

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).

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.

