

RECEIVED MAR 23

CITY OF NEW HAVEN  
OFFICE OF LEGISLATIVE SERVICES  
165 CHURCH STREET  
NEW HAVEN, CT 06510-2010

**Meaghan M. Miles**  
Partner  
Direct: 203-252-2642  
Fax: 203-784-3199  
MMiles@carmodylaw.com

195 Church Street  
P.O. Box 1950  
New Haven, CT 06509

March 23, 2023

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



NEW HAVEN  
CITY CLERKS OFFICE  
RECEIVED  
2023 MAR 23 P 12:04

**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)**

Honorable Alder Walker-Myers:

On behalf of the petitioner, Pennrose, LLC ("Pennrose"), I am pleased to submit for the consideration of the Board of Alders a proposed Zoning Map Amendment to the New Haven Zoning Ordinance to change the zoning designation of properties 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 between Clinton Avenue and Perkins Street, from RM-1 (Low-Middle Density Residence) to BA-1 (Neighborhood Center Mixed Use Business). The Property is owned by the City of New Haven which consents to this petition.

The total approximate area of the Property is 0.46+/- acres. The City of New Haven (the "City") currently owns the Property, along with the abutting parcel known as 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 campus (the "Strong School Campus"). The Strong School Campus, however, is split-zoned, as the Strong School Building is zoned BA-1, while the Perkins Parcel and 19 Clinton Parcel are zoned RM-1. The Property is underutilized and its current RM-1 designation significantly restricts the size and scale of the structures that

Alder Tyisha Walker-Myers, President  
Board of Alders, City of New Haven  
March 23, 2023  
Page 2

can be constructed. It impedes the efficient and optimal development of a site that has operated as a single parcel for a significant period.

Since the Strong School closed in 2010, the City has made several efforts to identify partners to redevelop the Property. At least two proposals failed to gain traction. In May 2022, the City issued a Request for Proposals to redevelop the Property. In July 2022, Pennrose responded to the Request for Proposals, and in October 2022, the City selected Pennrose's proposal to redevelop the Property. Pennrose has track record of affordable housing development across the United States of America and manages more than 300 successful affordable developments in over a dozen states including developments in Cleveland, Ohio; Brooklyn, New York; New Brunswick, New Jersey; Boston, Massachusetts; and Hartford and Meriden, Connecticut. Furthermore, it has successfully rehabilitated historic properties into affordable housing throughout New England.

Pennrose currently has a Memorandum of Understanding with the City related to its intended acquisition and development of the Strong School Campus. Furthermore, Pennrose is finalizing a Development and Land Disposition Agreement with the City related to desired development of the Property for affordable housing, community space, and related improvements.

The proposed map change will update the zoning map to reflect actual conditions, and will facilitate cohesive and exciting adaptive reuse of the Strong School Campus, including the construction of more affordable housing units on the Property. The proposed map change 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.

Additionally, New Haven Vision 2025 lists several goals for Fair Haven, including "[c]ontinu[ing] to focus on revitalization efforts on Grand Avenue," "rezoning . . . the Grand Avenue corridor as a General Business (BA) or BA-1 throughout the district," and "[i]mprov[ing] the aesthetics and quality of developments on all development corridors of the city such as . . . Grand Avenue[.]" Amending the zoning map to designate the Property as BA-1 will further these goals by facilitating the revitalization of the Strong School Campus, which has



Alder Tyisha Walker-Myers, President  
Board of Alders, City of New Haven  
March 23, 2023  
Page 3

sat vacant and unutilized for over a decade, with a high-quality, affordable, multifamily development that will improve the aesthetics of the Grand Avenue corridor.

In connection with this petition, enclosed please find the following materials:

- Letters of Authority from Petitioner;
- Letter of Consent from City, as Property Owner;
- Cover Letter to Michael B. Smart, City Clerk;
- Checklist for Aldermanic Submissions;
- Prior Notification Form;
- Fiscal Impact Statement;
- Check in the amount of \$1,500 as payment of the application fee;
- **Attachment A:** Petition for Amendment to the New Haven Zoning Map;
- **Attachment B:** Maps titled “Proposed Site Plan Documents,” prepared by Bohler Engineering, dated March 16, 2023, consisting of two (2) sheets titled as follows:
  - Sheet 1: Existing Zoning Map; and
  - Sheet 2: Proposed Zoning Map;
- **Attachment C:** Property Descriptions of 19 Clinton Avenue (MBLU 160-0761-02200, PID 7509) and an Unnumbered Parcel on Perkins Street (MBLU 160-0761-02101, PID 7508); and
- **Attachment D:** Proposed Ordinance re: 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

Alder Tyisha Walker-Myers, President  
Board of Alders, City of New Haven  
March 23, 2023  
Page 4

on Perkins Street (MBLU 160-0761-02101, PID 7508) from RM-1 (Low-Middle Density Residence) to BA-1 (Neighborhood Center Mixed Use Business).

