

Jane Comins
203 Dwight St., New Haven, CT 06511 (203) 500-5150 jane.comins@gmail.com

Re: Kensington Playground Transfer to The Community Builders: BOA Hearing Wed 9/30 6pm

Dear Alders,

I live two blocks from Kensington Playground, and pass through the area almost daily.

The Kensington Playground is an important asset to the Dwight neighborhood. It needs to be maintained and improved. It is an injustice to our community that the City has not fixed the broken splash pad for more than two summers.

The Community Builders has a history of poor performance. (Read the New Haven Register's 2016 article [here](#).) New Haven is showing poor judgement rewarding them with this deal. I find it telling that after 25 years in the immediate neighborhood surrounding the playground, the first idea TCB has about the parkland is to turn it into housing and a parking lot, rather than to partner with the City to improve the playground's playscape and/or partner with local organizations such as LEAP to develop afterschool programming.


The Dwight neighborhood needs this parkland to help offset the air pollution due to increased daily traffic of the new YNHH Neuroscience Center and expanded Orchard St garages (with ~2500 parking spaces) just one block from the playground.

The Dwight neighborhood needs more affordable ownership housing, which stabilizes the neighborhood and builds equity. 9 out of 10 Dwight residents already live in rental housing. Only West Hills has a higher percentage of renters, according to Data Haven's 2020 New Haven Neighborhood report.

Lt. Healy of the NHPD made Kensington Playground his top priority when he took over the policing district—getting it cleaned up and dealing with drug dealers who took over when TCB and the City left it to look like an abandoned place. Lt Healy has shown what can happen when City Departments do their job.

Lastly, I am prepared to be one of the residents that works to improve Kensington Playground.

Please stand with the Dwight neighborhood and say "No" to this deal.


Sincerely,
Jane

TESTIMONY

September 30, 2020

City of New Haven Board of Alders Community Development Committee
Attention: Brian Wingate, Chair
C/o Office of Legislative Services
165 Church Street, Room 238
New Haven, Connecticut 06510

Re: LM-2020-0252 Conveyance of Kensington Park to The Community Builders

To Chairman Wingate and Community Development Committee:

As a citizen of New Haven, I oppose the sale of the Kensington Park or part of it. I oppose the conveyance of 29, 17, 21,33, and 25 Kensington Street -- collectively known as Kensington Park -- to The Community Builders for construction of affordable housing.

As I strongly support creating affordable house for the citizens of New Haven, I believe this cannot be done on the expense of green spaces, and of low-income citizens.

The city needs to be proactive in preserving and creating green spaces. There needs to be a healthy proportion of green spaces within the city. Green spaces raise the quality of our life and the quality of our air.

- Green areas, especially with mature trees, should be preserved. Green areas reduce the impact of the city's heat island effect.
- Mature trees are highly effective in absorbing CO2 and eliminating 25 of them will cause increase of air pollution in the city.
- Green areas allow for natural drainage of storm water, adding natural filtration of the water.

I request that this committee reconsider another location. A location that will not take away trees and an established park. Mature trees do not grow over night. There are many neglected properties in New Haven that will highly benefit from restoration and rehabilitation for the benefit of those who desperately need affordable housing.

With respect,

IRIS KAMINSKI, PhD, MPPM
245 McKinley Ave, New Haven, CT 06515
Cell: 412-841-3877
Email: iris.kaminski@cityofnewhaven.com

Community Development Committee
Board of Alders of the City Of New Haven
165 Church Street
New Haven, Connecticut 06510
% Albert Lucas
RE: Kensington Park- 17,21, 25, 29 and 31 Kensington Transfer

To the Community Development Committee:

I am writing to express hesitation about the decision of the sale of Kensington Playground to The Community Builders. I am a strong advocate for affordable housing, and remain in favor of affordable housing projects across the city. I would like to see this project move forward; however, it should only move forward on a site that would not deplete green spaces from Dwight. I also believe more community input is needed from Dwight residents.

I have multiple roles in my life — I'm a social worker, a transportation advocate with Safe Streets Coalition of New Haven, and a proud New Haven resident. From any of these vantage points I see strong reasons to oppose this project. As a social worker working in mental health, I know how important green spaces are to well-being. I also know all too well that black and brown residents and low-income residents have systematically less access to life-giving, safe, green public spaces. As a transportation advocate, I am concerned about the lack of other public playgrounds in the area — the closest playground would be in Edgewood Park or Scantlebury Park. Both of these parks are approximately a mile away and would require crossing of very-busy streets such as Ella T Grasso Blvd and Whalley Ave— both of which have had fatal pedestrian deaths in 2020 alone.¹⁻³ These are dangerous, unreasonable commutes for both children and pedestrians who simply wish to enjoy the fine green spaces New Haven has to offer. As a New Haven resident, I want all development projects such as this one to be appropriately vetted, to benefit neighborhood residents, and to involve community stakeholders throughout the process. I'm not convinced this project has met all these benchmarks yet.

Finally, I have to note the fact that such a project has already been approved in Dwight, when I know any such proposal in my neighborhood (East Rock) would be immediately rejected. I cannot help but notice that my neighborhood is wealthy and majority white, where Dwight is 40% low income and majority non-white. Let's ensure that Dwight residents have their voices heard when it matters most. As you know, many residents from Dwight are willing to work with developers to find more a more appropriate location for this project and I fully support that.

Thank you for your consideration.

Lorena Mitchell, LMSW, MPH

References

1. Pedestrian killed on the Boulevard. Newhavenindependent.org.
Published September 1, 2020. Accessed September 26, 2020.
2. Another driver kills another pedestrian. Newhavenindependent.org.
Published January 23, 2020. Accessed September 26, 2020.
3. Frederick Z. 68-year-old woman fatally struck by car in New Haven; police believe additional vehicle involved. WTNH.com.
Published September 27, 2020. Accessed September 28, 2020.

Note: this letter template has been written by Yale medical student Carmen Pajarillo, MPH with the help of Safe Streets, Friends of Kensington Playground, and many others.

Hon. Brian Wingate, Chair
Community Development Committee
Board of Alders of the City Of New Haven
165 Church Street
New Haven, Connecticut 06510
% Albert Lucas alucas@newhavenct.gov

RE: Kensington Park- 17,21, 25, 29 and 31 Kensington Transfer

Dear Chairman Wingate,

I am writing this letter to advocate against the decision of the sale of Kensington Playground to The Community Builders. This sale would rob Dwight neighborhood residents of crucial green spaces as well as set a very dangerous precedent of selling green space to developers.

