

Public Testimony

Letters of Support for Re-Zoning and Redevelopment of the Strong School location

April 17th, 2023

Letter of Support fo: 1) Ordinance Map Amendment for 19 Clinton Avenue and Perkins Street and 2) Development and Land Disposition Agreement with respect to 69 Grand Avenue, 19 Clinton Avenue and an unnumbered parcel on Perkins Street, New Haven, Connecticut, formerly known as Horace H. Strong School.

Dear Board of Alders Joint Legislation / Community Development Committee,

My name is Dave Weinreb, I reside with my wife and baby at 51 Perkins Street, and I run and drive past the Strong School building every day. I serve as the Ward 14 Co-Chair, the former Corresponding Secretary of the Fair Haven Community Management Team, and an educator for New Haven Public Schools.

Through this lens, I write in strong support of two items on your April 19, 2023 agenda: the zoning map change proposed by Pennrose LLC and the Development and Land Disposition Agreement (DLDA) proposed by the City of New Haven. Together, these items facilitate redevelopment of the former Strong School at 69 Grand Avenue into much needed community space, artist live-work space, and at least 50 units of 100% affordable housing. For the health and wellness of our community, I urge you to facilitate, we need this!

The proposed zoning map change brings the above-referenced parcels into alignment in order to facilitate the project, and makes logical sense given their close proximity to Fair Haven's commercial corridor, Grand Avenue. In addition, the proposed DLDA reflects the deal terms presented by Pennrose LLC in their response to the City's Redevelopment RFP and presented to the Fair Haven community in a public meeting with the RFP respondents. Since Pennrose's selection as developer for this important site (and beforehand), they have exhibited exceptional commitment to communication and collaboration with Fair Haven residents, including through regular conversations and reporting to the Community Management Team.

The historic Strong School building has been vacant for over a decade, ever since I first began teaching in this neighborhood. Redevelopment of this site is an essential step in the revitalization of the Grand Avenue corridor and Fair Haven as a whole, which is of interest to the entire city, but also especially to the children and families who live here. This proposal fulfills community-defined needs for affordable housing and gathering space, supports local artists and arts culture, adds to our local tax base, and restores a historic building for a new generation. The proposed map change and Development and Land Disposition Agreement are critical steps in this exciting process, and I hope that the Board of Alders Joint Legislation / Community Development Committee will favorably recommend both items.

Sincerely,
David Weinreb
Co-Chair | Ward 14, Democratic Town Committee
Magnet Resource Teacher | [Elm City Montessori](#)
davidjweinreb@gmail.com | 914-393-7671

Karen Jenkins
1 Brewery Square, apt 505
New Haven, CT 06513
karenjenkins4003@gmail.com
cell - 732-325-4003

April 16, 2023

Board of Alders
City of New Haven
Joint Legislation/Community Development Committee
Via email: publictestimony@newhavenct.gov

Dear New Haven Board of Alders,

RE: 1) Ordinance Map Amendment for 19 Clinton Avenue and Perkins Street
2) Development and Land Disposition Agreement with respect to 69 Grand Avenue, 19 Clinton Avenue and an unnumbered parcel on Perkins Street, New Haven, Connecticut, formerly known as Horace H. Strong School.

I am a resident of the Brewery Square apartments in Fair Haven. I am also a member of the Historic District Commission. I write in strong support of two items on the April 19, 2023 agenda of the City Plan Commission. They are:

1. the zoning map change proposed by Pennrose LLC, and
2. the Development and Land Disposition Agreement (DLDA) proposed by the City of New Haven.

Together, these items facilitate redevelopment of the former Strong School at 69 Grand Avenue into much needed community space, artist live-work space, and at least 50 units of 100% affordable housing.

The proposed zoning map change brings the above-referenced parcels into alignment in order to facilitate the project, and makes logical sense given their close proximity to Grand Avenue, Fair Haven's commercial corridor. In addition, the proposed DLDA reflects the terms presented by Pennrose LLC in their response to the City's Redevelopment RFP and presented to the Fair Haven community in a public meeting with the RFP respondents. Since Pennrose's selection as developer for this important site, they have exhibited exceptional commitment to communication and collaboration with Fair Haven residents, including regular reporting to the Community Management Team.

The historic Strong School building has been vacant for over a decade. Redevelopment of this site is an essential step in the revitalization of the Grand Avenue corridor and Fair Haven as a whole. This proposal restores a historic building for a new generation while it will also fulfill community-defined needs for affordable housing, a people-centered gathering space, support for local artists and arts culture, and will add to the local tax base. The proposed map change and Development and Land Disposition Agreement are critical steps in this exciting process.

I urge the Commission to favorably recommend both items to the Board of Alders. Thank you.

Sincerely,



Karen Jenkins

William and Marilyn Markunas
34 Front Street
New Haven, CT 06513

April 18, 2023

Community Development Committee

Board of Alders Chambers
165 Church, 2nd Floor
New Haven, CT 06510

Re: Letter of Support for: 1) Ordinance Map Amendment for 19 Clinton Avenue and Perkins Street and 2) Development and Land Disposition Agreement with respect to 69 Grand Avenue, 19 Clinton Avenue and an unnumbered parcel on Perkins Street, New Haven, Connecticut, formerly known as Horace H. Strong School.

Dear Community Development Committee,

My husband and I are residents of RiverPlace condominiums at 34 Front Street for the past 17 years. We retired here because of the beautiful Quinnipiac River and Park views. We have observed the abandoned Strong Street School all those years, always hoping something of use would be there. Now is that opportunity. Thanks to David Hunter and the Mary Wade organization, Clinton Avenue and surrounding blocks have been rejuvenated. This will add to the Fair Haven property values. We take pride in our neighborhood, I was instrumental in support of the traffic calming tables on South Front Street.

Through this lens, I write in strong support of two items on your April 19, 2023 agenda: the zoning map change proposed by Pennrose LLC and the Development and Land Disposition Agreement (DLDA) proposed by the City of New Haven. Together, these items facilitate redevelopment of the former Strong School at 69 Grand Avenue into much needed community space, artist live-work space, and at least 50 units of 100% affordable housing.

The proposed zoning map change brings the above-referenced parcels into alignment in order to facilitate the project, and makes logical sense given their close proximity to Fair Haven's commercial corridor, Grand Avenue. In addition, the proposed DLDA reflects the deal terms presented by Pennrose LLC in their response to the City's Redevelopment RFP and presented to the Fair Haven community in a public meeting with the RFP respondents. Since Pennrose's selection as developer for this important site, they have exhibited exceptional commitment to communication and collaboration with Fair Haven residents, including through regular reporting to the Community Management Team.

The historic Strong School building has been vacant for over a decade. Redevelopment of this site is an essential step in the revitalization of the Grand Avenue corridor and Fair Haven as a whole. This proposal fulfills community-defined needs for affordable housing and gathering space, supports local artists and arts culture, adds to our local tax base, and restores a historic building for a new generation. The proposed map change and Development and Land Disposition Agreement are critical steps in this exciting process, and I hope that the Commission will favorably recommend both items to the Board of Alders.

Sincerely,

William J. Markunas
Marilyn A. Markunas

m3

Fair Haven Community Management Team
295 Blatchley Ave, New Haven, CT 06513
www.fairhavencmt.org | fairhavencmt@gmail.com

April 30th, 2023

To Whom It May Concern:

At a recent meeting of the Fair Haven Community Management Team, representatives from our community presented a motion which included the following language: *The Fair Haven Community Management Team shall issue a letter of support to the City of New Haven Board of Alders, the City Plan Commission, and the Board of Zoning Appeals in favor of the Strong School Redevelopment project as described by Pennrose, LLC. This support extends only to the zoning change to make the entire site fall under zone BA-1, as opposed to a combination of BA-1 and RM-1 as it currently is.*

The Fair Haven Community Management Team voting members have voted to support this motion. We thank you for keeping the community engaged and informed about the positive contributions the Strong School redevelopment is bringing to our neighborhood. If you have any questions, feel free to reach out to us anytime.

We wish you the best of luck with your proposal.

