



HSS Kellen Tower and Esplanade Improvement

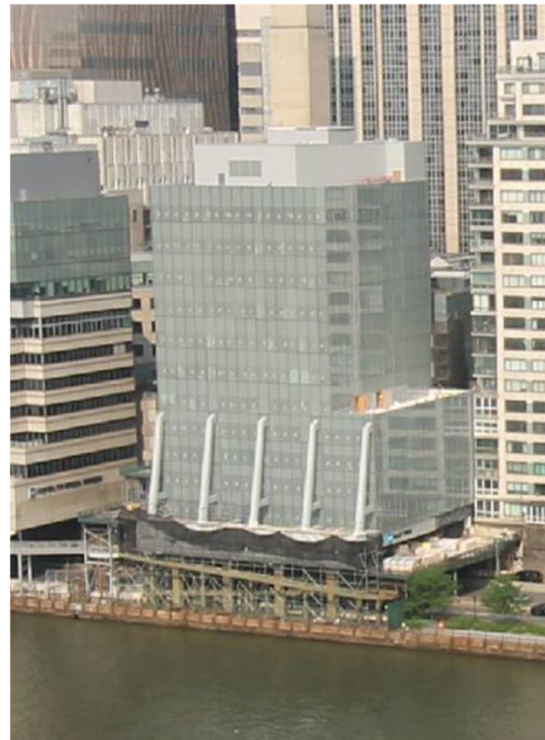
Community Board 8

Parks and Waterfront Committee

June 12, 2025

Agenda

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



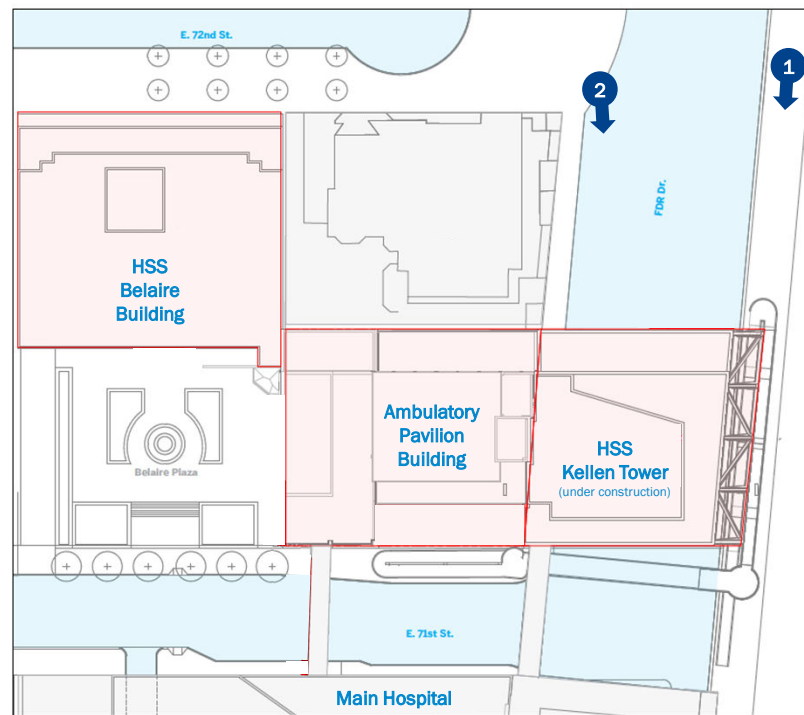
East Side of Kellen Tower
View from Roosevelt Island



North Side of Kellen Tower
View from East 72nd Street Overlook

Project Site Context

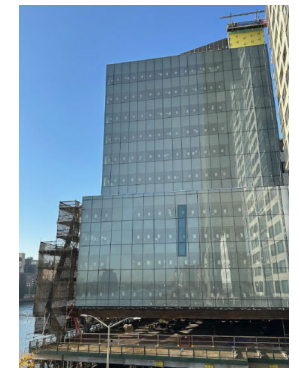
- Key expansion of HSS Main Campus with new 12-floor, 94,000 SF building
- Allows for modernization of the HSS Main Campus including an increased number of private rooms and decompression existing Main Hospital Building
- Enables use of Main Hospital space for our more complex perioperative and inpatient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



Planned Campus Map
Diagram Source: Herter Design



East River Esplanade (Renovated 2018)