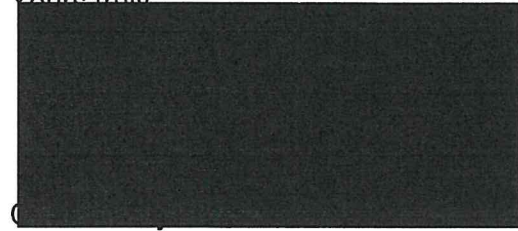
Green spaces define New Haven. As home of one of the oldest and most well-known town greens (the iconic New Haven Green), New Haven must maintain its commitment to public spaces where communities can come to gather, where music and food truck festivals can celebrate, where children can play and experience the happiness of childhood. According to the Friends of Kensington Playground organization, the Dwight neighborhood presently has no other public playgrounds – the closest playground would be in Edgewood Park or Scantlebury Park. Both of these parks are approximately a mile away and would require crossing of very-busy streets such as Ella T Grasso Blvd and Whalley Ave – both of which have had fatal pedestrian deaths in 2020 alone.¹⁻³ These are dangerous, unreasonable commutes for both children and pedestrians who simply wish to enjoy the fine green spaces New Haven has to offer.

Moreover, green spaces are essential for health and quality of life. In the Maas et al (2006) study, researchers found that the percentage of green space surrounding one's home correlated to better self-perceived health than people living in a less green environment, even after accounting for sociodemographic, socioeconomic differences.⁴ Similar studies reflect these findings. In one comprehensive literature review study, researchers found a consistent negative association between urban green space exposure and mortality and violence, as well as a positive association between urban green space exposure and attention and mood.⁵ As approximately 80% of Americans live in an urban environment (according to the US 2010 Census), protecting green spaces for urban communities is crucial from both a public health and individual health perspective.⁶

Protecting Kensington Playground for New Haven residents and children is an utmost priority the Community Development Committee of the Board of Alders needs to keep. While housing is a constant issue in New Haven, utilizing green spaces is not the solution. Green spaces are important to the health and community of a neighborhood, especially in urban areas such as New Haven. By protecting Kensington Playground, we will be able to make New Haven a greener, closer-knit community.

Thank you for your careful consideration of this letter. It is greatly appreciated as we strive to create greener spaces for everyone. We hope for a decision that prioritizes green spaces and playgrounds for New Haven residents and children as well as the environment.

Yours truly,



Traffic Safety Representative
Yale School of Medicine
Safe Streets Coalition

References

1. Pedestrian killed on the Boulevard. Newhavenindependent.org. https://www.newhavenindependent.org/index.php/archives/entry/pedestrian_killed_on_the_boulevard/. Published September 1, 2020. Accessed September 26, 2020.
2. Another driver kills another pedestrian. Newhavenindependent.org. <https://www.newhavenindependent.org/index.php/archives/entry/crash/>. Published January 23, 2020. Accessed September 26, 2020.
3. Frederick Z. 68-year-old woman fatally struck by car in New Haven; police believe additional vehicle involved. WTNH.com. https://www.wtnh.com/news/connecticut/new-haven/68-year-old-woman-fatally-struck-by-car-in-new-haven-police-believe-additional-vehicle-involved/?fbclid=IwAR04iPiy9bcLtmsqLd_GfbQLbxgJQEoKwnAdmQ-pE0Hd9AwFOUuWESLhQus. Published September 27, 2020. Accessed September 28, 2020.
4. Maas J, Verheij RA, Groenewegen PP, de Vries S, Spreeuwenberg P. Green space, urbanity, and health: how strong is the relation?. *J Epidemiol Community Health*. 2006;60(7):587-592. doi:10.1136/jech.2005.043125
5. Kondo MC, Fluehr JM, McKeon T, Branas CC. Urban Green Space and Its Impact on Human Health. *Int J Environ Res Public Health*. 2018;15(3):445. Published 2018 Mar 3. doi:10.3390/ijerph15030445 Pedestrian killed on the Boulevard. Newhavenindependent.org. https://www.newhavenindependent.org/index.php/archives/entry/pedestrian_killed_on_th
6. Bureau, U., 2018. *Urban Areas Facts*. [online] The United States Census Bureau. Available at: <https://www.census.gov/programs-surveys/geography/guidance/geo-areas/urban-rural/ua-facts.html> [Accessed 26 September 2020].

October 11, 2020

Bill Saunders
512 George Street.
New Haven CT, 06511

Dear Alder Walker-Myers,

I am writing to you to voice my opposition to the recent development project that is afoot regarding Kensington Street Park and The Community Builders.

As a 30 year resident of Ward 23, I look at this as an extremely short-sighted move, that uses the 'stalking horse' of needed 'affordable housing' as an excuse to give away valuable park space in the neighborhood.

In brief, these are my reasons for opposing this project:

- 1). Giving away City-owned Parks to Developers sets a dangerous precedent that threatens our limited green spaces.
- 2). Kensington Park is a valuable resource for this urban neighborhood, especially with the Hospital Expansion.
- 3). The proposal to build a suitable park, elsewhere, in some completely different neighborhood, does nothing to address the needs for commensurate Green Space in Ward 23.
- 4). I walk down Kensington Street weekly, and there are always a bunch children about, hanging out on sidewalks and stoops -- improving the infrastructure of the park would be a greater immediate benefit to the neighborhood.
- 5). If this development were happening in Westville or East Rock, it would have been long dead in it's tracks.
- 6). There are other possible locations for this development, without the need of giving up valuable park space
- 7). I have had direct experience with The Community Builders through an Art Gallery I once ran their (Gallery Howe). After six months of successful exhibits, TCB abruptly shut down the gallery because of a 'manufactured controversy'. The Community Builders repeatedly showed themselves to be more concerned about protecting their 'cold, corporate image', rather than understanding what real Community Building looks like, or the positive influence that the gallery had on both the residents and neighborhood relations.


Thank you.

Bill Saunders
512 George Street.

(From Mickey Mercier's email; *Legislative Aide*, City of New Haven | Board of Alders
165 Church Street | New Haven, Connecticut 06510

✉ mmercier@newhavenct.gov |

We have received much written public testimony. The first two attachments are in favor of the Pearl Street sidewalk. [Deleted from this document for clarity] All of the rest is about Kensington Park housing, both for and against.



My name is LaQuishia Gill, and I am a current resident of the Dwight neighborhood, specifically Kensington Street. I've lived here for a little over three years and have certainly grown in relationship and care for this community the longer I've stayed. I've attended Management Team Meetings and attempted to stay abreast of things happening in the community. I'm writing regarding TBC's pending development plans for the neighborhood.

