# Chapter 7: Urban Design and Visual Resources

## A. INTRODUCTION

This chapter considers the potential impacts of the proposed Lenox Hill Hospital (LHH) Redevelopment project (the Proposed Project) on the urban design and visual resources of the study area. As defined in the 2021 *City Environmental Quality Review (CEQR) Technical Manual*, urban design is the totality of components that may affect a pedestrian's experience of public space. A visual resource can include views of the waterfront, public parks, landmark structures or districts, or otherwise distinct buildings, and natural resources.

As described in Chapter 1, "Project Description," Lenox Hill Hospital (the Applicant) is requesting a series of discretionary actions from the City Planning Commission (CPC) to facilitate the enlargement and modernization of the existing LHH on Block 1411, Lots 1 and 113 (Projected Development Site 1), bounded by Park and Lexington Avenues and East 76th and East 77th Streets in Manhattan. The Proposed Project would include a new building fronting on Lexington Avenue, as well as additions and modifications to portions of the existing hospital complex on Projected Development Site 1 and connections between the new hospital building and the renovated buildings. Two building envelopes are proposed, each of which would accommodate the Proposed Project's program. Envelope 1 would include a new approximately 771,000-gross-square-foot (gsf) building on Lexington Avenue and 56,000 gsf of additions to the existing hospital. Envelope 2 would include a new approximately 867,000-gsf building and 8,000 gsf of additions to the existing hospital. With the existing buildings to remain, the overall gross floor area of the Proposed Project on Projected Development Site 1 would be approximately 1.4 million gsf with either envelope. The program, project population (staff, patients, visitors), site access, zoning actions, and construction duration would be the same for both Envelope 1 and Envelope 2.

This Environmental Impact Statement (EIS) also considers the as-of-right development of a building with hospital support functions at 111-115 East 77th Street between Lexington and Park Avenues (Block 1412, Lots 9, 10, and 11) (Projected Development Site 1a) as part of the Proposed Project. It would be connected to Projected Development Site 1 by a utility tunnel under East 77th Street. In addition, the Applicant proposes to provide improvements to the 77th Street subway station of the Lexington Avenue (No. 6) line, providing Americans with Disabilities Act (ADA) access to the downtown platform and improving sidewalk conditions in the immediate area.

Projected Development Site 1 contains 10 buildings that were built between the late 1800s and 1975. Apart from the late 1800s rowhouses, which have been most recently used by LHH for storage purposes, the buildings on Projected Development Site 1 have been altered over time by LHH to function, to the extent possible, as a single hospital facility (see **Figures 7-1 through 7-3**). Projected Development Site 1a contains three small three-story buildings that contain hospital support and clinical space (see **Figures 7-1 and 7-2**). Development on Projected Development Site 1a would comply with current zoning controls. The Proposed Project would result in physical alterations beyond those allowed by existing zoning on Projected Development Site 1; therefore,

