Final Site Plan and Special Permit
PLPZ 2020 00066

Greenwich Hospital
PET / CAT Scanner replacement

| Location: | 5 Perryridge Road |
| Zone: | H-1 zone |
| Parcel Size: | 9.3669 - acres |
| Utilities: | Sewer and Water |

Zoning Statistics

<table>
<thead>
<tr>
<th>Gross Floor Area:</th>
<th>Existing</th>
<th>Proposed</th>
<th>Permitted/Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Floor-to-Area Ratio (“FAR”):</td>
<td>1.249 FAR</td>
<td>No Change</td>
<td>1.25 FAR</td>
</tr>
<tr>
<td>Building Coverage:</td>
<td>44.8%</td>
<td>No Change</td>
<td>50%</td>
</tr>
<tr>
<td>Lot Coverage:</td>
<td>67%</td>
<td>No Change</td>
<td>90%</td>
</tr>
<tr>
<td>Parking:</td>
<td>251 Spaces</td>
<td>248 Spaces</td>
<td>Per Commission</td>
</tr>
</tbody>
</table>

APPLICATION SUMMARY:
Greenwich Hospital is seeking final site plan and special permit, to make interior renovations to the Helmsley Building, to replace the hospital positron emission tomography (“PET”) and computer tomography (“CT”) scan equipment space and create a mechanical room within the garage area below to support said equipment. A temporary trailer is proposed to house this equipment and services for the duration of the construction phase, expected to be about four (4) months. The subject parcel is a 9.3669-acres property located at 5 Perryridge Road in the H-1 zone.

ISSUES AND RECOMMENDATIONS:
1. PARKING – the proposal would remove three (3) parking spaces for the hospitals subsurface garage. Per Sec. 6-113 (g) “Parking and Loading Facilities”, the Commission makes the determination as to if adequate parking and/or ingress and egress for vehicle is being sufficiently served by this proposal. The applicant has provided a parking analysis and comments are expected for the Commission’s consultant and/or the Town’s Department of Public Works.
2. IWWA – a green sheet for this has been obtained indicating that no wetlands permit will be required.
3. The proposal would also require the installation and use of a medical trailer to house the PET and CT scan equipment and services of the while the interior work is underway and the new equipment is installed.

DEPT. COMMENTS:
ZEO - See attached
Sewer - See attached
Fire -
Traffic -
PROPOSAL:
Greenwich Hospital is proposing to replace its existing PET / CT scanning equipment, located on the first floor of the Helmsley Building. The replacement equipment requires additional mechanical equipment, over and above the outgoing model(s), and the existing facilities inside the Hospital are not large enough to accommodate and support the space needed for all the new equipment. Additionally, the Hospital is proposing to create a new mechanical room, on the Ground Floor, to house the new associated mechanical equipment necessary for the proposed PET / CT scanner. This new mechanical room is proposed to be within the existing visitor parking garage, and would occupy existing parking spaces located directly below the existing PET / CT imaging room. In total, the construction of the new mechanical space is proposed to remove three (3) existing parking spaces in the visitor parking garage. In addition to the interior work, a new chiller is also proposed to be installed in an existing mechanical space, located at the ground floor level on the northeast corner of the Hospital Building.

During the estimated four (4) month renovation process, the Hospital wishes to install and use a temporary PET / CT Scan trailer to continue services during the renovation period. The temporary trailer would be located on the western side of the Helmsley Building at the existing "Mobile Dock B3". Access to this trailer for patients would be internally, through the lower level of the hospital only. No patients would access the trailer from the outside. The mobile trailer comes pre-equipped and with some minor additional equipment, such as medications, desk-top computers and related materials being supplied by the Hospital.

ZONING:
This new mechanical space would be located below grade, in the existing parking garage, and would appear to not add gross floor area as defined in Section 6-134(b) of the Greenwich Building Zone Regulations.

The proposed trailer is noted to be installed with a 28.9 feet setback from the property’s rear (western) property boundary. This would appear to meet rear-yard setback requirement for the H-1 zone of at least 25-feet. The location of the trailer would not appear to impact the existing service drive and it would remain usable for service / emergency vehicles.

This application is before the Commission as a Special Permit, pursuant to Section 6-113(e)(2)(b) of the Town’s Building Zone Regulations, which requires that any interior alteration of a building in the H-1 (or H-2) zone, cumulatively affecting more than 20,000 sq. ft. within the a two (2) year window, requires special permit approval from the Planning and Zoning Commission. While this applicant represents about 1,100 sq. ft. of actual work, the cumulative area of interior renovations (including this proposal) undertaken and proposed by the Hospital within the past two years, equals approximately 37,511 sq. ft. The applicant has provided a Renovation Summary Table outlining the size and interior renovation projects, from 2018 to the present.
PARKING:
The applicant’s proposal does reduce visitor parking in the garage by three (3) parking spaces. No additional parking is being proposed to offset this loss. To address the reduction in parking, the Hospital had a Traffic Engineer prepare a parking analysis of the Visitor’s garage to determine if this loss of parking spaces would impact available parking at the Hospital. Based on their observations made, they concluded that parking was available, almost 20 spaces, at peak times, which happens to be weekdays at the Hospital. They also noted that the renovation proposed; does not expand the footprint or services provided by the Hospital, so demand, should, remain the same under the proposal. The study is attached to this report and has been given to the Town’s Department of Public Works and the Commission’s Traffic Consultant for comment.

APPLICABLE REGULATIONS:
Sections 6-12(e), 6-13, 6-15, 6-17, 6-113, 6-134, and 6-205.
ZONING ENFORCEMENT

Project No. PLPZ20200066 Preliminary Final X

Reviewed for Planning and Zoning Commission.

