Greenwich Hospital; application PLPZ 2021 00101, for a Final Site Plan and Special Permit, to the new Smilow Cancer Center, a 54,865 square foot, three (3) story, medical building, with below-grade parking for 118 vehicles, new driveways, outdoor seating areas, landscaping – including trees to be planting in the Town’s right-of-way, reconfigurations to the Lake Avenue / Lafayette Place / William Street / Perryridge Road traffic circle, crosswalks, and related site improvements on a 94.869 sq. ft. of land located at 16-38 Lake Avenue & 54-64 Lafayette Place in the RMF Zone but proposed to be re-zoned to the H-2 Zone (see application PLPZ 2021 00102).

<table>
<thead>
<tr>
<th>Floor Area:</th>
<th>Existing: 17,500 sf commercial / 20,491 sf residential Proposed: 54,865 sf Permitted: 56,937 sf</th>
</tr>
</thead>
<tbody>
<tr>
<td>FAR:</td>
<td>Existing 0.40 Proposed: 0.578 Permitted: 0.6 (in H-2 zone)</td>
</tr>
<tr>
<td>Building Height:</td>
<td>39’ 2&amp;3/8”</td>
</tr>
<tr>
<td>Lot Coverage:</td>
<td>Existing: 63.8% Proposed: 77.1% Permitted: 75% (see text amendment proposing 80%)</td>
</tr>
<tr>
<td>Building Coverage:</td>
<td>Proposed: 41.1% Permitted: 35% (see text amendment proposing 45%)</td>
</tr>
<tr>
<td>Parking:</td>
<td>Proposed: 118 spaces Includes some valet</td>
</tr>
</tbody>
</table>

**UPDATE #2:**

This application was heard at the May 11 and June 8 public hearings. The applicant noted the revisions shown in the revised plans (attached) in their June 30, 2021 letter shown below.

1. **Retain the stone wall all along Lake Avenue and Lafayette Place.** *The site plan and landscape plans have been revised to retain the existing stone wall.*
2. **Revise the landscaping at the traffic circle.** *The landscape plan has been revised to retain the existing stone wall; extend the dry riverbed to Lafayette Place and reduce the grading. Additional trees have also been added.*
3. **Revise the façade on Lafayette Place by considering window size material and color.** *The revised renderings reduce window scale to a residential character; the windowpanes are more regular and residential in nature; the sill of the window frame has been raised and the limestone header has been added. In addition, the corbelled brick has been
extended for texture.

4. **Provide additional information as to why the Smilow Cancer Center needs to be located at this property.** *Ms. Diane Kelly, President of Greenwich Hospital, has prepared a detailed response to this issue.*

5. **Confirm parking accounts for the staff garage and provide additional information on the parking guidance system.** *Additional parking counts were conducted during June after the valet system was reestablished and additional parking lots information is provided.*

6. **Provide counterclockwise circulation in the surface parking lot.** *The revised site plan shows one-way counterclockwise circulation in the parking lot as suggested by BETA and Adler Consulting.*

The applicant has also noted that the Hospital is continuing to work with its vendors to prohibit truck deliveries on Lafayette Place and utilize the loading dock at the hospital.

Lastly, there has been considerable public comment mostly expressing concern about parking and traffic issues.

**UPDATE:**

This application was last heard at the May 11, 2021 public hearing and was left open to address the following:

1) **ARC** – The applicant was heard by the ARC at their June 2, 2021 meeting. The Minutes are not yet available although it can be reported the application as well- received and issued a “Do Not Return”.

2) **Provide documentation presented during the pre-application process regarding how the Cancer Center will benefit the residents of Greenwich during the pre-application proceedings (attached)**

3) **Provide documentation on the location and use of hospital facilities throughout town.**

4) **Department comments:**
   a. **DPW** – revised plans are under review and comments are expected by Tuesday
   b. **ZEO** – awaiting comments
   c. **Traffic** – BETA has responded to the responses from the applicant’s traffic engineer. There are still a few questions raised about how the site will function that the applicant will need to address.
   d. **Sewer** – comments are expected by Tuesday.
   e. **Fire** – comments are expected by Tuesday

**APPLICATION SUMMARY:**

The applicant is requesting a Final Site Plan and Special Permit to construct the Smilow Cancer Center, which is a 54,865 square foot, three (3) story, medical building, with below-grade parking for 118 vehicles, new driveways, outdoor seating areas, landscaping – including trees to be planting in the Town’s right-of-way, reconfigurations to the Lake Avenue / Lafayette Place / William Street / Perryridge Road traffic circle, crosswalks, and related site improvements on a 94,869 sq. ft. of land located at 16-38
Lake Avenue & 54-64 Lafayette Place in the RMF Zone but proposed to be re-zoned to the H-2 Zone (see application PLPZ 2021 00102).

