

NEW HAVEN CITY PLAN COMMISSION PLANNED DEVELOPMENT ACTION

RE: SCIENCE PARK PDD #49, PARCEL L, Parcel C, and Parcel B, Change in Professional Team.
(Applicant: Winchester Tract E South, LLC; Agent: Carolyn Kone).

REPORT: 1608-09
ACTION: Approval
Submission: Letter from Carolyn Kone dated April 21, 2022

BACKGROUND

The applicants request approval by the City Plan Commission of the Developer and Design Team of the Winchester Green Project in PDD #49. The Winchester Green Project includes the construction of (i) a 287 unit mixed-use building on property known as 315 Winchester Avenue (currently a parking lot and a portion of PDD #49 Parcel L), (ii) a 196 space parking lot on property known as 270 Mansfield Street (a portion of Parcel L), (iii) a public plaza to be known as Mason Place to be located on a portion of property known as 115 Munson Street a/k/a a portion of 275 Winchester Avenue (a portion of Parcel L), (iv) a private street open to the public running east to west from Mansfield Street to Winchester Avenue in the location of the previously discontinued Mason Street to be known as Mason Street (portions of Parcel L), (v) a private street open to the public running north to south from Division Street to Mason Street in the location of a previously discontinued portion of Sheffield Avenue, which private street will be known as Sheffield Avenue Extension (portions of Parcels B and L), and (vi) improvements to parking lots on 395 Winchester Avenue (a portion of Parcel C) and on property known as Winchester Avenue (a portion of Parcel C).

The Developer is a limited liability company formed for the purpose of developing the Winchester Green Project. Its members or affiliates of its members are Twining Properties and an affiliate of L+M Development Partners LLC, which was founded in 1984 to develop affordable, mixed income and mixed-use buildings in diverse communities. Twining Properties was founded in 2002 and focuses on environmentally friendly, transit-oriented, urban mixed use developments in the northeast corridor (Boston to Washington, D.C.). Affiliates of L+M Development Partners LLC, Twining Properties and Goldman Sachs own Winchester Works, a biotech and office building, located at 115 Munson Street on Parcel L in PDD #49. Twining Properties is Agent and Manager of the Novella, which is a mixed-use building on Howe and Chapel Streets in New Haven. The Developer or affiliates of the Developer will enter into a redevelopment agreement with the owners of the parcels involved in the Winchester Green Project (Science Park Development Corporation or related entities) for the development described above and will execute one or more ground leases of the properties involved in the development.

The design team for the Winchester Green Project is as follows:

Developer: Winchester Tract E South, LLC
Architects: Beinfield Architecture
Landscape Architects: Copley Wolff Design Group
Engineers: Fuss & O'Neill

Note: Beinfield Architecture was the architect for The Novella and the Audubon Project. Fuss & O'Neill were the engineers for the Winchester Works building (f/k/a the Higher One building), Winchester Lofts, 344 Winchester (Parcel D), and the garage on Parcel G.

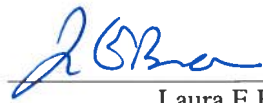
PLANNING CONSIDERATIONS

As noted above, the proposed Development and Design Team has considerable experience with projects in New Haven, and with similar mixed-use, mixed-income developments in the region.

ACTION

The Commission hereby approves the change in professional team for Parcels L, C, and B as noted above.

ADOPTED: May 18, 2022
Leslie Radcliffe
Chair

ATTEST: 

Laura E Brown
Executive Director