

Lenox Hill Hospital Redevelopment

Community Board 8

March 12th, 2025 | Land Use Committee Public Hearing

Dr. Daniel Baker

President, Lenox Hill Hospital

Marissa Sweig Trigger

Ennead Architects

Nick Williams

Fried, Frank, Harris, Shriver & Jacobson LLP

Lisa Lau

AKRF



Agenda

1. Background & Project Need
2. Proposal
3. Exterior Building Design
4. Zoning Actions
5. DEIS Overview
6. Questions & Comments

Who We Are

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.

Recognized for highest quality care:

- Top 50 ranking nationally in six specialties (U.S. News & World Report)
- Top 50 Best Hospitals in U.S. (Healthgrades)

Community partners, resources, and services:

- Harlem Grown, God's Love We Deliver, Carter Burden, Lenox Hill Neighborhood House, FutureReadyNYC, Lenox Life Savers, LHH Auxiliary Internships
- Vaccination clinics, cancer and blood pressure screenings, vision assessments, pulmonary function tests, Lenox Hill House Calls Program



Who We Serve

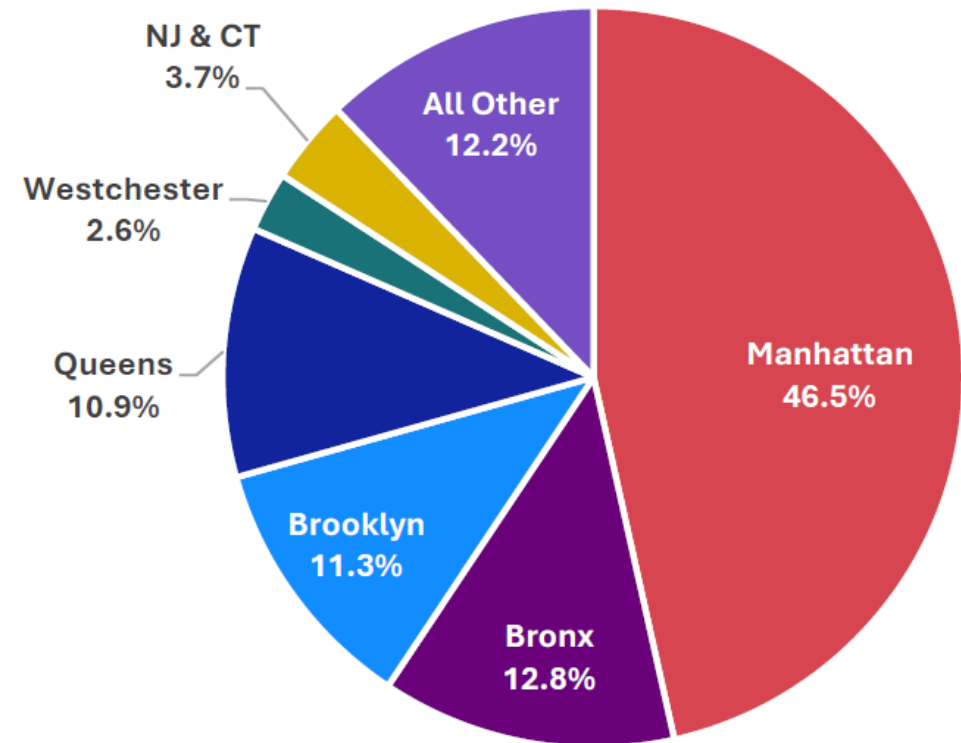
Patient Volume:

- Over 144,000+ patient visits annually, including:
 - 4,000+ deliveries
 - 50K+ total emergency room visits

Patient Demographics:

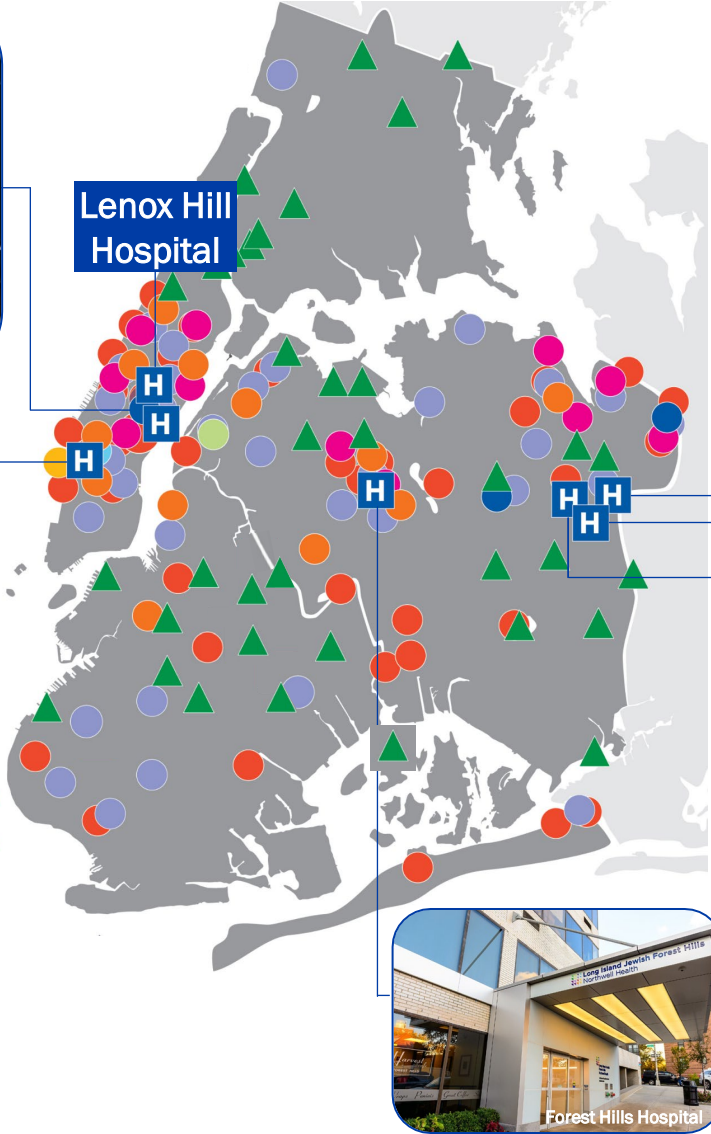
- Over 60% of LHH patients use public insurance, with a higher proportion of Medicare patients compared to non-Northwell Manhattan hospitals and New York State
- LHH draws over 1/3 of patients from outer boroughs
- 55% of LHH patients are non-white, with a higher proportion of Black and Asian patients compared to non-Northwell Manhattan hospitals and NYS averages

Patient Origin by County, 2023



Supporting NYC's Healthcare Ecosystem

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

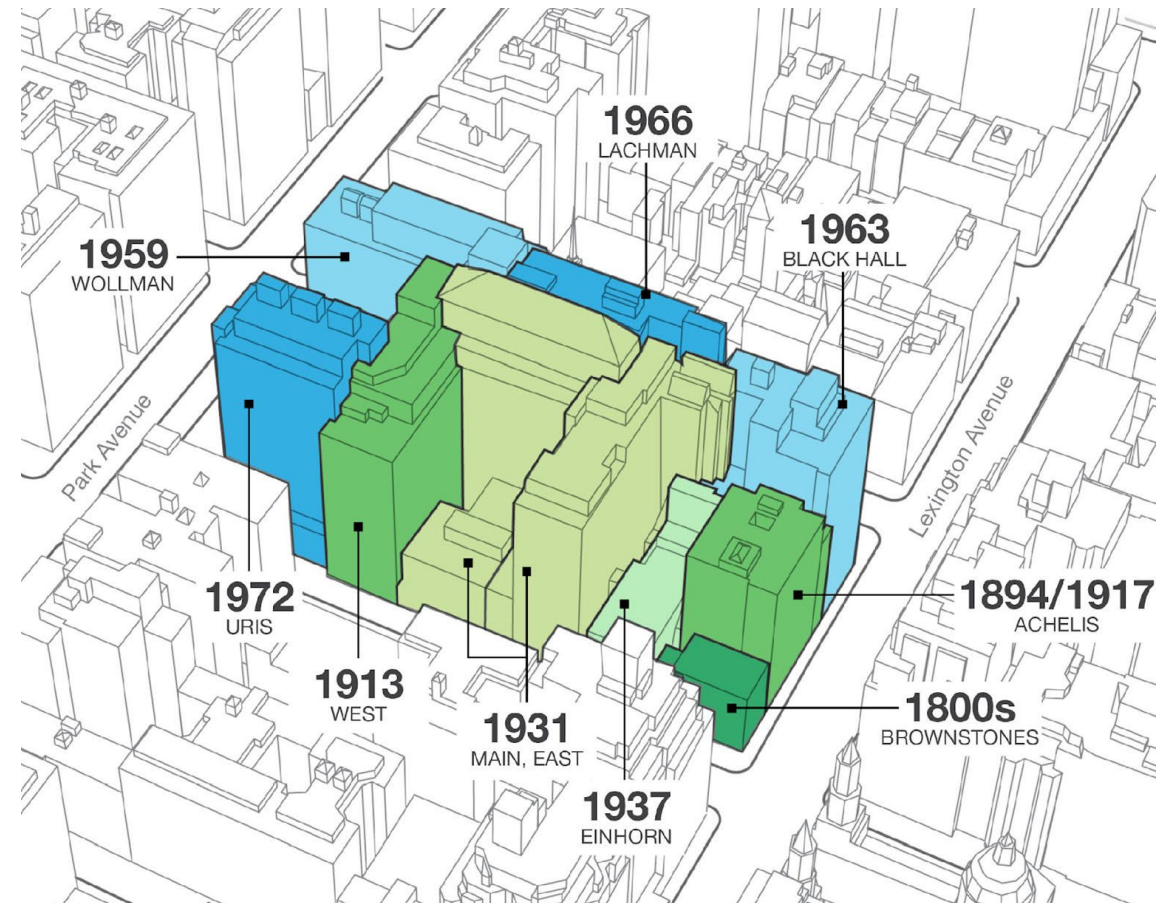


Why We Need to Renew Our Facility

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

Investment in NYC's Healthcare Infrastructure:

- 10 separate buildings stitched together over 160+ years
- Most recent facility upgrade was 50+ years ago
- Physical limitations due to size, configuration, and ceiling heights limit our ability to improve the existing facility
- 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



Why We Need to Renew Our Facility

Clinical Necessity:

- Population growth, the aging population, and rising demand for specialized services require a hospital that can offer more advanced and efficient care
- Without the proposed rezoning, LHH's failure to modernize and expand our capabilities will have a cascading impact, diminishing access to vital services and compromising the health of our community



50,000+

emergency room visits every year



4,000+

babies delivered every year



14,000+

surgeries per year



60%

of patients are on Medicare and Medicaid

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

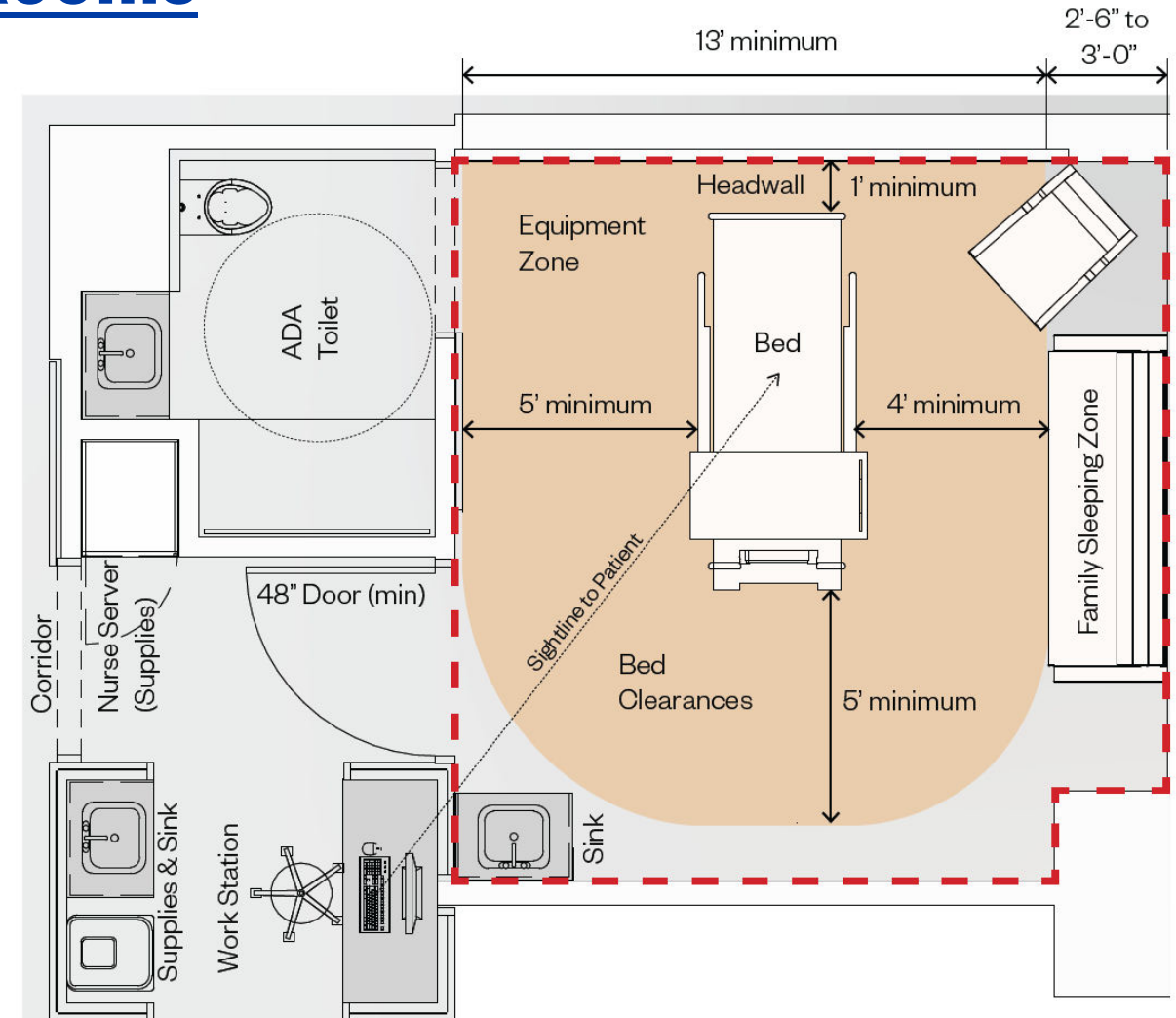
Key Drivers: Single-Bed Patient Rooms

Putting the Patient at the Center of Care

- **Improved outcomes:** Reduced risk of exposure and infection, increased space to bring testing and treatment directly to the patient, better rest and sleep quality, less stress and anxiety, improved privacy and family environment
- **Improved operations:** Reduced wait times in ED due to shared room restrictions
- Equitable assignment of patient rooms at **no increased charge to the patient**

Room Dimensions

- LHH single-bed patient room area: **234 SF**
- SF totals exclude the patient toilet and nurse workstation outside of the room
- Compliant with FGI Guidelines



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



Putting the Patient at the Center of Care

- LHH performs 14,000+ surgeries per year
- 5 surgical services ranked in the top 50 in the country based on USN&WR
- LHH's current ORs are undersized and poorly configured for future technology and practices
- Modern OR's require increased space for equipment, robotics and advanced technology to keep pace with how surgery is evolving
- Improved environmental space for safety, sterility, and equipment flow

Key Drivers: Right-Sized Emergency Department

Putting the Patient at the Center of Care

- LHH's current Emergency Department is undersized, composed of curtained treatment bays with limited isolation provisions, privacy, and space for family members
- Industry standard Emergency Department with private exam rooms for comfort, safety, and privacy
- Isolation for infectious or immuno-compromised patients
- Dedicated imaging rooms
- Expanded mass casualty response area



Key Drivers: Addressing Access & Street Environment

Putting the Patient at the Center of Care

- Improved quick access to the emergency department
- Patients transferred without concern for weather
- Enhanced and expanded decontamination and hazard response area
- No ambulance parking congestion on 77th street
- Hospital entrances are located before the ambulance bay to decrease pedestrian traffic on 77th

Subway Improvements

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



Project Summary

For our patients, our care teams, and our community:

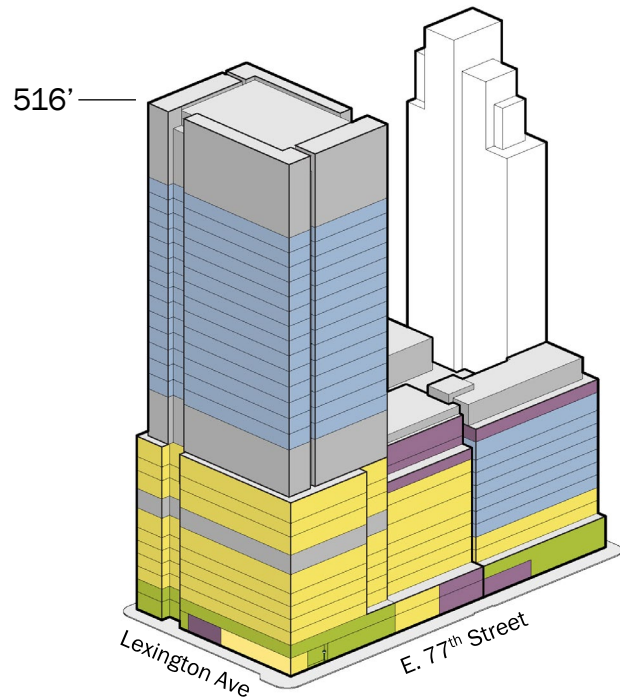
- Renew Lenox Hill Hospital to meet the healthcare needs of the next generation
 - Single-bed patient rooms
 - State-of-the-art operating rooms
 - Right-sized Emergency Department
 - Dedicated Mother-Baby Center
 - Flexible design
- Improve vehicular and pedestrian circulation and safety for patients, 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



