

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **ZONING ORDINANCE TEXT AND MAP AMENDMENT** to modify PDD #49 to (a) expand the boundaries of Parcel K to include the entirety of the real property known as 291 Ashmun Street, 309 Ashmun Street, and 178-186 Canal Street (MBLU 282 0348 00202), and (b) to allow for residential use of up to 176 Apartment Units, 88 (or more) parking spaces, and related community/amenity space. (Owner: City of New Haven; Applicant: Yves Joseph, RJDA Ashmun Street LLC; Agent: Rolan Joni Young, McCarter & English, LLP)

Report: 1597-03

Advice: APPROVE WITH CONDITIONS

Project: Ashmun & Canal apartment building

Address: 291 Ashmun Street, 309 Ashmun Street, and 178-186 Canal Street also known as 220 Ashmun Street (MBLU 282 0348 00202). As shown in the attached map.

Site Area: ± 1.19 acres situated in the Dixwell/Newhallville neighborhood and comprised of several parcels located on the northern end of one city lock, bounded by Henry Street to the north, Canal Street to the east, Ashmun Street to the west, and residential properties to the south.

Site Description (3 Parcels):

176-186 Canal Street

FIRST PIECE:

All that certain piece or parcel of land, situated in the City of New Haven, County of New Haven and State of Connecticut, being bounded and described as follows:

EASTERLY: by Canal Street, 80 feet, more or less;

NORTHERLY: by land now or formerly of L. A. Platt and R. H. Brown, 91.33 feet, more or less;

WESTERLY: in part by land now or formerly of Maurice Cratty, and in part by land now or formerly of Bessie Reynolds, in all, 88 feet, more or less;

SOUTHERLY: by land now or formerly of G. O. Barney, Giovanni Della Vechia and Filomena Della Vechia, 101.4 feet, more or less.

SECOND PIECE:

All that certain piece or parcel of land situated in the City of New Haven, County of New Haven and State of Connecticut, being known as #176-186 Canal Street and being shown as "N/F New Haven Housing Authority (2.3)" on a Map entitled: "Elm Haven Hope VI Urban Revitalization, Hope Vi Project No.004-001, Elm Haven Rental Limited Partnership III, New Haven Connecticut, Monterey Place Phase 2 Rental Block A-1, Scale: 1"=40', date: 7/10/00", which map is filed as Map No. 57-77 in the New Haven Town Clerk's Office.

Excepting therefrom said Second Piece, the First Piece above.

291 Ashmun Street

A certain parcel of land on the east side of Ashmun Street in the City and County of New Haven and State of Connecticut, containing 22,587 square feet said parcel being more particularly bounded and described as follows:

Commencing at a point in the Easterly line of Ashmun Street, said point being the Southwesterly corner of the within described parcel, same being located 273.44 feet Southerly from the intersection of the

Southerly line of Henry Street with the Easterly line of Ashmun Street when measured along the Easterly line of Ashmun Street;

Thence running North 11° 20' 16" West along the easterly line of Ashmun Street 220.91 feet;

Thence running along the following 6 courses;

North 78° 54' 44" East 49.69 feet;

South 11° 20' 36" East 47.64 feet;

North 78° 26' 44" East 56.85 feet;

South 11° 13' 16" East 96.77 feet;

North 78° 46' 44" East 15.60 feet;

South 11° 13' 16" East 86.44 feet to a point in the Northerly line of land now or formerly of the City of New Haven;

Thence running South 83° 20' 44" West along the Northerly line of land now or formerly of the City of New Haven 122.18 feet to point of commencement.

309 Ashmun Street

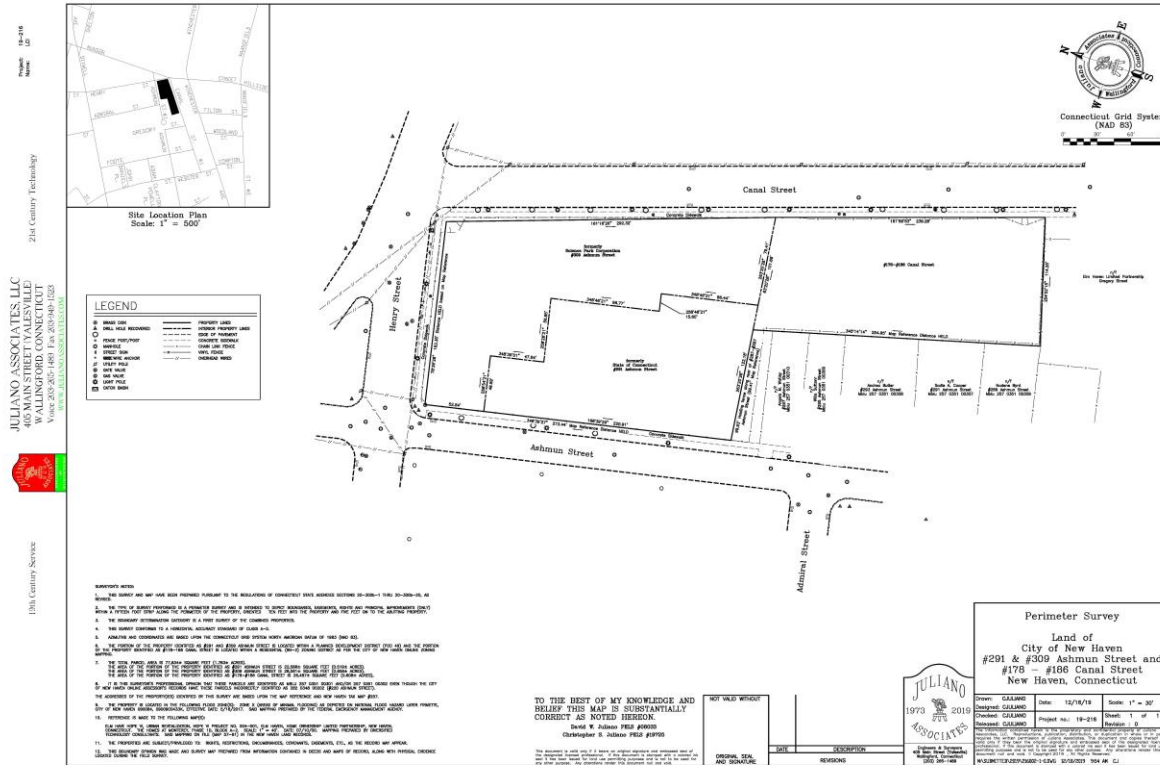
FIRST PIECE:

All that certain piece or parcel of land with the appurtenances thereon; as shown on a map recorded or to be recorded on the New Haven Land Records entitled "Phase 1Dd & 1E Elm Haven HOPE VI Project No. 004- 001 Elm Haven Homes Partnership Block Phase Boundary and Right of Way" dated July 10, 1998, beginning at a point at the Southeast corner intersection of Ashmun Street and Henry Street; said point having Connecticut State Plane Coordinates of North 177,822,824 and East 550,304.205. Thence running North 78° 39' 23" East along the southerly line of Henry Street a distance of 81.77 feet to a point. Said point being the Northeast corner of the herein described parcel at other land now or formerly of Science Park Corporation; thence running South 14° 51' 40" East a distance of 100.43 feet to a point. Said point being the Southeast corner of the herein-described parcel on the northerly line of land now or formerly of the State of Connecticut. Thence running South 78° 26' 23" West a distance of 38.24 feet to a point; thence running North 11° 20' 57" West a distance of 47.64 feet to a point; thence running South 78° 54' 23" West a distance of 49.69 feet to a point on the Easterly line of Ashmun Street. The last three courses running along land now or formerly of the State of Connecticut. Thence running North 11° 20' 37" West along said street line a distance of 52.53 feet to the point and place of beginning.

SECOND PIECE:

All that certain piece or parcel of land with the appurtenances thereon; as shown on a map recorded, or to be recorded on the New Haven Land Records entitled "Phase 1Dd & 1E Elm Haven HOPE VI Project No. 004-001 Elm Haven Homes Partnership Block Phase Boundary and Right of Way " dated July 10, 1998, beginning at a point at the Southwest corner intersection of Henry Street and Canal Street; said point having Connecticut State Plane Coordinates of North 177,854.954 and East 550,464.367. Thence running South 18° 43' 37" East along the westerly line of Canal Street a distance of 292.32 feet to a point. Said point being the southeast corner of the herein described parcel at other land now or formerly of The New Haven Housing Authority; thence running South 83° 20' 23" West a distance of 79.41 feet to a point. Said point being the Southwest corner of the herein described parcel at the southeast corner of land now or formerly of the State of Connecticut. Thence running North 11° 13' 37" West a distance of 86.44 feet to a point; thence running South 78° 46' 23" West a distance of 15.60 feet to a point; thence running North 11° 13' 37" West a distance of 96.77 feet to a point; thence running South 78° 26' 23" West a distance of 18.61 feet to a point. The last four courses running along land now or formerly of the State of Connecticut. Thence running North 14° 51' 40" West a distance of 100.43 along other land now or formerly of Science Park Corporation to a point on the southerly line of Henry Street; thence running North 78° 39' 23" East along said Henry Street, 81.58 feet to the point and place of beginning.

Survey:



Existing Zone: PDD #49, RH-2 (split)

Proposed Amendment: Modify PDD #49 to (a) expand the boundaries of Parcel K to include the entirety of the real property known as 291 Ashmun Street, 309 Ashmun Street, and 178-186 Canal Street (MBLU 282 0348 00202), and (b) to allow for residential use of up to 176 Apartment Units, 88 (or more) parking spaces, and related community/amenity space.

Proposed Construction: RJDA's proposed general plan calls for the development of a building that will be mixed-use with market rate and affordable housing, consisting of no more than five stories, comprised of ground level structured surface parking with upper four stories containing the apartment units, and related ground level community/amenity/retail space. RJDA plans to provide 88 or more parking spaces, which will be finally determined based on the number of spaces the site can accommodate. RJDA anticipates that, and in accordance with the DLDA, the final design of the building and associated parking will be refined based on the collaborative process of site plan and design review with the City Plan department.

Applicant/Owner: RJDA Ashmun Street LLC
Agent: Rolan Joni Young, McCarter & English, LLP
Architect: Svigals and Partners
Engineer: Langan Engineering

SUBMISSION
 Submission dated and received October 25, 2021.
 Planned Development District Amendment, received by the Board of Alders; including: Transmittal Letter from McCarter & English, LLP, Petition for Planned Development District Modification, Survey of

Expanded Parcel K, Current Zoning Map, Zoning Table (revised November 30, 2021), Traffic Assessment, and General Plans: Site Plan – CS10, Grading & Drainage Plan – CG101, Ground Floor Plan & Floors 2-5, Rendering from the Corner of Henry and Canal Streets. DATA, and WORKSHEET forms. Application Fee for Zoning Text Amendment: \$1,500.

