

City of New Haven

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Meeting Minutes

Tuesday, December 10, 2019

7:00 PM

Alder Chamber

Joint Community Development/Legislation

BOARD OF ALDERS NOTICE - NEW HAVEN

The Joint Community Development-Legislation Committee of the New Haven Board of Alders will hold a public hearing on Tuesday, December 10 at 7 p.m. in the Alder Chamber of City Hall, 165 Church St., re:

From the Vice President of Facilities, Design, Construction and Real Estate of Yale-New Haven Health:

[LM-2019-0731](#) RESOLUTION OF NEW HAVEN BOARD OF ALDERS APPROVING AN AMENDMENT TO THE MEDICAL AREA OVERALL PARKING PLAN ("MAOPP").

[OR-2019-0050](#) ORDINANCE TEXT AMENDMENT AND ZONING ORDINANCE MAP AMENDMENT (PDD #45) OF THE PLANNED DEVELOPMENT DISTRICT #45 FOR THE SAINT RAPHAEL CAMPUS EXPANSION TO INCLUDE ADDITIONAL PARCELS LOCATED ON CHAPEL STREET, ORCHARD STREET AND GEORGE STREET AND WITH RESPECT TO PLANNED DEVELOPMENT DISTRICT #45 STANDARDS.

[LM-2019-0730](#) ORDER OF THE NEW HAVEN BOARD OF ALDERS AUTHORIZING THE MAYOR OF THE CITY OF NEW HAVEN TO EXECUTE TWO GRANTS OF LICENSES AND EASEMENTS ON BEHALF OF THE CITY OF NEW HAVEN AND WITH YALE NEW HAVEN HOSPITAL, INC. WITH RESPECT TO TWO OVERHEAD PEDESTRIAN BRIDGES OVER ORCHARD STREET AND TO EXECUTE A GRANT OF LICENSES AND EASEMENTS ON BEHALF OF THE CITY OF NEW HAVEN AND WITH YALE NEW HAVEN HOSPITAL, INC. WITH RESPECT TO CHAPEL STREET, GEORGE STREET, SHERMAN AVENUE, AND ORCHARD STREET.

[LM-2019-0732](#) ORDER TO READ AND FILE THE RESOLUTION OF THE NEW HAVEN BOARD OF ALDERS ACCEPTING A TRAFFIC IMPACT STUDY FOR THE PETITION/APPLICATION REQUESTING AN AMENDMENT OF THE PLANNED DEVELOPMENT DISTRICT #45 FOR THE SAINT RAPHAEL CAMPUS EXPANSION

The properties that are the subject of these applications are comprised generally of the entire block bounded by Chapel Street, Orchard Street, George Street and Sherman Avenue, with additional parcels on Chapel Street, George Street and Orchard Street. The properties currently located in PDD 45 include 1380 Chapel Street, 1450 Chapel Street (including properties commonly identified as 125 & 131 Sherman Avenue), 301 Orchard Street, 323 Orchard Street, 330 Orchard Street, and 629 George Street. The properties to be added to PDD 45 include 285 Orchard Street, 289 Orchard Street, 579 George Street, 583 George Street, 1342 Chapel Street, 1346 Chapel Street, 1354 Chapel Street, 1360 Chapel Street, & 1366 Chapel Street.

These items are on file and available for public inspection in the Office of the City Clerk, Room 202, 200 Orange Street. Per order: Hon. Rosa Santana and Hon. Frank E. Douglass, Jr., Co-Chairs; attest: Hon. Michael B. Smart, City Clerk.

For a disability-related accommodation, please call (203) 946-7833 (V) or (203) 946-8582 (TTY) prior to the meeting.

Minutes

Alder Adam Marchand, Vice Chair, called the public hearing to order at 8:08 p.m.

Present were Alders Adam J. Marchand, Vice-Chair, Dolores Colon, Jeanette L. Morrison, Darryl Brackeen, Jr., Richard Furlow, Brian Wingate, Frank Douglass, Jose Crespo, and Charles Decker.

Non-committee members in attendance were Alders Roth, DeCola, Winter, Tyisha Walker-Myers, and Hamilton.

1. MAOPP
2. Yale PDD
3. Utility and Pedestrian Bridge Easements
4. Traffic Study

PUBLIC TESTIMONY

Michael Holmes, Senior Vice President Operations, Yale New Haven Hospital; Stephen Carbery, Vice President Facilities Design, Yale New Haven Hospital; Vincent Petrini, Senior Vice President Public Affairs, Yale New Haven Hospital; Andre Kamili, Architect, Shepley Bullfinch; Christopher Granatini, Senior Project Manager, Tighe & Bond; and John Knuff, Attorney, Hurwitz Sagarin Slossberg & Knuff, LLC spoke in favor of this item on behalf of Yale New Haven Hospital. Michael Holmes, Senior Vice President of Operations at Yale New Haven Hospital, reviewed the project and Yale's commitment to New Haven. Reviewed the importance of building this new facility. A copy of the presentation is on file in the Office of Legislative Services.

