

Yale OFFICE OF FACILITIES

P.O. Box 208297
New Haven, CT 06520-8297
T 203-432-9878
Jmilc.bellamy@yale.edu

May 21, 2026

The Honorable Tyisha Walker-Myers
President, Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

Re: Yale University – 69 Daggett Street

Dear President Walker-Myers and Honorable Members of the Board of Alders:

On behalf of Yale University, and pursuant to the Order of the Board of Alders adopted on August 7, 2017 (File No. LM-2016-0607) (the "Order") approving the Medical Area Overall Parking Plan ("MAOPP"), to which Yale University is a party, we are communicating to you in order to request a determination and adoption of a resolution by unanimous consent certifying that the enclosed Application for Development Permit/Site Plan Review (the "Application") does not require an amendment to the MAOPP. The Order requires review by the Board of Alders of certain zoning applications of the University which propose new entitlements for the purpose of determining whether the application requires an amendment to the MAOPP. The Order specifically allows the Board of Alders to make such a determination by unanimous consent. This letter and the documents submitted herewith provide information enabling the Board of Alders to make a determination that an MAOPP amendment is not required. Enclosed are copies of the Application and plans submitted to the City Plan Commission on May 20, 2026.

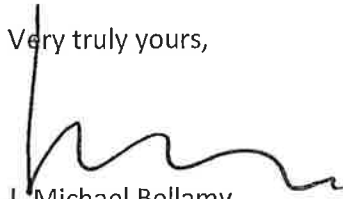
The Application involves property owned by the University located at 69 Daggett Street which is adjacent to University School of Medicine facilities. Project work includes removal of the existing buildings, construction of an 89-space parking lot, and installation of related improvements including stormwater management infrastructure, lighting, fencing and street trees.

Yale OFFICE OF FACILITIES

The Application does not involve the construction of any buildings. No parking is required for the project under Section 12(b)(1)(g) of the Zoning Ordinance since the project will not expand the University's existing student body, no faculty or employees will be added, and no new places of assembly will be created. The parking lot will be added to the University's parking inventory within the MAOPP.

For all the reasons outlined in this submission, Yale University respectfully requests a determination and resolution by the Board of Alders by Unanimous Consent certifying that the Application does not require an amendment of the MAOPP. A draft resolution is enclosed.

Very truly yours,

A handwritten signature in black ink, appearing to read "J. Michael Bellamy". The signature is fluid and cursive, starting with a vertical line that loops into a series of connected, rounded shapes.

J. Michael Bellamy

Vice President, Facilities, Campus Development & Sustainability

Enclosures

RESOLUTION OF THE BOARD OF ALDERS CERTIFYING THAT NO
AMENDMENT TO THE MEDICAL AREA OVERALL PARKING PLAN IS
REQUIRED FOR THE APPLICATION FOR DEVELOPMENT PERMIT/SITE PLAN
REVIEW PERTAINING TO 69 DAGGETT STREET

WHEREAS, by communication dated May 21, 2026 from J. Michael Bellamy, Vice President, Facilities, Campus Development & Sustainability, Yale University has requested that the Board of Alders approve a resolution by unanimous consent certifying that an amendment to the Medical Area Overall Parking Plan, to which Yale University is a party, is not required for the Application for Development Permit/Site Plan Review submitted to the City Plan Commission on May 20, 2026 pertaining to Yale University property at 69 Daggett Street which is adjacent to Yale University School of Medicine facilities; and

WHEREAS, the Application for for Development Permit/Site Plan Review involves the removal of the existing buildings, construction of an 89-space parking lot, and installation of associated improvements including stormwater management infrastructure, lighting, fencing and street trees, all as set forth more particularly in the communication submitted by Yale University.

NOW, THEREFORE, BE IT RESOLVED that the request of Yale University is hereby approved and the Board of Alders hereby determines and certifies that an amendment to the Medical Area Overall Parking Plan is not required for the Application for Development Permit/Site Plan Review submitted to the City Plan Commission on May 20, 2026.

CITY OF NEW HAVEN, CONNECTICUT

CITY PLAN DEPARTMENT | 165 CHURCH STREET, 5TH FLOOR, NEW HAVEN, CT 06510-2010
PHONE 203.946.6379 FAX 203.946.7815

Application for Development Permit

DATA

CHECK BOX WHERE APPROPRIATE. PRINT OR TYPE INFORMATION IN SPACE PROVIDED.

1. Project Address(es)

69 Daggett Street

A/K/A: 69-75 Daggett Street
Tax Map-Block-Parcel(s)
277-0099-01900

Nearest Cross Street: Congress Avenue

	THIS BOX IS FOR CITY USE ONLY		
	File #	Fee Paid	Date [yy-mm-dd]
<input type="checkbox"/> Check Here if Fee Exempt.	#	\$	/ /
<input type="checkbox"/> As-of Right	#	\$	/ /
<input type="checkbox"/> Zoning Relief	#	\$	/ /
<input type="checkbox"/> Development Permit	#	\$	/ /
.....This includes <input type="checkbox"/> Site Plan Review. <input type="checkbox"/> CSPR ... <input type="checkbox"/> SESC... <input type="checkbox"/> IW			
<input type="checkbox"/> Flood Development Permit	#	\$	/ /
<input type="checkbox"/> Performance Bond	#	\$	/ /
<input type="checkbox"/> Building Permit	#	\$	/ /

2. Property Owner Information & Consent

Name: Yale University

Daytime Phone: 203-432-9878

Firm: By J. Michael Bellamy, VP, Facilities, Campus Dev. & Sustainability

Business Home Answering Service

Street Address: 2 Whitney Avenue

Fax: _____ Cell: _____

City: New Haven

State: CT

ZIP: 06510

E-Mail: jmike.bellamy@yale.edu

As OWNER OF THE PROPERTY I hereby authorize this development permit application, and:

1. I consent to necessary and proper inspections of the above property by agents of the City at a reasonable time after an application is made, and
2. I certify that I am familiar with all of the information provided in this application, and
3. I am aware that any permit obtained through deception, inaccurate or misleading information is subject to revocation and penalties, and
4. I certify that this project conforms to zoning or has applied for or been granted zoning relief.

Dated: May 19, 2026

Signature of PROPERTY OWNER

3. Applicant Information & Certification

Check here if SAME AS OWNER (Fill in only if not same as Owner.)