The building is proposed as two main floors for the expansion of radiation and medical oncology treatments. Structured, underground parking to accommodate 118 spaces will be provided beneath the building and surface parking will be provided on the western end of the site.

The development involves the consolidation of 9 properties at the corner of Lake Avenue and Lafayette Place directly across from the Greenwich Hospital and existing Bendheim Cancer Center.

Demolition is anticipated to begin in the fall of 2021 and project completion by June 2024.

**ISSUES TO BE RESOLVED:**

It is recommended that the application be left open to address the following:

1) The first issue for the Commission to decide is whether the proposal is in keeping with the purpose statement of the H-2 zone. The applicant presented considerable documentation on how the Cancer Center will benefit the residents of Greenwich during the pre-application proceedings. It is recommended that this documentation be submitted and considered as part of this application. The number of patients from the Greenwich treated by the hospital every year and the number of patients outside of Greenwich should be provided.

2) Department comments:
   a. ARC - The applicant has gone to ARC twice. The project is generally well received although it did receive a “return” at the May 5, 2021 meeting. It is scheduled to be heard again at the May 19, 2021 meeting.
   b. DPW - Resubmit Prior to Final Site Plan Approval – issues with the license agreement, traffic, and drainage
   c. ZEO comments dated 5/3/21 – elevator must count on one level – FAR plans should be revised.
   d. Traffic comments dated May 7, 2021 – issues of parking and traffic are outstanding
   e. Sewer – capacity concerns determined through meetings with the applicant. Written comments have not been provided
   f. Fire – not yet provided.

3) The Smilow Cancer Center will operate Monday through Friday from 8:00 AM to 5:00 PM. Details about how Bendheim will operate versus Smilow should be explained. Will there be a focus on specific cancers or is this for general care? If specific cancers, the applicant should explain the rationale.

4) DPW is reviewing with the Law Dept., the proposed license agreement for encroachments on town property.

5) The applicant provided a detailed plan for the parking. But the proposed methods of parking management for campus as a whole is still not clear. The applicant should explain how visitors can be informed about available parking areas when they arrive and how they can be directed from parking areas to the building they are visiting (wayfinding signs, attendants, variable signage, parking maps, etc). Since this site was used as overflow parking for Bendheim, how will that be addressed now?

6) Are there operational/management plans to ensure that patients have priority for using the closest parking areas? Please provide additional information.
7) It is recommended that the Commission require one comprehensive table/spreadsheet that shows all properties owned/leased by the hospital and what they are used for, in general terms, and the number of parking spaces and floor area for each use.

8) At one time the hospital was considering a medical helicopter landing pad, which is currently not permitted. Does this proposal contemplate a future request in any way?

9) The existing R-MF parcels are a mixture of apartments, office and commercial uses as well as parking lots. Are these hospital uses or private properties? If used by the hospital, where are those uses going? How many

10) Section 6-113 states: Offices for physicians and surgeons, for no more than five (5%) percent of the gross floor area in all buildings excluding parking garages within the Hospital Zones, H-1 and H-2. The applicant should demonstrate compliance.

11) It is recommended that a consolidation map be filed on the land records if this proposal moves forward.

12) It is recommended that the yards be noted on the plan

DETAILS:
The new Smilow Cancer Center facility is intended to provide oncology services to Greenwich residents in town rather than requiring them to go to other facilities outside of town or to the Smilow Cancer Center in New Haven. Exterior materials were designed to be compatible with and complementary to the existing campus buildings.

The property comprises eight lots with residential, commercial and parking uses on 94,896 square feet. The existing parcels are a mixture of apartments, office and commercial uses as well as parking lots. Existing buildings total 37,991 square feet of floor area. The proposal is for a building 54,865 square feet including the enclosed penthouse area.

Extensive landscaping is provided, and a healing garden is associated with the treatment rooms on the second floor. Outdoor seating areas are also provided for staff. In order to provide more outdoor space for patients during treatment they are proposing an increase in the building coverage and lot coverage limitations.

