

# Lancaster General Health Medical Office Building and Garage

City of Lancaster, Lancaster County, Pennsylvania



## Project Description:

Lancaster General Health wished to expand its facility with a new four-story medical office building totaling approximately 80,000 SF. Additionally, a new 10-level parking garage was constructed between Queen and Christian Streets to replace an existing parking garage. The new parking garage's façade was designed to complement the surrounding neighborhood's historical buildings which required approval by the Lancaster Historic Commission.

A two-tiered, enclosed pedestrian bridge, constructed over Duke Street, connects the parking garage and new medical office building with the Hospital. Extensive landscaping improvements were designed for the medical office building entrance and the entire site.

Elevation challenges included interconnecting the existing garage, the new medical office building, the two-level pedestrian bridge (with overhead clearance over Duke Street to meet PennDOT regulations), and the floor elevations of existing hospital. Also, zoning text amendments were sought with the city to allow a 10-story parking garage.

Unique to this project was ELA's work with Lancaster General Health and Cogdell Spencer Advisors, leaders in the development of ambulatory care facilities. The project team also consisted of three architects: RPA Design (Charlotte, NC), HLM Design (Philadelphia, PA) and MM Architects (Lancaster, PA). The parking garage design was provided by Walker Parking Consultants (Philadelphia, PA).



## Client / Contact

Lancaster General Health  
Joseph Puskar, Vice President of Customer  
Support Services

## Awards



Offices in Lititz & State College, Pennsylvania  
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*Exploring Possibilities....*

*...Finding Solutions*

