



City of New Haven

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(203) 946-6483 (phone)
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Master

File Number: OR-2025-0029

File ID: OR-2025-0029

Type: Ordinance

Status: Enacted

Version: 2

Reference:

In Control: City/Town Clerk

File Created: 10/17/2025

File Name:

Final Action: 01/05/2026

Title: ZONING ORDINANCE TEXT AMENDMENT APPROVING A PETITION BY YALE NEW HAVEN HOSPITAL, INC. FOR DEVIATIONS FROM THE UNDERLYING ZONING ORDINANCE TO ALLOW CERTAIN SIGNAGE IN PLANNED DEVELOPMENT DISTRICT 45 - ADAMS NEUROSCIENCES TOWER - SAINT RAPHAEL'S CAMPUS.

Notes:

OLS Staff:

Effective Date:

Related Files:

History of Legislative File

| Ver- sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---------------|-----------------------|--|------------------|--------------------------|-----------|-----------------|---------|
| 1 | Board of Alders | 10/20/2025 | Referred | Legislation Committee | | | |
| | Action Text: | This Ordinance was Referred to the Legislation Committee | | | | | |
| | Notes: | concurrently referred to City Plan Commission, Transportation, Traffic, and Parking, and Public Works | | | | | |
| 2 | Legislation Committee | 12/09/2025 | Favorable Report | Board of Alders | | | |
| | Action Text: | This Ordinance was Favorable Report to the Board of Alders | | | | | |
| 2 | Board of Alders | 12/15/2025 | Noted | | | | |
| | Action Text: | This Ordinance was Noted | | | | | |
| 2 | Board of Alders | 01/05/2026 | Approved | | | | |
| | Action Text: | This Ordinance was Approved | | | | | |
| | Notes: | Yeas: Theodore, Douglass, Hubbard, Rodriguez, Singh, Rodriguez, Martinelli, C. Smith, Festa, Murphy, Morant, Melendez, Miller, Redente, Natal, Punzo, Moore, Edwards, Mabery-Niblack, Morrison, Walker-Myers, Hamilton, Marchand, Marx, Furlow, Hogan, Wingate, and H. Smith | | | | | |
| | | Nays: Streater | | | | | |

Text of Legislative File OR-2025-0029

ZONING ORDINANCE TEXT AMENDMENT APPROVING A PETITION BY YALE NEW HAVEN HOSPITAL, INC. FOR DEVIATIONS FROM THE UNDERLYING ZONING ORDINANCE TO ALLOW CERTAIN SIGNAGE IN PLANNED DEVELOPMENT

DISTRICT 45 - ADAMS NEUROSCIENCES TOWER - SAINT RAPHAEL'S CAMPUS.

WHEREAS, on April 15, 1982, the Board of Alders approved a Planned Development District for the St. Raphael campus of Yale New Haven Hospital, Inc. ("YNHH") pursuant to Section 65 of the New Haven Zoning Ordinance ("Zoning Ordinance"), identified as PDD #45, which included 10.87 acres of land on the block bounded by Chapel Street, Orchard Street, George Street, and Sherman Avenue (Tax Map 317, Block 213), and parcels known as 305-319 Orchard Street (Tax Map 315, Block 1293, Parcels 5, 6, & 7);

WHEREAS, in 1983, the Board of Alders amended PDD #45 to include additional parcels to the north and south of the original district, at 1370-1386 Chapel Street and 301-303, 321-323 Orchard Street (Tax Map 315, Block 1293, Parcels 3, 4, 5, and 8-12), and expanded PDD #45 from 10.87 to 12.12 acres;

WHEREAS, on January 7, 2020, the Board of Alders amended PDD #45 to include additional parcels on Orchard Street and George Street and to amend the standards and uses in PDD #45;

WHEREAS, in accordance with the provisions of Article XIII, Sections 2A and 2E of the Charter of the City of New Haven ("City Charter") and Article VII, Section 64(d)(1) and Section 65 of the Zoning Ordinance;

WHEREAS, pursuant to Sections 64 and 65 of the Zoning Ordinance, YNHH filed a petition/application to amend PDD #45 for the purpose of deviating from existing standards in the underlying Zoning Ordinance in order to allow certain signage necessary to the redevelopment of the St. Raphael Campus (the "Petition");

WHEREAS, YNHH submitted sufficient plans and other information in support of the Petition;

WHEREAS, the Petition was referred to the Board of Alders, which thereafter referred the Petition to the New Haven City Plan Commission for a hearing and report as required by Section 64(d) of the Zoning Ordinance and Article XIII, Sections 2A and 2E of the City Charter;

WHEREAS, on November 19, 2025, the City Plan Commission held a hearing on the Petition after provided due notice of such hearing as required by Section 64(d) of the Zoning Ordinance, Article XIII, Sections 2A and 2E of the City Charter, and state law;

WHEREAS, on November 19, 2025, the City Plan Commission rendered an advisory report to the Board of Alders after consideration of the factors set forth in Section 64(d)(2) and Section 65 of the Zoning Ordinance and favorably recommended the approval of the Petition as set forth in City Plan Commission Report No. 1674-06;

WHEREAS, on December 9, 2025, the Legislation Committee of the Board of Alders

considered the Petition and rendered a favorable report recommending approval of the Petition;

WHEREAS, the Petition was referred to the City's Department of Transportation, Traffic and Parking for an advisory report in accordance with Section 65(d) of the Zoning Ordinance and such advisory report indicated that the amendment to PDD #45 was not expected to have a significant impact on the traffic operations of the local roadway network;

WHEREAS, the proposed amendment to PDD #45 is consistent with the standards set forth in Article XIII, Sections 2B and 2C of the City Charter, as described more particularly in the Petition;

WHEREAS, the proposed amendment to PDD #45, as more particularly described in the Petition, is in accordance with Comprehensive Plan of Development of the City of New Haven entitled Vision 2025 and is consistent with the land uses and zoning classifications of neighboring parcels and the surrounding area; and

WHEREAS, the Petition satisfies the objectives for a planned development district, as set forth in Section 65 of the Zoning Ordinance, in that the proposed amendment to PDD #45 is:

- (1) In accordance with the comprehensive plans of the City, including all plans for redevelopment and renewal; and
- (2) It is composed of such uses, and in such proportions, as are more appropriate and necessary for the integrated functioning of the planned development of the City; and
- (3) It is so designed in its space allocation, orientation, texture, materials, landscaping and other features as to produce an environment of stable and desirable character, complementing the design values of the surrounding neighborhood, and showing such unusual merit as to reflect credit upon the developer and upon the City; and
- (4) So arranged as to provide a minimum of 250 square feet of usable open space per dwelling unit on the tract, except 125 square feet in the case of elderly housing units, subject to the specific minimum standards enumerated in section 15(a)(1)(g) of the Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Board of the City of New Haven that (i) the Petition and general plans for the amendment to PDD #45 are hereby approved and (ii) the text of the Zoning Ordinance with respect to PDD #45 is hereby amended in the manner requested by the Petition.

