



HSS Kellen Tower

Community Board 8

Parks and Waterfront Committee

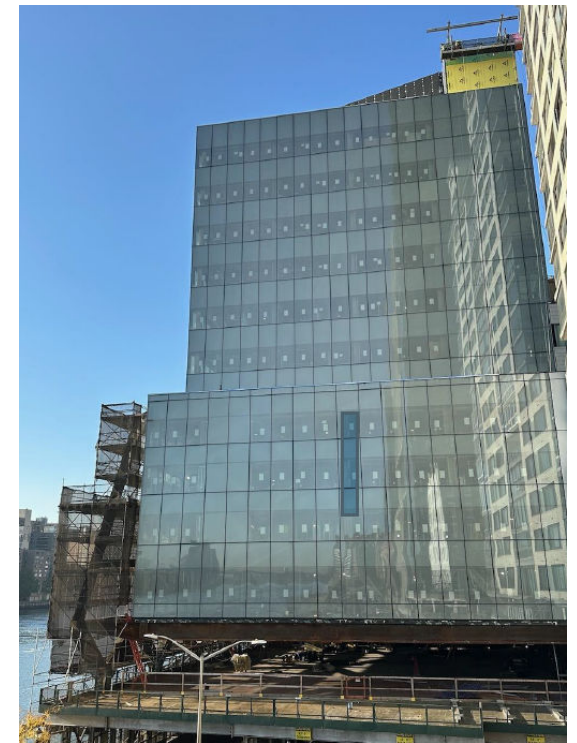
November 14, 2024

Agenda

- Update on HSS
- Project Site Context
- Recent and Upcoming Milestones
- Community Communication Resources
- Esplanade Improvement Updates



East Side of Kellen Tower
from Roosevelt Island



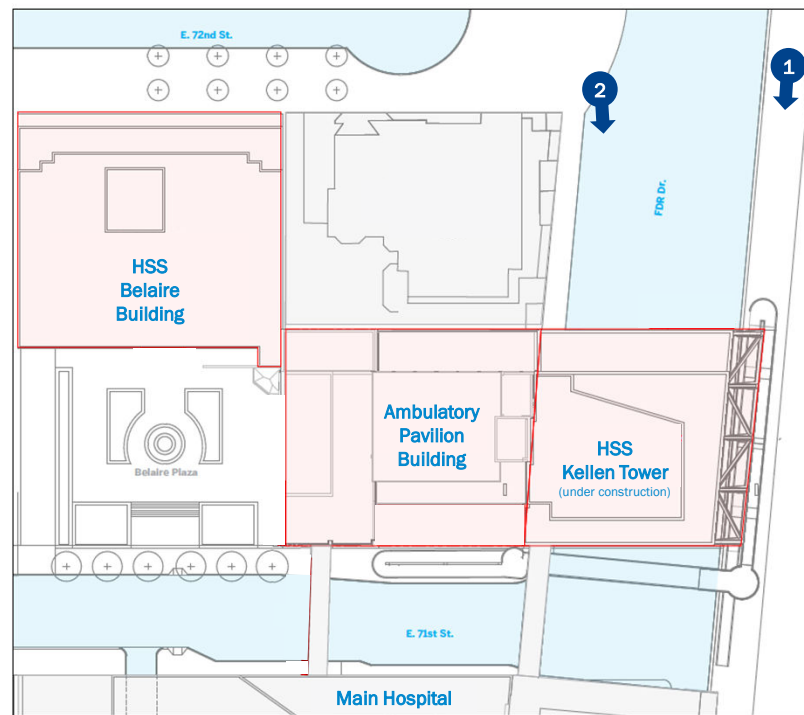
North Side of Kellen Tower
from East 72nd Street Overlook

Since our last time before this group:

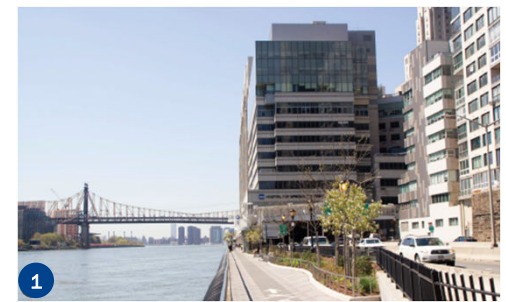
- HSS was ranked #1 in the nation for Orthopedics for the 15th consecutive year, top in the Northeast for Rheumatology, and the Best Children's Hospital for Pediatric Orthopedics by *US News & World Report*.
- HSS was ranked World #1 in Orthopedics for the fifth consecutive year based on a survey of medical professionals in more than 20 countries by *Newsweek*.
- The highest quality musculoskeletal care became available to thousands of teachers and their families through a partnership formed between HSS with the United Federation of Teachers Welfare Fund.
- HSS pioneered the use of artificial intelligence and machine learning to help scientists improve care for the complex condition of Rheumatoid Arthritis.

Project Site Context

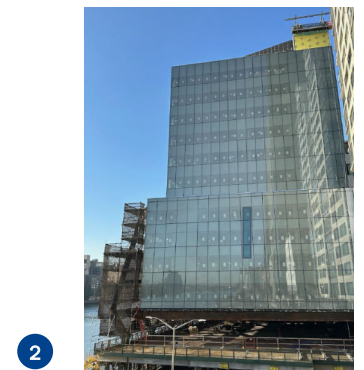
- Key expansion of HSS Main Campus with new 12-floor, 94,000 SF building
- Allows for modernization of the HSS Main Campus including an increased number of private rooms and decompression existing Main Hospital Building
- Enables use of Main Hospital space for our more complex perioperative and inpatient care needs



Planned Campus Map
Diagram Source: Herter Design



East River Esplanade (Renovated 2018)



Current Kellen Tower Construction Site

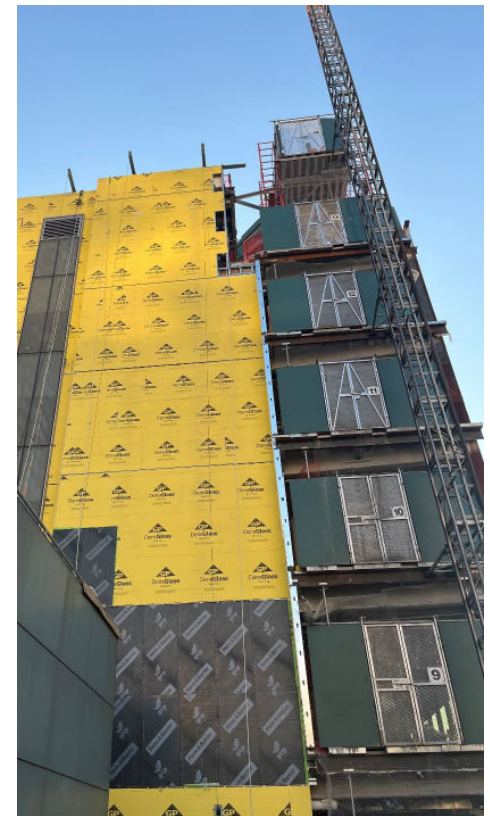
Recent Progress and Upcoming Milestones | Updates as of 10/31

Recent Construction Progress

- Continued work on closing the west façade wall with prefabricated structural cold-formed metal framing (CFMF) and metal curtain wall panels
- Continued work on the scaffolding that has been installed on the east façade along the East River to fireproof and encapsulate the sloped and Y-columns holding the Kellen Tower above the FDR Drive
- Air handling units which will provide heating and air conditioning have been delivered and are in the process of being installed
- On all levels inside the Kellen Tower, carpenters are busy framing walls with track, stud and sheetrock, as other contractors continue to install HVAC ductwork, plumbing pipes and electrical panels and conduits

Upcoming Construction Milestones

- Kellen Tower expected to be 'water-tight' by late November
- Installation of the Skybridge connecting Kellen Level 3 to the Main Hospital 3 East scheduled for early 2025 after the DOT Holiday Embargos end; timing pending on DOT permits



