

Lenox Hill Hospital Redevelopment

Community Board 8

Zoning Committee Update

January 28th, 2025



Agenda

1. Introduction
2. Project Update
3. Exterior Building Design
4. Zoning Actions
5. DEIS Overview
6. Q&A Session

Lenox Hill Hospital Redevelopment

Why We're Here

Lenox Hill Hospital strives to improve the health and quality of life for the people and communities we serve by providing world-class service and patient-centered care.

All with a simple, continuous goal: to be better tomorrow than we are today.



Why We're Here

Services Provided to Our Patients Today:

From chronic conditions to complex surgeries, LHH cares for every patient regardless of their ability to pay.

- Behavioral Health
- Cardiology
- Cardiovascular Surgery
- Emergency Medicine
- Endocrinology
- Gastroenterology
- General Surgery
- Internal Medicine
- Imaging
- Interventional Radiology
- Maternal Child Health
- Neurology
- Neurosurgery
- Medical Oncology
- Surgical Oncology
- Orthopedic Surgery
- Palliative Care
- Pathology
- Pediatrics
- And many more



Why We're Here

Investment in NYC's Healthcare Infrastructure:

- LHH's most recent facility upgrade was 60+ years ago
- Physical limitations due to size, configuration, and ceiling heights limit our ability to improve the existing facility
- Failure to modernize and expand our capabilities will have a cascading impact, diminishing access to vital services and compromising the health of our community

Clinical Necessity:

- Population growth, the aging population, and rising demand for specialized services require a hospital that can offer more advanced and efficient care
- Majority of patient beds/bathrooms are shared, which is not industry standard for several reasons, including the risk of infection and desire for patient privacy
- LHH's ED and ORs are undersized for current and projected need; poorly configured for future technology and practices

Why We're Here

Lenox Hill Hospital in the Community:

- **Free Services and Resources:** Vaccination clinics, cancer and blood pressure screenings, vision assessments, pulmonary function tests, etc.
- **Lenox Hill House Calls Program:** Providing in-home medical care to frail, chronically ill, or homebound seniors
- **Community Partnerships:** Harlem Grown, God's Love We Deliver, Carter Burden, Lenox Hill Neighborhood House, etc.
- **Local School Partnerships:** FutureReadyNYC, Lenox Life Savers, LHH Auxiliary Internships
- **Driving local employment and supporting small businesses** throughout the neighborhood



Lenox Hill Hospital Redevelopment

For Our Patients, Our Care Teams, and Our Community

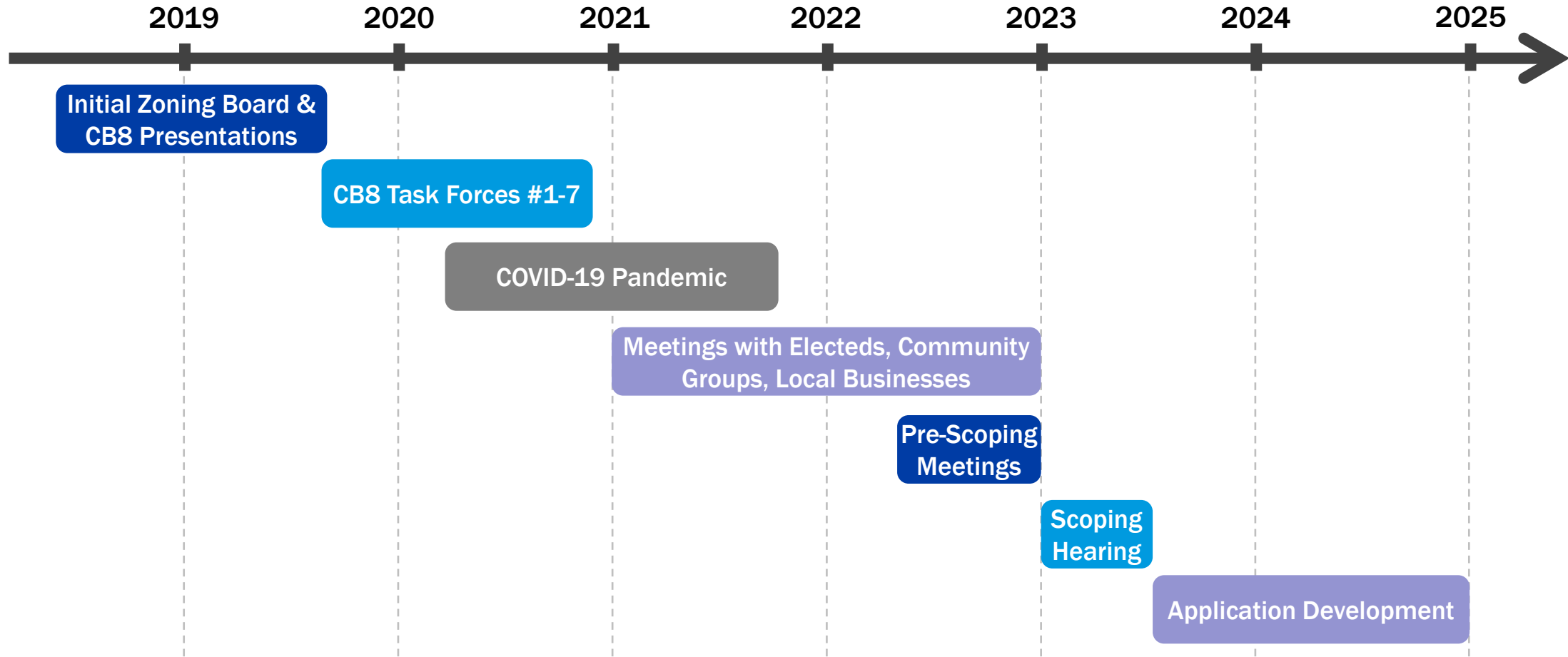
- State-of-the-art operating rooms, right-sized Emergency Department, dedicated Mother-Baby Center, single-bed patient rooms
- Strengthen the long-term stability of New York City's healthcare ecosystem
- Invest in state-of-the-art infrastructure to improve health outcomes for LHH's 144,000+ annual patients
- Support the 5,000+ employees who work at Lenox Hill Hospital with upgraded technology and workplace
- Upgrade neighborhood street traffic and invest in 77th Street Subway station

Northwell Health®



Project Development

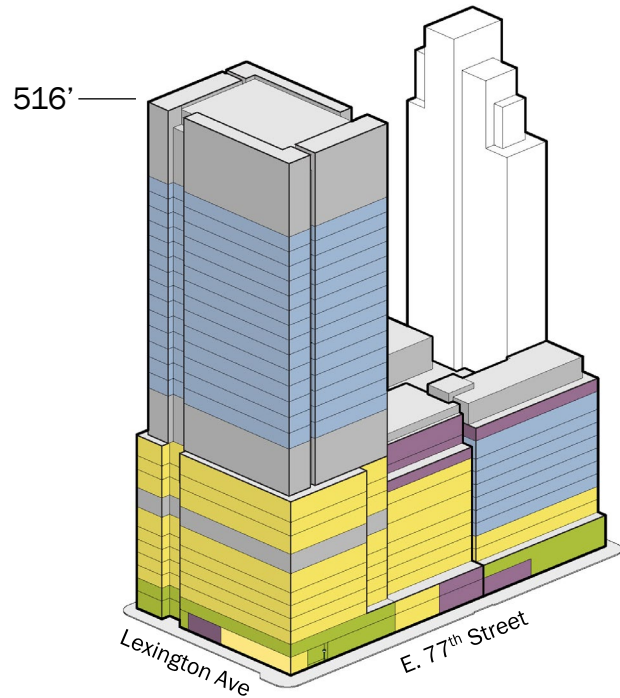
A Timeline of Lenox Hill Hospital & Community Engagement