TITLE OF PLAN REVIEWED: Greenwich Hospital

LOCATION: 5 Perryridge Road

PLAN DATE:

ZONE: H-1

☐ Ok for Zoning Permit Sign-off with the following revisions:

☐ Resubmit the following prior to Site Plan/ Subdivision approval:

☒ The subject site plan/subdivision meets the requirements of the Building Zone Regulations, excluding sections 6-15 and 6-17, and is Ok for Zoning Permit Sign-off.

Reviewed by: Jodi Couture Date: 4/15/2020

Note: These comments do not represent Building Inspection Division approval. Plans subject to review by ZEO at time of building permit application.
Date: April 13, 2020
To: Katie Deluca, Director, Planning & Zoning
From: Richard C. Feminella, Wastewater Division Manager
Copy: Chris Mandras, Maintenance Manager - Sewer Division
      Al Romano, Environmental Asset Engineer – Sewer Division
Re: PLPZ202000066: 5 Perryridge Road, Greenwich Hospital - PET/CT Scanner Replacement

We have prepared the following comments and questions regarding the proposed application.

Project Summary:
- Replace existing PET/CT scanner on the first floor which will require a new mechanical room to
  house the equipment. A small chiller will be installed in the existing mechanical space, and a
  temporary scan trailer will be utilized for 4 months while the new equipment is being installed.

Sewer Division Comments:

Comments to be addressed during P&Z phase:
- None.

Comments to be addressed during Sewer and Building Permit phase:
- The applicant/owner had worked cooperatively with the Sewer Division on prior comments of
  previous submissions. The Sewer Division requests that the applicant/owner please contact the
  Sewer Division directly to finalize the last questions related to their testing of their fire
  suppression system and possible impacts to sanitary sewer. Please coordinate directly with the
  Sewer Division.
- Please have the applicant/owner confirm that there will not be any condensate connections or
  discharge from the proposed chiller unit to the sewer system.
- Please have the applicant/owner confirm if the proposed temporary trailer will have any
  bathrooms or plumbing facilities which will require a sewer connection. If so, the
  applicant/owner must coordinate directly with the Sewer Division for permitting and
  requirements for the sewer connection, etc.
- Please note, sanitary sewers are designed for first floor elevations. Therefore, any plumbing
  fixtures in lower levels (basements) could be subject to sanitary sewer backups/overflows. The
  property owner is strongly recommended to consider and review this and plan accordingly to
  protect themselves in those situations. The Town is not responsible for damages as a result of
  these connections/installations. Please consider this and revise accordingly.
- Please note, in accordance with Town regulations and standard practice, all clear water sources
  cannot discharge to sanitary sewer. This includes air conditioning and high efficiency heating
  system condensate lines. Please confirm that the new development will not discharge any clear
  water sources to sanitary sewer.
Please NOTE: These comments are intended for P&Z review only. These comments do not take the place of Sewer Permit(s). Any Sewer Permit Applications receive thorough reviews and may result in additional comments/requirements at that time. In addition, please be reminded that in order to receive Building Permits, the applicant must have secured all other necessary permits, including, but not limited to, Sewer Permits PRIOR to obtaining their Building Permits.
SITE PLAN APPLICATION

□ PRELIMINARY

Project Name: Greenwich Hospital - PET/CT Scanner Replacement Project
Project Address: 5 Perryridge Road
Property Owner(s): Greenwich Hospital
Tax Account Number(s): 07-4009/S
Zone(s): H-1
Lot Area: 9.3669 Acres

Please select all relevant items below:
☐ Special Permit – Complete special permit application form
☐ Coastal Overlay Zone
☐ Property is within 500 feet of a Municipal Boundary of ________________ (for notification)
☐ Amendment to Building Zone Regulations – Section(s) __________________________
☐ Amendment to Building Zone Map – Zone(s) affected __________________________
☐ Health Department review needed
☐ Sewer Department review needed
☐ Architectural Review Committee Application attached or Review needed
☐ Planning & Zoning Board of Appeals review needed
☐ Inland Wetlands and Watercourses Agency Review / Approval Required

AUTHORIZED AGENT

Name: Bruce F. Cohen, Esq.
Firm name: Fogarty Cohen Russo & Nemiroff
Street Address: 1700 East Putnam Ave, Suite 406
City: Old Greenwich
Phone: 203-629-7330
Email: BCohen@fcsn.com
Signature: __________________________
Date: March 9, 2020

PROPERTY OWNER(S) AUTHORIZATION

Name: Greenwich Hospital
Street Address: 5 Perryridge Road
City: Greenwich
Phone: 203-863-3131 c/o Anthony Carratelli, P.E.
Email: Anthony.Carratelli@greenwichhospital.org
Signature: __________________________
Date: __________________________

To be completed by P&Z staff only:
Check #: 3OA 586
Check Amount: $5,650.00
Application #: PLPZ 2020000066

PZ Site Plan App 2018
### SITE PLAN ZONING STATISTICS

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<th>EXISTING</th>
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<td>Usable Floor Area</td>
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<tr>
<td>Parking Spaces</td>
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<td><strong>OTHER USES - Hospital Use</strong></td>
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<td>Gross Floor Area</td>
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<tr>
<td>Parking Spaces</td>
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<tr>
<td><strong>TOTAL SQUARE FOOTAGE</strong></td>
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<td><strong>FLOOR AREA RATIO</strong></td>
<td>1.249 FAR</td>
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<td>1.25 FAR</td>
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<tr>
<td><strong>BUILDING COVERAGE</strong></td>
<td>44.8%</td>
<td>No Change</td>
<td>50%</td>
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<tr>
<td><strong>LOT COVERAGE</strong></td>
<td>67%</td>
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<td>90%</td>
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<td><strong>TOTAL PARKING SPACES</strong></td>
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<td><strong>GREEN AREA</strong></td>
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<td><strong>AGE OF STRUCTURE</strong></td>
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</table>

This Site Plan Involves:

- □ ADDITIONS
- □ ALTERATIONS
- □ DEMOLITION
- □ RE-CONSTRUCTION

*Visitor Lot Only

PZSitePlan App 2018
SPECIAL PERMIT APPLICATION

Project Name: Greenwich Hospital - PET/CT Scanner Replacement Project
Project Address: 5 Perryridge Road
Property Owner(s): Greenwich Hospital
Tax Account Numbers (s): 07-4009/S Zone(s): H-1 Lot Area: 9.3669 Acres

PLEASE SELECT ALL RELEVANT ITEMS BELOW:

☒ Section 6-17 — Special Permit standards and procedure
☐ Section 6-30 — Conservation Zone special provisions
☐ Section 6-94(b) — Non-residential Uses and Group Living Facilities permitted in Residential Zones including Resident Medical Professional Office
☐ Section 6-98 — RMF Zone
☐ Section 6-100 — Use Groups for Business Zones
☐ Section 6-101, 107 — Buildings over 40,000 c.f. in Central Greenwich Impact Overlay Zone, Post Road Impact Overlay Zone, WB, LB or LBR Zones; and over 150,000 c.f. in all other zones
☐ Section 6-103.1 — Parking deficient uses in CGBR
☐ Section 6-104 — Parking Structures incl. underground in LB Zone and Height exceptions
☐ Section 6-105, 106 — Front Yard Parking in GB or GBO Zone
☐ Section 6-109, 109.1 — HO & HRO Zones
☐ Section 6-110 — Dwellings under special requirements for Business Zones
☐ Section 6-112 — IND-RE Zone applications
☒ Section 6-113 — In Hospital Zones: certain accessory uses, expansions exceeding 4,000 s.f. or interior alterations or, changes of use exceeding 20,000 s.f. (cumulative within 2 years)
☐ Section 6-114 — CCRC (Continuing Care Retirement Community)
☐ Section 6-118.1 — Uses within railroad rights of way
☐ Section 6-123 — Setbacks from Connecticut Turnpike in Business Zones
☐ Section 6-140.1 — Satellite Earth Stations that emit microwaves
☐ Section 6-141 — Changes in non-conforming uses, buildings
☐ Section 6-205 — Historic structures in CBG Zone exceeding FAR And Notes 7, 8 & 9

To be completed by P&Z staff only:
Check #__________________ Check Amount: $________
Application # ________________________________

PZ Special Permit App 2018
January 22, 2020

Planning and Zoning Commission  
Town of Greenwich  
101 Field Point Road  
Greenwich, CT 06830

RE: Application for Final Plan and Special Permit Approval  
Replacement of PET/CT Scanner  
5 Perryridge Road, Greenwich, CT  
Property of Greenwich Hospital

To Whom It May Concern:

As property owner of the above-referenced premises, we hereby authorize the firm of Fogarty Cohen Russo & Nemiroff LLC to serve as our agent in securing all necessary approvals for the above-referenced applications.

GREENWICH HOSPITAL

BY: [Signature]

Duly Authorized [Marc Kosak, SVP]

Date 1/22/20
March 9, 2020

Ms. Katie DeLuca, AICP, Town Planner
Town Of Greenwich
101 Field Point Road
Greenwich, CT 06830

RE: Applications for Final Site Plan and Special Permit Approval
Greenwich Hospital - Interior Renovations for PET/CT Scan Replacement
Property of Greenwich Hospital
5 Perryridge Road, Greenwich; H-1 Zone

Dear Katie:

On behalf of our client, Greenwich Hospital, we are pleased to submit herewith applications for Final Site Plan and Special Permit approval to permit interior renovations to the Helmsley building, within the main hospital at 5 Perryridge Road, to replace this hospital’s PET/CT scan equipment and create a mechanical room within the garage area below to support said equipment. These applications are being submitted pursuant to Section 6-12(e), 6-13(a)(7), and 6-113(e)(2)(a) of the Greenwich Building Zone Regulations, and are in conformance with all applicable sections of the Regulations, including, but not limited to, §6-13 through 6-15, 6-17, and 6-205(b).

Greenwich Hospital is a non-profit community hospital primarily serving lower Fairfield and Westchester Counties. A member of the Yale New Haven Health system, Greenwich Hospital’s main campus is located at 5 Perryridge Road on 9.3669 acres in the H-1 zone, just north of downtown Greenwich. The 5 Perryridge Road campus contains the principal hospital complex of approximately 509,518 SF, known together as the Helmsley Building and the Watson Pavilion.

Existing Conditions Relative to the Subject Project

As part of the Hospital’s services, imaging technologies, such as computer tomography (CT)\(^1\) and positron emission tomography (PET)\(^2\) equipment, are used for diagnostic and treatment purposes. A combination PET/CT scan can be performed with more advanced scanning equipment. When combined, a PET/CT scan can be a powerful tool that can be used to diagnose and monitor various medical conditions. Radiologists can interpret a PET/CT scan in one overlaid image, allowing the radiologist to assess two types of functions at once. The

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1. A CT scan is a medical procedure that uses a form of x-ray technology in combination with computer imaging to see cross-sections of the body.
2. A PET scan is a type of medical imaging used for evaluating organ and tissue function. PET scans can measure bodily functions including glucose level, metabolism, oxygenation in the blood, and blood flow.
hospital currently has a PET/CT scanner located in an imaging room on the first floor of the Helmsley building. The subject PET/CT scanner is at the end of its useful life and, as such, the hospital is proposing to replace it with a new, state-of-the-art machine.

Proposed Conditions

PET/CT Scanner Replacement and New Mechanical Room

As indicated above, the Hospital is proposing to replace its existing PET/CT scanner, located on the first floor of the Helmsley Building. The new machine requires additional mechanical equipment when compared to the current model and the existing imaging room is not physically large enough to support/house the necessary mechanical equipment required for the new machine. As such, and in addition to the replacement of the PET/CT scanner, the hospital is proposing to create a new mechanical room on its Ground Floor to house the new mechanical equipment necessary for the proposed PET/CT scanner.