Community Communications

- Community Board 8 Informational Presentations concerning both the HSS Kellen Tower and the Beautification of the East River Esplanade
- The Communications Team has created a Main Campus Transformation webpage with updates and Q&A at <https://www.hss.edu/hss-kellen-tower.asp>
- Allows those interested to sign up for a Monthly Update via email
- Publishing a weekly 2 week look-ahead
- HSS providing nearby residential properties with the same published weekly 2 week look-ahead

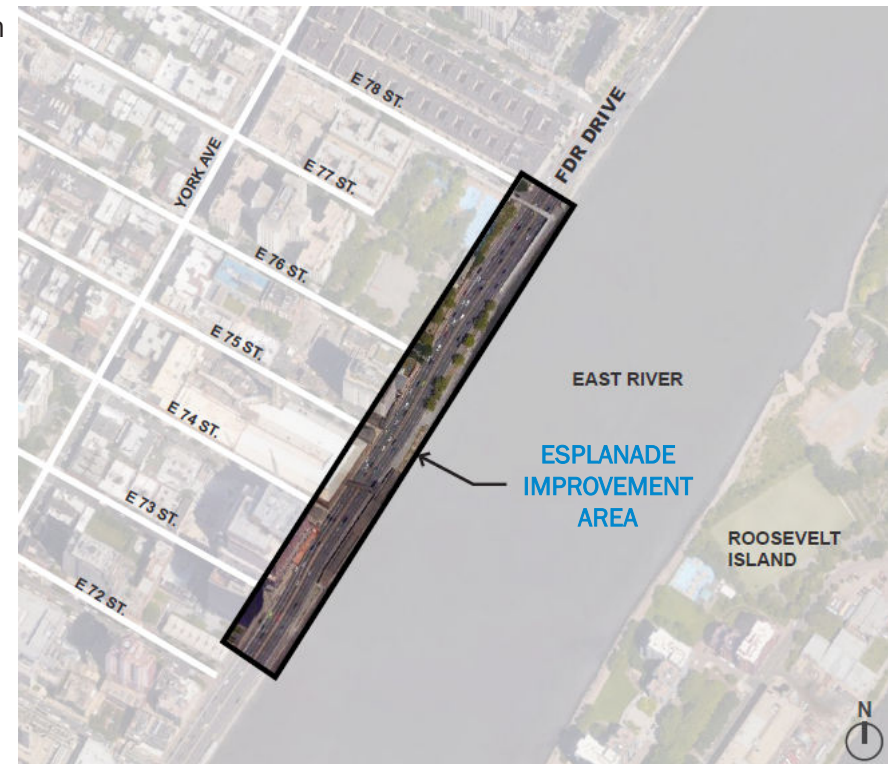


Continued Investment in the East River Esplanade



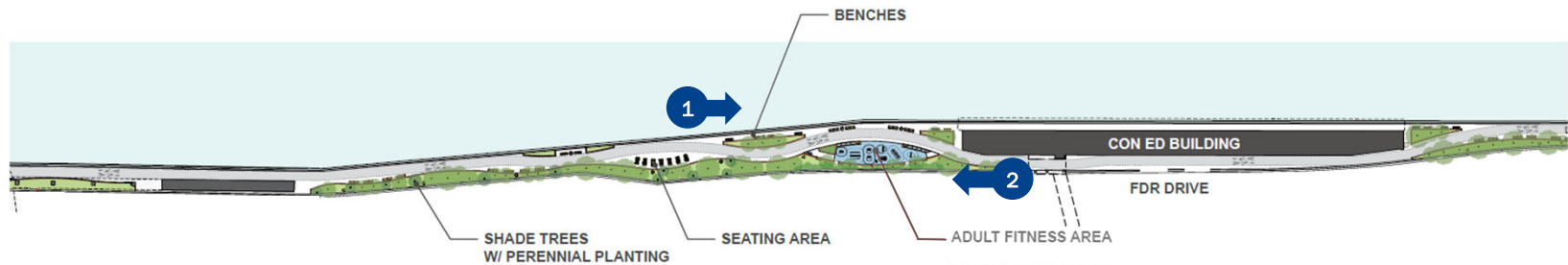
- HSS will be constructing improvements on the East River Esplanade from 72nd Street to 78th Street and restoring the previously improved section between 70th and 72nd
- Quennell Rothschild & Partners has been engaged as the landscape architect for the project on behalf of HSS and NYC Parks, under NYC Parks guidelines
- At the community's request, the plans include an outdoor fitness area at 75th Street, just north of the Con Edison building

