

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 10 YORK STREET and 1 PARK STREET Site Plan Review for construction of an emergency room building under an existing building at the Yale New Haven Hospital in the BD-2 zone. (MBLUs: 279 0150 00100, 279 0150 00200) (Owner/Applicant: Yale New Haven Hospital; Agents: Amy E. Souchuns Esq. and John W. Knuff, Esq.)

REPORT: 1633-04

ACTION: Approval with conditions

STANDARD CONDITIONS OF APPROVAL

1. Pursuant to State Statute, this site plan and soil erosion and sediment control plan approval is valid for a period of five (5) years following the date of decision, until July 19, 2028. Upon petition of the applicant, the Commission may, at its discretion, grant extensions totaling no more than an additional five (5) years to complete all work connected to the original approval.
2. The applicant shall record on the City land records an original copy of this Site Plan Review report (to be provided by the City Plan Department) and shall furnish written evidence to the City Plan Department that the document has been so recorded (showing volume and page number), prior to City Plan signoff for building permits. A digital copy of the recorded report shall be provided to staff (.pdf).
3. Upon approval by the City Plan Commission, provide compiled digital copies of all application materials, including drawing sets and reports, to staff for filing (.pdf files) prior to City Plan signoff for building permits.
4. Comments under **ADDITIONAL CONDITIONS OF APPROVAL** shall be reviewed with the City Plan Department and resolution reflected on final plans, prior to their circulation for signoff.
5. Signoff on final plans by the City Engineer; Department of Transportation, Traffic, and Parking; City Plan Department; and Fire Marshal in that order shall be obtained prior to initiation of site work or issuance of building permit.
6. Construction Operations Plan/Site Logistics Plan, including any traffic lane/sidewalk closures, temporary walkways, detours, signage, haul routes to & from site, and construction worker parking plan shall be submitted to the Department of Transportation, Traffic and Parking for review and approval to prior to City Plan signoff on final plans for building permit.
7. A site bond will be required in conformity with Connecticut General Statutes Section 8-3(g). Bond, or other such financial instrument, shall be provided to the City Plan Department, in an amount equal to the estimated cost of implementation of erosion and sediment controls, plus 10 percent, prior to City Plan final sign-off on plans for building permit.
8. The name of an individual responsible for monitoring the soil erosion and sediment control plan on a daily basis during the construction period shall be provided to the City Plan Department, prior to City Plan signoff on final Plans.
9. Any proposed work within City right-of-way will require separate permits.
10. Any sidewalks or curbs on the perimeter of the project deemed to be in damaged condition shall be replaced or repaired in accord with City of New Haven standard details.
11. Any proposed removals of street trees must be coordinated with the Department of Parks, Recreation, and Trees prior to sign-off for building permits.
12. Following completion of construction, any catch basins in the public right-of-way impacted by the project shall be cleaned, prior to issuance of Certificate of Occupancy.
13. Within 10 business days of City Plan Commission approval, the applicant shall submit a digital (.pdf) and hard copy of the final approved plan set (including all revisions) to the City Plan Department.
14. As-built site plan shall be filed with City Plan Department, with a copy to the City Engineer, prior to issuance of Certificate of Occupancy. Site Plan shall be submitted in mylar and digital form (.pdf).

ADDITIONAL CONDITIONS OF APPROVAL

15. Before issuance of the building permits, applicant shall receive certification from the Board of Alders that no amendment to the Overall Parking Plan is required.

Submission: SPR Application Packet including DATA, WORKSHEET, and SITE forms. Dated and received June 22, 2023. Application fee: \$410.

- Parking compliance letter, 44 sheets, dated July 18, 2023
- Abutting Property Owners List, 1 sheet, n.d.
- 1 Park Property Card, 4 sheets, n.d.
- 10 York Property Card, 3 sheets, n.d.
- Application Narrative, 1 sheet, dated June 21, 2023
- Site Plans, 3 sheets, dated June 22, 2023, revised July 5, 2023
- York and Park GIS Map, 1 sheet, n.d.

