

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** 27-35 SYLVAN AVENUE, 167-195 WARD STREET, 60-80 LEGION AVENUE,  
Modification of Conditions of Approval (CPC 1432-04) for new Mixed Use Project  
including 104 Residential Units to replace William T. Rowe Residences (Property Owners:  
Yale-New Haven Hospital, Medical Center Realty, Inc.; Applicant: Trinity Rowe Limited  
Partnership)

**REPORT:** 1433-05

**ACTION:** Approval

### PROJECT SUMMARY:

**Project:** Construct new mixed use 9-story building (William T. Rowe Residences)

**Address:** to be assigned

**Site Size:** 52,583 s.f. (1.21 acres)

**Zone:** BD-2

**Financing:** City of New Haven, Housing Authority of the City of New Haven, Low Income  
Housing Tax Credits and private equity

**Project Cost:** \$25 million

**Housing Units:** 104 affordable units, of which 39 will be set aside for residents who require supportive services

**Retail/Supportive:** 2,243.5 SF retail, 1,490.5 SF program room (113 occupancy), 680 SF community room  
(104 occupancy), and 729.5 SF fitness center (120 occupancy)

**Parking:** 86 spaces including 5 handicap parking spaces

**Loading:** 0 spaces provided

**Owner:** Medical Center Realty, Inc.

**Owner:** Yale-New Haven Hospital, Inc.

**Phone:** 203-688-2126

**Applicant:** Trinity Rowe Limited Partnership

**Phone:** 617-720-8400

**Agent:** Carolyn W. Kone Esq.

**Phone:** 203-772-2600

**Architect:** ICON Architecture, Boston

**Phone:** 617-451-3333

**Site Engineer:** Stantec

**Phone:** 203-281-1350

**City Lead:** City Plan Dept.

**Phone:** 203-946-6379

**Submission:** Letter from Carolyn Kone, Brenner, Saltzman & Wallman, with attachments, fee of \$55

**Relevant Recent City Plan Actions:** Site Plan Review (1432-04, 09/16/09); Special Exception to reduce #  
Parking Spaces & for Front Yard Parking (CPC 1430-06, 07/22/09); Zone Change to BD-2 (CPC 1404-01,  
07/18/07).

### BACKGROUND

The City Plan Commission granted approval with Conditions on September 16, 2009 (CPC 1432-04) of Site  
Plans for The New Rowe Residences to be located at the above address. Trinity Financial, Inc. has been  
informed by the State of Connecticut Traffic Commission that its certificate determination will be finalized only  
if the planning and zoning approval (Site Plan Approval) is contingent upon the transfer of title to the site by the  
owners, Yale New Haven Hospital and Medical Center Realty, Inc.

Accordingly Trinity Financial, Inc., represented by Ms Kone, requests that CPC Report 1432-04 be modified by  
the addition of Condition #13 to read:

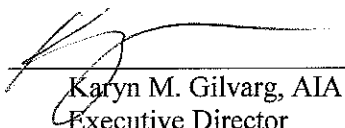
- 13. This Site Plan Approval is contingent upon the transfer of title to the site, a portion of which is  
currently owned by Yale-New Haven Hospital, Inc. and the remaining portion of which is  
currently owned by Medical Center Realty, Inc., to the Housing Authority of the City of New  
Haven, the Applicant or a third party.**

### ACTION

The City Plan Commission approves the addition of Condition #13 and hereby adopts report 1432-04 as  
amended.

**ADOPTED:** October 21, 2009  
Edward Mattison  
Chair

**ATTEST:**

  
Karyn M. Gilvarg, AIA  
Executive Director