

## NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

**RE:** 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.)

**REPORT:** 1597-01

**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 December 1, 2026. 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. [*Include this condition if there are unaddressed site plan review comments in the report*]
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 November 24, 2021. WORKSHEET revised November 30, 2021. Application fee: \$360.**

Narrative, 1 sheet, dated and received November 24, 2021, revised November 30, 2021.

Abutters list, 1 sheet, received November 24, 2021.

HVAC Plan, 1 sheet, dated and received November 24, 2021.

Drop-off Traffic Operations Plan, 1 sheet, dated and received November 24, 2021.

Renderings, 1 sheet, dated and received November 24, 2021.

Statement of Special Inspections, 7 sheets, dated and received November 17, 2021.

Plan Set, 15 sheets, dated and received November 17, 2021 including:

G-001 Cover Sheet

A-100 to A-700, Site Plans, 11 sheets

S-001 to S-200, Structural Plans, 3 sheets

### **PROJECT SUMMARY:**

**Project:** Yale New Haven Hospital Temporary Emergency Facility

**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:**

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 is currently used as a vehicle turnaround area and is bound by Howard Avenue and Park Street to the west, and existing YNHH buildings to the east.

### **Proposed activity:**

The applicant proposes a temporary expansion of the existing adult emergency department at Yale New Haven Hospital due to the constraint of space within the current facility and the patient surge YNHH has been experiencing and anticipated to peak in late winter. The Expansion, designed to be occupied for approximately six (6) months, will be created by the enclosure of the existing vehicle turnaround area in the West Pavilion, located at the corner of Park Street and Howard Avenue, as well as a modest portion of the West Pavilion driveway. The Expansion includes 35 patient spaces, as well as nurses' stations, storage areas, and restrooms. A framed and cladded structure of noncombustible materials will be temporarily 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.

**Motor vehicle circulation/parking/traffic:**

To ensure continued ease of access to the Hospital, YNHH proposes to continue the current pavement markings and parking configuration on Park Street to create an area for valet staging. Patients currently using the West Pavilion turnaround for access to the Hospital will instead utilize the North Pavilion driveway in front of the Smilow Cancer Hospital, at which time their vehicles will be handled by the valet system. Valet drivers will then use the reconfigured end of Park Street, directly past the Smilow driveway, to stage vehicles. No new parking spaces will be created, and no existing parking spaces will be removed as a part of this project. The Commission finds that no amendments to the Overall Parking Plan should be necessary for this project.

**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:**

- Class A** (minimal impact)
  - Class B** (significant impact)
  - Class C** (significant public effect, hearing required)
- Cubic Yards (cy) of soil to be moved, removed or added: 0 CY  
Start Date: December, 2021      Completion Date: January, 2021

Once a contractor is chosen, an individual will be named as the individual responsible for monitoring soil erosion and sediment control measures on a daily basis, and that name provided to the City Plan Department prior to signoff of final plans for permits.

This individual is responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system. Other responsibilities include:

- monitoring soil erosion and sediment control measures on a daily basis;
- assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment and by soil stockpiles during the construction phases;
- determining the appropriate response, should unforeseen erosion or sedimentation problems arise; and
- ensuring that SESC measures are properly installed, maintained and inspected according to the SESC Plan.

Should soil erosion problems develop (either by wind or water) following issuance of permits for site work, the named party is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

All SESC measures are required to be designed and constructed in accordance with the latest Standards and Specifications of the *Connecticut Guidelines for Soil Erosion and Sediment Control*.

**Note: Because the project is between 1 and 5 acres (“small construction”), the applicant is not required to obtain a General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction from CT DEEP as long as the applicant has adhered to the erosion and sediment control regulations of the municipality in which the construction activity, in this case, the City of New Haven.**

**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.**

**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.

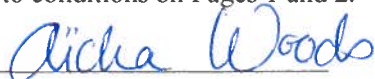
**SITE PLAN REVIEW**

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:** December 1, 2021  
Leslie Radcliffe  
Chair

**ATTEST:**   
Aicha Woods  
Executive Director, City Plan Department