

Staff Report Conceptual Review PC2014-012

Applicant: Greenman Pederson

Project Summary:

PC2014-012 Conceptual Review of a proposal to construct a 4 story parking garage, 5 story patient pavilion, emergency department, and associated building alteration and site work. Project location is Samaritan Hospital, 2215 Burdett Ave, an INST Zone, 101.48-3-2.1. Applicant is Greenman Pederson, 80 Wolf Rd #300, Albany, NY 12205

SEORA : Pursuant to 6 N.Y.C.R.R. Part 617, the described proposal is subject to the State Environmental Quality Review Act and is classified as an Unlisted action. The applicant has completed an Environmental Assessment Form (E.A.F.), and based upon the submission of an EAF adequate information is available to determine that no significant impacts are likely to occur as a result of this proposal. No Federal agencies are involved; no other agencies are known to be involved.

Prior Planning Board Action

Prior Zoning Board Major Area Variance application April 1, 2014

Site Design Review:

General Site Planning

The proposed site improvements for the Samaritan Hospital Campus reconstruction address the following key components:

1. The proposed layout greatly simplifies circulation patterns and largely separates vehicular traffic and pedestrian traffic movements on the campus. Currently the parking lot configurations, internal circulation drives and access points to the City street network on the Samaritan campus are largely the result of historic expansion additions and modifications that over time have resulted in a disjointed array of various lot layouts bisected by access drives with various grade elevation changes.
2. Access along Eagle Street will be reduced from two driveway entrances to one. The new driveway entrance will run perpendicular to Eagle Street, on axis with the proposed new hospital walk-in/main entrance roundabout.
3. Access off of Burdett Street will remain the same, however, internally the drive will extend to the intersection with the Eagle street drive at the roundabout and Parking Garage main entrance.
4. The parking lot for the existing Samaritan Medical Office Building will be reconfigured to create a simplified parking geometry, improving the circulation within this lot. Additional MOB parking will be housed in the new parking garage. A pedestrian at-grade cross walk from the garage to the MOB lot will safely accommodate pedestrian movement across the Eagle Street drive.
5. The parking garage (4 levels 550 cars) was strategically positioned on the site. As positioned the second level of the garage will match the finished floor elevation of the

sidewalk will follow the north and east sides of the new parking garage and will include associated pedestrian level sidewalk lighting and landscaping.

8. The 17th Street, streetscape environment will be greatly improved during this project. As noted above, the lower level entrance to the parking garage will be located along 17th Street. In addition to this entrance, a new Ambulance Entrance loop will be located along 17th Street. The existing Oncology lot will be removed in this area and the two way drive that circles back to Peoples Avenue will be reduced to a one lane service only driveway.
9. As noted earlier, the existing Laundry Building will be removed from the campus and Laundry Service will be outsourced off site. The existing Laundry building provided laundry service for multiple facilities in addition to Samaritan hospital so all associated off-site traffic will be removed from the traffic movements in the neighborhood.
10. To accommodate outsourcing Laundry Service it will be necessary to have a dedicated Laundry loading ramp at the hospital. The ramp to the basement level of the Pavilion addition is located between the new Ambulance loop and the parking garage. The ramp also provides a service road to the new emergency generators and new electrical switch gear. It should be noted that the tractor trailer required for the laundry service will approximate the tractor trailer mounted portable PETSCAN that is brought to the campus on a regular basis. Given this, it is anticipated that there will be no issues for the truck to circumnavigate the local city street network to access the 17th Street service ramp.
11. New campus electrical service will be required. The applicant's consultants worked with National Grid to design and site the required HI-Yard for this service on the campus. The equipment will be placed on a leveled and enclosed yard along 17th Street adjacent to the Parking Garage. The yard will be partially screened by retaining walls required to level the area and further screened by a decorative screen fence to be mounted above the wall. Landscaping will be provided to further enhance the visual screening proposed (Please see the exterior Architects renderings included).
12. The Tower portion of the new Pavilion will have a total height above existing grade on the 17th Street side of 90 feet. The tallest portion of the existing hospital structures is 110 feet a full 20 feet taller than the proposed Pavilion Tower. The interior height maximum in the Institutional District is 150 feet.
13. All deliveries, trash and medical waste removal and service will remain from the existing Peoples Avenue Service entrance.

Stipulations

new walk-in/main entrance at the roundabout. A pedestrian link will provide a weather protected access from the garage into the hospital. The garage will also function as a grade transition between the first floor of the new hospital Pavilion and the basement level of the Pavilion.

6. Use of the lower level of the garage is being evaluated as part of parking management planning for the hospital. This level is being considered as an employee parking level. Entrance to the lower level of the garage will be off of 17th Street in the approximate location of the existing employee lot entrance. Existing employee vehicular movements can be expected to remain relatively consistent with current movements at the Samaritan Campus.
7. A new sidewalk will be constructed along Eagle Street from the corner of 17th Street to provide a strong link between the 17th Street Employee surface parking lot and the new main entrance. The