Sincerely,

Lee Cruz
eliezerleecruz@gmail.com
Chair

Liz Tyghter de Velasquez
elizaanne.tyghterdevelasquez77@gmail.com
Chair

Misty Maza

From: Public Testimony
Sent: Tuesday, May 2, 2023 2:39 PM
Subject: Fw: LM-2023-0216

From: Mary Ann Moran <moran.mary.ann@snet.net>
Sent: Sunday, April 30, 2023 11:03 AM
To: Public Testimony <PublicTestimony@newhavenct.gov>
Subject: LM-2023-0216

Please be cautious

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Alderwoman Cupo & Alderman Douglass;

I have lived in Fair Haven at 50 Downing Street for 45 years and been active in working with children through the homework Club at Quinnipiac Terrace for 7 years. I have worked with the Chatham Square neighborhood association to bring programs for neighbors in the park which would attract 200-250 people who live in our neighborhood. I have worked with Gather as the area co-ordinator for 8 gardens in Fair Haven for the past 12 years. The Strong school was an active used school when I moved into the neighborhood in 1978. Children walked to school and lived all around me. As the years went by the school got less use until it was closed 10 years ago. I treasured the design of the school and the entrance for girls on one side and boys on the other. I was part of the neighborhood movement that has pushed to save this school as a significant historical member of our community. We need the school as a memorial to all the immigrants that came to Fair Haven and were educated at the Strong School. We need a place for the children who now live in our neighborhood to gather for sports and other recreational activities to enable them to feel apart and welcomes our new immigrants. The 56 units of housing will support new members of Fair Haven who are already starting to move in and embrace our community, Some of them have started gardening at Grand Acres across the street from the school which is a part of the Gather network in Fair Haven. As a gay woman I have always felt safe and supported in Fair Haven, my grandparents came from Ireland in 1892, they would have loved this neighborhood !

Through this lens, I write in support of the Strong School renovation proposal which Pennrose LLC proposed. This proposal will facilitate redevelopment of the former Strong School at 69 Grand Avenue into much needed community space, artist live-work space

and the 50 units of 100% affordable housing. Since Pennrose's selection as a developer for this site, they have exhibited exceptional commitment to collaboration and communication with Fair Haven residents, including through regular reporting to the Community Management Team.

The historic Strong School building has been vacant for over a decade. Redevelopment of this site is an essential step in the revitalization of the Grand Avenue corridor and Fair Haven as a whole. This proposal fulfills community-defined needs for affordable housing and a gathering space, a support of local artists and arts culture. It adds to our tax base and restores our historic building for a new generation. I hope the board of Alderman will whole heartedly support this proposal for beloved Fair Haven.

Sincerely,

Mary Ann

Moran



Fair Haven Community Health Care

Locations

374 Grand Avenue
New Haven, CT 06513

50 Grand Avenue
New Haven, CT 06513

150 Sargent Drive
New Haven, CT 06511
203.777.7411

Bella Vista

339 Eastern Street, Building B
New Haven, CT 06513
203.469.5331

Shoreline Family Health Care

221 West Main Street
Branford, CT 06405
203.871.4188

MAAS

426 East Street
New Haven, CT 06511
203.495.7710

BHcare

14 Sycamore Way
Branford, CT 06405
203.483.2630

New Haven School Based Health Centers

Bishop Woods School
Clinton Avenue School
Fair Haven K-8 School
John S. Martinez School
Wilbur Cross High School
Family Academy of
Multilingual Exploration

East Haven School Based Health Centers

Joseph Melillo Middle School
East Haven High School

Branford School Based Health Centers

Mary R. Tisko Elementary
School
John B. Sliney Elementary
School

fhchc.org

April 17, 2023

Alder Tyisha Walker-Myers

President

Board of Alders

165 Church Street

New Haven, Connecticut 06510

Re: Letter of Support for Land Disposition Agreement for the Horace H Strong School

Dear Honorable Alder Walker-Myers,

My name is Suzanne Lagarde, MD MBA FACP and I serve as CEO of Fair Haven Community Health Care, with a clinic located at 374 Grand Avenue in Fair Haven. I am writing in support of the Land Disposition Agreement (LDA) between the City of New Haven and Pennrose. As a community health center that provides care for medically underserved and uninsured individuals, we are acutely aware of the need for affordable housing in Fair Haven. The proposed development will facilitate the addition of at least 50 affordable housing units in our community. In addition, the proposed development will preserve the historic Strong School building and support the continued revitalization of the Grand Avenue corridor begun by our own exciting new health center development. I hope that the Board of Alders approves the Land Disposition Agreement.

Sincerely,

Suzanne Lagarde, MD, MBA, F ACP
Chief Executive Officer

Misty Maza

From: Public Testimony
Sent: Tuesday, May 2, 2023 2:40 PM
Subject: Fw: Strong School Support

From: Frankie Redente Jr. <fredente@gmail.com>
Sent: Monday, May 1, 2023 7:46 AM
To: Public Testimony <PublicTestimony@newhavenct.gov>
Subject: Strong School Support

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Frank R. Redente Jr.
401 Poplar St.

5/1/2023

Joint Legislation and Community Development Committee
New Haven Board of Alders
City of New Haven

Letter of Support for:

- 1) Development and Land Disposition Agreement with respect to 69 Grand Avenue, 19 Clinton Avenue and an unnumbered parcel on Perkins Street, New Haven, Connecticut, formerly known as Horace H. Strong School
- 2) Zoning Map Amendment for 19 Clinton Avenue and Perkins Street

Dear Honorable Chairs Alder Cupo, Alder Douglass, and members of the Legislation and Community Development Committees,

My name is Frank Redente Jr., I have lived in Fair Haven my entire life. For 28 years I have worked for the City of New Haven Board of Education, currently serving as the Youth Development Coordinator at Fair Haven School on Grand Avenue. I am also the evening Violence Intervention Professional for the Connecticut Violence Intervention Program. I do street outreach work dealing with violent crime and shootings.

Through this lens, I write in strong support of the two items on your May 2, 2023 agenda: the Development and Land Disposition Agreement (DLDA) between the City of New Haven and Pennrose LLC, and zoning map change at the site. Together, these items facilitate redevelopment of the former Strong School at 69 Grand Avenue into much needed community space, artist live-work space, and at least 50 units of 100% affordable housing.

The historic Strong School building has been vacant for over a decade. Redevelopment of this site is an essential step in the revitalization of the Grand Avenue corridor and Fair Haven as a whole. This proposal fulfills community-defined needs for affordable housing and gathering space, supports local artists and arts culture, adds to our local tax base, and restores a historic building for a new generation.

The proposed DLDA reflects the deal terms presented by Pennrose LLC in their response to the City's Redevelopment RFP and presented to the Fair Haven community in a public meeting with the RFP respondents. Since Pennrose's selection as developer for this important site, they have exhibited exceptional commitment to communication and collaboration with Fair Haven residents, including through regular reporting to the Community Management Team.

The proposed zoning map change brings the above-referenced parcels into alignment in order to facilitate the project, and makes logical sense given their close proximity to Fair Haven's commercial corridor, Grand Avenue.

The Development and Land Disposition Agreement and map change are critical steps toward bringing this iconic property back into service for our community. I hope that the Committee will favorably recommend both items to the full Board of Alders.

Sincerely,

Frank R Redente Jr.

GINA TOPPINS
113 Atwater Street, New Haven, CT 06513

April 27, 2023

For The Board of Alders Joint Legislation / Community Development Committee on Tuesday, May 2, 2023

Via email: publictestimony@newhavenct.gov

Re: 1) Ordinance Map Amendment for 19 Clinton Ave. and Perkins St.

2) Development and Land Disposition Agreement to 69 Grand Ave., 19 Clinton Ave. and an unnumbered parcel on Perkins St., New Haven, CT, formerly known as Horace H. Strong School

As a resident of Fair Haven and Treasurer of the Fair Haven Community Management Team, I strongly support and request the approval of the above referenced items that will be presented on May 2, 2023, before the Board of Alders Joint Legislation / Community Development Committee.

Abandoned buildings subject a community to unsafe and unhealthy conditions, illegal activities, fire hazards, and, most importantly, it depresses a community psychologically, economically, and is an eyesore. The monetary resources and personnel hours expended to maintain a vacant building is extremely costly and wasteful.

I am grateful that after more than a decade, the City of New Haven is willing to transfer this property from public to private use. This will provide the much needed development of affordable housing. The economic benefits will simultaneously benefit our community and the City.

I am requesting that the Board of Alders Joint Legislation / Community Development Committee approve the following:

Changing the Map to Zone 1 as presented by Penrose LLC

The Development and Land Disposition Agreement proposed by the City of New Haven.