Except as amended herein, the Zoning Ordinance and the Zoning Map of the City of New Haven shall remain in full force and effect.

BE IT FURTHER ORDAINED that the aforesaid amendments to the Zoning Ordinance and Zoning Map shall take immediate effect upon passage, subject to the requirements of Article IV, Section 3 of the City Charter.

HURWITZ SAGARIN SLOSSBERG & KNUFF LLC



October 10, 2025

LAW OFFICES
135 Broad Street
Milford, CT 06460
T: 203.877.8000
F: 203.878.9800
hssklaw.com

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 Amendment to Planned Development
District 45 to allow Signage for Adams Neurosciences Tower – Saint Raphael’s Campus

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 petition to amend the regulations pertaining to PDD 45 in order to allow certain signage necessary to the new Adams Neurosciences Tower – Saint Raphael’s Campus of YNHH (“Neurosciences Tower”). In accordance with the Saint Raphael Campus redevelopment plan approved by the Board of Alders and City Planning Commission in 2020, the Neurosciences Tower is currently under construction. This Petition to amend the PDD to allow certain signage is the final entitlement necessary for this redevelopment project.

While most signage related to this project is permitted under the current Ordinance, YNHH requires a modest amendment in order to accommodate two (2) signs needed for identification of the new Neurosciences Tower (“Neurosciences Tower Signage”). The requested PDD amendment is limited to modification of certain signage standards necessary for approval of the Neurosciences Tower Signage.

Submitted simultaneously with this cover letter are a Checklist for Aldermanic submissions, an Alder Prior Notification Form, a City Fiscal Impact Statement, and PDD Petition narrative, with Exhibits 1 through 4.

We very much appreciate the Board’s consideration of the Application and supporting documentation, and we look forward to presenting the Application to the Board.

Very truly yours,

Yale New Haven Hospital, Inc.

A handwritten signature in blue ink, appearing to read 'S. Sharp', written over a horizontal line.

By: Sara Sharp, Esq. (Attorney/Agent)
Hurwitz, Sagarin, Slossberg & Knuff, LLC

CHECK LIST FOR ALDERMANIC SUBMISSIONS

| | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Cover Letter |
| <input checked="" type="checkbox"/> | Resolutions/Orders/Ordinances (NOTE: If you are submitting any item to the State you must write a Resolution) |
| <input checked="" type="checkbox"/> | Prior Notification Form |
| <input checked="" type="checkbox"/> | Fiscal Impact Statement - Should include comprehensive budget |
| <input checked="" type="checkbox"/> | Supporting Documentation (if applicable) |
| <input checked="" type="checkbox"/> | E-mailed Cover letter & Order |

IN ADDITION [IF A GRANT]:

| | |
|--------------------------|--|
| <input type="checkbox"/> | Notice of Intent |
| <input type="checkbox"/> | Grant Summary |
| <input type="checkbox"/> | Executive Summary (not longer than 5 pages without an explanation) |

Date Submitted: 10/10/2025

Meeting Submitted For: 10/20/2025

Regular or Suspension Agenda: Regular

Submitted By: Yale New Haven Hospital, Inc.

Title of Legislation:

ZONING ORDINANCE TEXT AMENDMENT APPROVING A PETITION BY YALE
NEW HAVEN HOSPITAL, INC. FOR DEVIATIONS FROM THE UNDERLYING
ZONING ORDINANCE TO ALLOW CERTAIN SIGNAGE IN PLANNED
DEVELOPMENT DISTRICT 45

Comments: _____

Coordinator's Signature: _____

Controller's Signature (if grant): _____

Mayor's Office Signature: _____

Call (203) 946-7670 or email bmontalvo@newhavenct.gov with any questions.

PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable alders of):

President Tyisha Walker-Myers

WARD # 23

DATE: **October 9, 2025**

FROM: Department/Office Yale New Haven Hospital Inc.
Person Sara Sharp, Esq. (Agent) Telephone 475-236-1146

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Alders in the near future:

ZONING ORDINANCE TEXT AMENDMENT APPROVING A PETITION BY YALE
NEW HAVEN HOSPITAL, INC. FOR DEVIATIONS FROM THE UNDERLYING
ZONING ORDINANCE TO ALLOW CERTAIN SIGNAGE IN PLANNED
DEVELOPMENT DISTRICT 45

Check one if this is an appointment to a Board or Commission:

Democrat

Republican

Unaffiliated/Independent/Other _____

INSTRUCTIONS TO DEPARTMENTS

1. Departments are responsible for sending this form to the alder(s) affected by the item.
2. This form must be sent (or delivered) directly to the alder(s) **before** it is submitted to the Legislative Services Office for the Board of Alders agenda.
3. The date entry must be completed with the date this form was sent the alder(s).
4. Copies to: alder(s); sponsoring department; attached to submission to Board of Alders.

FISCAL IMPACT STATEMENT

DATE: October 10, 2025
 FROM (Dept.): Yale New Haven Hospital, Inc.
 CONTACT: Sara Sharp, Esq. (Atty/Agent) PHONE 475-236-1146

SUBMISSION ITEM (Title of Legislation):

ZONING ORDINANCE TEXT AMENDMENT APPROVING A PETITION BY YALE NEW HAVEN HOSPITAL, INC. FOR DEVIATIONS FROM THE UNDERLYING ZONING ORDINANCE TO ALLOW CERTAIN SIGNAGE IN PLANNED DEVELOPMENT DISTRICT 45

| List Cost: | Describe in as much detail as possible both personnel and non-personnel costs; general, capital or special funds; and source of funds currently budgeted for this purpose. | | | |
|-------------------------|--|---------------|--------------|-------------------------------------|
| | GENERAL FUND | SPECIAL FUNDS | BOND FUNDING | CAPITAL/LINE ITEM/DEPT/ACT/OBJ CODE |
| A. Personnel | \$0 | \$0 | \$0 | |
| 1. Initial start up | \$0 | \$0 | \$0 | |
| 2. One-time | \$0 | \$0 | \$0 | |
| 3. Annual | \$0 | \$0 | \$0 | |
| B. Non-personnel | \$0 | \$0 | \$0 | |
| 1. Initial start up | \$0 | \$0 | \$0 | |
| 2. One-time | \$0 | \$0 | \$0 | |
| 3. Annual | \$0 | \$0 | \$0 | |

List Revenues: Will this item result in any revenues for the City? If Yes, please list amount and type.

NO
 YES

- 1. One-time See below
- 2. Annual None

Other Comments: The one-time revenue: Permit fees for permitted signage.