Name

Daytime Phone: _____

Firm

Business Home Answering Service

Street Address

Fax: _____ Cell: _____

City

State

ZIP

E-Mail: _____

As APPLICANT I am familiar with all of the information provided in this application and aware that any permit obtained through deception, inaccurate or misleading information is subject to revocation and penalties.

Dated: _____, 20 ____

Signature of APPLICANT

4. Authorized Agent Information

Check here if SAME AS OWNER (Fill in only if not same as Owner.)

Name: Carolina Cudemus Jones

Daytime Phone: 475-375-5100

Firm: Yale University

Business Home Answering Service

Street Address: 135 College Street, Suite 301

Fax: _____ Cell: _____

City: New Haven

State: CT

ZIP: 06510

E-Mail: carolina.cudemus@yale.edu

Check One: The AUTHORIZED AGENT for the attached Development Application is:

Lessee Attorney Architect Engineer Real Estate Agent Contractor Other-Specify Sr. Director Capital. Dev.

As AUTHORIZED AGENT I am familiar with all of the information provided in this application and aware that any permit obtained through deception, inaccurate or misleading information is subject to revocation and penalties.

Dated: May 19, 2026

Signature of AUTHORIZED AGENT

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Application for Development Permit

WORKSHEET

1. Calculate **LOT AREA** as defined by the New Haven Zoning Ordinance excluding the following categories:
- Wetlands and Watercourses as defined in Sections 22a-38 15&16) C.G.S. and appearing on New Haven County USDA Soil Conservation Service Soil Survey.
 - State-designated Tidal Wetlands defined and mapped under Sections 22a-29(a)(2) and 22a-30 C.G.S.
 - Any parcel area below the Mean High Water Mark.

LOT AREA CALCULATION WORKSHEET			
ZONING LOT AREA = TAX PARCEL AREA MINUS STEP 1 TOTAL			
STEP 1 Add Items A. through C. below:		STEP 2: Subtract STEP 1 TOTAL from Tax Parcel	
Area:			
A. Tidal Wetlands-----	0	SF	
B. Area below Mean High Water Mark -----	0	SF	TAX PARCEL AREA: 45,935 SF
C. Inland Wetlands & Watercourses -----	0	SF	MINUS STEP 1 TOTL: _____ SF
= STEP 1 TOTAL	0	SF -	ZONING LOT AREA: 45,935 SF

2. ZONING TABLE (Fill in below or include on submission drawing cover sheet.)

RESIDENTIAL PROJECTS

ZONING DISTRICT: <input type="checkbox"/> Not Applicable = <input checked="" type="checkbox"/>	Standard [Permitted or Required]	Proposed [or Allowed by BZA]
1. ZONING LOT AREA [Calculate Above]	Sq. Ft.	Sq. Ft.
2. NUMBER OF DWELLING UNITS <input type="checkbox"/>	Units	Units
3. LOT AREA PER DWELLING UNIT <input type="checkbox"/>	Sq. Ft./DU	Sq. Ft./DU
4. IMPERVIOUS SURFACE <input type="checkbox"/>	Sq. Ft. %	Sq. Ft. %
5. FRONT YARD <input type="checkbox"/>	Feet	Feet
6. SIDE YARDS <input type="checkbox"/>	Feet and Feet	Feet and Feet
7. REAR YARD <input type="checkbox"/>	Feet	Feet
8. BUILDING HEIGHT	Feet	Feet
9. PARKING <input type="checkbox"/>	#Spaces	#Spaces

COMMERCIAL OR INDUSTRIAL PROJECTS

ZONING DISTRICT: <input type="checkbox"/> Not Applicable = <input checked="" type="checkbox"/>	Standard [Permitted or Required]	Proposed [or Allowed by BZA]
1. ZONING LOT AREA [Calculate Above]	Sq. Ft.	Sq. Ft.
2. TOTAL FLOOR AREA (ALL FLOORS): <input type="checkbox"/>	Sq. Ft.	Sq. Ft.
3. FLOOR AREA RATIO (FAR = B/A) <input type="checkbox"/>	FAR	FAR
4. IMPERVIOUS SURFACE <input type="checkbox"/>	Sq. Ft. %	Sq. Ft. %
5. PARKING <input type="checkbox"/>	Spaces	Spaces
6. LOADING <input type="checkbox"/>	Spaces	Spaces

3. MATERIAL (SOIL, ROCK OR FILL) TO BE MOVED, REMOVED OR ADDED

CALCULATE MATERIAL TO BE MOVED, REMOVED OR ADDED (Calculate below - Enter sizes in feet).

	Length	x	Width	x	Depth	=	Cubic Feet	÷	27	=	Cubic Yards	
<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	MATERIAL TO BE MOVED:	_____	x	_____	x	_____	=	_____	÷	27	=	950
<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	MATERIAL TO BE ADDED:	_____	x	_____	x	_____	=	_____	÷	27	=	1,700
<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	MATERIAL TO BE REMOVED:	_____	x	_____	x	_____	=	_____	÷	27	=	0
TOTAL MATERIAL TO BE MOVED, REMOVED OR ADDED =											2,650	

REGRADEING OF SITE

- No Yes Are more than 800 cubic yards soil, rock or fill to be **MOVED, REMOVED OR ADDED?**
 No Yes Is more than 30% of the lot area proposed to be **REGRADED** by more than 2 feet? (do following calculation).

REGRADED AREA IN SQUARE FEET _____ ÷ TOTAL LOT AREA _____ IN SQUARE FEET = _____ PERCENT

[Area to be re-graded by more than 2 feet divided by Total Lot Area equals Percentage of Lot to be re-graded]

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Application for Development Permit: Site Plan Review

SITE

A NARRATIVE IS REQUIRED

NARRATIVE: A description of the proposed project in sufficient detail to determine that it complies with the New Haven Zoning Ordinance and State of Connecticut Soil Erosion and Sediment Control Standards. (Attach NARRATIVE or include it on the submitted SITE PLAN).

1. State the purpose and intended use of the project.

See Attachment A

2. Describe the structure(s) and construction activities.

See Attachment A

3. State the construction Start and End Dates/Provide a Construction Staging Plan/If phased provide Time Estimates for Each Phase.

See Attachment A and Site Logistics Plan

4. List any Federal or State Permits required and their status. Furnish copy of permits issued or applications filed.

CHECK HERE IF NONE

5. Provide Board of Zoning Appeals Decision Letter(s) if zoning relief has been secured. Plan must be in compliance with the New Haven Zoning Ordinance to receive Site Plan approval.