BACKGROUND/EXISTING CONDITIONS

Introduction and PDD History

PDD #49 — commonly known as Science Park — is situated on 45 acres generally bounded by Division Street, Mansfield Street, Munson Street, and the Farmington Canal Line in the Newhallville neighborhood. The district comprises most of the former Winchester Repeating Arms Factory and includes numerous multi-story industrial buildings, many of which have been redeveloped or are in process of redevelopment for new multi-tenant mixed use. Since PDD #49 was adopted in 1983 it has been amended on various occasions to change the permitted uses, to increase the number and location of land parcels to be regulated, and to change the zoning specifications pertinent to PDD #49 as a whole. The most recent amendment affecting “Parcel K” was a Zoning Text Amendment (CPC Report #1442-09, OR-2010-0030) in 2010 that added daycare facilities as a permitted use. The most recent amendment to PDD #49 was a Zoning Ordinance Text Amendment to permit education uses on “Parcel B” (CPC Report #1498-01, OR-2014-0042).

PROPOSED ACTIVITY

RJDA is requesting to expand the boundaries of Parcel K to (a) include the entirety of the Property as set forth in the survey, and (b) permit residential use for up to 176 apartment units, 88 (or more) parking spaces, and related community/amenity space. The modification will include the proposed building improvements and uses shown in the general development plan submitted with this petition.

RJDA's proposed general plan calls for the development of a building that will be mixed-use with market rate and affordable housing, consisting of no more than five stories, comprised of ground level structured surface parking with upper four stories containing the apartment units, and related ground level community/amenity/retail space. RJDA plans to provide 88 or more parking spaces, which will be finally determined based on the number of spaces the site can accommodate. RJDA anticipates that, and in accordance with the DLDA, the final design of the building and associated parking will be refined based on the collaborative process of site plan and design review with the City Plan department.

The proposed modification satisfies the criteria for a PDD (and modification of a PDD) contained in Section 65(a) of the Zoning Ordinances. The general plan is in accordance with the comprehensive plan as well as City guidance documents and plans for redevelopment of the area including the 2025 Vision plan.

PARKING, LOADING AND TRAFFIC

A Traffic Assessment, conducted by Langan, has been submitted as part of the overall application and is under review by the Department of Transportation, Traffic and Parking (TTP's review of the study will be reported to the Board or Alders prior to final vote on the proposed PDD amendment).

PROPOSED USES – DEVIATIONS FROM UNDERLYING ZONING REQUIREMENTS

The underlying zone of PDD#49 Parcel K is IL (Light Industrial). In the existing PDD#49, stated uses for Parcel K include parking and a daycare center (OR-2010-0030). Uses permitted in the RH-2, the zone for

the section of the parcel that falls outside of PDD #49, include residential and non-residential uses as described in the Zoning Code, Article III Section 16.

The applicant is amending and restating, in their entirety, the zoning deviations for the entire PDD with this application, as follows:



City of New Haven
Zoning Table Form

Application / Case #:
(Start Use Only)

Property Address(es):	Existing: RH-2 & PDD-49 Parcel K Proposed: PDD-49 Parcel K			
Zoning District(s):	Residential & Retail			
Structure / Site Use(s):	Residential & Retail			
Total Area of the Footprint of Structure(s)	36,250 SF			
Total Gross Floor Area	158,750 SF			
Floor Area By Use(s):	158,750 SF Residential/Amenity/Retail			
Item	RH-2 Zone	PDD-49 Parcel K	Proposed Parcel K	Deviation
Floor Area Ratio	2.0	No Requirement	2.1	
Building Height (stories)	No Requirement	No Requirement	5 Stories	
Building Height (feet)	No Direct Limit	No Requirement	70 FT	
Building Length	No Requirement	No Requirement	No Requirement	
Building Wall Height	No Requirement	No Requirement	No Requirement	
Lot Coverage - Buildings (%)	50% of lot area	No Requirement	50% of lot area	
Lot Coverage - Impervious Surface (%)	No Requirement	No Requirement	No Requirement	
Average Lot Width	40 FT	No Requirement	40 FT	
Lot Area (square feet)	5,400 SF	No Requirement	77,765 SF (1.78 AC)	
Lot Area per Dwelling Unit (square feet)	No Requirement	No Requirement	441 SF	
Floor Area per Dwelling Unit (square feet)	No Requirement	No Requirement	902 SF	
Number of Dwelling Units	No Requirement	No Requirement	176	
Lot Width and Frontage - (feet)	No Requirement	No Requirement	164 FT	
Lot Width and Frontage - Secondary Front Yard (feet) - For Corner Lots	No Requirement	No Requirement	Not Applicable	
Front Yard Setback (feet)	5 FT	No Requirement	5 FT	
Front Yard Setback - Secondary Front Yard (feet) - For Corner Lots	2.0	No Requirement	Not Applicable	
Side Yard Setback - Left Side (feet)	No Requirement	No Requirement	2.0	
Side Yard Setback - Right Side (feet)	No Requirement	No Requirement	2.0	
Projection(s) Setback	No Requirement	No Requirement	No Requirement	
Rear Yard Setback	20 FT	No Requirement	20 FT	
Area of Usable Open Space	125 SF / D.U.	250 SF / D.U.	Will be determined in final plans	
Common Amenity Space	No Requirement	No Requirement	No Requirement	
Number of Off-Street Parking Spaces	0.75 SP / D.U.	No Requirement	0.5 SP / D.U. (88 SPACES)	
Number of Off-Street Loading Spaces	No Requirement	No Requirement	0	
Submitted By:	Kathryn Gagnon			
Date Submitted:	10/25/2021, Rev. 11/30/2021			
Signature:	<i>Kathryn Gagnon</i>			