Respectfully,

Gina Toppins, Fair Haven Resident and
Treasurer, Fair Haven Community Management Team

Misty Maza

From: Public Testimony
Sent: Tuesday, May 2, 2023 2:40 PM
Subject: Fw: Letter of Support May 2, 2023

From: Esther Armmand <esther.armmand@gmail.com>
Sent: Monday, May 1, 2023 11:48 AM
To: Public Testimony <PublicTestimony@newhavenct.gov>
Subject: Letter of Support May 2, 2023

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Letter of Support for: 1) Ordinance Map Amendment for 19 Clinton Avenue and Perkins Street and 2) Development and Land Disposition Agreement with respect to 69 Grand Avenue, 19 Clinton Avenue and an unnumbered parcel on Perkins Street, New Haven, Connecticut, formerly known as Horace H. Strong School.

Board of Alders: Joint Community Development/Legislative Committee
Honorable Co-Chairs: Ellen Cupo and Frank Douglass, Jr ,

I am Esther Armmand, my address is 664 Quinnipiac Avenue, New Haven, CT and I live in a local historic district a few blocks from the Horace H. Strong School. I am active in our neighborhood and volunteer on the Friends of Quinnipiac River Park Community Group. The proposed Ordinance Map Amendment makes good sense for our neighborhood and the City. It embraces an innovative and inclusive concept, excellent use of the land, builds our neighborhood, and add tax dollars to the City. So, it is without reservation that I support the noted Map Amendment and Land Disposition Agreement.

The zoning map change proposed by Pennrose LLC and the Development and Land Disposition Agreement (DLDA) by the City of New Haven, together facilitate redevelopment of the former Strong School at 69 Grand Avenue into much needed community space, artist live-work space, and at least 50 units of 100% affordable housing.

The proposed zoning map change brings the above-referenced parcels into alignment in order to facilitate the project, and makes logical sense given their close proximity to Fair Haven's commercial corridor on Grand Avenue. In addition, the proposed DLDA reflects the terms presented by Pennrose LLC in their response to the City's Redevelopment RFP and to the Fair Haven community in a public meeting with the RFP respondents.

Since Pennrose's selection as developer for this site, they have exhibited exceptional commitment to communicating and collaborating with Fair Haven residents including the Community Management Team. The historic Strong School building has been vacant for over a decade. Redevelopment of this site is an essential step in the revitalization of the Grand Avenue corridor and Fair Haven as a whole. This proposal fulfills community-defined needs for affordable housing and gathering space, supports local artists and arts culture, adds to our local tax base, and restores a historic building for future generations.

The proposed map change and Development and Land Disposition Agreement are critical steps in this process. I thank you for this opportunity and urge your favorable support.

Misty Maza

From: Public Testimony
Sent: Tuesday, May 2, 2023 2:40 PM
Subject: Fw: Ana Juarez- Strong School Redevelopment for Affordable for ALL

From: Ana Juarez <juarez.anap@gmail.com>
Sent: Monday, May 1, 2023 6:54 PM
To: Public Testimony <PublicTestimony@newhavenct.gov>
Subject: Ana Juarez- Strong School Redevelopment for Affordable for ALL

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Chair Leslie Radcliffe
City Plan Commission
City of New Haven
Via email: cpc@newhavenct.gov

Dear Honorable Chair Radcliffe,

My name is Ana Paola Juarez. I am writing to you again to emphasize my support for the Redevelopment of the Strong School. I am a lifelong New Haven resident that has lived here, throughout many different neighborhoods within the city, for close to 30 years. I am sure you are aware, I am active within my community. I do volunteer work, I attempt to go to different city-wide events, and I am a part of the CAB for COMPASS. I have lived in Fair Haven for almost 2 of the decades that I have been here. My younger siblings had attended the Strong School when it was still serving its purpose. We have seen the building slowly deteriorate and become abandoned. We would love to see that change ---especially for the betterment of our neighborhood. The opportunity to create affordable housing for people of all ethnicities, genders, and others is very important in the progress of our area. Creating a safe space for all is what makes our city so diverse and inclusive. Included in my plea is the template produced by our Fair Haven CMT. Please consider this opportunity for our neighborhood. Thank you.

Through this lens, I write in strong support of two items on your April 19, 2023 agenda: the zoning map change proposed by Pennrose LLC and the Development and Land Disposition Agreement (DLDA) proposed by the City of New Haven. Together, these items facilitate redevelopment of the former Strong School at 69 Grand Avenue into much needed community space, artist live-work space, and at least 50 units of 100% **affordable** housing.

The proposed zoning map change brings the above-referenced parcels into alignment in order to facilitate the project, and makes logical sense given their close proximity to Fair Haven's commercial corridor, Grand Avenue. In addition, the proposed DLDA reflects the deal terms presented by Pennrose LLC in their response to the City's Redevelopment RFP and presented to the Fair Haven community in a public meeting with the RFP respondents. Since Pennrose's selection as developer for this important site, they have exhibited exceptional commitment to communication and collaboration with Fair Haven residents, including through regular reporting to the Community Management Team.

The historic Strong School building has been vacant for over a decade. Redevelopment of this site is an essential step in the revitalization of the Grand Avenue corridor and Fair Haven as a whole. This proposal fulfills community-defined needs for affordable housing and gathering space, supports local artists and arts culture, adds to our local tax base, and restores a historic building for a new generation. The proposed map change and Development and Land Disposition Agreement are critical steps in this exciting process, and I hope that the Commission will favorably recommend both items to the Board of Alders.

Sincerely,

Ana Paola Juarez

(she, her, hers)

p | 203-824-2492

e | juarez.anap@gmail.com

or for emergency contact ana.juarez@yale.edu

Fair Haven Community Management Team
295 Blatchley Ave, New Haven, CT 06513
www.fairhavencmt.org | fairhavencmt@gmail.com

April 30th, 2023

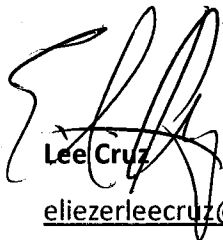
To Whom It May Concern:

At a recent meeting of the Fair Haven Community Management Team, representatives from our community presented a motion which included the following language: *The Fair Haven Community Management Team shall issue a letter of support to the City of New Haven Board of Alders, the City Plan Commission, and the Board of Zoning Appeals in favor of the Strong School Redevelopment project as described by Pennrose, LLC. This support extends only to the zoning change to make the entire site fall under zone BA-1, as opposed to a combination of BA-1 and RM-1 as it currently is.*

The Fair Haven Community Management Team voting members have voted to support this motion. We thank you for keeping the community engaged and informed about the positive contributions the Strong School redevelopment is bringing to our neighborhood. If you have any questions, feel free to reach out to us anytime.

We wish you the best of luck with your proposal.

Sincerely,



Lee Cruz

eliezerleecruz@gmail.com

Chair



Liz Tyghter de Velasquez

elizaanne.tyghterdevelasquez77@gmail.com

Chair

Grand Avenue Special Services District

266 Grand Avenue, New Haven, CT 06513

May 1, 2023

Joint Legislation and Community Development
New Haven Board of Alders
City of New Haven
Via email: publictestimony@newhavenct.gov

Letter of Support for:

- 1) Development and Land Disposition Agreement with respect to 69 Grand Avenue, 19 Clinton Avenue and an unnumbered parcel on Perkins Street, New Haven, Connecticut, formerly known as Horace H. Strong School
- 2) Zoning Map Amendment for 19 Clinton Avenue and Perkins Street

Dear Honorable Chairs Alder Cupo, Alder Douglass, and members of the Legislation and Community Development Committees,

The Grand Avenue Special Services District is delighted to support the transformation of the Historic Strong School into what we believe, will bring a new change in atmosphere and beautification to Fair Haven. The District is privileged to be a voice for positive impacts to our beloved community and have considered the opportunities a project like this will create for new and current residents.

Through this lens, I write in strong support of the two items on your May 2, 2023 agenda: The Development and Land Disposition Agreement (DLDA) between the City of New Haven and Pennrose LLC, and zoning map change at the site. Together, these items facilitate redevelopment of the former Strong School at 69 Grand Avenue into much needed community space, artist live-work space, and at least 50 units of 100% affordable housing.

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The Development and Land Disposition Agreement and map change are critical steps toward bringing this iconic property back into service for our community. I hope that the Committee will favorably recommend both items to the full Board of Alders.