It would be appreciated if you could add this petition to the Board of Alders agenda for April 3, 2023, for immediate referral to the City Plan Commission. Thank you for your consideration of this petition. Please feel free to contact me for any additional information.

Sincerely,



Meaghan M. Miles

Enclosures

cc: Karmen Cheung, Pennrose, LLC  
Michael Pinto, Esq.  
Daniel Chapple, Esq.  
Development Team

**Meaghan M. Miles**  
Partner  
Direct: 203-252-2642  
Fax: 203-784-3199  
MMiles@carmodylaw.com

195 Church Street  
P.O. Box 1950  
New Haven, CT 06509

March 23, 2023

Michael B. Smart  
City Clerk  
City of New Haven  
200 Orange Street, Room 202  
New Haven, CT 06510

**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)**

Dear Mr. Smart:

On behalf of the petitioner, Pennrose, LLC, I am pleased to submit for the consideration of the Board of Alders a Zoning Map Amendment to the New Haven Zoning Ordinance to change the zoning designation of properties 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 between Clinton Avenue and Perkins Street, from RM-1 (Low-Middle Density Residence) to BA-1 (Neighborhood Center Mixed Use Business).

I have enclosed a copy of the Petition, which includes the following materials:

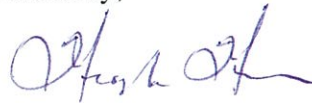
- Letter of Authority from Petitioner;
- Letter of Consent from the property owner, the City of New Haven;
- Cover Letter to the Honorable Tyisha Walker-Myers, President, Board of Alders;
- Checklist for Aldermanic Submissions;
- Prior Notification Form;
- Fiscal Impact Statement;

Michael B. Smart, City Clerk  
City of New Haven  
March 23, 2023  
Page 2

- Check in the amount of \$1,500 as payment of the application fee;
- **Attachment A:** Petition for Amendment to the New Haven Zoning Map;
- **Attachment B:** Maps titled "Proposed Site Plan Documents," prepared by Bohler Engineering, dated March 16, 2023, consisting of two (2) sheets titled as follows:
  - Sheet 1: Existing Zoning Map; and
  - Sheet 2: Proposed Zoning Map;
- **Attachment C:** Property Descriptions of 19 Clinton Avenue (MBLU 160-0761-02200, PID 7509) and an Unnumbered Parcel on Perkins Street (MBLU 160-0761-02101, PID 7508); and
- **Attachment D:** Proposed Ordinance re: Zoning Ordinance Map Amendment to Change the Zoning Designation of 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).

Please refer this petition with supporting materials to the New Haven Office of Legislative Services as soon as possible. Thank you for your assistance with this matter. Please feel free to contact me for any additional information.

Sincerely,



Meaghan M. Miles

Enclosures

cc: Karmen Cheung, Pennrose, LLC  
Michael Pinto, Esq.  
Daniel Chapple, Esq.  
Development Team

March 21, 2023

Laura Brown  
Executive Director, City Plan  
City of New Haven  
165 Church Street  
New Haven, CT 06510


**Re: Pennrose, LLC  
Letter of Authority**

Ms. Brown:

Pennrose, LLC is party to a Memorandum of Understanding with the City of New Haven related to the purchase and development of 69 Grand Avenue, 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, dated December 1, 2022. Please consider this letter as written confirmation that the undersigned has authorized the attorneys of Carmody Torrance Sandak & Hennessey LLP, with offices located at 195 Church Street, New Haven, Connecticut, to file all necessary land use applications or requests with the City of New Haven on its behalf in connection with the Property. Thank you for your acknowledgment of said authority.

Sincerely,

Pennrose, LLC



---

By: Timothy I. Henkel  
Duly Authorized





Justin Elicker  
Mayor

**City of New Haven**  
**Office of the Economic Development Administrator**  
**165 Church Street**  
**New Haven, Connecticut 06510**



Michael Piscitelli  
Economic Development  
Administrator

March 21, 2023

Laura Brown  
Executive Director, City Plan  
City of New Haven  
165 Church Street  
New Haven, CT 06510

**Re: City of New Haven**  
**Consent for Petition – Zone Map Change**

Ms. <sup>Laura</sup>Brown:

The City of New Haven is the owner of two adjacent parcels known 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. As you are aware, the City is in the process of finalizing a Development and Land Disposition Agreement for the sale of Property to Pennrose, LLC for the redevelopment of the Property as affordable housing.