As shown on the plans provided herewith, the new mechanical room is proposed within the existing visitor parking garage, in spaces located directly below the existing PET/CT imaging room. Construction of the new mechanical space will require the removal of three (3) existing parking spaces, as further discussed below. Since the mechanical room is located below grade in the existing parking garage, the space is not included in the site’s overall gross floor area as permitted pursuant to Section 6-134(b) of the Greenwich Building Zone Regulations.

A small chiller will also be installed in an existing mechanical space, located at the ground floor level on the northeast corner of the hospital building. The space is enclosed by the building and adjacent retaining walls.

Temporary Trailer

During this renovation process, which the hospital anticipates to be approximately four (4) months, the Hospital will install and use a temporary PET/CT Scan trailer to ensure services are not interrupted during the renovation period. The temporary trailer will be located on the western side of the Helmsley Building at existing northerly “Mobile Dock B”. The trailer will be accessed by patients internally through the lower level of the hospital only. No patients will be able to access the trailer from the outside. The mobile trailer comes pre-equipped with all major equipment needed. Minor equipment, such as medications, desk-top computers and misc. materials will be supplied by the Hospital.

3 Two (2) mobile docks exist at the Hospital, built as approved under FSP #2545, for the installation and use of temporary mobile medical trailers such as the one proposed herewith.
As illustrated on the enclosed Zoning Location Survey dated March 6, 2020, prepared and certified by Redniss & Mead, the trailer will be setback 28.9 feet from the property’s rear (western) property boundary, which meets the rear-yard setback requirement for the H-1 zone (25-feet required). Further, the existing service drive will not be impacted by the proposed trailer and will remain usable by service and/or emergency vehicles.

Parking and Drainage Considerations

The Hospital retained Adler Consulting to conduct a Parking Needs Study to ensure that the removal of three (3) spaces within its existing visitor parking garage could be supported. As evidenced in the Parking Needs Study dated February 26, 2020, prepared and certified by Adler Consulting and submitted herewith, the Hospital currently has approximately 22 vacant spaces available on its busiest weekday and 118 vacant spaces available on a Saturday. As such, the removal of 3 spaces will result in at least 19 vacant spaces available during the time of highest demand. Based on this finding, it is the professional opinion of Adler Consulting that the proposed project will not have a negative impact on the Hospital’s operations or future visitor parking needs.

The majority of work associated with this project will be conducted inside the hospital’s existing footprint. Both the temporary trailer and the new chiller will be installed over existing impervious areas and, therefore, will not impact coverage or drainage patterns for the site. Drainage Exemption Forms, prepared and certified by Redniss & Mead, have been submitted herewith to reflect this proposed condition.

Request for Special Permit Approval

Pursuant to Section 6-113(e)(2)(b) of the Greenwich Building Zone Regulations, any interior alteration of a building in the H-1 or H-2 zone affecting more than 20,000 SF within the prior two (2) years requires special permit approval from the Planning and Zoning Commission. The total scope of interior work for this project is approximately 1,100 SF, however the cumulative area of interior renovations (including this proposal) will equal approximately 37,511 SF. Accordingly, the Hospital is requesting both site plan and special permit approval herewith for the proposed interior renovations. For your reference, a Renovation Summary Table outlining the square footages of all interior renovation projects from 2018 to present has been submitted herewith to document the total area of renovations undertaken by the Hospital in the past 2-year period.

Conclusion

Based on the foregoing, we believe these applications for final site plan and special permit comply with all applicable zoning regulations, including sections 6-15 and 6-17. While not a standard for approval, the granting of these applications would also be consistent with the objectives of the Town’s 2019 Plan of Conservation and Development, which includes the Town supporting efforts of Greenwich Hospital to provide top quality services to Greenwich residents.
Support Documentation:

In addition to the exhibits attached hereto, and in accordance with the Town’s requirements for Final Site Plan and Special Permit applications, the following documents are submitted herewith in support of these applications:

- (1) Original + 9 Copies, Special Permit Application Form;
- Letter from Greenwich Hospital to the Greenwich Planning and Zoning – Land Use Department authorizing this firm to serve as its agent on this application;
- Affidavit of Notification to Adjoining Property Owners, inclusive of a Certificate of Mailing;
- Application Fee, $5,650.00, check payable to the Town of Greenwich;
- Fifteen (15) Copies, Zoning Location Survey dated March 6, 2020, prepared and certified by Redniss & Mead;
- Five (5) Copies, Drainage Report Exemption Forms, prepared by Redniss & Mead;
- Eight (8) Sets, Architectural Plan Set prepared and certified by Shepley Bulfinch;
- Two (2) Copies, Renovation Summary for Two Year Period prepared by Fogarty Cohen Russo & Nemiroff;
- One (1) Copy, IWWA Inland Wetlands and Watercourses Agency Questionnaire counter-signed by IWWA staff and stamp dated March 6, 2020;
- One (1) Copy, Town GIS Map of the subject property; and
- One (1) Copy, Tax Assessors Field Card for the subject parcel, Tax I.D. #: 07-4009/S.

We look forward to presenting these applications to the Commission at its next available public hearing. Should you or your staff have any questions or comments in the interim, please do not hesitate to contact me at 629-7330.

Very truly yours,

Bruce F. Cohen

Enclosures

cc (w/ encl.): Anthony Carratelli, Greenwich Hospital
STORMWATER MANAGEMENT STANDARDS – DRAINAGE EXEMPTION  

Project Name: Greenwich Hospital - Mobile Trailer

Project Address: 5 Perryridge Road

Property Owner(s): The Perryridge Corporation

Tax Account Number(s): 07-4009/S  Zone(s): H-1  Lot Area: 9.3669 acres

1. Check all that apply to the proposed project:

☑ This is a new development or redevelopment project,

☑ The project will result in an increased amount of stormwater runoff and/or water pollutants flowing from a parcel of land (prior to the application of stormwater Best Management Practices),

☑ The project will alter the drainage characteristics of a parcel of land (prior to the application of stormwater Best Management Practices).