SITE PLAN SUBMISSION REFER TO "SITE PLAN GUIDELINES" AT CITYOFNEWHAVEN.COM

SURVEY

1. A-2 Survey of property boundary, right-of-way, street, building and/or setback lines, easement lines.
2. A-2 Survey *not* required. Staff has determined this project is: Exempt Unregulated Minor Application.
3. Show Coastal Management District Boundary, Flood Zones, wetlands, watercourses, (soil types if pertinent).

SITE PLAN DATA Please use the checklist below and SESC REGULATIONS as a guide to provide required data.

4. **SITE PLAN [1" = 20' or larger is preferred] with north arrow, scale, date prepared, and name of preparer.**
5. General Location Map at a scale of 1 inch = 600 feet, with North Arrow.
6. Buildings and improvements on abutting parcels within 50 feet of the property lines.
7. Names of abutting Property Owners.
8. Driveways, aprons, sidewalks, curbs, walkways, parking layout, loading facilities, and utilities.
9. Provide applicable standard City details.
10. Existing and proposed topographical contours where slope is **LESS THAN 15%**, show at **2 FOOT** intervals.
11. Existing and proposed topographical contours where slope is **15% OR MORE**, show at **5 FOOT** intervals.
12. Proposed site alterations including cleared, excavated, filled or graded areas.
13. Existing trees with diameters of 8 inches or greater, and changes proposed, including protection measures.
14. Edge of wooded areas.
15. Proposed landscaping keyed to a plant list. Include size and planting detail.
16. Sanitary sewage disposal, water supply lines, other utilities on or serving the site.
17. Proposed building plans and elevations.
18. New property lines & improvements: signs, fences, walls, dumpsters, outdoor storage area, lighting.

ENGINEERING DATA. Please provide the following data using the checklist as a guide.

19. Storm Drainage details including roof leaders.
20. Existing and proposed grades and construction materials.
21. Support Data and Drainage Calculations to show adequacy of pipe sizes, flow, slope, invert and top of grate connections.
[*Not* required because: Exempt Unregulated Minor Application].

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CITY PLAN DEPARTMENT | 165 CHURCH STREET, 5TH FLOOR, NEW HAVEN, CT 06510-2010
PHONE 203.946.6379 FAX 203.946.7815

Application for Development Permit: Soil Erosion and Sediment Control Review **SESC**

Please fill out **DATA**, **WORKSHEET**, and **SITE SECTIONS** in addition to the following items:

SITE PLAN

On a Scaled Site Plan prepared by a Connecticut Registered Architect, Landscape Architect, Civil Engineer, or Licensed Soil Scientist, show the following:

- Construction details for proposed SESC measures and storm water management facilities in accord with standard city details.
- Location and design details for all proposed SESC measures and storm water management facilities over the period of construction.

SOIL EROSION AND SEDIMENT CONTROL DATA

Print or type information in space provided, or Check appropriate box below if information is not filled in on this form.

- Shown on SITE PLAN, or
- Described in SEPARATE ATTACHMENT.

1. Describe proposed Soil Erosion & Sediment Control Measures.

The proposed soil erosion and sediment control measures will include stabilized construction entrances, inlet protection on both existing and proposed drainage structures, perimeter fencing, and fiber roll perimeter controls. These measures will be phased and modified as construction progresses on-site. All site work will be constructed using best management practices in accordance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control and the 2024 Connecticut Stormwater Quality Manual.

2. Schedule of Grading and Construction activities. Include start and stop dates and duration of activity.

Anticipated construction duration is from summer 2026 to summer 2027.

3. Describe the Sequence for Final Stabilization of the site.

The majority of the site is currently either occupied by the existing buildings or paved surfaces. The proposed plan includes paved surfaces for the majority of the site.

4. Outline the Operations and Daily Maintenance Program.

Erosion and sediment control measures will be inspected at least weekly while construction activities are on-going and after storm events which result in the deposition of precipitation greater than 0.5 inches in a 24-hour period. Stabilization of all regraded areas and soil stockpiles will be initiated and maintained during all phases of construction. The site will be swept daily, and excess accumulated sediment will be disposed of properly.

5. Contingency Provisions. Describe your procedures if unforeseen erosion or sedimentation problems arise.

Should unforeseen problems arise, the contractor will maintain an emergency stockpile of soil erosion and sediment control measures, including silt fencing, geotextile fabric stakes, crushed stone, and equipment to place or install these measures for use during heavy rains or other events. The individual responsible for monitoring SESC control measures and the on-site monitor of SESC control measures installation and maintenance will be contacted to determine the course of action to address any issues.

6. Individual Responsible for Monitoring SESC Control Measures

Name: Brian Phillips, PE
Firm: Langan Engineering
Street Address: 555 Long Wharf Drive
City: New Haven State: CT ZIP: 06511

Daytime Phone: (203) 562-5771

Business Home Answering Service

Fax: _____ Cell: _____

E-Mail: bphillips@langan.com

Nighttime/Emergency: (203) 530-5150

7. On Site Monitor of SESC Control Measure Installation and Maintenance

Name: James Inorio
Firm: Dimeo Construction Company
Street Address: 700 State Street
City: New Haven State: CT ZIP: 06511
License # MCO.0900165

Daytime Phone: (203) 777-5410

Business Home Answering Service

Fax: _____ Cell: (203) 537-3095

E-Mail: jinorio@dimeo.com

Nighttime/Emergency: (401) 230-7640

Attachment A

The Application involves property owned by Yale University located at 69 Daggett Street (the "Property"). The Property is located in the IL (Light Industry) zoning district and is adjacent to Yale University School of Medicine facilities.

Project work includes removal of the existing buildings, construction of an 89-space paved parking lot, and installation of associated improvements including stormwater management infrastructure, lighting, fencing and street trees.

Parking lots with fewer than 200 spaces are permitted by right in the IL district.

In accordance with § 45(a)(3) of the Zoning Ordinance, a 23.5 foot wide buffer strip of land will be provided between the parking area and the front property line opposite the RM-2 zoning district on the other side of Daggett Street (where a minimum of five feet is required), and an eight-foot-tall steel picket fence with entry gates will be provided along the Daggett Street side of the parking lot.

The project will comply with applicable City stormwater management, reflective heat and lighting standards.