Please consider this letter as written confirmation that the City of New Haven, as property owner, consents to the filing of the enclosed Petition to the Board of Alders by Pennrose, LLC to change the zoning ordinance map designation of the Property from RM-1 to BA-1. Thank you for your acknowledgment of this authorization.

Sincerely,

*MPL*

By: Michael Piscitelli  
Duly Authorized

Approved as to Form and Correctness:

*Michael J. Pinto*  
Michael J. Pinto  
Assistant Corporation Counsel



InfoNewHaven.com

203. 946.2366 Phone / 203. 946.7808 Fax



**CHECK LIST FOR ALDERMANIC SUBMISSIONS**

X	Cover Letter
X	Resolutions/ Orders/ Ordinances
X	Prior Notification Form
X	Fiscal Impact Statement - Should include comprehensive budget
X	Supporting Documentation
<b>THE FOLLOWING ITEMS ARE TO BE SUBMITTED WITH GRANTS</b>	
	Notice of Intent
	Copy of Grant Application
	Budget Summary
	Executive Summary (not longer than 5 pages without an explanation)
<b>Date Submitted by City Agency:</b>	<b>March 23, 2023</b>
<b>BOA Meeting Submitted For:</b>	April 3, 2023
<b>Indicate Regular or Suspension Agenda:</b>	Regular
<b>Submitted By:</b>	Petitioner: Pennrose, LLC
<b>Title of Legislation:</b>	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)
<b>Legislation Resolutions/ Orders/ Ordinances Language</b>	
See attached Schedule D.	
<b>Additional Comments:</b>	

Department Head or Deputy Dept Head Signature:	
Coordinator or Deputy Coordinator Signature:	
Office of Management and Budget ( <b>for Grants</b> )	
Mayor's Office Signature:	

Call 946-7670 with any questions.

<b><u>PRIOR NOTIFICATION FORM</u></b>				
<b>NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN</b>				
DATE: March 23, 2023				
TO (list applicable alders):		WARD 14 - SARAH MILLER		
FROM:	City Agency	Petitioner: Pennrose, LLC		
	Contact	Attorney Agent: Meaghan M. Miles		
	Phone	(203) 252-2642	Email	mmiles@carmodylaw.com
This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Alders.				
<p>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)</p>				
Check one if this an appointment to a commission				
<input type="checkbox"/>	Democrat			
<input type="checkbox"/>	Republican			
<input type="checkbox"/>	Unaffiliated/Independent/Other			
<b><u>INSTRUCTIONS TO DEPARTMENTS</u></b>				
1. Departments are responsible for sending this form to the alder(s) affected by the item.				
2. This form must be sent (or delivered) directly to the alder(s) <b><u>before</u></b> it is submitted to the Legislative Services Office for the Board of Alders agenda.				
3. The date entry must be completed with the date this form was sent the alder(s).				
4. Copies to: alder(s); sponsoring department; attached to submission to Board of Alders.				



### FISCAL IMPACT STATEMENT

Date	March 23, 2023	City Agency	Petitioner: Pennrose, LLC		
Contact Name	Attorney Agent: Meaghan M. Miles	Phone	(203) 252-2642		
Contact Email	mmiles@carmodylaw.com				
<b>(Title of Legislation)</b>					
Legislation Resolutions/ Orders/ Ordinances Language					
<p><b>ZONING 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)</b></p>					
Revenue					
<b>Will this Generate Revenue</b>	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	
<b>Revenue Generation</b>	<input checked="" type="checkbox"/>	N/A		<input type="checkbox"/>	One Time
<b>Revenue Total</b>	\$0.00				
<b>Revenue Funding Source</b>	<input type="checkbox"/>	General	<input type="checkbox"/>	Special	Bonding
<b>Expenditures</b>					
<b>List Cost:</b>	List the total cost by Funding Source				
	<b>GENERAL</b>	<b>SPECIAL</b>	<b>BOND</b>	<b>ENTERPRISE</b>	<b>OTHER</b>
<b>A. Personnel</b>					
1. Initial start up	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2. One-time	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3. Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>B. Non-personnel</b>					
1. Initial start up	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2. One-time	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3. Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

**ATTACHMENT A**  
**CITY OF NEW HAVEN**  
**BOARD OF ALDERS**

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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)

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**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

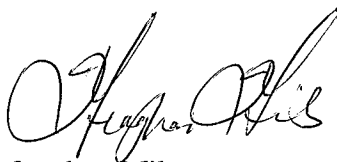
has operated as one campus for some time, and does not conflict with the existing zoning regulations for the BA-1 zone. Rezoning the Property to BA-1 is in furtherance of the goals of New Haven Vision 2025 to promote the “adaptive reuse of existing community facilities” and “[i]mprove the aesthetics 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,

