

A new cancer center: Yale-New Haven Hospital's fourth pavilion.



In November, 2004, Yale-New Haven Hospital announced plans to build a 497,000 square-foot, comprehensive cancer center, a 14-story building on Park Street that will integrate inpatient and outpatient cancer services and will include inpatient beds, expanded operating rooms, radiology services and diagnostic services, a women's cancer center and other services. • The new cancer center, which will be located on just a little over an acre of existing hospital property, will cost about \$430 million. The building has been designed by Shepley Bullfinch Richardson & Abbott of Boston, the same firm which designed the Yale-New Haven Children's Hospital. The first six floors cover a larger area, and the higher floors are in a smaller tower, overlooking a roof garden on the sixth floor. The lower floors (1-8) are devoted to outpatient services, including a comprehensive women's oncology center, and the upper floors (9-14) house the inpatient units. • The new center will consolidate all of the hospital's existing cancer services – now in nine different facilities, and will provide an enhanced setting in which the next generation of cancer treatments can be safely administered in a patient-focused environment. The building will have 112 inpatient beds, which will not only meet the needs of people with cancer in this area, but will free up much-needed space in the other hospital buildings to meet the expected growth rate in patient demand in the next 10 years. • This new building will provide clinical space for the Yale Cancer Center, one of only 39 comprehensive cancer centers in the country, designated by the National Cancer Institute (NCI). The design of the new cancer center will allow specialists in each discipline – including medical oncology, surgery, radiation therapy, pathology and radiology – to see patients in one clinic. This collaboration simplifies the process for patients and allows them to work with several specialists to decide on the best plan of care. • “This new cancer center will ease the burden for cancer patients and families. Improved access and the creation of one patient-friendly building to house the many diagnostic and treatment services will go a long way to simplify the journey patients face when coming to a major medical center,” said Richard L. Edelson, M.D., director of the Yale Cancer Center. “These individuals should not be traveling out of state for world class cancer care.”

New cancer center to bring community benefits

A host of community benefits will accompany Yale-New Haven Hospital's proposed cancer center — consistent with the community benefits resolution passed by the New Haven Board of Aldermen in 2004. After numerous discussions with organizations and representatives from throughout the New Haven community, YNHH developed a plan to address issues as diverse as housing, public health, education, parking, traffic, job training and youth programs — in addition to the \$7 million+ the hospital already provides each year in community health programs.

As part of its cancer center project, the hospital will provide \$150,000 a year for three years to create a home rehabilitation program to be administered by the Hill Development Corporation (HDC), and will also give HDC property in the Hill neighborhood to help build one new house and renovate two others. The hospital will be funding a community liaison position for three years to address community access to construction and permanent jobs associated with the cancer center and will work with its contractors to set aside construction trades apprenticeships for New Haven residents and to increase the number of paid internships at the hospital for high school students.

YNHH has also pledged a \$50,000 grant to the new Courtland Seymour Wilson Library in the Hill neighborhood to purchase books, annual college scholarships for New Haven students interested in pursuing medical careers, daycare support for low-income families in the Hill and \$150,000 in grants for existing youth programs in the city.



Architect's rendering of entry to the proposed clinical cancer center, with the new, direct entry from a circular driveway designed to reduce traffic congestion

"This exciting facility has the potential to change the face of cancer research and to translate the essence of innovation to clinical care. That transformation could mean a difference in the lives of thousands of people in Connecticut and throughout the country."

Richard C. Levin
President, Yale University

"We have worked with Yale-New Haven Hospital to address critical city needs in the past and this program underscores their ongoing commitment to extend that role in the future for the benefit of all."

David Alvarado
Executive Director
Hill Development Corporation



Dr. Richard Edelson with patient

"This facility will directly benefit patients as we translate the promise of basic science research into the clinical setting."

Robert Alpern, M.D.
*Dean
Yale School of Medicine*

"We view this as an incredibly positive and comprehensive program."

Reverend Boise Kimber
*President Emeritus
Greater New Haven Clergy Association*

"Once opened, the Yale-New Haven cancer center will be the only one of its kind in New England. The New Haven community will have access to innovative treatments without needing to leave the state."

Anthony Rescigno
*President
Greater New Haven
Chamber of Commerce*

"As a skin cancer expert who takes care of many patients with melanoma, I can tell you that cancer is epidemic. The cancer facility that Yale-New Haven Hospital is proposing will set the standard for cancer centers in the future."

David Lefell, M.D.
*Director
Yale Medical Group*

"Every day's delay in building this center delays better cancer treatment – with better outcomes – for literally thousands of our neighbors. We must move ahead now."

