

March 20, 2020

**Montefiore Nyack Hospital
Parking Structure & Site Development Project
Architectural Project Narrative**

Montefiore Nyack Hospital proposes to construct a new 29,350 square foot, 4 level Parking Structure with parking also on the structure roof. The structure will provide a total parking capacity of 482 spaces.

The proposed Parking Structure will respond to the current need to provide additional parking for hospital patients, visitors and staff. Implementation of a structured parking solution will vastly improve the Montefiore Nyack Hospital patient experience in terms safety and ease of access. The availability of readily accessible on-site parking will also facilitate mitigation of off-site parking in the surrounding neighborhood. A Parking Study, prepared by Level G Associates dated March 17, 2020 identifies this need in detail.

In addition to the structured parking garage, the project will also provide:

- Elevator and stair access to all levels of the parking structure and connectivity to the Hospital.
- An enclosed connecting Pedestrian Bridge providing a direct route from the parking structure into the Hospital.
- A new patient drop-off and pick-up canopy and enclosed vestibule providing access to a renovated Main Lobby.
- Site improvements such as an expanded drop off roundabout, multi-vehicle ingress and egress lanes and improved surface parking.
- Improved and distributed handicapped accessible parking, handicapped accessible routes and supporting accessible site features.

The structured parking facility has been designed such that it shall be sympathetic to the surrounding Village of Nyack neighborhood and will provide features such as:

- Precast concrete colors and textures that are contextual to the existing hospital.
- Supporting materials that extend the existing architectural language of recent improvements to Montefiore Nyack Hospital, such as the Emergency and Cardiac Rehabilitation Departments.
- Visual screens are provided on residential street facing elevations, ensuring the surrounding residential structures are not able to visualize the parking decks, vehicles and parking structure lighting.
- Egress stairs have been oriented such that glazing systems are oriented away from surrounding neighborhoods.



- Site and top deck lighting systems shall be based on existing approved standards.
- A natural native stone apron, matching the Hospital vernacular has been incorporated into the design.

The Parking Structure has been sited on the existing main surface parking lot located on the South side of the Hospital. Site ingress and egress will occur at existing site driveways.

On-site vehicular access into the parking structure and main surface lot is gained via two in-bound traffic lanes fitted with access control gates. A generally one-way traffic flow has been established to promote logical circulation into the parking structure. On-site vehicular access out of the parking structure and main surface lot is achieved via two out-bound traffic lanes fitted with egress control gates.

The new main entry drop-off canopy has been designed to provide shelter from the elements. Three to four vehicles will be able to drop off or pick up patients simultaneously, significantly improving the current state, and improving the patient experience.

Site improvement features shall include appropriate grading, drainage and landscaping strategies.

The structure is positioned in conformance with zoning requirements and does not violate any setback or height restrictions.