Lenox Hill Hospital

Community Board 8

February 28, 2023

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Northwell Health®

Northwell Health Mission Statement

We strive to improve the health of the communities we serve and are committed to:

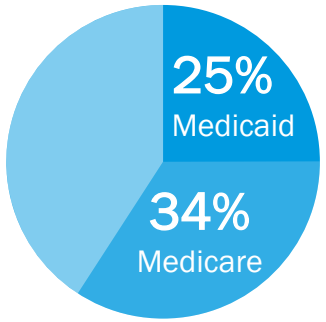
- Providing the highest quality clinical care
- Educating the current and future generations of healthcare professionals
- Searching for new advances in medicine through the conduct of biomedical research
- Promoting health education
- Caring for the entire community regardless of the ability to pay

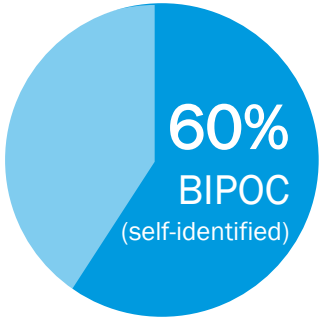
Northwell in NYC

838,000+
unique patients

3 million+
patient visits

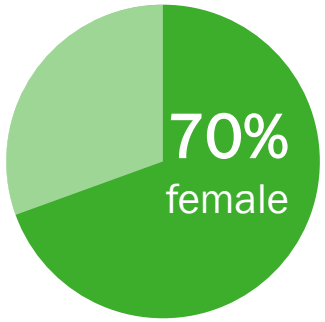
Hospital & Outpatient

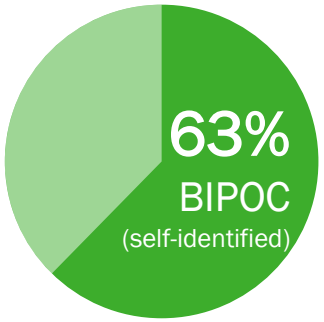




Hospital

40,000
team members
live or work
in NYC





Northwell hospitals and ambulatory surgery facilities care for more NYC residents than any other health system.

BIPOC: Black, Indigenous, and People of Color

Supporting NYC's Healthcare Ecosystem

- Hospitals
- Safety Net Partners
- Ambulatory Surgery Centers
- Cancer Centers
- Community Partnerships
- Dialysis Centers
- Imaging Centers
- Lab Patient Service Centers
- Primary Care Locations
- Specialty Care Locations
- Urgent Care Locations

* Affiliate

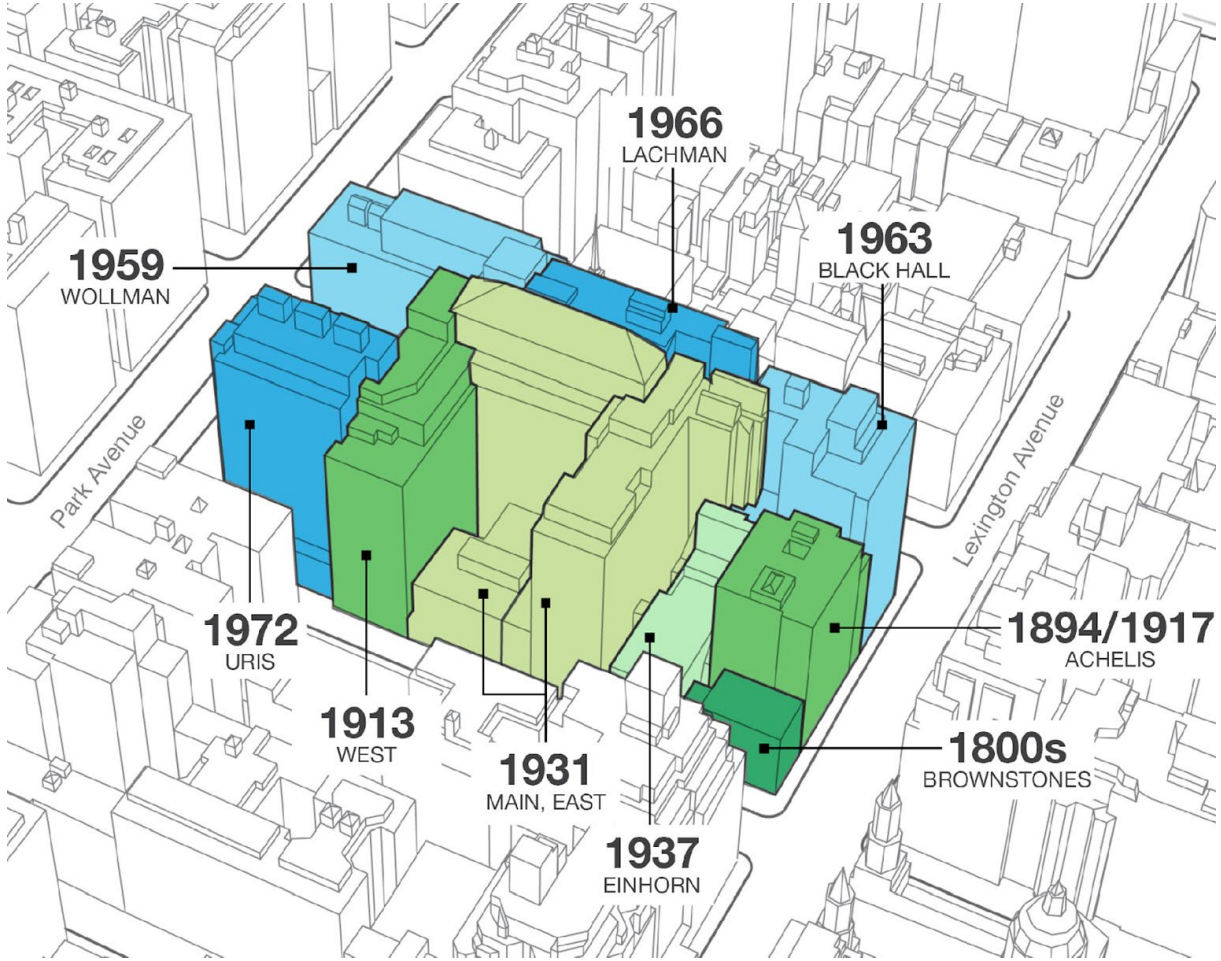
Lenox Hill Hospital

Serving NYC for over 160 years

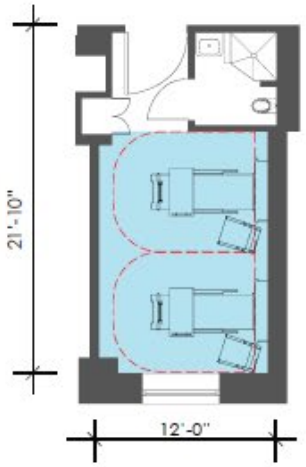
- 450 bed acute care facility
- 144,000+ patient visits annually, including:
  - 4,000+ deliveries
  - 37K+ treat and release / 50K+ total emergency room visits
- Serving patients from 241 different zip codes throughout the five boroughs
- Employing 4,000+ team members
- Recognized for highest quality care
  - Top 50 ranking nationally in nine specialties (U.S. News & World Report)
  - Top 50 Best Hospitals in U.S. (Healthgrades)

To continue to provide highest quality care, the Lenox Hill Hospital facility must be reimagined

- 10 separate buildings stitched together over 100+ years
- Most recent building was constructed over 50 years ago
- Significant improvements since 2010, but physical limitations due to size, configuration, and ceiling heights
- Majority of beds are in shared patient rooms
- Operating rooms are undersized and poorly configured for future technology and practices
- Emergency department is undersized for current and projected need

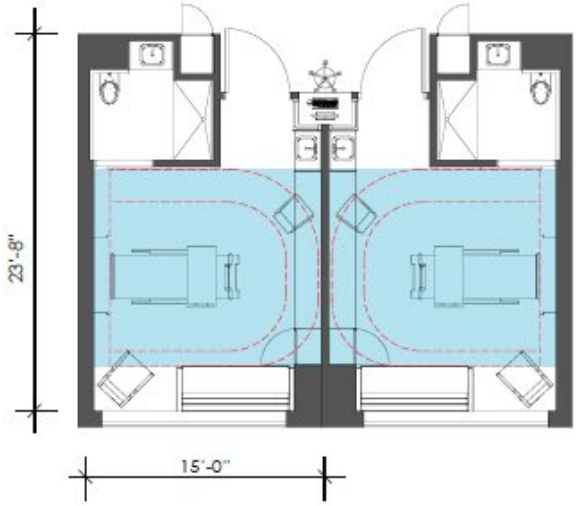


Revitalization Drivers: Single-Bed Patient Rooms



Existing Patient Room

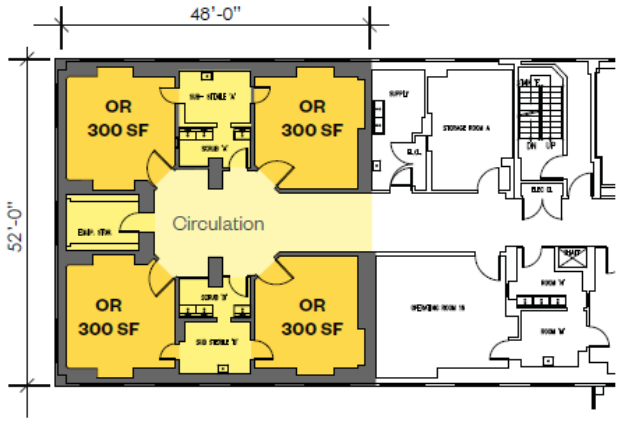
- Double Occupancy
- Increased risk of infection
- Not designed to current code
- No caregiver zone
- No family space