It was a long time before I ever realized that Kensington Street had a playground, let alone a splash pad embedded within. My guess is that part of the reason is that there has never actually been a legitimate playground on the premises, and the splash pad hasn't been functional in the three plus years that I've been around. I think we can all agree that the area has been neglected for a long time. In TCB's Project Narrative, they describe Kensington Playground as a "hot-spot for crime", but let's be honest -- the entire neighborhood has been a hotspot for crime. I see it regularly from inside my own home. But that Playground is way more than a hot-spot for crime. It's also where positive activities take place, where people have church, where kids play, where people walk their pets -- and that's despite the state of disrepair due to the city's neglect and "lack of oversight".

TCB is correct in stating that it has struggled with community relations. With regard to this particular development plan, I'm disappointed that we are left to defend Kensington Playground this late in the planning process. I would be curious to hear about what steps were taken and when to communicate to the neighborhood at-length what was being planned. I think we all know that attendance at Management Team Meetings is low -- is that a good enough reason for the communication though? From my perspective, it does not seem that these plans were developed or communicated to the neighborhood entirely in good faith. Not so that we could have put a stop to it earlier, but so that some of us may have actually had input or a chance to collaborate. The plans feel forced upon us instead.

Lastly, if TCB's plans do move forward, I currently see a lot of concepts and renderings but no concrete commitments. The pictures are pretty and the documents tell a nice story about what's possible here, what has been imagined by TCB. Will these spaces actually come to fruition as described? Will they go on to be rundown and neglected like previous TCB properties or like the city did Kensington Playground? Will the new green spaces be prioritized just as much if not more than the housing development? What's the timeline and how long would this neighborhood be left with no viable community green space in the meantime?

Grill continued

I respectfully ask that the Board of Alders to not approve the development plans of TCB as they stand at this time. Not in opposition to more affordable housing or new and improved green spaces, but so that we, as residents of this neighborhood, might be able to truly work together with TCB to create a plan that honors and respects the collective wishes of the Dwight Neighborhood.

Thank you for your time.

Dear Board of Alders and Development Committee Members,

Leslie Gros-Wyrtzen

I am writing with grave concern about the plan to redevelop Kensington Park into affordable housing. My teenage daughters attend a weekly Christian gathering (observing city and state guidelines about social distancing) in the park and my eight year old daughter has enjoyed playing in the park on several occasions.

This park is a rare green space in the Kensington neighborhood. I can't help but note that wealthy East Rock and Westville neighborhoods have access to massive parks despite individual homeowners having large private backyard lots. In contrast, in Kensington and other under-served neighborhoods have small and often poorly maintained parks even as residential lot size is smaller and many more people live in multi-family dwellings with less indoor and outdoor space per person.

In addition, the park serves a specific public health function during the COVID-19 pandemic. In compiling with stay-at-home orders, having access to outdoor green spaces is crucial to maintaining mental and physical health. Frankly, it is shocking to me that any green space would be targeted for building development at such a time as this. Children and adults need more space, not less, to exercise and gather at safe distances.

Finally, while our city needs more affordable housing, the city should focus such efforts on 1) increasing rent subsidies and income assistance for low-income families, 2) building affordable housing in neighborhoods with higher property values and school grades, 3) more aggressive regulation and prosecution of absentee and predatory landlords, and 4) eviction moratoriums and rent and mortgage cancellations during the pandemic.

In the bigger picture, rather than selling credits to subsidize affordable housing and thus providing tax shelters for businesses and wealthy non-profits (like Yale), the city could tax these entities to provide better schools, more (not fewer) parks, and financial assistance to lower-income families seeking to buy or rehab houses or needing deposit or rental assistance.

I appreciate the opportunity to submit comments and trust that the Board and committee members will listen carefully to the feedback of neighborhood residents and their allies.

Sincerely,

Leslie Gross-Wyrtzen (she/her)
Postdoctoral Associate | Council for African Studies
Yale University

My name is Nia Campinha-Bacote and I am a 27-year old graduate student who has been a resident of the Dwight-Kensington Neighborhood for nearly 4 years. I have lived on Garden Street for 2 years and have lived on Edgewood Avenue between Kensington and Day Street for the past 1 year and 9 months.

I am an active community member who has regularly attended the monthly Dwight Management Team meetings since I first moved to this neighborhood in June of 2017 and I deeply care about this neighborhood--both my neighbors and the land and environment that surrounds us.

The main point I aim to make to the Board of Alders is that the current Project plans of TCB create a false dichotomy. The Community Builders make it seem as though our community has to choose between affordable housing and the preservation of Kensington Park.

On page two of their "Project Narrative", TCB writes, "TCB has struggled with community relations and perception within the neighborhood. TCB has continued to build on the significant strides made through the redevelopment of Kensington 1 to develop partnerships in the community, strengthen the impact of on-site Community Life, and garner support from local officials."

I appreciate the transparency TCB demonstrates in understanding its troubled past with our neighborhood, and I want to acknowledge that there have been positive impacts of TCB previous development projects as they have helped renovate and restore housing units that were in dire need of upkeep. However, this second phase of development seems to have prioritized garnering support of local officials and neglected any sincere development of community partnerships with the residents of the Dwight/Kensington neighborhood.

If TCB means what they say when they write in their project development plans that their goal is to "help the community achieve broader goals around neighborhood revitalization"--then what WE, as the community, WE as the residents of Kensington Street, Edgewood Avenue, Garden Street, and Day Street--what WE want is a revitalization of Kensington Park--a park that has been historically neglected by the City of New Haven with a splash pad that hasn't worked for years and trash cans that are constantly overflowing with garbage. The "lack of oversight and maintenance" that TCB writes about on page 6 of their project narrative is not on residents, but on the City. If the City of New Haven took care of Kensington Park like they take care of East Rock

Nia
cont'd

and Wooster Square Park, Kensington Park would have never been considered as a property of the city to be sold for \$1 to TCB.

Ultimately, I believe the values of TCB and community members such as myself intersect at a crucial point--we all want to see the Dwight-Kensington neighborhood revitalized and cared for. It is clear that TCB has put a lot of thought and creativity into these redevelopment plans, and on the final page of their project narrative, they state "The City of New Haven, New Haven Police Department, and community have been supportive of this plan". But WHO is this community they are referring to? Because my neighbors and other Dwight-Kensington residents have been organizing for months now and we have been unapologetically vocal that we are NOT supportive of TCB's decision to significantly alter Kensington Park. We have seen their plans and we are not happy about them.