Over the last several years the Hospital has moved services such as physical therapy and occupational therapy to 500 West Putnam Avenue and has converted all semiprivate rooms to private.

ZONNING:
The proposed Smilow Cancer Center building will be 54,865 square feet including 2,875 square feet of the penthouse mechanical space for a FAR of 0.578. Comments from the ZEO note that the elevator must be included in the floor area at least on one floor. The FAR for the zone is 0.6.

The proposed building will be 39’ 23/8” in height from average grade, conforming with the 40-foot-high limit permitted in the zone and will be two stories with the penthouse rather than the four-stories permitted.

The Hospital proposes to re-zone the property located at 16 -38 Lake Avenue and 54-64 Lafayette Place from RMF to H-2 to permit the construction of the new Smilow Cancer Center. In comparing the
respective zones, the RMF permits four stories and 40 feet similarly to the H-2 Zone and has the same floor area ratio limitation of 0.6.

Section 6-205 notes that the setbacks in the H-2 zone are 25’ in the front, 25’ in the rear, and 15’ in the side yard.

**TRAFFIC:**
The applicant has met with the Town Engineer and the Deputy Commissioner of Public Works regarding reconfiguration of the traffic circle at Lake Avenue, Lafayette Place, William Street and Perryridge Road. The proposed plan includes eliminating the crosswalk through the middle of the traffic circle and locating it to the west on Lake Avenue. This reconfiguration will alleviate the need for considering a traffic signal or enlarging the traffic circle. An additional crosswalk with flashing lights will also be installed westerly on Lake Avenue for the facility staff and patients crossing from the hospital campus to the southside of Lake Avenue.

Adler Consulting has prepared a parking and traffic study dated March 2021. The Smilow Cancer Center will operate Monday through Friday from 8:00 AM to 5:00 PM.

**DATA COLLECTION:**
Traffic volume data were collected for the Weekday Peak AM, Midday, PM and Saturday Highway Hours, at the Lake Avenue/William Street/Lafayette Place/Perryridge Road traffic circle; at the Lake Avenue/Dearfield Road/Glenville Road roundabout; at the West Putnam/Dearfield Road/Field Point Road intersection; at the W Putnam/Lafayette Place/Greenwich Avenue intersection. The data were collected in February 2020, prior to the Covid-19 Stay-at-Home Mandate and were summarized to yield the "Existing" traffic volumes for the four peak hours.

**LOS:**
An overall Level-of-Service "C" or better operating conditions currently prevail at all of the study intersections for AM, Midday and PM Peak Hours, except West Putnam Avenue/Dearfield Road/Field Point Road during the AM Peak, which operates at LOS “D”.

Analysis of the anticipated Build traffic operating conditions revealed that no changes in overall Levels of Service are expected at the traffic circle at Lake Avenue/William Street/Lafayette Place/Perryridge Road during all three time periods studied. In addition, no overall changes in Levels-of-Service are expected at the West Putnam/Dearfield Road/Field Point Road intersection and the West Putnam/Lafayette Place/Greenwich Avenue intersection during the three peak hours when comparing the Build traffic operating conditions with the No-Build traffic operations.

There is projected to be an overall LOS drop from No-Build LOS "b" to Build LOS "c" for the PM Peak Hour at the roundabout of Lake Avenue/Dearfield Road/Glenville Road.

**TRIP GENERATION:**
The proposed development is anticipated to generate a total of 167 trips during the AM Peak Hour, 208 trips during the Midday Peak Hour, and 208 trips during the PM Peak Hour.

**PEAK HOURS**
The peak hours of traffic activity on the roadway system in the vicinity of the Site are:
ACCESS:
The primary entrance drive for the facility will be from Lake Avenue and there will be a service drive on Lafayette Place. The main entrance to the center will be on the west side of the building facing the parking lot.

PARKING:
The proposed building will have two levels of below grade parking and additional at grade parking with access to Lake Avenue. There will be a separate entrance located on Lafayette Place to accommodate service or emergency vehicles. The Smilow Cancer Center will provide a total of 118 parking spaces. The hospital currently utilizes valet services on a regular basis and is proposing the same for the Cancer Center.

OVERALL PARKING:
The parking survey indicated that a total of 1,160 parking spaces are presently provided at Greenwich Hospital. This includes a combination of surface lots along Lake Avenue and Lafayette Place, the visitor garages beneath the hospital, the staff garage, and the Bendheim garage. The total parking spaces also account for 176 valet spaces located around campus.

