

# Susman, Duffy & Segaloff, P.C.

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January 27, 2022

*Via email: [alucas@newhavenct.gov](mailto:alucas@newhavenct.gov) and Hand Delivery*

Board of Alders  
Office of Legislative Services  
165 Church Street  
New Haven, CT 06510

**Re: Petition to Amend Planned Development District  
PDD # 103 – 446A Blake Street  
Owner: 446A Blake LLC**

Dear Mr. Lucas:

Enclosed please find a Petition to Amend Planned Development District #103 to allow for up to 144 residential apartments located at 446A Blake Street. The Exhibits noted in the petition are being forwarded via the following Dropbox link, also contained in the text of this transmission email. **A Dropbox account is not required to access the documents via the link:**

<https://www.dropbox.com/sh/e6el2bnfiu91m1z/AADlculGfV05HZspromHQw3la?dl=0>

I enclose our check in the amount of \$1,500.00 representing the filing fee. I have also enclosed a copy of the Prior Notification Form.

Thank you for your attention to this matter.

Very truly yours,



James H. Segaloff

JHS:tmr

Enclosures

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## PETITION TO AMEND PLANNED DEVELOPMENT DISTRICT 103

446 BLAKE STREET, WINTERGREEN AT WESTVILLE

JANUARY 27, 2022

On behalf of 446A Blake LLC, owner of the parcel known as 446A Blake Street, we submit this Petition and supporting materials to modify and amend Planned Development District (“PDD”) 103 originally adopted by the Board of Aldermen on April 21, 2003, pursuant to Section 65 of the New Haven Zoning Ordinance. Specifically, this Petition requests modification of PDD 103 to increase the total number of residential dwelling units in the PDD from 293 to 437 for conversion over time, of the existing office building at 446A Blake Street to dwelling units, and construction of two additional structures for the remaining dwelling units.

### INTRODUCTION:

PDD 103 is comprised of 9.84 acres on a site previously known as 400 and 446 Blake Street in the Westville neighborhood. In 2003, then owner NHM LLC proposed the PDD with two separate parcels within the developable land area to include: (i) dwelling units on the 7.66 acre parcel, subsequently known as Wintergreen at Westville (446 Blake Street); and (ii) offices to be located as an adaptive reuse of the historic three-story structure on the 1.89 acre parcel (446A Blake Street) (the “Subject Parcel”).

The Petitioner requests that PDD 103 be amended to permit 144 dwelling units to be developed on 446A Blake Street by converting the existing historic office building into a mixed use building and by constructing additional residential structures, all as shown on the proposed Site Plan attached hereto.

### HISTORY OF APPROVALS FOR PDD 103:

- A. February 19, 2003: Pursuant to the application of NHM LLC, the City Plan Commission approved general plans to construct 293 dwelling units on the 7.66 acre parcel, known as Wintergreen of Westville, and also approved the General Plans for renovations of the historic three-story brick structure on the 1.89 acre parcel as office space.
- B. May 8, 2003: the Board of Aldermen adopted the findings of the City Plan Commission and approved PDD #103.
- C. November 8, 2003: the City Plan Commission approved Detailed Plans for 293 new dwelling units and 530 parking spaces on the 7.66 acre parcel, and 36,000 sq ft of renovated and reused office space for the brick structure on the 1.89 acre parcel.
- D. April 1, 2005: per a Special Warranty Deed, 446 Blake Street was split into two parcels:

- a. 446B Blake Street containing 7.66 acres which included 293 market rate structures, known as Wintergreen at Westville.
  - b. The Subject Property, 446A Blake Street containing 1.89 acres which included the office building.
- E. March 21, 2007: 446A Blake Street: the City Plan Commission acting in regard to “Planned Development Action and Coastal Site Plan Review”, approved Detailed Plans for the completion and rehabilitation of the historic three-story brick structure at the Subject Property. The building has 36,000 square feet of office space with 107 parking spaces. Coastal Site Plan Review was conducted and approved.

#### PROPOSED AMENDMENT TO PDD 103:

446A BLAKE LLC, owner of 446A Blake Street containing 1.89 acres, petitions to modify PDD 103 and to amend the PDD, to permit a total of 437 dwelling units which number recognizes the 293 existing units at Wintergreen at Westville and permits the requested 144 dwelling units at the Subject Property. The Owner proposes that 7.5% of the 144 units will be deed-restricted to be affordable at 80% of the area median income (“AMI”) for forty years.

#### DESCRIPTION OF PROPOSED COMPONENTS OF AMENDMENT:

Included in this petition and attached hereto via the following Dropbox link, are the following:

<https://www.dropbox.com/sh/e6el2bnfiu91m1z/AADlculGfV05HZspromHQw3la?dl=0>

1. Exhibit A: Set of plans and drawings dated January 26, 2022, prepared by Greg Wies & Gardner Architects LLC titled “Blake Street Apartments 446A Blake Street New Haven, Connecticut.”
2. Exhibit B: Site Plan Drawings part 1 of 3 prepared by Westcott and Mapes, Inc. consulting engineers.
3. Exhibit C: Site Plan Drawings part 2 of 3 Prepared by Westcott and Mapes, Inc. consulting engineers.
4. Exhibit D: Site Plan Drawings part 3 of 3 Prepared by Westcott and Mapes Inc. consulting engineers.
5. Exhibit E: Stormwater Management Plan Prepared by Westcott and Mapes, Inc. consulting engineers.
6. Exhibit F: Coastal Area Management Report Prepared by Westcott and Mapes, Inc consulting engineers.
7. Exhibit G: Application For Development Permit Worksheet Prepared by Westcott and Mapes, Inc consulting engineers one page.
8. Exhibit H: Application For Development Permit: Coastal Site Plan Review one page prepared by Westcott and Mapes, Inc. consulting engineers.