8.31.23




*Project Site*

*Projected Development Site*

*Study Area (400-foot perimeter)*

*Lot Boundary*

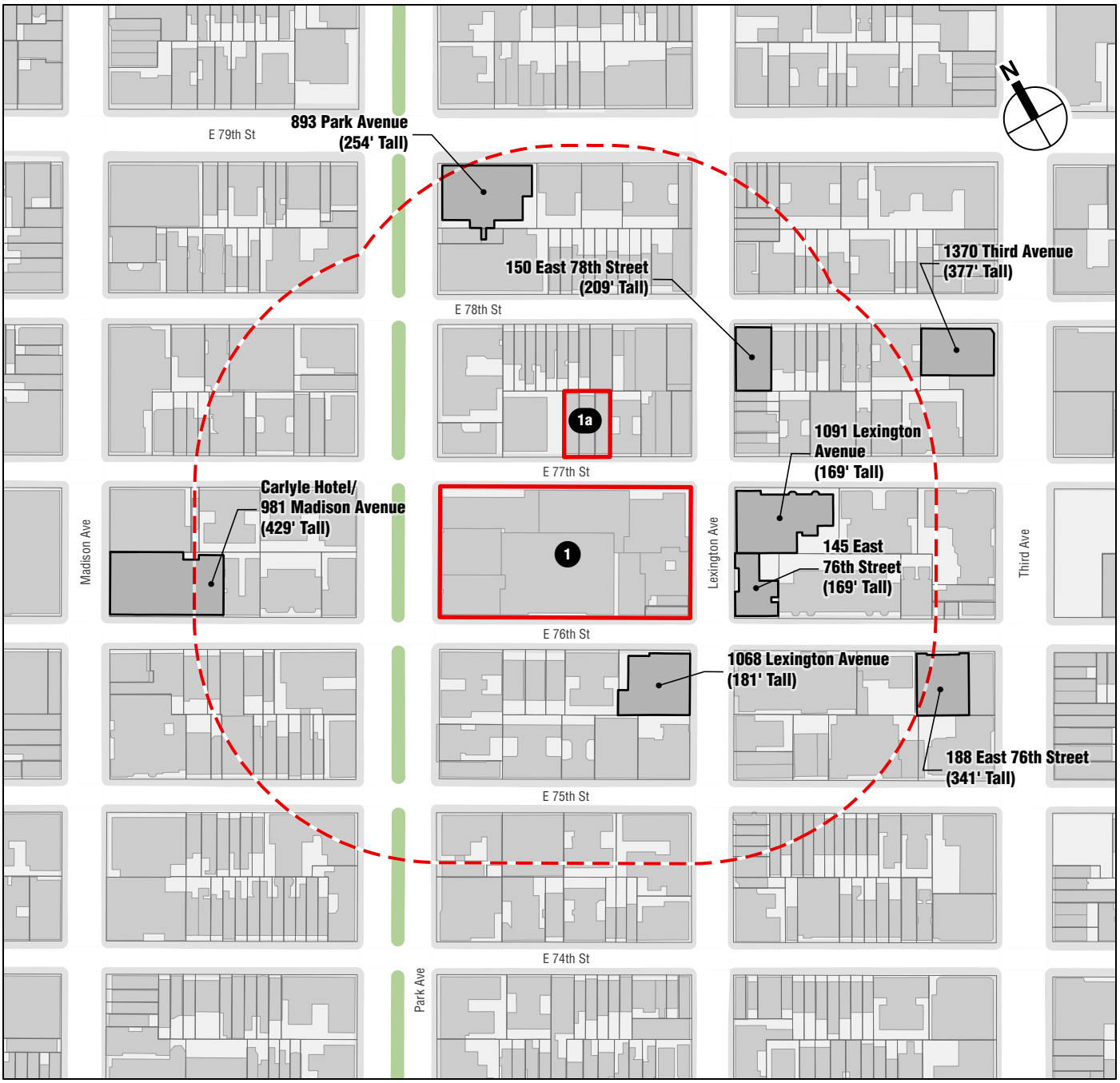
*Building Footprint*

*Photograph View Direction and Reference Number*

Urban Design and Visual Resources Study Area
Photograph Key

**LENOX HILL HOSPITAL REDEVELOPMENT**

**Figure 7-1**




Urban Design and Visual Resources Study Area
