

July 6, 2021

Katie DeLuca, Planning Director  
Town of Greenwich  
101 Field Point Road  
Greenwich, CT 06830

Re: Greenwich Hospital  
Smilow Cancer Center  
Greenwich, Connecticut  
Chazen Project # 72002.01

Dear Ms. DeLuca:

This letter is in response to the comments raised by the BETA Group Inc, in their memorandum, dated, June 3, 2021 as a part of the Planning and Zoning Commission's review of the proposed Greenwich Hospital's Smilow Cancer Center to be located at 16-38 Lake Avenue in the Town of Greenwich, Fairfield County, Connecticut.

## **A. RESPONSE TO BETA COMMENTS**

### **Comment 1:**

Active management of the available parking for this site is important due to the imbalances in parking supply and demand for buildings throughout the site. Will the Applicant provide a more formalized document detailing the information provided above and agree to modify management operations in the future if conditions are not as expected? Additionally, there are no indicators on the site plans or architectural plans for where a parking attendant or valet for the Smilow Cancer Center building would be stationed. Is that something that should be planned for?

### **Response 1:**

A Parking Management Plan ("Plan"), prepared by the hospital was submitted by attorney Thomas Heagney, Esq. to the town on June 8, 2021. The Plan details the parking available beneath the Main Hospital facility (5 Perryridge Road) at the Helmsley and Watson Pavilions, the Bendheim Cancer Center (77 Lafayette Place), as well as the staff parking in the structure behind the hospital (45 Lake Avenue). It further details the parking at the Smilow Cancer Center and describes an example of an automatic parking system proposed to monitor the availability of spaces below the Smilow facility along with signage detailing the number of spaces available on the different levels. This information is also provided to the valet attendant located below the canopy in front of the Smilow Cancer Center where the valet can advise the motorist of the location of available spaces.

**Comment 2:**

Referring again to the image above (original site plan), if a vehicle enters the site's inbound access drive and proceeds eastbound in the north aisle and then reaches the east drive aisle without finding a parking space, that driver would likely want to turn right to access the parking garage or the other surface parking spaces. It is unlikely that the driver would turn completely around to avoid the short one-way segment that has been created in the pick-up drop-off area or if they do choose to turn around, they would obstruct the exit driveway and/or pick-up drop-off area. This is the potential conflict. Perhaps consider designating the north and south drive aisles one-way to promote counterclockwise circulation to avoid that issue and more effectively encourage the desired flow through the site.

**Response 2:**

The updated Site Plan, prepared by Redniss & Mead and dated, June 17, 2021, amplifies the one-way, counter clockwise driving pattern always planned in the Smilow Cancer Center surface parking area and incorporates signs directing the motorist to the southern aisle for the drop-off or parking process. Upon entering the at-grade parking area at the western-most driveway, signs providing direction as well as one-way signs and pavement markings are included to emphasize the counter-clock circulation within the surface parking lot, thereby reducing the possible conflict in front of the porte cochere and eliminating the need to exit the facility to find available at-grade parking spaces.

**B. ADDITIONAL PARKING ACCUMULATION COUNTS**

New parking counts were conducted during June 2021 replicating the earlier staff parking accumulation studies which were performed during the COVID pandemic in December 2020 when valet parking was not available. Further, some neighbors commented that they noted signs indicating that the staff garage was full. During the most recent counts, all the staff cars were parked in the garage while valet services were available and no cars were parked in the lots of the buildings on Lake Avenue and Lafayette Place. The result of these counts showed that there is no practical difference at the staff garage between now and the December 2020 counts. The maximum number of cars parked in the staff garage in the recent counts account for five (5) less cars when compared to the 2020 counts. In December 2020, a maximum of 593 staff vehicles were counted parked in the staff garage and additional lots whereas during the June 2021 counts 588 vehicles were parked in the staff garage. This change represents a 0.8 percent decrease from the earlier counts and is not considered significant.

*Ms. Katie DeLuca*

*July 6, 2021*

*Page 3 of 3*

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,

**The Chazen Companies, A LaBella Company**

A handwritten signature in blue ink, appearing to read "Bernard Adler". The signature is fluid and cursive, with a long, sweeping underline that extends to the left.

Bernard Adler, P.E.

Senior Director, Transportation Services

Connecticut Professional Engineer 16054