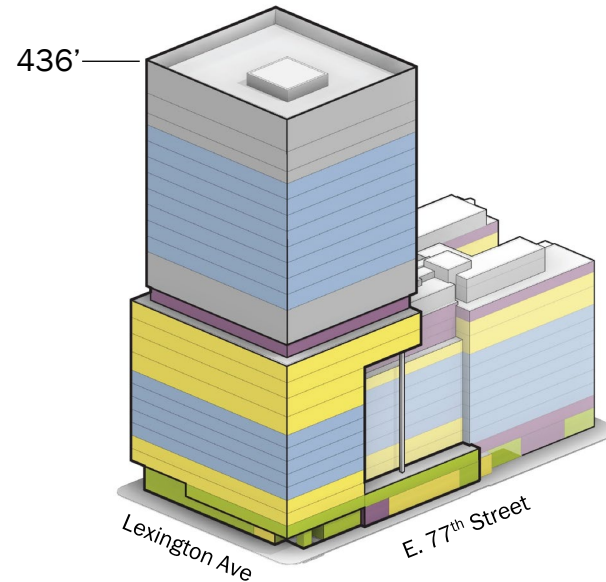
Project Development

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
- *Opportunities to further reduce height were explored with DCP throughout 2024*

Lenox Hill Hospital Redevelopment 2025 Proposal

Two options have been developed in response to community feedback.

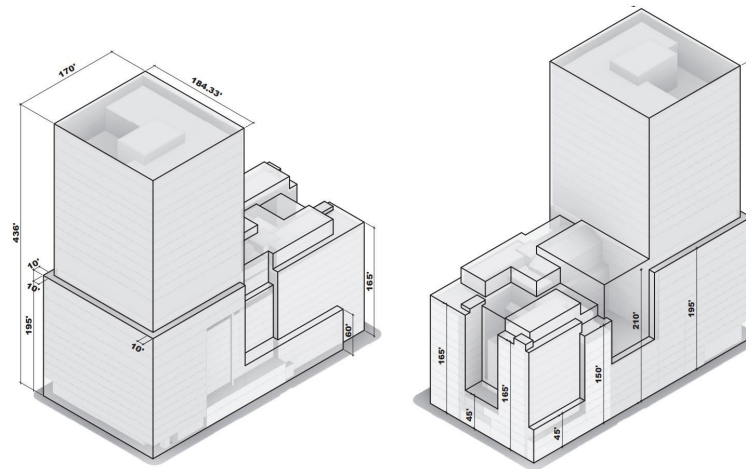
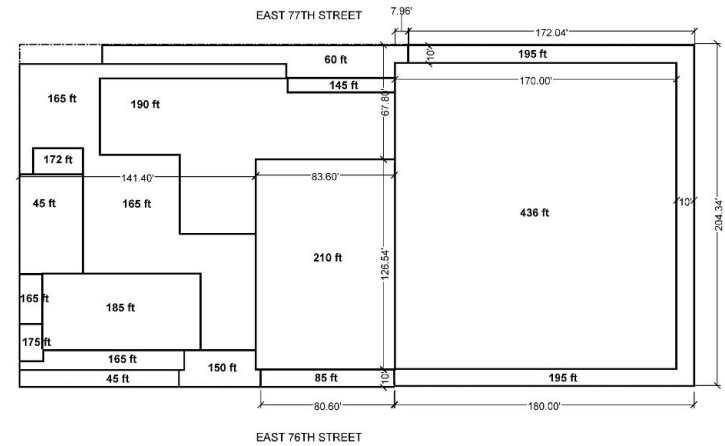
Considerations:

- 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:



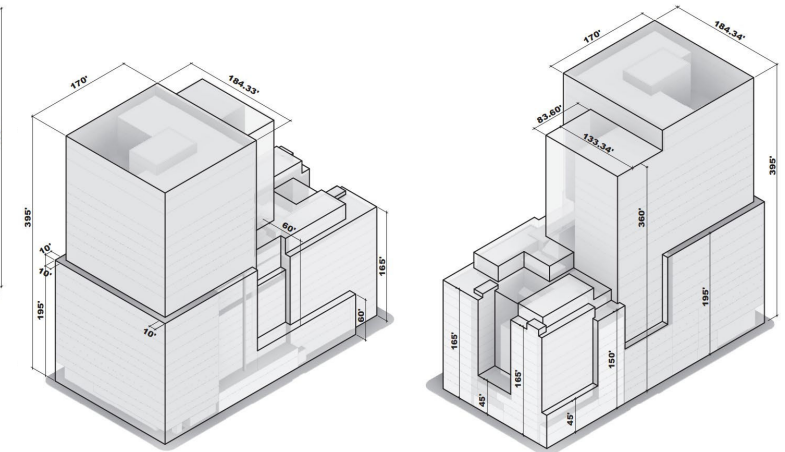
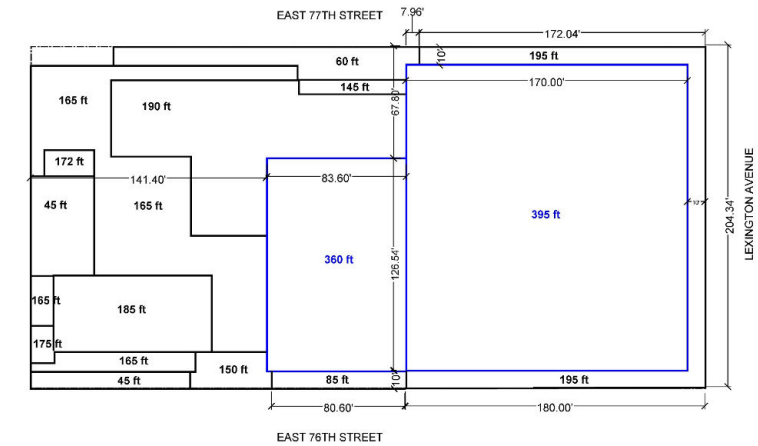
Lexington Avenue Height: 436'

Midblock Height: 210'

FAR: Up to 12.5

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

Option 2:



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 Program

Both options accomplish the programmatic goals of the project.