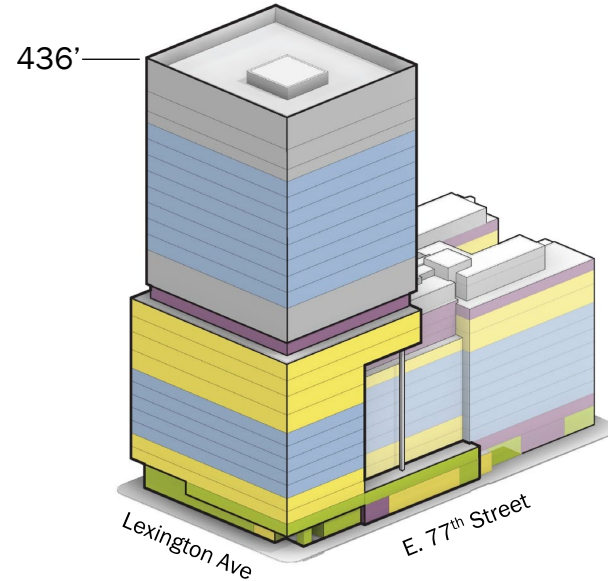
Project Development

Design Evolution from 2019 – 2023

2019 Proposal



2023 Proposal



■ Public Lobby ■ Diagnostic & Treatment ■ Inpatient Beds ■ Support ■ Mechanical

Key Changes:

- Eliminates originally proposed residential use
- Reuses more of existing hospital and significantly reduces extent of renovations
- Reduces new Lexington building height by 80 feet

Where We Are Today

Since We Last Met:

- In close partnership with DCP, we have explored opportunities to further reduce height and construction duration, in addition to developing design, massing optionality, and environmental impact analyses

As of January 28th, 2025:

- 1/2/25: Land Use Application (LUA) filed with City Planning
 - Materials posted on [Zoning Application Portal](#)
- 1/3/25: 30-Day Certification Notice sent out by City Planning

Next Steps

- **Target DEIS publication:** Friday, January 31st, 2025
- **Target Certification:** Monday, February 3rd, 2025

2025 Proposal: What's New?

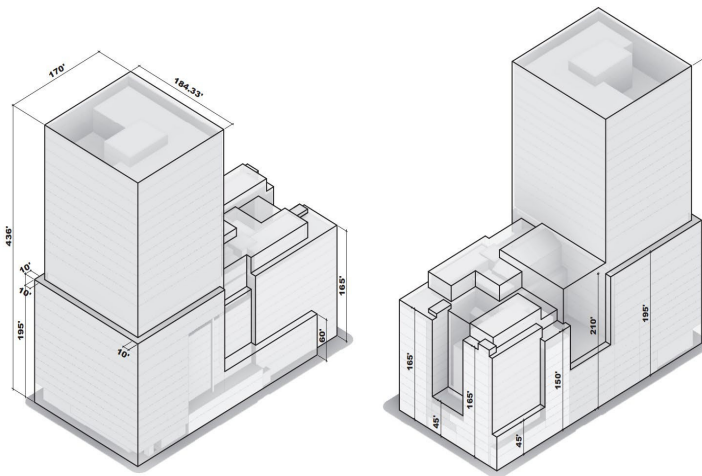
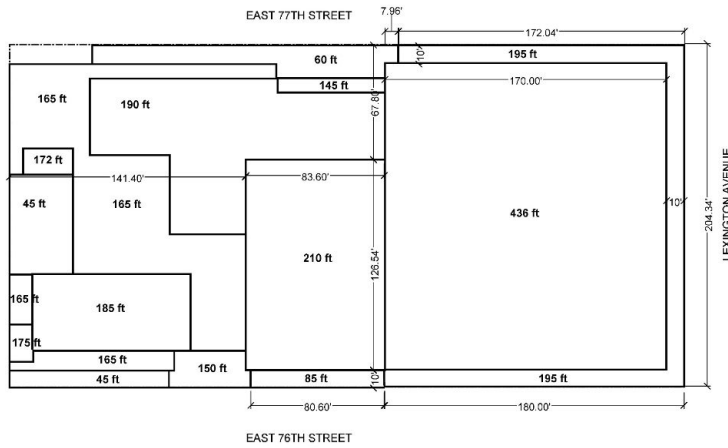
Considerations:

- Community requests to reduce building height by shifting mass into the midblock
- Operational challenges of maintaining key programs and services during midblock construction

Response:

- Following months of collaboration with City Planning, we have introduced a second envelope that lowers overall building height by expanding into the midblock
- Construction duration reduced to approximately 9 years total for both envelopes

Option 1 (Existing):



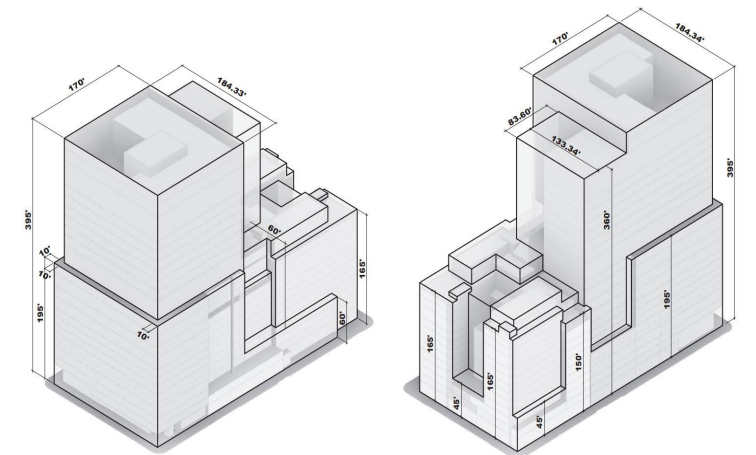
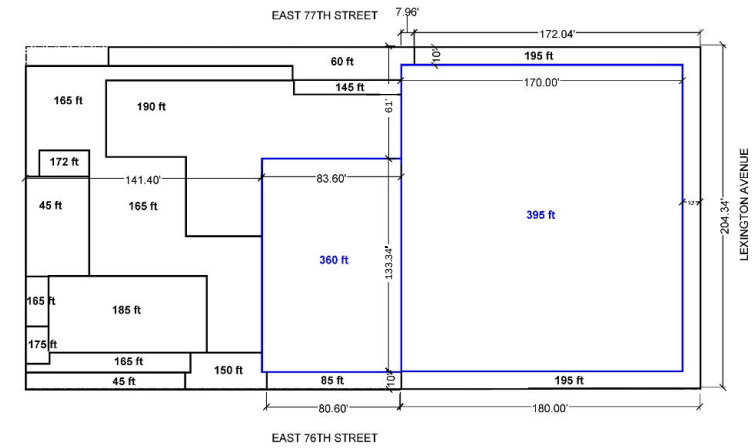
Lexington Avenue Height: 436'

Midblock Height: 195'

FAR: Up to 12.5

Construction: Approximately 6 years of external construction and 3 years of internal construction

Option 2 (New):



Lexington Avenue Height: 395'

Midblock Height: 360'

FAR: Up to 12.5

Construction: Approximately 6.5 years of external construction and 2.5 years of internal construction

Lenox Hill Hospital Redevelopment

What's the Same?

The program has not changed – both envelopes accomplish the project goals.

Project Goals:

- Redevelop Lenox Hill Hospital to meet the healthcare needs of the next generation
 - Single-bed patient rooms
 - State-of-the-art operating rooms
 - Right-sized Emergency Department
 - Dedicated Mother-Baby Center
 - Flexible design
- Improve vehicular and pedestrian circulation and safety for patients, staff, visitors, and the community
 - Internal ambulance bay
 - Expanded loading area
- Improve access to the 77th Street subway station
- Maintain ongoing hospital operations throughout construction

	CURRENT HOSPITAL	PROPOSAL
Patient Beds in <i>Single-Bed Rooms</i>	172	475
Patient Beds in <i>Shared Rooms</i>	278	0
Total Patient Beds	450	475
Operating Rooms	25	30
Emergency Dept Treatment Positions	34	48
Ambulance Bays	0	6
Imaging	20	17
Interventional	10	10
Labor, Delivery, Recovery	12	13
Materials Handling Center Bays	3	7

Estimated Project Schedule

The construction period for both envelopes is **2027 – 2036**.