The project does not involve the construction of any buildings. No parking is required for the project under Section 12(b)(1)(g) of the Zoning Ordinance since it will not expand the University's existing student body, no faculty or employees will be added, and no new places of assembly will be created.

Subject to approvals, it is anticipated that demolition and construction will commence in summer 2026 and be completed in summer 2027.



ENGINEERING DEPARTMENT

City of New Haven

200 Orange Street, Rm 503

New Haven, CT 06510

www.newhavenct.gov



Justin Elicker
Mayor

Giovanni Zinn, P.E.
City Engineer

Storm Water Management Plan Cover Sheet

This form is to be completed by Applicant when compliance with Section 60 of the City's Zoning Ordinance is required and/or when compliance with GNHWPCA's stormwater regulations are triggered. This form shall be submitted with the Applicant's Storm Water Management Plan and must be updated, as needed, to reflect any changes made to the Plan as part of the Site Plan Review process.

Date: May 18, 2026

Site Address: 69 Daggett Street

Anticipated Construction Start Date: Summer 2026 End Date: Summer 2027

Parcel Area (acres): 1.05

Existing Impervious Area (acres): 1.01

Proposed Impervious Area (acres): 1.05

Meets Section 60 (Y/N?) Y

Meets GNHWPCA Regulations (Y/N?) N/A

If retention system proposed, please provide the area of impervious cover draining to that system (in acres):