In closing, I respectfully ask you all--as the Board of Alders--to not approve the development plans of TCB as they stand now. I ask for you all to do this not in opposition to the creation of more affordable housing, but so that we, as residents of this neighborhood, might be able to truly work together with TCB to create a plan that honors and respects the collective wishes of the Dwight Kensington community.

There does not have to be a dichotomy--an either or of: either affordable housing or saving Kensington Park--but rather, if TCB truly believes in being collaborative with the community, they will welcome this pause in their plans and seek to be even more creative in re-developing their redevelopment plans so that they may revitalize the neighborhood in a way that honestly takes into account our needs and desires.

Thank you.

Hon. Brian Wingate, Chair
Community Development Committee
Board of Alders of the City Of New Haven
165 Church Street
New Haven, Connecticut 06510
% Albert Lucas alucas@newhavenct.gov
RE: Kensington Park- 17,21, 25, 29 and 31 Kensington Transfer

Dear Chairman Wingate,

My name is Carmen Pajarillo and I am the traffic safety representative of Yale School of Medicine as well as a New Haven resident. I am writing this letter to advocate against the decision of the sale of Kensington Playground to The Community Builders. This sale would rob Dwight neighborhood residents of crucial green spaces as well as set a very dangerous precedent of selling green space to developers.

Green spaces define New Haven. As home of one of the oldest and most well-known town greens (the iconic New Haven Green), New Haven must maintain its commitment to public spaces where communities can come to gather, where music and food truck festivals can celebrate, where children can play and experience the happiness of

Dwight Neighborhood Community Health Profile

Compiled by Osman Moneer in January, 2020 for the Dwight Central Management Team¹

Key Concerns

Dwight is a low-income residential neighborhood with a major medical complex in the middle of it. Yale New Haven Hospital will build a new neuroscience center at the St. Raphael's Campus in the Dwight neighborhood. This project includes the construction of parking garages that will add hundreds more cars to weekday neighborhood traffic. Children and older adults may be especially impacted.

1. The **construction period** may lead to an exacerbation of health and safety problems due to noise, dust, diesel fumes, and additional obstacles for pedestrians.
2. Dwight has some of the poorest health outcomes among New Haven's neighborhoods. The neighborhood has **high asthma rates** for both children and adults.
3. In the past two years Dwight experienced 26 **pedestrian accidents** and 5 involving **bikes**. There were 106 traffic stops for **red light violations**.
4. Research by Dr. Richard Marottoli of the Dorothy Adler Geriatric Assessment Center at Yale and colleagues has established that **older adults** cross streets more slowly than younger people.²

Demographics

1. There are 4,403 people living in the neighborhood; 16% of the population is under 18, and 9% is over the age of 65.
2. The neighborhood's racial composition is 23% Latinx, 25% White, and 40% Black.
3. 87% of homes in Dwight are occupied by renters; 40% of Dwight residents live in poverty; 67% of all residents and 82% of children are considered low-income.

Details on Asthma and Health

1. Current asthma rates in Dwight are 12% for adults, and are estimated to also be 12% for children, compared to a statewide average of 9.7%.³
2. In 2018, New Haven residents had the highest asthma hospitalization rates in the State of Connecticut.
3. Black residents are 5.5 times as likely to suffer severe consequences of asthma compared to their white peers, while Hispanic residents are 4.5 times as likely.
4. New Haven experienced 1,830 hospitalizations and emergency department visits due to asthma in 2018, leading to over \$10 M in hospitalization charges across the city.
5. Other key health indicators: diabetes rate (adults), 11%; high blood pressure (adults), 31%.
6. People living near dangerous streets, with little access to open space are less likely to walk, which can affect both weight and emotional health. PM2.5 particles have been shown to be factors in obesity, cancer, diabetes, and stroke, in addition to the lung diseases including COPD.

Details on Pollution

1. The Clean Air Act is focused on six pollutants: ozone, fine particles (PM_{2.5}), carbon monoxide, nitrogen dioxide, sulfur dioxide, and lead.

¹ Sources: CTDataHaven (2019). Connecticut Health Foundation (2020). Connecticut State Department of Health.

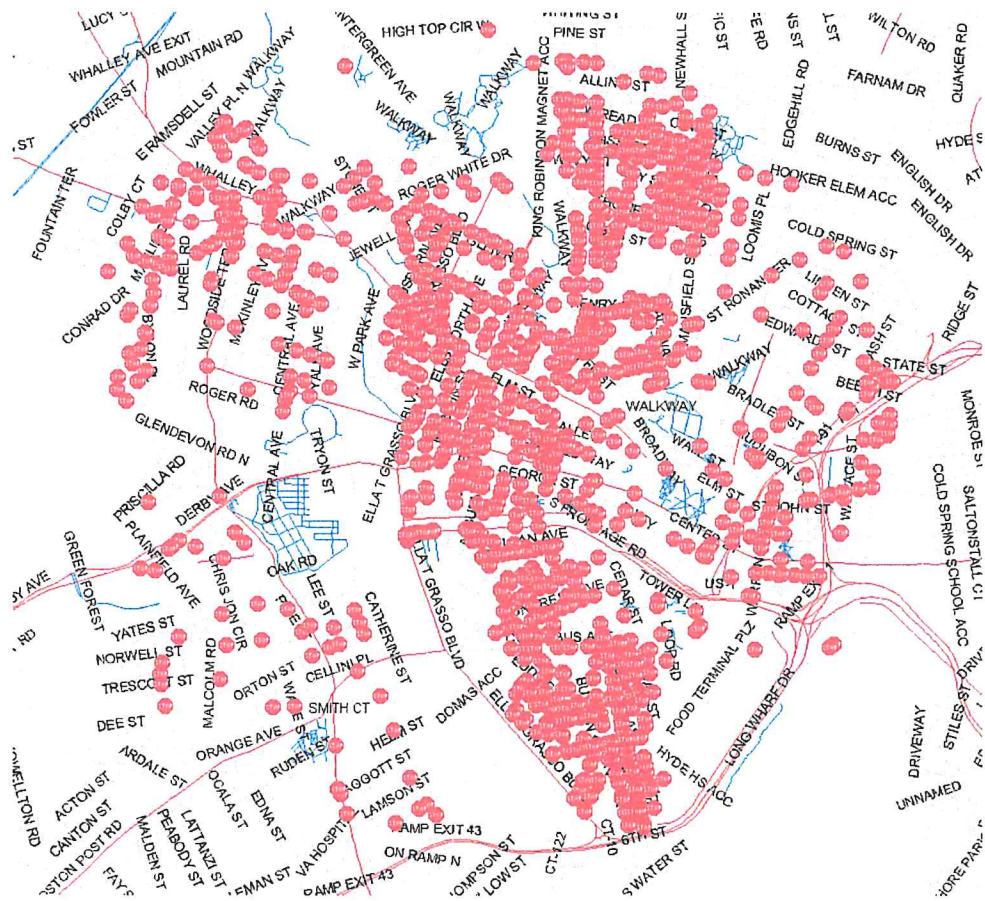
Department of Energy & Environmental Programs (DEEP). City of New Haven Police Department and Board of Education.