Option 1

- Approx. 6 years of exterior and/or interior construction
- Approx. 3 years of interior construction only

Option 2

- Approx. 6.5 years of exterior and/or interior construction
- Approx. 2.5 years of interior construction only
- Key Difference from Option 1: Extended exterior and superstructure work in the midblock

Exterior Construction Activities

- *Site Demolition*
- *Excavation/Foundations*
- *Superstructure*
- *Exteriors*

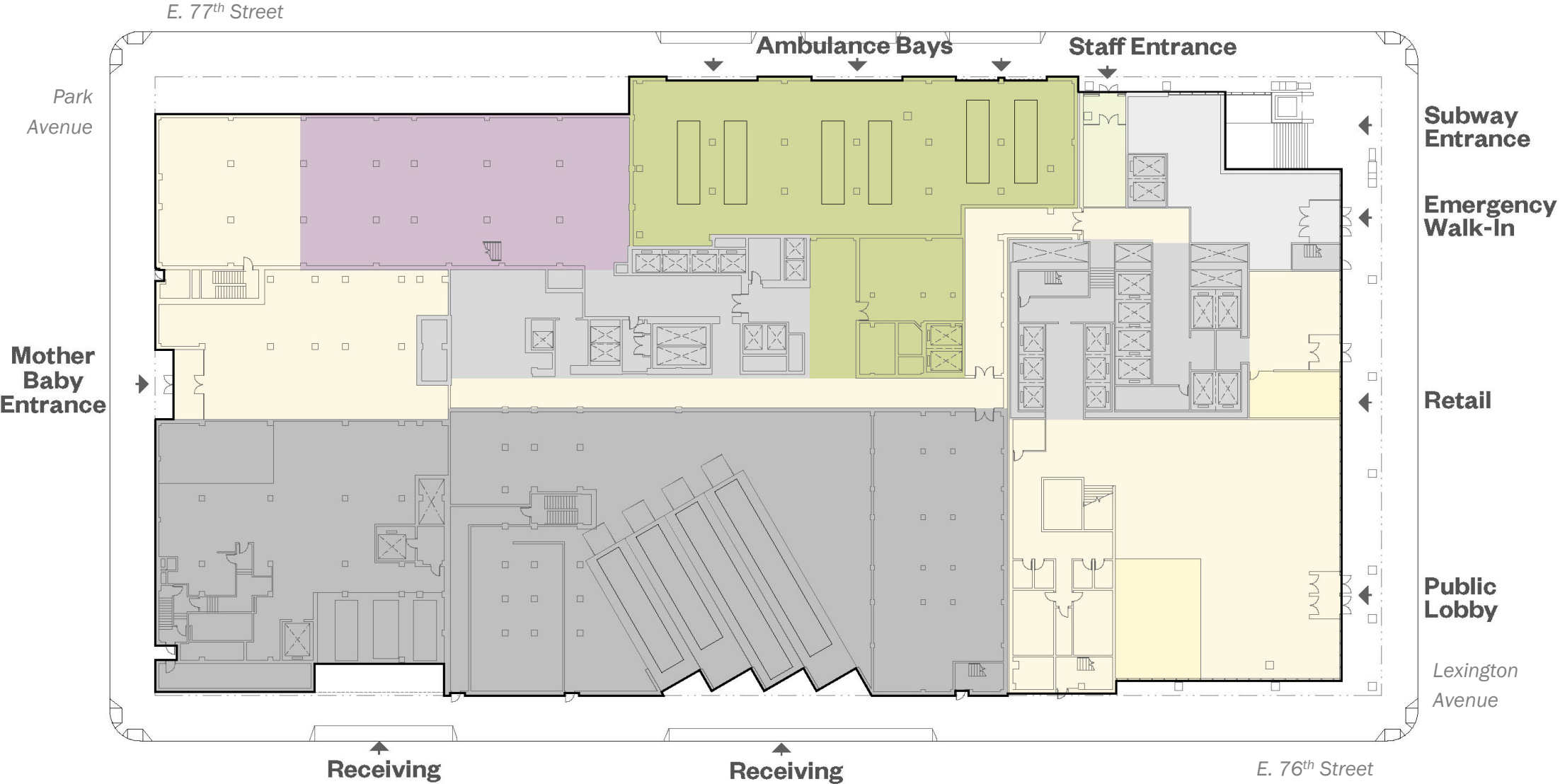
Interior Construction Activities

- *Fit-Out*
- *Renovations*

Exterior Building Design

Tomas Rossant
Ennead Architects

Ground Floor Plan



Option 1



Option 2



Option 1 vs. Option 2



Option 1 vs. Option 2



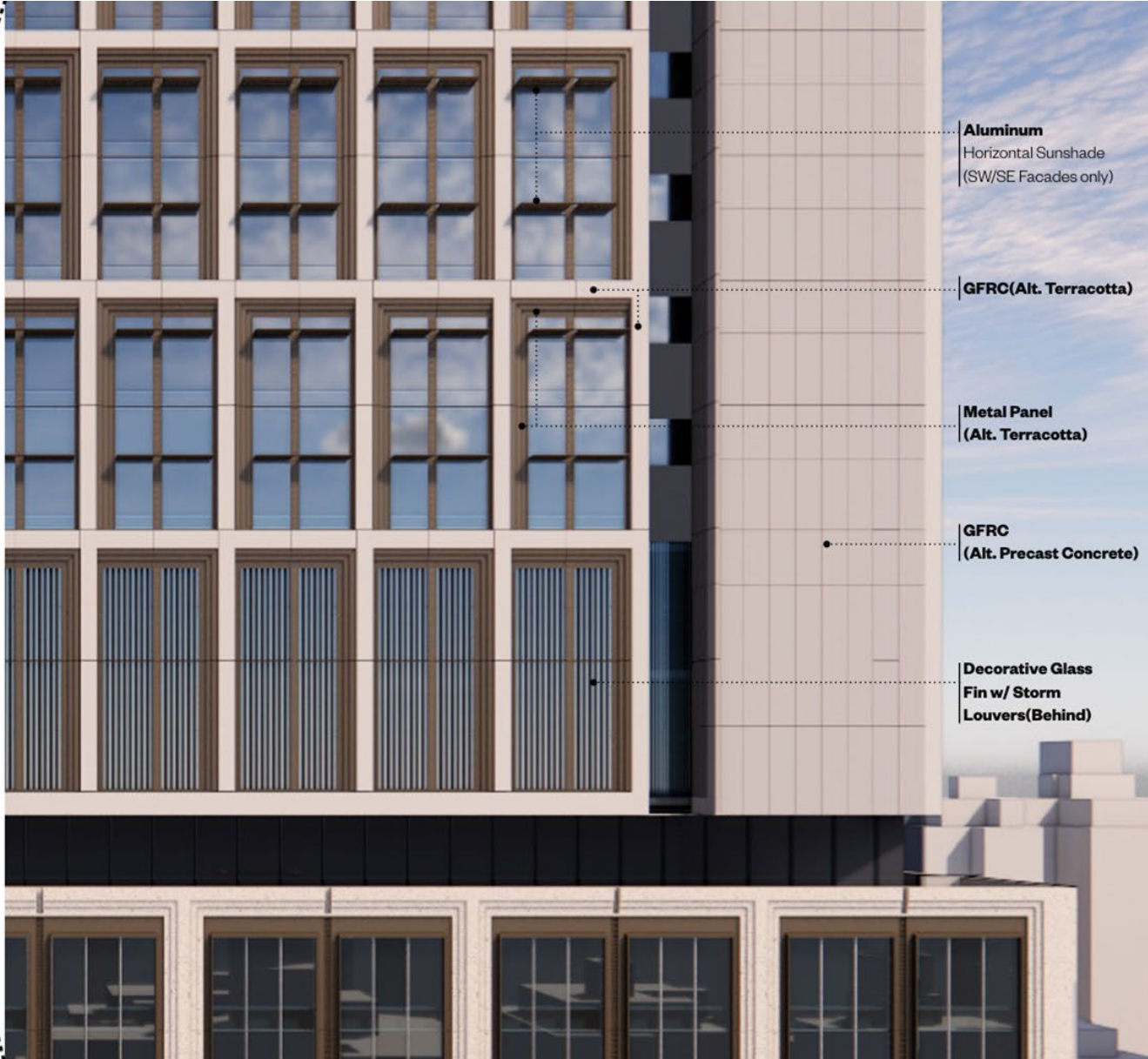
