

Lenox Hill Hospital Redevelopment

New York City Council Zoning & Franchises Subcommittee

July 16th, 2025 | Application Nos. C 250151 ZMM,
N 250152 ZRM, C 250153 ZSM & N 250154 ZAM

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If you are a member of the public who wishes to testify, please register on the City Council Website at council.nyc.gov. Please visit the City Council Website to watch livestreams of all City Council Meetings and find recordings of previously held meetings.



Lenox Hill Hospital: Serving New York City for Over 160 Years



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.

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



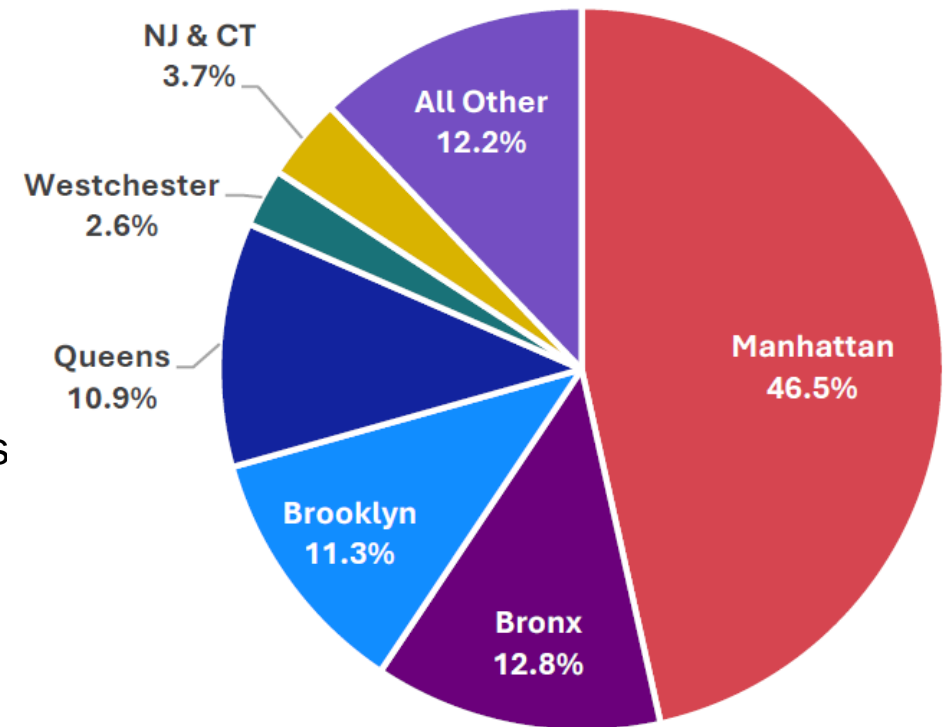
Why We're Here

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

Patient Volume & Demographics:

- **Over 144,000+ patient visits annually, including:**
 - 4,000+ deliveries
 - 14,000+ surgeries
 - 50K+ total emergency room visits
- **80% occupancy rate**, based on average daily census
- **Over 60% of LHH patients use public insurance**, with a higher proportion of Medicare patients compared to other NYC hospitals
- 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 other NYC hospitals

Patient Origin by County, 2023



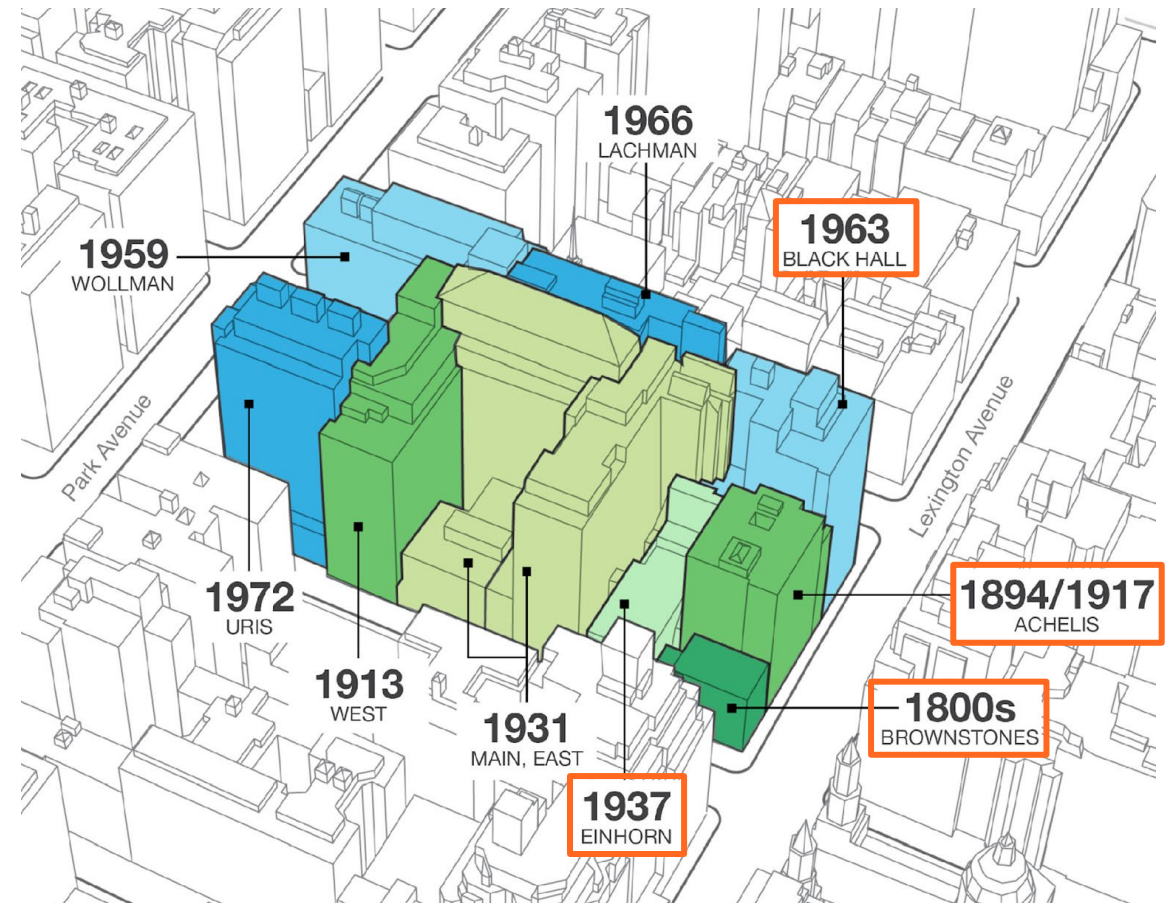
Source: SPARCSv2025.01.30.unadj | Prepared by the Office of Strategic Planning/LMS