1.05

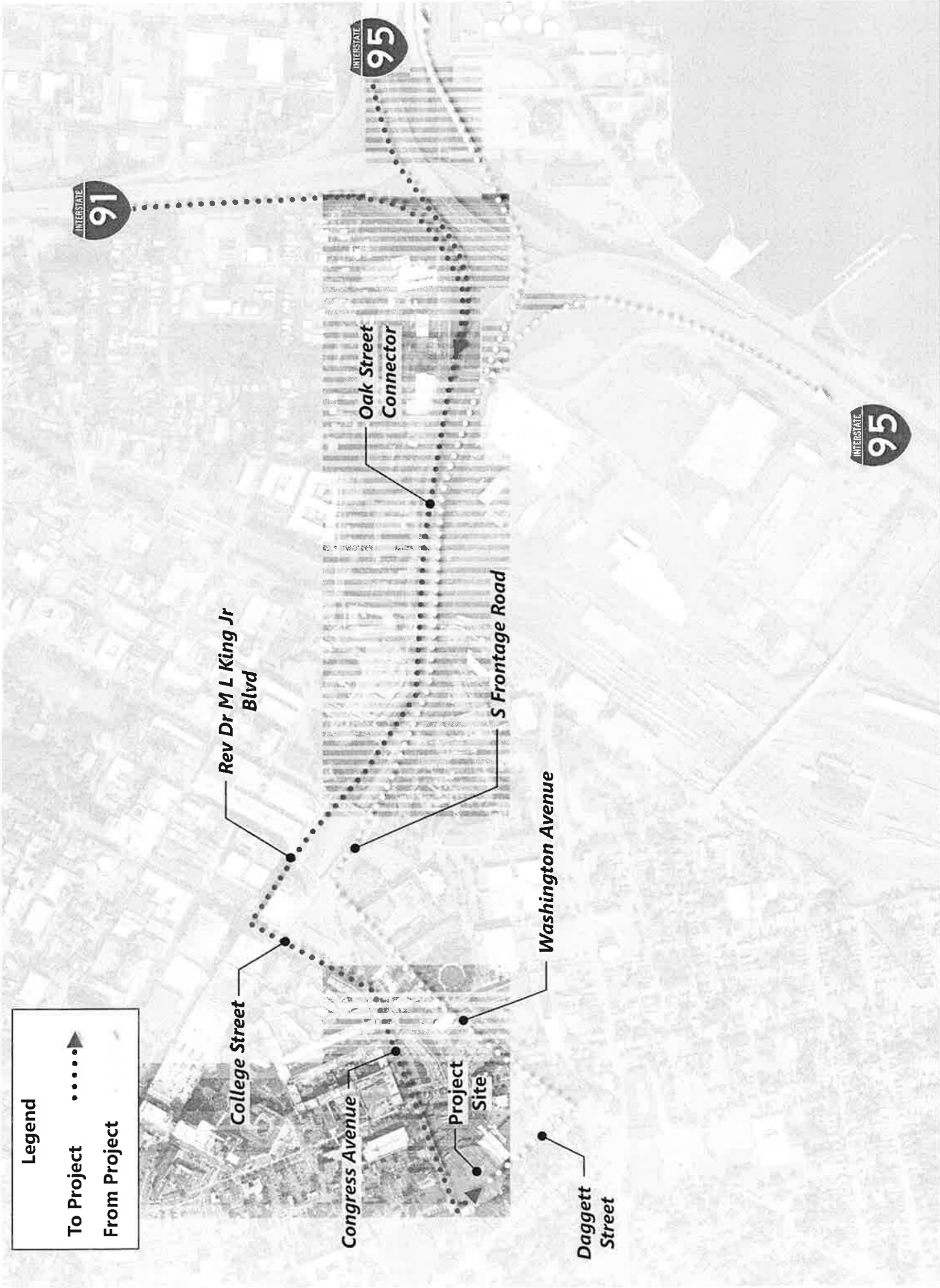
Retention Volume Provided (CF): ±6,050

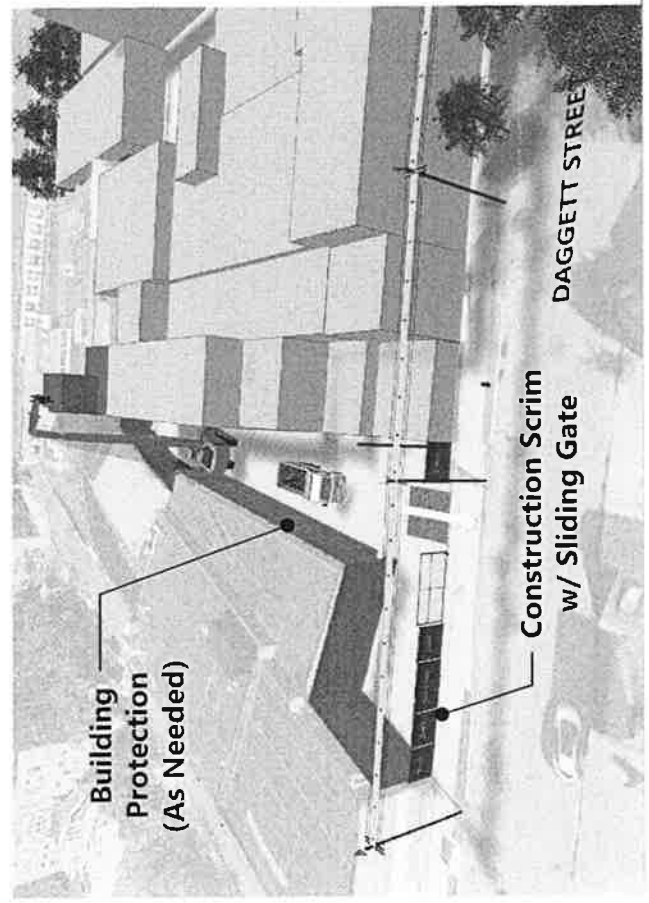
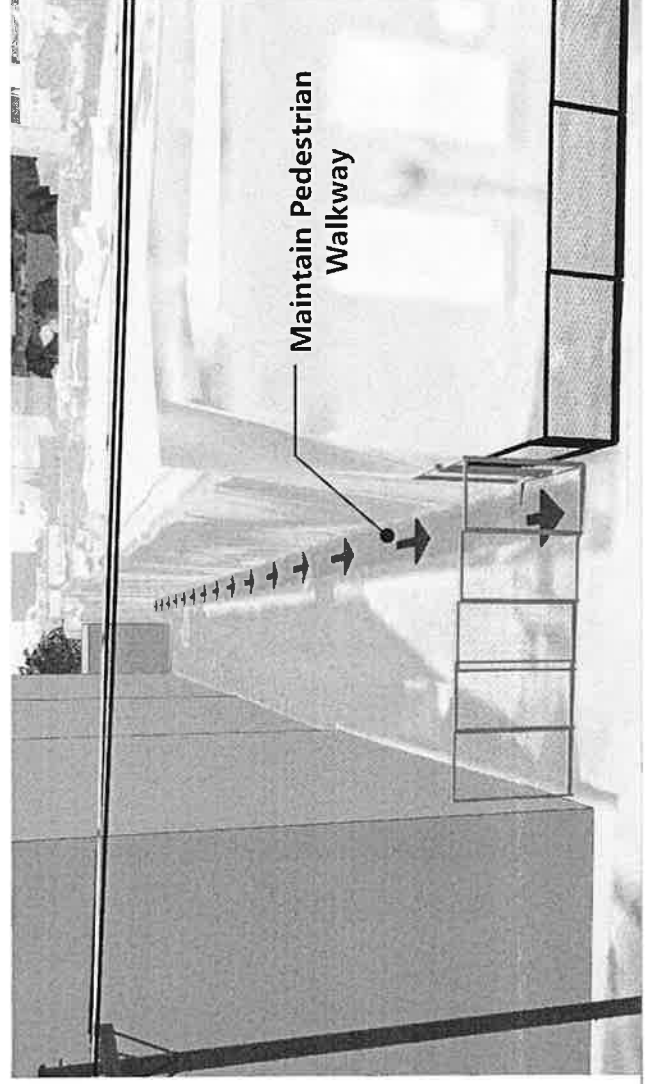
Type(s) of BMP/GI installed: Catch basins with deep sumps, hydrodynamic separator water quality units, underground infiltration systems.

