

**CITY OF BRIDGEPORT  
PUBLIC SAFETY & TRANSPORTATION**

**TUESDAY, JUNE 5, 2012**

**6:00 PM**

**ATTENDANCE:** Council members: Lyons; Co-chair, Colon; Co-chair, Baker, Olson, Taylor-Moye

**NON-COMMITTEE:** Council President McCarthy, Council member Holloway

**OTHERS:** Pullman & Comley, LLC: J. Stafstrom, Jim White  
Michael Lossaso, Paul Antonazzi, Jennifer Wilcox,  
Norm Roth

Co-chair Lyons called the meeting to order at 6:10 pm.

**82-11** Request regarding the Discontinuance of a portion of Grant Street between Mill Hill Avenue and Central Avenue.

John Stafstrom stated that he was there to present a proposal for the hospital to maintain its standing in the community and to serve their patients. He explained that there will be a significant rehabilitation of the entryway to Bridgeport Hospital and a significant investment of \$4.5 million for construction, architecture etc.

He said the proposal is for the street discontinuance for a portion of Grant Street between Mill Hill Avenue and Central Avenue. He noted that the hospital owns both sides of the parcel in question. He went on to say that they will abandon a portion of Grant Street that is in proximity of the hospital. He said the matter will need to be referred to the Planning & Zoning Commission for the transfer of the property and it will also be referred to the various city departments for input and review for the purpose of addressing safety issues and other. A public hearing will also need to be scheduled.

He recalled that although this is only a referral, he felt it was important for the committee to hear what the proposal involved. He said he expected there will be more dialogue

and questions before the final vote is taken and after various reports have been submitted.

Norman Roth distributed a map showing the streets being considered for discontinuance. He stated that the creation is called Grant Street Plaza. He referred to the map that denoted the section to be closed between Mill Hill Avenue and Central Avenue. He said this will result in a better entryway for patients. He further oriented the committee and he referenced **page 3** that showed rendering of Grant Street. He explained that they were proposing to a) abandon the city street and provide access for emergency vehicles. They will construct pavers and it will be pedestrian friendly b) the project will create a much more green environment c) they will relocate the entrance from the call back garage, so that all the patients can have easier access to the central drive.

Mr. Roth mentioned that the purpose is to create a very pedestrian friendly environment, which will result in a significant enhancement. He referred to **page 4** that showed a rendering looking down Mill Hill Avenue. He said there will be a new canopy addition that will protect patients from the elements. He referred to **page 5** that had an aerial view that will be architecturally attractive with a glass material façade; but it will also protect the public from the elements. He referred to **page 6** that had a close up of the actual canopy. He referred to **page 7** that consisted of a summary that outlined improvements for public and pedestrian safety.

He went on to say that there are (2,600) people employed at Bridgeport Hospital. And he noted that there are (4,000) citizens in their primary service area. Overall, he said they are looking to create a safe environment that will be welcoming to patients. He noted that the buildings are somewhat old and they are looking to upgrade the physical plan. He commented that healthcare is a competitive marketplace and they need to be an attractive facility so that patients have a choice. He emphasized that they will remain committed to Bridgeport and the proposal will allow them to maintain a competitive edge. The purpose is to establish a relationship wit families and patients, so that when they require in-hospital care, they will be able to come to the Grant Street facility. He further noted that they will upgrade the sanitary storm sewer and the lighting will require some modifications. He added that Bridgeport Hospital will be responsible for both of the upgrades. He expressed that it is crucial to remain a vital facility and he believed that the proposal is one piece to ensure that the public is aware of their commitment.

John Stafstrom added that inner-city hospitals in Connecticut are under severe pressure and some are being considered for mergers; which could be a reason for losing patients. He said they need to make sure that they will attract customers.

He said in terms of what Bridgeport Hospital gives back to the community, he said the hospital has participated in community groups and other positive endeavors that benefit the community. He said a program for employee housing is also being promoted by

Bridgeport Hospital. He said they also plan to enclose the bus stops that are located on the hospital's property. He reiterated that there will be upgrades to the sanitary storm system. He mentioned other aspects of the project to ensure safety access and fully functional community access to the hospital. He said traffic solutions will be addressed, noting the concerns about traffic issues. He stated that the state traffic commission approved the plan.

Overall, Attorney Stafstrom stated that Bridgeport Hospital was a good corporate neighbor.

Co-chair Colon stated that she doesn't disagree with the proposal and although the project will beautify the area; she had a real concern about traffic. She said she has observed traffic back ups in the area and she questioned how the proposal will help the current traffic problem by closing the entrance from Arctic Street. Attorney Stafstrom responded that Barnum Avenue and Boston Avenue would be sufficient for overflow traffic according to the state traffic commission. However, there will be NO PARKING on one side of the street. He relayed that a traffic study was conducted by the traffic engineer. He suggested that the engineer attend a meeting to further relay his traffic findings.