Option 1 vs. Option 2



Option 1 vs. Option 2



Materiality & Character



Zoning Actions

Nick Williams

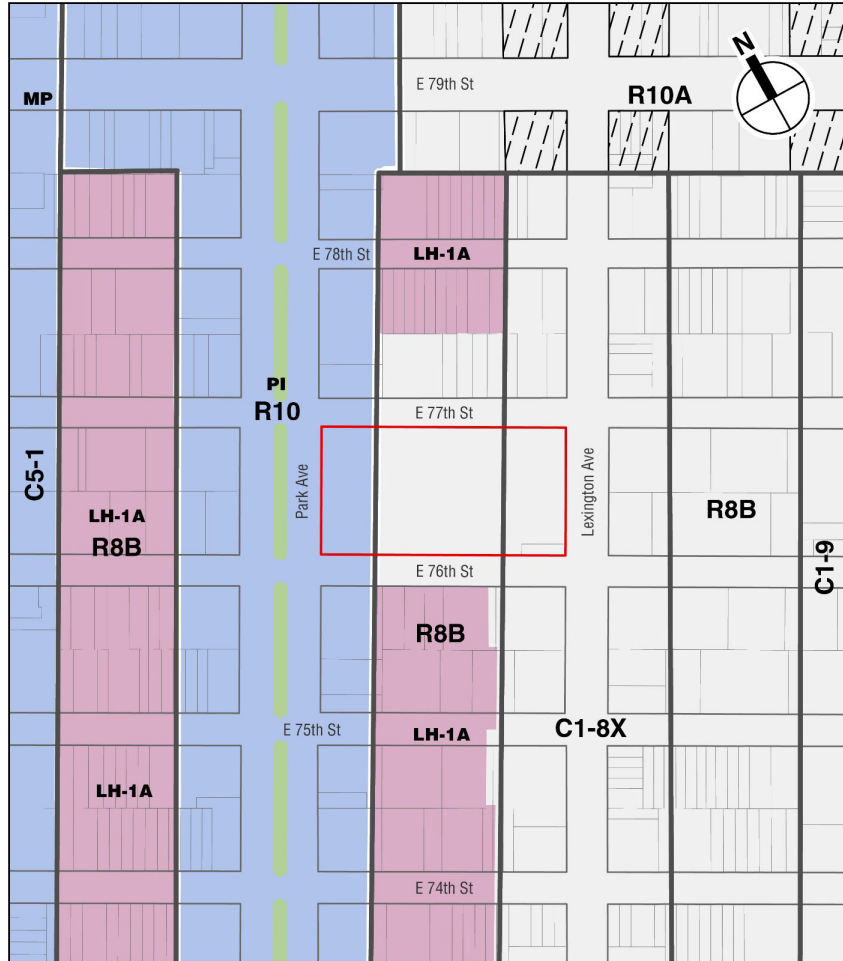
Fried, Frank, Harris, Shriver & Jacobson LLP

Summary of Actions

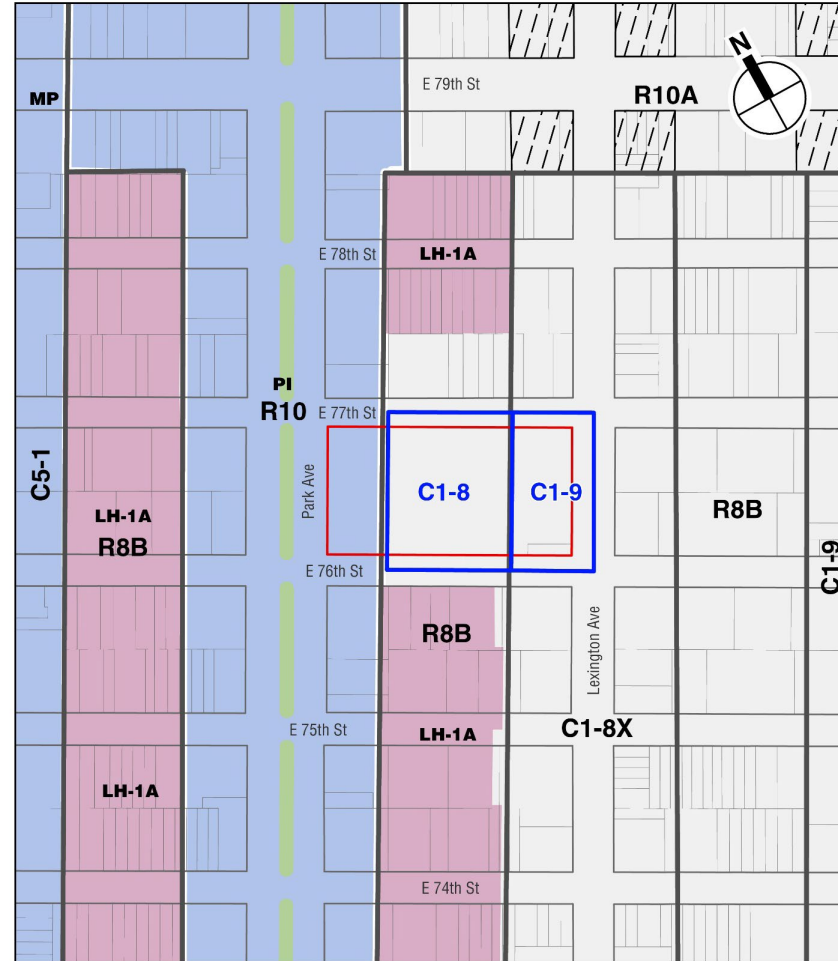
1. Zoning Map Amendment
2. Zoning Text Amendment
3. Special Permit for Hospital Redevelopment
4. Authorization for Transit Improvements
5. Certification of Transit Easement Volume









Zoning Map Amendment

Current Zoning Map



Proposed Zoning Map



-  Hospital Block
-  Zoning District Boundaries
-  C1-5 Commercial Overlay District
-  Park Avenue Malls
-  Limited Height District (LH-1A)
-  Special Park Improvement District (PI)
-  Special Madison Avenue Preservation District (MP)
-  Proposed Zoning