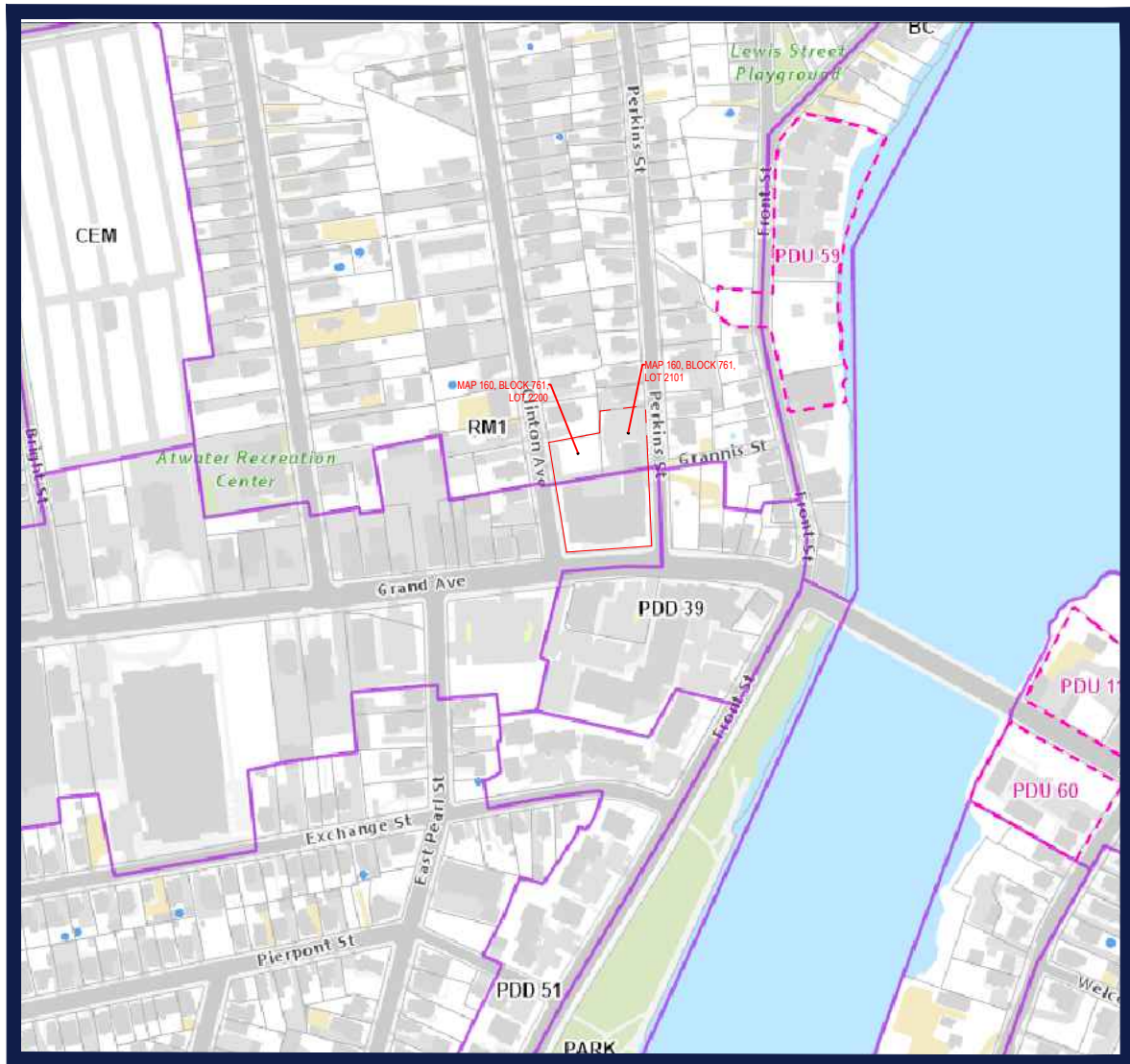
A handwritten signature in black ink, appearing to read "Meaghan Miles". The signature is fluid and cursive, with the first name "Meaghan" being more prominent than the last name "Miles".