Why We Need to Renew Our Facility

To continue to provide the 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
- 4 buildings (outlined in orange) cannot be used to provide inpatient care due to structural constraints
- 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

Putting the Patient at the Center of Care:

- Renew Lenox Hill Hospital to meet the healthcare needs of the next generations
 - 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**



Program Summary

	EXISTING	PROPOSED
<i>Single-Bed</i> Patient Rooms	172	475
<i>Double-Bed</i> Patient Rooms	139	0
Total Room Count	311	475
Total Bed Count	450	475
Operating Rooms	25	30
ED 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

Street Environment & Access Improvements

We are committed to beautifying our block – for our patients, our care teams, and our community.



New elevator access, over 50% increase in stair capacity, covered entry, and widened sidewalk along Lexington to improve pedestrian circulation

Subway Station

- \$20 million commitment to improve subway infrastructure and accessibility on the southwest corner of 77th & Lexington (left)

Ambulance Bays

- All new off-street ambulance bays to enhance patient safety and comfort, and reduce street congestion on 77th Street

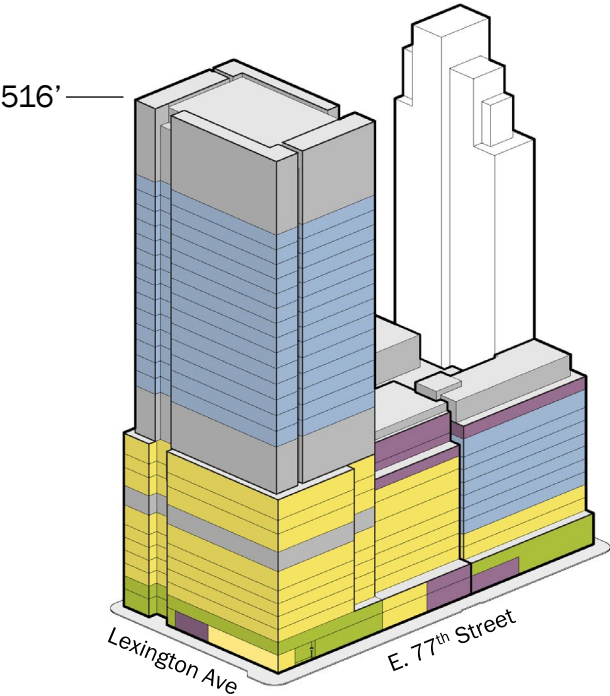
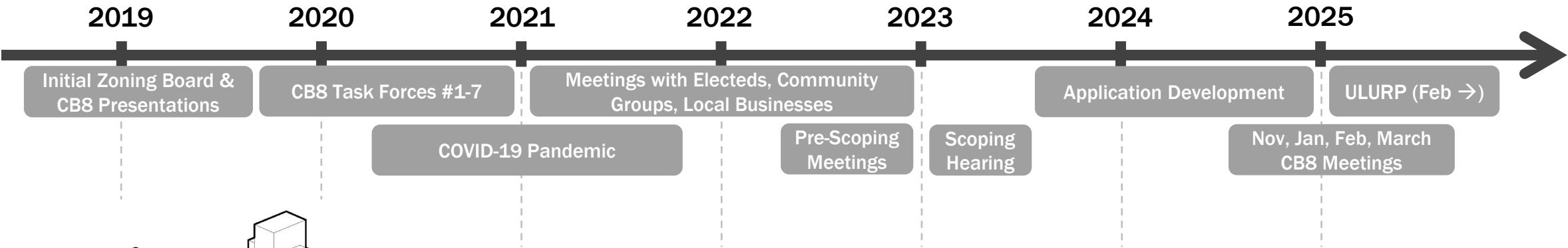
Materials Handling Center

- New, larger materials handling bays to accommodate all loading activities within the building and reduce street congestion on 76th Street