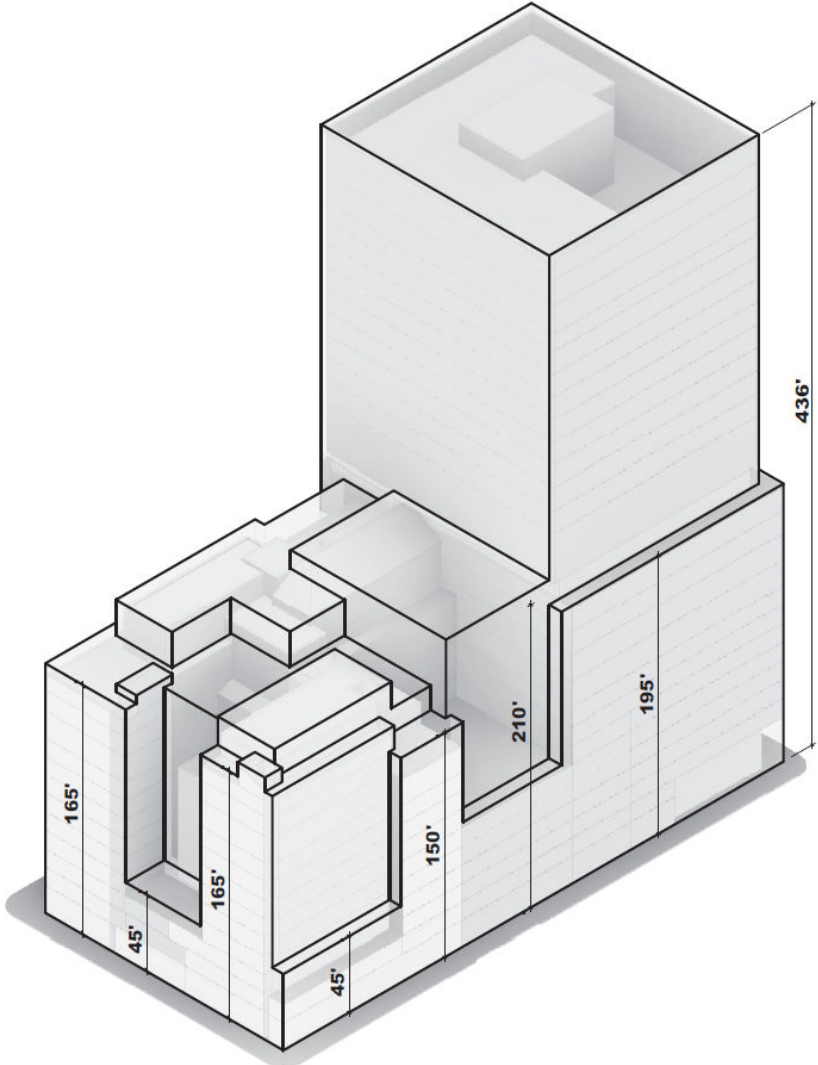
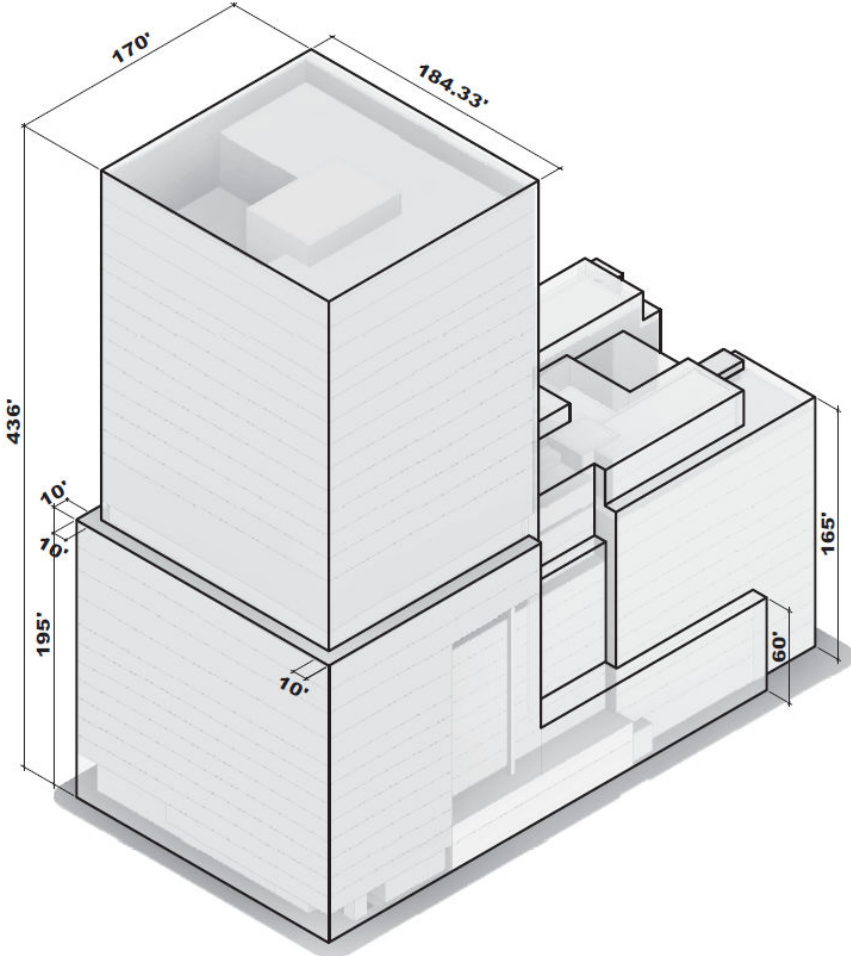
Zoning Text Amendments

1. Amendment to Article VII, Chapter 4 to create a new special permit (ZR Section 74-904) to allow a floor area bonus and modification of bulk regulations to facilitate the enlargement of Use Group III hospitals where the existing facilities occupy a full block that is located in R9, R10 or equivalent Commercial Districts and partially within the Park Improvement District.
2. Amendment to ZR Section 66-513 allow the new special permit to be used in conjunction with a transit improvement bonus.
3. Amendment to ZR Section 92-21 to make the hospital special permit available in the Park Improvement District.
4. Amendment to Appendix F to make the rezoned area a Mandatory Inclusionary Housing area.

