

Westville Manor Redevelopment



TORTI GALLAS AND PARTNERS

Kenneth
Borson
ARCHITECTS



THE GLENDOWER
G·R·O·U·P

Team Intro

Elm City Communities

- **Karen DuBois-Walton, Ph.D.** – Executive Director

Westville Manor Steering Committee

- **Melissa Spears** – Executive Director, Common Grounds HS, Urban Farms and Environmental Education Center
- **Janna Lyons** – West Haven Public Administrator, Cornell Scott Hill Health Center
- **Hon. Michelle Edmonds-Sepulveda** – Alder, Ward 30, City of New Haven
- **Michael Piscitelli** – Deputy Economic Development Administrator, City of New Haven
- **Serana Neal-Sanjurjo** – Executive Director, City of New Haven Livable Cities Initiative
- **Shenae Draughn** – Senior Vice President, The Glendower Group, Inc.
- **Ed LaChance** – Vice President, The Glendower Group, Inc.
- **Amelia Oliver** – Center Director, Job Corps
- **Joanne Sciulli** – Executive Director, Solar Youth
- **Susan Gray** – President, Twin Brook Resident Council
- **Montreal Godfy** – President, Westville Manor Resident Council
- **Willard Ford** – President, Wilmont Crossing Resident Council
- **Laura Roblee** – Principal, Katherine Brennan

Team Intro

- **The Glendower Group**
Real Estate Developer
- **Kenneth Boroson Architects**
*New Haven Architectural firm for 30 Years
Project Leader, Master Planning, Architecture*
- **Torti Gallas + Partners**
Master Planning
- **Freeman Companies**
Civil, Landscape, Geotechnical, Traffic
- **Censere Consulting**
Engagement Services
- **Sylva Developers**
Financial Analysis



Torti Gallas: Firm Overview

62

62 YEARS

CULTURE OF LEARNING
EXPERIENCE • HISTORY • MISTAKES

100+

EXPERIENCE

100 CITIES • 36 STATES • 15 COUNTRIES

MULTI-CULTURAL FIRM

24 NATIONALITIES •
20 LANGUAGES

93

LEED PLATINUM

100+

AWARDS

NATIONAL AND INTERNATIONAL
NATIONAL AND INTERNATIONAL

ONE OF THE LARGEST NEW URBANIST FIRMS

IN THE UNITED STATES

THOUGHT LEADER

PLANNING AND DESIGN
MIXED-INCOME AND MIXED-USE
NEIGHBORHOOD REVITALIZATION

INEXTRICABLE LINK • ARCHITECTURE, URBAN DESIGN, SUSTAINABILITY

\$30+

CONSTRUCTION
BILLION

45K+

AFFORDABLE
HOUSING UNITS
THE LAST 15 YRS

1M+

PEOPLE
HOUSED
MILLION

36

HOPE IV & CHOICE
NEIGHBORHOOD
GRANTS

1000+

COMMUNITIES



Navigating the Process

Process: A Consensus Based Approach

- Establish and Catalyze Momentum for Real Transformation
- Analyze/Understand the Place, People, Challenges and Opportunities
- Use Charrettes/Community Meetings/Workshops
- LISTEN !!
- Form Consensus with Stakeholders, Residents, Clients and Public Officials
- Create a Shared Vision for Community Transformation



Site



Google Earth

Guiding Principles

- Mixed-income community
- Variety of house types, styles, ownership, and spaces
- Integrate with surrounding context
- Short strings of attached houses
- Minimal stacking
- Two-story height
- Every house has a private entrance and address
- Every house has defined front and back yards with direct access to backyard.
- Parking adjacent to houses
- Provide one parking space per unit
- Create Community Center
- Size units to CFHA design standards
- Maintain unit mix for replacement housing
- Create accessible community and homes
- Design for appropriate density
- Maximize private spaces for residents
- Design community to maximize “eyes on street”

Schedule: Charrette Process

Charrette Schedule

EVENT	DATE	AGENDA	LOCATION
Pre-Charrette Meeting with Westville Manor Steering Committee	September 6	6:00pm	Katherine Brennan School 200 Wilmot Road New Haven, CT 06515
Public Meeting	September 11	6:00pm – 7:30pm: 1. Community Issues and Orientation 2. Breakout Session - 30 minutes into smaller groups 3. Wants, Needs and Concerns	West Rock Community Center 295 Wilmot Road New Haven, CT 06515
Design Charrette Day 1	September 24	11:00am – 12:00pm: Design and Development Team Meeting 2:00pm – 4:00pm: Open Work Session 6:00pm – 7:30pm: Public Meeting: Comments and Responses to 1 st Public Meeting	West Rock Community Center 295 Wilmot Road New Haven, CT 06515
Design Charrette Day 2	September 25	9:00am – 10:00am: Meeting with City Planning and Zoning 10:00am – 11:00am: Meeting with 1 st Responders 10:00am – 12:00pm: Open Work Session 2:00pm – 4:00pm: Open Work Session	West Rock Community Center 295 Wilmot Road New Haven, CT 06515
Design Charrette Day 3	September 26	10:00am – 12:00pm: Open Work Session 1:30pm – 4:00pm: Closed Workshops 6:00pm – 7:30pm: Public Meeting	West Rock Community Center 295 Wilmot New Haven, CT 06515

Schedule: Overall

- **August, 2018**
Due Diligence and Analysis
- **September 11, 2018**
Initial Stakeholder Meeting
- **September 24-26, 2018**
Design Charrette
- **Week of November 5, 2018**
Stakeholder Presentation of Design Concepts
- **Week of December 3, 2018**
Pre-submission meeting with the stakeholders
- **December 2018 – April 2019**
Submit for City approvals
- **January – October 2019**
Working Drawings
- **November 2019**
Funding Application
- **April 2020**
Funding Award announcement by CHFAs
- **October 2020**
Closing
- **December 2020**
Relocation and Begin Demolition
- **January – November 2021**
Westville Manor Phase 1 Constuction
- **December 2021**
Westville Manor Phase 1 Occupancy
Begin Phase 2 Demolition
- **January – November 2022**
Westville Manor Phase 2 Construction
- **December 2022**
Westville Manor Phase 2 Occupancy

Affordable Housing: Principles

Physical and Social Challenges

- A Wider Range of Challenges

Housing and Neighborhoods

- And Regions

Context/Appropriate Densities

- Finding the Limits of Density
- Leveraging Land Values

Mixed Typologies/Mixed Income

- Greater Mixed Use

Quality Design and Construction

- Consistency

Public/Private Partnership

- Addressing Competing Interests
- Maximizing Partnerships

An Inclusive Process

- More Inclusion
- True Empowerment



Affordable Housing Design: Nuanced Solutions to Complex, Interrelated Challenges

Discussion



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