1. Maximum building height: No direct limit. Provided that, no point on a side or rear building wall shall be so located that it is closer to a side or rear lot line than one foot for each two feet that such point is above the average finished lot grade along such side or rear building wall.

PLANNING CONSIDERATIONS

The City of New Haven’s Vision 2025 Comprehensive plan emphasizes the need for reinvestment in the Newhallville and Dixwell neighborhoods, with particular emphasis on “better integration of Science Park with the adjacent residential neighborhoods,” and “the development of dramatically new neighborhood forms.”

The original CPC Report 877-12 (yr.1981) reasons the approval of the Planned Development District #49 application and general plans with the following objectives. These hold true for the Amendment and General Plans set forth in this application.

“The Commission believes it is important to move into an implementation phase to ensure redevelopment of this area in a manner which will generate a high level of economic and employment activity on this site.”

“It is anticipated that the improvements will look both to complementing development of the Science Park, and to exploiting improvements carried out as a part of the Science Park as a basis for neighborhood betterment.”

NEW HAVEN COMPREHENSIVE PLAN: SUBMISSION MEETS REQUIREMENTS

New Haven Vision 2025, Section IV: Housing & Neighborhood Planning Goals addressed by this project include:

Promoting the revitalization of residential areas clustered around significant public spaces, including Trowbridge Square (potential local historic district), Jocelyn Square, Criscuolo Park, and job centers, including **Science Park**, SCSU, River Street, and Mill River.

Encouraging the development of dramatically new neighborhood forms as part of revitalization programs at select locations, including Farnam Courts, Belle Dock, **Science Park**, Long Wharf, Mill River, and Church Street South.

Strategic and targeted planning efforts are recommended within **Dixwell and Newhallville** neighborhoods such as: **consolidation of vacant and underutilized sites, sliver lots, and/or non-conforming lots to create sizable opportunity sites for development**; improving existing traffic and street network around these sites; and promoting development through partnerships with local non-profits and other city agencies.

Planning that promotes **better integration of Science Park with the adjacent residential neighborhoods** is encouraged. Vacant former convenience stores may be amortized to promote residential development on these sites.

Partnering with regional planning agency to promote housing policies aimed at fair, equitable, and decentralized distribution of government-assisted **affordable housing within the region**.

NEW HAVEN ZONING ORDINANCE: SUBMISSION MEETS REQUIREMENTS

Where the proposed modifications to an existing PDD concern more than the bulk and placement of structures and the size and shape of lots, the applicant is required to submit the Application and General Plans to the Board of Aldermen who will act upon the application as a proposed amendment to the zoning ordinance in accordance with Section 65(d)(2) of the New Haven Zoning Ordinance:

- (2) In any other case, the Application and General Plans shall be filed with the Board of Aldermen and acted upon as a proposed amendment to this ordinance. If such application and General Plans are approved by the Board of Alders, following a favorable recommendation by the City Plan Commission and after an advisory report from the Department of Traffic and Parking regarding the traffic impact study, upon specific findings that each of the objectives stated in subsection 65(a) above will be met, such approval shall be construed to amend this ordinance insofar (and only insofar) as specific deletions, additions and changes are made which are related to the land and structures in the tract, and the tract shall be designated as a separate Planned Development District provided that the requirements of subsection 65(e) below are met.

CRITERIA FOR A PDD:

- (a) *Objectives*. The provisions of this section are to be applied in instances where tracts of land of considerable size are developed, redeveloped or renewed as integrated and harmonious units, and where the overall design of such units is so outstanding as to warrant modification of the standards contained elsewhere in this ordinance. A planned development, to be eligible under this section, must be:

STANDARDS

- (1) In accordance with the comprehensive plans of the city, including all plans for redevelopment and renewal;

- (2) Composed of such **uses**, and in such proportions, as are most appropriate and necessary for the integrated functioning of the planned development and for the city;
- (3) So designed in its space allocation, orientation, texture, materials, landscaping and other features as 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; and
- (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.

CHARTER OF THE CITY OF NEW HAVEN: SUBMISSION MEETS REQUIREMENTS

CRITERIA FOR ZONING AMENDMENTS:

ARTICLE XIII. HISTORIC AND SPECIAL ACT PROVISION OF THE CHARTER

SEC. 2 PLANNING AND ZONING:

- (B.) *Zoning authority of Board of Alders.* The Board of Alders is authorized, by Ordinance, to regulate the height and bulk of structures to be erected and to limit the use of lot areas; the minimum areas or dimensions of rear, side and front yards or outer and inner courts and other open spaces within and surrounding any structure; the density of population and the location and use of buildings, structures and land for trade, industry, residence or other purposes; to classify, regulate and restrict the location of trades and industries and the location of structures designed for special uses; to divide the City of New Haven into districts of such number, shape and areas as may be best suited to carry out the provisions of this act.

