

## NEW HAVEN CITY PLAN COMMISSION ACTION

**RE:** 374 FRONT STREET (portion), PDU # 116 (Southern Tract), Detailed Plan Amendment to Permit Phased Building Plan (Owner: Housing Authority of New Haven, Applicant: Trinity New Haven Housing Three Limited Partnership and Trinity New Haven Four Limited Partnership).

**REPORT:** 1438-06

**ACTION:** Approval of Phased Plan

**Project:** 32 Housing Units (Phase III of Quinnipiac Terrace Hope VI Development)  
**Address:** Portion of 374 Front Street (Parcels 15 and 17)  
**MBP:** 157/0815/00302, 157/0815/00300  
**Site Size:** 79,714.8 square feet (1.83 acres- all of Parcels 15 and 17) (4 sites)  
**Zone:** PDU (underlying RM-2), CAM  
**Financing:** Low Income Housing Tax Credit equity, Moving to Work Funds from the New Haven Housing Authority, CHFA debt financing, HUD CFRC Funds  
**Project Cost:** \$12.5 million (total Phase III)  
**Units:** Total=32: 10 Homeownership Units (7 additional in subsequent phase); 22 Rental Units  
**Parking:** 59 parking spaces  
**Owner:** Housing Authority of New Haven  
**Applicants:** Trinity New Haven Housing Three LP and Trinity New Haven Four LP  
**Phone:** Hank Keating, 617-720-8400  
**Agent:** Carolyn Kone, Brenner Saltzman **Phone:** 203-772-2600  
**Architect:** ICON Architecture, Boston **Phone:** Steve Heikin, 617-451-3333  
**Landscape Architect:** Rojas Group Inc., Boston **Phone:** 617-720-4100  
**Site Engineer:** Stantec Consulting Service Inc. **Phone:** 203-281-1350  
**Soil Erosion Contact:** TBD

**Recent relevant CPC Actions:** SESC Plan extension (CPC 1437-05, 02/17/10); DPR, SPR & CSPR (1426-04, 03/18/09), Special Exception for PDU designation (CPC 1425-19, 02/18/09), Special Exception for Parking on Another Lot (CPC 1425-18, 02/18/09) and Variance for Parking Space Size (CPC 1425-17, 02/18/09) voted by the Board of Zoning Appeals 03/10/09, Site Plan Review & CSPR Phase I (CPC 1362-01, 12/23/04), Site Plan Review & CSPR for Phase II (CPC 1391-07, 06/21/06).

**Submission:** Letter from Carolyn Kone requesting approval of Phasing Plan (03/05/10), Rental Site Plan, Landscape Plan 11/10/09.

### BACKGROUND

Designated as Planned Development #116 this Southern Tract of Quinnipiac Terrace Phase III is bounded by Front Street on the east, new Peck Street on the north, Downing Street on the west, and existing buildings fronting on Lombard Street to the south. Detailed Plan approval called for construction of 22 rental units and 17 homeownership units, including 7 homeownership units to be built in a subsequent phase (Detailed Plans have not yet been submitted for these 7 units).

**Current Request:** Due to difficulty in obtaining funding to construct the 10 homeownership units that were to be built on Front and Peck Streets during Phase I of the project, Trinity requests permission to amend its Detailed Plan approval to permit Trinity to construct PDU #116 in three phases as follows:

- Phase I- Construct 22 rental units and 29 or 47 parking spaces (depending upon the pricing of construction of the parking spaces)
- Phase II-Construct 10 homeownership units and 12 parking spaces
- Phase III – construct 7 homeownership units and 0 parking spaces (if these spaces are already constructed as part of Phase I) or 18 spaces (if these spaces were not constructed as part of Phase I).

During Phase I the area to be developed during Phases II and III will be graded, loamed, hydro seeded and fenced (with the exception of the 18 spaces which if not constructed during Phase I, will not be fenced off), as shown on the submitted revised Landscape Plan.


**PLANNING CONSIDERATIONS**

The Commission concurs that economic times have caused difficulty both for developers securing funding and for buyers seeking to purchase homeownership units. As it stands the Site Plan and Detailed Plan approval is in place until March 18, 2014.

**ACTION**

The Commission therefore approves a Phased Detailed Plan for PDU #116 as noted above.

**ADOPTED:** March 17, 2010  
Edward Mattison  
Chair

**ATTEST:**   
Karyn M. Gilvarg, AIA  
Executive Director