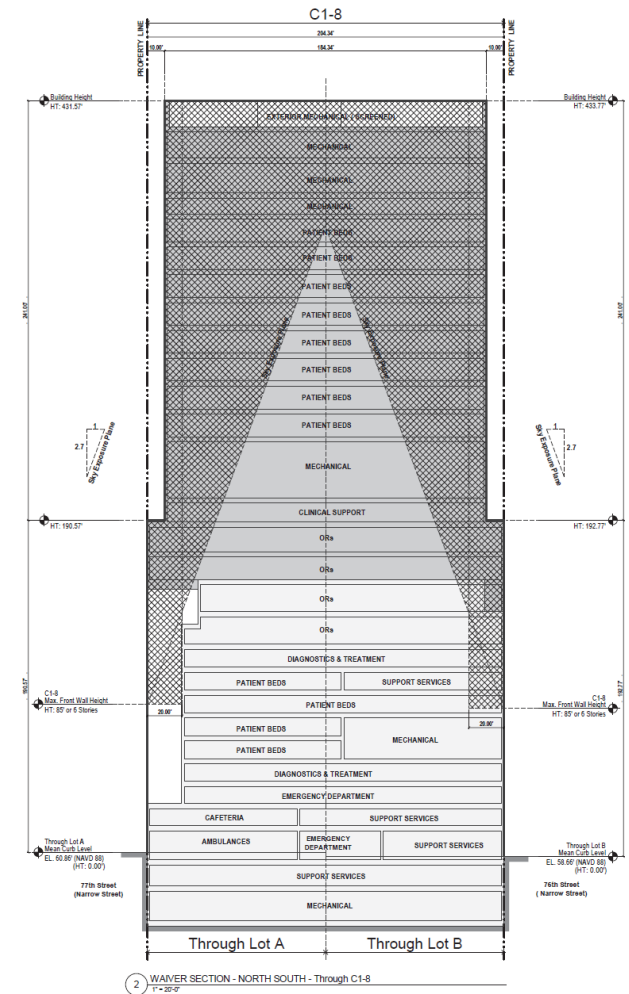
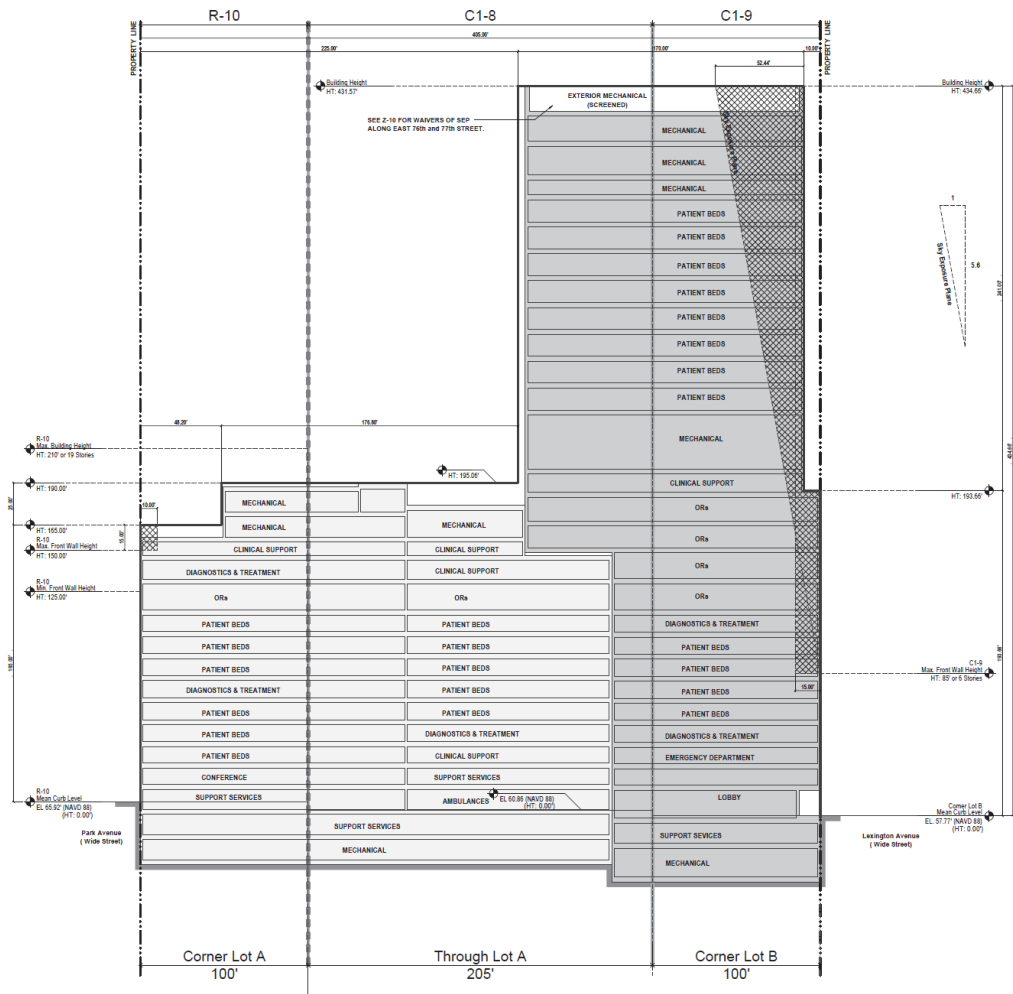
Hospital Special Permit

1. Allow a 20% (2.0 FAR) floor area bonus for the upgraded hospital.
2. Allow the project to incorporate 0.5 FAR of additional transit bonus.
3. Allow modification of height and setback and other bulk controls.
4. Establish a maximum envelope for development on the project block.