Building Heights

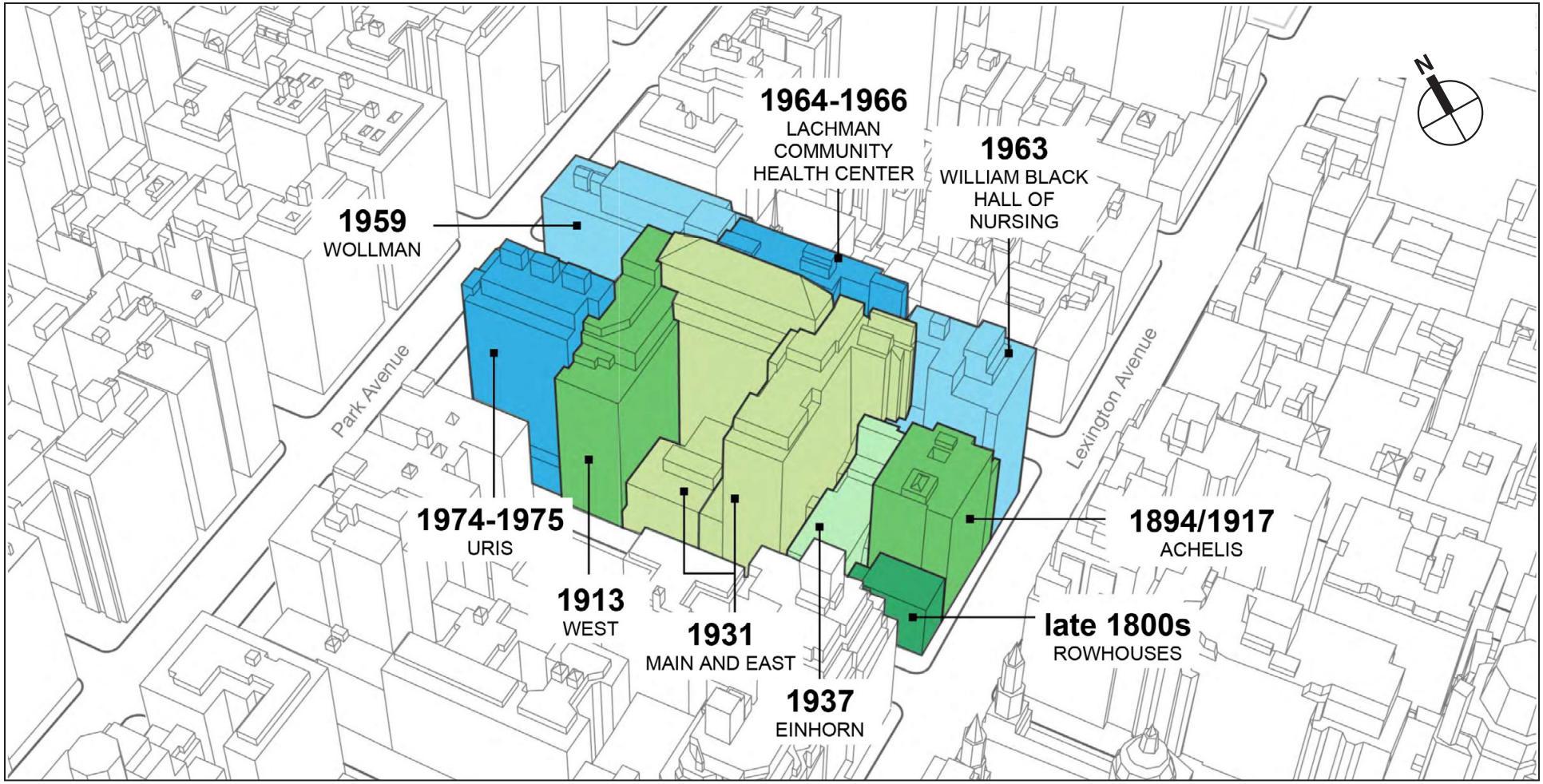
**LENOX HILL HOSPITAL REDEVELOPMENT**

**Figure 7-1a**




Urban Design and Visual Resources Study Area
Aerial View

8.7.24




Source: Northwell Health

Axonometric Campus Map

**LENOX HILL HOSPITAL REDEVELOPMENT**

**Figure 7-3**

the Proposed Project meets the threshold for a preliminary assessment of urban design and visual resources.