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

On behalf of petitioner Pennrose, LLC



ZONING LEGEND	
HATCH	DESCRIPTION
	PARK
	PDD51
	RM1
	PDD39
	BC
	PDU59
	BA1



**SITE MAP**  
SCALE: 1" = 500'  
SOURCE: NEW HAVEN GIS

MBLU	Address	Owner
Map 160, Block 761, Lot 2101	Perkins St	City of New Haven
Map 160, Block 761, Lot 2200	19 Clinton Ave	City of New Haven

## ATTACHMENT B

MAP 160, BLOCK 761,  
LOT 2200

MAP 160, BLOCK 761,  
LOT 2101

RM1

STRONG SCHOOL  
CAMPUS

PDU59

BC

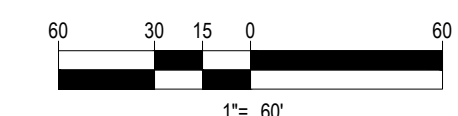
BA1

PDD39

PARK

RM1

PDD51



BOHLER

SITE CIVIL AND CONSULTING ENGINEERING

PROGRAM MANAGEMENT

LANDSCAPE ARCHITECTURE

SUSTAINABLE DESIGN

PERMITTING SERVICES

TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	DRAWN BY	

811

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PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY  
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION  
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:CTA220017.00

DRAWN BY:TJN

CHECKED BY:GPF

DATE:03/06/2023

CAD ID:CTA230017.00-PRCL-0A

PROJECT:

PROPOSED SITE  
PLAN DOCUMENTS

FOR

PENNROSE, LLC

PROPOSED  
DEVELOPMENT

MAP: 160 BLOCK: 761 LOT: 021  
69 GRAND AVE,  
CITY OF NEW HAVEN,  
NEW HAVEN COUNTY,  
CT

BOHLER

65 LaSALLE ROAD, SUITE 401  
WEST HARTFORD, CT 06107

Phone: (860) 333-8900

www.BohlerEngineering.com

G.P. FITZGERALD

DRAFT: 3/16/23

PROFESSIONAL ENGINEER

CONNECTICUT LICENSE No. 20056

FLORIDA LICENSE No. 89936

RHODE ISLAND LICENSE No. 81996

SHEET TITLE:

EXISTING  
ZONING MAP

SHEET NUMBER:

EX-01

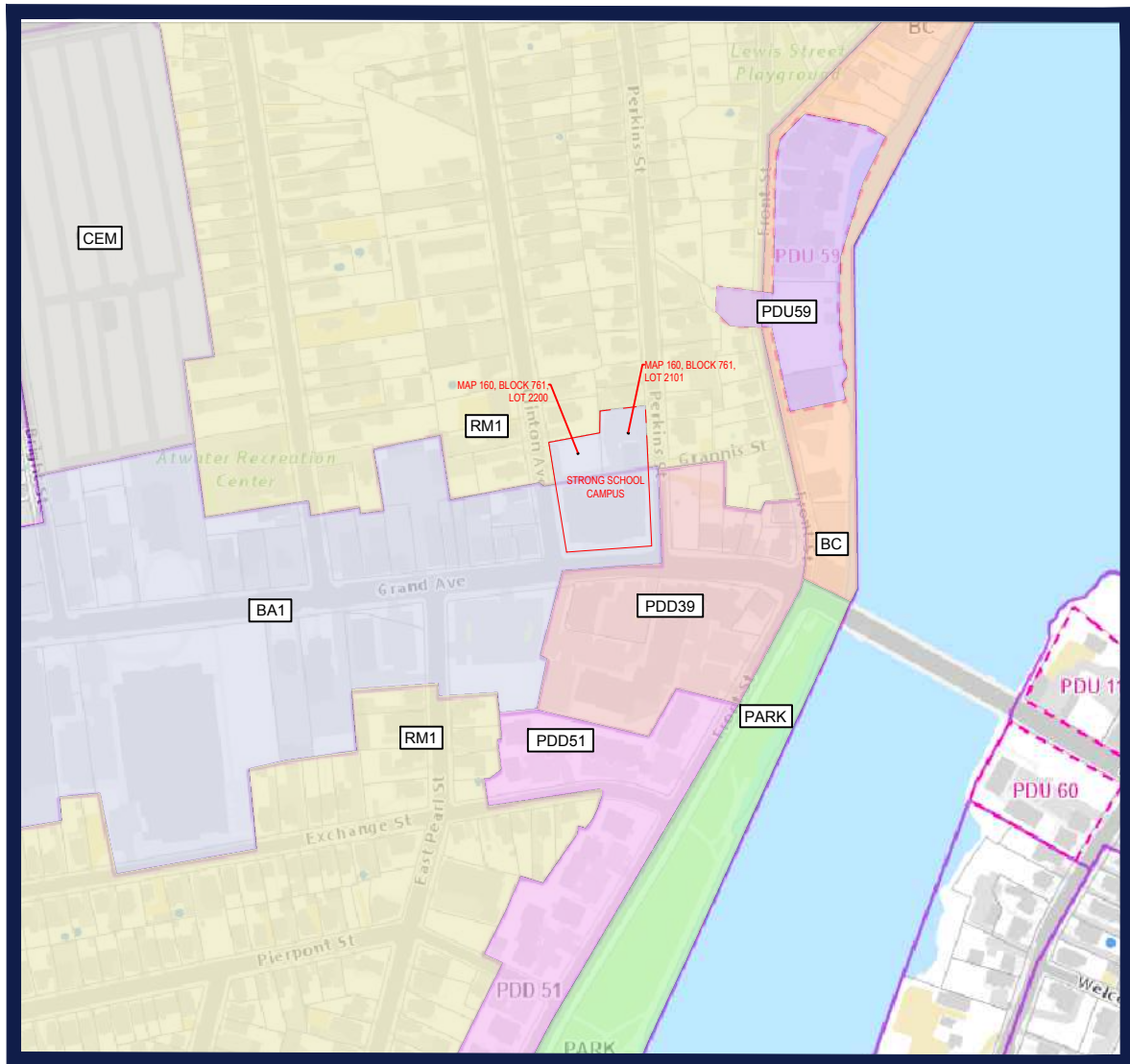
ORG. DATE - 03/06/2023

P:\2023\CTA230017.00\CAD\DRAWINGS\EXHIBIT\SPARCEL EXHIBITS\CTA230017.00-PRCL-0A-3-LAYOUT-EX-01-EXISTING ZONING





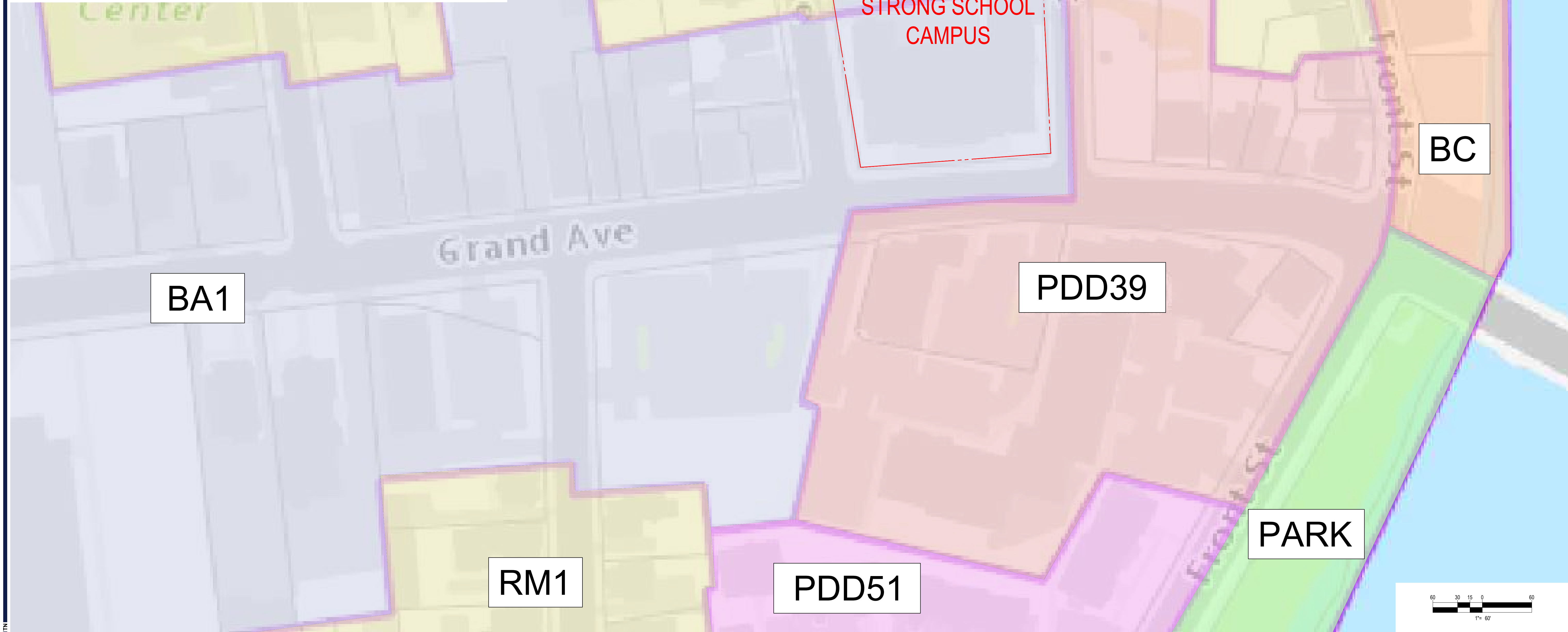
ZONING LEGEND	
HATCH	DESCRIPTION
	PARK
	PDD51
	RM1
	PDD39
	BC
	PDU59
	BA1



SITE MAP

SCALE: 1" = 500'  
SOURCE: NEW HAVEN GIS

MBLU	Address	Owner
Map 160, Block 761, Lot 2101	Perkins St	City of New Haven
Map 160, Block 761, Lot 2200	19 Clinton Ave	City of New Haven