ZONING ORDINANCE TEXT AMENDMENT APPROVING A PETITION BY YALE NEW HAVEN HOSPITAL, INC. FOR DEVIATIONS FROM THE UNDERLYING ZONING ORDINANCE TO ALLOW CERTAIN SIGNAGE IN PLANNED DEVELOPMENT DISTRICT 45

WHEREAS, on April 15, 1982, the Board of Alders approved a Planned Development District for the St. Raphael campus of Yale New Haven Hospital, Inc. (“YNHH”) pursuant to Section 65 of the New Haven Zoning Ordinance (“Zoning Ordinance”), identified as PDD 45, which included 10.87 acres of land on the block bounded by Chapel Street, Orchard Street, George Street, and Sherman Avenue (Tax Map 317, Block 213), and parcels known as 305-319 Orchard Street (Tax Map 315, Block 1293, Parcels 5, 6, 7); and

WHEREAS, in 1983, the Board of Alders amended PDD 45 to include additional parcels to the north and south of the original district, at 1370-1386 Chapel Street and 301-303, 321-323 Orchard Street (Tax Map 315, Block 1293, Parcels 3, 4, 5, and 8-12), and expanded PDD 45 from 10.87 to 12.12 acres; and

WHEREAS, on January 7, 2020, the Board of Alders amended PDD 45 to include additional parcels on Orchard Street and George Street and to amend the standards and uses in PDD 45; and

WHEREAS, in accordance with the provisions of Article XIII, Sections 2A and 2E of the Charter of the City of New Haven (“City Charter”) and Article VII, Section 64(d)(1) and Section 65 of the Zoning Ordinance; and

WHEREAS, pursuant to Sections 64 and 65 of the Zoning Ordinance, YNHH filed a petition/application to amend PDD 45 for the purpose of deviating from existing standards in the underlying Zoning Ordinance in order to allow certain signage necessary to the redevelopment of the St. Raphael Campus (the “Petition”); and

WHEREAS, YNHH submitted sufficient plans and other information in support of the Petition; and

WHEREAS, the Petition was referred to the Board of Alders, which thereafter referred the Petition to the New Haven City Plan Commission for a hearing and report as required by Section 64(d) of the Zoning Ordinance and Article XIII, Sections 2A and 2E of the City Charter; and

WHEREAS, on _____, the City Plan Commission held a hearing on the Petition after provided due notice of such hearing as required by Section 64(d) of the Zoning Ordinance, Article XIII, Sections 2A and 2E of the City Charter, and state law; and

WHEREAS, on _____, the City Plan Commission rendered an advisory report to the Board of Alders after consideration of the factors set forth in Section 64(d)(2) and Section 65 of the Zoning Ordinance and favorably recommended the approval of the Petition as set forth in City Plan Commission Report No. _____; and

WHEREAS, on _____, the Legislation Committee of the Board of Alders considered the Petition and rendered a favorable report recommending approval of the Petition; and

WHEREAS, the Petition was referred to the City's Department of Transportation, Traffic and Parking for an advisory report in accordance with Section 65(d) of the Zoning Ordinance and such advisory report indicated that the amendment to PDD 45 was not expected to have a significant impact on the traffic operations of the local roadway network; and

WHEREAS, the proposed amendment to PDD 45 is consistent the standards set forth in Article XIII, Sections 2B and 2C of the City Charter, as described more particularly in the Petition; and

WHEREAS, the proposed amendment to PDD 45, as more particularly described in the Petition, is in accordance with Comprehensive Plan of Development of the City of New Haven entitled Vision 2025 and is consistent with the land uses and zoning classifications of neighboring parcels and the surrounding area; and

WHEREAS, the Petition satisfies the objectives for a planned development district, as set forth in Section 65 of the Zoning Ordinance, in that the proposed amendment to PDD 45 is:

- (1) In accordance with the comprehensive plans of the City, including all plans for redevelopment and renewal; and
- (2) It is composed of such uses, and in such proportions, as are more appropriate and necessary for the integrated functioning of the planned development of the City; and
- (3) It is so designed in its space allocation, orientation, texture, materials, landscaping and other features as to produce an environment of stable and desirable character, complementing the design values of the surrounding neighborhood, and showing such unusual merit as to reflect credit upon the developer and upon the City; and
- (4) So arranged as to provide a minimum of 250 square feet of usable open space per dwelling unit on the tract, except 125 square feet in the case of elderly housing units, subject to the specific minimum standards enumerated in section 15(a)(1)(g) of the Zoning Ordinance.

NOW THEREFORE BE IT ORDERED by the Board of the City of New Haven that (i) the Petition and general plans for the amendment to PDD 45 are hereby approved and (ii) the text of the Zoning Ordinance with respect to PDD 45 is hereby amended in the manner requested by the Petition.

Except as amended herein, the Zoning Ordinance and the Zoning Map of the City of New Haven shall remain in full force and effect.

BE IT FURTHER ORDERED, that the aforesaid amendments to the Zoning Ordinance and Zoning Map shall take immediate effect upon passage, subject to the requirements of Article IV, Section 3 of the City Charter.

October 8, 2025

New Haven Board of Alders
City of New Haven
165 Church St.
New Haven, CT 06510

Re: Application for Amendment to Planned Development District 45 to allow certain signage
For Adams Neurosciences Tower – Saint Raphael’s Campus of YNH

To Whom It May Concern:

As property owner of the above referenced premises, we hereby authorized the firm of Hurwitz,
Sagarin, Slossberg & Knuff, LLC to serve as our agent in securing all necessary approvals for
the above referenced applications.


YALE-NEW HAVEN HOSPITAL INC.

By Mario J Vieira
Mario J Vieira (Oct 10, 2025 07:59:05 EDT)

Its Executive Director FD&C

| | |
|-----------------|--|
| Created: | 2025-10-10 |
| By: | Mary Piskura (Mary.Piskura@ynhh.org) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAARDeTU_ZHVEt8f3F_oshmcEYokkSFbEp- |

"LOA" History

-  Document created by Mary Piskura (Mary.Piskura@ynhh.org)
2025-10-10 - 11:53:00 AM GMT- IP address: 204.60.184.1
-  Document emailed to mario.vieira@ynhh.org for signature
2025-10-10 - 11:53:58 AM GMT
-  Email viewed by mario.vieira@ynhh.org
2025-10-10 - 11:58:22 AM GMT- IP address: 104.47.55.254
-  Signer mario.vieira@ynhh.org entered name at signing as Mario J Vieira
2025-10-10 - 11:59:03 AM GMT- IP address: 208.56.27.74
-  Document e-signed by Mario J Vieira (mario.vieira@ynhh.org)
Signature Date: 2025-10-10 - 11:59:05 AM GMT - Time Source: server- IP address: 208.56.27.74
-  Agreement completed.
2025-10-10 - 11:59:05 AM GMT



CITY OF NEW HAVEN
BOARD OF ALDERS

PETITION / APPLICATION TO AMEND PLANNED DEVELOPMENT DISTRICT #45

YALE NEW HAVEN HOSPITAL, INC.

PROPERTY GENERALLY BOUNDED
BY CHAPEL STREET, ORCHARD
STREET, GEORGE STREET, and
SHERMAN AVENUE
NEW HAVEN, CONNECTICUT

October 10, 2025

The applicant, Yale New Haven Hospital, Inc. (“YNHH”), respectfully submits this Petition/Application and general plans to the City of New Haven Board of Alders (“Board”) requesting an amendment of Planned Development District #45 (“PDD”) pursuant to Section 65 of the Zoning Ordinance of the City of New Haven (“Ordinance”). YNHH seeks approval of the proposed PDD amendment to allow certain necessary signage related to the redevelopment of the Saint Raphael Campus (“SRC”), which was approved in 2020 and is currently under construction.