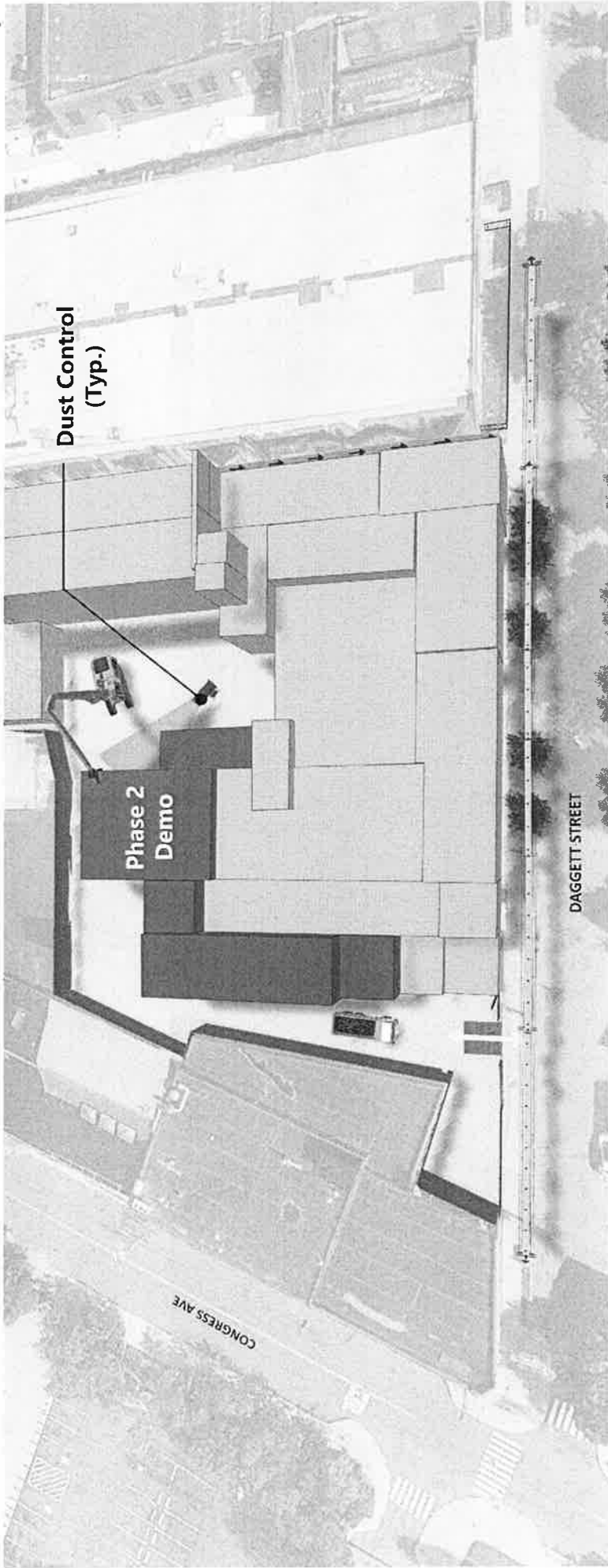
Legend

To Project ●●●●●▲

From Project ●●●●●





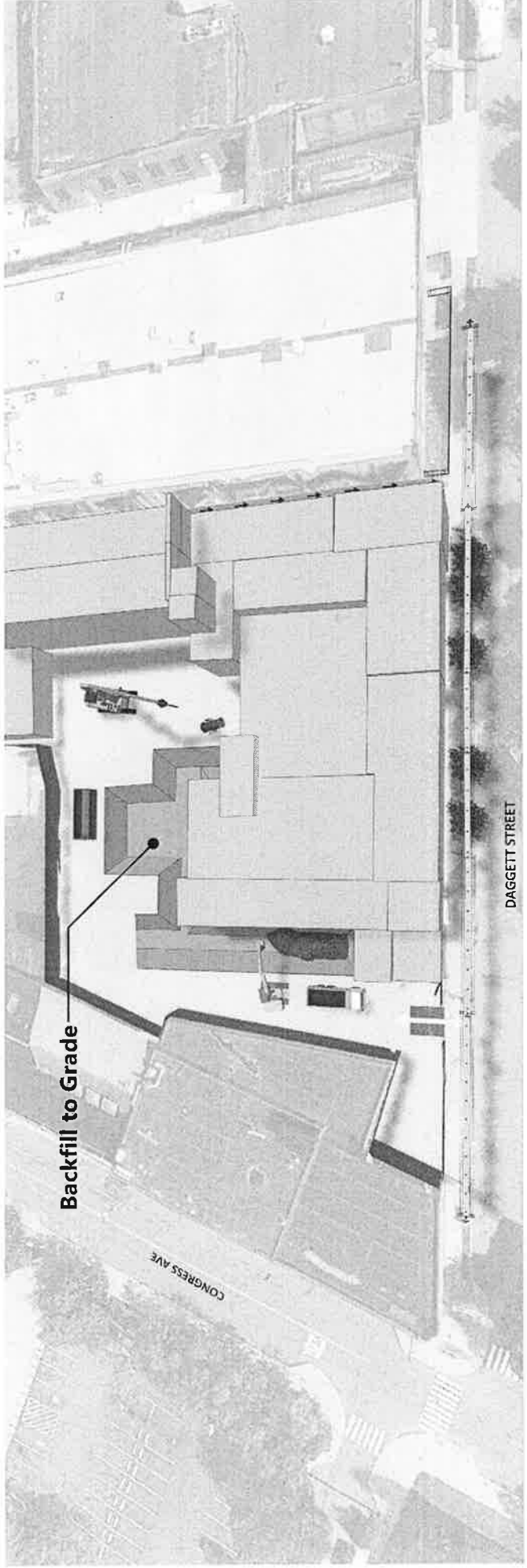


Dust Control
(Typ.)

Phase 2
Demo

DAGGETT STREET

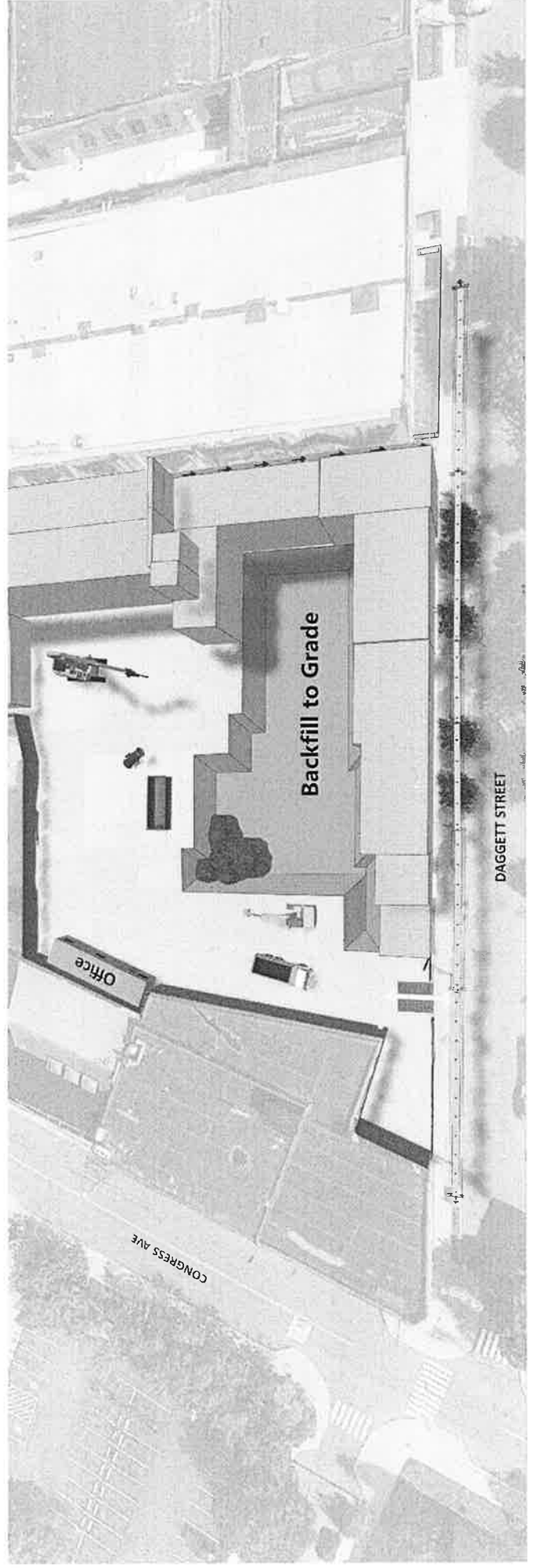
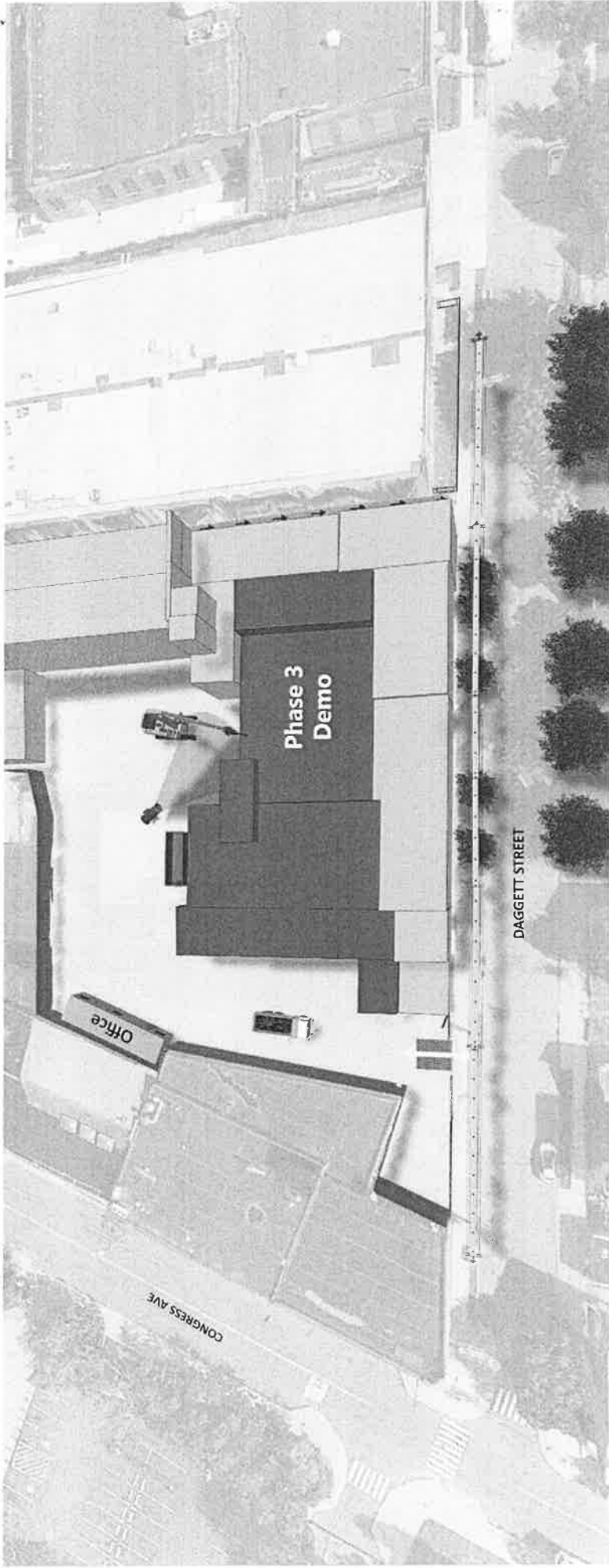
CONGRESS AVE

