

Visual resources, Open Space, aesthetics and community character

1. Character of the surrounding area and existing Hospital

The Hospital is situated in the Central Business District (CBD) of the Village of Bronxville. The CBD is in the midst of several notable residential properties many of which abut the hospital property directly to the north. As expressed in the Village of Bronxville Community Plan the aesthetic character of the CBD exemplifies successful suburban planning of early twentieth century planners. Much of the commercial district of the Village consists of a series of low-rise commercial and retail buildings of mixed architectural style. This is typical of the buildings along Palmer Avenue to the south of the Hospital. Most of these commercial buildings were erected in the early to middle decades of the twentieth century and are a conglomeration of neo-Tudor and neo-Classical design. (See attached pictures labeled 12, 13, 14, 16, 19, 20, 22, 28, 29, 31, 33, & 34) See attachment E.

Pondfield Road forms the northern boundary of the Hospital and across the street from the Hospital are several significant early twentieth century residential additions to the village. Directly to the north of the Hospital are the neo-Tudor Westbourne and Eastbourne apartment buildings and nearby are the Mission style Northgate and Southgate apartment buildings. (See attached pictures labeled 3, 4, 5, 6, 7, 9 and 10)

The Hospital was originally built in 1909 and over the years replaced with full masonry multistory structures some with punched and others with ribbon windows. The West Wing was completed in 1950, the South Wing in 1964 and finally the North Wing in 1980. (See attached pictures labeled 1,2, 5, 8, 11, 15, 17, 21, 25 and 35)

2. Potential impacts to open space and neighborhood aesthetics

The greatest potential impact will be the loss of an existing open space with mature trees at the corner of Pondfield and Parkway roads. The new addition will also create the loss of some visual sight lines from the Westbourne Apartment complex looking southeast toward the central traffic circle. The visual impact of seeing a building at this location will also be a change.

3. Mitigating factors to the potential impacts

The proposed addition is a three level addition that fills in the northeast corner of the hospital campus. In order to limit the visual impact of the height of the planned addition, the Radiation Oncology floor is a basement level completely below grade. The second level of the addition will be the first visible floor of the addition at grade. This level will be the Medical Oncology floor which is a floor that includes numerous full height windows to allow patients to see out, but also to make the grade level pedestrian friendly to pedestrians walking along Pondfield road. The second level above grade (third level of the addition) will be the Surgery suite. The function of this floor requires minimal windows in order to protect the privacy of the patients in the operating rooms. In order to mitigate the windowless expanses of wall, the elevation was designed to

include an interplay of three masonry colors to break up these elements and reduce the scale of the windowless portions of wall. The third level above grade is actually an enclosed penthouse and roof garden area. There are also screened areas for the roof top chillers which are required to be open to the atmosphere for ventilation purposes. The negative visual effect of large louvered elements, which are a requirement of these units, was mitigated with the inclusion of large roof top planters at these screen walls which will be designed to allow vegetation to grow over the parapet and down on the masonry walls below. This serves the purpose of softening the look of the masonry elements and recalls the greenery that exists in the current park area. The addition will be completely connected to the existing hospital and share the existing elevators. The project will include adding two elevators adjacent to the existing elevator tower in order to supplement the overcapacity existing elevators. Aesthetically, the addition will fit in with the full masonry look of the hospital, but it will also complement the neighborhood aesthetics by using masonry colors evident in these surrounding buildings.

The desire to mitigate the loss of open green space figured prominently in the design of the building and landscaping. First the footprint of the addition was kept to the smallest possible area while still accommodating the required functional special requirements of the services provided. The building also steps back where possible along Pondfield road in order to alleviate the appearance of a large imposing elevation. In order to maintain the park-like look along Pondfield Road, the landscape design includes abundant thick layers of landscaping varying in height from street trees to low lying greenery along the building perimeter. This diffused layering of landscaping provides the visual effect of greater depth serving to give the appearance of a larger green zone. In order to mitigate the loss of the park-like atmosphere of the current space, another important feature of the new addition is the inclusion of a Roof garden. This will soften and beautify views of this addition from the upper floors of the Stoneleigh Plaza Residences as well as prove to be a wonderful healing environment for patients and their visitors. Green roofs have also been generously included in an attempt to replicate the green space lost as a result of this addition. The green roof will be irrigated with an automatic drip irrigation system. The system will include rain sensors to economize the use of water and will be adjusted seasonally. Detailed information regarding the design and plantings for this roof garden are included in the revised sheet L-3 (attached). A detailed Maintenance and Monitoring Plan has also been provided. See Attachment L.

In order to keep pedestrian and vehicular traffic to a minimum along Pondfield road, there are no public entrances on this elevation, only required exits. The entrance to the new Cancer Center entrance will be between the hospital and the parking garage just across from the valet parking stand. Thus vehicles will enter the Hospital site at the current entrance, and patients will be dropped off at the same plaza that hospital patients are dropped off.

While the loss of open green space is undeniable, the significant efforts to minimize this loss in the architectural design of the building and the extensive use of greening techniques on the remaining green buffer, on the building itself, and on the roof elements will greatly minimize the effect of this loss.

4. Lighting and Signage

Very minimal lighting is planned for this addition. Please review catalog cuts of the proposed fixtures (Attachment K), as well as a revised sheet A-13 showing a photometric studies of both the at-grade lighting and lighting for the roof garden.

At grade level, there are two exit doors on the Pondfield Road side of the new addition. One door is a stairwell emergency exit only and the other is a service entrance only. All of the public will exit through the new Cancer Center entry element, or will walk around to the main hospital entrance, both of which exit at the primary valet drop off/pick up court. While these two doors facing Pondfield Road do need to have minimum lighting required by code at the door, the fixtures proposed cut-off quickly such that the light levels reduce to .5 foot candles at the street curb line, which is barely perceptible to the human eye, and completely to 0 foot candles at the center of the street. The Cancer Center entry has a circular canopy element that has can lights under the canopy. These fixtures provide the appropriate lighting below the canopy at the doors, but again reduce very quickly to 0 foot candles at approximately 15 feet out from the canopy, which is well back from the street. Additionally, the only proposed signage for this project is aluminum cut out letters mounted along the canopy fascia. These letters will be 18" high, and will identify the Cancer Center entry (See Sheet A-6, Northeast and Northwest Elevations). However, these letters will not be internally or back lighted, so they will not be visible at night from the street.

The roof garden will primarily be lighted by a wall mounted light fixture mounted on the south side of the exit stairwell nearest to Pondfield Road. At this location the stairwell will block any direct view of this light source from the upper floors of the Stoneleigh Plaza residences. There are also two exit doors from the roof top penthouse that will require lighting at the doors per code. However, as the photometric study indicates, the light levels are reduced to 0 foot candles within the boundaries of the roof garden area and thus there is no light bleed over the perimeter guardrails.

As a result of the functional requirements of this facility, there are very minimal exterior windows for this addition. Additionally, all of the windows on this facility will have mini blinds installed so that that any light bleeding through these windows at night can be completely blocked.