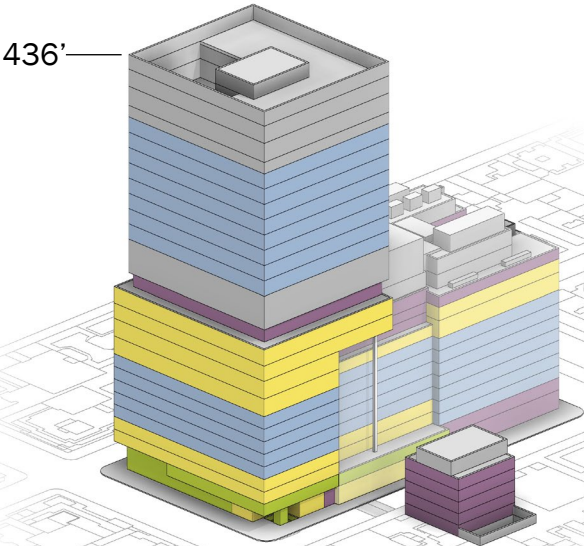
Project Development

Design Evolution from 2019 – 2025

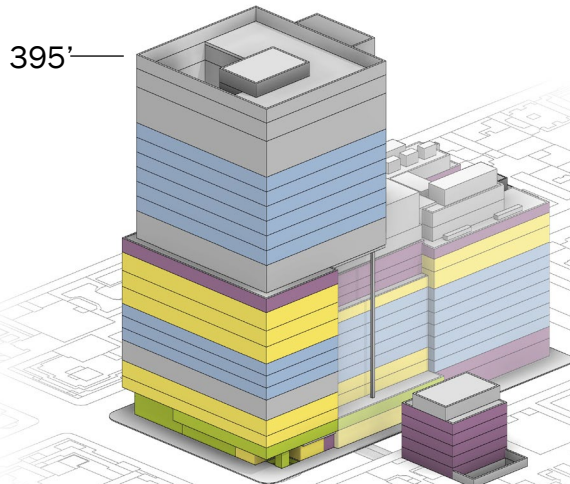
- Public Lobby
- Diagnostic & Treatment
- Inpatient Beds
- Support
- Mechanical