Weekday parking demand counts showed that for a typical day a maximum of 913 vehicles were parked on campus during the day. Staff parking demand counts were conducted during Covid-19 since there was no reduction of staff during that time.

The Smilow Cancer Center will provide 118 parking spaces; however, the construction of the building will demolish surface lots on Lake Avenue and Lafayette Place. Based on the Town of Greenwich zoning requirements, the Cancer Center will demand approximately 164 parking spaces to accommodate for medical professionals, staff, patients and visitors. Bendheim Pavilion will require 81 parking spaces for services that will remain in the existing building. There will be an additional 55 vacant parking spaces in Watson Pavilion in the Build year after all outpatient services relocate from Greenwich Hospital.

Overall, the future parking demand will require 1,011 parking spaces to accommodate Greenwich Hospital functions, and there will be a total of 1,173 available parking spaces, including valet. The yields a 16 percent surplus of parking spaces in the future.

The conclusion of the parking component of the study is that there would be “sufficient parking provided on Greenwich Hospital’s campus to accommodate the needs of the proposed Smilow Cancer Center.” While that may be true, Table 7 is showing the Smilow Cancer Center garage with demand greater than capacity, while the Bendheim Garage is also essentially at capacity:

Analysis based on ITE parking generation rates indicates demand could be even higher: 108 spaces for the Bendheim Garage and 195 spaces for the Smilow Cancer Center. The Applicant should provide information on the proposed methods of parking management for the Greenwich Hospital campus to explain how visitors can be informed about available parking areas when they arrive and how
they can be directed from parking areas to the building they are visiting (wayfinding signs, attendants, variable signage, parking maps, etc). And are there operational/management plans to ensure that patients have priority for using the closest parking areas?

Table 7 shows the future demand for all of the parking facilities at Greenwich Hospital. The future demand exceeds the number of striped parking spaces available on campus by 21 parking spaces. Henceforth, when the staff garage is operating at its full capacity under valet conditions, there will be a surplus of 120 parking spaces. When considering valet operations at all of the applicable parking facilities, the supply of parking spaces exceeds the demand of parking in the future by approximately 16 percent. Chart 4 graphically depicts the demand of future parking versus available parking spaces at Greenwich Hospital.

<table>
<thead>
<tr>
<th>Parking Facility</th>
<th>Demand</th>
<th>Striped</th>
<th>Valet</th>
<th>Available Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Visitor Garages</td>
<td>174</td>
<td>248</td>
<td>30</td>
<td>278</td>
</tr>
<tr>
<td>Staff Garage</td>
<td>593</td>
<td>545</td>
<td>141</td>
<td>686</td>
</tr>
<tr>
<td>Bendheim Garage</td>
<td>81</td>
<td>78</td>
<td>5</td>
<td>83</td>
</tr>
<tr>
<td>Smilow Cancer Center</td>
<td>164</td>
<td>118</td>
<td>8</td>
<td>126</td>
</tr>
<tr>
<td>TOTAL</td>
<td>1,011</td>
<td>989</td>
<td>176</td>
<td>1,173</td>
</tr>
</tbody>
</table>

**LICENSE AGREEMENT:**
There will be a slight encroachment of the site wall on Lafayette Place and after reviewing the matter with the Town DPW we have drafted a License Agreement for the wall. In addition, a portion of the sidewalk on Lake Avenue is located on the Hospital’s property and we have provided a draft easement to the Town to cover this.

**SEWER:**
Plans were submitted to the Sewer Division in connection with a new sewer connection for the proposed building. Discussions are ongoing as to the capacity of the sewer main in Lake Avenue and the one along Horseneck Brook.

**DRAINAGE:**
The applicant provided a drainage summary report prepared by Redniss and Mead dated 3/22/21. It includes a description of the structural and non-structural best management practices that have been
proposed to address the increases in impervious surfaces. DPW comments notes that there are some issues that they want resolved before the Commission moves this application forward.

**LANDSCAPING AND LIGHTING**
Extensive landscape plans have been prepared which include proposed trees within the town right-of-way. Our landscape architect has been in contact with the Town Tree Warden seeking his review and approval. A photometric plan has been prepared showing that the proposed lighting will meet the 0.1-foot candle limitation at all property lines.

Significant landscaping is proposed along both Lafayette Place and Lake Avenue including street trees shrubs bushes and other plant material. Over 30 trees are proposed along the perimeter of the site and all existing street trees but one will be retained.