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*

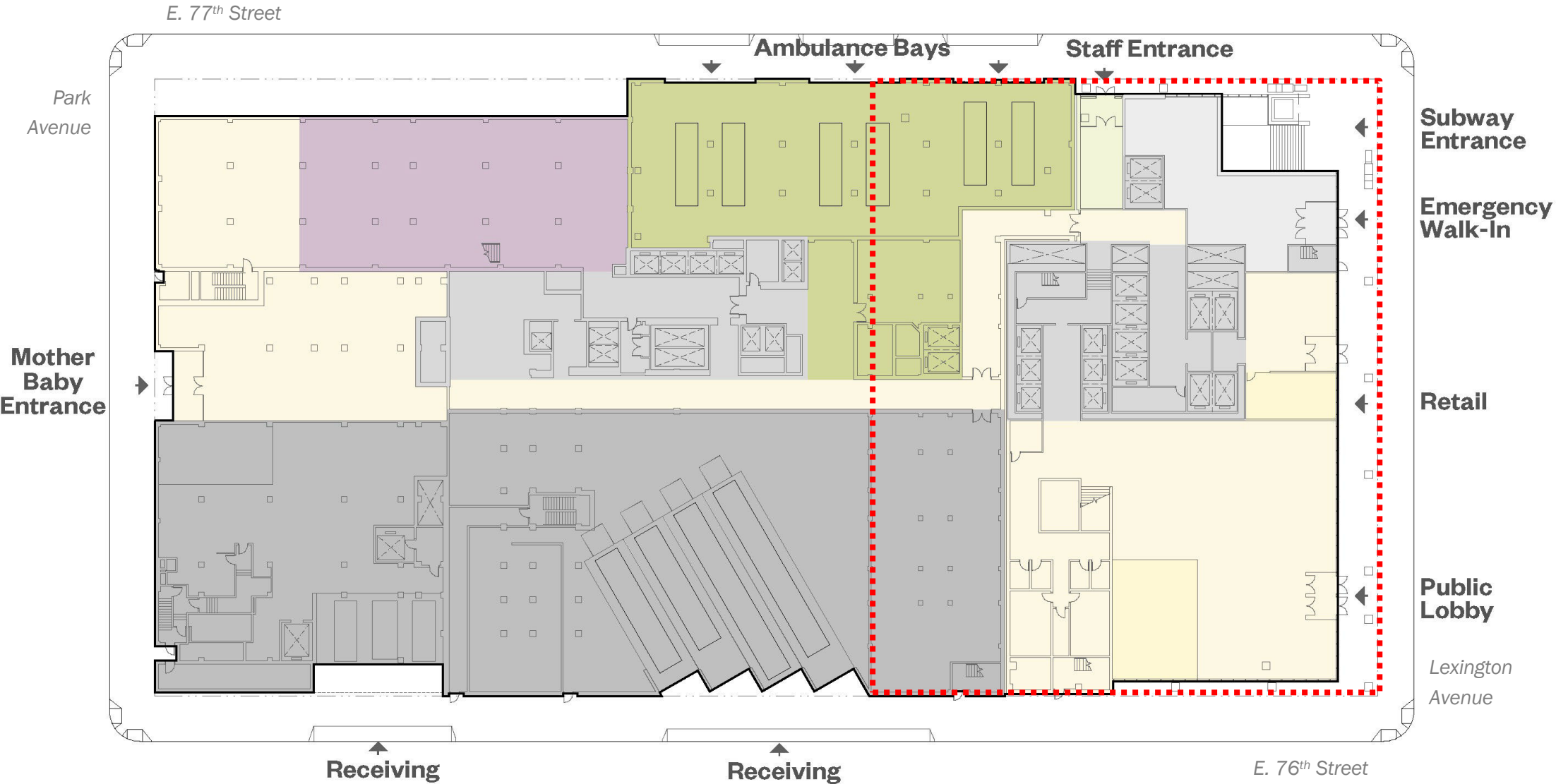
Interior Construction Activities

- *Fit-Out*
- *Renovations*

Exterior Building Design

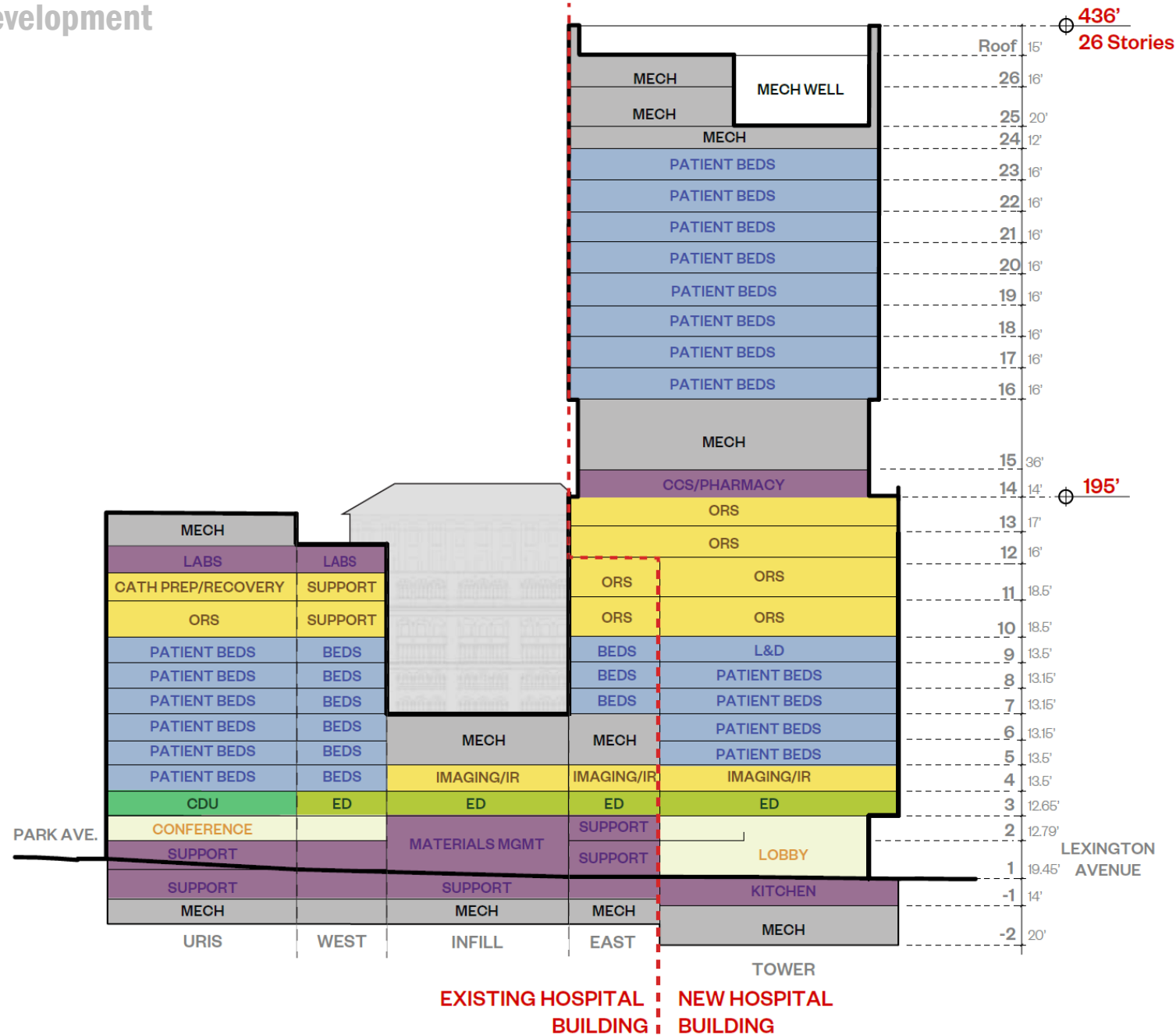
Marissa Sweig Trigger
Ennead Architects

Ground Floor Plan



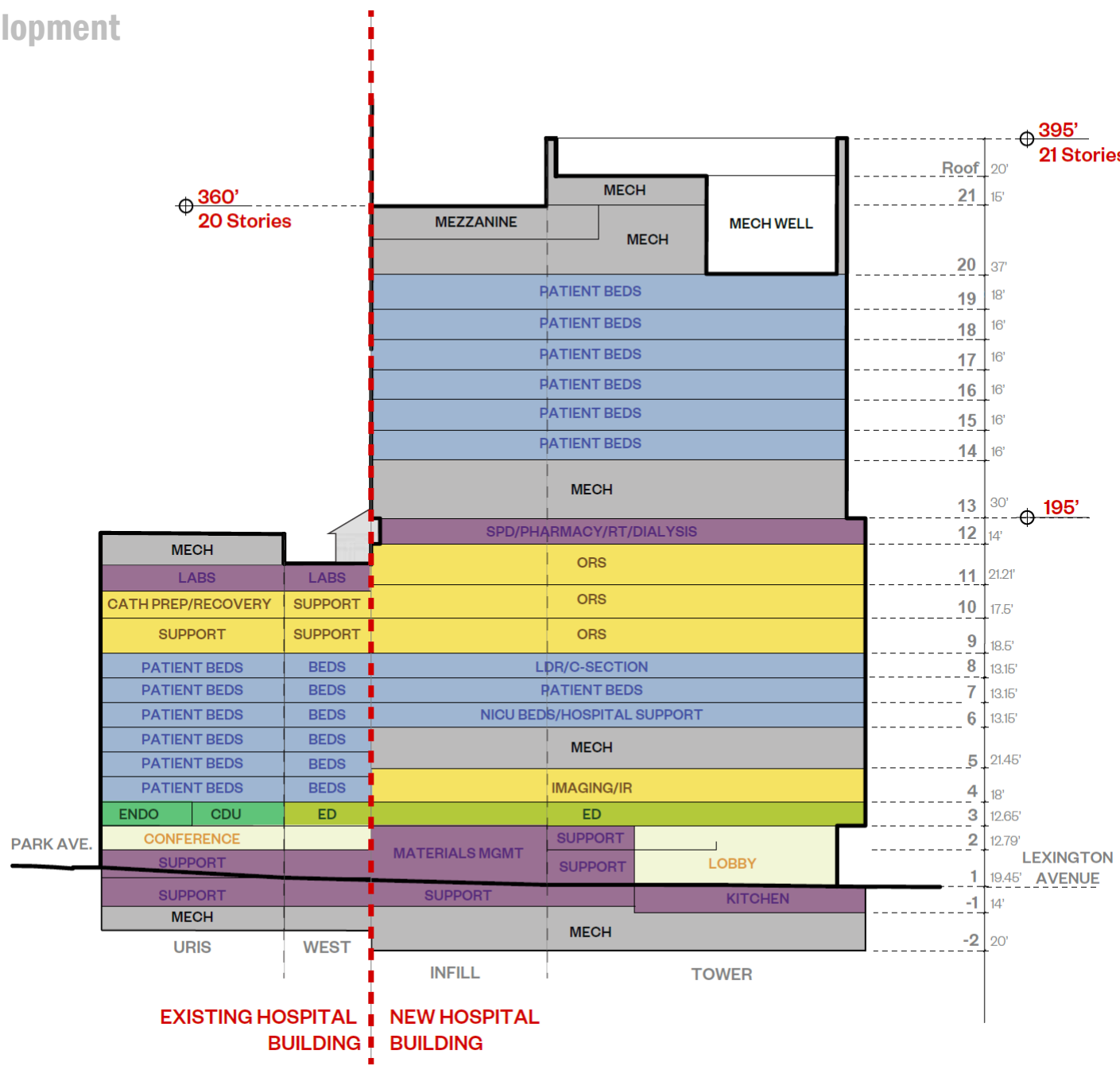
Option 1

- BEDS
- DIAGNOSTIC & TREATMENT
- EMERGENCY TREATMENT
- SUPPORT
- PUBLIC SPACE
- MECH



Option 2

- BEDS
- DIAGNOSTIC & TREATMENT
- EMERGENCY TREATMENT
- SUPPORT
- PUBLIC SPACE
- MECH



Option 1 (View: 79th and Lexington)



