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CITY OF NEW HAVEN
OFFICE OF LEGISLATIVE SERVICES
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March 23, 2023

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



NEW HAVEN
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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

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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

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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

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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