**OTHER APPLICATIONS:**

**Amendment to H-2 Regulation:**
As part of the proposed site plan there are extensive outdoor landscaped treatment areas for patients, which occupy portions of the site resulting in the building being in excess of 35% of the lot area. The proposed building coverage is 41.1% of lot area, therefore the applicant requests an amendment to the building coverage limitation from 35% to 45%. In addition, lot coverage is proposed to be 77.1% of the lot area rather than the permitted 75%. This additional lot coverage allows for fire apparatus access around the entire building and for a separate delivery area for medical equipment and supplies. Therefore, a modification of the lot coverage limitation from 75% to 80% is requested.

**BACKGROUND:**
The concept for a new cancer center was first presented to the Planning and Zoning Commission on February 25, 2020. As was stated at the hearing, Greenwich Hospital has served the community since its founding in 1903 and has been located on Perryridge Road since 1917. After a series of renovations in the 40s, 50s, and 60s, in 1990 the Commission adopted two hospital zones which led to the renovation and construction of the Helmsley Pavillion in 1999 and the Watson Building in 2006.

**DEPT COMMENTS:**
DPW – See attached
ZEO – See attached
Health – See attached
Conservation – Awaiting comments
Fire – Awaiting comments
IWWA – green sheet provided
In order to provide comprehensive, multi-disciplinary, fully integrated cancer care, multitude of services in close proximity of each other are required. Having the cancer center adjacent to the hospital as well as the existing cancer center ensures:

- Patients receiving infusion therapy including immunotherapy and chemotherapy that can cause potentially life-threatening anaphylactic reactions, can be transported quickly to the Emergency Room at Greenwich Hospital.
- Patients receiving Phase 1 therapeutic clinical trial drugs whose safety has not yet been determined can also be transported to the Emergency Room quickly when an adverse reaction occurs.
- Administration of radiopharmaceutical medications at the cancer center that must be given by a radiologist or nuclear medicine technologist who are located at the hospital.
- Breast multi-disciplinary clinics that require medical, radiation and surgical oncologists can occur. (Med and Rad Oncology at new cancer center, breast surgery oncology in Bendheim)
- Yale Medicine surgical specialists who will see patients in the multi-specialty clinic in the new cancer center will be close to the hospital for those patients requiring surgical intervention.
- Medical oncologists who round on in-patients daily will also be seeing patients in the new cancer center, this goes on throughout the day.
- Easy transport for admitted patients who need radiation therapy. These patients are quite ill and require transportation from the main hospital to the radiation department in the cancer center then back to their hospital bed. Increasing the distance traveled for these compromised patients is not ideal.
• Non-clinical, yet essential staff that will need to see patients in the new cancer center and will be located at Bendheim will be close by. e.g.: genetics, social work, nutrition.

Providing cancer services on close geographic area is patient centric. Examples of services performed at Greenwich Hospital include:
  o Diagnostic Imaging which at times, may be required immediately. Example rule out a deep vein thrombosis (DVT) is not uncommon
  o Cancer patients often require complex Interventional Radiology procedures that are performed at Greenwich Hospital.
  o Blood Bank is located at the hospital and transfusions will be performed in the new cancer center requiring blood be transported in a timely fashion.
  o Pain management
  o Pulmonology
  o Nuclear Medicine
  o Pathology

It is crucial to have the aforementioned services located adjacent to the cancer center for optimal patient experience and quality care.

Plant & Security Perspective

The proposed project to construct the Smilow Cancer Center at Greenwich Hospital (GHSCC) will merge the properties located at 10, 16, 22, 28, 32, 38 Lake Avenue with 54, 56, 60 and 64 Lafayette Place and re-zone from RMF to H-2. The proposed building will be 54,865 square feet containing specialized equipment for treating cancer.

Radiation Oncology

One of the cancer treatment methods is radiation oncology delivered to the patient using linear accelerators. The linear accelerators are located within vaults to limit radiation exposure outside of the immediate treatment area. The vaults require specialized construction including a combination of lead and concrete. The wall, ceiling and floor barriers are built with suitable thickness to prevent radiation leakage. At the proposed GHSCC site there will be three vaults located on the first floor at the eastern side of the building. The vaults will be completely below grade along Lafayette Place.
The linear accelerators must be kept at a low temperature at all times. A process cooling system will be installed to maintain the required temperature. The cooling system will be monitored and maintained by the hospital facilities staff. The central plant operators located across the street at the 5 Perryridge Road hospital building will respond to any issues or alarms at the proposed GHSCC.

