



EXPANSION OF THE COLUMBIA PRESBYTERIAN MEDICAL CENTER

The New York Presbyterian Hospital called on Konheim & Ketcham in 1999 to build on its work in the mid-80's that expedited environmental approval of two projects: the 4,000,000 sq. ft. modernization of the Columbia Presbyterian Medical Center, then the nation's largest hospital program, and an adjunct new community hospital at the northern tip of Manhattan. K&K's proactive involvement of Community Board 12 in resolving a bitter controversy on the site of the new facility is still viewed by veteran Board 12 members as "their finest hour." The current 412,000 square foot expansion of the medical center involves a 10-floor addition to and reconstruction of the Children's Hospital, a Heart Institute and a new Kitchen/Cafeteria. To obtain approval of the expansion from CB 12 (31 in favor/4 abstentions) and from the City Planning Commission within the Hospital's tight deadlines, K&K did more than prepare a comprehensive Environmental Assessment Statement (EAS) for City Environmental Quality Review (CEQR).

K&K initiatives resulted in numerous design and operational improvements and a unique construction mitigation program that has had lasting benefits for parking, goods delivery and traffic flow on the highly congested streets. K&K identified opportunities for greater efficiency of truck unloading docks and locations for new ones, innovative parking solutions, e.g., shared use of a remote lot with NYC Transit buses, removing on-street parking to eliminate double parking by trucks, optimizing use of drop-off areas, and changing street direction to speed up valet parking service operations. The EAS is notable for its hospital-specific basis for calculating trips by 10 categories of users and its analysis of truck docks, parking scenarios, valet and ambulette operations, and pedestrian conditions. An unusual emphasis on early implementation of mitigation measures for nearby development aided CEQR approval and improved the functioning of the area.