A. OVERVIEW

This Petition to amend the PDD to allow certain signage is the final step in completing the redevelopment plan of the SRC, as approved by the Board in 2020 (the “Project”). While most signage for the Project is permitted under the current Ordinance, YNHH requires a modest amendment in order to accommodate two (2) signs needed for identification of the new Adams Neurosciences Tower – Saint Raphael’s Campus of YNHH (“Neurosciences Tower”). The requested PDD amendment is limited to modification of certain signage standards necessary for approval of the Neurosciences Tower signage (“Neurosciences Tower Signage”).

B. COMPLIANCE WITH PDD STANDARDS AND OBJECTIVES IN SECTION 65 OF THE ORDINANCE

Section 65(a) of the Ordinance sets forth the objectives to be considered by the Board of Alders in reviewing an application for a PDD. The objectives set forth in Section 65(a) that are applicable to YNHH's proposal are as follows:

1. "In accordance with the comprehensive plans of the city, including all plans for redevelopment and renewal";
2. "Composed of such uses, and in such proportions, as are most appropriate and necessary for the integrated functioning of the planned development and for the city"; and
3. "So designed in its space allocation, orientation, texture, materials, landscaping and other features as to produce an environment of stable and desirable character, complementing the design and values of the surrounding neighborhood, and showing such unusual merit as to reflect credit upon the developer and upon the city ..."

The proposed PDD and associated improvements comply with the above standards. First, it is in accordance with the City's comprehensive plan as found in its Zoning Map and Zoning Ordinances. The Zoning Map and Ordinance already designate the Project area as PDD 45. The PDD was adopted in connection with a 1982 redevelopment of the SRC and amended in 1983 and 2020 to accommodate the changing campus.

In addition, the overall design and proportions of the Project were reviewed in detail and approved by the Board in 2020 ("2020 Amendment"), which also acknowledged the need for future approvals to accommodate signs like the proposed Neurosciences Tower Signage. Although the Neurosciences Tower Signage exceeds the square footage allowance for on-premise wall signs under provisions of the existing Ordinance, the overall size of the proposed signs is appropriate to the overall design given the scale of the Neurosciences Tower and SRC development overall.

C. COMPLIANCE WITH TRACT AREA REQUIREMENTS

The existing PDD of approximately 14.6 acres meets the minimum tract size requirements set forth in Section 65(b)(2) of the Ordinance. YNHH is not proposing any change to the existing PDD boundary in connection with this Petition. A legal description of the overall PDD area is set forth in **Exhibit 1**.

D. DESCRIPTION OF PROJECT COMPONENTS

As noted, this Petition follows the 2020 Amendment approving the SRC redevelopment that is currently under construction. While the 2020 Amendment included a general overview of anticipated signage, it did not include specific provisions to vary existing sign regulations necessary to the approval of the Neurosciences Tower Signage. YNHH has since developed its overall signage package and identified the Neurosciences Tower Signage as exceeding current sign area allowances, which is the subject of this Petition.

Specifically, the relevant Neurosciences Tower Signage includes a new “Yale New Haven Health” on-premises wall sign fixed to the exterior of the tower at the penthouse level and canopy mounted sign for “Yale New Haven Health Adams Neurosciences Center” at the facility entrance. Details regarding the Neurosciences Tower Signage is depicted in **Exhibit 2**.

E. DELINEATION OF USES TO BE PERMITTED AS OF RIGHT IN PDD

The permitted uses for PDD 45 include medical offices and hospital uses, as well as other related uses identified in Exhibit E of the 2020 Amendment. YNHH is not proposing any change to the existing permitted uses.

F. BULK/YARD STATISTICS

The existing bulk and yard requirements applicable to PDD 45 are set forth in Exhibit F to the 2020 Amendment. With the exception of the signage deviations referenced below, no deviations from existing zoning requirements are proposed.

| STANDARD | REQUIRED/PERMITTED IN UNDERLYING BA/RO DISTRICT | PROPOSED PDD (Deviations) |
|---|---|--|
| Maximum total area for Neurosciences Tower on-premise Signs | <i>Varies</i> | 3 square feet per linear foot of front building wall |

G. SIGNAGE REQUIREMENTS APPLICABLE TO PDD


The petition in support of the 2020 Amendment specified the design standards applicable to SRC signage overall, which generally incorporate the YNHH logo and color palette consisting of a dark blue background with text and accents in white and light blue. In addition, an illustration of typical YNHH signage was included as Exhibit G to the 2020 Amendment.

The proposed Neurosciences Tower Signage is consistent with the design style and representative imagery previously identified and approved in connection with the 2020 Amendment. Because existing sign area allowances do not allow for signage of an appropriate scale and proportion to the Neurosciences Tower, YNHH proposes limited deviations from signage regulations in the existing Ordinance, as set forth in **Exhibit 3**, in order to accommodate the Neurosciences Tower Signage. The proposed deviations are consistent with allowances for on-premises signage in the BA zone (one of the underlying zones of PDD 45).

H. PROPOSED ORDINANCE

See **Exhibit 4**.

Yale New Haven Hospital, Inc.

By: 

Sara A. Sharp
Hurwitz, Sagarin, Slossberg & Knuff, LLC
Authorized Agent/Attorney

EXHIBITS

| | |
|------------------------------|---|
| Legal Description | 1 |
| Neurosciences Tower Signage | 2 |
| Zoning Deviation for Signage | 3 |
| Proposed Ordinance Amendment | 4 |

EXHIBIT 1

Legal Description

A CERTAIN PIECE OR PARCEL OF LAND, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS THEREON, SITUATED IN THE CITY OF NEW HAVEN, COUNTY OF NEW HAVEN, STATE OF CONNECTICUT AS SHOWN ON MAP ENTITLED: "YNHH SAINT RAPHAEL CAMPUS BED REPLACEMENT AND NEUROSCIENCE CENTER 1450 CHAPEL STREET NEW HAVEN, CT 06511 SHEPLEY JOB NO: 5019 BOUNDARY MAP WEST PDD-3 & PDD-4"; PREPARED BY: SHEPLEY BULFINCH 2 SEAPORT LANE BOSTON, MA 02210; DATED: 09/24/19.

