

# Chapel West News 4/07

## The Yale Update

Blue fences and orange cones have dotted the streetscape in the Chapel West District for the last few months due to Yale's construction of the **new sculpture building and parking facility on Howe Street** as well as the art history building on York Street. These new buildings will not only serve Yale students, faculty and staff, but also residents throughout New Haven.

**Yale's sculpture program will be relocated to the new 51,000 sq. ft. building in the middle of the block bounded by Edgewood Avenue and Park, Chapel, and Howe Streets**, and will house both graduate and undergraduate sculpture programs. Sensitive to the foot traffic and other merchants on the street, the sculpture building will incorporate retail space on the ground floor, a new 3,000 sq. ft. working gallery and a new 288 space parking structure that will also serve the visitors to the retail space. Additionally,

**Yale Security will locate a satellite office in the base of the new garage.** The project is scheduled for completion in June. The building will then serve as a temporary home for the School of Architecture while the Art & Architecture building is being renovated.

The **new Art History building will include the History of Art Department, the Arts Library and the Digital Media Center for the Arts (DMCA).** Construction for the new History of Art building and renovation of the existing A&A building is scheduled for completion in the fall of 2008.

Yale's construction contributes to the economic vitality of the Chapel West District through the PILOT program and to the city of New Haven as a whole. In addition to the construction permit fees that totaled nearly \$4 million for 2006, Yale University supports New Haven's Construction Workforce Initiative, which ensures that substantial numbers of the high-wage construction jobs are held by minorities, women and New Haven resi-



Left to Right standing: Bruce Alexander, Thomas Harry, Ben Cozzi, Nichole Jefferson, Ernest Pagon, and Shawn Moody  
Left to Right sitting: Hopeton Wright, George Watson, Todd Sutcliffe, Steve Perez, and Jimmy Cooper

dents. In 2006 alone, **New Haven residents received approximately \$3.3 million in wages from construction jobs on Yale's campus.** Over 30% of the workforce are minorities and over 25% are New Haven residents, which well surpass the goals outlined by the city's initiative.

Additional information on Yale's construction projects can be found online at [www.yale.edu/facilities](http://www.yale.edu/facilities).

## Chapel West Partners

Only some property owners and business in the District are aware of the other complementary agencies working to improve our neighborhood.

In subsequent issues we will profile these organizations with missions similar to Chapel West. For starters, the West River Neighborhood Revitalization Zone, the West River Neighborhood Association, and the Greater Dwight Development Corporation are all working on various economic or community development plans and projects within the District.

The Chapel West Board participates and supports the activities of these organizations on a regular basis. Chapel West actually has a seat on the Board of Directors of Greater Dwight. Some of these organizations are in fact more advanced in their redevelopment planning than Chapel West and will produce more projects in the very near future.

As Chapel West proceeds with implementing the recommendations of its new master plan, the District intends to schedule a few summit meetings with these groups to ensure that the Redevelopment Plan, which Chapel West will propose to the City, does not have any overlapping or inconsistent actions or recommendations.

It is the intention of Chapel West that all existing plans and directions of the neighborhood be reflected in the new plan. It is believed that a unity of purpose has the potential to increase the future economic activity within the District for the benefit of all.

## 100 Years of Hope and Healing



Saint Raphael's first building: a converted Chapel Street home

**For its entire 100 year history, the Hospital of Saint Raphael has proudly called Chapel Street home.**

On January 30, 1907, the New Jersey-based **Sisters of Charity of Saint Elizabeth** agreed to partner with 14 New Haven physicians to open, manage and staff a new hospital. At the time, the city's two existing hospitals didn't always welcome doctors or patients of Irish, Catholic, Jewish and Italian descent.

The new hospital allowed any doctor to care for any patient—regardless of race, religion, culture or financial status. It was named after the archangel Raphael, the Catholic patron saint of healing. In Hebrew, Raphe means "heal," and El means "God." Together, Rapha-el means "God heals."

The physicians bought a home at 1442 Chapel Street (shown above), and

the Sisters mortgaged their Motherhouse for \$100,000—providing funds to convert the residence into a 12-bed hospital and build a new structure on adjoining property. Four Sisters arrived on February 2, 1907, got to work, and were able to admit the first patient on January 10, 1908.