STANDARDS

- (i) uniform for each class of buildings or structures;
- (ii) made in accordance with the comprehensive plan;
- (iii) designed to lessen congestion in the streets, secure safety from fire, panic and other dangers, promote health and the general welfare, provide adequate light and air, prevent the overcrowding of land, avoid undue concentration of population, facilitate the adequate provisions for transportation, water, sewerage, parks and other public requirements; and
- (iv) made with reasonable consideration as to the character of the proposed District and its peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City.

- (C.) *Zoning regulations to conform to comprehensive plan; purposes; factors considered.* Such regulations shall be made:

STANDARDS

- (i) in accordance with a comprehensive plan and shall be designed to lessen congestion in streets;
- (ii) to secure safety from fire, panic and other dangers;
- (iii) to promote health and the general welfare;
- (iv) to provide adequate light and air;
- (v) to prevent the overcrowding of land;
- (vi) to avoid undue concentration of population;
- (vii) to facilitate the adequate provisions for transportation, water, sewerage, schools, parks and other public requirements
- (viii) with reasonable consideration, as to the character of the district and its peculiar suitability for particular uses and;
- (ix) with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such municipality

CONNECTICUT GENERAL STATUTES: SUBMISSION MEETS REQUIREMENTS

STATE CRITERIA FOR FLOATING ZONES:

CHAPTER 24. ZONING

SEC. 8-2M FLOATING AND OVERLAY ZONES AND FLEXIBLE ZONING DISTRICTS:

The zoning authority of any municipality that (1) was incorporated in 1784, (2) has a mayor and board of alderman form of government, and (3) exercises zoning power pursuant to a special act, may provide for floating and overlay zones and flexible zoning districts, including, but not limited to, planned development districts, planned development units, special design districts and planned area developments. The regulations shall establish standards for such zones and districts. Flexible zoning districts established under such regulations:

- (i) shall be designed for the betterment of the municipality and the floating and overlay zones and neighborhood in which they are located;
- (ii) shall not establish a residential zone that is less restrictive with respect to uses than the “underlying zone” of the flexible zoning district;
- (iii) shall not authorize a use or expansion of a pre-existing, nonconforming use where the underlying zone is a residential zone

RECOMMENDATIONS

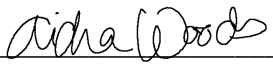
See attached “Multiple Lots Recommendation” letter.

Additionally, the City Plan Commissions recommends that the Board of Alders approve the PDD amendment with the condition that the applicant meets the Article VIII, Section 65a(4) requirement to provide 250SF of Open Space per Dwelling Unit.

FINDINGS AND ADVICE

Based on the information above, it is the recommendation of the Commission that the zoning ordinance text and map amendment is in compliance with the standards and requirements of Article XIII Sec. 2 of the Charter of the City of New Haven, Sec. 65 of the New Haven Zoning Ordinance, and Chapter 24 Sec 8-2m of the Connecticut General Statutes and should be approved, with the conditions recommended in the “Multiple Lots Recommendation” letter and the condition that the applicant meets Section 65a(4).

ADOPTED: December 1, 2021
Leslie Radcliffe
Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department



NEW HAVEN CITY PLAN COMMISSION
165 CHURCH STREET, NEW HAVEN, CT 06510
TEL (203) 946-6378 FAX (203) 946-7815

December 1, 2021

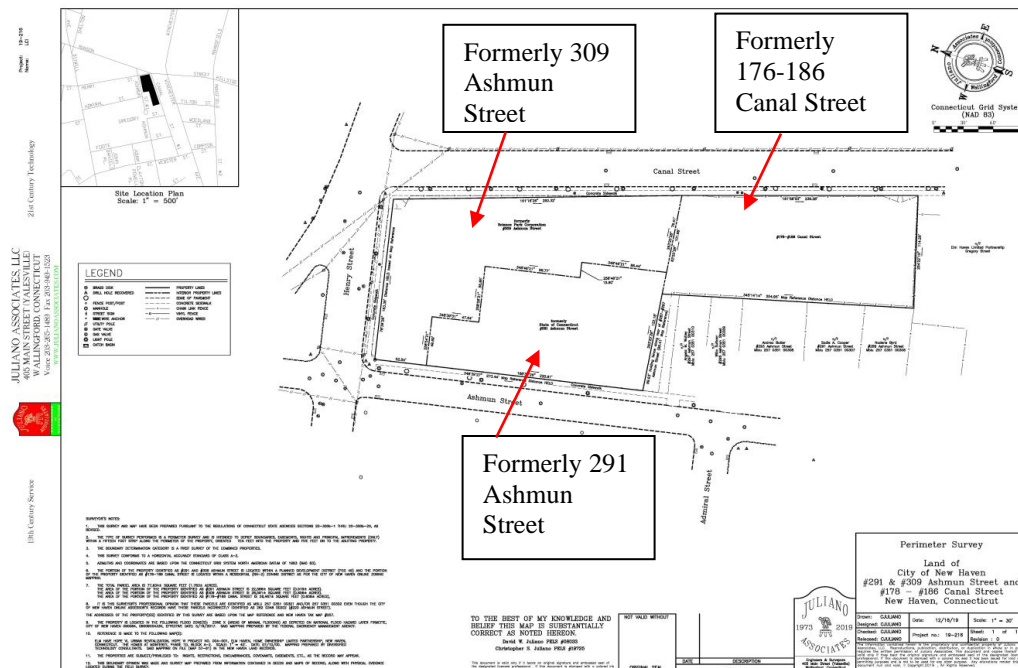
The Honorable Alder Tyisha Walker-Myers, President
New Haven Board of Alders
City of New Haven
165 Church Street
New Haven, Ct 06510

