

## **MEMORANDUM**

To: Gary Reetz, Chairman, and the Village of Bronxville Planning Board

Date: May 17, 2022

Subject: **Peer Review – Health Professional Office for the Prelude Network, 128 Parkway Road, Village of Bronxville, New York (F5552.02)**

As requested, we have reviewed the Parking Study prepared by Colliers Engineering & Design dated May 2, 2022. The proposal is to reuse the existing vacant second floor area above the existing Chase Bank for a 5,800 S.F. Health Professional Office for the Prelude Network.

### **Project Understanding**

The development program provided by the Applicant indicated that normal business hours are from 7:00 A.M. to 5:00 P.M. Monday through Friday with the office closed on Saturday and Sunday. There will be 4 consultation rooms and 2 offices for the doctors. Staff will arrive between 6:30 and 7:00 A.M. Appointments of approximately 20 minutes will be scheduled from 7:00 to 9:30 A.M. for consultation with patients attended by medical assistants/nurse practitioner before administrative staff arrives. The 4 medical practitioners attend to approximately 10 patients per hour from 7:00 to 9:30 A.M., at which time the Chase Bank and most local retailers and personal services in the Village are either not open or not during their peak times of business. During the 9:30 A.M. to 5:00 P.M. time period, there will be a total of 7 to 10 medical professionals serving 2 to 3 patients hourly (30 to 90-minute appointments).

### **Study Area**

The Applicant conducted parking counts at several local parking areas in the Village on Wednesday, April 27, 2022 from 6:30 A.M. to 6:30 P.M. Currently there are 8 parking spaces for the Chase bank employees provided on-site and 9 metered parking spaces in front of the building with a 30-minute parking restriction from 8:00 A.M. to 7:00 P.M. There are also 35 on-street metered parking spaces available on Parkway Road with a 90-minute parking restriction from 8:00 A.M. to 7:00 P.M. The parking lot to the south of the site building is for commuter parking by permit only from 8:00 A.M. to 3:00 P.M., with the 37 parking spaces in the middle aisle available for 4-hour public pay parking from 3:00 to 7:00 P.M. only. In addition, the Applicant included the Stone Place parking area with 43 paid parking spaces and the Maltby Lot with 72 parking spaces. Of the 72 parking spaces in the Maltby Lot, 39 are reserved for residents only, 2 handicap spaces are available for pay parking and the remaining 31 parking spaces are restricted to Merchants prepaid permit required parking Monday through Friday from 8:00 A.M. to 7:00 P.M.

### **Parking Analysis**

It is estimated based on the development program that the parking demand for the site will be 14 parking spaces from 7:00 to 9:30 A.M. and up to 13 parking spaces from 9:30 A.M. to 5:00 P.M. Based on the Village Zoning Law, the proposed medical office requires a total of 37 parking spaces. For comparison purposes, the Village Zoning Law for retail/business or professional office would require a total of 26 parking spaces.

Based on the latest estimates from the Institute of Transportation Engineers (ITE), Parking Generation, 5th Edition, January 2019, a medical office of this size typically requires on average 19 parking spaces, with the 85<sup>th</sup> percentile requiring 27 parking spaces.

### **Review Comments**

1. The Applicant should provide a discussion on observed occupancies in the commuter parking areas around the train station. A discussion of the effects of COVID-19 on downtown parking should also be provided, as requested.
2. Based on our calculations, the parking count data indicated that there is sufficient on-street parking and parking in the parking lot to the south of the building available during most time periods, with the exception of the 11:30 A.M. time period, where there will be a shortage of 2 parking spaces if a parking demand of 13 parking spaces is found at that time. At 11:30 A.M. there are 13 parking spaces available at the Maltby Lot Merchant Parking Only and 9 spaces on Stone Place. The Applicant should explain where these two vehicles would find parking during this time period, as these two areas are not adjacent to the site and not easy to find for patients.

### **Findings**

We will provide our findings once the additional information requested above is provided.

**Michael A. Galante**  
**Director of Traffic**  
**Hardesty & Hanover, LLC**