Current Kellen Tower Construction Site

Recent Progress | Updates as of 6/11

Recent Construction Progress

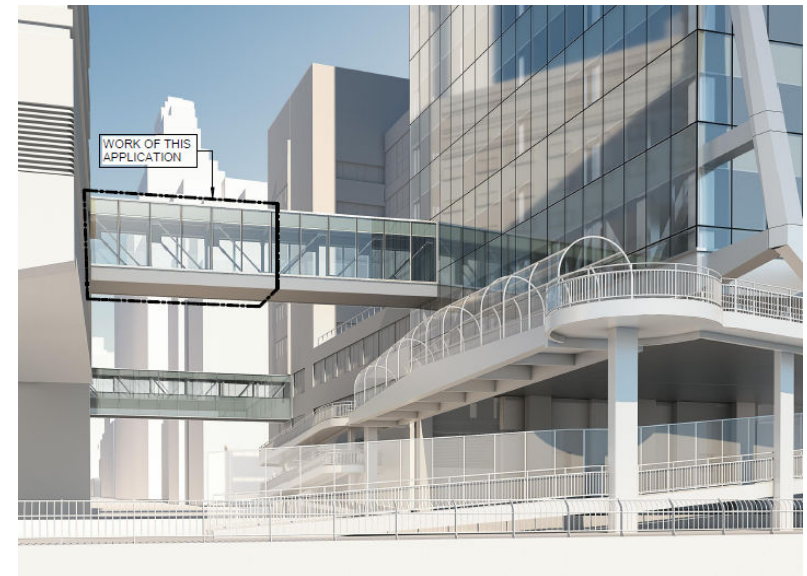
- Façade work is completed on the west except for the hoist run and nearly completed on the East-Side sloping column cladding
- Wall framing is up on every floor with most walls closed up and ceilings underway on the 7th through 11th floors
- Elevator work is finishing up with temporary construction use to be issued in upcoming months
- Air circulation will begin testing shortly for temperature and humidity control in the summer months



Upcoming Milestones | Updates as of 6/11

Upcoming Construction Milestones

- Installation of the Skybridge connecting Kellen Level 3 to the Main Hospital 3 East scheduled for this coming weekend overnight on Saturday into Sunday morning; this work includes a closure of the FDR southbound lanes
- Scaffolding on the East-Side to be fully removed by end of June and restoration of the pedestrian ramp will commence in July for use in August to start the restoration of the Esplanade
- Kellen Tower expected to be 'water-tight' by September



