

## **Lenox Hill Hospital: Frequently Asked Questions from Community Board 8**

*This fact sheet provides a high-level overview of the Lenox Hill Hospital Redevelopment project and responds to the frequently asked questions submitted by Community Board 8.*

### ***I. Why does Lenox Hill Hospital need to be revitalized?***

Lenox Hill Hospital (LHH) is an essential piece of New York City's healthcare system. For over 160 years, LHH has been an anchor institution in the neighborhood, building relationships with generations of families. Our history is deeply intertwined with the evolution of our community. LHH excels in key specialties, from cardiac surgery and cancer to orthopedics and obstetrics, offering access to convenient world-class care. It also provides essential emergency and specialized care, ensuring our patients have rapid access to high-quality healthcare in critical moments. LHH treats patients from all five boroughs and plays a crucial role in providing primary care and long-term treatment for all demographics. For the Upper East Side community and their neighbors, it ensures continuity of care close to home for chronic conditions and complex surgeries. What's more, LHH serves as a place of comfort, connection, and healing. From maternity services to support groups, it provides programs that foster community well-being. LHH also drives local employment and business opportunities, contributing to the economic health of the neighborhood. In addition to LHH's patient population, our 5,000+ strong workforce is a pillar in supporting local small businesses throughout the neighborhood.

To continue providing our patients with the best care and following years of engagement with neighbors and stakeholders, we must modernize Lenox Hill Hospital to serve our patients' health care needs in the years to come. The hospital's buildings – stitched together over the past 100+ years – are not designed to current industry standards or to accommodate best practices for the next generation of care. At a moment when hospitals are closing across New York City, this investment in Lenox Hill Hospital is essential to the community and New York City.

Today, we face a critical juncture where maintaining this legacy requires a significant transformation of our facilities. This is not simply about renovating a building; it's about securing the future of healthcare for generations of New Yorkers. Healthcare needs across Manhattan are becoming increasingly complex. Population growth, the aging population, and rising demand for specialized services require a hospital that can offer more advanced and efficient care. Our success is inextricably linked to the well-being of our city. Failure to modernize and expand our capabilities will have a cascading impact, diminishing access to vital services and compromising the health of our community. The urgency of this situation cannot be overstated. We must act decisively to ensure LHH remains a beacon of hope and healing for all.

## ***II. How will the community benefit from the revitalization?***

The Upper East Side community, as well as neighbors from across the city and region, will all be supported by this investment in Lenox Hill Hospital. Benefits include:

- **Improving health outcomes** for Lenox Hill Hospital's 144,000 annual patients, including:
  - State-of-the-art operating rooms to allow the hospital to adapt space to emergent technology and new industry practices.
  - A right-sized Emergency Department to create more space to isolate infectious or immuno-compromised patients and offer all patients more comfort and privacy.
  - Single-bed patient rooms consistent with industry standards, to offer all patients added privacy, reducing infection risk and providing a more dignified experience for the patient and their families and loved ones at no additional cost to patients.
  - A dedicated Mother-Baby Hospital to better serve the more than 4,000 deliveries performed at Lenox Hill Hospital annually.
- **Investing in the long-term stability of the city's healthcare ecosystem** – at a moment of disinvestment in health care across the city – through Northwell Health's investment in Lenox Hill and medical facilities across the NYC region
- **Supporting the over 5,000 employees** who work at Lenox Hill Hospital with upgraded technology and an upgraded workplace
- **Improving neighborhood** street traffic by bringing all loading activities and ambulance services within the building and investing in the 77th Street Subway station to support neighbors and local businesses

## ***III. What is your anticipated timing for certification by the NYC Planning Commission?***

We anticipate certification as early as February 3<sup>rd</sup>, 2025, after which we will then begin the official Uniform Land Use Review Procedure (ULURP). We will continue to engage and dialogue with the community and at public hearings with the Community Board, Borough President, City Planning Commission, and City Council.

## ***IV. How have Northwell's plans changed from the version that was last submitted at CB8 on February 28, 2023?***

The project has been updated in significant ways since we first announced it in 2019. To address community feedback, we presented a revised proposal in 2023 that eliminated the residential building, decreased building height, reduced the length of construction, and improved street conditions along 76<sup>th</sup> and 77th Street. Following the community feedback received in 2023 about the height of the project, we have introduced a second possible building envelope that shifts density to the midblock and lowers the height on Lexington Avenue. Both options will

be considered as part of the land use process. We have also worked diligently to decrease the construction time to minimize impacts on our neighbors.

***V. Were the following aspects of the project reconsidered in the updated proposal: overall size (floor area), massing, plan configurations, temporary closing, and/or drive-throughs for dropping off patients and/or ambulances?***

As discussed above, there are now two potential building envelopes under consideration. Improvements to the streetscape and traffic impacts have been key considerations for the project; the proposal creates a new ambulance bay and receiving area within the building to reduce congestion along 76<sup>th</sup> and 77th Street and improve pedestrian safety. We will continue to engage with the community and elected officials about how we can be responsive to community concerns while still meeting the hospital's programmatic needs for our patients.

As previously stated, it is not feasible to close Lenox Hill Hospital during the construction period, because the hospital needs to continue to serve its patients and maintain the jobs of the 5,000+ people working there.

***VI. What is your current estimate for the total construction time required for this project?***

Lenox Hill Hospital has worked to reduce the estimated length of construction to approximately nine years for both envelopes. The construction timeline for Envelope 1 includes approximately 6 years of exterior construction and 3 years of interior construction. The construction timeline for Envelope 2 includes approximately 6.5 years of exterior construction and 2.5 years of interior construction.

***VII. Have you examined the project's environmental and traffic impacts?***

The full Draft Environmental Impact Statement (DEIS) will be available for review prior to certification on the Department of City Planning website. The rigorous environmental review conducted by multiple city agencies in conformity with the City's environmental review process (CEQR) concludes that the Project would result in significant adverse impacts with respect to two areas: 1) shadows on the garden of Eighth Church of Christ, Scientist, and 2) temporary construction noise at certain receptors surrounding the proposed construction work area. The Project would not result in any significant adverse impacts to the remaining CEQR technical areas, including Land Use, Zoning, and Public Policy, Community Facilities and Services, Open Space, Historic and Cultural Resources, Urban Design and Visual Resources, Hazardous Materials, Water and Sewer Infrastructure, Transportation, Air Quality, Greenhouse Gas Emissions and Climate Change, Noise, Public Health, and Neighborhood Character. The DEIS will also identify measures to minimize the significant adverse impacts that have been identified. The Final EIS will consider and respond to all public comments on the DEIS received during the public comment period.

***VIII. What improvements will be made to the southbound platform of the Lexington Avenue Subway? Have you examined the possibility of making the northbound platform accessible?***

As part of the proposal, Northwell has committed to significant investments in subway accessibility. Northwell is investing in a redevelopment of the southwest corner of 77th Street and Lexington Avenue to reduce congestion and improve access to the subway station, including creating off-street ADA accessibility and a larger stairway.

Northwell does not control any property on the east side of Lexington Avenue, meaning upgrades to access the northbound platform are not feasible as part of this proposal. Given its importance to the community, Northwell is willing to discuss opportunities to contribute to solutions designed to improve the northbound platform, should such opportunities arise.