

May 23, 2024

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 Chapel Haven to Establish a Planned Development District

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

Chapel Haven Schleifer Center, Inc. (“Chapel Haven”) respectfully submits the enclosed materials to the City of New Haven Board of Alders requesting approval to establish a Planned Development District (“PDD”), for the area generally south of Whalley Avenue and east of Emerson Street within which the Chapel Haven Campus (“Campus”) is located.

Chapel Haven is an award-winning, nationally-accredited school and transition program serving approximately 250 adults with special needs. It has been serving the community from its campus at the corner of Whalley Avenue and Emerson Street since 1976, and its students and graduates have truly become part of the Westville community.

For many years, Chapel Haven’s buildings and facilities did not measure up with the stellar work taking place within them. As a result, Chapel Haven embarked on a multi-year redevelopment plan for the Campus to improve its facilities and expand the services it offers to individuals with a wide range of developmental disabilities. In 2017, Chapel Haven completed the critical first step in transforming the Campus when it received approvals from the City for a significant redevelopment that included the construction of the beautiful new Welcome Center, SAIL (Schleifer Adult Independent Living), and REACH (Residential Education at Chapel Haven) buildings.

Chapel Haven now seeks to establish a new planned development district (“PDD”) in order to facilitate the construction of a new Community Building along Whalley Avenue, which is the final phase of its redevelopment plan. The Community Building will house improved program support spaces and additional residential units for members of the Chapel Haven community, including units for individuals who desire to “age-in-place.” In sum, the completion of the Community Building will allow Chapel Haven to elevate the level of care it provides to residents and students, as well as ensure that individuals with developmental disabilities have the opportunity to age in the community that has become their home.

The Community Building will also feature a café at the corner of Whalley Avenue and Emerson Street, which will both allow Chapel Haven students the opportunity to gain real-world experience and add vitality to the Whalley Avenue corridor. The Project represents a significant step in fulfilling Chapel Haven’s mission and will transform the existing streetscape with the addition of a beautiful new building and pedestrian-oriented landscaping.

Submitted simultaneously with this cover letter are the following:

- Checklist for Aldermanic Submissions
- Prior Notification Form
- Fiscal Impact Statement
- PDD Petition, with supporting documentation to include:
 - Exhibits:
 - Exhibit A – Proposed PDD Boundary Map
 - Exhibit B – Legal Descriptions
 - Exhibit C – List of Permitted Uses
 - Exhibit D – Table of Zoning Deviations
 - Exhibit E – Traffic Study
 - Exhibit F – Proposed PDD Ordinance
 - Exhibit G – Proposed Project and Phasing Timeline
 - General Plans, entitled “Chapel Haven Schleifer Center Community Building,” dated May 22, 2024
- Check in the amount of \$3,700.00, representing the application fee.

We have previously reviewed our plans with Alder Furlow on several occasions over the last couple of years and recently met with members of the neighborhood to share this exciting new development in anticipation of this submission.

We very much appreciate the Board’s consideration of the Petition and supporting documentation, and we look forward to presenting this matter to the Board.

Sincerely,

Chapel Haven Schleifer Center, Inc.

By: _____
John W. Knuff, Esq.
Agent/Attorney for Chapel Haven Schleifer Center, Inc.