RE: Clarity For The Multiple Parcels That Comprise Planned Development District (PDD) #49 (Board of Alder Referral To Amend PDD #49)

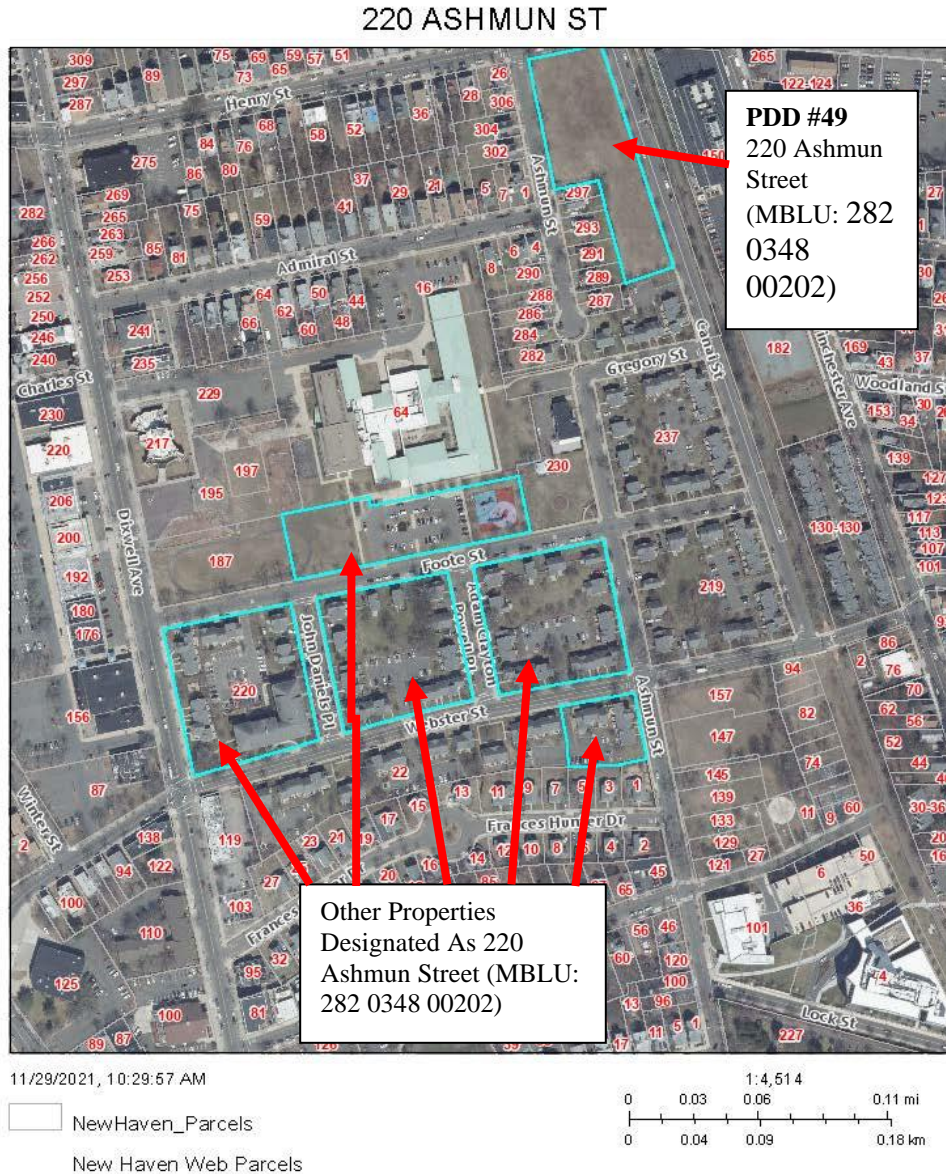
Dear President Walker-Myers:

Recently, the Board of Alders received a request to amend PDD #49 from Rolan Joni Young on October 25, 2021. The matter was then referred to the City Plan Commission. At which point, it become evident that the former addresses associated with PDD #49 (176-186 Canal Street; 291 Ashmun Street; and 309 Ashmun Street) are recorded and known as “220 Ashmun Street (Map; Block; and Lot Unit (MBLU): 282 0348 00202)” in the Assessor’s Office. The following survey indicates such.

Survey of PDD #49 Properties



Upon further investigation, it is lucent that there are six (6) parcels within the City of New Haven which are also designated as “220 Ashmun Street (MBLU: 282 0348 00202)”. The following map shows the relationship between the parcel that comprises PDD #49 and the other parcels with the same address and MBLU. This creates a challenge in that adopting zoning modifications to the PDD #49 has direct implications on any/all other properties with same address and MBLU. Accordingly, any zoning change for PDD #49 may warrant uses and illicit other bulk standards that may not be appropriate nor contemplated for the other properties that also known as “220 Ashmun Street (MBLU: 282 0348 00202). The following map indicates such.