DESCRIPTION OF PARCEL AND RECORD BEARINGS ARE PREDICATED UPON ABOVE SAID MAP BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE CENTERLINE INTERSECTION OF CHAPEL STREET AND SHERMAN AVENUE;

THENCE SOUTH $73^{\circ} 10' 24''$ EAST, A DISTANCE OF 1,407.59 FEET ALONG THE CENTERLINE OF CHAPEL STREET TO A POINT;

THENCE SOUTH $16^{\circ} 48' 59''$ WEST, A DISTANCE OF 31.10 FEET TO A POINT IN THE SOUTHERLY STREETLINE OF CHAPEL STREET;

THENCE SOUTH $16^{\circ} 48' 59''$ WEST, A DISTANCE OF 189.81 FEET TO A POINT;

THENCE NORTH $73^{\circ} 08' 12''$ WEST, A DISTANCE OF 70.56 FEET TO A POINT;

THENCE SOUTH $16^{\circ} 35' 29''$ WEST, A DISTANCE OF 63.97 FEET TO A POINT;

THENCE NORTH $73^{\circ} 33' 01''$ WEST, A DISTANCE OF 71.13 FEET TO A POINT;

THENCE SOUTH $16^{\circ} 02' 54''$ WEST, A DISTANCE OF 55.40 FEET TO A POINT;

THENCE NORTH $75^{\circ} 16' 41''$ WEST, A DISTANCE OF 77.57 FEET TO A POINT;

THENCE SOUTH $16^{\circ} 44' 04''$ WEST, A DISTANCE OF 200.16 FEET TO A POINT IN THE NORTHERLY STREETLINE OF GEORGE STREET;

THENCE SOUTH $16^{\circ} 44' 04''$ WEST, A DISTANCE OF 29.92 FEET TO A POINT IN THE CENTERLINE OF GEORGE STREET;

THENCE NORTH $75^{\circ} 03' 11''$ WEST, A DISTANCE OF 295.15 FEET ALONG THE CENTERLINE OF GEORGE STREET TO A POINT;

THENCE NORTH $74^{\circ} 46' 42''$ WEST, A DISTANCE OF 899.64 FEET ALONG THE CENTERLINE OF GEORGE STREET TO A POINT;

THENCE NORTH 17° 14' 55" EAST, A DISTANCE OF 608.52 FEET ALONG THE CENTERLINE OF SHERMAN AVENUE TO A POINT BEING THE POINT AND PLACE OF BEGINNING.

THE PARCEL AS DESCRIBED ABOVE CONTAINS 767,079 SQUARE FEET OR 17.609 ACRES.

A CERTAIN PIECE OR PARCEL OF LAND, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS THEREON, SITUATED IN THE CITY OF NEW HAVEN, COUNTY OF NEW HAVEN, STATE OF CONNECTICUT AS SHOWN ON MAP ENTITLED: "YNHH SAINT RAPHAEL CAMPUS BED REPLACEMENT AND NEUROSCIENCE CENTER 1450 CHAPEL STREET NEW HAVEN, CT 06511 SHEPLEY JOB NO: 5019 PROPOSED PDD PDD-2"; PREPARED BY: SHEPLEY BULFINCH 2 SEAPORT LANE BOSTON, MA 02210; DATED: 09/24/19.

DESCRIPTION OF PARCEL AND RECORD BEARINGS ARE PREDICATED UPON ABOVE SAID MAP BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE CENTERLINE INTERSECTION OF GEORGE STREET AND ORCHARD STREET;

THENCE NORTH 16° 54' 36" EAST, A DISTANCE OF 130.70 FEET ALONG THE CENTERLINE OF ORCHARD STREET TO A POINT;

THENCE SOUTH 74° 44' 05" EAST, A DISTANCE OF 30.04 FEET TO A POINT IN THE EASTERLY STREETLINE OF ORCHARD STREET;

THENCE SOUTH 74° 44' 05" EAST, A DISTANCE OF 124.98 FEET TO A POINT;

THENCE SOUTH 74° 40' 31" EAST, A DISTANCE OF 39.56 FEET TO A POINT;

THENCE NORTH 18° 12' 12" EAST, A DISTANCE OF 50.00 FEET TO A POINT;

THENCE SOUTH 75° 29' 36" EAST, A DISTANCE OF 58.83 FEET TO A POINT;

THENCE NORTH 16° 20' 15" EAST, A DISTANCE OF 108.55 FEET TO A POINT;

THENCE NORTH 16° 54' 36" EAST, A DISTANCE OF 42.00 FEET TO A POINT;

THENCE NORTH 73° 08' 16" WEST, A DISTANCE OF 58.49 FEET TO A POINT;

THENCE NORTH 16° 54' 36" EAST, A DISTANCE OF 64.00 FEET TO A POINT;

THENCE NORTH 73° 08' 16" WEST, A DISTANCE OF 042 FEET TO A POINT;

THENCE NORTH 16° 51' 44" EAST, A DISTANCE OF 149.50 FEET TO A POINT IN THE SOUTHERLY STREETLINE OF CHAPEL STREET;

THENCE NORTH 16° 51' 44" EAST, A DISTANCE OF 30.90 FEET TO A POINT IN THE CENTERLINE OF CHAPEL STREET;

THENCE SOUTH 73° 10' 24" EAST, A DISTANCE OF 317.68 FEET ALONG THE CENTERLINE OF CHAPEL STREET TO A POINT;

THENCE SOUTH 16° 48' 59" WEST, A DISTANCE OF 31.10 FEET TO A POINT IN THE SOUTHERLY STREETLINE OF CHAPEL STREET;

THENCE SOUTH 16° 48' 59" WEST, A DISTANCE OF 189.81 FEET TO A POINT;

THENCE NORTH 73° 08' 12" WEST, A DISTANCE OF 70.56 FEET TO A POINT;

THENCE SOUTH 16° 35' 29" WEST, A DISTANCE OF 63.97 FEET TO A POINT;

THENCE NORTH 73° 33' 01" WEST, A DISTANCE OF 71.13 FEET TO A POINT;

THENCE SOUTH 16° 02' 54" WEST, A DISTANCE OF 55.40 FEET TO A POINT;

THENCE NORTH 75° 16' 41" WEST, A DISTANCE OF 77.57 FEET TO A POINT;

THENCE SOUTH 16° 44' 04" WEST, A DISTANCE OF 200.16 FEET TO A POINT IN THE NORTHERLY STREETLINE OF GEORGE STREET;

THENCE SOUTH 16° 44' 04" WEST, A DISTANCE OF 29.92 FEET TO A POINT IN THE CENTERLINE OF GEORGE STREET;

THENCE NORTH 75° 03' 11" WEST, A DISTANCE OF 295.15 FEET ALONG THE CENTERLINE OF GEORGE STREET TO A POINT BEING THE POINT AND PLACE OF BEGINNING.

THE PARCEL AS DESCRIBED ABOVE CONTAINS 135,780 SQUARE FEET OR 3.117 ACRES.

A CERTAIN PIECE OR PARCEL OF LAND, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS THEREON, SITUATED IN THE CITY OF NEW HAVEN, COUNTY OF NEW HAVEN, STATE OF CONNECTICUT AS SHOWN ON MAP ENTITLED: "YNHH SAINT RAPHAEL CAMPUS BED REPLACEMENT AND NEUROSCIENCE CENTER 1450 CHAPEL STREET NEW HAVEN, CT 06511 SHEPLEY JOB NO: 5019 PROPOSED PDD PDD-2"; PREPARED BY: SHEPLEY BULFINCH 2 SEAPORT LANE BOSTON, MA 02210; DATED: 09/24/19.