9. Exhibit I: Application For Development Permit: Site Plan Review SITE prepared by Westcott and Mapes, Inc. one page.

#### CONSISTENCY OF PETITION WITH PLANNED DEVELOPMENT STANDARDS:

The proposed amendment to PDD #103, fully complies with the four standards for a planned development district as set forth in Section 65 (a) of the Zoning Ordinance. Said standards are the following:

1. “in accordance with the comprehensive plans of the city including all plans for redevelopment and renewal.”

The comprehensive plan identifies a number of planning themes including: (i) housing suitable for all ages; (ii) tax-generating development; (iii) job creation; (iv) sustainable transportation; and (v) high density to ensure neighborhood growth and stability. The Westville area and particularly the Westville Village, has the potential to become a significantly vital and vibrant community. Residential units located essentially around the corner from the Village and in a location with available transportation, will enhance physical and social connectivity among neighbors and among the neighborhood.

2. “composed of such uses and in such proportions as are most appropriate and necessary for the integrated functions of the planned development and for the city.”

The proposed development is for 144 residential units and tenant amenities. The residential focus is appropriate for the site, the neighborhood and the community. Residential use is already permitted in PDD 103. The Petition adds density, a value to which the City has dedicated its current development goals.

3. “so designed in space allocation, orientation, texture, materials, landscaping and other features to produce an environment of stable and desirable character, complementing the design and values of the surrounding neighborhood and showing such unusual merit as to reflect credit upon the developer and upon the city.”

The design of the two additional buildings, coupled with the rehabilitation of the existing building and their orientation, is in keeping with the surrounding area. The development will be of desirable character and will balance and enhance nearby buildings. It will encourage parties to reside in Westville, work and enjoy recreation and shop nearby.

4. “so arranged as to provide a minimum of 250 square feet of usable open space per dwelling unit on the tract, except 125 square feet in the case of elderly housing units, subject to the specific minimum standards enumerated in Section 15(a)(1)(g) of this ordinance.”

The development will be arranged to provide 250 square feet of usable open space per dwelling unit.

The space is located and designed to emphasize convenience of tenant access and ease of use. Landscaping will be provided to promote the beauty of the entire area including the West River.

#### CONCLUSION:

The proposed buildings, amenities, parking and open space are consistent with the terms, conditions and requirements of the standards in Section 65 of the Ordinance. The CPC decision 1542-06 which recommended approval of the proposed creation of the BA-2 Zone for this area in 2018 , specifically recognized that the new zone would increase density and reduced parking in order to “allow for more economic activity with the district”

The approval of the amendment and the development of parcel 446A, will build on the ongoing revitalization of Westville Village and further the efforts to make Westville a vibrant center of activity, all as envisioned by the Comprehensive Plan, the City Plan Commission and the creation of the BA-2 Zone.

Respectfully submitted,

446A Blake LLC

Susman, Duffy & Segaloff



By: \_\_\_\_\_

James H. Segaloff

## **PRIOR NOTIFICATION FORM**

### **NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS**

TO (list applicable alders of): \_\_\_\_\_

WARD # 27 Richard Furlow  
# 25 Adam Marchand

DATE: December 29, 2021

FROM: Department/Office \_\_\_\_\_  
Person Attorney James H. Segaloff Telephone (203) 654-2603

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Alders in the near future:

#### ***Title of the Legislation***

446A Blake Street. Petition to amend Planned Development District #103 to permit 140 dwelling units.

Check one if this an appointment to a commission

☐ Democrat

☐ Republican

☐ Unaffiliated/Independent/Other \_\_\_\_\_

#### **INSTRUCTIONS TO DEPARTMENTS**

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) **before** it is submitted to the Legislative

SUSMAN, DUFFY & SEGALOFF, P.C. NEW HAVEN, CT 06511

VENDOR: City of New Haven		01/25/2022	CHECK NO: 29308	
OUR REF. NO.	YOUR INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT	AMOUNT PAID
	446A Blake	01/25/2022	1500.00	1500.00
				0.00
				DISCOUNT TAKEN

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

**SUSMAN, DUFFY & SEGALOFF, P.C.**  
ATTORNEYS AT LAW  
700 STATE STREET, SUITE 100  
NEW HAVEN, CT 06511

**CITIZENS BANK**  
NEW HAVEN, CONNECTICUT  
51-7011/2111

CHECK NO. 29308 CHECK DATE 01/25/2022 VENDOR NO. CITYNH

PAY One thousand five hundred and NO/100  
City of New Haven

CHECK AMOUNT 1500.00

TO THE ORDER OF

MP  
AUTHORIZED SIGNATURE

029308

MP  
AUTHORIZED SIGNATURE

⑈029308⑈ ⑆211170114⑆ 2202542080⑈