Sincerely,

Erick Gonzalez

Chair

Grand Avenue Special Services District

Martin Torresquintero
42 Front Street, New Haven CT 06513

April 30, 2023

Joint Legislation and Community Development Committee
New Haven Board of Alders
City of New Haven
Via email: publictestimony@newhavenct.gov

Letter of Support for:

- 1) Development and Land Disposition Agreement with respect to 69 Grand Avenue, 19 Clinton Avenue and an unnumbered parcel on Perkins Street, New Haven, Connecticut, formerly known as Horace H. Strong School**
- 2) Zoning Map Amendment for 19 Clinton Avenue and Perkins Street**

Dear Honorable Chairs Alder Cupo, Alder Douglass, and members of the Legislation and Community Development Committees,

I Have been a resident of this neighborhood since 1996, and I strongly support two items on your May 2, 2023 agenda: the Development and Land Disposition Agreement (DLDA) between the City of New Haven and Pennrose LLC, and zoning map change at the site. Together, these items facilitate redevelopment of the former Strong School at 69 Grand Avenue into much needed community space, artist live-work space, and at least 50 units of 100% affordable housing.

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The Development and Land Disposition Agreement and map change are critical steps toward bringing this iconic property back into service for our community. I hope that the Committee will favorably recommend both items to the full Board of Alders.

Sincerely,

Martin Torresquintero
Co-Chair Ward 14, and Fair Haven Resident since 1996

Joshua Sloat
111 Clinton Avenue
New Haven, CT 06513

April 30th, 2023

Dear Honorable Chairs Alder Cupo, Alder Douglass, and members of the Legislation and Community Development Committees,

My name is Joshua Sloat, and I live with my wife Laura Sundstrom and two children at 111 Clinton Avenue, just down the street from the Strong School building. I am an educator for New Haven Public Schools, and my wife is a midwife who runs her own practice here in the city, WHA Midwives. We have lived in Fair Haven for nearly fifteen years.

As neighbors of the Strong School, we are writing to express our strong support of two items on your May 2, 2023 agenda: 1) the Development and Land Disposition Agreement with respect to 69 Grand Avenue, 19 Clinton Avenue, and an unnumbered parcel on Perkins Street, New Haven, Connecticut, formerly known as Horace H. Strong School; and 2) Zoning Map Amendment for 19 Clinton Avenue and Perkins Street

We recommend the approval of the proposed items to enable the transformation of the former Strong School into a crucial community area, live-work space for artists, and a minimum of 50 units of fully affordable housing. This redevelopment is urgently required for the well-being of our community, and we urge you to facilitate it. The suggested zoning map modification aligns the mentioned parcels, which is a logical move considering their proximity to Fair Haven's commercial hub, Grand Avenue, and will aid in realizing the project.

Moreover, the suggested DLDA mirrors the agreement conditions proposed by Pennrose LLC in response to the City's Redevelopment RFP and shared with the public during a community gathering with the RFP candidates. Pennrose has displayed remarkable dedication towards communicating and collaborating with Fair Haven locals. Their efforts include consistent discussions and updates with the Community Management Team.

The Strong School edifice, a significant structure, has been left vacant for more than a decade. The redevelopment of this site is a vital component of the renovation of the entire Grand Avenue corridor and Fair Haven, which is of interest to the whole city, particularly the children and families residing in the area. This proposition fulfills the affordable housing and gathering space needs identified by the community, promotes the local arts and culture scene, augments the local tax base, and refurbishes a historical building for future generations to enjoy. We trust that the Commission will positively recommend both actions to the Board of Alders.

Sincerely,

Joshua Sloat
Special Education Teacher | Elm City Montessori



CITY OF NEW HAVEN BOARD OF ALDERS

Sarah Miller
Alder, Ward 14

29 Clinton Avenue
New Haven, CT 06513-3102

Member
Education Committee
City Services and Environmental Policy Committee
Health & Human Services Committee
Youth Commission
Development Commission

Telephone: (203) 675-9516

April 18, 2023

Chair Leslie Radcliffe
City Plan Commission
City of New Haven
Via email: cpc@newhavenct.gov

Letter of Support for:

- 1) Ordinance Map Amendment for 19 Clinton Avenue and Perkins Street**
- 2) Development and Land Disposition Agreement with respect to 69 Grand Avenue, 19 Clinton Avenue and an unnumbered parcel on Perkins Street, New Haven, Connecticut, formerly known as Horace H. Strong School**

Dear Honorable Chair Radcliffe and Commissioners,

As Alder for Ward 14, I strongly support both the proposed ordinance map amendment proposed by Pennrose LLC and Development and Land Disposition Agreement proposed by the Economic Development Administration. These proposals follow over a decade of organizing by the Fair Haven community to achieve the highest and best use for the historic former Horace H. Strong School at 69 Grand Avenue, bounded by Clinton Avenue and Perkins Street. I participated in many of these efforts long before I was a member of the Board of Alders. I also served on the Steering Committee for a Redevelopment and Market Feasibility Study on the building and the most recent RFP Review and Selection Committee. In addition, I happen to live in and own the property immediately adjacent to the parcel and our family will be directly impacted by the proposed development.

Built in 1915, the former Strong School is a major city landmark and defining structure of the Grand Avenue corridor. The original building on the site was erected in 1808 and was the first public school in New Haven. The items proposed tonight not only facilitate its redevelopment, but also reflect the community's values and priorities of artistic and cultural enrichment, accessibility and inclusion, and historic preservation, which were expressed through a multi-year engagement process that involved hundreds of neighborhood residents. The resulting proposal will create much needed community space, artist live-work space, and at least 50 units of 100% affordable housing. It will also bring a neglected asset back into use and establish a major new commercial entity within the Grand Avenue Special Services District.

The proposed zoning map change brings the parcels into alignment in order to facilitate the project, and makes logical sense given their close proximity to Fair Haven's commercial corridor. The DLDA term reflects the proposal presented by Pennrose in their response to the City's Redevelopment RFP and presented to the Fair Haven community in a public meeting with the RFP respondents. Since Pennrose's selection as developer for this important site, they have exhibited exceptional commitment to communication and collaboration with residents of our neighborhood, including through regular reporting to the Community Management Team.

Pennrose is ranked among the top 25 affordable housing developers nationally and was selected in part because of unique expertise in historic school restoration. They recently redeveloped the historic Mary D. Stone School in Auburn, MA into mixed-income senior housing and were awarded the 2022 Affordable Housing Finance Magazine Reader's Choice Award for the conversion. Pennrose is also completing redevelopment of the historic William Barton Rogers Middle School in Boston, MA. They have also completed similar projects in many Connecticut cities and towns including Hartford, Torrington, and Meriden.

The proposed partnership with Pennrose is a breakthrough for our community that will make Fair Haven an even better place to live, work, and visit. After being vacant for more than a decade, redevelopment of this building and site is an essential step in the revitalization of the Grand Avenue corridor and neighborhood as a whole. This proposal fulfills community-defined needs for affordable housing and gathering space, supports local artists and arts culture, adds to our local tax base, and restores a historic building for a new generation. The proposed map change and Development and Land Disposition Agreement are critical steps in this exciting process, and I hope that the Commission will favorably recommend both items to the Board of Alders.

Thank you for your consideration and your service.

SARAH MILLER
Alder, Ward 14

April 19, 2023

Chair Leslie Radcliffe

City Plan Commission

City of New Haven, CT 06511

Via email: cpc@newhavenct.gov

Letter of Support for: 1) Ordinance Map Amendment for 19 Clinton Avenue and Perkins Street and 2) Development and Land Disposition Agreement with respect to 69 Grand Avenue, 19 Clinton Avenue and an unnumbered parcel on Perkins Street, New Haven, Connecticut, formerly known as Horace H. Strong School.

Dear Honorable Chair Radcliffe,

I am Esther Armmand and I have lived in this neighborhood for over two decades in a local historic district a few blocks from the Horace H. Strong School. I am active in our neighborhood and volunteer on the Friends of Quinnipiac River Park Community Group. The proposed Ordinance Map Amendment makes good sense for our neighborhood and the City. It embraces diversity, excellent use of the land, builds our neighborhood, and add tax dollars to the City. So, it is without reservation that I support the noted Map Amendment before the City Plan Commission this evening (April 19, 2023).

The zoning map change proposed by Pennrose LLC and the Development and Land Disposition Agreement (DLDA) by the City of New Haven, together facilitate redevelopment of the former Strong School at 69 Grand Avenue into much needed community space, artist live-work space, and at least 50 units of 100% affordable housing.

The proposed zoning map change brings the above-referenced parcels into alignment in order to facilitate the project, and makes logical sense given their close proximity to Fair Haven's commercial corridor on Grand Avenue. In addition, the proposed DLDA reflects the terms presented by Pennrose LLC in their response to the City's Redevelopment RFP and to the Fair Haven community in a public meeting with the RFP respondents.