Industry Standard Patient Room

- Single Occupancy
- Caregiver zone
- Family space
- Patient confidentiality

Revitalization Drivers: State-of-the-Art Operating Rooms



Existing Operating Room

(300 - 500 SF per OR)

Industry Standard Operating Room

(600 - 1,000+ SF per OR)

- Separation of restricted circulation
- Dedicated path for sterile supplies
- Rooms sized to support image-guided procedures and robotics
- Control rooms and dedicated space for IT equipment

Revitalization Drivers: Right-Sized Emergency Department

Existing Emergency Department

- Primarily composed of curtained treatment bays
- Limited isolation provisions for infectious or immuno-compromised patients
- "Landlocked" within the existing hospital making growth and expansion extremely difficult

Industry Standard Emergency Department

- Private exam rooms for comfort, safety, and privacy
- Isolation for infectious or immuno-compromised patients
- Dedicated imaging rooms
- Expanded mass casualty response area

Revitalization Drivers: Addressing Access & Street Environment

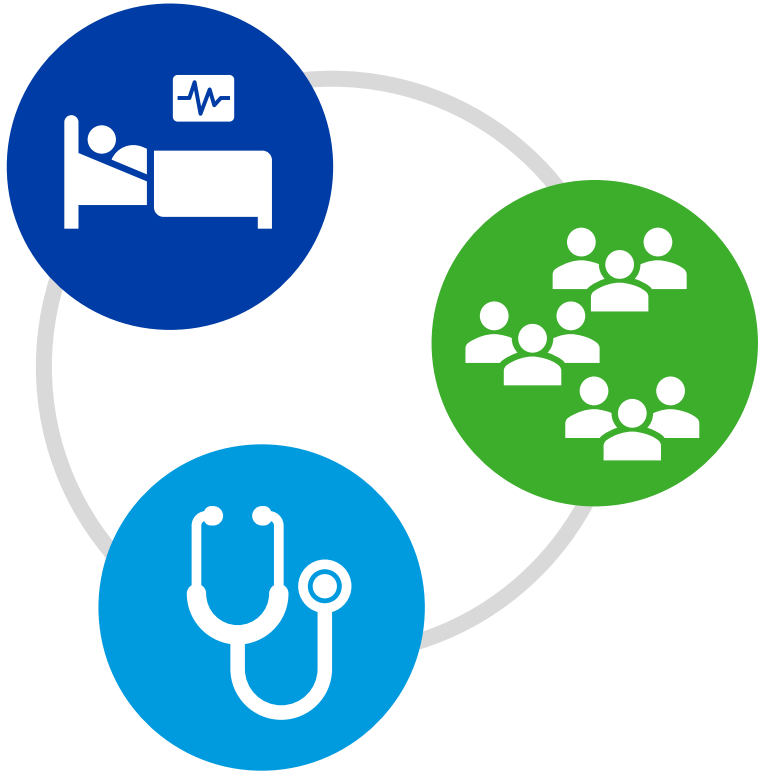
A Day in the Life: Patient, Care Team, Community

Patients & Families

- Better outcomes
- More dignified care
- Less stressful/healing environment

Care Teams

- More time delivering patient care
- Addressing a wider range of patient needs
- Better work environment conditions/mental health



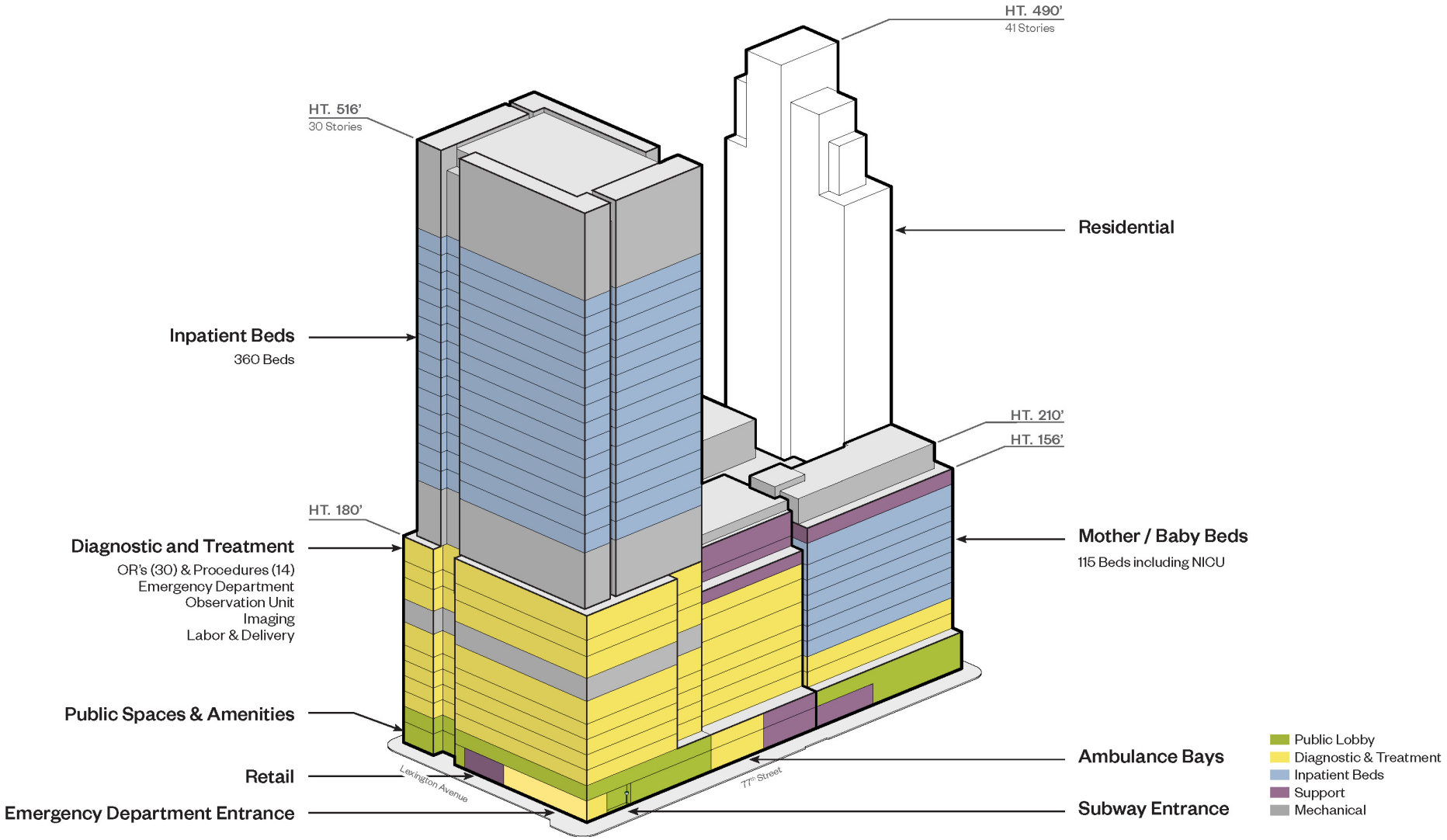
Neighborhood & Community

- More comfortable, less congested sidewalks
- Reduced hospital-related activity on the street; more within hospital building
- Improved subway access