² Richard A. Marottoli et al, "Characteristics of Older Pedestrians Who Have Difficulty Crossing the Street," American Journal of Public Health, March 1997, Vol. 87, No. 3, 383.

³ The child asthma rate was estimated by analyzing statistics on asthma rates for Connecticut children segmented by household income in conjunction with Dwight resident income information

2. Connecticut is currently in non-attainment status for ozone and maintenance status for particulate matter, including fine particles. This suggests active work needs to be done to minimize the sources of these pollutants, which are largely sourced in transportation.
3. Mobile source (vehicles, engines, etc.) pollution accounts for approximately 50% of all man-made air pollution emitted in Connecticut.
 - a. Vehicle exhaust primarily emits fine particle pollution and carbon monoxide, causing serious health concerns.
 - b. Diesel-powered engines produce black carbon, a significant contributor to global warming, and emissions of toxic air pollutants, along with carbon dioxide (CO₂) and PM_{2.5}. Black carbon is not presently listed as a "criteria pollutant" but that is likely to change soon. It comes from vehicular exhaust, and also from brake linings and tires — so even electric vehicles produce this substance.
4. Idling vehicles in traffic, at bus stops (see below), or at points of entry and exit from garages, may exacerbate health concerns.
 - a. An idling vehicle spews air toxics, gases and particulate matter ("soot") into the air.
 - b. Every gallon of gas burned produces more than 20 pounds of greenhouse gases.
 - c. Breathing in exhaust can aggravate asthma, allergies, and cardiovascular disease.

Map of Neighborhood School Bus Stops within Two-Mile Radius of St. Raphael's Campus



**A list of alternative building sites
compiled by the Friends of Kensington Playground, January 2021.**

For more information, visit www.KensingtonPlayground.org

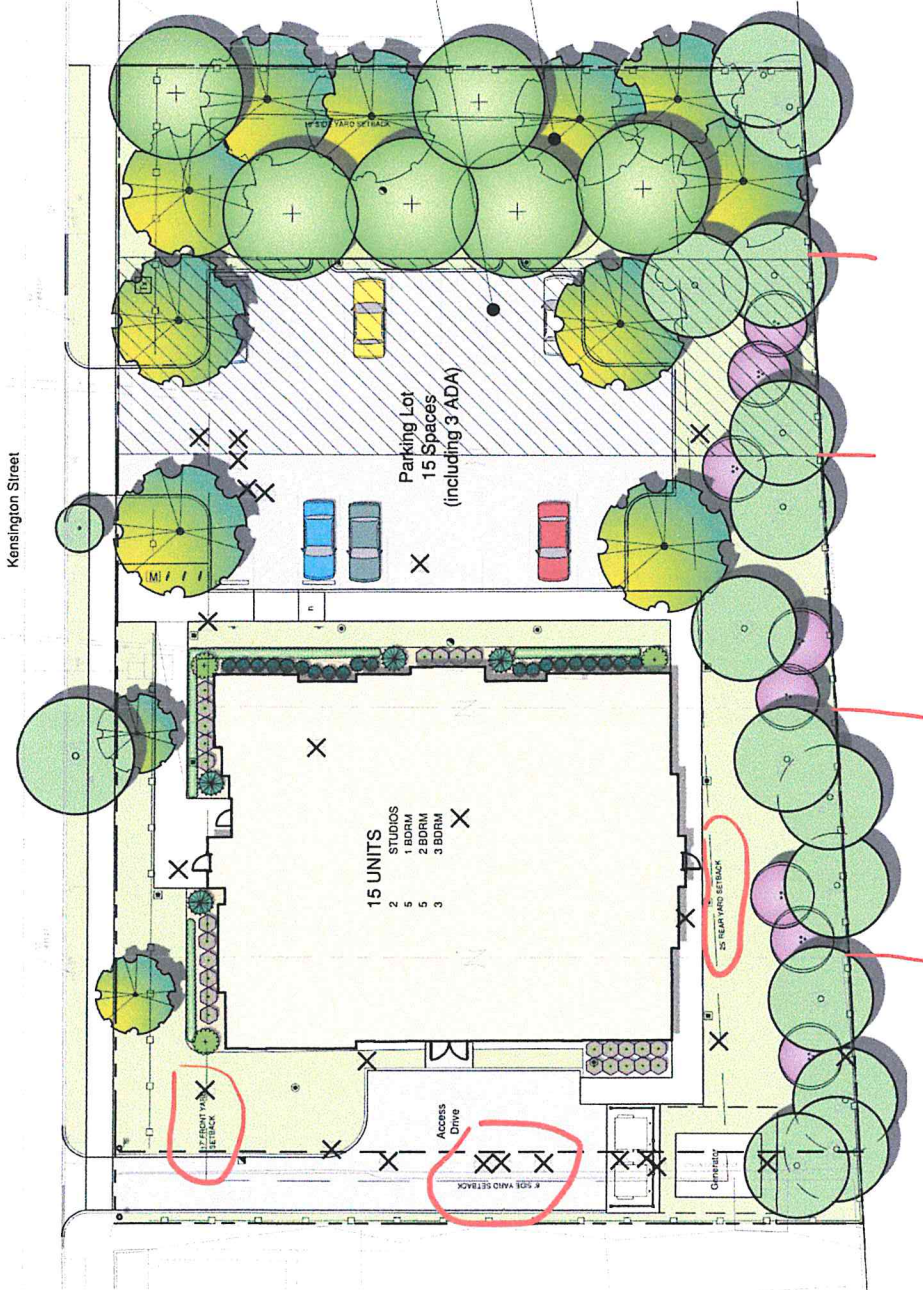
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TREES TO BE REMOVED 22
 (APPROX. 19,300 SF OF TREE CANOPY COVER)

PROPOSED NEW TREES 26 (18 SHADE & 8 FLOWERING TREES)
 (APPROX. 39,000 SF OF TREE CANOPY COVER)
 WILL BE ADDED WHEN TREES REACH MATURITY)