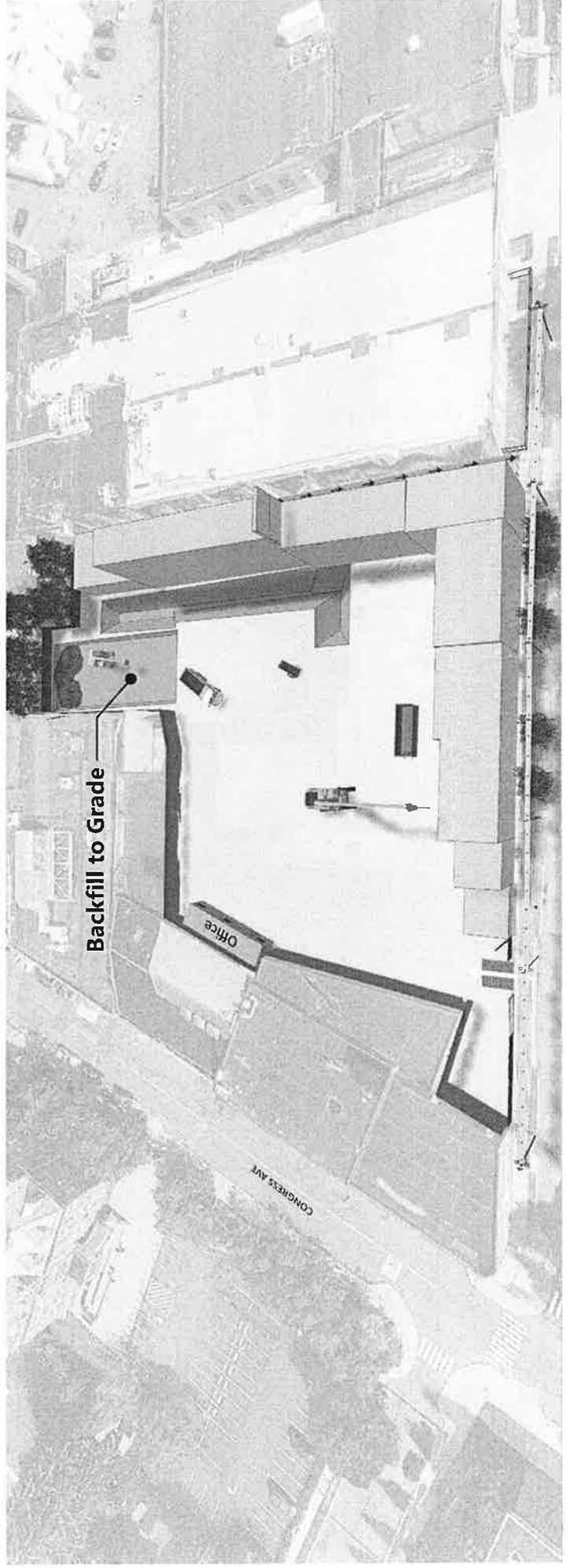
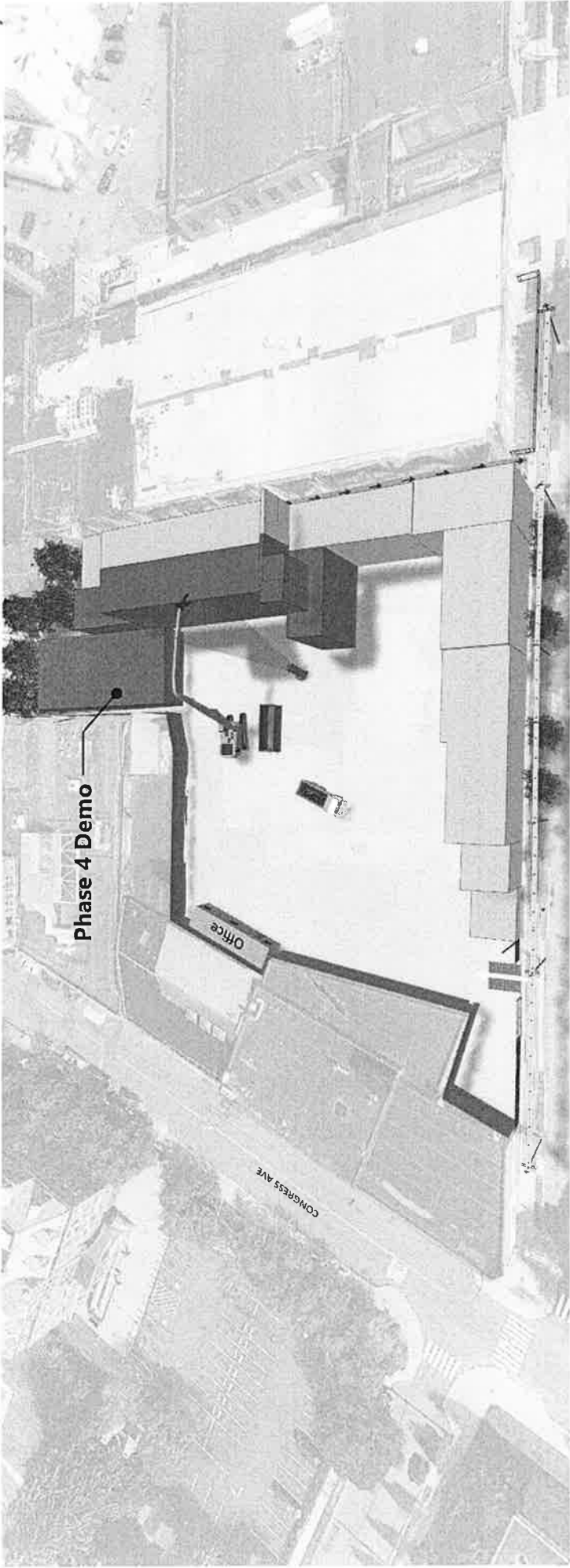