## ATTACHMENT B

PDU59

MAP 160, BLOCK 761,  
LOT 2200

RM1

STRONG SCHOOL  
CAMPUS

BC

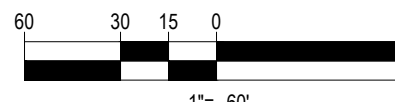
BA1

PDD39

PARK

RM1

PDD51



BOHLER

SITE CIVIL AND CONSULTING ENGINEERING

PROGRAM MANAGEMENT

LANDSCAPE ARCHITECTURE

SUSTAINABLE DESIGN

PERMITTING SERVICES

TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	DRAWN BY	

811

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PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	CTA220017.00
DRAWN BY:	TJN
CHECKED BY:	GPF
DATE:	03/06/2023
CAD ID:	CTA230017.00-PRCL-0A

PROPOSED SITE  
PLAN DOCUMENTS

FOR

PENNROSE, LLC

PROPOSED  
DEVELOPMENT  
MAP: 160 BLOCK: 761 LOT: 021  
69 GRAND AVE,  
CITY OF NEW HAVEN,  
NEW HAVEN COUNTY,  
CT

BOHLER

65 LaSALLE ROAD, SUITE 401  
WEST HARTFORD, CT 06107  
Phone: (860) 333-8900  
www.BohlerEngineering.com

G.P. FITZGERALD

DRAFT: 3/16/23  
PROFESSIONAL ENGINEER  
CONNECTICUT LICENSE No. 20056  
FLORIDA LICENSE No. 89936  
RHODE ISLAND LICENSE No. 61996

SHEET TITLE:

PROPOSED  
ZONING MAP

SHEET NUMBER:

EX-02

ORG. DATE - 03/06/2023

**ATTACHMENT C**  
**PROPERTY DESCRIPTION**

<b>PROPOSED RM-1 TO BA-1</b>		
<b>Number</b>	<b>Street</b>	<b>MBLU</b>
19	Clinton Avenue	160/0761/02200
Unnumbered	Perkins Street	160/0761/02101

**ATTACHMENT C (cont.)  
PROPERTY DESCRIPTION**

**PARCEL ONE:**

**19 CLINTON AVENUE, NEW HAVEN, CT**

BEGINNING AT A POINT ALONG THE EASTERLY LINE OF CLINTON AVENUE (PUBLIC – 50' WIDE), SAID POINT BEING A CORNER IN COMMON WITH MAP 160, BLOCK 761, LOT 2300 (N/F ELIEZER L. CRUZ & SARAH A. MILLER), SAID POINT ALSO BEING DISTANT SOUTH 08 DEGREES – 53 MINUTES – 08 SECONDS EAST, A DISTANCE OF 78.20 FEET FROM A MONUMENT FOUND ALONG SAID EASTERLY LINE, THENCE;

1. DEPARTING SAID EASTERLY LINE, RUNNING ALONG THE DIVIDING LINE WITH SAID LOT 2300, NORTH 80 DEGREES – 00 MINUTES – 59 SECONDS EAST, A DISTANCE OF 107.27 FEET, THENCE;
2. ALONG THE DIVIDING LINE WITH MAP 160, LOT 2101 (N/F CITY OF NEW HAVEN), SOUTH 03 DEGREES – 48 MINUTES – 01 SECONDS EAST, A DISTANCE OF 80.71 FEET, THENCE;
3. ALONG THE DIVIDING LINE WITH MAP 160, LOT 2100 (N/F CITY OF NEW HAVEN), SOUTH 80 DEGREES – 04 MINUTES – 46 SECONDS WEST, A DISTANCE OF 100.11 FEET TO THE EASTERLY LINE OF CLINTON AVENUE, THENCE;
4. ALONG SAID EASTERLY LINE, NORTH 08 DEGREES – 53 MINUTES – 08 SECONDS WEST, A DISTANCE OF 80.15 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 8,315 SQUARE FEET OR 0.191 ACRES.