Since Pennrose's selection as developer for this site, they have exhibited exceptional commitment to communicating and collaborating with Fair Haven residents including the Community Management Team. The historic Strong School building has been vacant for over a decade. Redevelopment of this site is an essential step in the revitalization of the Grand Avenue corridor and Fair Haven as a whole. This proposal fulfills community-defined needs for affordable housing and gathering space, supports local artists and arts culture, adds to our local tax base, and restores a historic building for future generations.

The proposed map change and Development and Land Disposition Agreement are critical steps in this process, and I thank you for this opportunity and urge the Commission to favorably recommend both items to the Board of Alders.

Sincerely,

Esther Armmand
664 Quinnipiac Avenue
New Haven, CT 06513

Fereshteh Bekhrad AIA, AICP

195 Front Street, New Haven, CT 06513 Phone & Fax: 203-786-5333

April 17, 2023

Chair Leslie Radcliffe
City Plan Commission
City of New Haven

Via email: cpc@newhavenct.gov

Dear Honorable Chair Radcliffe:

I write to you as an Architect, Urban-Designer, Developer, intensely involved in major Development & Revival Projects in Fair Haven & Fair Haven Heights for the last 24 years.

During 2009 & 2010, I served as the Chair of Grand Avenue Special Service District, where I recognized the importance of the Strong School's role & its possible impact in supporting and strengthening the Grand Avenue's retail/commercial corridor (the artery of Fair Haven Community), due to its physical prominence on Grand Avenue & its proximity to Quinnipiac River.

Furthermore, since 2006 I have concentrated on redesign/revival/revitalization & development of Quinnipiac River shoreline on Front Street & Quinnipiac Ave. To date, several major developments are completed.

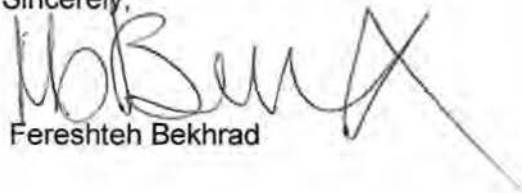
In addition, I served as member of the 2022 Redevelopment and Market Feasibility Study Steering Committee, which gave me further insight to importance of community involvement in Strong School redevelopment, as well as important necessary components of such redevelopment.

Through this lens, I write in strong support of two items on your April 19, 2023 agenda: the zoning map change proposed by Pennrose LLC and the Development and Land Disposition Agreement (DLDA) proposed by the City of New Haven. Together, these items facilitate redevelopment of the former Strong School at 69 Grand Avenue into much needed community space, artist live-work space and at least 50 units of affordable housing.

The proposed zoning map change brings the above-referenced parcels into alignment in order to facilitate the project, and makes logical sense given their close proximity to Fair Haven's commercial corridor, Grand Avenue. In addition, the proposed DLDA reflects the deal terms presented by Pennrose LLC in their response to the City's Redevelopment RFP and presented to the Fair Haven community in a public meeting with the RFP respondents. Since Pennrose's selection as developer for this important site, they have exhibited exceptional commitment and collaboration with Fair Haven residents, including through regular reporting to the Community Management Team.

The historic Strong School building has been vacant for over a decade. Redevelopment of this site is an essential step in the revitalization of the Grand Avenue corridor and Fair Haven as a whole. This proposal fulfills community-defined needs for affordable housing and gathering space, supports local artists and arts culture, adds to our local tax base and restores a historic building for a new generation. The proposed map change and Development and Land Disposition Agreement are critical steps in this exciting process, and I hope that the Commission will favorably recommend both items to the Board of Alders.

Sincerely,



Fereshteh Bekhrad

From: [Lee Cruz](#)
To: [CPC](#)
Subject: Letter of Support, Pennrose old Strong school building on Grand Avenue
Date: Tuesday, April 18, 2023 7:01:30 AM

Please be cautious

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Lee Cruz
29 Clinton Avenue
New Haven, CT 06513

18 April 2023

Chair Leslie Radcliffe
City Plan Commission
City of New Haven
Via email: cpc@newhavenct.gov

Letter of Support for: 1) Ordinance Map Amendment for 19 Clinton Avenue and Perkins Street and 2) Development and Land Disposition Agreement with respect to 69 Grand Avenue, 19 Clinton Avenue and an unnumbered parcel on Perkins Street, New Haven, Connecticut, formerly known as Horace H. Strong School

Dear Chair Radcliffe,

My name is Lee Cruz. I reside at 29 Clinton Avenue, which I own and which is adjacent to the properties under consideration. I am also Co-Chair of the Fair Haven Community Management Team and Co-Founder of the Chatham Square Neighborhood Association. I support two items on your agenda for April 19, 2023: 1) the zoning map change proposed by Pennrose LLC and 2) the Development and Land Disposition Agreement proposed by the City regarding said property. Together, these items facilitate redevelopment of the former Strong School at 69 Grand Avenue into at least 50 units of 100% affordable housing, artist live-work space, and community activities space.

This project aligns with the city's goal of increasing affordable housing. In addition, the

increased density is good for our local businesses on Grand Avenue and good for our community as a whole. This proposal also fulfills neighborhood goals identified through our own resident-led planning process: the creation of community gathering space, support for local artists and arts culture activities, and more affordable housing. Additionally, the project increases our local tax base, and restores a historic building for future generations, both of which are wins for the city as a whole. The proposed map change and Development and Land Disposition Agreement are critical steps in making this vision a reality.

It is also easy to write in support of this project because Pennrose LLC has been collaborative and communicative throughout the process so far, a model for how developers should work with neighbors.

For all these reasons, I urge the Commission to vote yes on both items .

Sincerely,

Lee Cruz
203.668.7074

Fair Haven Community Management Team
295 Blatchley Ave, New Haven, CT 06513
www.fairhavencmt.org | fairhavencmt@gmail.com

April 17th, 2023

To Whom It May Concern:

At a recent meeting of the Fair Haven Community Management Team, representatives from our community presented a motion which included the following language: *The Fair Haven Community Management Team shall issue a letter of support to the City of New Haven Board of Alders, the City Plan Commission, and the Board of Zoning Appeals in favor of the Strong School Redevelopment project as described by Pennrose, LLC. This support extends only to the zoning change to make the entire site fall under zone BA-1, as opposed to a combination of BA-1 and RM-1 as it currently is.*

The Fair Haven Community Management Team voting members have voted to support this motion. We thank you for keeping the community engaged and informed about the positive contributions the Strong School redevelopment is bringing to our neighborhood. If you have any questions, feel free to reach out to us anytime.

We wish you the best of luck with your proposal.

Sincerely,

Lee Cruz

Liz Tyghter de Velasquez

eliezerleecruz@gmail.com elizaanne.tyghterdevelasquez77@gmail.com

Chair

Chair

Grand Avenue Special Services District
GASSD2023@Gmail.com
203-503-1085

April 18, 2023

Chair Leslie Radcliffe
City Plan Commission
City of New Haven
Via email: cpc@newhavenct.gov

Letter of Support for: 1) Ordinance Map Amendment for 19 Clinton Avenue and Perkins Street and 2) Development and Land Disposition Agreement with respect to 69 Grand Avenue, 19 Clinton Avenue and an unnumbered parcel on Perkins Street, New Haven, Connecticut, formerly known as Horace H. Strong School

Dear Honorable Chair Radcliffe,

My name is Erick Gonzalez and I have the pleasure of serving as Chair of the Grand Avenue Special Services District.

District commissioners reviewed and discussed the proposed map amendment and redevelopment plan. As neighbors of the Historic Strong School, we would like nothing more than to continue to see positive developments that will contribute to our goal of a better Fair Haven. We seek new tax revenue and more opportunities for lower income families to live in and enjoy not just a new space, but a vibrant neighborhood with diverse businesses and services all with a few walking blocks.

Through this lens, I write in strong support of two items on your April 19, 2023 agenda: the zoning map change proposed by Pennrose LLC and the Development and Land Disposition Agreement (DLDA) proposed by the City of New Haven. Together, these items facilitate redevelopment of the former Strong School at 69 Grand Avenue into much needed community space, artist live-work space, and at least 50 units of 100% affordable housing.

The proposed zoning map change brings the above-referenced parcels into alignment in order to facilitate the project, and makes logical sense given their close proximity to Fair Haven's commercial corridor, Grand Avenue. In addition, the proposed DLDA reflects the deal terms presented by Pennrose LLC in their response to the City's Redevelopment RFP and presented to the Fair Haven community in a public meeting with the RFP respondents. Since Pennrose's selection as developer for this important site, they have exhibited exceptional commitment to

communication and collaboration with Fair Haven residents, including through regular reporting to the Community Management Team.