DESCRIPTION OF PARCEL AND RECORD BEARINGS ARE PREDICATED UPON ABOVE SAID MAP BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING GRANITE MERESTONE WITH DRILL HOLE (N: 174,159.38 E: 546,453.58 NAD 27) AT THE SOUTHEAST CORNER OF THE CHAPEL STREET AND SHERMAN AVENUE STREET LINE INTERSECTION;

THENCE SOUTH 17° 14' 55" WEST, A DISTANCE OF 546.86 FEET ALONG THE EASTERLY STREETLINE OF SHERMAN AVENUE TO A POINT;

THENCE SOUTH 17° 14' 55" WEST, A DISTANCE OF 30.07 FEET TO A POINT IN THE CENTERLINE OF GEORGE STREET;

THENCE NORTH 74° 46' 42" WEST, A DISTANCE OF 39.97 FEET ALONG THE CENTERLINE OF GEORGE STREET TO A POINT;

THENCE NORTH 17° 14' 55" EAST, A DISTANCE OF 608.52 FEET ALONG THE CENTERLINE OF SHERMAN AVENUE TO A POINT;

THENCE SOUTH 73° 10' 24" EAST, A DISTANCE OF 39.95 ALONG THE CENTERLINE OF CHAPEL STREET TO A POINT;

THENCE SOUTH 17° 14' 55" WEST, A DISTANCE OF 30.47 FEET TO A POINT BEING THE POINT AND PLACE OF BEGINNING.

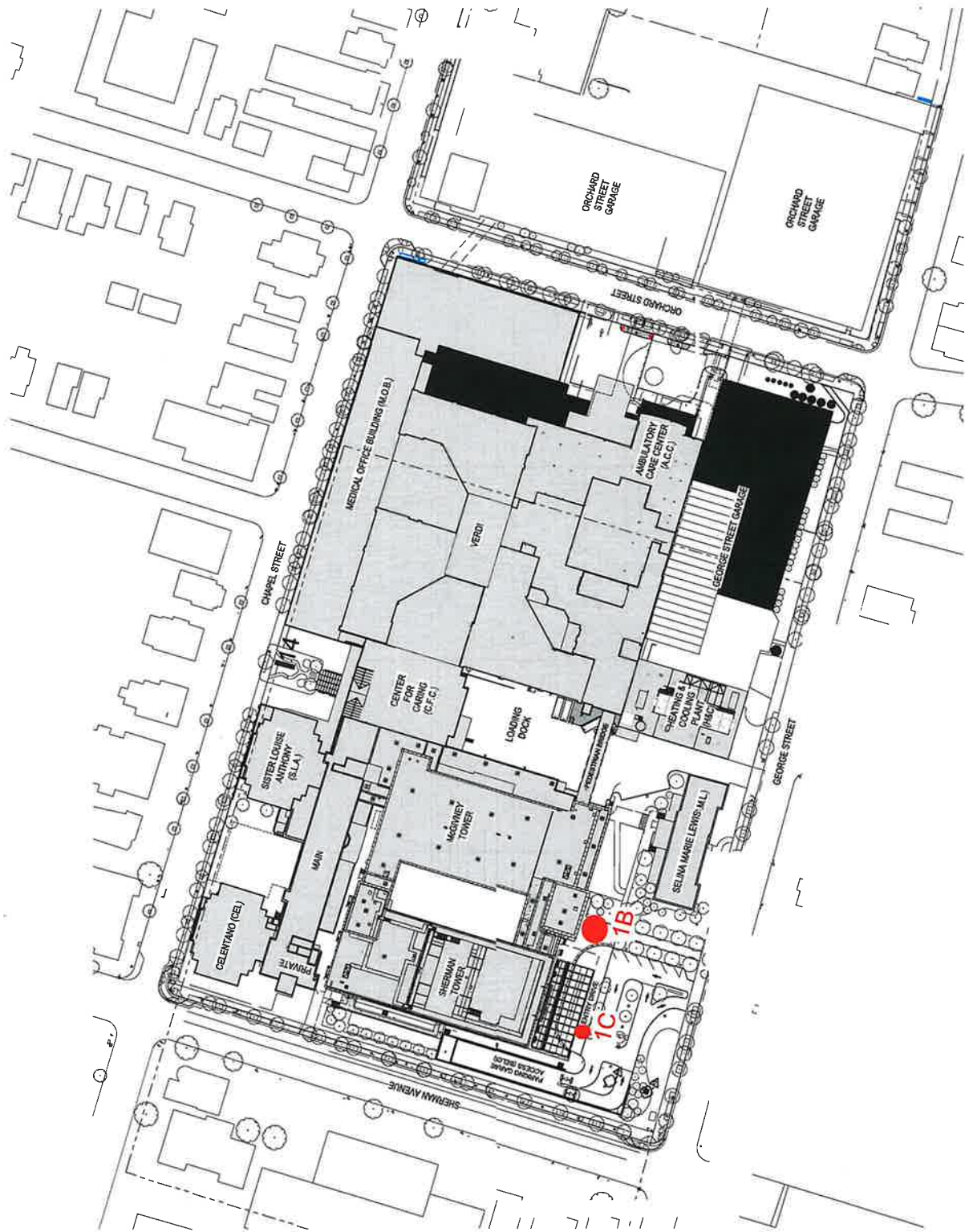
THE PARCEL AS DESCRIBED ABOVE CONTAINS 24,287 SQUARE FEET OR 0.557 ACRES.