Parcel Owned by City of
 New Haven Parks
 4,878 SF

Open Space, Rain Garden &
 Conservation Space
 10,300 SF
 (Includes rain garden and continuous
 open space to the North, East, and
 South around the parking lot.)



todesign

114 WEST MAIN STREET
 SUITE 200
 NEW BRITAIN, CT 06051
 860-432-1700
 todesign@icloud.com

SITE DESIGN
 LANDSCAPE ARCHITECTURE
 URBAN PLANNING

Site Rendering

KENSINGTON PARK, NEW HAVEN

New TCB 15-unit building is estimated to be: 72' wide x 90' deep
 (building only, no mechanicals, nor access)

59 Beers St. (corner Edgewood):

6 units

3 stories

TCB owner is gifting property to GDDC/Greater Dwight Development Corp
\$274,000 appraisal (\$505k replacement cost)

TCB keeps property and reduces need for new units by 6 (from 15) to 9 units



596-598 George St. (corner Orchard):

6 units, 2.5 stories

Owned by City of New Haven, large 1885 Queen Anne-Romanesque Revival Brick 'Sisters' (adjoining buildings)

3,700 sq ft living space + 3,750 sq ft living space (plus unfinished basements) = 7,450 sq ft living area

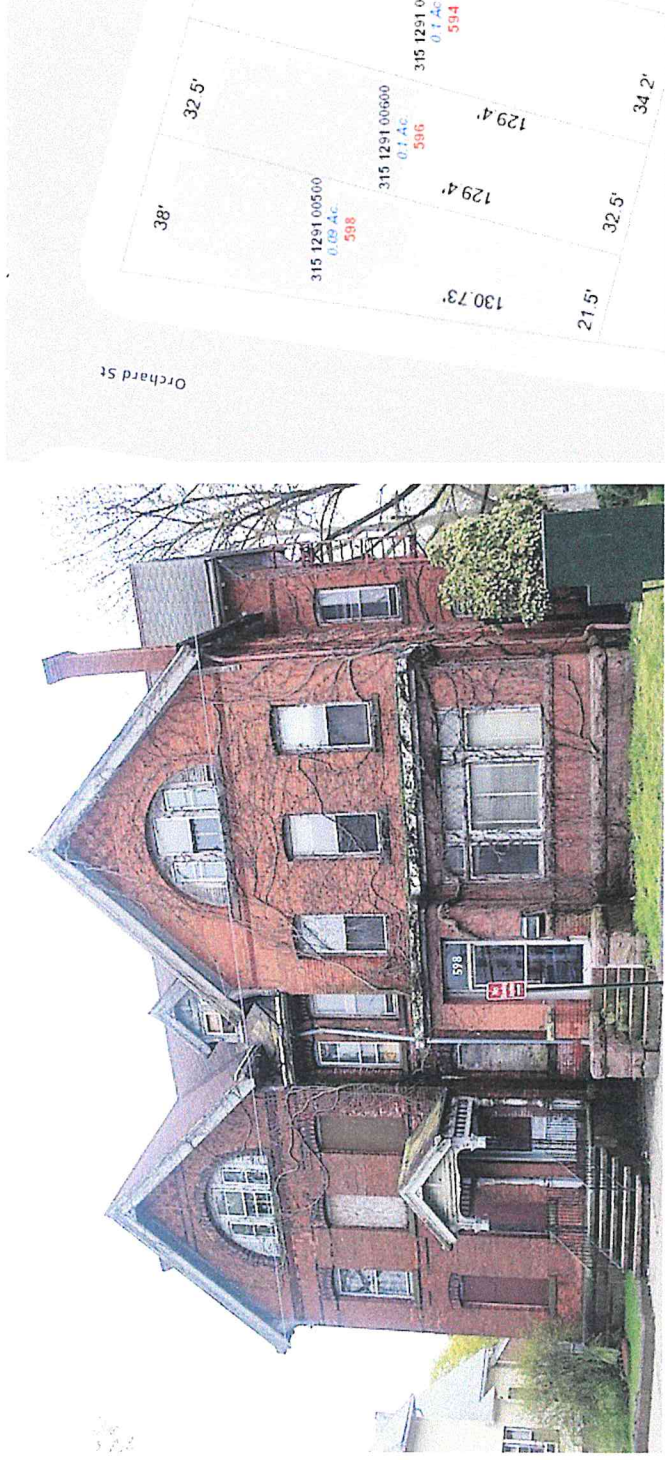
.1 acre + .09 acre = .19 acre

\$190,000 + \$275,000 appraisals = \$465,000 appraisal

City of New Haven donates properties to TCB; TCB renovates 6 units.

Property has been empty for years and needs renovations.

(YNHH donated the properties to City of New Haven for \$1 several years ago.)



14 Garden St:

.79 acre

1 existing building on site, 1 building 1/2 on site, primarily an interior surface parking lot for approx. 15 autos

Owned by TCB

\$700,000 appraisal

2 options for building here:

A 3-4 story building on the large interior space, currently used as surface parking lot, and/or a 3-4 story facing street.



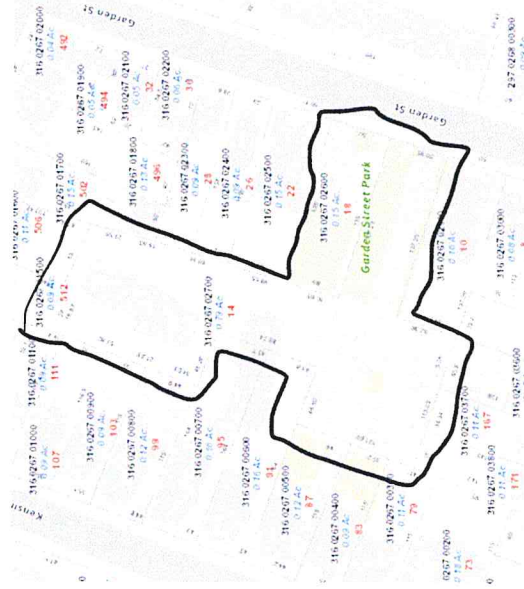
18 Garden St:

.15 acre

Used as a 6-car surface parking lot and 'sitting area'