Categorical Exemptions: See Note Below

2. Does the proposed project meet one of the following categorical exemptions? Check all that apply:

☐ Normal maintenance and improvement of land in agricultural use (as defined by Connecticut General Statutes), provided such activity conforms to acceptable management practices for pollution control approved by the Connecticut Department of Energy and Environmental Protection and the Greenwich Inland Wetlands and Watercourses Commission. This exemption does not apply to construction activities that are not directly related to the farming or agricultural operation.

☐ Routine maintenance of existing landscaping, gardens (excluding structural modifications to stormwater BMPs including rain gardens) or lawn areas including those maintained by the Town of Greenwich Parks and Recreation Department and Board of Education.

☑ Resurfacing of an existing impervious area on a non-residential lot such as repaving an existing parking lot or drive with no increase in impervious cover.

☐ Routine maintenance to existing town roads that is performed to maintain the original width, line, grade, hydraulic capacity, or original purpose of the roadway.

☐ Customary cemetery management.

☐ Emergency repairs to any stormwater management facility or practice that poses a threat to public health or safety, or as deemed necessary by the approving authority.

☐ Any emergency activity that is immediately necessary for the protection of life, property, or the environment, as determined by the approving authority.

☐ Repair of an existing septic system.

☐ Construction of utilities (gas, water, electric, telephone, etc.), other than drainage, which will not permanently alter terrain, ground cover, or drainage patterns.

☐ Repair or replacement of an existing roof of a single-family dwelling.

☑ Construction of a second (or higher) floor addition on an existing building.

☐ Construction of a maximum 12 foot x 12 foot shed. The construction must include the installation of a 1 foot wide x 1 foot deep crushed stone trench along the sides of the shed that discharge the roof runoff.

☐ The repair of an existing wood, composite, or plastic deck with no proposed enlargement of the deck surface.
The reconstruction or construction of a wood, composite, or plastic deck with the decking boards spaced at least 3/16 of an inch and a pervious surface below the deck. The pervious area below the deck must have the soil tilled 12 to 16 inches and finished with grass seed, sod, or crushed stone. The minimum depth for the crushed stone is 4 inches. A site plan showing the proposed location of the deck and construction details for the deck must be submitted.

The construction of any fence that will not alter existing terrain or drainage patterns.

If so, the Greenwich Stormwater Management Standards shall not apply, and submittal of a Stormwater Management Report is not required. However, application of the standards is still strongly encouraged.

OWNERS' CERTIFICATION

Owners' Name  GREENWICH HOSPITAL

Street Address  5 Perryridge Road  City  Greenwich  State  CT  Zip  06830

Phone  203-863-3130  FAX  203-863-3142

Owners' Signature  

March, SVP.

Date  3/1/15

CONTRACTOR'S CERTIFICATION

Company Name  

Street Address  

City  

State  

Zip  

Phone  

FAX  

Contractor's Signature  

Date  

*Note:

Greenwich Hospital is proposing to place a temporary medical trailer behind the existing Helmsley Building adjacent to an existing loading dock and on top of an existing pad previously used for temporary medical trailers. The temporary improvement will not increase impervious coverage.
Conditional Exemptions Requiring Certification from a Professional Engineer:

3. For projects adding up to 500 square feet of impervious surfaces:
   The project design, including the proposed drainage design, if any, will not have an adverse effect on offsite properties or offsite drainage infrastructure, as certified by a professional engineer. 
   At least one of the following measures shall be implemented on the project site to help mitigate the effects of site disturbance and new impervious surfaces within its on site watershed and point of concern:
   
   □ Disconnection of roof down spouts that meet the Simple Disconnection standards in the Town of Greenwich Drainage Manual February 2012 as amended
   □ A zero increase in peak flow to all points of concern for the 1, 2, 5, 10, and 25-year design storms
   No increase in impervious coverage is expected.
   □ The runoff volume from the new impervious surfaces shall be infiltrated for the 10-year design storm
   □ Constructing a bioretention area for the Water Quality Volume of the contributing watershed of the project area. The design standards in the Town of Greenwich Drainage Manual February 2012 as amended must be met
   □ Creating a buffer with a length greater or equal to the length of the project area and a minimum width of 10 feet planted as a meadow
   □ Restoring a riparian buffer (may require IWWA permit)

For projects that meet the above criteria, the project proponent shall submit Pages 1, 2, 3, 5, and 8 of this exemption request form and all computations and any additional drainage documents (Soil Evaluation Test Results, Watershed Maps, Etc.), in lieu of a Stormwater Management Report. The application of the Greenwich Stormwater Management Standards is still strongly encouraged.

For projects that meet the above criteria, the project proponent needs to submit construction plans as required on the Checklist for Projects Submitting a Stormwater Management Standards – Drainage Report Exemption – Form CL-101.

For projects that meet the above criteria, the project proponent needs to submit the items on the Checklist for Operations and Maintenance Plan Report – Form CL-104.

For projects that meet the above criteria, the project proponent needs to submit the Certificate of Occupancy documents on the Checklist for Projects Submitting a Stormwater Management Standards – Drainage Report Exemption – Form CL-101.

Residential teardowns are not exempt unless the project meets the Conditional Residential Teardown Exemption Requirements.

Commercial teardowns are not exempt.

PROFESSIONAL ENGINEER

Company Name  Redniss & Mead, Inc.

Street Address  22 First Street  City  Stamford  State  CT  Zip  06905

Phone  203-327-0500  FAX  203-357-1118

Professional Engineer’s Name  David R. Ginter, P.E.
PROFESSIONAL - EXEMPTION CERTIFICATION

I hereby declare that the proposed project will add the following amount of impervious surfaces to the project site (check the box that applies):

- [ ] 0 to 500 square feet (conditionally exempt with Professional Engineer's Certification)
- [ ] 500 to 1,000 square feet (conditionally exempt with Professional Engineer's Certification)

It is my professional opinion that the project design, including the proposed drainage system, if any, will not have an adverse effect on offsite properties or offsite drainage infrastructure.