Project Overview

- Renew 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*

Original Proposal



Original Proposal

OUTREACH

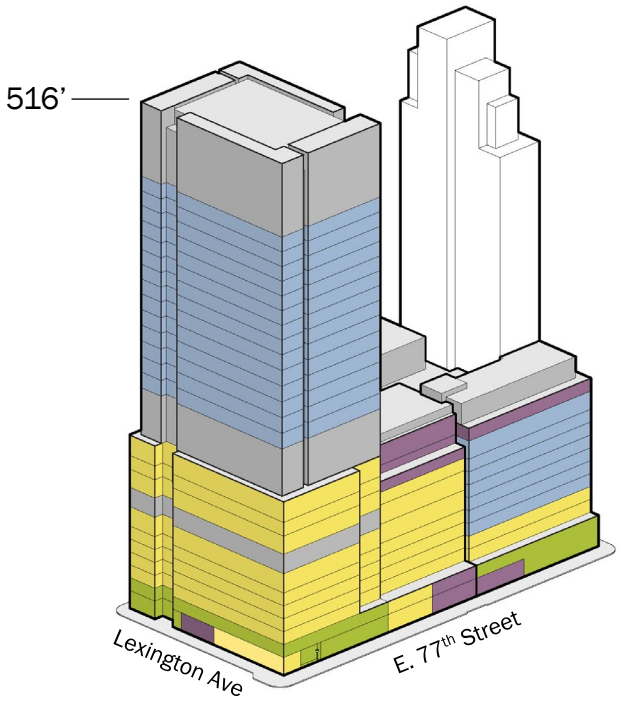
- Community Board 8 meeting #1 *(Mar 28, 2019)*
- LHH Redevelopment Open House *(Sep 12, 2019)*
- Community Board 8 meeting #2 *(Sep 19, 2019)*
- Borough President Brewer / Council Member Powers Task Force *(Dec 2019 – Nov 2020)*
  1. Introducing Plan to Renew Lenox Hill Hospital
  2. Program and Requirements of a State-of-the-Art Hospital
  3. Zoning, Bulk, and Building Height
  4. Bed Need Methodology
  5. Project Status & COVID Response
  6. Revised Proposal
  7. Feedback Session

FEEDBACK

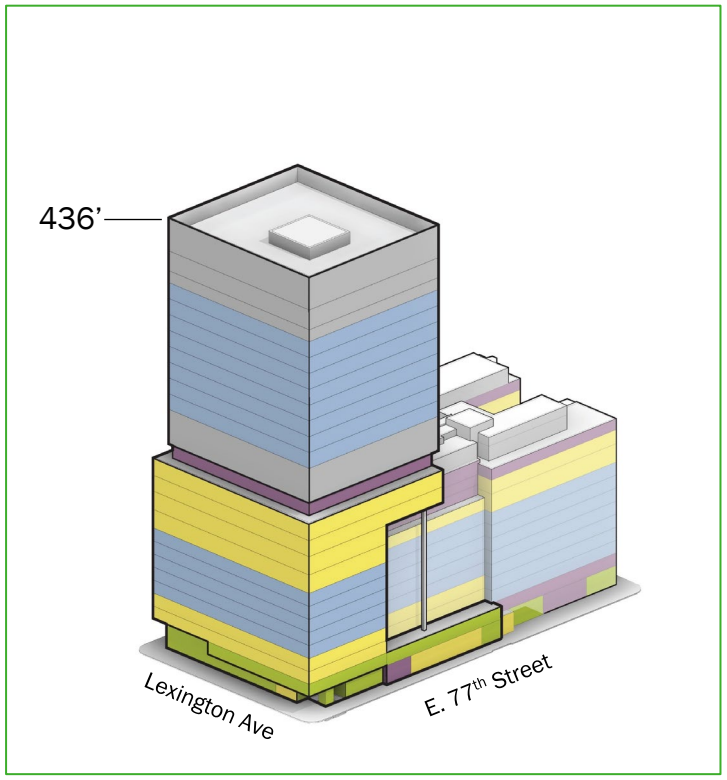
- General support of Lenox Hill Hospital as neighborhood institution
- Recognize need for hospital revitalization and contemporary hospital space
- Residential component should not be included as part of project
- Height of proposed hospital building on Lexington Avenue should be reduced
- Existing zoning bulk controls should be followed
- Reduce construction duration

Revised Proposal

ORIGINAL



REVISED



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

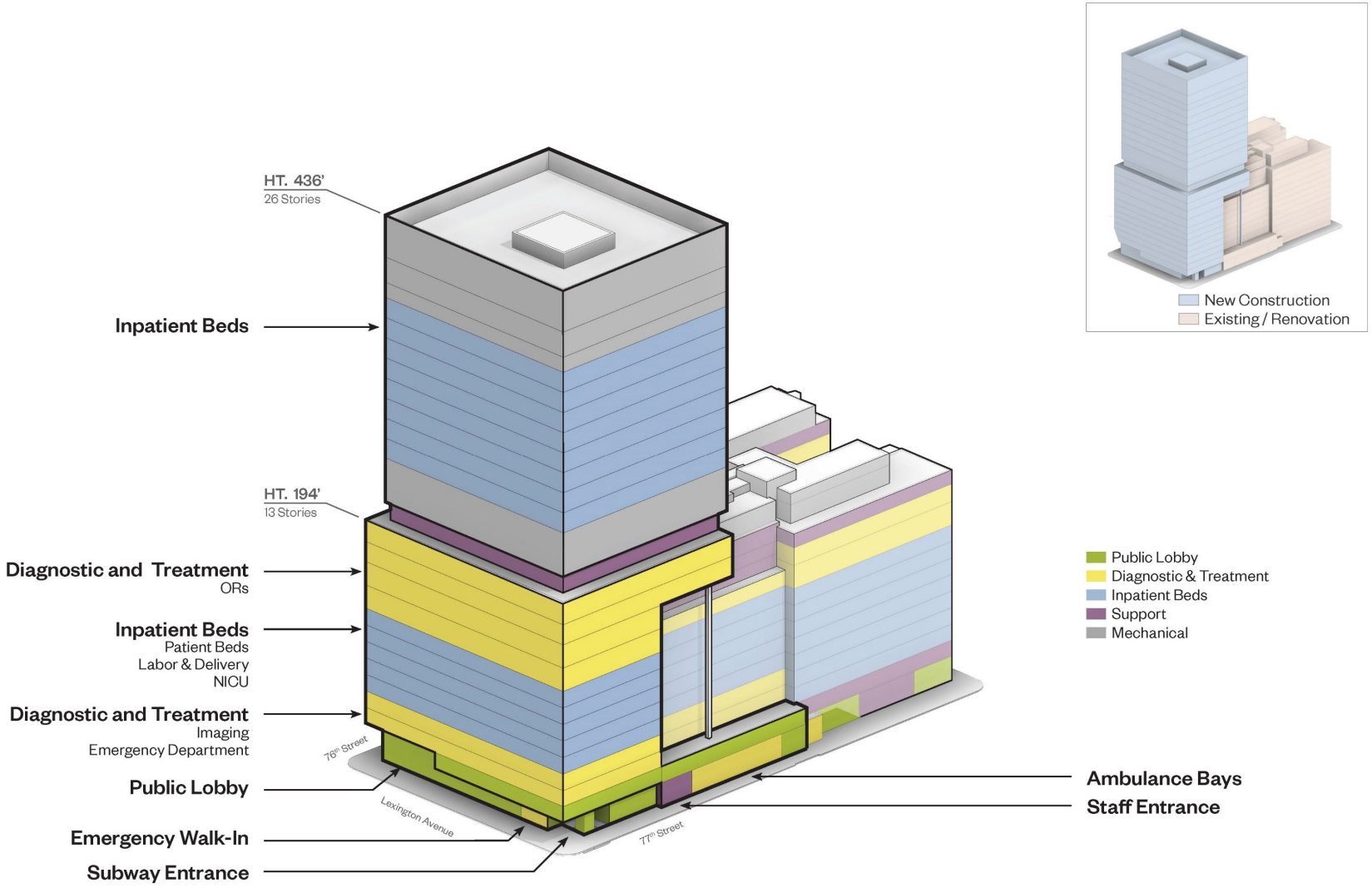
Revised Plan Concept

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

Illustrative Rendering

View from Lexington Avenue
(looking south)