Kellen Tower Skybridge
Architectural Rendering

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

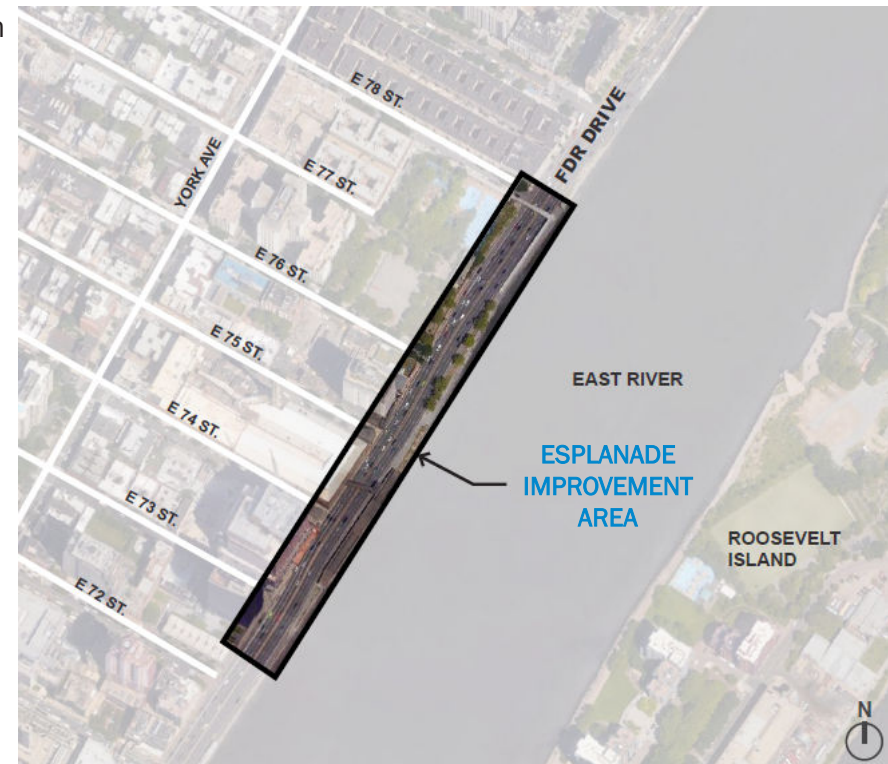


Continued Investment in the East River Esplanade



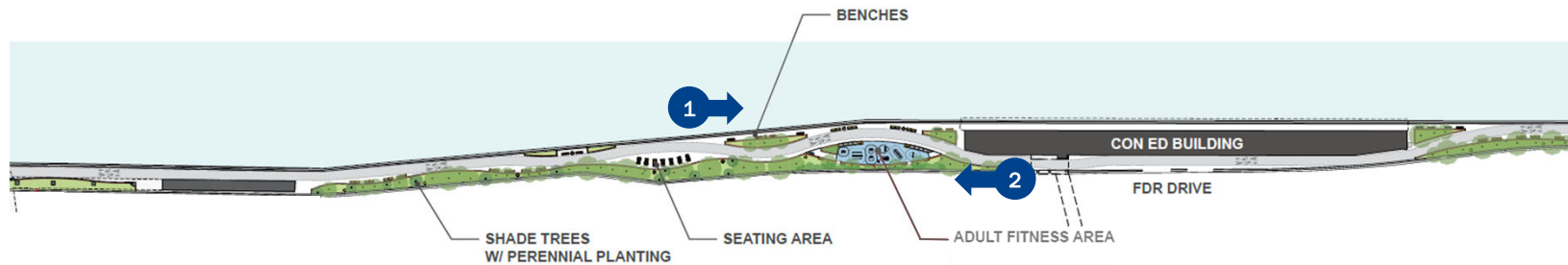
- HSS will be constructing improvements on the East River Esplanade from 72nd Street to 78th Street and restoring the previously improved section between 70th and 72nd
- Quennell Rothschild & Partners has been engaged as the landscape architect for the project on behalf of HSS and NYC Parks, under NYC 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)

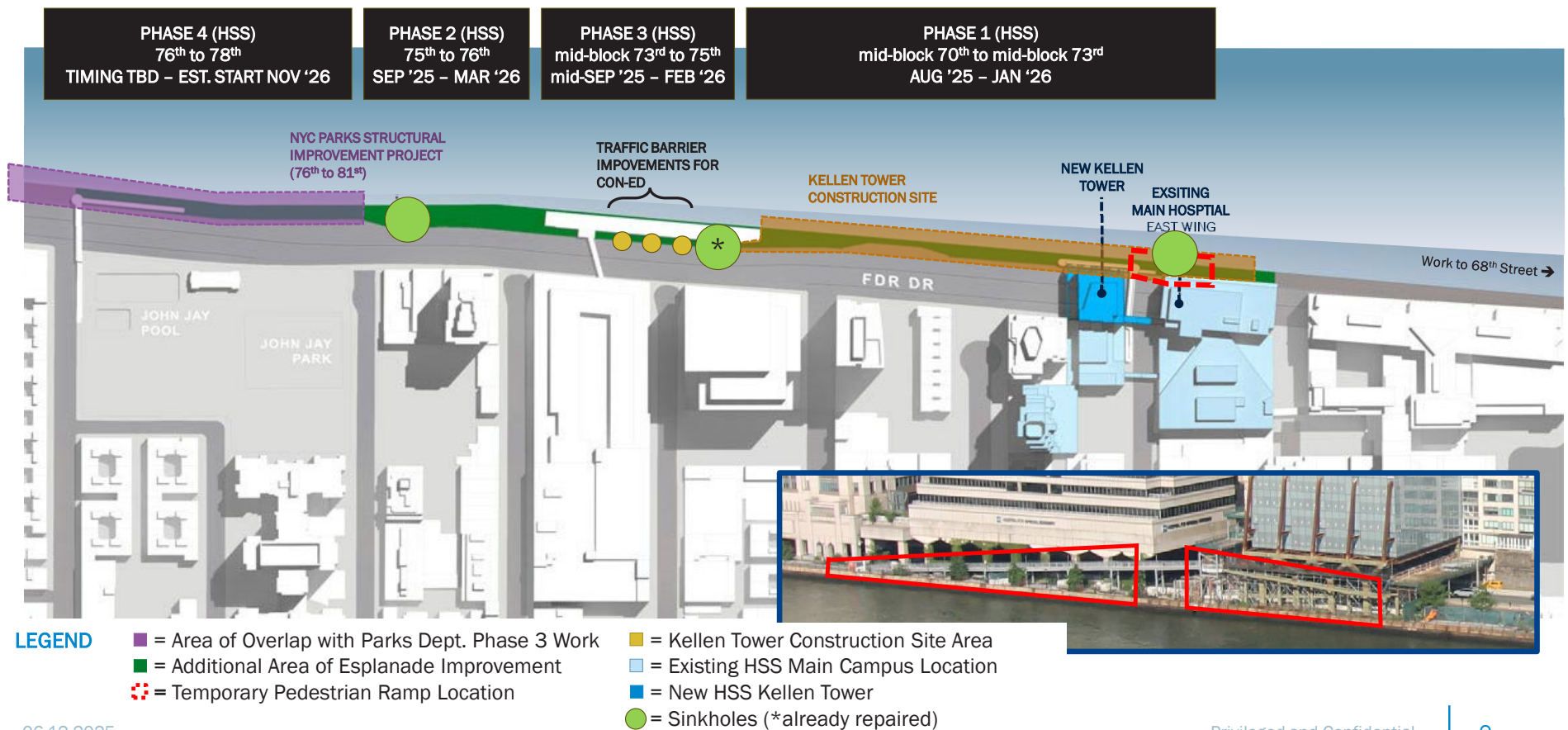


Note: Not to scale

Design Overview



Esplanade | Scope Overview



06.12.2025

Privileged and Confidential