EXHIBIT 2

Neurosciences Tower Signage

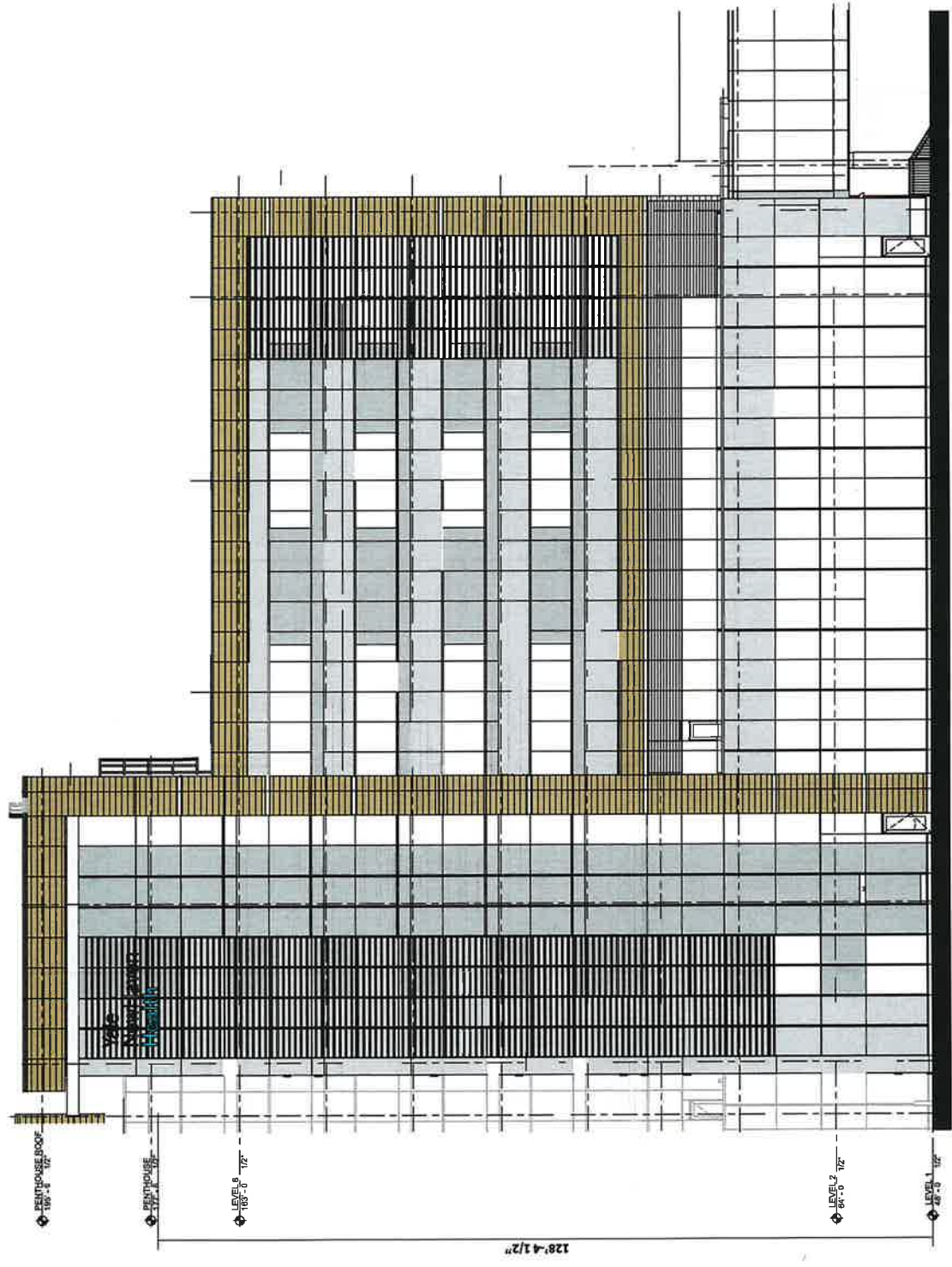
On-premise signs

- Neurosciences Center and Bed Tower



Sign 1B (Building Sign)

1B (Building)



Channel Letters on Rails



PROJECT
Yale
New Haven
Health

SITE ADDRESS

JOB NUMBER
79995

Account Executive
TG

Project Manager
KB

Designer
CB

Date
03/29/24

Revisions

| No. | Date | Description |
|-----|----------|-------------------------|
| 01 | 11/22/24 | Revised to fit building |

Approval

Approved

Approved as Noted

Revert to Submittal

Date

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EXCLUSIVELY OF AMERICAN INTERSTATE
SIGNCRAFTERS. NO PART OF THIS DRAWING OR
ANY INFORMATION CONTAINED HEREIN IS TO BE
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BY ANY MEANS, ELECTRONIC OR MECHANICAL,
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ANY INFORMATION STORAGE AND RETRIEVAL
SYSTEM, WITHOUT PERMISSION IN WRITING FROM
AMERICAN INTERSTATE SIGNCRAFTERS.

AMERICAN INTERSTATE SIGNCRAFTERS IS AN
EQUAL OPPORTUNITY EMPLOYER. MINORITY AND
FEMALE OWNERS AND MANAGERS ARE ENCOURAGED
TO APPLY. WE ARE AN AFFIRMATIVE ACTION
EQUIVALENT EMPLOYER. WE DO NOT DISCRIMINATE
ON THE BASIS OF RACE, COLOR, RELIGION, SEX,
AGE, NATIONAL ORIGIN, ANCESTRY, GENETIC
INFORMATION, DISABILITY, OR STATUS AS A
VETERAN.

Sign 1C (Canopy Sign)

Illuminated Canopy Mounted Channel Letters

Fabricate & Install A Set Of Face Illuminated Channel Letters On A Raceway Mounted To Customer Supplied Steel Rails.



Color Reference Chart

| | |
|---|---|
| P1 PMS 654 MP73358 R 132552 Dark Blue | V2 3M Dual Color Day/Night Film To Match PMS 654 Face Applied To Acrylic Face |
| P2 PMS 2995 MP71825 R132552 Light Blue | Tc1 1" Blue Jewellite Trimcap |
| P3 Raceway Color T.B.D. | Tc2 1" Intense Blue Jewellite Trimcap |
| V1 3M 3520-7216 Light Blue Translucent Vinyl | M1 3/16" #2447 White Acrylic Face |

1 Context View (Daytime)

Scale: NTS

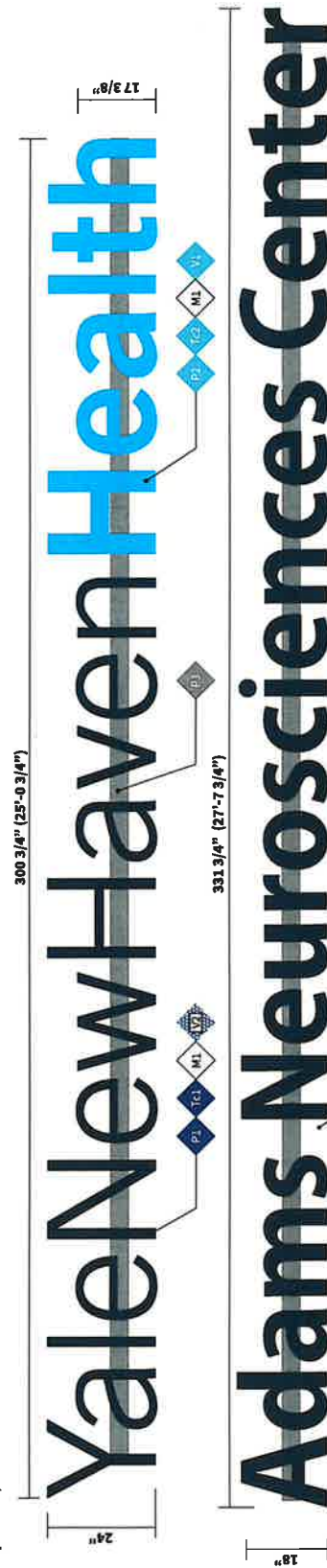
2 Context View (Nighttime)

Scale: NTS



3 Front Elevation

Scale: 1/4" = 1'-0"



4 Front Elevation (Enlarged)

Scale: 1/2" = 1'-0"



130 Commerce Road
 Boynton Beach, FL 33426
 Phone: (561) 547-3760
 Fax: (561) 547-3842

PROJECT
 Yale
 New Haven
 Health

SITE ADDRESS
 1450 Chapel St
 New Haven CT 06511

JOB NUMBER
 79895

Account Executive
 TG

Project Manager
 KB

Designer
 MD

Date
 04/01/24

| Revision | Date | Description |
|----------|---------|-------------------------|
| 01 | 1/11/24 | Added V to Neuroscience |
| 02 | 1/23/24 | Changed Name to 1C |

Approval

Approved

Approved as Noted

Revises & Resubmits

THE DYNAMIC PROPERTY OF A LETTER SIGN IS TO BE SEEN FROM ALL ANGLES AND AT ALL TIMES. THE USE OF A LETTER SIGN IS TO BE SEEN FROM ALL ANGLES AND AT ALL TIMES. THE USE OF A LETTER SIGN IS TO BE SEEN FROM ALL ANGLES AND AT ALL TIMES. THE USE OF A LETTER SIGN IS TO BE SEEN FROM ALL ANGLES AND AT ALL TIMES.