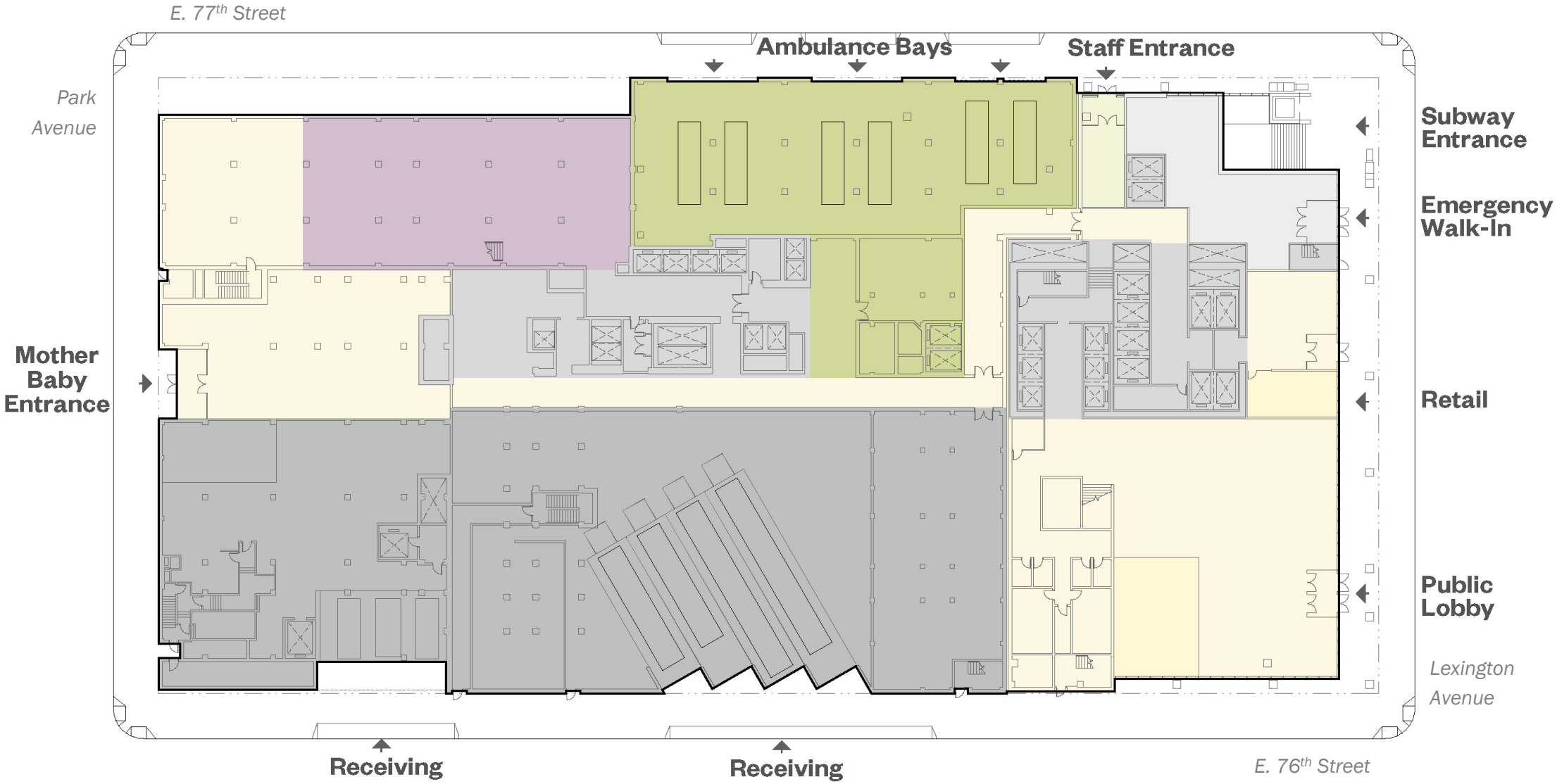
Proposal


HT. 436'
26 Stories
Inpatient Beds
HT. 194'
13 Stories
Diagnostic and Treatment
ORs
Inpatient Beds
Patient Beds
Labor & Delivery
NICU
Diagnostic and Treatment
Imaging
Emergency Department
Public Lobby
Emergency Walk-In
Subway Entrance
76th Street
Lexington Avenue
77th Street
Ambulance Bays
Staff Entrance
New Construction
Existing / Renovation
Public Lobby
Diagnostic & Treatment
Inpatient Beds
Support
Mechanical

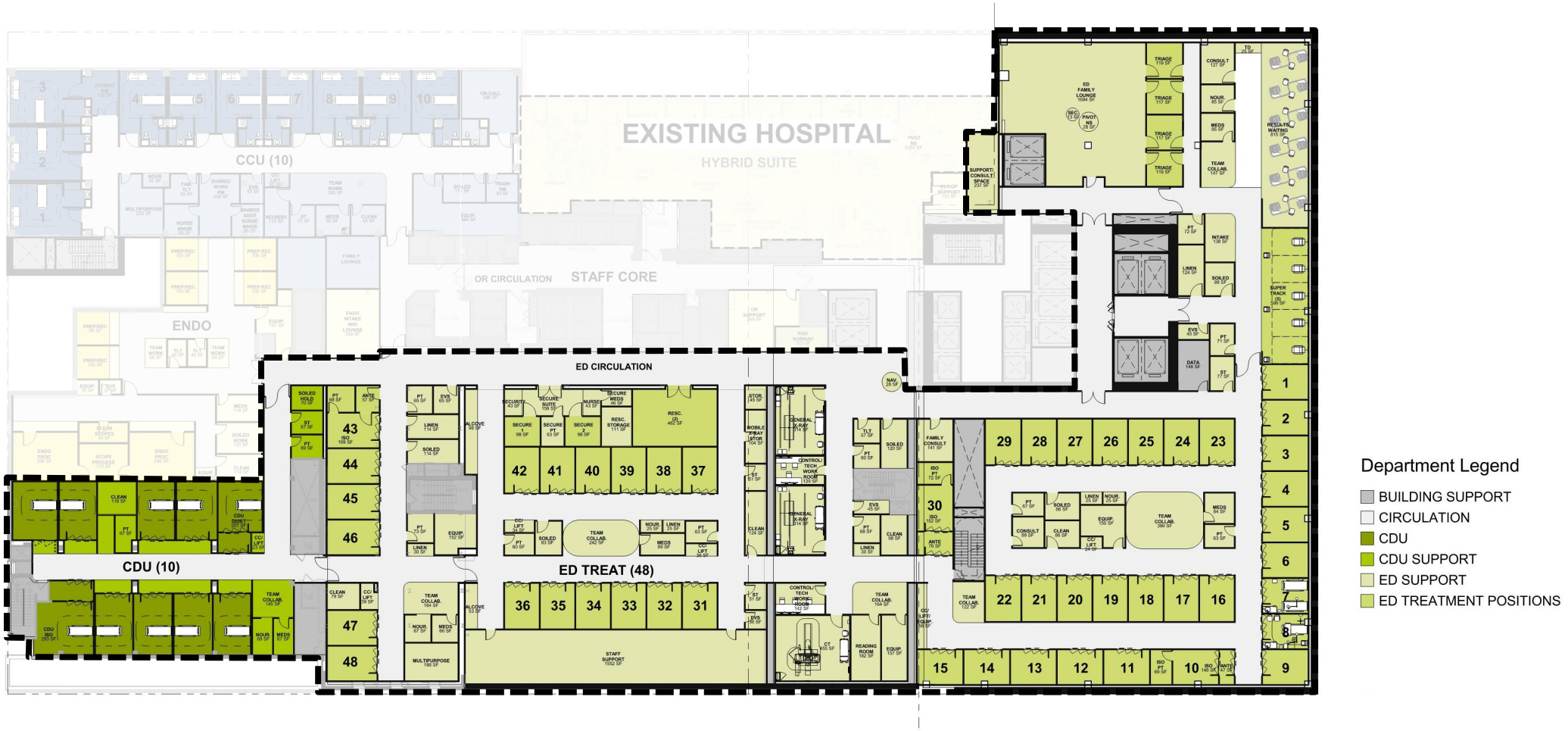
Program Summary

	CURRENT HOSPITAL	PROPOSAL
Patient Beds in *Single-Bed Rooms*	172	475
Patient Beds in *Shared Rooms*	278	0
Total Patient Beds	450	475
Operating Rooms	25	30
Emergency Department Treatment Positions	34	48
Ambulance Bays	0	6
Imaging	20	17
Interventional	10	10
Labor, Delivery, Recovery	12	13
Receiving Bays	3	7