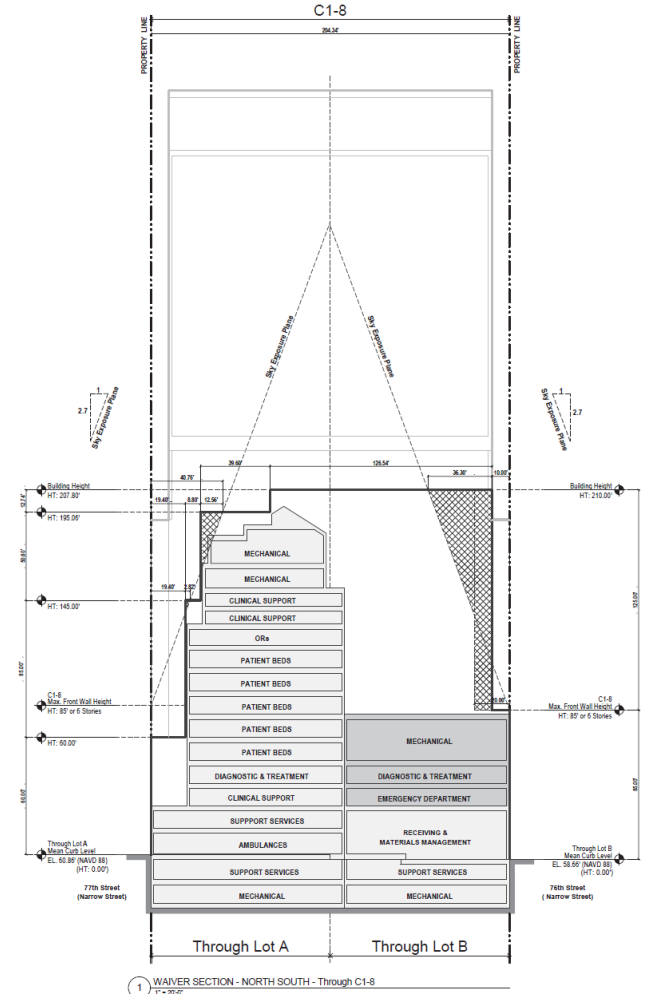
Option 1



Option 1: Waiver Sections

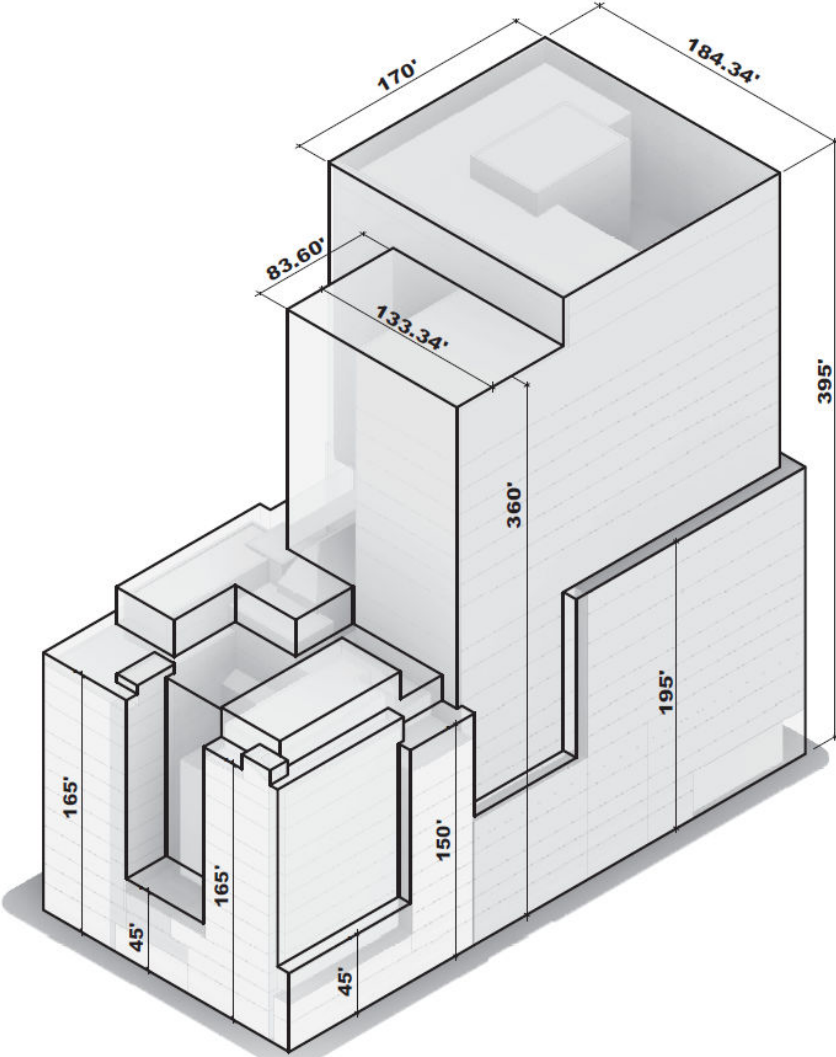
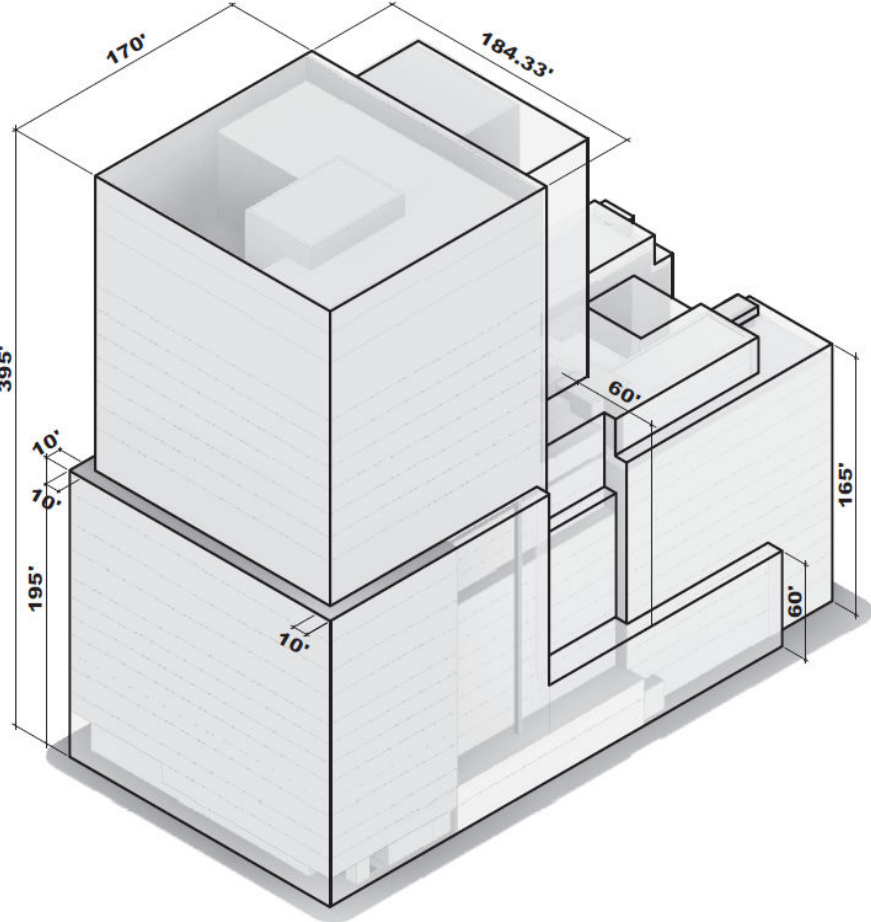


② WAIVER SECTION - NORTH SOUTH - Through C1-8
1"=25'

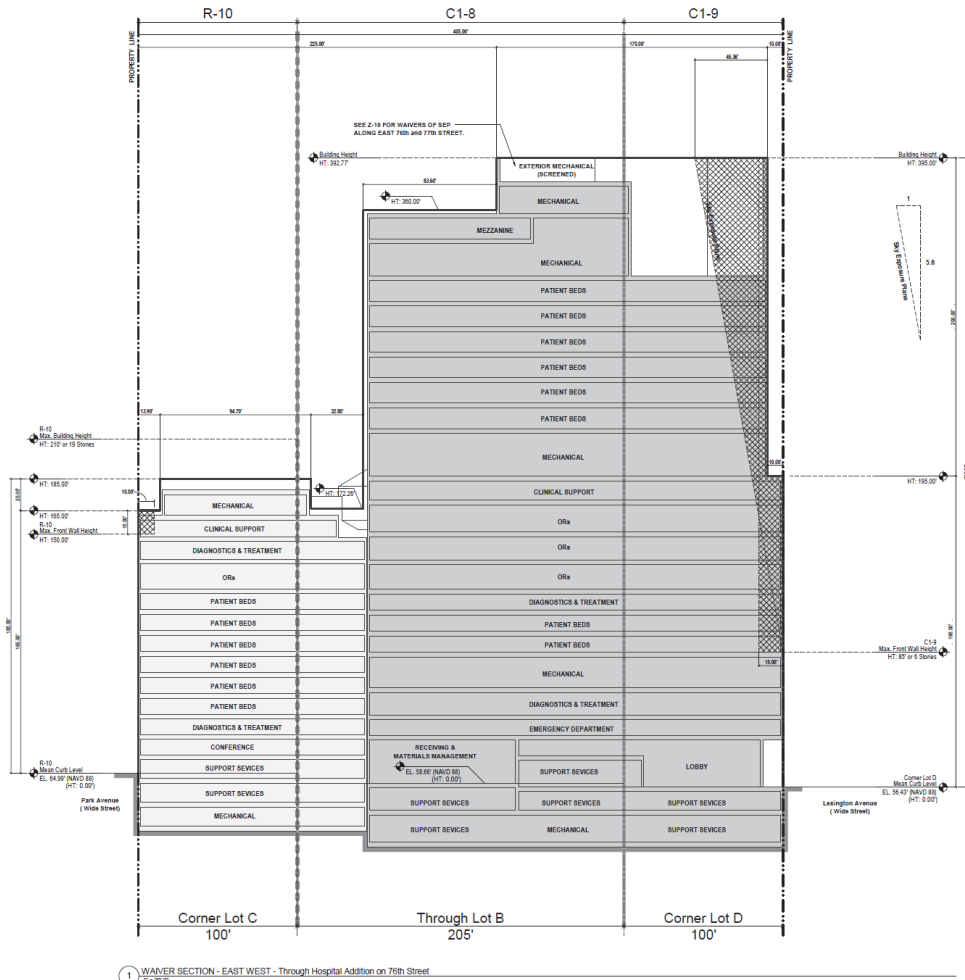


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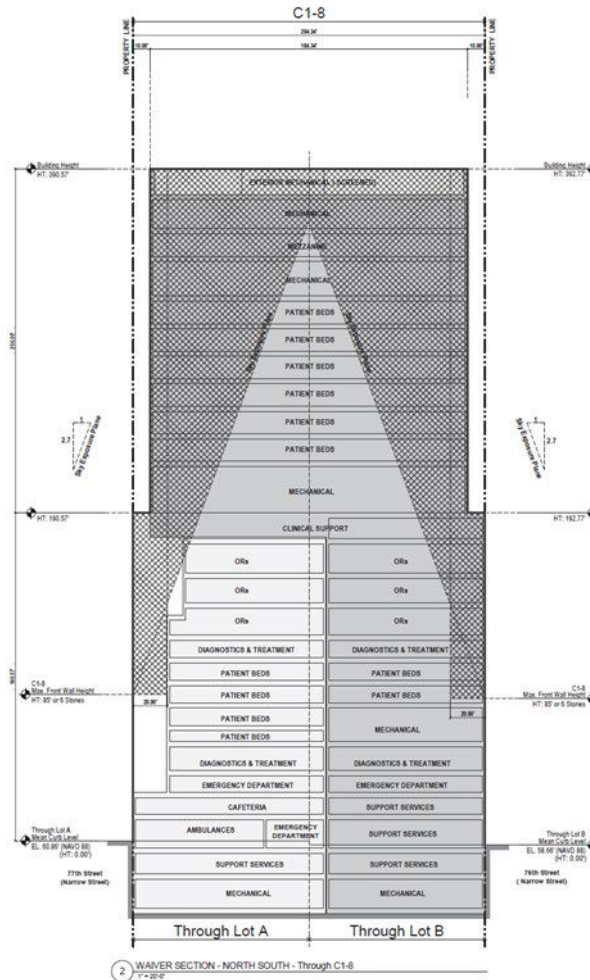
Option 2