PROJECT SUMMARY:

Project: Yale New Haven Hospital Emergency Facility Extension

Address: 10 York Street, 1 Park Street

MBLUs: 279 0150 00100, 279 0150 00200

Site Size: 135,500 SF

Building size: 8,602 SF

Zone: BD-2

Parking: No new parking is proposed however the site will have valet service.

Owner: Yale New Haven Hospital Inc

Phone:

Applicant: Yale New Haven Hospital Inc

Phone: 203-645-8012

Agents: Amy E. Souchuns Esq. and John W. Knuff, Esq.

Phone: 203-877-8000

Site Engineer: Frank Centore, Centek Engineering (MEP)

Phone: 203-488-0580

BACKGROUND

Previous CPC Actions:

12/1/2021

1597-01 10 YORK STREET and 1 PARK STREET. Site Plan Review for a temporary emergency room building at the Yale New Haven Hospital in the BD-2 zone. (MBLUs: 279 0150 00100, 279 0150 00200)
(Owner/Applicant: Yale New Haven Hospital; Agents: Amy E. Souchuns Esq. and John W. Knuff, Esq.)

2/18/2009

1425-02 10 YORK STREET Site Plan Review for Renovation and Expansion of Adult Emergency Dept. in a BD-2 Zone. (Yale New Haven Hospital)

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BD-2 zone.

Site description/existing conditions:

The site is the enclosed, street-level area beneath the Yale New Haven Hospital West Pavilion building in the Hill neighborhood. The space was previously used as a vehicle turnaround area and is bound by Howard Avenue and Park Street to the west, and existing YNH buildings to the east.

Proposed activity:

In December 2021, the City Plan Commission approved the site plan for a temporary emergency room building (the "Expansion") beneath the Yale New Haven Hospital West Pavilion. The building was constructed and was in use for the 6-month permitted period. The applicant now proposes upgrades to the structure that will allow it to be converted to a permanent structure.

The structure includes 35 patient spaces, as well as nurses' stations, storage areas, and restrooms. A framed and clad structure of noncombustible materials was erected enabling the Expansion to be weatherized, conditioned, and fire protected, with full utilities provided. A small area at the Park/Howard corner will be used for temporary mechanical equipment; this area will be fully screened by opaque fencing. The only meaningful change from the 2021 approval is the use of metal and concrete structural materials internal to the Expansion that address longer-term fire ratings, as well as modest MEP upgrades for the same reason. The applicant will also disconnect interior drains from the storm sewer and reconnect to the sanitary sewer.

The Expansion is designed to address the ongoing constraint of space within the current facility. Given the continued need for the services located in the Expansion and the work currently underway to expand the emergency department at the Saint Raphael campus, the Expansion is intended to accommodate the shortfall in space until the Saint Raphael work is completed in 2027.

Motor vehicle circulation/parking/traffic:

No new parking spaces will be created, and no existing parking spaces will be removed as a part of this project. Nine parking spaces are required per NHZO Article V Section 45 based on the number of additional hospital beds proposed. The applicant has provided a letter showing that there is ample surplus parking in the Medical Area Overall Parking Plan to accommodate these nine required spaces. Per the additional condition of approval on this report (#15), before issuance of the building permits, the applicant shall receive certification from the Board of Alders that no amendment to the Overall Parking Plan is required.

Bicycle parking:

No bicycle parking is proposed. There is existing public bicycle parking on the corner of Howard Avenue and Park Street.

Trash removal:

No new trash removal activities proposed. Trash from the site will be removed through existing hospital facilities.

Signage:

No new signage proposed at this time. All signage must meet zoning ordinance requirements.

Sec. 58 Soil Erosion and Sedimentation Control: Does not apply.

Sec. 60 Stormwater Management Plan: Does not apply.