2019 Proposal

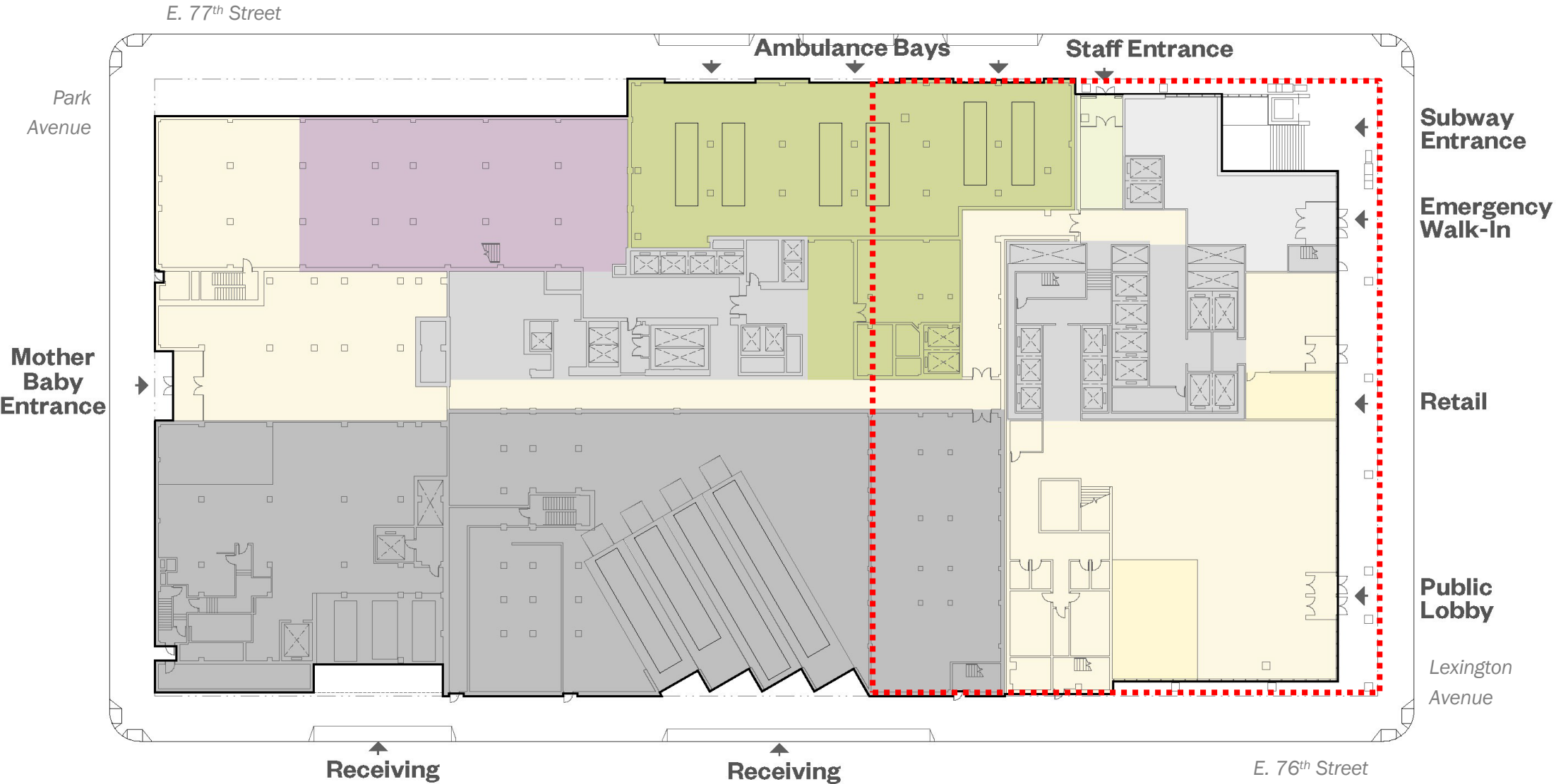


2023 Proposal (Option 1)



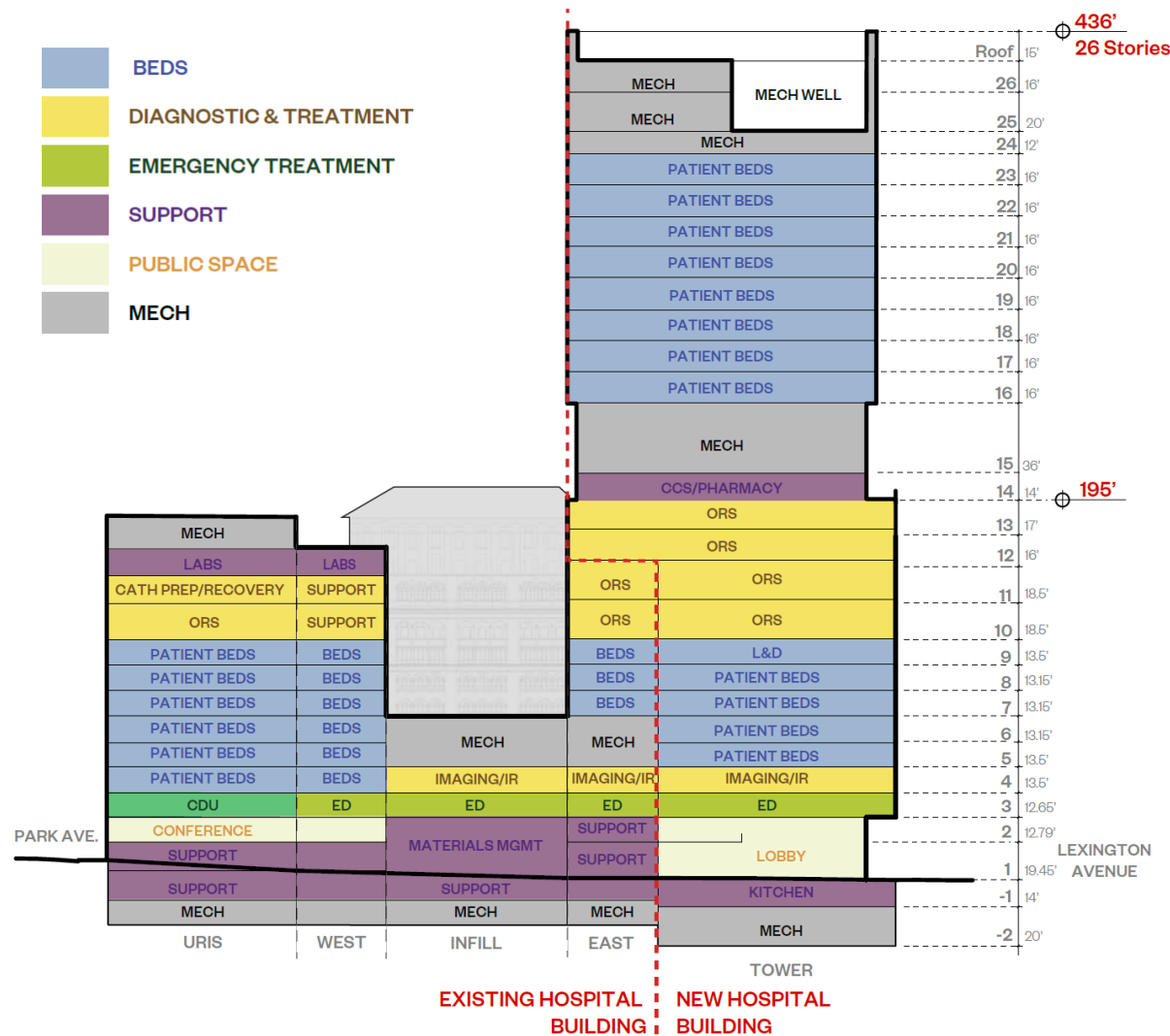
2025 Proposal (Option 2)