Option 2 (View: 79th and Lexington)



Main Lobby (View: 76th and Lexington)



Subway Entrance (View: 77th and Lexington)



Option 1 vs. Option 2 (View: 74th and Park)



Option 1



Option 2

Option 1 vs. Option 2 (View: 75th and Park)



Option 1



Option 2

Materiality & Character



Lenox Hill Hospital Redevelopment

Sustainability

PATIENT HEALTH

- Healthy Materials
- High Indoor Air Quality
- Quality Daylight and Views
- Thermal Comfort and Control
- Circadian Lighting



- Reduced Operational + Embodied Carbon Emissions
- All-Electric + Efficient Building Systems
- On-Site Renewable Energy
- Resilient Stormwater Design

CLIMATE HEALTH

EMPLOYEE HEALTH

- Connection to Nature
- Water and Air Quality
- Active Design
- Certified Healthy Building Strategies

High Performance Design Strategies

The building envelope will incorporate sustainable features to reduce the building's carbon footprint and enhance its interior environment.

Current strategies being pursued include:

- **Reduced Window-to-Wall Ratio**
optimized to maintain views, while improving energy performance and thermal comfort for patients and visitors
- **Strategic Exterior Shading**
reducing peak cooling loads and managing building material quantity to reduce operational and embodied carbon emissions
- **Low Carbon Facade Material**
alternatives to reduce the upfront carbon to prioritize climate health
- **Facade Building Integrated Photovoltaics**
(BIPV) to generate renewable energy within NYC and offset building energy usage
- **Prefabricated Unitized Facade System**
reducing air infiltration, improving energy performance
- **Integrated Terrace with Plantings**
enhancing occupant views and wellbeing with biophilia

Zoning Actions

Nick Williams

Fried, Frank, Harris, Shriver & Jacobson LLP

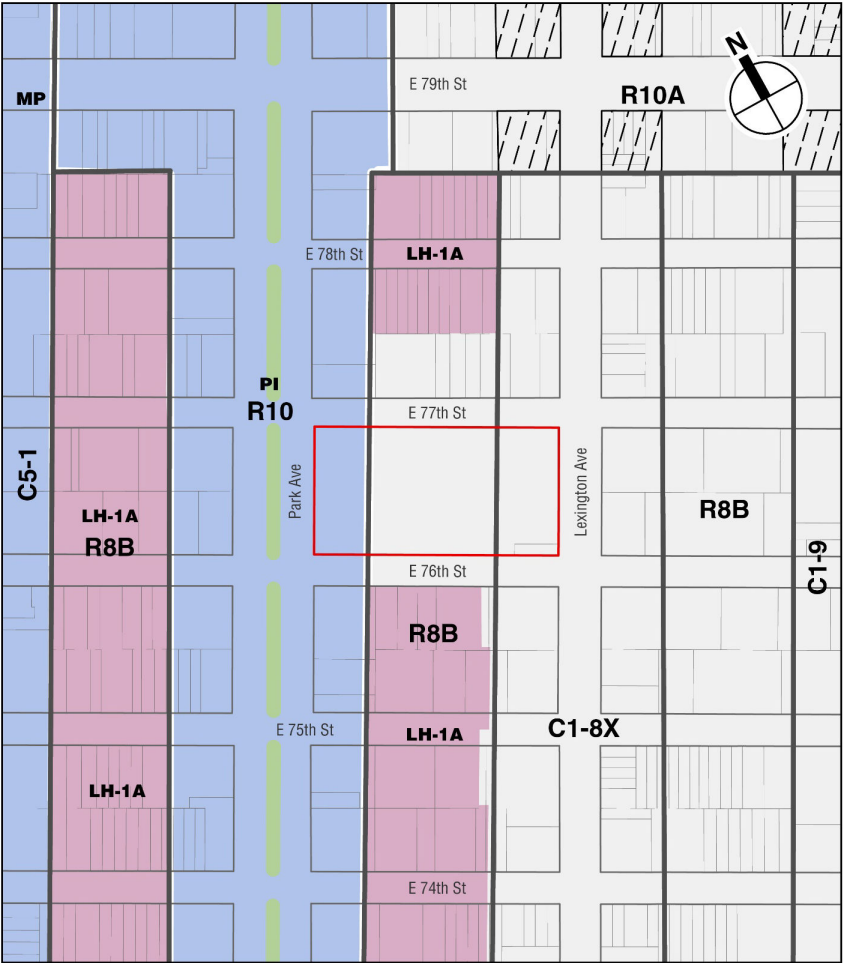
Summary of Actions

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

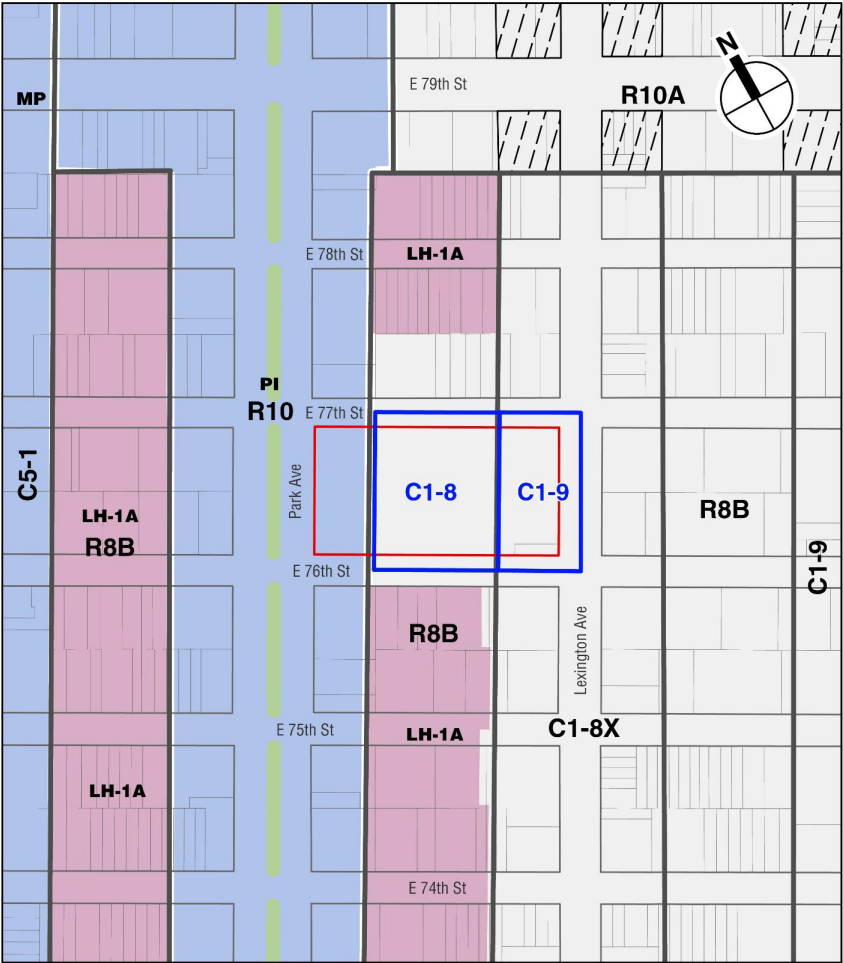
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Zoning Map Amendment