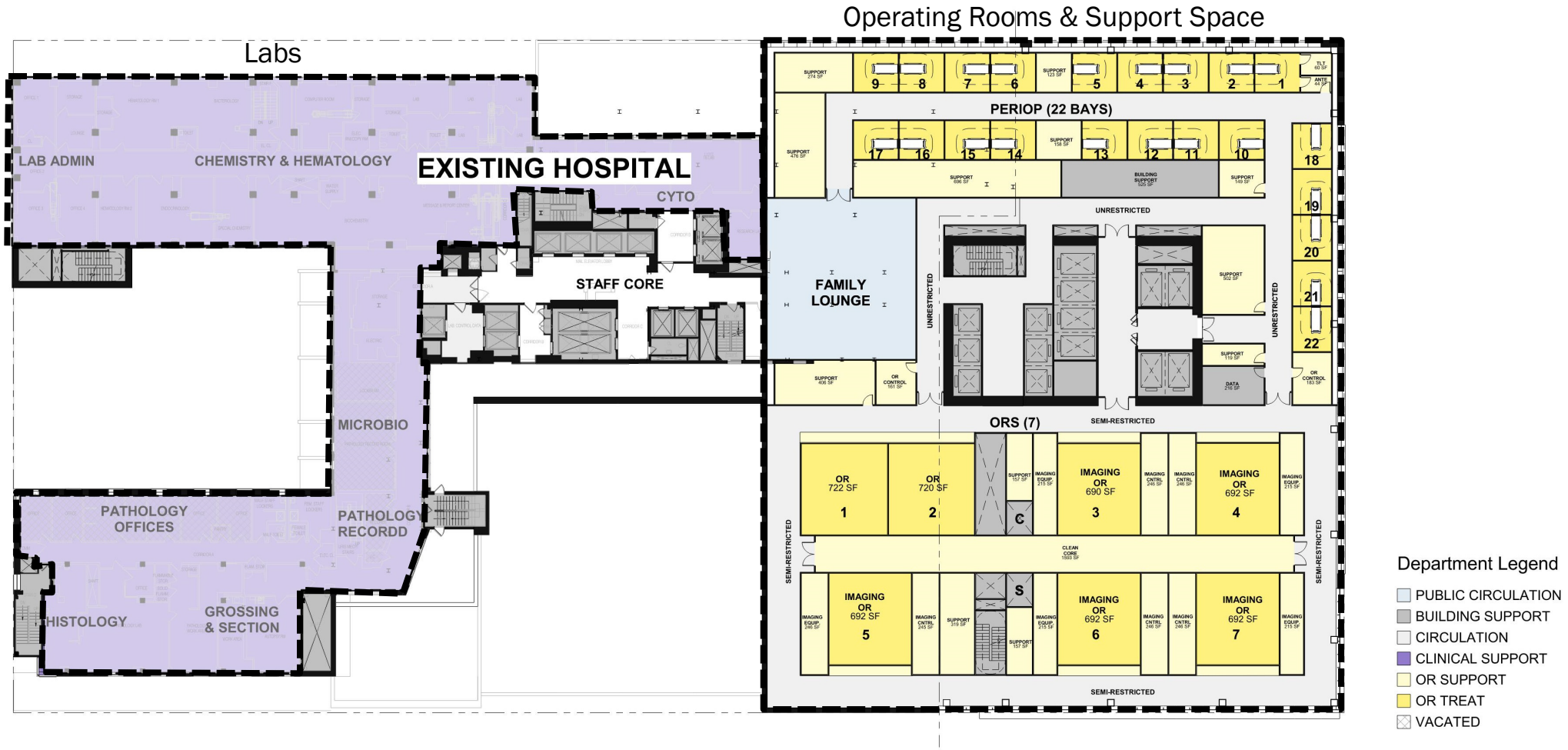
Ground Floor



Emergency Department



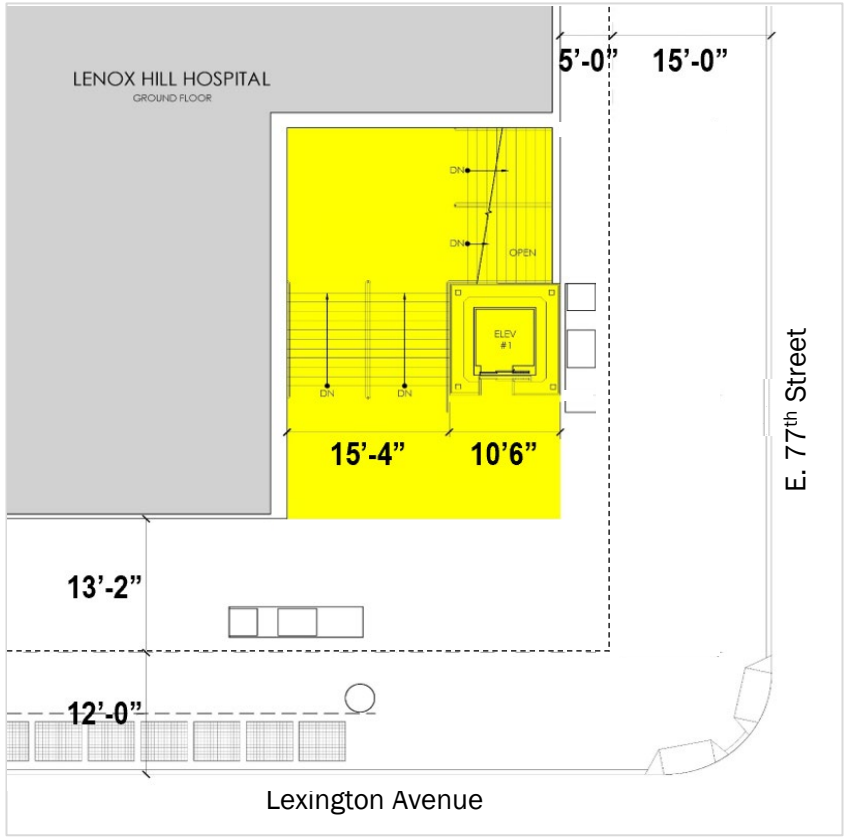
ORs and Labs


Operating Rooms & Support Space
Labs
LAB ADMIN
CHEMISTRY & HEMATOLOGY
EXISTING HOSPITAL
CYTO
STAFF CORE
MICROBIO
PATHOLOGY OFFICES
PATHOLOGY RECORDD
HISTOLOGY
GROSSING & SECTION
PERIOP (22 BAYS)
FAMILY LOUNGE
UNRESTRICTED
ORS (7)
SEMI-RESTRICTED
OR 722 SF 1
OR 720 SF 2
C
IMAGING OR 690 SF 3
IMAGING OR 692 SF 4
S
IMAGING OR 692 SF 5
IMAGING OR 692 SF 6
IMAGING OR 692 SF 7
CLEAN CORE
Department Legend
PUBLIC CIRCULATION
BUILDING SUPPORT
CIRCULATION
CLINICAL SUPPORT
OR SUPPORT
OR TREAT
VACATED

Typical Patient Floor

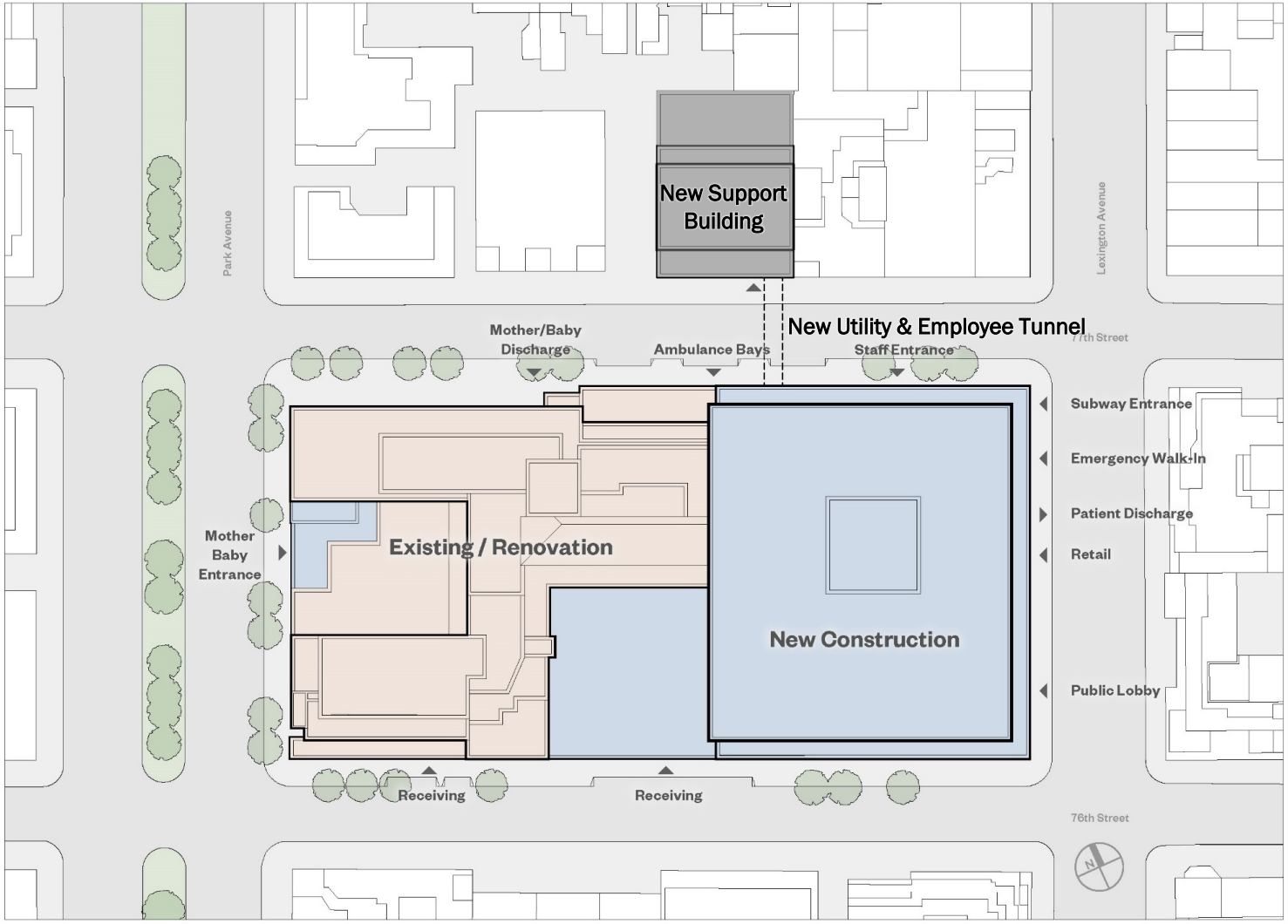
EXISTING HOSPITAL BELOW

Subway Improvements



New elevator access, widened stairs, covered entry, and widened sidewalk

77th Street Building & Utility/Employee Tunnel



New Support Building

- Currently owned site (111-115 E. 77th Street)
- As-of-right building
- 26K Zoning SF, six stories (incl. mechanical penthouse)
- Education, administrative uses with below grade utilities to serve support building and hospital building

New Utility and Employee Tunnel

- Provides protected connection for utilities and hospital team members
- Requires approval of revocable consent from DOT

Neither requires a land use approval subject to ULURP, therefore they are not included in the ULURP application.