Mr. Carbery, Vice President Facilities Design at Yale New Haven Hospital, reviewed how pursuant to New Haven's zoning ordinance Yale is requesting an amendment to PDD # 45. Reviewed how they are requesting the PDD to be extended into Sherman Avenue to be consistent as it extends into other streets in the event the area is needed for items such as signs. Reviewed how the parking garages would have solar panels on the top of them. Reviewed the current campus and the proposed campus plan. Reviewed how it will include the expansion of the emergency room department at the Saint Raphael Campus. Reviewed the proposed phasing plan.

Mr. Kamili, Architect at Shepley Bullfinch, reviewed the design strategy for the proposed building. Reviewed how it will provide a visual parallel to Smillow. Reviewed how they will reduce illumination at certain times of night. Reviewed how the campus will include green spaces to provide a welcoming experience.

Mr. Holmes, Senior Vice President at Yale New Haven Hospital, reviewed the proposed parking regulation required by the PDD – 1,893 and how they are going to exceed that with 2,437 spaces.

Mr. Granatini, Senior Project Manager, Tighe & Bond, reviewed the Traffic Impact Study. Reviewed their recommended improvements to traffic signals, garage driveways, and the entrance/exit on Orchard Street. Reviewed how they will be moving the garage entrance and hospital entrance on Orchard Street to increase traffic flow through that area.

Mr. Holmes reviewed the MAOPP, the need for additional parking due to closing the other lots, and the additional ways Yale New Haven Hospital supports for its employees to commute to work with 14% of Yale's employees taking advantage of those programs.

Mr. Knuff, Attorney at Hurwitz Sagarin Slossberg & Knuff, LLC spoke about the importance of having a neuroscience center in New Haven to provide better neurological care. Spoke of their collaboration with the community. Thanked the Alders for their time and requested their support.

Michael Piscitelli, Acting Economic Development Director; Aicha Woods, Director of City Plan; Douglas Hausladen, Director Transportation, Traffic & Parking; and Serena Neal-Sanjurjo, Director of Livable City Initiative (LCI) spoke in support of this item.

Director Piscitelli reviewed the importance of bioscience industry in New Haven and the regulatory nature of the item before this committee.

Director Woods summarized the City Plan Reports regarding the PDD # 45 amendment and easements. Spoke about how Yale's design team has been very responsive to the City Plan Department's request.

Director Hausladen reviewed the importance of the combined conditions in Section 5. Reviewed how the ability for signals to work in tandem up the line to allow one or two more cars to go through as needed will help the flow of traffic. A copy of the advisory report is on file in the Office of Legislative Services.

Director Neal-Sanjurjo reviewed how they have been working on a plan with community members and organizations for over a year to ensure the community benefits.

Director Piscitelli requested the City Plan Report and Traffic Advisory Report be accepted as submitted.

Timothy Rinaldi, 422 West Rock Avenue, a journal carpenter, spoke in support of this project as it would allow him to save money by working in the city instead of commuting outside the city. Spoke of the importance of providing jobs to local youth.

Ernest Pagan, 135 Lowin Avenue, spoke in support of this project for its economic development. Spoke of the importance of having a neuroscience center in New Haven.

Rasmus Schlutter, 235 Dwight Street, spoke in opposition of this development. Reviewed how projects like this can displace minority populations. Reviewed how he lives in the area and his rent went up 20% last year. Reviewed how this development needs more time for residents to

have input.

Fereshteh Bekhrad, 776 Quinnipiac Avenue, spoke of how the Project is deflecting from the historic nature of the area. Spoke about the need to soften the facades and make the area more walkable.

Anstress Farwell, 37 Wooster Place, reviewed how the plan before this committee does not manage parking in a way that benefits the city. Spoke of how some hospitals build housing for employees so as to increase the walkability. Requested the committee to give this Project more time to work on

Garrett Sheehan, 34 Montclair Drive, President of Greater New Haven Chamber of Commerce, spoke in support of this Project. Reviewed the benefits of economic and job growth.

Robert Orr, 344 Willow Street, spoke about the carbon footprint of the garage and the support of the suburban lifestyle.

Renan Castio, 7 Westfield Street,

Anthony Jamison, 7 Frances Hunter Drive,

Jeff Klaus, 127 Everit Street, Regional President of Webster Bank and current Chair of the Chamber of Commerce, spoke in favor of this project. Spoke of the need for the city to support private organizations that will help economic growth. Reviewed how destination hospitals, such as this neuroscience center, will bring in additional economic dollars into New Haven from outside.

Dennis Serfilippi, 223 Alden Avenue, spoke in support of the neuroscience center and however spoke of the need for the additional traffic and parking. Spoke of the need for the traffic and parking plans to be adjusted to address these issues.

Kate Walton, 8 University Place, spoke about her concerns regarding design, additional traffic, and effect on the community. Reviewed how asthma rates are high in this area and concerns about airborne gluten.

Frankie White, 385 Orchard Street, requested the committee to table this item for the greater good of community. Spoke of the concerns of traffic in the community, so residents can obtain additional information. Spoke of the need for employment potential, demolish containment, and how the effects of asthma will be negated.