Previous Improvement Work from 70th to 72nd Streets (2018)

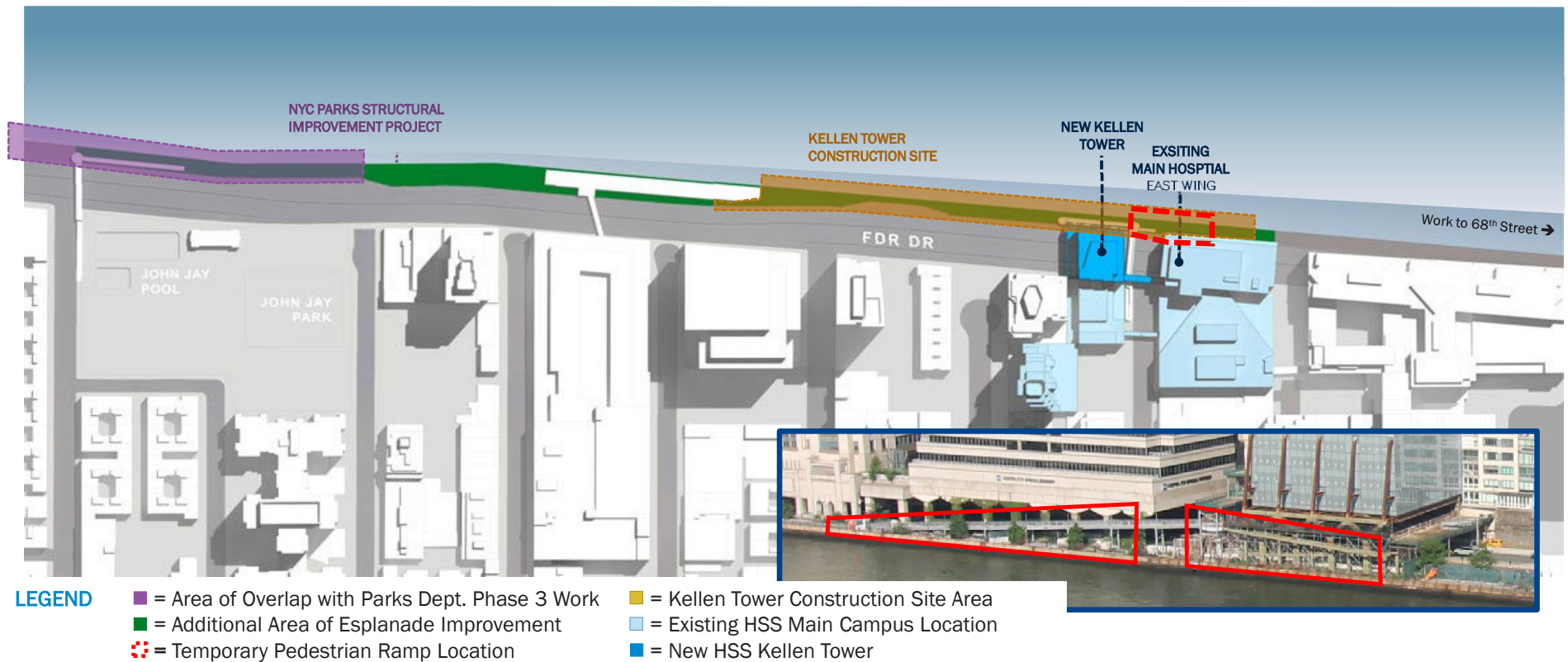


Note: Not to scale

Design Overview



Esplanade | Scope Overview



LEGEND

- = Area of Overlap with Parks Dept. Phase 3 Work
- = Additional Area of Esplanade Improvement
- = Kellen Tower Construction Site Area
- = Existing HSS Main Campus Location
- = Temporary Pedestrian Ramp Location
- = New HSS Kellen Tower