Ground Floor Plan

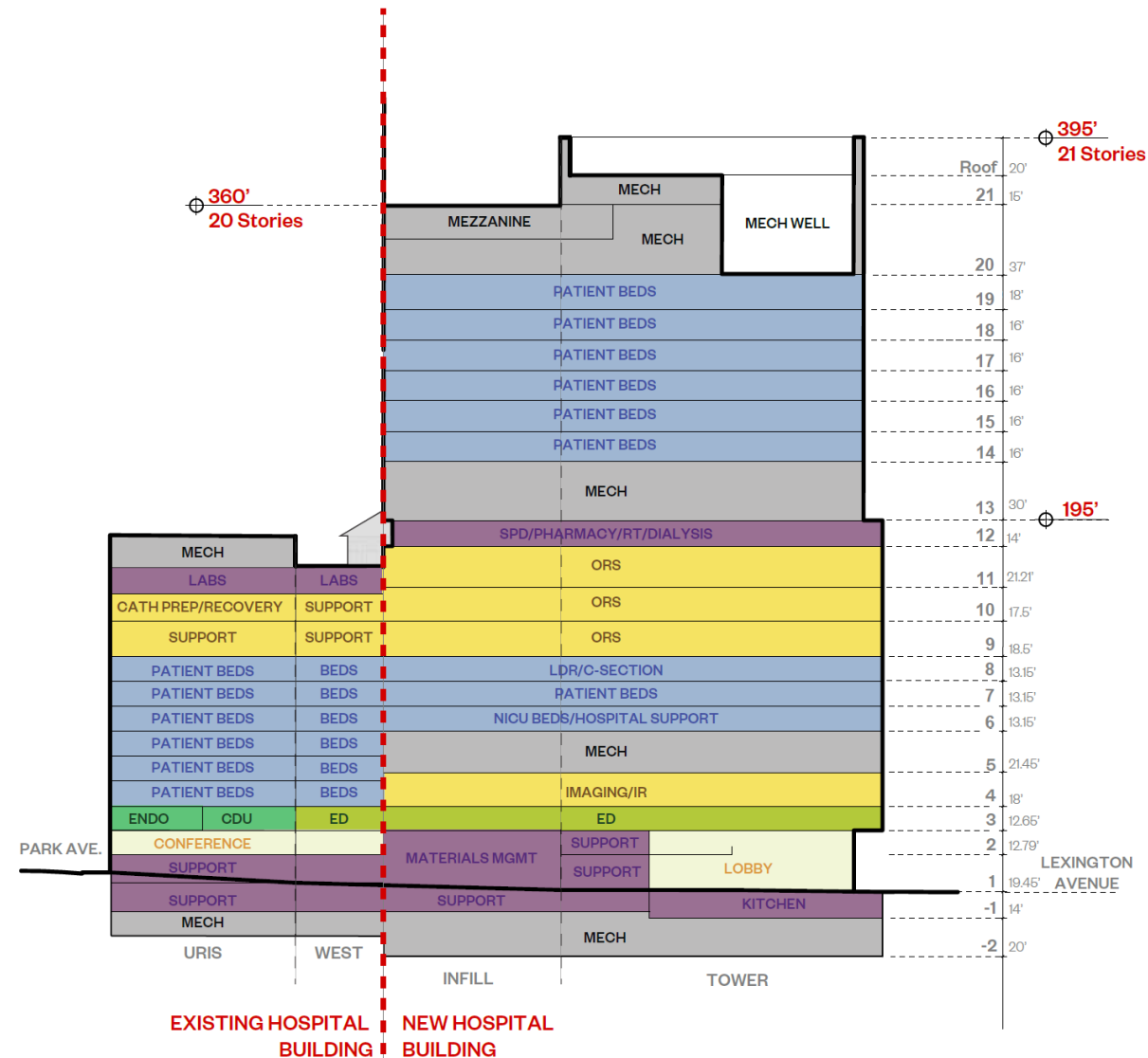


Option 1 vs. Option 2

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



Option 1



Option 2

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: 75th and Park)