I further declare that at least one of the following measures shall be implemented on the project site to help mitigate the effects of site disturbance and new impervious cover for 0 to 1,000 square feet (check all that apply):

- [ ] Disconnection of roof down spouts that meet the Simple Disconnection standards in the Town of Greenwich Drainage Manual February 2012 as amended
- [x] A zero increase in peak flow to all points of concern for the 1, 2, 5, 10, and 25-year design storms
- [ ] The runoff volume from the new impervious surfaces shall be infiltrated for the 10-year design storm
- [ ] Constructing a bioretention area for the Water Quality Volume of the contributing watershed of the project area. The design standards in the Town of Greenwich Drainage Manual February 2012 as amended must be met
- [ ] Creating a buffer with a length greater than or equal to the length of the project area and a minimum width of 10 feet planted as a meadow
- [ ] Restoring a riparian buffer (may require IWWA permit)

I further declare that at least one of the following measures shall be implemented on the project site to help mitigate the effects of site disturbance and new impervious cover for 500 to 1,000 square feet (check all that apply):

- [ ] A zero increase in peak flow to all points of concern for the 1, 2, 5, 10, and 25-year design storms
- [ ] The runoff volume from the new impervious surfaces shall be infiltrated for the 10-year design storm

Professional Engineer's Signature: [Signature]

Date: March 6, 2020
IMPERVIOUS AREA WORKSHEET

This worksheet shall be used to quantify impervious surfaces\(^1\) associated with existing and proposed construction on your site. Please complete columns 1, 2, and 3 below listing the first floor or ground level square footage of each existing or proposed structure or site amenity. Each point of concern shall use a separate worksheet.

**POINT OF CONCERN**

<table>
<thead>
<tr>
<th>POINT OF CONCERN</th>
<th>(1) Existing Conditions Impervious Surfaces (sq ft)</th>
<th>(2) Proposed Conditions Impervious Surfaces (sq ft)</th>
<th>(3) Proposed New Impervious Surfaces (sq ft) [Column 2 minus column 1]</th>
</tr>
</thead>
<tbody>
<tr>
<td>House/Buildings</td>
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<td></td>
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<tr>
<td>Sidewalks/Paths</td>
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<tr>
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<tr>
<td>Patios</td>
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<tr>
<td>Tennis Court/Sport Court</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
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<td><strong>275,110</strong></td>
<td><strong>0</strong></td>
</tr>
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\(^1\) Refer to the glossary in the Town of Greenwich Drainage Manual for a definition of “impervious surface.”
February 26, 2020

Mr. Anthony Carratelli, P.E.
Senior Project Manager
Facilities Design and Construction
Greenwich Hospital
5 Perryridge Road
Greenwich, CT 06830

Re: Parking Needs Study
Greenwich Hospital PET/CT Replacement Project
Greenwich, Connecticut
Chazen Project # 72000.00

Dear Mr. Carratelli:

At your request, Adler Consulting conducted a Parking Needs Study for the Greenwich Hospital. The Study included performing an inventory and collection of parking accumulation counts of spaces in the Helmsley Medical Building and Watson Pavilion visitor/patient garages. Greenwich Hospital is proposing to eliminate approximately three (3) parking spaces in the Helmsley Medical Building parking garage in order to create a mechanical room to replace PET and CT equipment. Accordingly, the survey was conducted in an effort to determine whether the loss of three spaces would affect the ability to park visitors and patients of the hospital. Based on the results of our study, it is concluded that there would be at least 19 vacant spaces available to accommodate visitors and patients upon completion of the project and therefore, it is the considered profession opinion of Adler Consulting that the elimination of three (3) parking spaces in the Helmsley Medical Building garage will not have a negative impact on the Hospital’s operations or impact the future visitor parking needs of the Hospital.

A. PROJECT DESCRIPTION

The Greenwich Hospital currently proposes to eliminate approximately three (3) parking spaces in the Helmsley Medical Building parking garage in order to create a mechanical room for the replacement of PET and CT equipment on the first floor. The Greenwich Hospital provides free parking for visitors and patients in two garages (251 spaces) located on the lower levels of Helmsley Medical Building and Watson Pavilion and have a common access from Perryridge Road, a local two-lane roadway fronting the Hospital.

New York: Hudson Valley • Capital District • North Country • Westchester
Tennessee: Nashville • Chattanooga  Oregon: Portland
Chazen Engineering, Land Surveying & Landscape Architecture Co. DPC (NY) • Chazen Engineering Consultants, LLC (TN/OR)
Essential medical services of Greenwich Hospital are concentrated on the upper floors of the combined structures of the Helmsley Medical Building (right segment facing the entrance from Perryridge Road) and the Watson Pavilion (left segment), visitor parking garages. The main entrance (first floor) to the Hospital has an at-grade patient drop-off area provided as a turnaround, accessed from Perryridge Road. The visitor and patient parking access ramp are located immediately to the south of this main entrance and leads to a lower level Hospital parking entrance. At the foot of this ramp there is a choice point to provide separate access to the right for the Helmsley Medical Building, where parking is provided on two levels in the counterclockwise sloping bays. The left access beneath the Watson Pavilion has parking on three levels in clockwise sloping bays. A manned booth, located at the bifurcation of the ramps to the Watson Pavilion and Helmsley Medical Building garages, generally operates between 7:00 a.m. and 3:00 p.m. on weekdays. The personnel not only provide directions to the visitor but also monitor the available parking spaces at Helmsley Medical Building and direct the visitor parking to Watson Pavilion garage when necessary.

