shall be amended in the manner set forth in Attachment C attached hereto which attachment is incorporated by reference. This Ordinance shall be effect on the date after the date of publication of this Ordinance Map Amendment.

Signed:	Date:	, 2023