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Sheet No. 2000X

EXHIBIT 3

Zoning Deviation for Signage

| STANDARD | REQUIRED/PERMITTED IN UNDERLYING BA/RO DISTRICT | PROPOSED PDD (Deviations) |
|---|--|--|
| Maximum total area for Neurosciences Tower on-premise Signs | <i>Varies</i> | 3 square feet per linear foot of front building wall |

EXHIBIT 4

Proposed Ordinance Amendment



City of New Haven

Signature Copy

Ordinance: OR-2025-0029

165 Church Street
New Haven, CT 06510
(203) 946-6483 (phone)
(203) 946-7476 (fax)
cityofnewhaven.com

File Number: OR-2025-0029

ZONING ORDINANCE TEXT AMENDMENT APPROVING A PETITION BY YALE NEW HAVEN HOSPITAL, INC. FOR DEVIATIONS FROM THE UNDERLYING ZONING ORDINANCE TO ALLOW CERTAIN SIGNAGE IN PLANNED DEVELOPMENT DISTRICT 45 - ADAMS NEUROSCIENCES TOWER - SAINT RAPHAEL'S CAMPUS.

WHEREAS, on April 15, 1982, the Board of Alders approved a Planned Development District for the St. Raphael campus of Yale New Haven Hospital, Inc. ("YNHH") pursuant to Section 65 of the New Haven Zoning Ordinance ("Zoning Ordinance"), identified as PDD #45, which included 10.87 acres of land on the block bounded by Chapel Street, Orchard Street, George Street, and Sherman Avenue (Tax Map 317, Block 213), and parcels known as 305-319 Orchard Street (Tax Map 315, Block 1293, Parcels 5, 6, & 7);

WHEREAS, in 1983, the Board of Alders amended PDD #45 to include additional parcels to the north and south of the original district, at 1370-1386 Chapel Street and 301-303, 321-323 Orchard Street (Tax Map 315, Block 1293, Parcels 3, 4, 5, and 8-12), and expanded PDD #45 from 10.87 to 12.12 acres;

WHEREAS, on January 7, 2020, the Board of Alders amended PDD #45 to include additional parcels on Orchard Street and George Street and to amend the standards and uses in PDD #45;

WHEREAS, in accordance with the provisions of Article XIII, Sections 2A and 2E of the Charter of the City of New Haven ("City Charter") and Article VII, Section 64(d)(1) and Section 65 of the Zoning Ordinance;

WHEREAS, pursuant to Sections 64 and 65 of the Zoning Ordinance, YNHH filed a petition/application to amend PDD #45 for the purpose of deviating from existing standards in the underlying Zoning Ordinance in order to allow certain signage necessary to the redevelopment of the St. Raphael Campus (the "Petition");

WHEREAS, YNHH submitted sufficient plans and other information in support of the Petition;

WHEREAS, the Petition was referred to the Board of Alders, which thereafter referred the Petition to the New Haven City Plan Commission for a hearing and report as required by Section 64(d) of the Zoning Ordinance and Article XIII, Sections 2A and 2E of the City Charter;

WHEREAS, on November 19, 2025, the City Plan Commission held a hearing on the Petition

after provided due notice of such hearing as required by Section 64(d) of the Zoning Ordinance, Article XIII, Sections 2A and 2E of the City Charter, and state law;

WHEREAS, on November 19, 2025, the City Plan Commission rendered an advisory report to the Board of Alders after consideration of the factors set forth in Section 64(d)(2) and Section 65 of the Zoning Ordinance and favorably recommended the approval of the Petition as set forth in City Plan Commission Report No. 1674-06;

WHEREAS, on December 9, 2025, the Legislation Committee of the Board of Alders considered the Petition and rendered a favorable report recommending approval of the Petition;

WHEREAS, the Petition was referred to the City's Department of Transportation, Traffic and Parking for an advisory report in accordance with Section 65(d) of the Zoning Ordinance and such advisory report indicated that the amendment to PDD #45 was not expected to have a significant impact on the traffic operations of the local roadway network;

WHEREAS, the proposed amendment to PDD #45 is consistent with the standards set forth in Article XIII, Sections 2B and 2C of the City Charter, as described more particularly in the Petition;

WHEREAS, the proposed amendment to PDD #45, as more particularly described in the Petition, is in accordance with Comprehensive Plan of Development of the City of New Haven entitled Vision 2025 and is consistent with the land uses and zoning classifications of neighboring parcels and the surrounding area; and

WHEREAS, the Petition satisfies the objectives for a planned development district, as set forth in Section 65 of the Zoning Ordinance, in that the proposed amendment to PDD #45 is:


- (1) In accordance with the comprehensive plans of the City, including all plans for redevelopment and renewal; and
- (2) It is composed of such uses, and in such proportions, as are more appropriate and necessary for the integrated functioning of the planned development of the City; and
- (3) It is so designed in its space allocation, orientation, texture, materials, landscaping and other features as to produce an environment of stable and desirable character, complementing the design values of the surrounding neighborhood, and showing such unusual merit as to reflect credit upon the developer and upon the City; and
- (4) So arranged as to provide a minimum of 250 square feet of usable open space per dwelling unit on the tract, except 125 square feet in the case of elderly housing units, subject to the specific minimum standards enumerated in section 15(a)(1)(g) of the Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Board of the City of New Haven that (i) the Petition and general plans for the amendment to PDD #45 are hereby approved and (ii) the text of the Zoning Ordinance with respect to PDD #45 is hereby amended in the manner requested by the Petition.


Except as amended herein, the Zoning Ordinance and the Zoning Map of the City of New Haven shall remain in full force and effect.

BE IT FURTHER ORDAINED that the aforesaid amendments to the Zoning Ordinance and Zoning Map shall take immediate effect upon passage, subject to the requirements of Article IV, Section 3 of the City Charter.

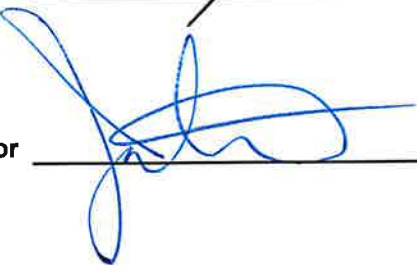
This Ordinance was Approved by the Board of Alders on 1/5/2026.

Attest, City Clerk _____ 

Date 12/15/2025

Signed, City Clerk _____ 

Date 2/6/2026

Signed, Mayor _____ 

Date 2/6/2026