Upon such determination, Planning Staff sought to rectify the situation with the City's Assessor's Office and Corporation Counsel's Office. The City's Assessor's Office is researching (i.) the reason these parcels have the same address and MBLU and (ii.) the appropriate mechanism to correct matter. Corporation Counsel's Office is researching any underlying legal challenges that may arise when attempting to transfer title upon completion of the project considering the PDD #49 sits on a parcel which is City owned.

While the City Plan Commission finds the zoning amendments for PDD #49 aligned with the City's Comprehensive Plan; accordingly, the City Plan Commission offers the following additional recommendations:

- That the zoning amendment for PDD #49 clearly indicates and includes the following survey and Schedule "A" with the property description for PDD #49.
- That address and MBLU are clarification is rectified as part of the transfer of property/title at the conclusion of this process.
- That PDD #49 receives its own parcel identification that is separate and distinct from any other within the City of New Haven at the conclusion of this process.

Thank you for taking the Plan Commission's recommendations, suggestions and comments into consideration. We think these recommendations will ensure appropriate building design and uses at the intended site without causing challenges in other parts of the City where such was not contemplated. Should any questions, comments and/or concerns arise, please contact Planning Staff.

Sincerely,



Leslie Radcliff
Plan Commission Chair

Aicha Woods
Executive Director

Schedule A – Property Description of PDD #49

PROPERTY DESCRIPTIONS – 3 Parcels

176-186 Canal Street

FIRST PIECE:

All that certain piece or parcel of land, situated in the City of New Haven, County of New Haven and State of Connecticut, being bounded and described as follows:

EASTERLY: by Canal Street, 80 feet, more or less;

NORTHERLY: by land now or formerly of L. A. Platt and R. H. Brown, 91.33 feet, more or less;

WESTERLY: in part by land now or formerly of Maurice Cratty, and in part by land now or formerly of Bessie Reynolds, in all, 88 feet, more or less;

SOUTHERLY: by land now or formerly of G. O. Barney, Giovanni Della Vechia and Filomena Della Vechia, 101.4 feet, more or less.

SECOND PIECE:

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Excepting therefrom said Second Piece, the First Piece above.

291 Ashmun Street

A certain parcel of land on the east side of Ashmun Street in the City and County of New Haven and State of Connecticut, containing 22,587 square feet said parcel being more particularly bounded and described as follows:

Commencing at a point in the Easterly line of Ashmun Street, said point being the Southwesterly corner of the within described parcel, same being located 273.44 feet Southerly from the intersection of the

Southerly line of Henry Street with the Easterly line of Ashmun Street when measured along the Easterly line of Ashmun Street;

Thence running North 11° 20' 16" West along the easterly line of Ashmun Street 220.91 feet;

Thence running along the following 6 courses;

North 78° 54' 44" East 49.69 feet;
South 11° 20' 36" East 47.64 feet;
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South 11° 13' 16" East 96.77 feet;
North 78° 46' 44" East 15.60 feet;
South 11° 13' 16" East 86.44 feet to a point in the Northerly line of land now or formerly of the City of New Haven;

Thence running South 83° 20' 44" West along the Northerly line of land now or formerly of the City of New Haven 122.18 feet to point of commencement.

309 Ashmun Street

FIRST PIECE:

All that certain piece or parcel of land with the appurtenances thereon; as shown on a map recorded or to be recorded on the New Haven Land Records entitled "Phase 1Dd & 1E Elm Haven HOPE VI Project No. 004- 001 Elm Haven Homes Partnership Block Phase Boundary and Right of Way" dated July 10, 1998, beginning at a point at the Southeast corner intersection of Ashmun Street and Henry Street; said point having Connecticut State Plane Coordinates of North 177,822,824 and East 550,304.205. Thence running North 78° 39' 23" East along the southerly line of Henry Street a distance of 81.77 feet to a point. Said point being the Northeast corner of the herein described parcel at other land now or formerly of Science Park Corporation; thence running South 14° 51' 40" East a distance of 100.43 feet to a point. Said point being the Southeast corner of the herein-described parcel on the northerly line of land now or formerly of the State of Connecticut. Thence running South 78° 26' 23" West a distance of 38.24 feet to a point; thence running North 11° 20' 57" West a distance of 47.64 feet to a point; thence running South 78° 54' 23" West a distance of 49.69 feet to a point on the Easterly line of Ashmun Street. The last three courses running along land now or formerly of the State of Connecticut. Thence running North 11° 20' 37" West along said street line a distance of 52.53 feet to the point and place of beginning.

