

April 29, 2024

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

Re: Application of Yale New Haven Hospital, Inc. for Orchard Street Easement

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

Yale New Haven Hospital, Inc. (“YNHH”), respectfully 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 received 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/HCV 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.

In support of the requested easement, enclosed please find the following materials:

- 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.

We very much appreciate the Board’s consideration of the enclosed materials and respectfully request that it be added to the agenda for the upcoming meeting on May 6, 2024.

Very truly yours,

John W. Knuff