The rest is history. **Today's 511-bed hospital is fourth largest in Connecticut.** It is part of the Saint Raphael Healthcare System, which also includes the 125-bed Sister Anne Virginie Grimes Health Center (at 1354 Chapel Street); Hamden Surgery Center; Saint Raphael Foundation; and VNA Services, Inc. A community teaching hospital affiliated with Yale University School of Medicine, Saint Raphael's is recognized as a clinical leader, particularly in cancer, cardiac, orthopedic, neurological and geriatric care. More adults needing surgery, and more patients over 65 requiring any type of care, choose Saint Raphael's over all other hospitals in this region.

Saint Raphael's is equally proud of its involvement in its neighborhood and the broader community, including membership in the Chapel West Special Services District.

**"A strong, vibrant neighborhood is extremely important to us," says David W. Benfer, Saint Raphael's president.** "Patients and visitors want to feel safe when they come here, it's critical in recruiting and retaining staff and physicians, and many employees live in this area. We intend to be an integral part of this neighborhood for 100 more years—and beyond."

## What is the Master Plan?

Chapel West has one! We will unveil a little more in each issue and notify owners, businesses, residents, and our partner organizations when they will be needed to attend public meetings and hearings with the various Boards and Commissions of the City of New Haven to voice their support for the District's physical development and boundary expansion plans.

**An award winning master plan has been pulled together during a series of public meetings in the District and published by Dean Sakamoto, Architects LLC.**

Dean had his business in our District for many years and is an advisory member of the Board of Directors at this time.

The plan recommends much, including the participation by the City and the New Haven Redevelopment Agency in the acquisition and renovation of a number of poorly used properties, as well as an expansion of the territory included in and served by the District. When the plan can be made available on the Chapel West website, we will let everyone know via this newsletter.

-  Existing area of the Special Services District
-  Expansion area of the Special Services District



## Meet your Neighbor . . . Raffael DiLauro

**Group W. Bench** is an eclectic shop full of collectables, clothing, hats, jewelry, pottery, tin toys, incense and beads.

**Raffael DiLauro**, the owner, has for the past 39 years successfully run his shop at 1171 Chapel Street. Both are



originals and rooted in the 60's. Raffael an artist himself feels, "We need beautiful and sometimes fun objects in our lives to lift our spirits and give us cause to reflect."

Gallery Raffael is the sister store of Group W. Bench and showcases some of his own artwork. **Stop by sometime and you'll love Raffael's choice of music and incense.** But don't ask "where do you get all this stuff?" He's not telling. But he will tell you what's on his mind.

Like when asked about Chapel West, "It's good to see Chapel West moving along with Vin's input but I still think we should go back to calling us *Upper Chapel*. You know which way up is, but which way is west?" He also feels the district needs an art director to keep things looking beautiful.

## A New Taste of India



All of New Haven knows that the Chapel/Park section of our District has become the center **for sampling every variety of food** from Thailand and other countries of the far east and middle east.

The Chapel/Howe section has now emerged as the center of varieties of Indian food with the opening of **Ahimsa**, the third Indian restaurant at this location, right on the corner of Chapel and Howe. **This is a vegetarian, natural foods, full service restaurant with a menu as extensive, but quite different, from the other two Indian restaurants here.**

We wouldn't even try to summarize the menu. You must go in and see for yourself.

## Colony Inn Update

By now everyone has noticed that the **Colony Inn** has closed. The number of people on the street has diminished and you can always find a meter now. The hotel has been missed in the short term.

**The good news is that Hospitality3 New Haven LLC has City approval to add 40 rooms in two new floors and to completely renovate the building into a beautiful state of the art hotel.** The District Board has seen the plans of the way the new building will look from the street, and it will be beautiful. Work has started preparing foundations to receive the new floors.

On the same block renovation is underway by William Esposito on his property at Chapel and Park where **Est Est Est Pizza** is located. Within two years the look of this block will be greatly changed for the better. More projects are planned for this block, and will be announced later.

## We Moved!

**Our new office has opened at 61 Howe Street.** Vin Romei and Brian McGrath are there approximately 4-5 hours per day. Stop in and say HELLO. We are always anxious to hear any ideas you may have to improve and better "Link the Neighborhood" Give us a call at 787-3000 or 787-3300.

