Greenwich Hospital
Smilow Cancer Center
16-38 Lake Avenue
54-64 Lafayette Place

Final Site Plan & Special Permit
Zoning Map Amendment
Zoning Text Amendment
PLPZ 2021 00101, 102 & 103

August 3, 2021
Agenda

- Introduction by Tom Heagney Esq.

- Project Updates – Shepley Bulfinch and Towers Golde
  - Lafayette Avenue Façade
  - Landscaping at corner of Lake and Lafayette

- Parking – Chazen Companies
  - Site circulation
  - Parking for patients

- Comments from Greenwich Hospital
Introduction
Site Plan

Main Hospital

Bendheim

Cancer Center Site

Greenwich Lodge

Bethel AME Church

Fairfield House
Project Updates
View From Lafayette – Previous

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

Note – All utilities will be underground
Note – All utilities will be underground
Northeast View - Proposed without Trees
Northeast View - Proposed with Trees
Lake Ave View - Previous
without Trees
Lake Ave View - Proposed
without Trees
- Existing Stone wall at Lafayette / Lake corner to be preserved
- Healing Garden wall pulled away from corner
- Hedgerow between parking and Lake Ave
Parking
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
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 686, Available 585
- Total Parking: Demand 1173, Available 1037

UNASSIGNED CC STAFF PARKING
Site Plan

one way vehicle flow
Site Plan

signs and markings
Parking Guidance System

(images below are for illustrating concept only)
Comments from Greenwich Hospital
Appendix
East Elevation - Lafayette

Revisions:

- Windows at primary elevation reduced in size to be more residential in character. Limestone panel and window detailing added.
- Windows near traffic circle reduced in size.
North Elevation – Lake Ave

Revisions:

- Windows at 2nd floor east reduced in size
- Healing Garden wall shortened and pulled away from the traffic circle
South Elevation
West Elevation
Neighborhood Context
Neighborhood Context
Adjacent Buildings

Hospital & Multifamily Residential
Neighborhood Context
Lafayette & East Putnam

Commercial, Religious
Neighborhood Context
William St & Church St

Hospital, Single Family Residential, Multi Family Residential, Commercial
Neighborhood Context
Lake Ave & Perryridge

Hospital, Religious, Garden
Single Family Residential
Material Palette

**METAL**
- Metal at Window Mullions: Kawneer Clear Anodized Aluminum
- Metal at Canopy Leaves: Kawneer Premfinish Bone White

**GLASS**
- Glass at Healing Garden Quadrant: Vetrocon V1000 Simulated Acid Etch

**STONE**
- Stone at 3rd Floor Façade: Indiana Limestone, Standard Buff

**BRICK**
- Brick at Primary Façade: Glen-Gery Richmond