The historic Strong School building has been vacant for over a decade. Redevelopment of this site is an essential step in the revitalization of the Grand Avenue corridor and Fair Haven as a whole. This proposal fulfills community-defined needs for affordable housing and gathering space, supports local artists and arts culture, adds to our local tax base, and restores a historic building for a new generation. The proposed map change and Development and Land Disposition Agreement are critical steps in this exciting process, and I hope that the Commission will favorably recommend both items to the Board of Alders.


Sincerely,

Erick Gonzalez
Chair

The proposed zoning map change brings the above-referenced parcels into alignment in order to facilitate the project, and makes logical sense given their close proximity to Fair Haven's commercial corridor, Grand Avenue. In addition, the proposed DLDA reflects the deal terms presented by Pennrose LLC in their response to the City's Redevelopment RFP and presented to the Fair Haven community in a public meeting with the RFP respondents. Since Pennrose's selection as developer for this important site, they have exhibited exceptional commitment to communication and collaboration with Fair Haven residents, including through regular reporting to the Community Management Team.

The historic Strong School building has been vacant for over a decade. Redevelopment of this site is an essential step in the revitalization of the Grand Avenue corridor and Fair Haven as a whole. This proposal fulfills community-defined needs for affordable housing and gathering space, supports local artists and arts culture, adds to our local tax base, and restores a historic building for a new generation. The proposed map change and Development and Land Disposition Agreement are critical steps in this exciting process, and I hope that the Commission will favorably recommend both items to the Board of Alders.

Sincerely,



David V. Hunter
President & CEO

Karen Jenkins
1 Brewery Square, apt 505
New Haven, CT 06513
karenjenkins4003@gmail.com
cell - 732-325-4003

April 16, 2023

Leslie Radcliffe
Chair
City Plan Commission
City of New Haven
Via email: cpc@newhavenct.gov

Dear Chair Radcliffe,

RE: 1) Ordinance Map Amendment for 19 Clinton Avenue and Perkins Street
2) Development and Land Disposition Agreement with respect to 69 Grand Avenue, 19 Clinton Avenue and an unnumbered parcel on Perkins Street, New Haven, Connecticut, formerly known as Horace H. Strong School.

I am a resident of the Brewery Square apartments in Fair Haven. I am also a member of the Historic District Commission. I write in strong support of two items on the April 19, 2023 agenda of the City Plan Commission. They are:

1. the zoning map change proposed by Pennrose LLC, and
2. the Development and Land Disposition Agreement (DLDA) proposed by the City of New Haven.

Together, these items facilitate redevelopment of the former Strong School at 69 Grand Avenue into much needed community space, artist live-work space, and at least 50 units of 100% affordable housing.

The proposed zoning map change brings the above-referenced parcels into alignment in order to facilitate the project, and makes logical sense given their close proximity to Grand Avenue, Fair Haven's commercial corridor. In addition, the proposed DLDA reflects the terms presented by Pennrose LLC in their response to the City's Redevelopment RFP and presented to the Fair Haven community in a public meeting with the RFP respondents. Since Pennrose's selection as developer for this important site, they have exhibited exceptional commitment to communication and collaboration with Fair Haven residents, including regular reporting to the Community Management Team.

The historic Strong School building has been vacant for over a decade. Redevelopment of this site is an essential step in the revitalization of the Grand Avenue corridor and Fair Haven as a whole. This proposal restores a historic building for a new generation while it will also fulfill community-defined needs for affordable housing, a people-centered gathering space, support for local artists and arts culture, and will add to the local tax base. The proposed map change and Development and Land Disposition Agreement are critical steps in this exciting process.

I urge the Commission to favorably recommend both items to the Board of Alders. Thank you.

Sincerely,



Karen Jenkins

Ana P. Juarez
59 Atwater Street, New Haven, CT 06513
203-824-2492 | juarez.anap@gmail.com
04/18/2023

Chair Leslie Radcliffe
City Plan Commission
City of New Haven
Via email: cpc@newhavenct.gov

Letter of Support for: 1) Ordinance Map Amendment for 19 Clinton Avenue and Perkins Street and 2) Development and Land Disposition Agreement with respect to 69 Grand Avenue, 19 Clinton Avenue and an unnumbered parcel on Perkins Street, New Haven, Connecticut, formerly known as Horace H. Strong School.

Dear Honorable Chair Radcliffe,

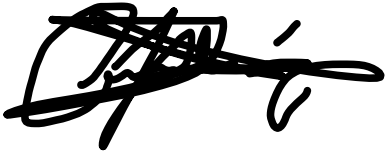
My name is Ana Paola Juarez. I am a lifelong New Haven resident that has lived here, throughout many different neighborhoods within the city, for close to 30 years. As I am sure you are aware, I am active within my community. I do volunteer work, I attempt to go to different city-wide events, and I am a part of the CAB for COMPASS. I have lived in Fair Haven for almost 2 of the decades that I have been here. My younger siblings had attended the Strong School when it was still functioning. We have seen the building slowly deteriorate and become abandoned. We would love to see that change, especially for the betterment of our neighborhood. Included in my plead is the general template produced by our Fair Haven CMT. Please consider this opportunity for our neighborhood.

Through this lens, I write in strong support of two items on your April 19, 2023 agenda: the zoning map change proposed by Pennrose LLC and the Development and Land Disposition Agreement (DLDA) proposed by the City of New Haven. Together, these items facilitate redevelopment of the former Strong School at 69 Grand Avenue into much needed community space, artist live-work space, and at least 50 units of 100% **affordable** housing.

The proposed zoning map change brings the above-referenced parcels into alignment in order to facilitate the project, and makes logical sense given their close proximity to Fair Haven's commercial corridor, Grand Avenue. In addition, the proposed DLDA reflects the deal terms presented by Pennrose LLC in their response to the City's Redevelopment RFP and presented to the Fair Haven community in a public meeting with the RFP respondents. Since Pennrose's selection as developer for this important site, they have exhibited exceptional commitment to communication and collaboration with Fair Haven residents, including through regular reporting to the Community Management Team.

The historic Strong School building has been vacant for over a decade. Redevelopment of this site is an essential step in the revitalization of the Grand Avenue corridor and Fair Haven as a whole. This proposal fulfills community-defined needs for affordable housing and gathering space, supports local artists and arts culture, adds to our local tax base, and restores a historic building for a new generation. The proposed map change and Development and Land Disposition Agreement are critical steps in this exciting process, and I hope that the Commission will favorably recommend both items to the Board of Alders.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ana Paola Juarez', with a stylized flourish at the end.

Ana Paola Juarez

William and Marilyn Markunas
34 Front Street
New Haven, CT 06513

April 18, 2023

Chair Leslie Radcliffe
City Plan Commission
City of New Haven Via email: cpc@newhavenct.gov

Re: Letter of Support for: 1) Ordinance Map Amendment for 19 Clinton Avenue and Perkins Street and 2) Development and Land Disposition Agreement with respect to 69 Grand Avenue, 19 Clinton Avenue and an unnumbered parcel on Perkins Street, New Haven, Connecticut, formerly known as Horace H. Strong School.

Dear Honorable Chair Radcliffe,

My husband and I are residents of RiverPlace condominiums at 34 Front Street for the past 17 years. We retired here because of the beautiful Quinnipiac River and Park views. We have observed the abandoned Strong Street School all those years, always hoping something of use would be there. Now is that opportunity. Thanks to David Hunter and the Mary Wade organization, Clinton Avenue and surrounding blocks have been rejuvenated. This will add to the Fair Haven property values.

Through this lens, I write in strong support of two items on your April 19, 2023 agenda: the zoning map change proposed by Pennrose LLC and the Development and Land Disposition Agreement (DLDA) proposed by the City of New Haven. Together, these items facilitate redevelopment of the former Strong School at 69 Grand Avenue into much needed community space, artist live-work space, and at least 50 units of 100% affordable housing.

The proposed zoning map change brings the above-referenced parcels into alignment in order to facilitate the project, and makes logical sense given their close proximity to Fair Haven's commercial corridor, Grand Avenue. In addition, the proposed DLDA reflects the deal terms presented by Pennrose LLC in their response to the City's Redevelopment RFP and presented to the Fair Haven community in a public meeting with the RFP respondents. Since Pennrose's selection as developer for this important site, they have exhibited exceptional commitment to communication and collaboration with Fair Haven residents, including through regular reporting to the Community Management Team.