Richard Edelson, M.D.
*Director
Yale Cancer Center*



New cancer center to bring financial benefits

In addition to the essential health benefits the cancer center will bring New Haven and Connecticut citizens, the project will provide major economic benefits. To begin with, the three-year building project will provide 350 construction jobs at its peak. When the cancer center opens in the fall of 2008, it will create about 400 new, permanent jobs, a number that will increase to 525 within three years as patient demand grows. The project – the cancer center plus the proposed parking garage and retail office building – could add approximately \$6 million a year in revenue for the city of New Haven in new PILOT (Payment In Lieu of Taxes) payments and property tax revenue. In addition, New Haven will receive more than \$4 million in building permit fees. A recent study by the Connecticut Economic Resource Center (CERC) indicated that the full economic impact of the cancer center would exceed \$1 billion.

As part of the building project, Yale-New Haven Hospital has committed to a \$1.9 million community investment program that would provide support for key priorities identified by the community such as affordable housing, education, day care, youth programs and jobs.

While the cancer center is the largest economic development project ever proposed in New Haven, and one of the largest in the state, it requires no city or state funding. Financing will come from the hospital's current resources, from fundraising and from bond financing.

Zaccagnino: A legacy of building and programmatic growth

When Joseph A. Zaccagnino, president and chief executive officer of Yale-New Haven Hospital, retired this fall, the hospital campus looked very different than the day he first set foot in the hospital. Zaccagnino began his career at Yale-New Haven as an administrative fellow, after receiving a Master's of Public Health degree in hospital administration from Yale University School of Medicine in 1970. His distinguished career spanned more than 35 years – including 14 years as executive vice president and chief operating officer and 14 years as president and chief executive officer, and his tenure was marked by physical renewal and programmatic growth of the hospital.

Zaccagnino led the development of such critical initiatives as the construction of the South Pavilion in 1982, the creation of the Children's Hospital in 1993, and the formation of the Yale New Haven Health System in 1995 with the addition of Bridgeport and Greenwich hospitals, as well as an affiliation with Westerly Hospital in Rhode Island. In 2000, YNHH acquired the Yale Psychiatric Institute and opened the Yale-New Haven Psychiatric Hospital. Most recently, YNHH opened an ambulatory satellite emergency and diagnostic and treatment facility in Guilford, Connecticut. Zaccagnino led the critical planning and state certificate-of-need stages of the proposed cancer center at Yale-New Haven Hospital.

“This has been such an incredible and humbling experience, both personally and professionally,” said Zaccagnino. “I have had the privilege of working with outstanding staff and together we have created a major medical center hospital that delivers among the finest medical care available in America to increasing numbers of patients each year. I know I am leaving this hospital in talented, committed and capable hands. I look forward to the day the new cancer center opens.”

(below, 1 to r) Richard C. Levin, President, Yale University; John DeStefano, Mayor, City of New Haven; Joseph A. Zaccagnino, President and CEO of Yale-New Haven Hospital; and Marvin K. Lender, Chairman of the Board of Trustees, at the announcement of the Yale-New Haven Hospital Cancer Center



Joe Zaccagnino at the dedication of the Yale-New Haven Shoreline Medical Center



“Integrating cancer patient services with the introduction of new cancer treatments in one building specifically designed for cancer care will provide a true center of excellence.”

Joseph A. Zaccagnino, President and CEO of Yale-New Haven Hospital

Milestones during President Zaccagnino's YNHH career

1970 Joseph A. Zaccagnino began his career at YNHH

1978 As new EVP and COO, led implementation of a facilities renewal masterplan and began construction of the “new facility,” now the South Pavilion

1982 Opened the South Pavilion on York Street, and the Air Rights Garage, a city of New Haven project built with strong support from YNHH; opened the Maternal Special Care Unit for high-risk pregnancies

1983 The Centers for Disease Control selected YNHH as Connecticut's center for the treatment of AIDS

1985 Opened the state's first Fetal Cardiovascular Center and the first children's psychiatric inpatient unit.

1986 Opened the state's first Magnetic Resonance Imaging Center with the Yale School of Medicine (YSM)

1988 Opened the state's first bone marrow transplantation unit; the Adler Geriatric Assessment Center; and two joint ventures with the YSM: the Sports Medicine Center at Long Wharf and the Yale Physician's Building on Howard Avenue

1991 Renovation of the East Pavilion began as Joe Zaccagnino named President and CEO

1993 The new Yale-New Haven Children's Hospital opened

1996 Bridgeport Hospital signed affiliation agreement with YNHHS

1998 Greenwich Hospital joined YNHHS

2000 Acquired the assets of the Yale Psychiatric Institute and opened the Yale-New Haven Psychiatric Hospital; began the four-year South Pavilion facilities renewal project

2004 Opened the new Shoreline Medical Center, an emergency, diagnostic and treatment facility in Guilford, Connecticut; announced plans to build a new 497,000-square-foot, \$430 million clinical Cancer Center