## PRINCIPAL CONCLUSIONS

A preliminary assessment of urban design and visual resources concluded that the Proposed Project with either Envelope 1 or Envelope 2 would not result in significant adverse impacts to urban design or visual resources in the study area. With either Envelope 1 or Envelope 2, the eastern portion of Projected Development Site 1 would be developed with a new hospital building that would replace existing hospital buildings. With Envelope 1, the portion of the new hospital building within 180 feet of Lexington Avenue would be a new 26-story hospital building (approximately 436 feet tall, inclusive of screened mechanical bulkheads) that would have an approximately 195-foot-tall podium, with 8 stories of patient rooms and mechanical floors above the podium. Under Envelope 1, the midblock portion of the new hospital building (180 feet west of Lexington Avenue) could rise to a height of approximately 210 feet, consistent with the highest floors currently existing in the midblock portion of Projected Development Site 1. With Envelope 2, on the eastern portion of Projected Development Site 1, the portion of the new hospital building within 180 feet of Lexington Avenue would have 21 stories (approximately 395 feet tall, inclusive of screened mechanical bulkheads), with an approximately 195-foot-tall podium and 6 stories of patient rooms and mechanical floors above the podium. The midblock portion of Envelope 2 would rise to a height of approximately 360 feet. With either envelope, the overall gross square footage of the Proposed Project on Projected Development Site 1 would be approximately 1.4 million gsf.

While the new hospital building's overall height would be taller than nearby buildings in the study area, the new hospital building, with either Envelope 1 or Envelope 2, would have a podium compatible with the height and form of existing buildings on Lexington Avenue, including buildings across Lexington Avenue to the east and across East 76th Street to the south. The podium would also be built to the street line of Lexington Avenue consistent with other buildings along Lexington Avenue and would have an anticipated arcade and glazing at the ground floor that would enhance the pedestrian experience. Above the podium, the new hospital building would have a setback before rising to its overall height (which would be approximately 41 feet shorter with Envelope 2 compared to Envelope 1). The setback would provide a visual break in the massing that would reduce the perceived height of the building. The new hospital building's design draws from the context of the surrounding neighborhood in terms of cladding materials and color palette.

With either Envelope 1 or Envelope 2, the new hospital building's overall height would be taller than other study area buildings; however, it would be compatible with the variety of building heights in the study area, which includes the approximately 427-foot-tall Carlyle Hotel to the west at 981 Madison Avenue. The Proposed Project would be viewed in the context of existing buildings with different massings, heights, and forms that characterize the varied urban design of the study area, including the range of building scales, forms, and styles along Lexington Avenue. Further, the new hospital building would activate the sidewalks adjacent to Projected Development Site 1, including widened sidewalks and an anticipated arcade, glazing at the ground floor providing transparency into the new building, and an improved subway station entrance at the corner of East 77th Street and Lexington Avenue. The proposed alterations and modifications to the buildings on the western portion of Projected Development Site 1 would not substantially alter existing massings and would provide transparency and activate uses on the adjacent sidewalks on Park Avenue while maintaining the urban design character of the building form. In

addition, the new building that would be built on Projected Development Site 1a would be compliant with as-of-right zoning controls and would be consistent with the scale, form, and massing of nearby study area buildings.

The Proposed Project would not adversely affect views to any study area visual resources or view corridors. While the Eglise St. Jean Baptiste, a visual and architectural resource, is located diagonally to the southeast across Lexington Avenue and East 76th Street from Projected Development Site 1, views to this visual resource would remain available from Lexington Avenue and East 76th Street. The Proposed Project would be compatible with the varied urban design character of the study area and would not adversely impact the pedestrian experience. The Proposed Project would not adversely affect views of the Eglise St. Jean Baptiste, nor would the Proposed Project alter significant view corridors. Therefore, no significant adverse urban design impacts would result from the Proposed Project.

## B. METHODOLOGY

Based on the *CEQR Technical Manual*, a preliminary assessment of urban design and visual resources is appropriate when there is the potential for a pedestrian to observe, from the street level, a physical alteration beyond that allowed by existing zoning. Examples include projects that permit the modification of yard, height, and setback requirements, and projects that result in an increase in built floor area beyond what would be allowed "as-of-right" or in the No Action condition. The Proposed Project would result in physical alterations to Projected Development Site 1 that are not allowed by existing zoning and that would be observable by pedestrians. Therefore, the Proposed Project with either Envelope 1 or Envelope 2 meets the threshold for a preliminary assessment of potential impacts to urban design and visual resources.