Chemotherapy Infusion

Another cancer treatment will be through chemotherapy infusion. There are 26 infusion bays proposed at the GHSCC site on the second floor. The chemotherapy doses are prepared specifically for each patient in a USP-800 level pharmacy. The pharmacy utilizes clean room technology to maintain the environment within specific temperature, humidity and pressure ranges. Standalone, specialized air conditioning units operate continuously to keep the environment within range. A system for remote monitoring of the pharmacy will alert hospital facilities staff when an out of range condition is approaching. The central plant operators located across the street from the proposed GHSCC will respond to any issues with the pharmacy equipment. If the environment exceeds the allowable air quality limits the production must be shut down and any exposed chemotherapy products discarded. This will create delays in the patient treatment schedule and costly waste.

The shared staffing plan between the hospital and the GHSCC would not be possible if the buildings were further apart. The ability to respond quickly to alerts and emergencies is critical for equipment operations and the patient treatment schedule.

Parking

The staff assigned to work in the proposed Greenwich Hospital Smilow Cancer Center (GHSCC) will utilize the existing staff garage located across the street at 45 Lake Avenue. This is in accordance with the hospital parking operations plan excerpt pertaining to employee parking below. If the GHSCC was located further away this plan would not be feasible. The parking would have to be increased by VERIFY 70 spaces to accommodate staff.

Greenwich Hospital Parking Operations Plan - Employee Parking

The Employee Parking Facility located at 45 Lake Avenue is designated for all Hospital and Bendheim Cancer Center staff. This includes all direct employees, medical staff, contracted employees and volunteers. Parking for staff is complimentary. The facility has 545 striped spaces distributed over three levels. The garage can accommodate an additional
141 vehicles under valet operations. The hospital has contracted with the firm Parking Productions to provide valet service during peak operating hours.

Employees who live in Hospital housing located within walking distance from the Hospital are designated to park their vehicles at their residence. This includes the Prescott House on Lafayette Place along with the Hospital owned houses on William Street and Perryridge Road.

The Hospital established a Parking Policy to provide staff guidance on parking operations. A copy of the policy is included in the appendix here. Employees are required to register their vehicles with Hospital security and display a permit sticker on their front windshield.
View From Lafayette – Previous

Note – All utilities will be underground
View From Lafayette – Proposed - *without Trees*

*Note – All utilities will be underground*
View From Lafayette – Proposed - with Trees

Note – All utilities will be underground
Northeast View - Previous
Northeast View - Proposed *without Trees*
Northeast View - Proposed with Trees
Lake Ave View - Proposed

without Trees
Lake Ave View - Proposed
with Trees
- Existing Stone wall at Lafayette / Lake corner to be preserved
- Healing Garden wall pulled away from corner
- Hedgerow between parking and Lake Ave
Greenwich Hospital Staff Garage Parking Demand
Data Collected: June 2021

Maximum Parking Available with Valet - 686 spaces
Maximum Parking Demand - 586 spaces
Available Lined Parking - 545 spaces
Bendheim Garage Parking Demand
Data Collected: February 2020

Maximum Available Parking (with Valet) - 114 spaces

Available Parking (without Valet) - 109 spaces
Greenwich Hospital Visitor Parking Demand
Data Collected: February 2020

Maximum Available Parking (with Valet) - 281 spaces

Available Parking (without Valet) - 251 spaces

*Visitor Parking includes Helmsley and Watson Parking Garages
Parking

Total Existing Demand vs. Available Parking

Total Maximum Parking Available with Valet - 1,73 spaces

Number of Parking Spaces

Time

AM AM AM AM PM PM PM PM PM PM PM PM PM PM PM PM PM
10 00 10:30 11:00 11:30 12:00 12:30 1:00 1:30 2:00 2:30 3:00 3:30 4:00 4:30 5:00 5:30 PM

Total Demand
GREENWICH HOSPITAL PROJECTED PARKING

- Visitor Garages: Demand 207, Available 278
- Bendheim Pavilion: Demand 81, Available 83
- Smilow Cancer Center: Demand 164, Available 126
- Staff Parking Garage: Demand 585, Available 686
- Total Parking: Demand 1037, Available 1173
Site Plan
one way vehicle flow
Site Plan
signs and markings
Parking Guidance System

(images below are for illustrating concept only)