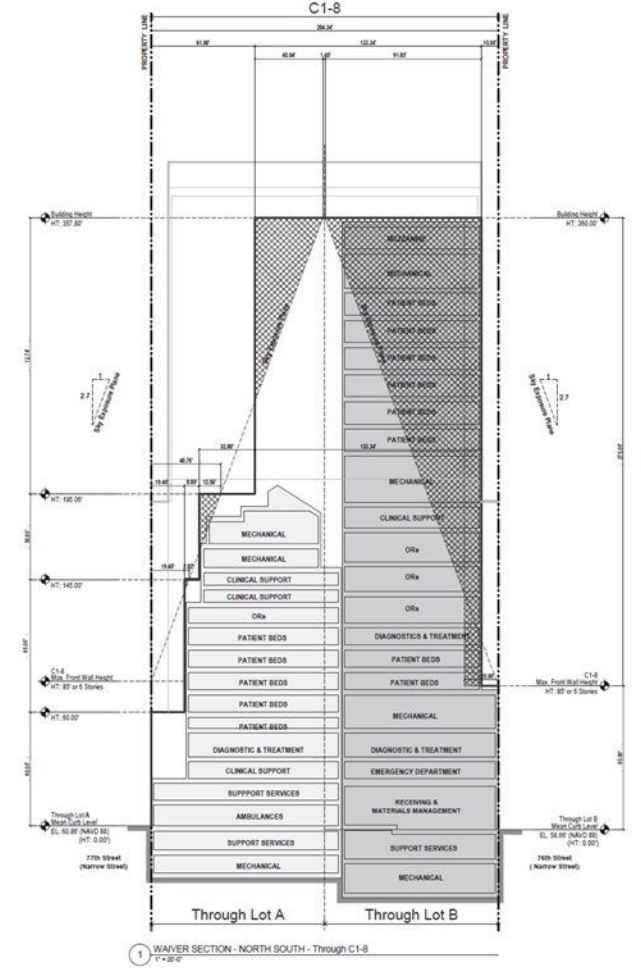
Option 2: Waiver Sections



1 WAIVER SECTION - EAST WEST - Through Hospital Addition on 76th Street
1" = 20'-0"



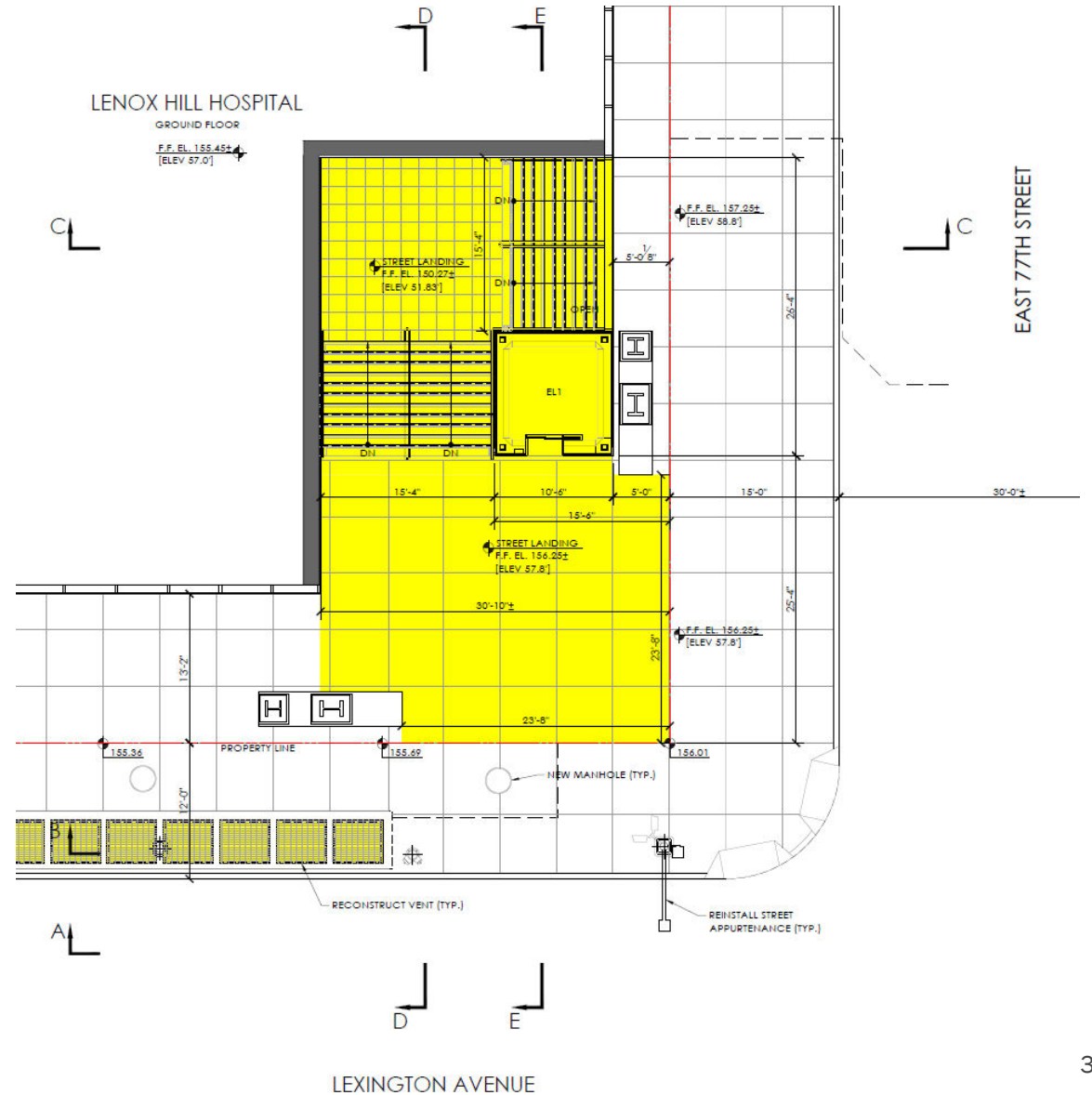
2 WAIVER SECTION - NORTH SOUTH - Through C1-8
1" = 20'-0"



1 WAIVER SECTION - NORTH SOUTH - Through C1-8
1" = 20'-0"

Transit Authorization and Certification

1. Replacement of sidewalk stairs with new 15'-4" wide stairway within easement volume
2. ADA access between subway platform, mezzanine and street level
3. Floor area bonus of 0.5 FAR



DEIS Overview

Lisa Lau
AKRF

DEIS CEQR Technical Areas

As described in the Draft Scope of Work, the analyses to be presented in the DEIS will assess future conditions without the Proposed Project (the “No Action Condition”) and with the Proposed Project (the “With Action Condition”) in 2036 (the “Build Year”).

- Land Use, Zoning and Public Policy
- Community Facilities
- Open Space
- Shadows
- 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
- Neighborhood Character
- Construction Impacts
- Mitigation
- Alternatives

Significant Adverse Impacts

- **Shadows:** Limited to the garden owned and maintained by the Eighth Church of Christ, Scientist
- **Construction Noise:** Temporary significant adverse impacts related to noise at receptors surrounding the proposed construction work area
- Measures to mitigate significant adverse impacts will be explored in the Mitigation chapter of the DEIS.



Q&A Session