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

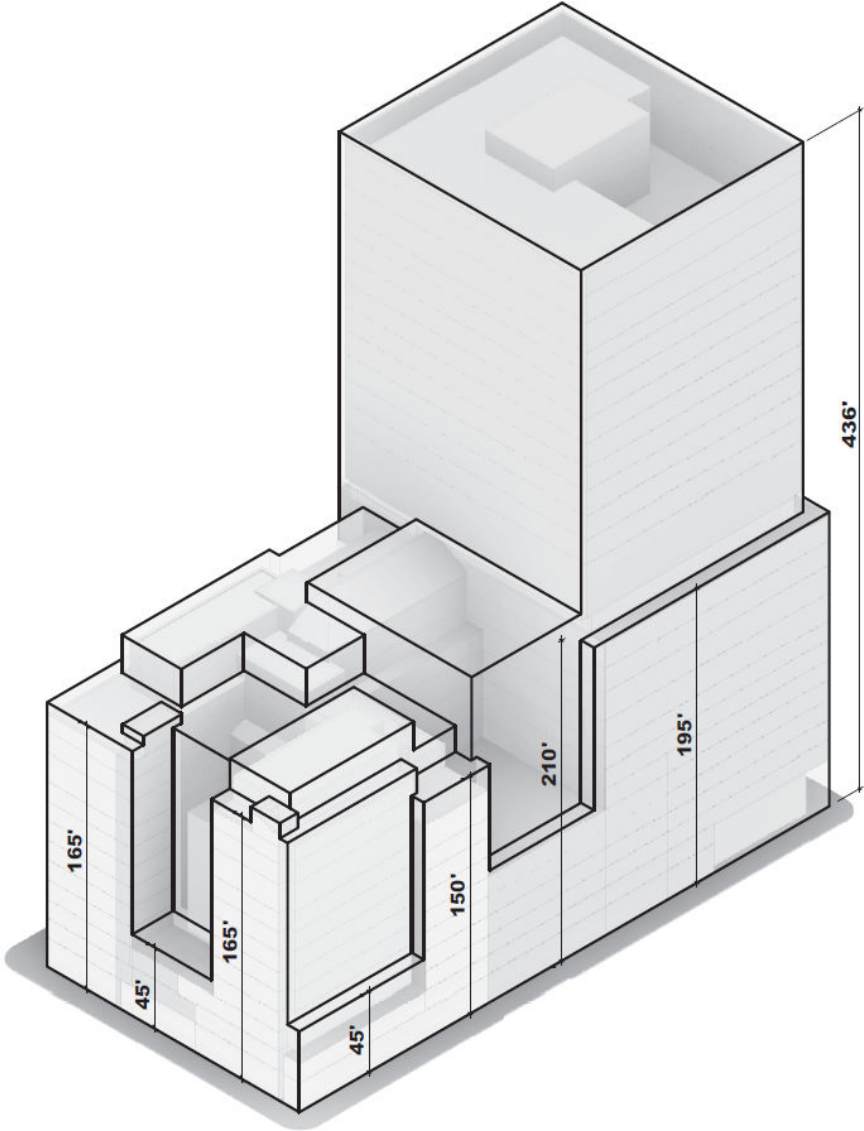
Zoning Text Amendments

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.

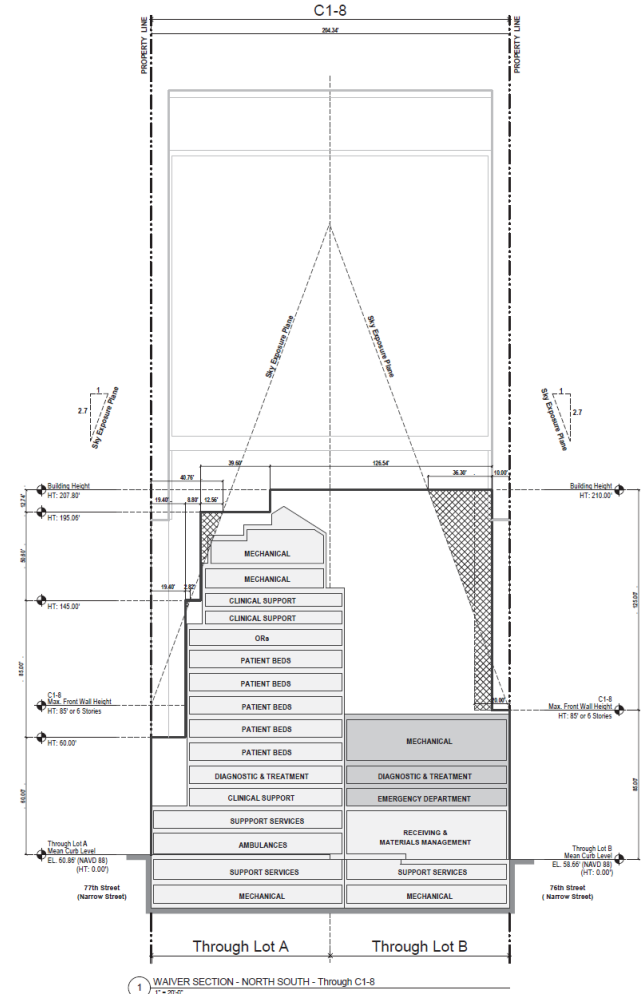
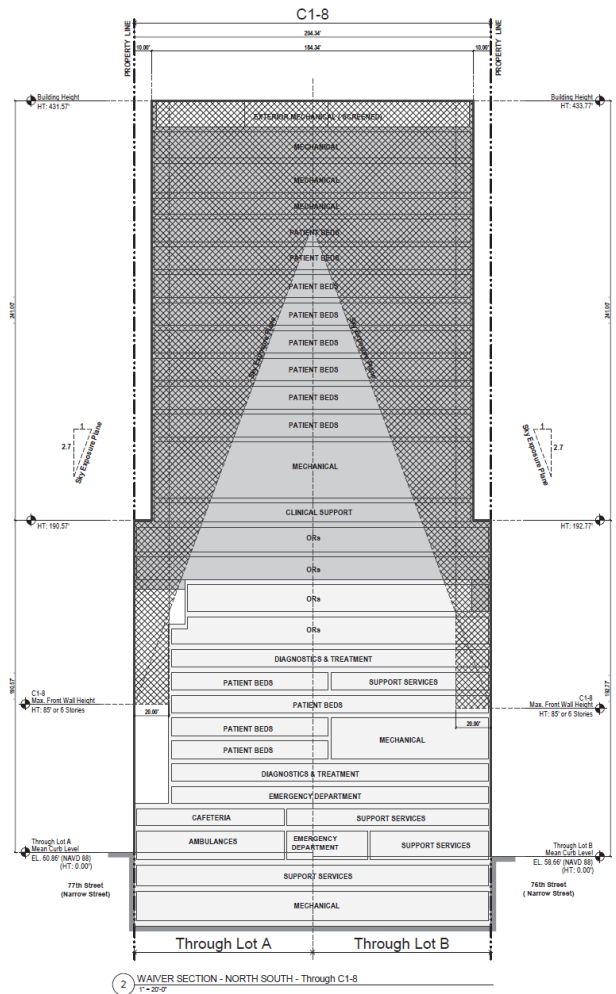
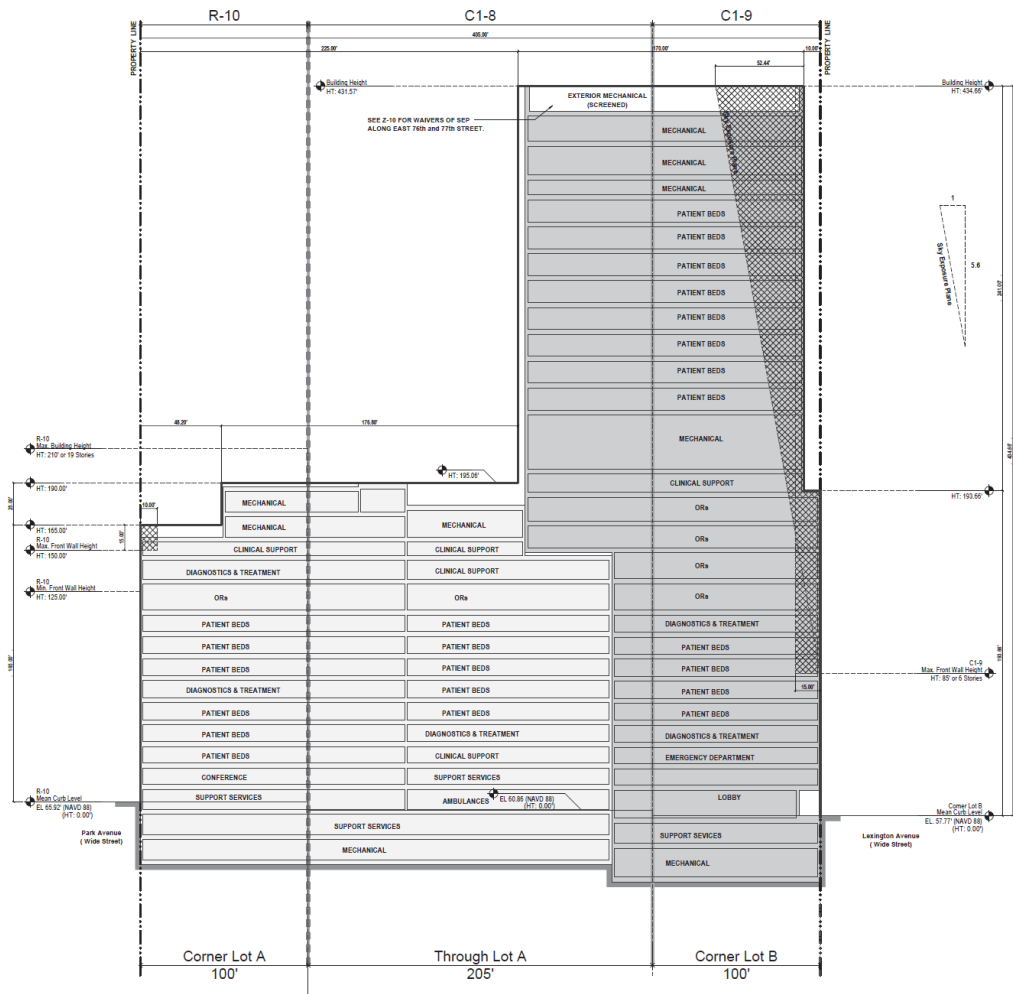
Hospital Special Permit

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.

