

**NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT**

**RE:** **ORDER OF THE BOARD OF ALDERS** granting a temporary easement of approximately 11,290 square feet for construction activities in connection with the ED/HVC project and temporary ambulance area over property owned by the City of New Haven and commonly known as a portion of the southbound lane of Orchard Street between Chapel Street and George Street; and accepting \$150,000 as compensation

**Submitted by:** Yale New Haven Hospital, Inc.

**REPORT:** 1650-14  
**ADVICE:** Approval

**BACKGROUND**

Yale New Haven Hospital, Inc. (“YNHH”), submits the enclosed materials to the City of New Haven Board of Alders requesting approval of a proposed easement for the partial closure of Orchard Street during construction of the renovation and expansion of the Emergency Department and Heart Vascular and Cardiac Center (“ED/HVC”) at Saint Raphael Campus (“SRC”).

The ED/HVC construction project (“ED/HVC Project”) is part of the development plan approved by the Board of Alders (“Board”) in the 2020 amendment to Planned Development District #45, which also enabled the construction of a new, state-of-the-art neuroscience center. The ED/HVC Project will expand clinical capacity in the existing emergency department and improve patient care.

Today, the SRC emergency department receives approximately 5,185 patients per month, which equates to 173 daily visits. On average, 50 percent of those patients arrive at the emergency department by ambulance, resulting in almost 87 ambulance transports each day. The SRC emergency department will continue to receive and treat patients throughout construction; however, the existing ambulance drop-off area will be entirely displaced by the ED/HVC Project. In order to continue operations during construction, it will be necessary for YNHH to construct a temporary ambulance waiting and triage area to accommodate patients arriving via ambulance over this period.

Due to existing site constraints and applicable regulatory requirements, the only suitable location for construction of such temporary ambulance area is across a portion of Orchard Street. The structure associated with temporary ambulance area, as well as certain construction staging activities associated with the ED/HVC Project, will necessitate the temporary closure of a portion of Orchard Street’s southbound lane between Chapel and George Street, as depicted in the enclosed materials.

Previously, on January 7, 2020, the Board approved an Order granting YNHH certain licenses and easements with respect to, among other things, the right to close certain lanes of Orchard Street “in locations and for such periods as approved by the Director of Traffic and Parking, the Director of City Plan Commission, the Director of Public Works, the Building Inspector, and the Fire Marshal, as applicable.” YNHH has reviewed this proposal with the relevant departments and received staff support for the 18-month partial closure of Orchard Street as requested herein. In light of the length of the requested closure and its importance for the continuation of emergency services at SRC during construction of the ED/HVC Project, both YNHH and staff felt that the Board should review and approve the Orchard Street easement before moving forward.

Further, YNHH is offering a total of \$150,000 as consideration for the requested easement. This compensation will be used for the following:

4. Easement Fee. In consideration of this Easement, the Hospital shall pay the City the stipulated sum of ONE-HUNDRED AND FIFTY THOUSAND DOLLARS and 00/100 Dollars (\$150,000)

as a one-time fee (the “Easement Fee”). The Easement Fee shall be paid in two (2) equal installments of SEVENTY-FIVE THOUSAND DOLLARS (\$75,000), with the first installment paid on or before the Start Date and the second installment paid in or around October 2025. The City shall earmark the Easement Fee as follows: \$50,000 to be dedicated to traffic and safety improvements and \$100,000 to be used for the development and enhancement of public amenities in the neighborhood surrounding the SRC Property.

In support of the requested easement, the following materials are enclosed:

- Checklist for Aldermanic Submissions;
- Fiscal Impact Statement;
- Prior Notification Form;
- Order of the Board of Alders;
- Additional supporting documents:
  - Grant of Easement by and between the City of New Haven and Yale-New Haven Hospital, Inc.
  - Exhibit A – Map entitled “Emergency Department Construction Easement,” prepared by Tighe & Bond, dated April 18, 2024, consisting of Sheet ROW-001.

### PLANNING CONSIDERATIONS

Traffic and circulation plans have been reviewed by city staff including Transportation, Traffic and Parking, the Fire Department, Economic Development Administration, and Engineering. Based on the preceding considerations and specific findings, the proposed easement is found to be in accord with the comprehensive plans of the City of New Haven.

**New Haven Vision 2025, Economic Development, VI-2:** “Education and health care continue to dominate the employment base in both the South Central Region and the City of New Haven. ... Yale-New Haven Hospital... has merged with the Hospital of St. Raphael, and now has a total of approximately 11,000 employees.”

**New Haven Vision 2025, Executive Summary, Liii:** “Maintain and increase economic activity and vibrancy in Downtown New Haven.”

**New Haven Vision 2025, Introduction, I-11:** “Enhance New Haven’s economic competitiveness within the region; Support the development and growth of New Haven core industries: education, medical, and research institutions.”

### ADVICE

The Commission recommends approval of the Orchard Street Easement with the following advice. Require applicant to:

- Submit final detour MPT and agreement as well as who will maintain the MPT and how it will be maintained
- Submit detail regarding compliance with additional permitting for additional “Full Temporary Closures within block
- Submit construction staging plan including plan for truck routing
- Submit Parking Management Plan
- Host a public information meeting on the project and any potential neighborhood impacts
- Submit plans for re-timing the traffic signal
- Additional considerations should be made in the text of the agreement to ensure the City has the right to maintain access to utilities in the right-of-way.

**ADOPTED:** May 15, 2024

**ATTEST:**

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*Laura E. Browne* June 5, 2024 | 12:52 PM EDT

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Leslie Radcliffe  
Chair

Laura E Brown  
Executive Director, City Plan