Option 1



Option 2

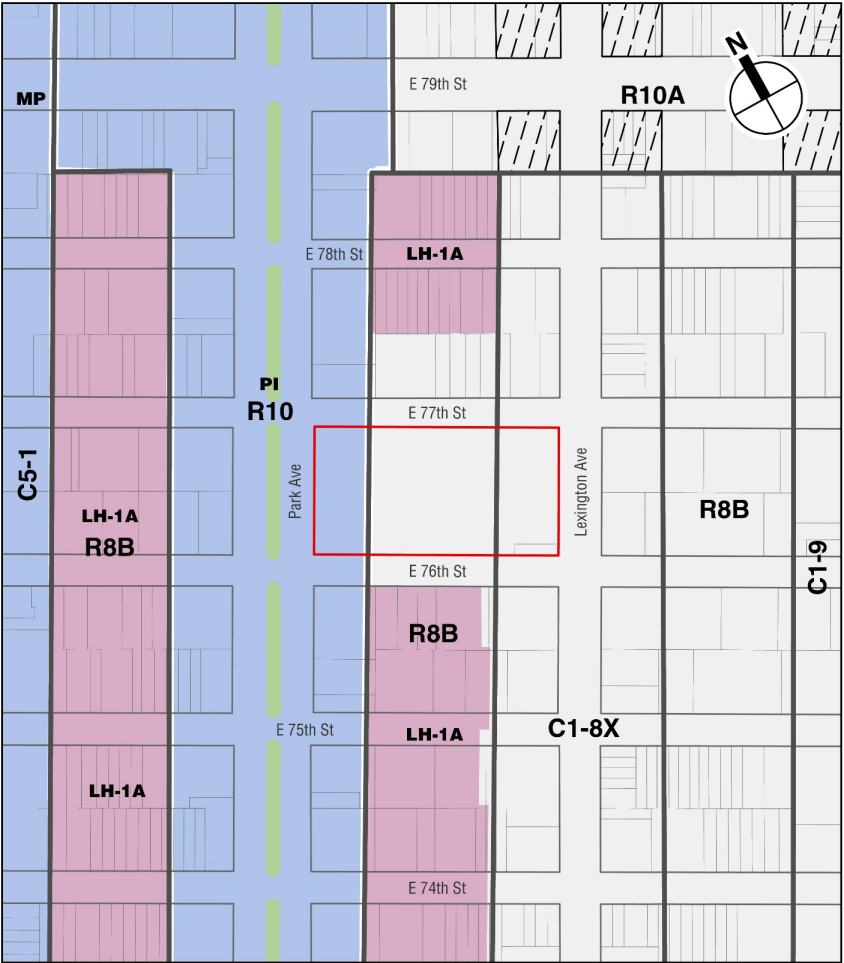
Summary of Actions

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

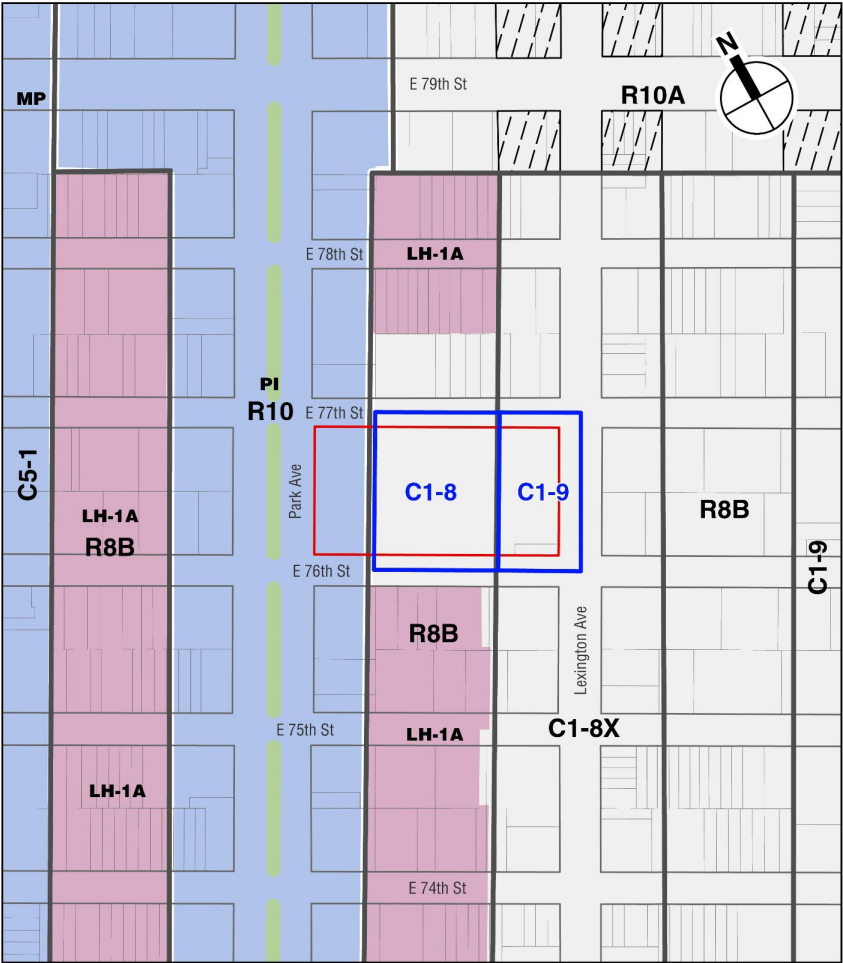
Lenox Hill Hospital Redevelopment

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

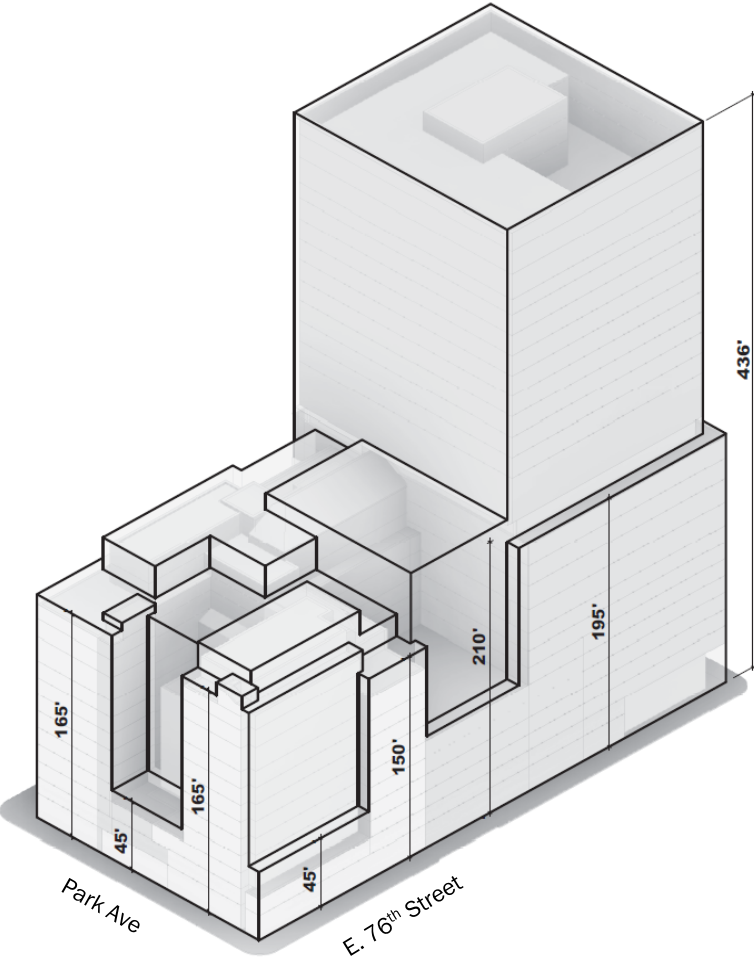
Zoning Text Amendments

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

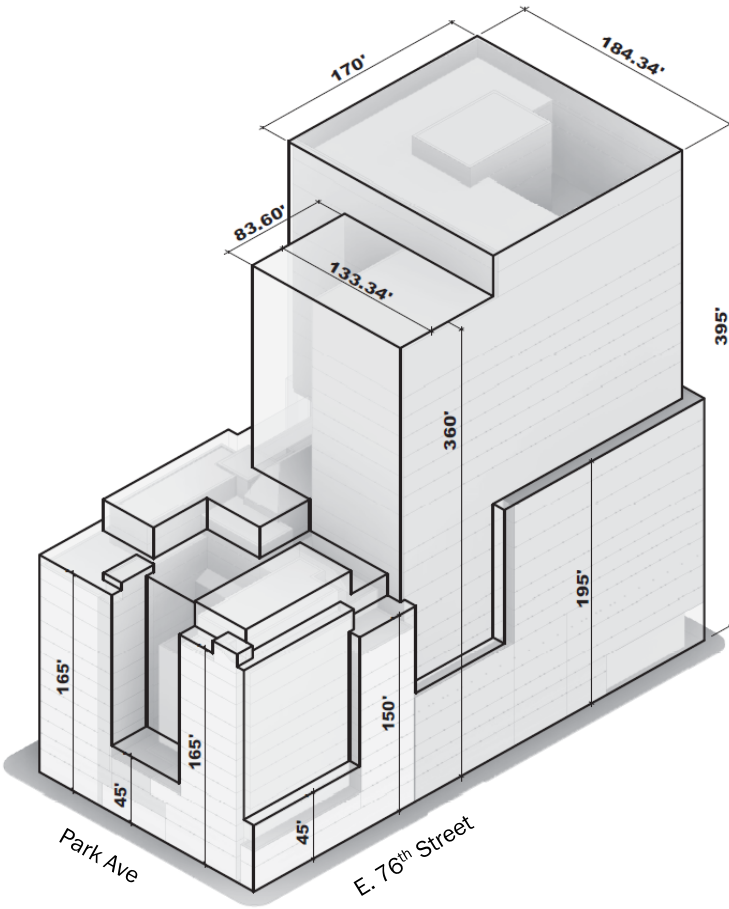
1. Allow a 20% (2.0 FAR) floor area bonus for the upgraded hospital.
2. Allow the project to incorporate 0.5 FAR of additional transit bonus.
3. Allow modification of height and setback and other bulk controls.
4. Establish a maximum envelope for development on the project block.