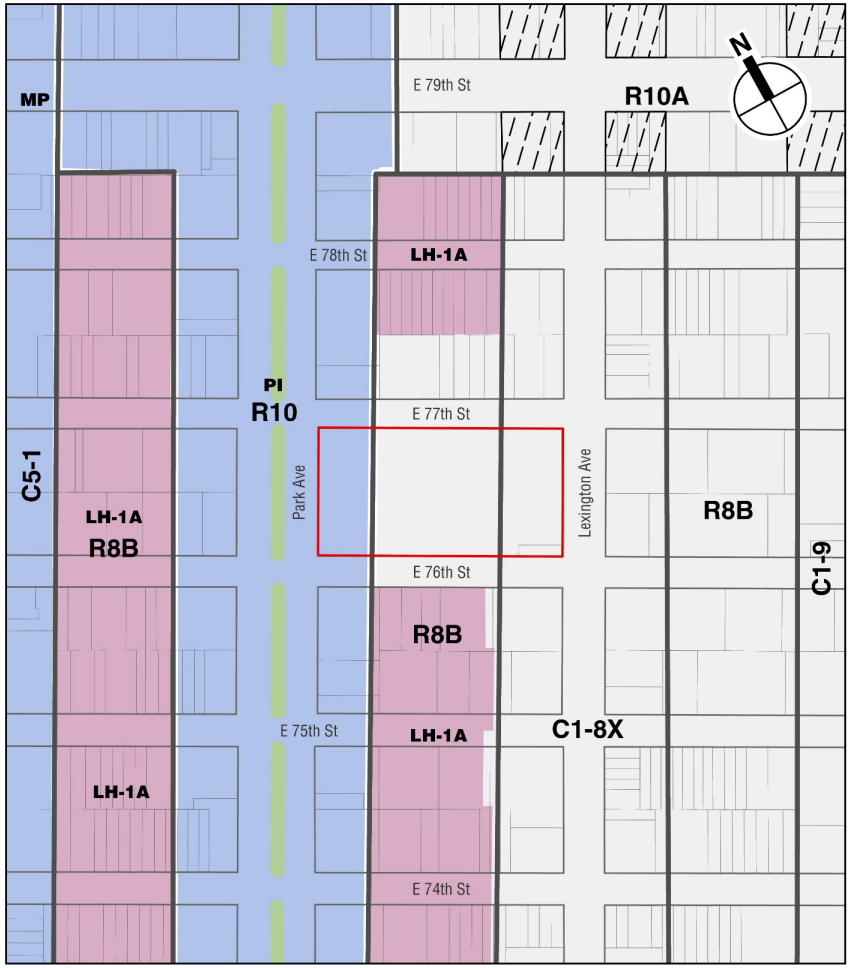
However, to be conservative, both will be included in the Draft EIS.

Summary of Actions

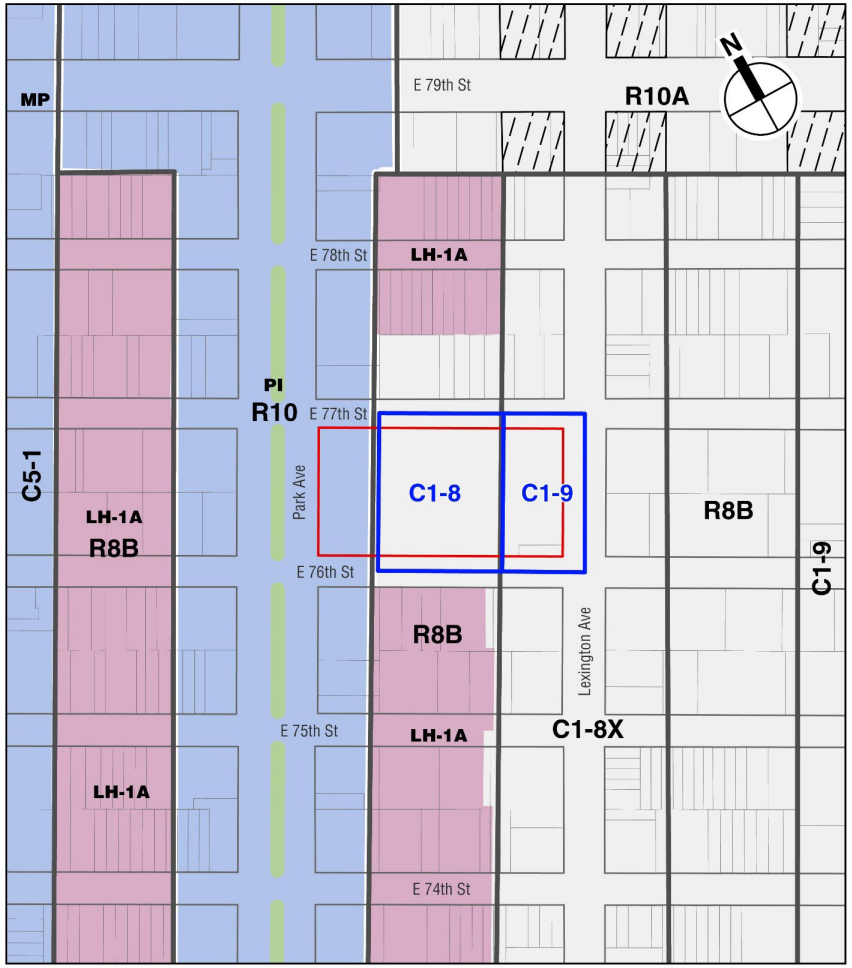
1. Zoning Map Amendment
2. Zoning Text Amendment
3. Hospital Special Permit
4. Subway Improvement Approvals

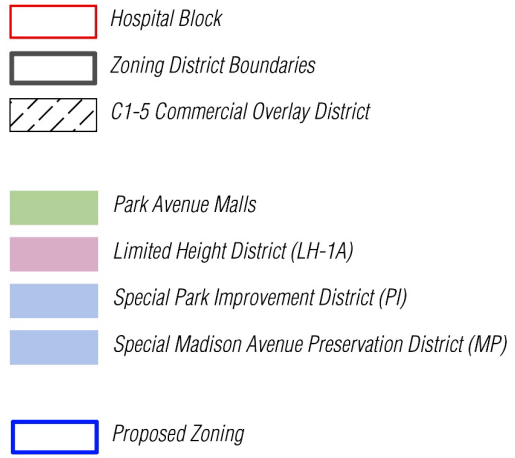
Zoning Map Amendment

Current Zoning Map



Proposed Zoning Map





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 4 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.

