



Town of Hamden Planning and Zoning Department

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Memorandum

To: Hamden Planning and Zoning Commission

From: Daniel W. Kops, Jr., Assistant Town Planner *DWK*

Re: Update on University-Town Issues

cc: Leslie Creane, Town Planner

Date: June 24, 2014

Recent Changes

Although many Commissioners and some members of the public may be aware of what's happened over the past few months, it may be helpful to list a few of them:

- The Temporary Moratorium on new Student Housing permits went into effect on May 15, 2014
- In early June the Department created a new page on the Hamdem.com website, for Town-University issues. Still in the early stages of development, it contains a variety documents, including:
 - Town-wide map of student housing sites
 - List of student housing addresses
 - List and Map of Quinnipiac University properties
 - Help Resource sheet indicating how to contact the appropriate authorities if there are problems related to student housing
 - Student Housing Renewal Packet
- The Department updated all of the forms included in the Student Housing Renewal Packet to increase student awareness of sensitive issues and to provide neighbors with a better understanding of how they can respond to problems.

Discussions With Quinnipiac University

As indicated in the prior memorandum, the Department has met with Quinnipiac representatives to discuss areas of disagreement, but more importantly seek a framework for moving forward.

Regardless of the imposition of an Institutional Master Plan, the University appears prepared to provide enrollment and housing data in the manner specified in the draft. The greater level of clarity should reduce irritation on both sides over the types of information provided and subsequent staff responses. Moreover Quinnipiac's statement that target freshmen enrollment will be around 1,800 for the next few years provides a good basis for future discussion.

Possible Changes to the Zoning Regulations and Zoning Map

As everyone is aware, the purpose of the temporary moratorium is to allow an opportunity to reevaluate the Student Housing Zoning Regulations, with the goal of improving them. Staff have begun working on this project. One concept worth exploring is to create a special zone on the east side of Whitney Avenue between Ives Street and the Quinnipiac Campus. The zone would allow for mixed use development offering both attractive housing and other amenities, intended to attract students to live in an area well away from the residential neighborhoods and limiting their need to cross Whitney Avenue.

DWK:tbm