

## NEW HAVEN CITY PLAN COMMISSION ACTION

**RE:** 378 FRONT STREET (Portion), PDU # 117 (Northern Tract), Request for Extension of Soil Erosion and Sediment Control Approval for Phase III, for 21 new Units (Owner: Housing Authority of New Haven, Applicant: Trinity New Haven Housing Three Limited Partnership).

**REPORT:** 1437-04

**ACTION:** Approval of Time Extension to March 17, 2011 of Soil Erosion and Sediment Control Plan

### PROJECT SUMMARY:

**Project:** 21 Housing Units (Phase III of Quinnipiac Terrace Hope VI Development)  
**Address:** Portion of 378 Front Street (Lots 21D.2a-21D.2i and Lot 21D.1)  
**MBP:** 157/0815/00301  
**Site Size:** 40,075 SF (Parcel 21D Total) (2 sites)  
**Total Project:** 10.41 acres (Phases I, II and III).  
**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=21: 10 Homeownership Units (Bldg. N1); 11 Rental Units (Bldg. N2)  
**Parking:** 24 space parking spaces on 21D.1  
**Owner:** Housing Authority of New Haven  
**Applicant:** Trinity New Haven Housing Three 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 Services Inc. **Phone:** 203-281-1350  
**Soil Erosion Contact:** TBD

**Recent relevant CPC Actions:** DPR , SPR & CSPR (1426-03, 03/18/09), Special Exception for PDU designation (CPC 1425-15, 02/18/09), Special Exception for Parking on Another Lot (CPC 1425-14, 02/18/09) and Variance for Parking Space Size (CPC 1425-13, 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 time extension (01/28/10).

### BACKGROUND

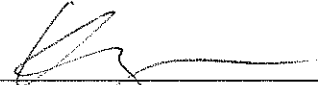
Designated as Planned Development Unit #117, this Northern Tract of Quinnipiac Terrace Phase III is bounded by Front Street, Bailey Street, Downing Street and the existing Building #7 of Phase II, Quinnipiac Terrace Revitalization Project. Building #7 fronts new street John Williams Drive. There will be two buildings on this tract, one facing Front Street and is called Building N1, a second building facing Downing Street and is called Building N2. Building N1 contains 10 homeownership units, and Building N2 contains 11 rental units. Parking for the 21 units in the center of the block and is accessed off Bailey Street.

**Current Request:** Trinity New Haven Housing Three Limited Partnership requests a one year extension of the Soil Erosion and Sediment Control Plan approval. While Zoning Ordinance Section 58(h) states a Soil Erosion and Sediment Control Plan approval is good for one year with a provision for a one year extension. The timetable for a Site Plan is governed under State law CGS Section 8-3(i) and (j) where a site plan is good for six years (five years at the time of this approval), and there are provisions for one or more extensions of the time to complete all or part of the work in connection with the site plan, provided the total extension or extensions shall not exceed eleven years from the date of approval. The current site plan approval was granted on March 18, 2009 and will expire on March 18, 2014.

**ACTION**

As the applicant has made application for a time extension in a timely manner, the City Plan Commission approves the request for a time extension of the Soil Erosion and Sediment Control Plan to March 17, 2011. It further acknowledges that the Site Plan Approval will expire on March 18, 2014, unless extensions are granted.

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

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