Co-chair Colon pointed out the challenges that will occur from discontinuing Grant Street. She said her greatest concern was the traffic on Mill Hill Avenue; otherwise she expressed that she could visualize the beautification that will result from the project.

Council President McCarthy asked about the bus stops. Mr. Roth said there will be two bus stops on Mill Hill Avenue and Grant Street.

Council President McCarthy asked if the actual building entrance would be moved. Mr. Roth said no.

Council member Brannelly asked if there were any precedents where the city has been asked to move in this direction. Attorney Stafstrom replied that City Attorney Anastasi indicated that a similar proposal was done for the University of Bridgeport years ago.

Attorney Stafstrom recapped the process that will be followed for the varied approvals. He reiterated that the hospital owned the entire front property.

Council member Baker stated that the project was located in his district. He said he had a big concern about traffic as it was heard from his constituents. He expressed that Bridgeport Hospital has always been a good community neighbor. However, he stated that they are in the process of forming the Mill Hill NRZ and as they begin to explore the possibilities, he said that Bridgeport Hospital along with the GE site will be the heart of this portion of the city. He further stated that he was in full support of the proposal and he was looking forward to seeing the area grow.

Mr. Roth said they share the vision of Bridgeport Hospital and the GE site as a viable area to serve the community.

Council member Olson stated that it would be a calamity if the hospital was lost to the community. He felt that the proposal was a small thing to keep the hospital vital.

Council member Taylor-Moye stated that the parking was currently a big issue. She said she thought the proposal was necessary to improve conditions and it will also bring beautification to the hospital. She expressed that she was in support of the project and she hoped to move forward with it.

Mr. Roth explained the following aspects of the project:

- Access to the garage – comment: they will expand the entrance on Mill Hill Avenue
- Ingress and egress were pointed out on the rendering – comment: the traffic circulation will accommodate pick up and drop off

Council member Brannelly asked about ownership and if the property would become Bridgeport Hospital's after the abandonment. Mr. Roth responded that the project will equate to an abandonment that becomes the property of Bridgeport Hospital with the proper easements granted.

Council member Brannelly asked if there will be a change in the calculation for the PILOT that they receive from the state. Attorney Stafstrom said the PILOT is based on an assessed value of the hospital and a portion of the PILOT that they are eligible for could increase.

Co-chair Colon asked if they looked at other ways to access the entrance without closing a portion of the street. Mr. Roth said Bridgeport Hospital has other buildings that are currently in use and they weren't deemed appropriate to consider for the abandonment. He commented that this may change in years to come.

Council member Taylor-Moye asked what the timeline was to begin the project. Mr. Roth said they would like to start in July 2012 and he hoped to be completed during March and April of 2013.

Council President McCarthy questioned when they begin the build out, will there be any disruption to the neighborhood. Mr. Roth explained that the build out will be done in phases and during that time; temporary accommodations will be made for patient accessibility. He further noted that the separation of the sewer at the intersection to connect to the existing lines on Mill Hill Avenue will cause some disruption.

Co-chair Lyons stated that the beautification of the hospital will result in an enhancement to the building on the outside. She asked if they were looking to upgrade the interior at all. Mr. Roth said that main lobby is currently being renovated. They renovated the cafeteria and the burn unit center is being renovated. He added that the west tower will be renovated in the near future.

Mr. Roth stated that the current master plan includes infrastructure improvements and replacements for the following:

- HVAC system
- Electric service
- Façade work

Co-chair Lyons asked that the following requests be considered: upgrades to the breast cancer center and the area for Yale visiting physicians upgraded. Mr. Roth said there were plans for improving every patient space in the hospital over the course of the next five years.

**\*\* COUNCIL MEMBER McCARTHY MOVED TO REFER THE 8-24 REVIEW TO THE PLANNING & ZONING COMMISSION AND FOR ANY OTHER STANDARD DEPARTMENTAL REFERRALS  
\*\* COUNCIL MEMBER TAYLOR-MOYE SECONDED  
\*\* MOTION PASSED UNANIMOUSLY**

**\*\* COUNCIL MEMBER McCARTHY MOVED TO TABLE  
\*\* COUNCIL MEMBER OLSON SECONDED  
\*\* MOTION PASSED UNANIMOUSLY**

Attorney Stafstrom commented that he hoped the item would be on the agenda for the June P&Z Commission meeting.

**ADJOURNED**

**\*\* COUNCIL MEMBER TAYLOR-MOYE MOVED TO ADJOURN  
\*\* COUNCIL MEMBER McCARTHY SECONDED  
\*\* MOTION PASSED UNANIMOUSLY**

The meeting was adjourned at 7:05 pm.

Respectfully submitted,

Diane Graham  
Telesco Secretarial Services