The historic Strong School building has been vacant for over a decade. Redevelopment of this site is an essential step in the revitalization of the Grand Avenue corridor and Fair Haven as a whole. This proposal fulfills community-defined needs for affordable housing and gathering space, supports local artists and arts culture, adds to our local tax base, and restores a historic building for a new generation. The proposed map change and Development and Land Disposition Agreement are critical steps in this exciting process, and I hope that the Commission will favorably recommend both items to the Board of Alders.

Sincerely,

William J. Markunas
Marilyn M. Markunas

m3

Mary Ann Moran
50 Downing Street
New Haven, Ct 06513

April 17, 2023

Chair Leslie Radcliffe
City Plan Commission
City of New Haven
Via email: cpc@newhavenct.gov

Letter of Support fo: 1) Ordinance Map Amendment for 19 Clinton Avenue and Perkins Street and 2) Development and Land Disposition Agreement with respect to 69 Grand Avenue, 19 Clinton Avenue and an unnumbered parcel on Perkins Street, New Haven, Connecticut, formerly known as Horace H. Strong School.

Dear Honorable Chair Radcliffe,

I have lived in Fair Haven for 45 years and been active in working with, Children through the Homework club at Quinnipiac Terrace for 7 years. I Worked with the Chatham Square neighborhood association to bring programs for neighbors in the park which would attract 200-250 people who lived in our neighborhood. I have worked with Gather as the area coordinator for 8 gardens in Fair Haven for the past 12 years. The Strong school was an active used school when I moved into the neighborhood in 1978. Children walked to school and lived all around me. As the years went by the school got less use until it was closed 10 years ago. I Treasured the design of the school and the entrance for girls on one side and boys on the other. I was part of the neighborhood movement that has pushed to save this school as a significant member of our community. We need that school as a memorial to all the immigrants that came to Fair Haven and were educated at the strong school. We need a place for the children who now live in our neighborhood to gather for sports and Recreational activities to enable them to feel a part of a community that cares for them, and to welcomes our new immigrants. The 56 units of housing will support the new Members of Fair Haven who are already starting to move in and love this community We have created in Fair Haven. Some of them have started gardening at the Grand Acres right across the street from the Strong School. Where the neighborhood can gather, and our children can have a safe place to meet new friends. As a gay woman I have always felt safe and supported in Fair Haven, my grandparents Came from Ireland in 1892, they would have loved this neighborhood too!

Through this lens, I write in strong support of two items on your April 19, 2023 agenda: the zoning map change proposed by Pennrose LLC and the Development and Land Disposition Agreement (DLDA) proposed by the City of New Haven. Together, these items facilitate redevelopment of the former Strong School at 69 Grand Avenue into much needed community space, artist live-work space, and at least 50 units of 100% affordable housing.

The proposed zoning map change brings the above-referenced parcels into alignment in order to facilitate the project, and makes logical sense given their close proximity to Fair

Haven's commercial corridor, Grand Avenue. In addition, the proposed DLDA reflects the deal terms presented by Pennrose LLC in their response to the City's Redevelopment RFP and presented to the Fair Haven community in a public meeting with the RFP respondents. Since Pennrose's selection as developer for this important site, they have exhibited exceptional commitment to communication and collaboration with Fair Haven residents, including through regular reporting to the Community Management Team.

The historic Strong School building has been vacant for over a decade. Redevelopment of this site is an essential step in the revitalization of the Grand Avenue corridor and Fair Haven as a whole. This proposal fulfills community-defined needs for affordable housing and gathering space, supports local artists and arts culture, adds to our local tax base, and restores a historic building for a new generation. The proposed map change and Development and Land Disposition Agreement are critical steps in this exciting process, and I hope that the Commission will favorably recommend both items to the Board of Alders.

Sincerely,

s/ Mary Ann Moran

4.17.23

Chair Leslie Radcliffe
City Plan Commission
City of New Haven
Via email: cpc@newhavenct.gov

Letter of Support fo: 1) Ordinance Map Amendment for 19 Clinton Avenue and Perkins Street and 2) Development and Land Disposition Agreement with respect to 69 Grand Avenue, 19 Clinton Avenue and an unnumbered parcel on Perkins Street, New Haven, Connecticut, formerly known as Horace H. Strong School.

Dear Honorable Chair Radcliffe,

I have been a resident at 40 Perkins St for 12 years and have been involved in many of the community activities regarding the Strong School during this time. I helped to organize and plan the mural painting on the front of strong school, was a member of the community board selected to review previous proposals for site development, and have volunteered many hours “cleaning up” this long vacant building. I was most recently on site this past weekend.

I write in strong support of two items on your April 19, 2023 agenda: the zoning map change proposed by Pennrose LLC and the Development and Land Disposition Agreement (DLDA) proposed by the City of New Haven. These items facilitate redevelopment of the former Strong School at 69 Grand Avenue into much needed community space, artist live-work space, and at least 50 units of 100% affordable housing.

The proposed zoning map change brings the above-referenced parcels into alignment in order to facilitate the project, and makes logical sense given their close proximity to Fair Haven’s commercial corridor, Grand Avenue. In addition, the proposed DLDA reflects the deal terms presented by Pennrose LLC in their response to the City’s Redevelopment RFP and presented to the Fair Haven community in a public meeting with the RFP respondents.

The Strong School building has been vacant for over a decade. Redevelopment of this site is an essential step in the revitalization of the Grand Avenue corridor and Fair Haven as a whole. This proposal restores a historic building for a new generation and will help grow our tax roll. The proposed map change and Development and Land Disposition Agreement are critical steps in this exciting process, and I hope that the Commission will favorably recommend both items to the Board of Alders.

Sincerely,

Anthony Pellegrino
40 Perkins St.
New Haven Ct, 06513

From: [Frankie Redente Jr.](#)
To: [CPC](#)
Subject: Re: Strong School Support
Date: Tuesday, April 18, 2023 10:17:57 AM

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This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Frank R. Redente Jr.
401 Poplar St
New Haven,CT 06513

Chair Leslie Radcliffe
City Plan Commission
City of New Haven

Letter of Support for: 1) Ordinance Map Amendment for 19 Clinton Avenue and Perkins Street and 2) Development and Land Disposition Agreement with respect to 69 Grand Avenue, 19 Clinton Avenue and an unnumbered parcel on Perkins Street, New Haven, Connecticut, formerly known as Horace H. Strong School.

Dear Honorable Chair Radcliffe,

I am a lifelong Fair Haven resident and currently reside at 401 Poplar St. I am the Youth Development Coordinator at Fair Haven School on Grand Ave during the day and the Evening Violence Intervention Professional for CTVIP serving the entirety of Fair Haven.

Through this lens, I write in strong support of two items on your April 19, 2023 agenda: the zoning map change proposed by Pennrose LLC and the Development and Land Disposition Agreement (DLDA) proposed by the City of New Haven. Together, these items facilitate redevelopment of the former Strong School at 69 Grand Avenue into much needed community space, artist live-work space, and at least 50 units of 100% affordable housing.

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The historic Strong School building has been vacant for over a decade. Redevelopment of this site is an essential step in the revitalization of the Grand Avenue corridor and Fair Haven as a whole. This proposal fulfills community-defined needs for affordable housing and gathering space, supports local artists and arts culture, adds to our local tax base, and restores a historic building for a new generation. The proposed map change and Development and Land Disposition Agreement are critical steps in this exciting process, and I hope that the Commission will favorably recommend both items to the Board of Alders.

Sincerely,

Frank R. Redente Jr.

On Tue, Apr 18, 2023 at 10:15 AM CPC <CPC@newhavenct.gov> wrote:

Good morning Frankie,

I am not seeing the attachment—can you resend?

Thank you,

Esther Rose-Wilen (*she/her*)

PLANNER

CITY PLAN DEPARTMENT

NEW HAVEN

O: 203 946 3029

C: 203 901 7785

New Haven City Plan Commission

[Website](#) **[Hubsite](#)**

Thank you for working with City Plan! Please take a few moments to [complete this short survey](https://arcg.is/0X0jWq). This will take less than a minute and your response will be used to improve our processes. <https://arcg.is/0X0jWq>

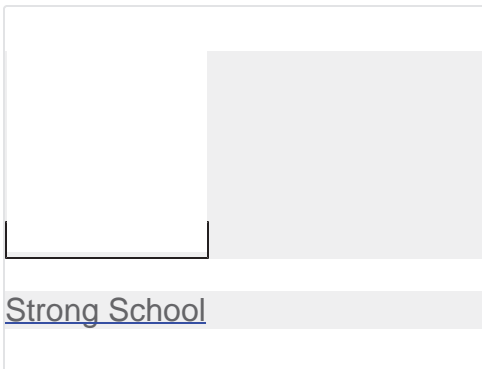
From: Frankie Redente Jr. <fredente@gmail.com>
Sent: Tuesday, April 18, 2023 9:47 AM
To: CPC <CPC@newhavenct.gov>
Subject: Strong School Support

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This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please see attached letter.