Owned by TCB

\$36,000 appraisal

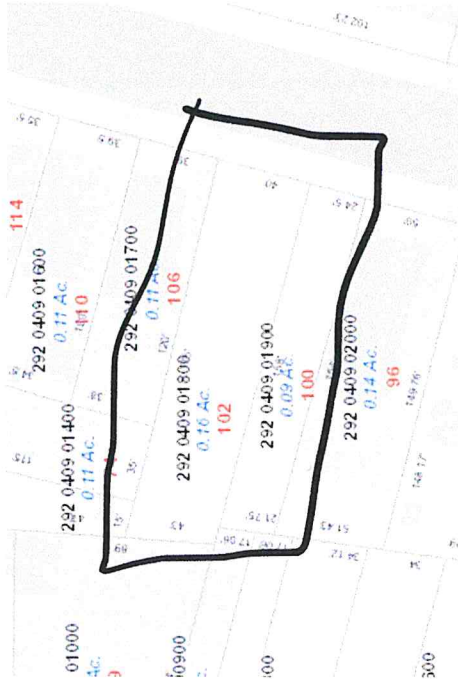


100-102 Shelton Ave:

.09 + .16 = .25 acre

Vacant lots owned by City of New Haven

\$36,600 + \$38,900 = \$75,500 appraisal

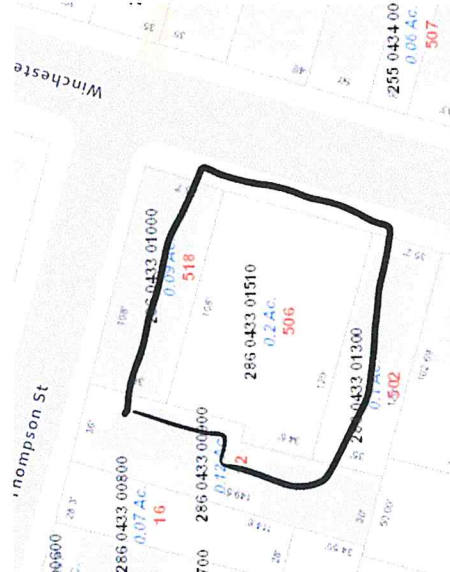


506 Winchester:

.2 acre

Vacant lot owned by City of New Haven

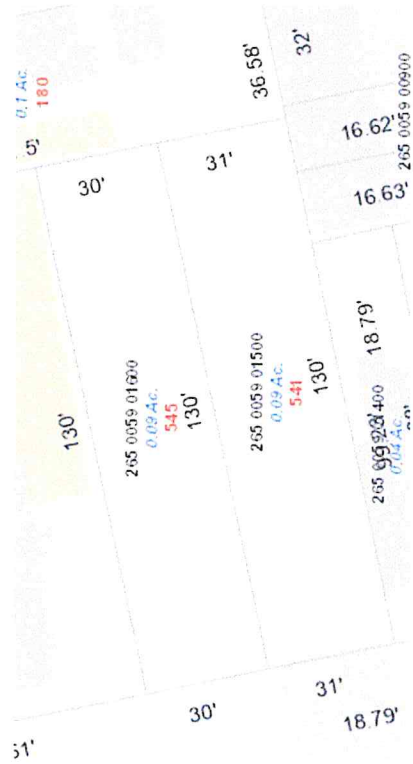
\$39,800 appraisal



541 - 545 Howard:

.09 + .09 = .18 acre

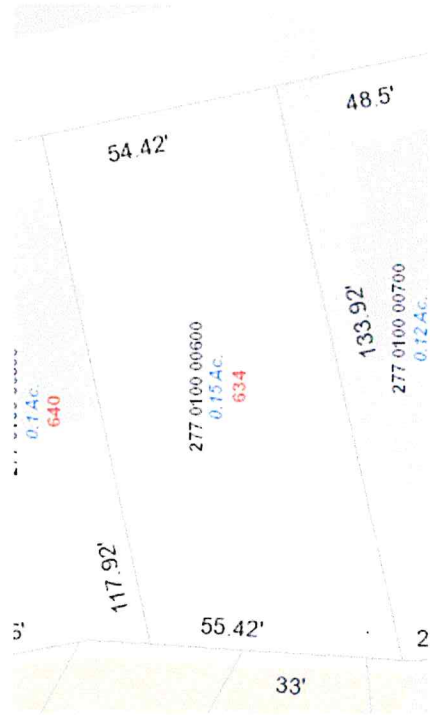
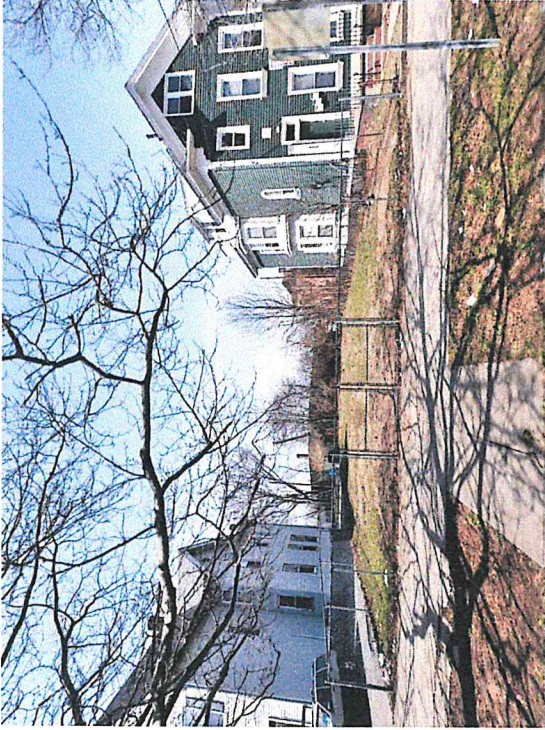
Vacant lots owned by City of New Haven
\$25,600 + \$25,600 = \$51,200 appraisal