APPLICABILITY

(c) *Application requirements.* A stormwater management plan shall be included as a part of any application for zoning approval (including but not limited to special permit and special exception), coastal site plan review, or an inland wetlands permit where:

- (1) The application pertains to a development or construction disturbing one-half or more acres of total land area on a site; or
- (2) The application pertains to any site with one-half acre or more of existing and/or proposed impervious cover; or
- (3) The application proposes new residential development of three or more units; or
- (4) The application pertains to any new or expanding industrial or commercial use which increases the amount of on-site impervious surface by more than 500 square feet; or
- (5) The application pertains to any site within the coastal boundary as defined in section 22a-94 of the General Statutes; or
- (6) The commission which has jurisdiction over the application has required submission of a stormwater management plan pursuant to written findings by that commission that the activity proposed in the application has the potential to cause significant nonpoint source pollution to groundwater or surface water drinking supplies, or to Long Island Sound, or any other waters of the state.

The application does not fall into any of the above categories which trigger a Stormwater Management Plan. During technical review, it was discovered that pre-existing floor drains under the previously approved temporary structure were connected to the city's storm sewer system. Interior drains will be disconnected from the storm sewer and connected to the sanitary sewer.

Sec. 60.1 Exterior Lighting: Does not apply.

(b) *Applicability.* The standards herein apply to all new and renovated Exterior Lighting. Renovations include changes in light type, mounting height, location, size, brightness, and number of light sources. Renovations do not include, without limitation, routine maintenance such as changing lamp or bulb, ballast, starter, photo control, housing, lenses, and other similar components, and are permitted, provided such renovations do not result in a higher lumen output. This Section also applies to lighting for Indirectly-Illuminated Signs, as defined in Section 60.3.

(e) *Exempt Lighting.* The following Exterior Lighting is exempt from the provisions of this Section:

- (1) Lighting required by the Federal Aviation Authority;
- (2) Temporary lighting associated with an event authorized by the City of New Haven with duration of less than 15 days;
- (3) Temporary traditional seasonal lighting;
- (4) Temporary lighting used for emergency purposes by the New Haven Police Department or New Haven Fire Department;
- (5) National, state and municipal flag lighting;
- (6) Monument lighting;
- (7) Sport stadium and athletic field lighting, not including tennis court, basketball court and similar court games not located in a stadium, provided stadium and athletic field lighting applications must submit a photometric plan demonstrating compliance with Maximum Light Levels at the Property Line. Scoreboards are governed by subsection 60.3(j) pertaining to Outdoor Sports Lighting;
- (8) Lighting required by building code.

The only exterior lighting proposed is lighting required by building code: no lighting plan, photometrics, and specs required.

Sec. 60.2 Reflective Heat Impact: Does not apply.

APPLICABILITY

(b) *Reduction in reflected heat.* An applicant shall be required to satisfy the conditions of this section where:

- (1) The application pertains to any site with one-half acre or more of impervious cover;
- (2) The application proposes new residential development of three or more units; or
- (3) The application pertains to any new industrial or commercial use or expansion of an existing industrial or commercial use which expands the amount of impervious surface by more than 500 square feet.

The application does not fall into any of the above categories which trigger Reflective Heat Impact calculations.

Project Timetable: Construction will begin immediately after site plan approval and receipt of the building permit and will be completed within 4-6 weeks.

PLANNING CONSIDERATIONS

While the peak of hospitalizations due to the Covid-19 pandemic has passed, the Expansion is designed to address the ongoing constraint of space within the current emergency facility. Given the continued need for the services located in the Expansion and the work currently underway to expand the emergency department at the Saint Raphael campus, the Expansion is intended to accommodate the shortfall in space until the Saint Raphael work is completed in 2027.


SITE PLAN REVIEW

Plans have been reviewed by the Site Plan Review team with representatives from the Departments of City Plan, City Engineer, Building, Disabilities Services and Transportation, Traffic and Parking and have been found to meet the requirements of City ordinances, regulations, and standard details.

SITE PLAN ACTION

The City Plan Commission approves the submitted Site Plans subject to conditions on Pages 1 and 2.

ADOPTED: July 19, 2023
Adam Marchand
Acting Chair

ATTEST: 

Laura E Brown
Executive Director, City Plan Department