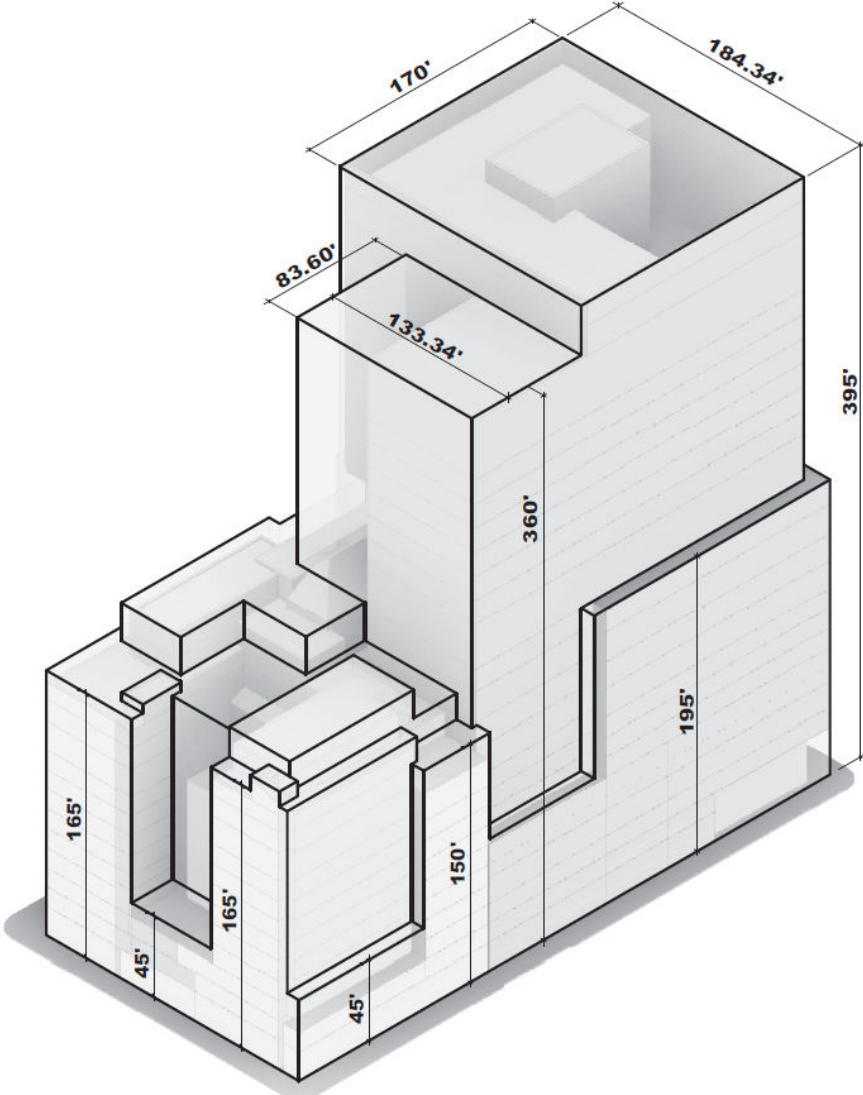
Option 1



Option 1: Waiver Sections

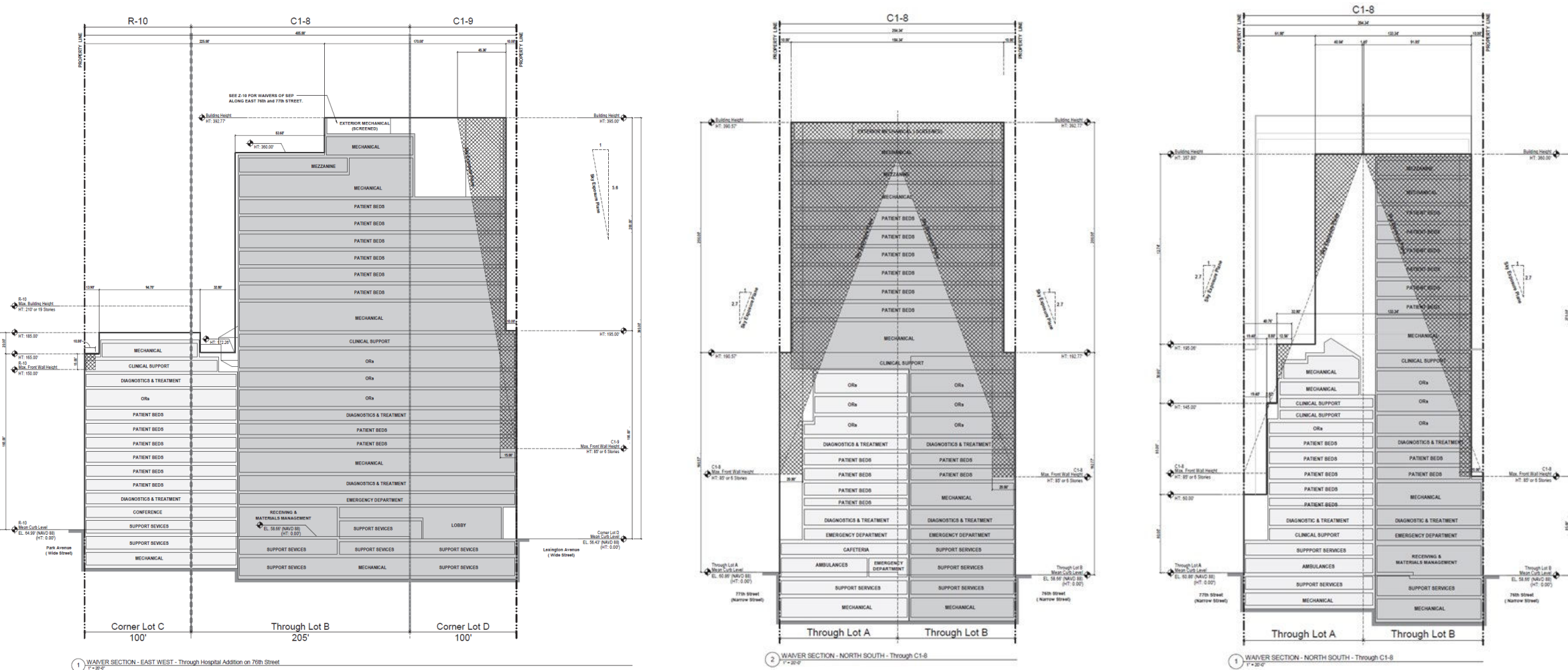


Option 2



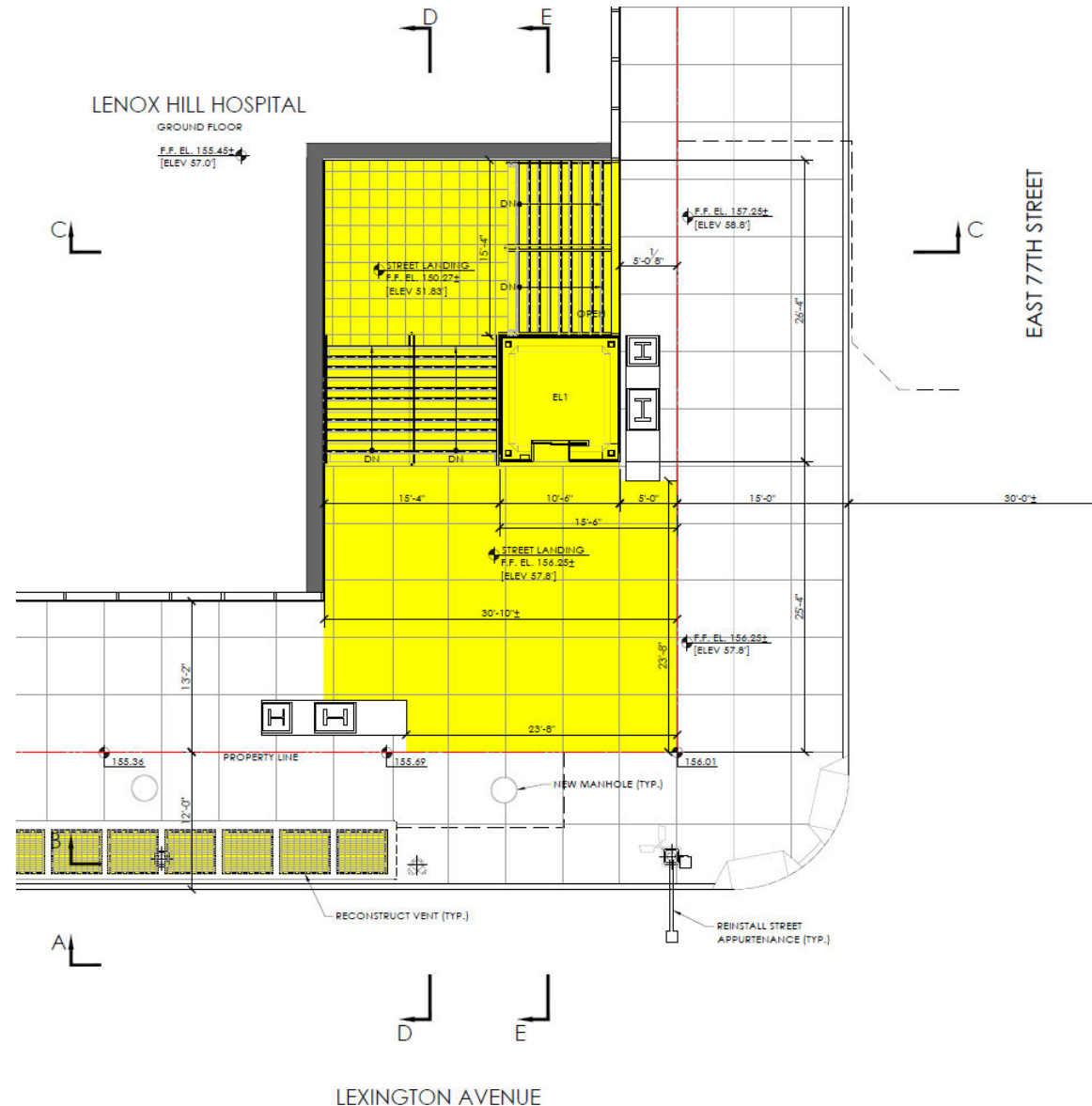
Lenox Hill Hospital Redevelopment

Option 2: Waiver Sections



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

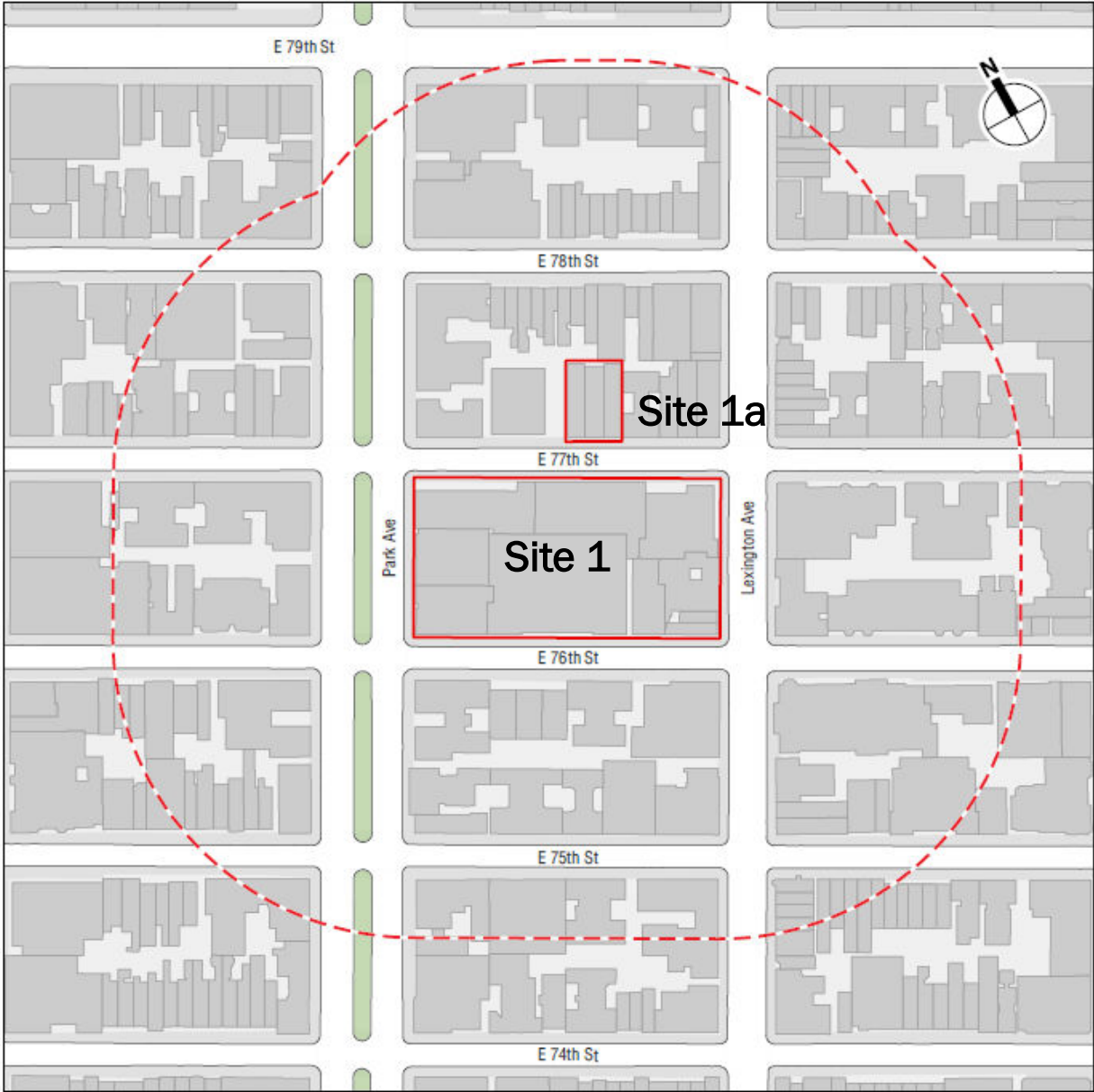


DEIS Overview

Lisa Lau
AKRF

Project Location

-  Project Site
-  Study Area (400-foot perimeter)



DEIS CEQR Technical Areas

The January 2025 DEIS assesses future conditions without the Proposed Project (the “No Action Condition”) and with the Proposed Project (the “With Action Condition”) in 2036 (the “Build Year”).

Significant adverse impacts, as defined by CEQR, are limited to:

- **Shadows** on the Eighth Church of Christ, Scientist garden vegetation
- **Temporary Construction Noise** at certain receptors surrounding the proposed construction work area

No other significant adverse impacts were identified.

Mitigation measures are identified in the DEIS and will be explored further in the FEIS.

Shadows

- Significant adverse impacts isolated to the vegetation within 103 E 77th St Church garden
- Virtually any development taller than the existing buildings would cause shadow impacts
- Potential mitigation measures are being explored and will be refined between the Draft EIS and Final EIS
- No other resources would receive significant new shadows



Temporary Construction Noise

- Significant adverse noise impacts identified at the receptors specified in figure (right)
- Dependent on receptor and construction activity, impacts could occur intermittently during certain phases of exterior construction