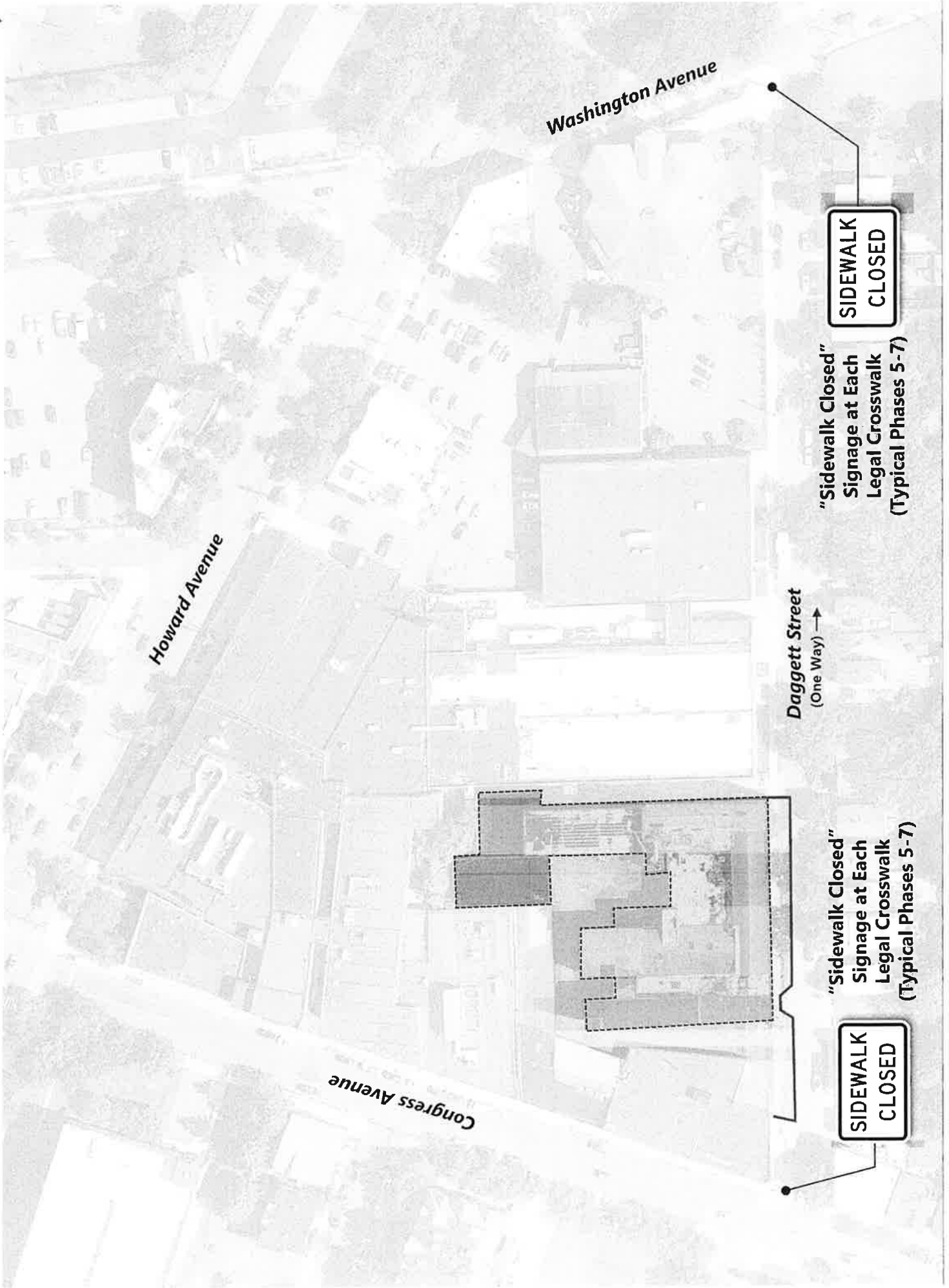
Backfill to Grade

DAGGETT STREET

CONGRESS AVE







Washington Avenue

Howard Avenue

Daggett Street
(One Way) →

Congress Avenue

**SIDEWALK
CLOSED**

"Sidewalk Closed"
Signage at Each
Legal Crosswalk
(Typical Phases 5-7)

"Sidewalk Closed"
Signage at Each
Legal Crosswalk
(Typical Phases 5-7)

**SIDEWALK
CLOSED**