According to the *CEQR Technical Manual*, the study area for urban design is the area where the project may influence land use patterns and the built environment and is generally consistent with the study area used for the land use analysis. For visual resources, the view corridors within the study area from which such resources are publicly viewable should be identified. Consistent with CEQR methodology, the study area for the urban design and visual resources analysis has been defined as the area within a 400-foot radius of the Project Site and is consistent with the study area for the analysis of land use, zoning, and public policy. The study area is roughly bounded by East 79th Street to the north, the midblock between Lexington Avenue and Third Avenue to the east, the south side of East 75th Street to the south, and the midblock between Park Avenue and Madison Avenue to the west (see **Figures 7-1 and 7-2**). The *CEQR Technical Manual* recommends an analysis of pedestrian wind conditions for projects that would result in the construction of large buildings at locations that experience high wind conditions (such as along the waterfront, or other location where winds from the waterfront are not attenuated by buildings or natural features), which may result in an exacerbation of wind conditions due to "channelization" or "downwash" effects that may affect pedestrian safety. The Proposed Project would not result in the construction of a large building at a location that would experience high wind conditions, and thus a pedestrian wind analysis was not warranted.

# C. EXISTING CONDITIONS

## URBAN DESIGN

*PROJECT SITE*

The Project Site includes the LHH block (Projected Development Site 1) and one ancillary site (Projected Development Site 1a). The area affected by the proposed rezoning and other discretionary zoning approvals is limited to Projected Development Site 1.

*Projected Development Site 1*

Projected Development Site 1 occupies the entire block bounded by Lexington and Park Avenues and East 76th and East 77th Streets (Block 1411, Lots 1 and 113) (see **Figures 7-1 and 7-2**). It contains 10 buildings that were built between the late 1800s and 1975 and range in height from 3 stories (approximately 43 feet tall) to 14 stories (approximately 200 feet tall) (**Figures 7-1a and 7-3**). The existing buildings contain a total of approximately 804,700 gsf. Projected Development Site 1 has historically been developed with buildings with footprints and forms that were purpose-built to accommodate the programmatic needs of the medical institution. While the existing buildings are larger structures, they do not meet the needs of a modern, future-oriented medical institution.

The 14-story, approximately 150-foot-tall **William Black Hall of Nursing** is located at 130 East 77th Street at the southwest corner of East 77th Street and Lexington Avenue. Built in 1963, the building is faced in red brick with window openings set within metal framing that creates a sense of verticality to the building's street-facing façades. The primary entrance is within a recessed bay fronting on East 77th Street (see Views 1 and 2 of **Figure 7-4**).

The **Achelis Building** is located at 1086 Lexington Avenue, midblock between East 76th and East 77th Streets. The building's six-story portion was built in 1894; it does not have an entrance from Lexington Avenue. The six-story portion has an approximately 20-foot-wide frontage faced in stone and red brick, with rectangular and arched window openings and a wide projecting cornice at the roof. The larger, approximately 116-foot-tall, nine-story portion of the Achelis Building is immediately to the south. The nine-story portion was built in 1917 and contains the building's primary entrance on Lexington Avenue. The building has an approximately 50-foot-wide frontage, is faced in stone and brown brick, has arched and rectangular window openings, and features a wide, projecting cornice between the eighth and ninth floors and at the roof (see View 3 of **Figure 7-5**).

Two approximately 44-foot-tall, four-story **rowhouses** are located at 1080 and 1082 Lexington Avenue at the corner of East 76th Street. Together, they have an approximately 30-foot-wide frontage on Lexington Avenue; the corner building has an approximately 70-foot-wide frontage on East 76th Street. Both buildings were built in the late 1800s and have contemporary storefronts with large, glazed window openings at the first and second floors of the building at 1080 Lexington Avenue and at the first floor only of the 1082 Lexington Avenue building's frontage on Lexington Avenue. The buildings' third- and fourth-floor façades are faced in painted brownstone with deteriorated detailing. A sidewalk shed has been in place above the first floor since circa 2015 (see View 4 of **Figure 7-5**).