Option 1 vs. Option 2



1 Maximum Zoning Envelope Axonometric - Southwest Corner

Option 1

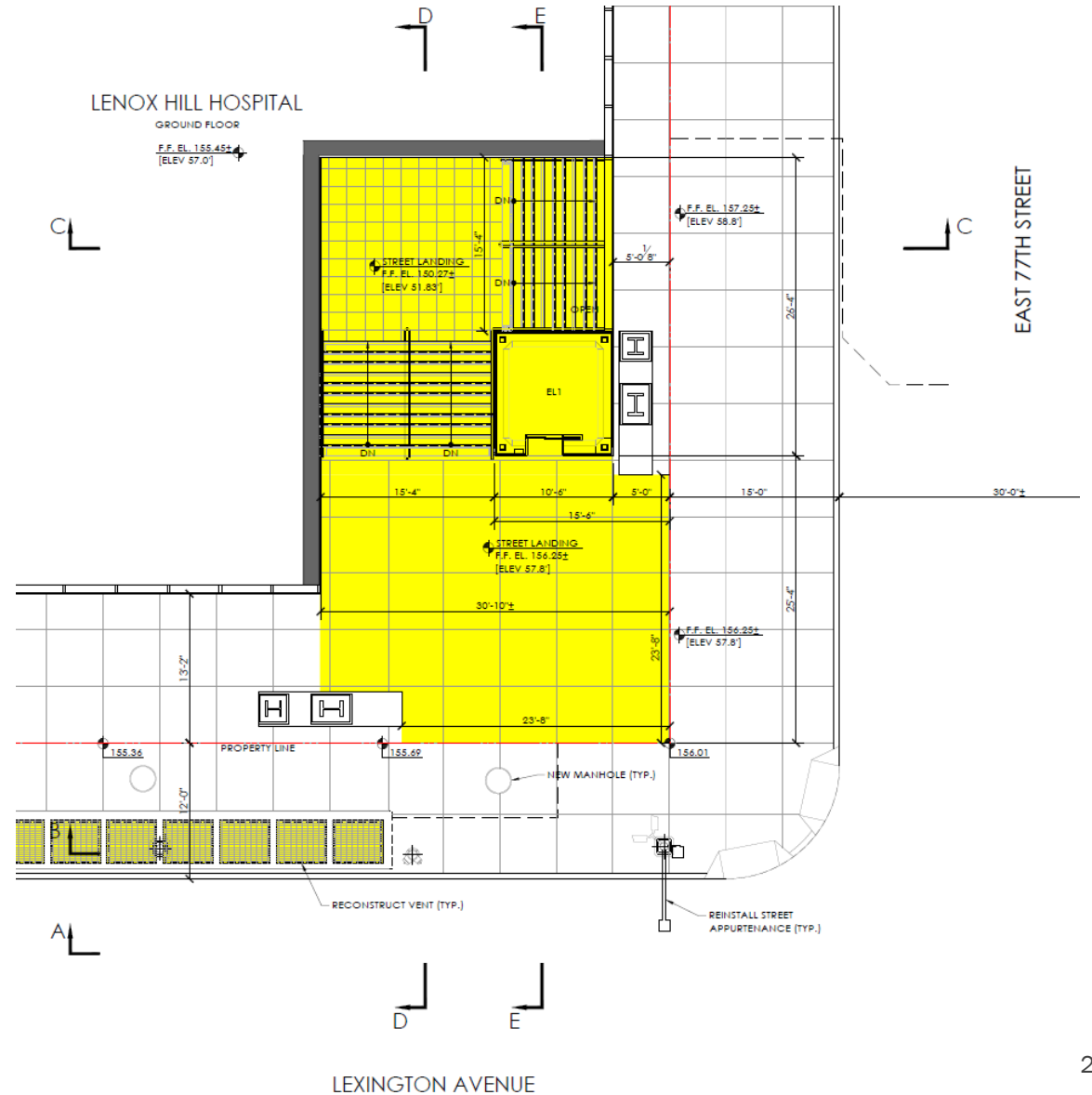


1 Maximum Zoning Envelope Axonometric - Southwest Corner

Option 2

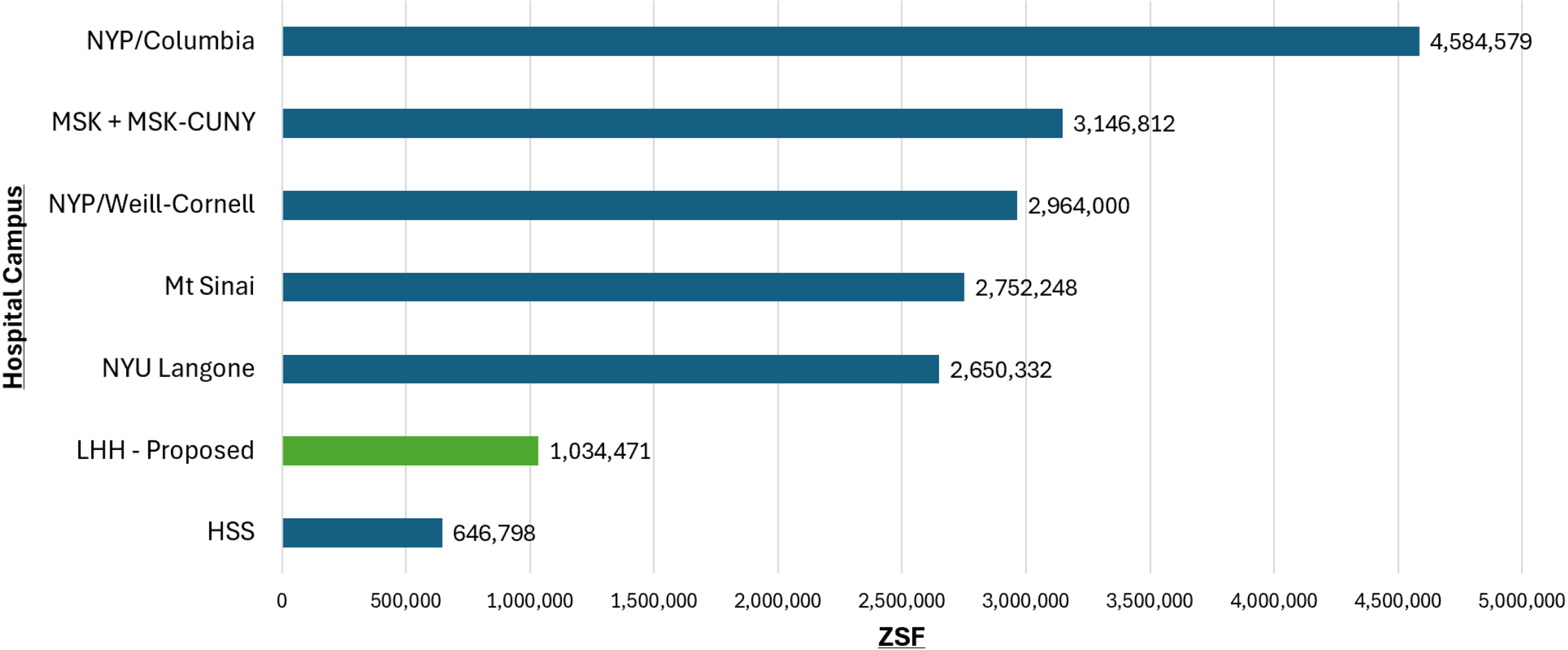
Transit Authorization and Certification

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