SECOND PIECE:

All that certain piece or parcel of land with the appurtenances thereon; as shown on a map recorded, or to be recorded on the New Haven Land Records entitled "Phase 1Dd & 1E Elm Haven HOPE VI Project No. 004-001 Elm Haven Homes Partnership Block Phase Boundary and Right of Way " dated July 10, 1998, beginning at a point at the Southwest corner intersection of Henry Street and Canal Street; said point having Connecticut State Plane Coordinates of North 177,854.954 and East 550,464.367. Thence running South 18° 43' 37" East along the westerly line of Canal Street a distance of 292.32 feet to a point. Said point being the southeast corner of the herein described parcel at other land now or formerly of The New Haven Housing Authority; thence running South 83° 20' 23" West a distance of 79.41 feet to a point. Said point being the Southwest corner of the hereindescribed parcel at the southeast corner of land now or formerly of the State of Connecticut. Thence running North 11° 13' 37" West a distance of 86.44 feet to a

point; thence running South $78^{\circ} 46' 23''$ West a distance of 15.60 feet to a point; thence running North $11^{\circ} 13' 37''$ West a distance of 96.77 feet to a point; thence running South $78^{\circ} 26' 23''$ West a distance of 18.61 feet to a point. The last four courses running along land now or formerly of the State of Connecticut. Thence running North $14^{\circ} 51' 40''$ West a distance of 100.43 along other land now or formerly of Science Park Corporation to a point on the southerly line of Henry Street; thence running North $78^{\circ} 39' 23''$ East along said Henry Street, 81.58 feet to the point and place of beginning.

Survey of PDD #49 Parcel

Project: 19-216
Name: LD

21st Century Technology

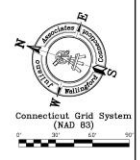
JULIANO ASSOCIATES, LLC
465 MAIN STREET NALESVILLE
WALLINGFORD, CONNECTICUT
WWW.JULIANOASSOCIATES.COM



21st Century Service

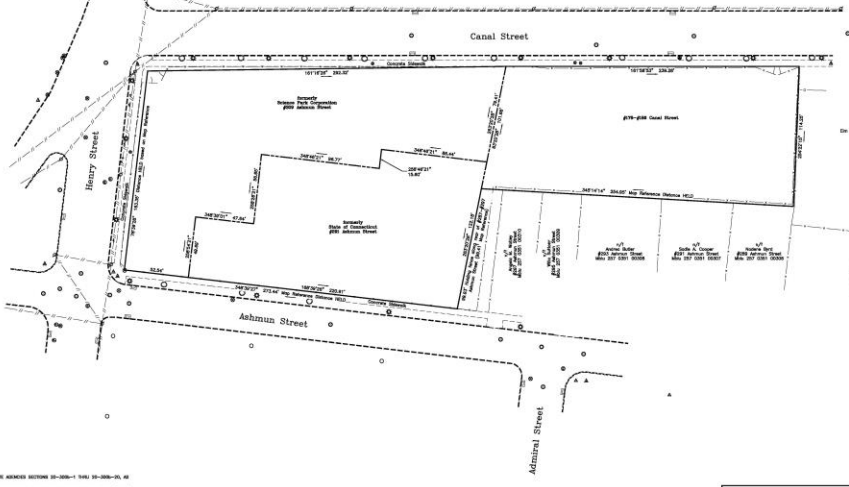


Site Location Plan
Scale 1" = 500'



LEGEND

PROPERTY LINES	DRAWING LIMITS
UNDEVELOPED LAND	ADJACENT PROPERTY LINES
POSSIBLE FOUNDATION	SIDE OF ROADWAY
ADJACENT WALL	PROPERTY BOUNDARY
UTILITY POLE	WOOD LOT FENCE
UTILITY TOWER	IRON FENCE
WOOD LOT	CHEMICAL WELLS
WOOD LOT	
WOOD LOT	
WOOD LOT	
WOOD LOT	
WOOD LOT	
WOOD LOT	



SURVEYOR'S NOTES:

- THE SURVEY AND ANY DATA HEREIN PROVIDED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE BOARD OF SURVEYING REGISTRY (SBSR) 38-268a-10, ARE SUBJECT TO THE REVISIONS OF THE SURVEYING BOARD OF REGISTRY (SBR) 38-268a-10, WHICH ARE SUBJECT TO THE REGULATIONS OF THE STATE BOARD OF SURVEYING REGISTRY (SBSR) 38-268a-10, WHICH ARE SUBJECT TO THE REGULATIONS OF THE STATE BOARD OF SURVEYING REGISTRY (SBSR) 38-268a-10.
- THE SURVEYING INSTRUMENTS USED IN THIS SURVEY ARE AS FOLLOWS:
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TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

David W. Juliano FIELD SURVEYOR
CONNECTICUT & ILLINOIS LICENSE #21858

NOT VALID WITHOUT ORIGINAL SEAL AND SIGNATURE

DATE	DESCRIPTION



Perimeter Survey

Land of
City of New Haven
#291 & #309 Ashmun Street and
#178 - #186 Canal Street
New Haven, Connecticut

Drawn: GALLANO Date: 12/18/19 Scale: 1" = 30'
Checked: GALLANO Project no.: 19-216 Sheet: 1 of 1
Reviewed: GALLANO Elevation: 0

NO WARRANTIES ARE MADE BY THE SURVEYOR OR HIS EMPLOYERS AS TO THE ACCURACY OF THE DATA FURNISHED BY OTHERS OR AS TO THE RESULTS OBTAINED THEREFROM. THE SURVEYOR AND HIS EMPLOYERS ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY OR FOR ANY DAMAGES OF ANY KIND THAT MAY BE INCURRED BY ANYONE AS A RESULT OF THE USE OF THIS SURVEY. THE SURVEYOR AND HIS EMPLOYERS SHALL BE HELD RESPONSIBLE ONLY FOR THE NEGLIGENCE OR GROSS NEGLIGENCE OF THE SURVEYOR AND HIS EMPLOYERS IN THE PERFORMANCE OF THEIR DUTY AS SURVEYORS.