The Staff parking garage is located to the southwest of the Hospital with vehicles access from Lake Avenue and which provides pedestrian connection to the Hospital at the rear ground floor level. The Emergency Room parking has a separate access from Lake Avenue and is located on the first floor, in the southwest corner of Watson Pavilion and provides parking for emergency vehicles.

B. EXISTING PARKING SUPPLY

Adler Consulting conducted a parking inventory for visitor parking in the Helmsley Medical Building garage and the Watson Pavilion parking garages. The Helmsley Medical Building garage has an overall capacity of 147 striped parking spaces distributed over two levels while the Watson Pavilion has an overall capacity for 104 vehicles distributed over three levels. The inventory is summarized in Table 1.

<table>
<thead>
<tr>
<th>Parking</th>
<th>Regular</th>
<th>Handicap</th>
<th>Reserved /Valet</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Watson Pavilion</td>
<td>72</td>
<td>6</td>
<td>26</td>
<td>104</td>
</tr>
<tr>
<td>Helmsley Medical Building</td>
<td>131</td>
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<td>10</td>
<td>147</td>
</tr>
<tr>
<td>Total</td>
<td>218</td>
<td>12</td>
<td>36</td>
<td>251</td>
</tr>
</tbody>
</table>

Note: Watson Pavilion Garage: Valet - 26 spaces  
Helmsley Medical Building Garage - Reserved - 10 spaces (short term physician parking - 8 Spaces; Clergy - 2 spaces)
As can be seen from Table 1, there are a total of 251 garage spaces beneath the Greenwich Hospital to support its visitor parking demands. As noted above, the Helmsley Medical Building visitor parking facility has 147 spaces while 104 spaces are located in Watson Pavilion. Specifically, the parking garages include: 218 regular full-size spaces, twelve (12) handicapped spaces along with 36 reserved or valet spaces. It is also noted that one of the handicapped accessible space was not available for the entire count period due to the maintenance of the elevators.

C. EXISTING PARKING DEMAND

In order to determine hourly variations and the existing parking demand, a representative of Adler Consulting conducted parking accumulation counts every 30 minutes at the subject visitor/patient parking garages. This effort was performed in order to understand the parking needs and document the existing parking supply so as to provide an indication as to whether the proposed loss of three spaces would affect the ability to park visitors and patients at the Site. The data were collected in half-hour intervals from 7:00 a.m. to 7:00 p.m. on Tuesday, January 28, 2020, on Wednesday, January 29, 2020, on Saturday, February 1, 2020 and on Wednesday, February 5, 2020. These dates were selected as representative of typical busy conditions. The existing parking demand are detailed in Table 1 thru Table 4 and are shown graphically in Chart 1 thru Chart 3.

- **Watson Pavilion Garage**

The results of the parking surveys for Watson Pavilion, presented in Chart 1 are shown for all the four count periods. As seen from Chart 1, the parking is at its highest occupancy on weekdays as compared to a Saturday. Also, as seen from the Chart 1, Wednesday, January 29, 2020 is the day with the highest occupancy with a maximum parking demand of 90 parked vehicles which occurred between 1:00 p.m. and 1:30 p.m. and which is approximately 87 percent of the available capacity at Watson garage. On Saturday, February 1, 2020, a maximum parking demand of 50 parked vehicles was observed between 11:00 a.m. and 11:30 a.m. which is approximately 48 percent of the available capacity at Watson garage. It was observed that valet parking spaces consisting of 26 spaces in the Watson Pavilion garage were never full. Accordingly, the Watson Pavilion will have at least 14 vacant spaces available during any busy weekday period and approximately 54 vacant spaces during typical Saturday.
Table 1. Existing Visitor Parking Supply and Demand (Tuesday, January 28, 2020)

<table>
<thead>
<tr>
<th>Start Time</th>
<th>Watson Pavilion Garage</th>
<th>Helmsley Medical Building Garage</th>
<th>Grand Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Lower Level</td>
<td>Valet</td>
<td>Total at Watson</td>
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<tr>
<td>7:00 AM</td>
<td>78</td>
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</table>
Table 2. Existing Visitor Parking Supply and Demand (Wednesday, January 29, 2020)

<table>
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<tr>
<th>Start Time</th>
<th>Watson Pavilion Garage</th>
<th>Helmsley Medical Building Garage</th>
<th>Grand Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Lower Level</td>
<td>Valet</td>
<td>Total at Watson</td>
</tr>
<tr>
<td>7:00 AM</td>
<td>78</td>
<td>26</td>
<td>104</td>
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<tr>
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Table 3. Existing Visitor Parking Supply and Demand (Wednesday, February 5, 2020)

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<th>Grand Total</th>
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Table 4. Existing Visitor Parking Supply and Demand (Saturday, February 1, 2020)

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</thead>
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<td>Total at Watson</td>
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<td>10</td>
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Mr. Anthony Carratelli, P.E.
February 26, 2020
Page 8

- **HELMSLY MEDICAL BUILDING GARAGE**

The results of the parking surveys for Helmsley Medical Building garage during all the four count weekdays periods are presented graphically in Chart 2. As seen from Chart 2, the parking on weekdays exhibit the highest occupancy as compared to a Saturday. Also, as can be seen from Chart 2, maximum parking demand of 147 parked vehicles occurred on Tuesday, January 28, 2020 between 1:00 p.m. and 1:30 p.m. which is 100 percent of the available capacity for the Helmsley Medical building garage. On Saturday, a maximum parking demand of 93 parked vehicles were observed between 2:00 p.m. and 3:00 p.m. which is approximately 63 percent of the available capacity for the Helmsley Medical Building Garage.

