



18 Tower Lane
New Haven, CT 06519
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www.towerlane.org
  Equal Housing Opportunity

December 30, 2025

VIA HAND-DELIVERY

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

Mr. Michael Smart
City/Town Clerk
City of New Haven
200 Orange Street
New Haven, CT 06510

Re: Petition to Amend the New Haven Zoning Ordinance Map to Change the Zoning Designation of 18 Tower Lane and 1B Tower Lane from Planned Development District #15 to the BD-3 District Central Business/Mixed Use

Dear President Walker-Myers and Mr. Smart:

We are pleased to present to the Honorable Board of Alders a Petition to Rezone The Towers at Tower Lane properties (18 Tower Lane (Map/Block/Parcel 238/0110/00400) and 1B Tower Lane (Map/Block/Parcel 239/0110/00402)) from Planned Development District #15 to the BD-3 District in order to facilitate the construction of a new building to be known as Tower Three. Tower Three will provide additional assisted living and support services for elderly and other low and moderate income residents. The Towers at Tower Lane, which consist of Tower One and Tower East, is a unique 54 year old independent and assisted living community in the Hill section of New Haven which serves low income, very low income and moderate-income elderly residents, allowing these residents to stay in the community with appropriate care services and avoid institutionalization.

The Tower Three project is anticipated to provide between 140-200 units of supportive low and moderate income housing. This undertaking directly implements Strategy 7.6 of Vision 2034, New Haven's Comprehensive Plan of Development, which encourages and prioritizes projects that combine affordable housing with long term care services to enable older residents to age in place while receiving coordinated care and services. Vision 2034 states that this strategy is a "high priority." Additionally, because the Towers is uniquely providing assisted living services to low and moderate-income populations, the State's Department of Economic and Community Development's Community Investment Fund has awarded The Towers at Tower Lane \$155,000 to explore the development of Tower Three, and the State Department of Housing has similarly provided \$300,000 in predevelopment funds.

This Zoning Petition as well as the associated requests to release certain easements on The Towers at Tower Lane properties are necessary for the development of Tower Three. The current zoning of The Towers at Tower Lane is Planned Development District #15 (PDD #15). PDD #15 was created in the late 1960's and was tailor-made for Tower One and later amended for Tower East. The PDD #15 zoning designation does not consider the possibility of a third building on The Towers'



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properties. Additionally, PDD #15 requires extensive open space that was previously provided on the Church Street South parcel and which is no longer available to The Towers at Tower Lane because the Church Street South Project has been demolished, and the land dedicated to open space on that site will now be used for the Union Square project.

In contrast, the BD-3 District that the Petition requests be substituted for PDD #15 with respect to The Towers' properties will facilitate the development of Tower Three. The BD-3 District permits assisted living as a matter of right, allows dense development and is appropriate for a mixed-use development, which Tower Three will be. (Tower Three may include retail and other uses, including day care and possibly a small market and/or café.) The BD-3 zone is currently directly adjacent to The Towers' properties (the Pierpont at 9 Tower Lane) and is also the zoning district across Church Street South where the five City Crossing residential buildings are located. Tower Three will also be subject to the City's Inclusionary Zoning Ordinance.

This Petition complies with the requirements of Section 64(d)(2) of the Zoning Ordinance for a map change as well as the Charter requirements for a zoning amendment, as set forth in the attached Petition.

Finally, it should be noted that the Tower Three project will create both permanent and construction jobs as well as significant building permit fees.

For all of these reasons, we urge approval of this Petition.

Very truly yours,

Gustave Keach-Longo
President and Chief Executive Officer

cc: Laura Brown, Executive Director of the City Plan Department (VIA Hand-Delivery)
Michael Piscitelli, AICP, Economic Development Administrator (VIA Email)
Mayor Justin Elicker (VIA Email)

Attachment A: Petition for Zoning Map Amendment
Attachment B: Proposed Ordinance for Zoning Map Amendment
Attachment C: Existing and Proposed Zoning Maps
Attachment D: Legal Description of Parcels to be Re-Zoned