F.



Kathleen Shea
182 Front Street
New Haven, CT, 06513
kathy.pawsneffect@gmail.com

April 18, 2023

Chair Leslie Radcliffe
City Plan Commission
City of New Haven
Via email: cpc@newhavenct.gov

Letter of Support fo: 1) Ordinance Map Amendment for 19 Clinton Avenue and Perkins Street and 2) Development and Land Disposition Agreement with respect to 69 Grand Avenue, 19 Clinton Avenue and an unnumbered parcel on Perkins Street, New Haven, Connecticut, formerly known as Horace H. Strong School.

Dear Honorable Chair Radcliffe,

My husband and I bought our first home here in 1989 and still live in that very same house. I have served on the Ward Committee for many years. For the past 34 years we have watched the many good changes in our neighborhood. The Strong School is within clear view of our home. The current condition of the property has been both disheartening to see and at times dangerous to the community.

I write in strong support of two items on your April 19, 2023 agenda: the zoning map change proposed by Pennrose LLC and the Development and Land Disposition Agreement (DLDA) proposed by the City of New Haven. Together, these items facilitate redevelopment of the former Strong School at 69 Grand Avenue into much needed community space, artist live-work space, and at least 50 units of 100% affordable housing.

The proposed zoning map change brings the above-referenced parcels into alignment in order to facilitate the project, and makes logical sense given their close proximity to Fair Haven's commercial corridor, Grand Avenue. In addition, the proposed DLDA reflects the deal terms presented by Pennrose LLC in their response to the City's Redevelopment RFP and presented to the Fair Haven community in a public meeting with the RFP respondents. Since Pennrose's selection as developer for this important site, they have exhibited exceptional commitment to communication and collaboration with Fair Haven residents, including through regular reporting to the Community Management Team.

The historic Strong School building has been vacant for decades. Redevelopment of this site is an essential step in the revitalization of the Grand Avenue corridor and Fair Haven as a whole. This proposal fulfills community-defined needs for affordable housing and gathering space, supports local artists and arts culture, adds to our local tax base, and restores a historic building for a new generation. The proposed map change and Development and Land Disposition Agreement are critical steps in this exciting process, and I hope that the Commission will favorably recommend both items to the Board of Alders.

Sincerely,

Kathleen Shea

GINA TOPPINS

113 Atwater Street, New Haven, CT 06513

April 18, 2023

Ms. Leslie Radcliffe, Chair
City Plan Commission
City of New Haven

Via email: cpc@newhavenct.gov

Dear The Honorable Radcliffe:

Re: 1) Ordinance Map Amendment for 19 Clinton Ave. and Perkins St.

2) Development and Land Disposition Agreement to 69 Grand Ave., 19 Clinton Ave. and an unnumbered parcel on Perkins St., New Haven, CT, formerly known as Horace H. Strong School

As a resident of Fair Haven and Treasurer of the Fair Haven Community Management Team, I strongly support and request the approval of the above referenced items that will be presented on April 19, 2023, before the City Plan Commission.

Abandoned buildings subject a community to unsafe and unhealthy conditions, illegal activities, fire hazards, and, most importantly, it depresses a community psychologically, economically, and is an eyesore. The monetary resources and personnel hours expended to maintain a vacant building is extremely costly and wasteful.

I am grateful that after more than a decade, the City of New Haven is willing to transfer this property from public to private use. This will provide the much needed development of affordable housing. The economic benefits will simultaneously benefit our community and the City.

I am requesting that the City Plan Commission approve the following:

Changing the Map to Zone 1 as presented by Penrose LLC

The Development and Land Disposition Agreement proposed by the City of New Haven.

Respectfully,

Gina Toppins, Fair Haven Resident and
Treasurer, Fair Haven Community Management Team

Martin Torresquintero

April 18, 2023

Chair Leslie Radcliffe
City Plan Commission
City of New Haven
Via email: cpc@newhavenct.gov

Letter of Support for: 1) Ordinance Map Amendment for 19 Clinton Avenue and Perkins Street and 2) Development and Land Disposition Agreement with respect to 69 Grand Avenue, 19 Clinton Avenue and an unnumbered parcel on Perkins Street, New Haven, Connecticut, formerly known as Horace H. Strong School.

Dear Honorable Chair Radcliffe,

I Have been a resident of this neighborhood since 1996, and I write in strong support of two items on your April 19, 2023 agenda: the zoning map change proposed by Pennrose LLC and the Development and Land Disposition Agreement (DLDA) proposed by the City of New Haven. Together, these items facilitate the redevelopment of the former Strong School at 69 Grand Avenue into much-needed community space, artist live-work space, and at least 50 100% affordable housing units.

The proposed zoning map change aligns the above-referenced parcels in order to facilitate the project and makes logical sense given their proximity to Fair Haven's commercial corridor, Grand Avenue. In addition, the proposed DLDA reflects the deal terms presented by Pennrose LLC in their response to the City's Redevelopment RFP and presented to the Fair Haven community in a public meeting with the RFP respondents. Since Pennrose's selection as a developer for this critical site, they have exhibited an exceptional commitment to communication and collaboration with Fair Haven residents, including through regular reporting to the Community Management Team.

The historic Strong School building has been vacant for over a decade. Redevelopment of this site is essential in revitalizing the Grand Avenue corridor and Fair Haven as a whole. This proposal fulfills community-defined needs for affordable housing and gathering space, supports local artists and arts culture, adds to our local tax base, and restores a historic building for a new generation. The proposed map change and Development and Land Disposition Agreement are critical steps in this exciting process. I hope the Commission will favorably recommend both items to the Board of Alders.

Sincerely,

Martin Torresquintero

Dave Weinreb
51 Perkins Street New Haven, CT 06513

April 17th, 2023

Chair Leslie Radcliffe
City Plan Commission
City of New Haven
Via email: cpc@newhavenct.gov

Letter of Support fo: 1) Ordinance Map Amendment for 19 Clinton Avenue and Perkins Street and 2) Development and Land Disposition Agreement with respect to 69 Grand Avenue, 19 Clinton Avenue and an unnumbered parcel on Perkins Street, New Haven, Connecticut, formerly known as Horace H. Strong School.

Dear Honorable Chair Radcliffe,

My name is Dave Weinreb, I reside with my wife and baby at 51 Perkins Street, and I run and drive past the Strong School building every day. I serve as the Ward 14 Co-Chair, the former Corresponding Secretary of the Fair Haven Community Management Team, and an educator for New Haven Public Schools.

Through this lens, I write in strong support of two items on your April 19, 2023 agenda: the zoning map change proposed by Pennrose LLC and the Development and Land Disposition Agreement (DLDA) proposed by the City of New Haven. Together, these items facilitate redevelopment of the former Strong School at 69 Grand Avenue into much needed community space, artist live-work space, and at least 50 units of 100% affordable housing. For the health and wellness of our community, I urge you to facilitate, we need this!

The proposed zoning map change brings the above-referenced parcels into alignment in order to facilitate the project, and makes logical sense given their close proximity to Fair Haven's commercial corridor, Grand Avenue. In addition, the proposed DLDA reflects the deal terms presented by Pennrose LLC in their response to the City's Redevelopment RFP and presented to the Fair Haven community in a public meeting with the RFP respondents. Since Pennrose's selection as developer for this important site (and beforehand), they have exhibited exceptional commitment to communication and collaboration with Fair Haven residents, including through regular conversations and reporting to the Community Management Team.

The historic Strong School building has been vacant for over a decade, ever since I first began teaching in this neighborhood. Redevelopment of this site is an essential step in the revitalization of the Grand Avenue corridor and Fair Haven as a whole, which is of interest to the entire city, but also especially to the children and families who live here. This proposal fulfills community-defined needs for affordable housing and gathering space, supports local artists and arts culture, adds to our local tax base, and restores a historic building for a new generation. The proposed map change and Development and Land Disposition Agreement are critical steps in this exciting process, and I hope that the Commission will favorably recommend both items to the Board of Alders.

Sincerely,
David Weinreb
Co-Chair | Ward 14, Democratic Town Committee
Magnet Resource Teacher | [Elm City Montessori](https://www.elmcitymontessori.org/)
davidjweinreb@gmail.com | 914-393-7671