The approximately 43-foot-tall, three-story **Einhorn Memorial Building**, located at 131 East 76th Street, was built in 1937. It has a small, rectangular footprint, with an approximately 40-



View southwest on East 77th Street to the William Black Hall of Nursing at 130 East 77th Street, with the Charles R. Lachman Community Health Center to the west **1**



View west Lexington Avenue to the William Black Hall of Nursing at 130 East 77th Street **2**

Project Site

**Figure 7-4**




View southwest on Lexington Avenue to the Achelis Building at 1086 Lexington Avenue **3**




View northwest from East 76th Street and Lexington Avenue to the rowhouses at 1080 and 1082 Lexington Avenue **4**

Project Site

foot-wide street frontage. The building is faced in buff-colored limestone and has a central arched entrance with a decorative panel and surround set within a recessed archway, with small, punched window openings above (see View 5 of **Figure 7-6**).

The 11- and 13-story, approximately 200-foot-tall **West Building** and **Main and East Buildings** share a similar design and appear as one building with a shared three-story buff-colored stone base and red brick-clad upper floors. As a grouping, the buildings have a U-shaped footprint. The West Building, located at 107-109 East 76th Street, was built in 1913. It has a central entrance, rusticated stone cladding at the base, and brick on the upper floors. The Main and East Buildings, located at 111 East 76th Street, were completed in 1931. The Main Building has a three-story stone-clad base and a grouping of three central, arched entrances with an arched metal canopy. The tower portion of the Main Building is deeply recessed from the base and is located toward the middle of the block where it rises to its full 13 stories. The 11-story East Building has a stone base and brick cladding on the upper floors (see View 6 of **Figure 7-6**).

The 11-story, approximately 178-foot-tall **Percy and Harold D. Uris Building** at 105 East 76th Street was built in 1974-1975. The building is faced in brown brick and has a brutalist fortress-like design with corners serrated by deeply recessed window openings. The building has a lower, two-story, midblock portion separating it from the Wollman Pavilion to the north. Two wide loading docks occupy most of the building's first floor fronting on East 76th Street; a single service entrance opens from the building's Park Avenue frontage (see Views 7 and 8 of **Figure 7-7**).

The 12-story, approximately 190-foot-tall **Wollman Pavilion** at 100-110 East 77th Street is located at the southeast corner of Park Avenue and East 77th Street. It was built in 1959. The building has a slab-like rectangular form, with its wide frontage on East 77th Street and its narrow end on Park Avenue. It is faced in panelized gray stone with flat, grouped window openings. The building does not have any entrances on Park Avenue but has a service entrance and a pedestrian entrance on East 77th Street. The building is set back from the sidewalk by small, planted areas that are set within low stone walls with decorative metal fencing (see Views 7 and 8 of **Figure 7-7**).

The 14-story, approximately 182-foot-tall **Charles R. Lachman Community Health Center** at 110-120 East 77th Street was built in 1964-1966. The Community Health Center has a long rectangular form that occupies much of the midblock portion of the East 77th Street blockfront. The building has a two-story base that rises from the sidewalk, with recessed window openings at the first floor. The second floor has paired rectangular window openings that are set within stone framing, with the pairs separated by a field of brick. Above the second floor, the building sets back before rising to the 13th floor, where another setback is located before the building rises to the roof above the 14th floor. The 3rd through 14th floors have minimal detailing, with paired windows separated by dark brick that contrasts the façade's overall red brick. The Community Health Center has an ambulance entrance and a service entrance within the western bays fronting on East 77th Street (see View 9 of **Figure 7-8**).

*Projected Development Site 1a*

Projected Development Site 1a includes three approximately 40-foot-tall, three-story buildings that are located midblock at 111, 113, and 115 East 77th Street (Block 1412, Lots 9, 10, and 11), on the north side of East 77th Street, across from Projected Development Site 1 (see View 10 of **Figure 7-8**). Each of the three buildings was built in the late 19th century and has a small,



View northeast on East 76th Street to the Einhorn Memorial Building at 131 East 76th Street and the south façade of the rowhouse at 1080 Lexington Avenue **5**




View northeast on East 76th Street to the West Building at 107-109 East 76th Street and the Main and East Buildings at 111 East 76th Streets **6**