- **COMBINED VISITOR PARKING GARAGES**

The combined visitor parking garage survey during all the four count periods is presented in Chart 3. As seen from Chart 3, the combination of visitor parking garages experienced a weekday maximum demand of 229 occupied spaces which occurred on Wednesday, February 5, 2020 between 11:00 a.m. and 11:30 a.m. This is approximately 91 percent of the available capacity for the combined visitor parking garages and which leaves 22 spaces available. The lower level at both the garages were at 97 percent capacity between 11:00 a.m. and 11:30 a.m., while the short-term physician parking area was at 100 percent capacity during most of the day. Accordingly, for the combination of visitor garages there would be approximately 22 vacant spaces available on the busiest weekday. On a Saturday, with the combined garages, a maximum demand of 133 parked vehicles occurred between 12:30 p.m. and 1:00 p.m. which is approximately 53 percent of the available capacity. Thus, on any busy Saturday, there would be approximately 118 vacant spaces within the combination of two garages.

In addition, the parking survey indicates that the 26-space valet parking area in the Watson Pavilion garage is underutilized by approximately 11 spaces.

Further, it should also be noted that the hospital is currently is the process of converting all double patient rooms to single patient rooms by moving outpatient services off-campus. In addition, by the end of Summer 2020, the Outpatient Clinic and Behavioral Health Center will be moved off-campus. Thus, it is anticipated that more visitor spaces will be available at the both the garages due to this relocation.

Based on the detailed analyses conducted for this study, it is concluded that if three spaces in the Helmsley Medical Building parking garage are eliminated to construct a mechanical room for the replacement of PET and CR equipment, the parking at Helmsley Medical Building garage will reduce to 144 spaces. The regular visitor spaces will be reduced from 131 spaces to 128
spaces. Since the Watson Pavilion garage is connected with the Helmsley Medical Building garage, visitors can use Watson Pavilion garage to park their vehicles. Thus, the total combined parking at Greenwich Hospital visitors/patients parking garage will have a total supply of 248 spaces. The maximum combined parking demand on any busiest weekday is 229 parked vehicles and thus, approximately 19 vacant spaces will still be available at the combination of two visitor garages.

Based on the above findings, it is the considered professional opinion of Adler Consulting that the proposed creation of a mechanical room by eliminating approximately three (3) spaces at Helmsley Medical Building garage will not impact the future visitor parking and that 19 vacant spaces will be available to satisfy the Greenwich Hospital parking needs.

We trust that this information will assist you with your continued work on this project. Should you have any questions or comments, please do not hesitate to contact us.

Respectfully submitted,

Adler Consulting
Transportation Planning & Traffic Engineering, PLLC

Bernard Adler, P.E.
President
Connecticut Professional Engineer 16054
Chart 1 - Existing Parking Demand at Watson Garage

Maximum Parking Space Available at Watson Garage - 104 spaces

Time
- Tuesday, 28-Jan
- Wednesday, 29-Jan
- Saturday, Feb 1
- Wednesday, February 5
## Renovation Summary for 2-Year Period

### 3/1/2018 - 3/1/2020

<table>
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<tr>
<th>Year</th>
<th>Project Name</th>
<th>Notes</th>
<th>Status</th>
<th>SF</th>
<th>SF Summary for 2-YR Period</th>
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<tr>
<td>2020</td>
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**Total 2 Year Summary of SF - Projects at Main Hospital**: 37,511
INLAND WETLANDS AND WATERCOURSES AGENCY  
TOWN OF GREENWICH

PERMIT NEED DETERMINATION QUESTIONNAIRE  
[This form is NOT an IWWA Application]

PROJECT: Street Address 5 Perryridge Road

PARCEL ID.# 074009

Has there ever been an IWWA application for this site? YES NO

ACTIVITY: (Circle) Addition Demolition Deck Garage
Generator Site Work/Landscaping Septic
Interior renovations New residence Pool Tennis court

Will this activity require an addition to the septic system or Broaa? YES NO

FEE: $65 for reviews requiring a site visit or further in office analysis

Owner's full name (please print) Greenwich Hospital Phone (_____)

Mailing address 5 Perryridge Road Town Greenwich Zip 06830

Authorized Agent's name (please print) Michele A. Cronin, Fogarty Cohen Russo & Nemiroff Phone (203) 629-7336

Mailing address 1700 East Putnam Avenue, Suite 406 Town Old Greenwich Zip 06870

A PLOT PLAN IS REQUIRED SHOWING THE PROPOSED ACTIVITY IN RED.

Staff cannot review your proposal without a plan.

IWWA staff will review this questionnaire to determine if regulated activities are associated with the proposal and whether an IWWA permit is required. Do not apply for a Building Permit until this review is complete.

If your project does not require an IWWA permit, we will sign off on this questionnaire, which you will need if you are obtaining permits from other departments.

If an IWWA permit is required, we will supply you with a permit application packet. You must obtain an IWWA permit prior to the commencement of your project. No work may begin until you receive an IWWA permit. The issuance of a building permit alone does not constitute an authorization to proceed.

If you do not receive notice regarding your questionnaire within two weeks of submission, please contact the IWWA office.

As the property owner or, authorized agent [check one] I believe that the information I have submitted is correct.

Signature Michele A. Cronin AICP Date 3/5/20

If mailing, return completed form.

If a site visit is required, you will be notified and asked to remit a $65 fee (payable to "Town of Greenwich") to the Greenwich Inland Wetlands & Watercourses Agency. The site visit will not take place until this fee is received.

STAFF NOTES

Office Rev Date 3/6/2023 Field Inv Date / / / WET/WC? YES NO IDAL

Action Required? YES NO If yes, DR AA AR SIA Staff

Soils Report Date / / / Author / / / Soil

Comments:

Fee Received: YES NO Comment:

IWWA Questionnaire Revised 3/2/17
2 GROUND FLOOR PLAN - LOCATION OF Chiller UNIT

1 GROUND LEVEL ENLARGED FLOOR PLAN - PET/CT MECHANICAL ROOM
FIRST FLOOR PLAN SHOWING PET/CT SCOPE

SCALE 1" = 20'-0"

YaleNewHaven Health
Greenwich Hospital

1" = 20'-0"