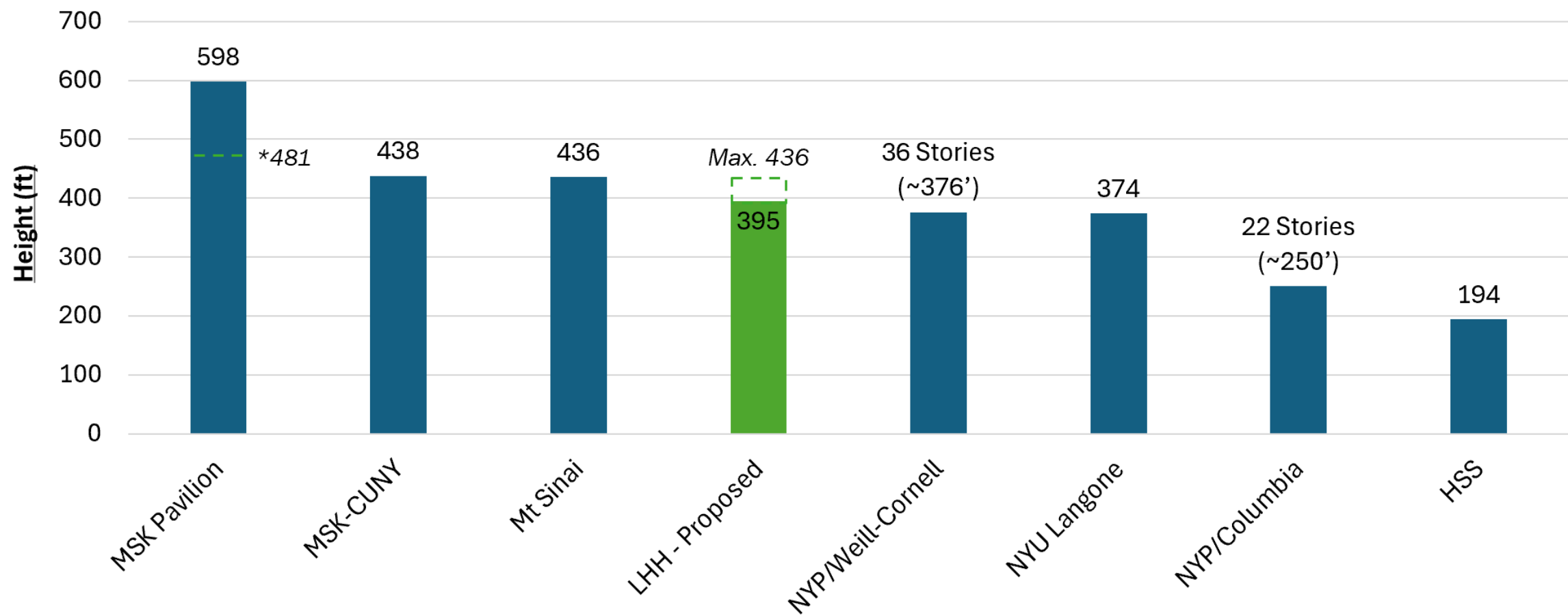
Healthcare Zoning Precedents

Zoning Square Feet (ZSF) by Hospital Campus



Healthcare Zoning Precedents

Maximum Building Height by Hospital Campus



Hospital Campus

**Note: Although MSK received zoning approval for 598', they recently announced their plans to lower the building height to 481'.*

Thank You

Questions & Comments