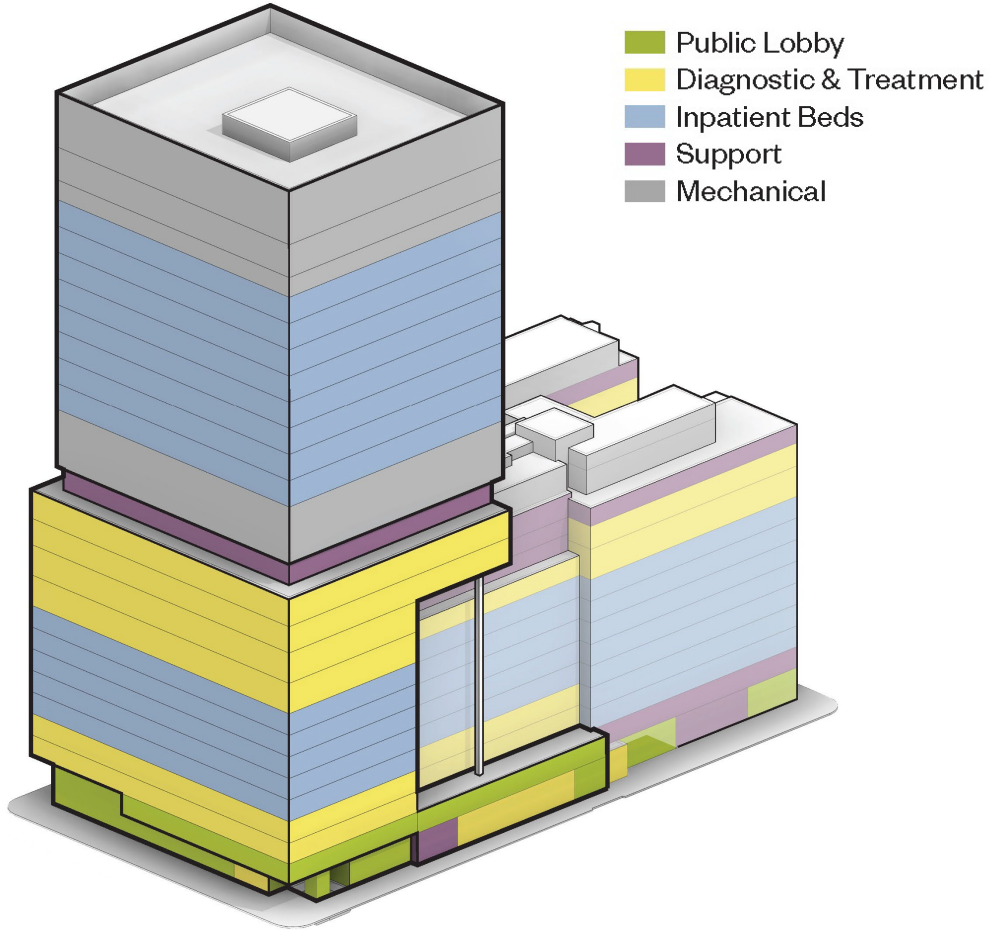
2. Amendment to ZR Section 66-513 allow the new special permit to be used in conjunction with a transit improvement bonus.

3. Amendment to ZR Section 92-041 to make the hospital special permit available in the Park Improvement District.

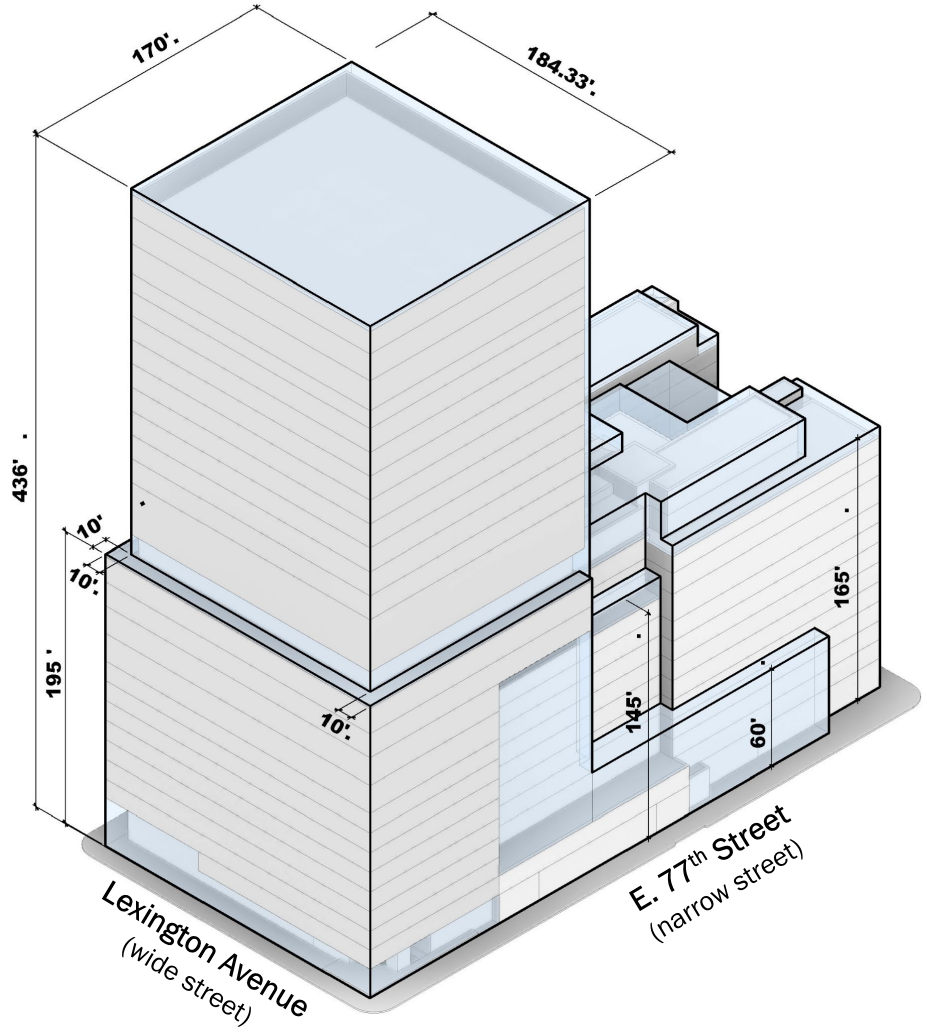
4. Amendment to Appendix F to make the rezoned area a Mandatory Inclusionary Housing Area - Option 1 and 2.

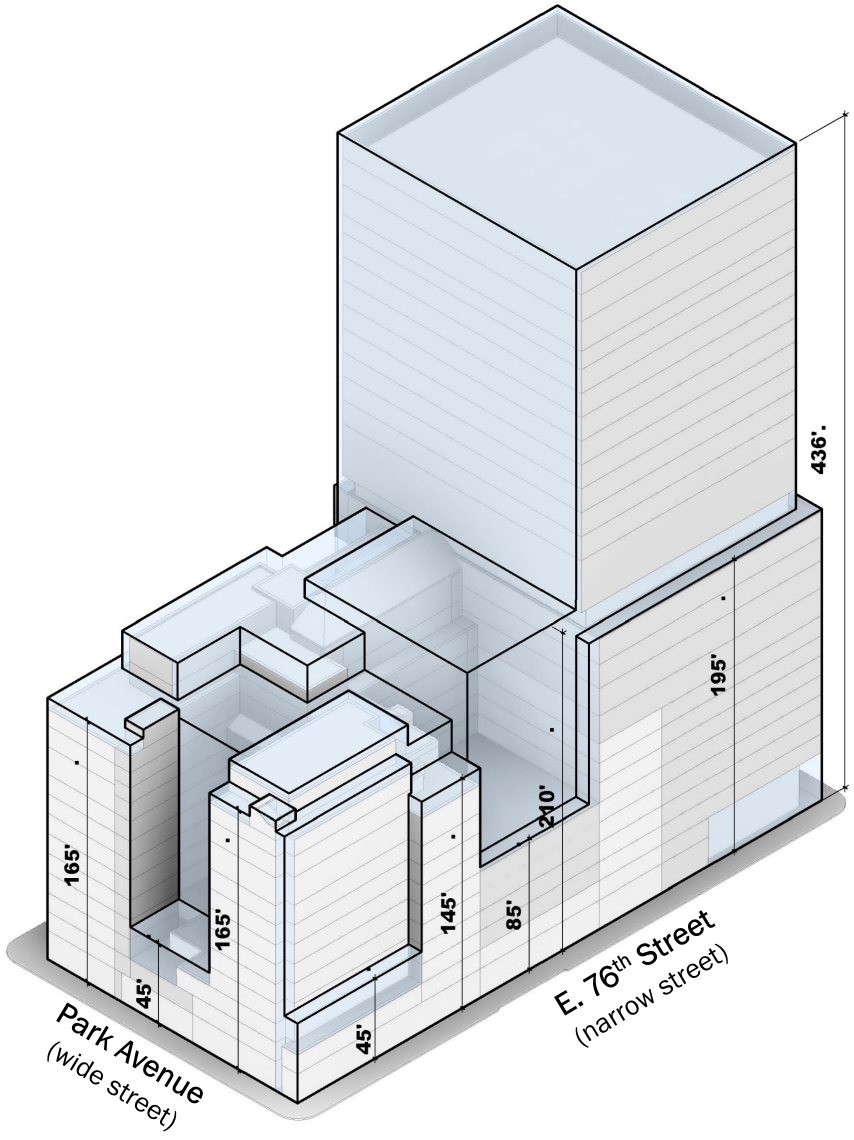
Hospital Special Permit

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.



