



Town of Hamden

Planning and Zoning Department

Hamden Government Center
2750 Dixwell Avenue
Hamden, CT 06518
Tel: (203) 287-7070
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Memorandum

To: Hamden Planning and Zoning Commission

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

Re: Special Permit and Site Plan Application 06-1082/WS
2560 Dixwell Avenue, 50 and 64 Sanford Street
Medical Office Center
Request for Five Year Extension of the Deadline to Complete the Project

Date: March 12, 2019

Overview

In May 8, 2007 the Commission granted Special Permit approval for the construction of a medical office building containing six professional suites and a 99 space parking lot. Four years later the Commission approved a major amendment for the construction of a smaller office building exiting on Sanford Street.¹ The applicant is now requesting approval of a five year extension to complete the smaller building.

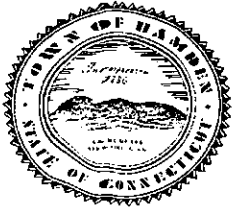
Per the 2011 amendment of G.G.S.8-3 (m), plans approved prior to July 1, 2011 have been granted automatic extensions of four years and Planning and Zoning Commissions may approve an additional extension of five years – for a total of fourteen years. The applicant is now able to move forward with the project and is requesting the permitted five year extension.

Recommendation

There is no reason not grant the extension. The large medical building has been an asset to the Town and the construction of the smaller one should also be beneficial. The Department therefore recommends granting the five year extension of the deadline to complete the project to January 11, 2025.

DWK:tbm

¹ On April 8, 2008 the Commission approved a major amendment, expanding the parking lot eastward onto two abutting properties, thereby adding 37 more parking spaces. On April 13, 2010 the Commission approved a major amendment allowing the applicant to replace an existing house with a new 2,380 square foot medical building as well as construct an exit onto Sanford Street. On January 11, 2011 the Commission approved another major amendment increasing the building size by approximately 5,900 square feet to 8,250 square feet. And finally, on September 27, 2011 the Commission approved a re-subdivision dividing the property in two.



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Re: Review of Quinnipiac University's Enrollment and Housing Data
Date: March 12, 2019

Quinnipiac University submitted its fall 2018 enrollment data on November 28th, followed by the housing data on February 19th. This memorandum reviews both and includes the tables provided by the university as an attachment.

Enrollment

Full-time undergraduate enrollment last fall was 7,051 students, which was slightly less than the estimate contained in the 11/1/17 number used in revised Master Plan, but an increase of 92 over the 2017/2018 fall enrollment. The following table shows undergraduate enrollment over the last five years. During this time period the number of students increased by 716 – 11 percent. Over the past ten years enrollment has risen by 1,651 students – an increase of 31%.

ACADEMIC YEAR	UNDERGRADUATE ENROLLMENT
2014/2015	6,335
2015/2016	6,703
2016/2017	6,780
2017/2018	6,959
2018/2019	7,051

The revised estimates through the 2022/2023 academic year are lower for the first two years and higher for the last. However all of the projections through 2022/2023 remain between 7,000 and 7,100 students.

Housing

The number of available beds has declined over the past few years. The same is true of the number of occupied beds, which fell four percent from the prior academic year. The occupancy rate also dropped by two percent to 94%

Academic Year	Available Beds	Filled Beds
2014/2015	5,011	
2015/2016	5,093	4,963
2016/2017	5,159	<i>Not Provided</i>
2017/2018	5,072	4,882
2018/2019	5,018	4,701

The percentage of students living on-campus has declined back to below 70%. The number of students occupying a university-owned bed dropped in each of the four classes.

Academic Year	Total Undergraduates	Living On-Campus	Living Off-Campus	Percent On-Campus
2008/2009	5,558	3,475	2,083	63%
2013/2014	6,307	4,711	1,596	75%
2018/2019	7,051	4,701	2,350	67%

At the same time the QU Chronicle reported that this year's juniors are concerned there will not be enough on-campus housing for seniors next year. There appears to be some type of mismatch between demand and the types of housing available on-campus.

OFF-CAMPUS HOUSING

This year the number of students living off-campus is 2,350, which appears to be the largest number in at least ten years. At the same time owners/investors have submitted 61 new student housing permit applications in the past twelve months, surpassing the 59 permits applied for last year – the two largest figures recorded. The total number of permits issued or pending is now 430, which corresponds to approximately 1,720. Roughly 40 of those permits are for university-owned houses.

DWK: tbm

ATTACHMENT 1

ENROLLMENT PROJECTIONS SUBMITTED 11/18/18

5 YEAR ENROLLMENT PROJECTIONS

<u>CLASS</u>	<u>2018-19</u> (estimated)	<u>2018-19</u> ACTUAL	<u>2019-20</u> (estimated)	<u>2020-21</u> (estimated)	<u>2021-22</u> (estimated)	<u>2022-23</u> (estimated)
Freshmen	1900	1895	1860	1860	1860	1860
Transfers	200	176	240	240	240	240
Sophmore	1802	1794	1744	1769	1769	1769
Subtotal	<u>3902</u>	<u>3865</u>	<u>3844</u>	<u>3869</u>	<u>3869</u>	<u>3869</u>
Junior	1570	1517	1592	1548	1570	1570
Senior	1626	1669	1576	1654	1608	1630
Subtotal	<u>3196</u>	<u>3186</u>	<u>3168</u>	<u>3202</u>	<u>3178</u>	<u>3200</u>
Total Undergraduate Full-time Students	7098	7051	7012	7071	7047	7069
Undergraduate Part-time	315	374	328	330	324	325
Total Undergraduate Students	<u>7413</u>	<u>7425</u>	<u>7340</u>	<u>7401</u>	<u>7371</u>	<u>7394</u>
Graduate Fulltime Students	1612	1573	1623	1674	1727	1782
Graduate Part-time Students	1374	1209	1248	1287	1328	1370
Total Graduate Students	<u>2986</u>	<u>2782</u>	<u>2870</u>	<u>2961</u>	<u>3055</u>	<u>3151</u>
Total All Students	10399	10207	10210	10362	10426	10545