Davey White, 236 Dwight Street, spoke of how the additional traffic will put added pressures on the community. Reviewed the need to have a better traffic study. Spoke of how the building does not represent the character of the community in this area.

Kerry Ellington, 1375 Chapel Street, spoke about how she lives across from the Saint Raphael

Campus. Reviewed how large landlords in the area have tried to rebrand the area. Reviewed how rents in the area have increased, gentrifying the area. Requested the committee to table this item in order to allow time for Yale to conduct a study on the housing in the community to mitigate displacement. Reviewed how there are many low-income, vulnerable renters in this area. Reviewed concerns about residents in the community outside of the 200' being notified of the Project.

Olivia Martson, 228 Dwight Street, reviewed the need to eliminate blight, move properties to save them from development, and address other concerns. A copy of this testimony is on file in the Office of Legislative Services.

Tyisha Walker-Myers, 225 Winthrop Avenue, Representative of the Dwight West River Neighborhood. Reviewed how as the alder of the neighborhood they make sure community members know about that the project. Spoke about how there are parking issues but need to balance the desire to attract hospitals and neuro center. Need to think of all aspects of the development.

Ming-Yee Lin, 205 Church Street, Attorney at NHLAA, reviewed how canvassing of 45 residents near the Saint Raphael Campus indicated only 5 knew about the Project. Reviewed how the noticing requirements are outdated, as they do not include tenants, only property owners. Reviewed the huge need for more affordable housing and how that need was based on not losing any of the current affordable housing units. Spoke of how Yale has the resources to address these issues and should be required to study them before moving the Project forward.

Pastor Jackie Williams spoke of how this Project will affect his parishioners, who live in the area, many who are seniors, who he is concerned will be displaced by this Project.

Clarence E. Phillips, Jr. spoke about his concerns regarding traffic and the need of TT&P working to meet the needs of both Yale and New Haven residents.

Jane Cummings, 76 Edgewood Avenue, spoke of the need to size the garage correctly to ensure minimum impact on the surrounding community. Spoke of how although the garage will last decades, transportation needs are changing rapidly. Requested the committee table the item regarding parking until the committee can obtain additional information.

Rasmus Schlutter, 235 Dwight Street, spoke of the canvassing completed in the last two days. Spoke of the need to allow time for more community engagement.

Caitlin Maloney, Community Organizer at NHLAA, spoke of the need to have a more robust community engagement and need to mitigate gentrification.

Virginia T. Spell, 52 Miller Street, Chair of the West River Neighborhood Services Corporation and West River Neighborhood Revitalization Zone Committee, written testimony in support of this item was read into the record. A copy of this testimony is on file in the Office of Legislative Services. Alder Marchand noted for the record that Ms. Spell had testified before the City Plan

Commission.

Michael Holmes, Senior Vice President Operations, Yale New Haven Hospital; Stephen Carbery, Vice President Facilities Design, Yale New Haven Hospital; Vincent Petrini, Senior Vice President Public Affairs, Yale New Haven Hospital; Andre Kamili, Architect, Shepley Bullfinch; Christopher Granatini, Senior Project Manager, Tighe & Bond; and John Knuff, Attorney, Hurwitz Sagarin Slossberg & Knuff, LLC returned to the table to answer questions from the alders. In response to Alder Wingate, reviewed how they calculate the minimum parking requirement and that they based the additional parking on closing two lots.

In response to Alder Furlow, reviewed how the proposed Project exists within the existing footprint of the Saint Raphael Campus and does not add to it. Reviewed how Yale supports affordable housing and will continue to support affordable housing in New Haven. Spoke about how no residents will be displaced by this Project.

In response to Alder Douglass, reviewed it is critical to patient care to have this campus close to the other Yale New Haven Hospital.

In response to Alder Decker, Mr. Granatini, traffic engineer, reviewed the thought process behind the traffic impact study and how the area will be affected by traffic after the Project is completed. Reviewed how the study area was large, and they will not have a negative impact in the area during the peak hours.

In response to Alder Marchand, reviewed how Yale is willing to work with city staff to enhance traffic cameras, traffic signals, and walkability.

In response to Alder Marchand, reviewed how none of the lots owned by Yale New Haven Hospital would accommodate the homes that are slated for demolition. Spoke about how quotes to move one of the homes was \$500,000+.

In response to Alder Colon, reviewed how Yale is willing to discuss providing housing.

COMMITTEE ACTION

Alder Furlow moved item # 1, seconded by Alder Crespo. All of the Alders spoke in favor of the item. The motion was unanimously approved, and the item passed.

Alder Furlow moved item # 2, 3, and 4, seconded by Alder Crespo. All of the Alders spoke in favor of the item. The motion was unanimously approved, and the item passed.

Alder Crespo moved to close the public hearing, seconded by Alder Wingate. The motion was unanimously approved at 11:03 p.m.

Alder Morrison moved to adjourn, seconded by Alder Wingate. The motion was unanimously approved.

Adjourn: 11:26 p.m.

An audio recording of this meeting is on file in the Office of Legislative Services.

Respectfully submitted,
Misty Maza, J.D., Legislative Aide II