- Committed to additional noise control measures beyond NYC Noise Control Code requirements
- Mitigation measures include the provision and installation of storm windows and/or air conditioners



What's Next in the Process

The January 2025 DEIS is posted on the City's website: <https://a002-ceqraccess.nyc.gov/CEQR/>

CEQR Project Search

Keyword

CEQR Number

Community District

-- Select Community District --

Lead Agency

-- Select Lead Agency --

Project Name

Lenox Hill Hospital

Borough / Block / Lot

-- Select Boro --

Block

Lot

Search

Clear

Search Results1 record(s) found		
CEQR Number	Project Name	Project Description
23DCP079M	<div>Lenox Hill Hospital</div> <div><div><div>Latest Milestone</div><div>01/31/2025 DEIS & Notice of Completion</div></div><div><div>Files</div><div><div><div>23DCP079M_DEIS_01312025</div><div>169.2MB</div></div><div><div>23DCP079M_DEIS_Notice_of_Completion_01312025</div><div>542.5KB</div></div></div></div></div> <div>Files & Details for 23DCP079M</div>	<div>This is a private application by Lenox Hill Hospital, proposing a zoning map amendment, zoning text amendment (including MIH), special permit, authorization and certification. It seeks to facilitate redevelopment and enlargement of the hospital up to a maximum of 12.5 FAR, comprising interior renovations, a new hospital building fronting Lexington Avenue and subway station improvements. The site is located at 100 East 77th Street in the Lenox Hill neighborhood of Manhattan, Community District 8.</div>

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45

Questions & Comments