Estimated numbers are based on three year averages for admissions and retention. After four consecutive years of a 1900 +/- first year student goal, the University has shifted it's first year goal down to 1860 students. The long term steady state for undergraduate enrollment is 7069 students

ATTACHMENT 2
ENROLLMENT PROJECTIONS SUBMITTED 11/1/17

5 YEAR ENROLLMENT PROJECTIONS

CLASS	2017-18 ACTUAL	2018-19 (estimated)	2019-20 (estimated)	2020-21 (estimated)	2021-22 (estimated)
Freshmen	1963	1900	1900	1900	1900
Transfers	193	200	200	200	200
Sophomore	1735	1802	1756	1756	1756
Subtotal	<u>3891</u>	<u>3902</u>	<u>3856</u>	<u>3856</u>	<u>3856</u>
Junior	1626	1570	1631	1589	1589
Senior	1442	1626	1570	1631	1589
Subtotal	<u>3068</u>	<u>3196</u>	<u>3201</u>	<u>3220</u>	<u>3178</u>
Total Undergraduate Full-time Students	6959	7098	7057	7076	7034
Undergraduate Part-time	346	315	328	330	324
Total Undergraduate Students	<u>7305</u>	<u>7413</u>	<u>7385</u>	<u>7406</u>	<u>7358</u>
Graduate Fulltime Students	1563	1612	1663	1716	1770
Graduate Part-time Students	1332	1374	1418	1462	1509
Total Graduate Students	<u>2895</u>	<u>2986</u>	<u>3081</u>	<u>3178</u>	<u>3279</u>
Total All Students	<u>10200</u>	<u>10399</u>	<u>10466</u>	<u>10584</u>	<u>10637</u>

The strategic target of 1900 first year students and 200 transfer students, in place for the last three admission cycles, continues to position the University to meet the Long Term Strategic Goal of 7000 Undergraduate Full-time Students. All numbers are based on three year averages for retention.

ATTACHMENT 3
OCCUPANCY BY BUILDING AND CLASS YEAR
OCTOBER 1, 2018

Occupancy by Building and Class Year
October 1, 2018

Hall	Beds	Filled	First-Years	Sophomores	Juniors	Seniors	Grads
Bakke Hall	48	43		33	9	1	
Commons	484	462	450	2	5	5	
Crescent	879	768		230	527	10	1
Dana English Hall	161	161	156		2	2	1
Eastview	178	167				167	
Founders Hall	72	71		69	1	1	
Irmagarde Tator Hall	159	159	154	2	1	2	
Larson College Hall	148	143	139	1	2	1	
Mountainview	386	381	371		3	7	
Perloth Hall	152	148		145	3		
Philip Troup Hall	147	141	137	1	2	1	
Sahlin Hall	60	53		52		1	
The Flats at 520	63	59				49	10
The Hill	294	286		281	1	4	
The Ledges	404	392	382	3	4	3	
The Village	781	745		733	4	8	
Townhouses	126	112			110	2	
Westview	235	223			220	3	
Whitney Village	86	69	1	1	32	25	10
Houses	155	118			5	106	7
Totals	5018	4701	1790	1553	931	398	29

* class designations of first-years, sophomores, juniors and seniors are based on students' year in school; there is variation in credit hours earned; some students earned enough credits in 18/FA to change their designation from U1 to U2, for example, but they are still considered first-years for the purposes of housing.

ATTACHMENT 4
OCCUPANCY BY BUILDING AND CLASS YEAR
FALL 2017, REV. 11/1/17

Quinnipiac University
Residence Occupancy - Fall 2017

rev 11/1/2017 - SGF

Residence	Beds	1st	2nd	3rd	4th/Gr
Bakke Hall	48	0	45	1	0
Commons	504	482	2	4	6
Crescent	896	0	258	598	7
Dana English Hall	161	156	1	1	3
Eastview	178	0	0	0	178
Founders Hall	72	0	68	1	0
Irmagarde Tator Hall	159	153	2	3	0
Larson College Hall	148	142	0	3	1
Mountainview	383	371	6	1	3
Perloth Hall	152	0	143	0	2
Philip Troup Hall	148	144	2	1	1
Sahlin Hall	60	12	43	0	1
The Hill	294	0	278	4	3
The Ledges	417	400	5	1	4
The Village	781	0	751	8	7
Townhouses	125	0	0	91	17
Westview	235	1	0	226	3
Whitney Village	86	0	4	39	17
The Flatts at 520	64	1	1	3	51
Houses	161	0	0	1	121
Totals	5072	1862	1609	986	425
Students Housed	4882	96.25%			