*Continued...*

**ATTACHMENT C (cont.)  
PROPERTY DESCRIPTION**

**PARCEL TWO:**

**AN UNNUMBERED PARCEL ON PERKINS STREET (MBLU 160-0761-02101, PID 7508),  
NEW HAVEN, CT**

BEGINNING AT A POINT ALONG THE WESTERLY LINE OF PERKINS STREET  
(PUBLIC – 40' WIDE), SAID POINT BEING A CORNER IN COMMON WITH MAP 160,  
BLOCK 761, LOT 2000 (N/F HUGO ZECUA MUNOZ), THENCE ALONG SAID  
WESTERLY LINE THE FOLLOWING TWO (2) COURSES;

1. SOUTH 03 DEGREES – 48 MINUTES – 01 SECONDS EAST, A DISTANCE OF 68.17 FEET, THENCE;
2. SOUTH 02 DEGREES – 18 MINUTES – 23 SECONDS EAST, A DISTANCE OF 51.40 FEET, THENCE;
3. DEPARTING SAID WESTERLY LINE, RUNNING ALONG THE DIVIDING LINE WITH MAP 160, LOT 2100 (N/F CITY OF NEW HAVEN), SOUTH 80 DEGREES – 04 MINUTES – 46 SECONDS WEST, A DISTANCE OF 93.64 FEET, THENCE;
4. ALONG THE DIVIDING LINE WITH MAP 160, LOT 2200 (N/F CITY OF NEW HAVEN), NORTH 03 DEGREES – 48 MINUTES – 01 SECONDS WEST, A DISTANCE OF 80.71 FEET, THENCE;
5. ALONG THE DIVIDING LINE WITH MAP 160, LOT 2300 (N/F ELIEZER L. CRUZ & SARAH A. MILLER), NORTH 03 DEGREES – 48 MINUTES – 01 SECONDS WEST, A DISTANCE OF 48.83 FEET, THENCE;
6. ALONG THE DIVIDING LINE WITH SAID LOT 2000, NORTH 86 DEGREES – 11 MINUTES – 59 SECONDS EAST, A DISTANCE OF 94.44 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 11,722 SQUARE FEET OR 0.269 ACRES.



## ATTACHMENT D

☐ Resolution

☐ Order

☒ Ordinance Amendment

ZONING 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)

WHEREAS, on \_\_\_\_\_, 2023, pursuant to Special Act No. 490, § 5, Article VII § 3(L) and Article VI § 19, the Charter of the City of New Haven, and § 64(d)(1) of the Zoning Ordinance, City of New Haven (the “Zoning Ordinance”), Pennrose, LLC, through attorney agent Meaghan M. Miles of Carmody Torrance Sandak & Hennessey LLP, filed with the New Haven City Clerk for transmission to the Board of Alders a Petition requesting that the Board of Alders amend the map of the Zoning Ordinance 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), located north of Grand Avenue between Clinton Avenue and Perkins Street, from RM-1 (Low-Middle Density Residence) to BA-1 (Neighborhood Center Mixed Use Business).

WHEREAS, on \_\_\_\_\_, 2023, pursuant to Article VII § 3(L) and Article XIII § 2 of the City of New Haven Charter, the Board of Alders referred the Petition to the New Haven City Plan Commission for a public hearing.

WHEREAS, on \_\_\_\_\_, 2023, the City Plan Commission, following its public hearing, rendered an advisory report to the Board of Alders after considering the factors set forth in § 64(d)(2) of the Zoning Ordinance recommending approval of the Petition, City Plan Commission Report No. \_\_\_\_\_; and

WHEREAS, the Legislation Committee of the Board of Alders, following its public hearing on the matter, accepted the recommendation of the City Plan Commission and on \_\_\_\_\_, 2023, recommended to the full Board with favorable report that the Zoning Ordinance Map Amendment be adopted; and

WHEREAS, the Board of Alders finds that the Map Amendment to the Zoning Ordinance requested in the petition is in accordance with the Comprehensive Plan of Development for the City of New Haven as such amendment will facilitate the preservation and restoration of the historic architecture and urban pattern of the City, facilitate walkability and community over automotive-related sprawl by permitting the construction of a multifamily affordable housing development along the Grand Avenue commercial corridor, and encourage physical activity and community involvement through the addition of shared indoor and outdoor community space in the proposed development.

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 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; and

**NOW, THEREFORE, BE IT RESOLVED** by the New Haven Board of Alders that: the Map Amendment to the Zoning Ordinance set forth in the Petition of Pennrose, LLC, and shown in **Attachment A**, is hereby approved and that the Zoning Ordinance Map shall be amended in the manner set forth in **Attachment B** attached hereto which attachment is incorporated by reference. This Ordinance shall be effective on the day after the date of publication of this Ordinance Map Amendment.

Signed \_\_\_\_\_

Date \_\_\_\_\_