634 Howard:

.15 acre

Vacant lot owned by City of New Haven
\$42,400 appraisal



203 Orchard, 7 Waverly:

.65 + .17 = .82 acre

Vacant lots owned by State of CT

\$55,200 + \$47,700 = \$102,900 appraisal

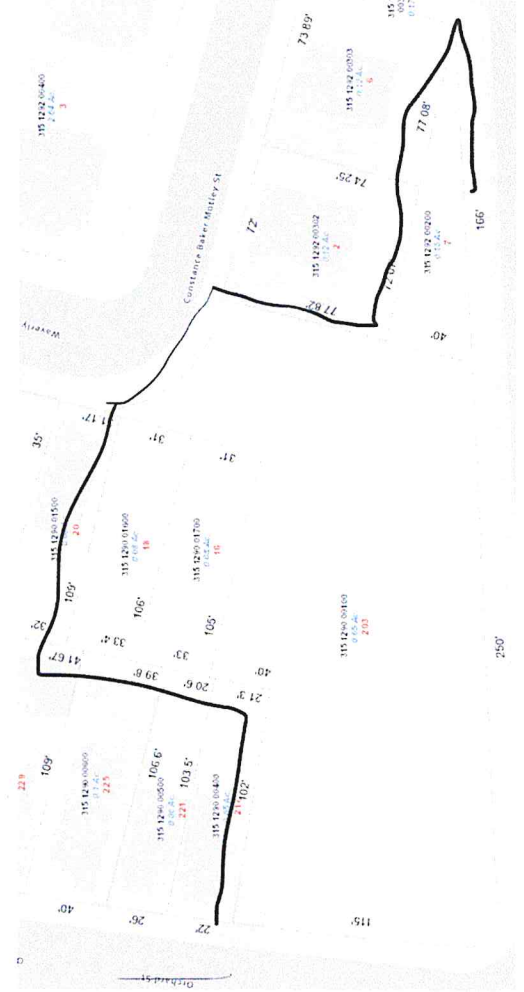


16 -18 Waverly:

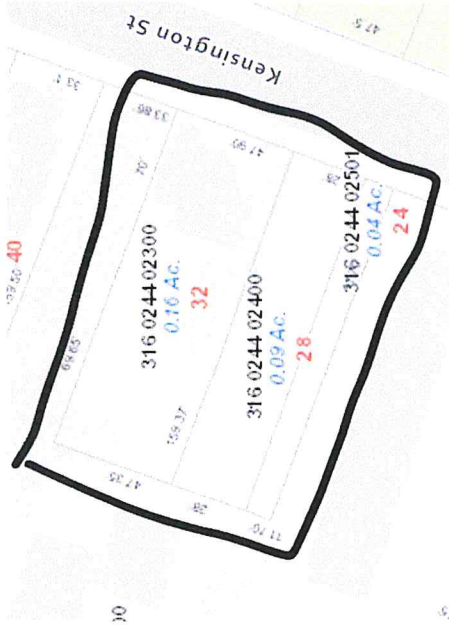
.08 + .08 = .16 acre

Vacant lots owned by City of New Haven

\$88,200 appraisal



24-28 Kensington owned by Pike Mgmt. and are vacant lots
32 Kensington is for sale (3-story Mansard) and would probably qualify for Historic Tax Credits



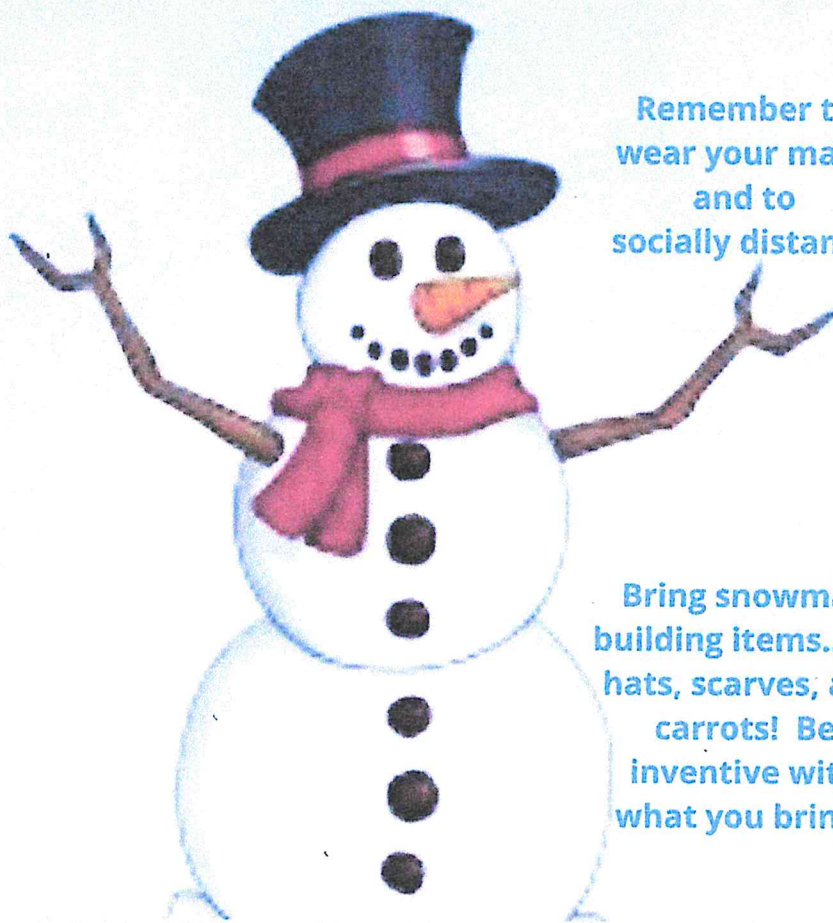
Friends of Kensington Playground

SNOW BUILDING IN KENSINGTON PLAYGROUND!



Everyone Welcome

SUNDAY, FEBRUARY 7 1-3 PM



Remember to
wear your mask
and to
socially distance.

Bring snowman
building items...old
hats, scarves, and
carrots! Be
inventive with
what you bring!

KensingtonPlayground.org

SAVE KENSINGTON PLAYGROUND!
SALVAR KENSINGTON PLAYGROUND!

APRIL PARK EVENTS

EVENTOS DEL PARQUE DE ABRIL

4/3, 10 AM: Food Pantry, Easter Basket Giveaway
while supplies last

Despensa de Alimentos, Sorteo de
Cesta de Pascua
mientras que los suministros duran

4/17, 10 AM Kid's Bike Safety Clinic (5/3 rain date)
Clínica de Seguridad para Bicicletas
para Niños (5/3 fecha de lluvia)

FREE & OPEN TO ALL. WEAR A MASK.

GRATIS & ABIERTO A TODOS. USA UNA MÁSCARA.



KENSINGTONPLAYGROUND.ORG

For more information,
call Pat at 203 285 5077 or Olivia at 203 668 7350

SAVE KENSINGTON PLAYGROUND!
SALVAR KENSINGTON PLAYGROUND!
MAY PARK EVENTS

EVENTOS DEL PARQUE DE MAY

5/15, 10 AM: Kids Sidewalk Chalk Art
Chalk provided (Rain Date: 6/5)
Arte de tiza de la acera de los niños
Tiza proporcionada (Fecha de lluvia: 5/15)

5/22, 10-1 PM: Renee's Closet: Clothing Giveaway
Women's and Children's (Rain Date: 6/5)
Renee's Closet: Regalo de ropa
Mujeres y niños.
(Fecha de lluvia: 6/5)

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