



STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH
Office of Health Care Access

December 16, 2009

VIA FACSIMILE ONLY

Lisa M. Brady
Vice President, Planning and Business Development
Norwalk Hospital
34 Maple Street
Norwalk, CT 06856

Re: Certificate of Need Determination Report Number: 09-31498-DTR
Norwalk Hospital
Replace Parking Garage at the Hospital Main Campus

Dear Ms. Brady:

On November 24, 2009, the Office of Health Care Access ("OHCA") received your letter regarding the proposal to replace its parking garage at the Hospital's main campus at a total capital cost of \$17,700,000.

Upon review of the information contained in your request, OHCA makes the following findings:

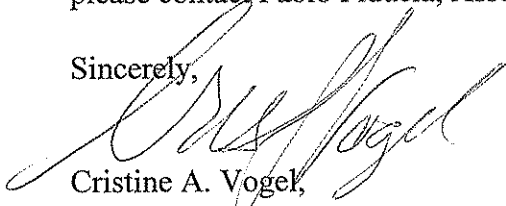
1. Norwalk Hospital ("NH") is a private, non-profit, acute care Hospital located at 34 Maple Street in Norwalk, Connecticut.
2. NH is proposing to replace its parking garage with a newly constructed parking structure in the existing garage footprint.
3. NH's existing parking garage was built in 1975 and contains 439 spaces. Increase demand for parking spaces from patients and visitors can not be accommodated due to the design of the existing garage.
4. Current issues with the existing parking garage:
 - Access Issues: the current structure lacks elevator access on each deck of the garage.
 - Traffic flow issues: pedestrian traffic crosses vehicular access at the main entrance of the hospital, and vehicles dropping off or picking up patients must cross the pedestrian walkway twice.
 - Deteriorating concrete: concrete in the existing structure is crumbling, and run-off causes unsightly and potentially damaging spotting to cars during inclement weather.

5. The project would begin in summer 2010, with demolition of the current garage, after obtaining approval from the local Authority Having Jurisdiction ("AHJ").
6. The proposed parking structure will contain 635 spaces. Elevator access will be provided at each level, and will allow patients and visitors direct access to the interior of the Hospital entrance, eliminating the pedestrian/vehicular crossing. The garage will be constructed to allow better separation of traffic and patients entering the Hospital for ambulatory services or emergency services.
7. NH anticipates that this project will take 12 months to complete, and during this time patients will utilize entrances on the north and south side of the Hospital campus.
8. The total capital expenditure associated with this proposal is \$17,700,000.

Based on the above findings, OHCA has determined that Norwalk Hospital's request to replace its existing parking garage with a newly constructed parking structure at the Hospital main campus, at a total capital expenditure of \$17,700,000 meets the requirements of Section 19a-639a(e) of the Connecticut General Statutes, and, therefore, is exempt from OHCA's Certificate of Need process.

Thank you for advising OHCA of your plans. If you have any questions concerning this letter, please contact Paolo Fiducia, Associate Health Care Analyst at (860) 418-7001.

Sincerely,



Cristine A. Vogel,
Commissioner

Cc: Rose McLellan, License & Applications Supervisor, FLIS, DPH

CAV:pf