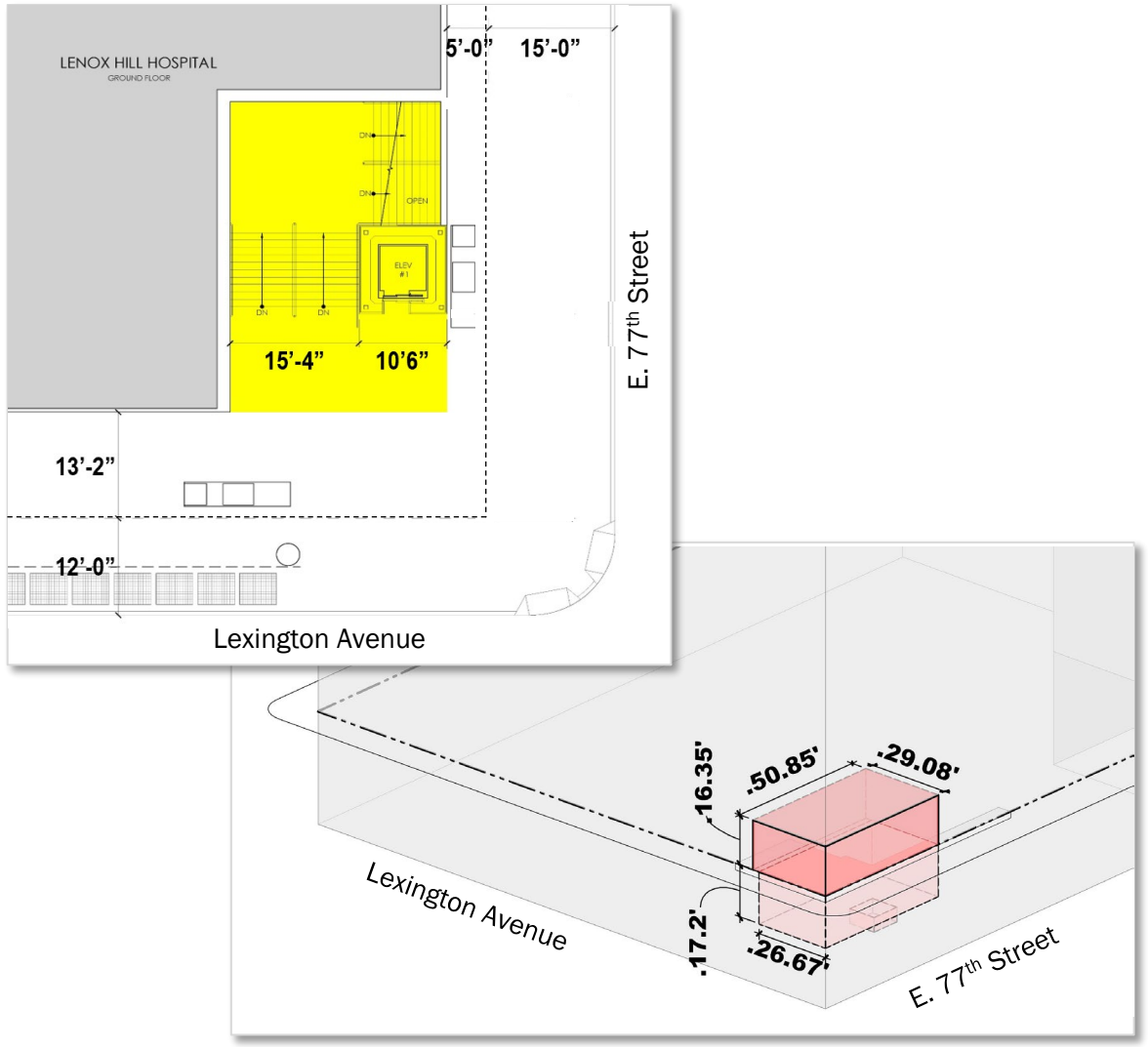
Hospital Special Permit





Transit Authorization and Certification

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



Project Location

Project Site

Study Area (400-foot perimeter)

Project Increment

	Existing/ No Action Condition	With Action Condition	Increment
Site 1: Hospital Block			
Projected Development GSF	781,500 GSF	1,398,000 GSF	616,500 GSF
Projected Beds	450 beds	475 beds	25 beds
Site 1a: East 77th Street Site			
Projected Development GSF	23,200 GSF	46,000 GSF	22,800 GSF
Total Project Site			
Projected Development GSF	804,700 GSF	1,444,000 GSF	639,300 GSF
Projected Beds	450 beds	475 beds	25 beds

Note: Subject to refinement

GSF = gross square feet; square footages shown are approximate and include mechanical/utility and below grade space

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 Actions (the “No Action Condition”) and with the proposed actions (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

Next Steps & Contact Information

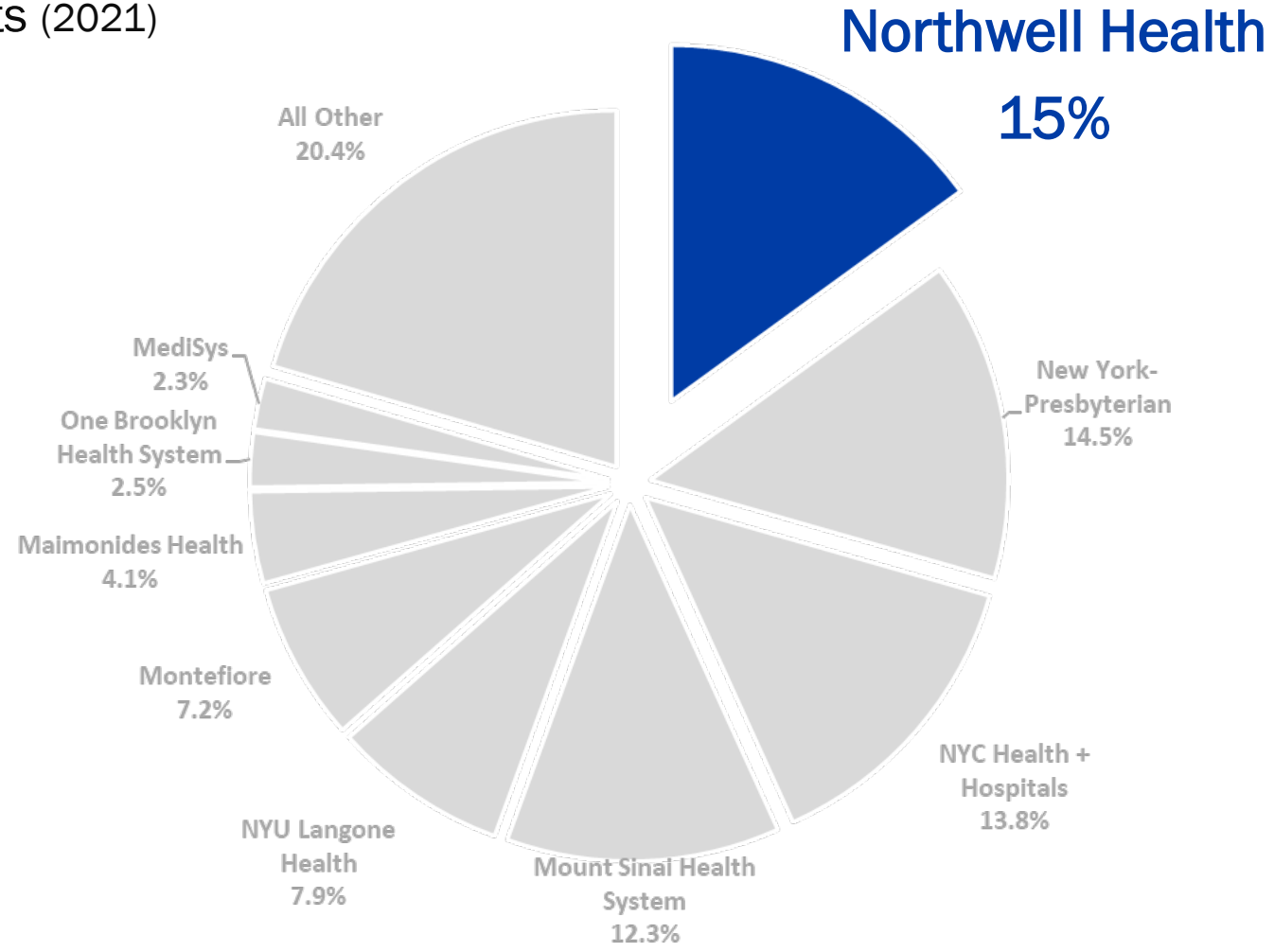
Scoping Hearing – March 2, 2023, 2:00 PM

- Please note that this is a virtual meeting
- All project materials, including the meeting notice with link to the virtual hearing, can be accessed here: https://zap.planning.nyc.gov/projects/P2017M0299

Northwell Project Contact

- Website: RenewingLenox.org
- Email: RenewingLenox@northwell.edu
- Phone: (212) 434-4360

Appendix

Northwell Health Cares for New York City

Inpatient and Ambulatory Surgery Discharges:
New York City Residents (2021)