Project Site
**Figure 7-6**



View northeast on Park Avenue to the Percy and Harold D. Uris Building at 105 East 76th Street and the Wollman Pavilion at 100-110 East 77th Street **7**



View southeast on Park Avenue to the Wollman Pavilion at 100-110 East 77th Street and the Percy and Harold D. Uris Building at 105 East 76th Street **8**




View southeast on East 77th Street to the Charles R. Lachman Community Health Center at 110-120 East 77th Street **9**




View northeast on East 77th Street to the buildings at 111, 113, and 115 East 77th Street **10**



Project Site
**Figure 7-8**

approximately 25-foot-wide by 100-foot-deep footprint. The buildings were built in the late 19th century and are currently owned and used by LHH for support services for the hospital. The buildings do not have any internal connections. In total, the three buildings contain approximately 23,200 gsf (including below grade space).

The westernmost of the three buildings is located at 111 East 77th Street and contains approximately 8,500 gsf. The building is faced in buff colored stone and has two entrances. The larger, central entrance has glazed and concrete infill. The west bay has a doorway with a glazed transom. The building has rectangular and narrow rounded arch window openings. A deep cornice projects from the roof (see View 10 of **Figure 7-8**).

The middle building in this grouping, 113 East 77th Street, contains approximately 7,000 gsf. The brick-faced building has a wide central vehicular entrance with a roll-down metal gate. A doorway opens from the east bay, and a paired window opening opens from the west bay. The building has rectangular window openings and a wide cornice that projects from the roof (see View 10 of **Figure 7-8**).

The easternmost building, 115 East 77th Street, contains approximately 7,700 gsf. The building is faced in red brick with no decorative detailing. The building has a central recessed entrance and rectangular window openings (see View 10 of **Figure 7-8**).

*STUDY AREA*

The study area is generally characterized by mid-rise buildings (generally buildings with 6 to 15 stories) and high-rise buildings (generally buildings with more than 15 stories). The mid-rise and high-rise buildings are primarily residential buildings that generally have large footprints and include both older and newer buildings (see **Figures 7-1, 7-1a, 7-2, and Figures 7-9 through 7-29**). Mid-rise buildings are located on both the avenues and the east-west streets, with low-rise, older rowhouses and small apartment buildings located on the east-west streets and low-rise older buildings with ground floor commercial located on Lexington Avenue. Many buildings on Lexington Avenue have ground floor retail. Most high-rise buildings are concentrated on or near Lexington and Park Avenues, and on East 79th Street. Institutional buildings in the study area include schools, churches, and synagogues (see **Figures 7-9 through 7-29**), along with the existing hospital on Projected Development Site 1.

The street pattern follows the Manhattan grid, with wider avenues (Lexington Avenue and Park Avenue) extending north-south and narrower streets extending east-west, with the exception of East 79th Street, which is a wider east-west street in the northern part of the study area. The blocks within the study area are rectangular in shape, with the shorter ends of the blocks along the avenues and the longer sides along the east-west streets (see **Figures 7-1 and 7-2**). Street furniture within the study area includes streetlamps—modern, bishop's crook, and mast arm—bus stop signs, fire hydrants, newspaper boxes and stands, mailboxes, bike racks, and sidewalk fences. Subway station entrances and stairways are located at each corner of Lexington Avenue and East 77th Street. Citi Bike docking stations are located at the southwest corner of East 76th Street and Park Avenue and the northwest corner of East 77th Street and Third Avenue. Several outdoor dining sheds are located on Lexington Avenue.

*Streets*

Immediately adjacent to Projected Development Site 1 to the east, and extending north-south through the study area, is Lexington Avenue, a 75-foot-wide avenue that carries three lanes of southbound traffic, including a dedicated bus lane along the west side of the street (see **Figure 7-1**




View southwest on Lexington Avenue from East 77th Street **11**




View northwest on Lexington Avenue from East 76th Street **12**




View southwest on Lexington Avenue from East 78th Street **13**




View southeast on Lexington Avenue from East 77th Street **14**

8.7.24



View northeast on Lexington Avenue from East 77th Street **15**




150 East 78th Street



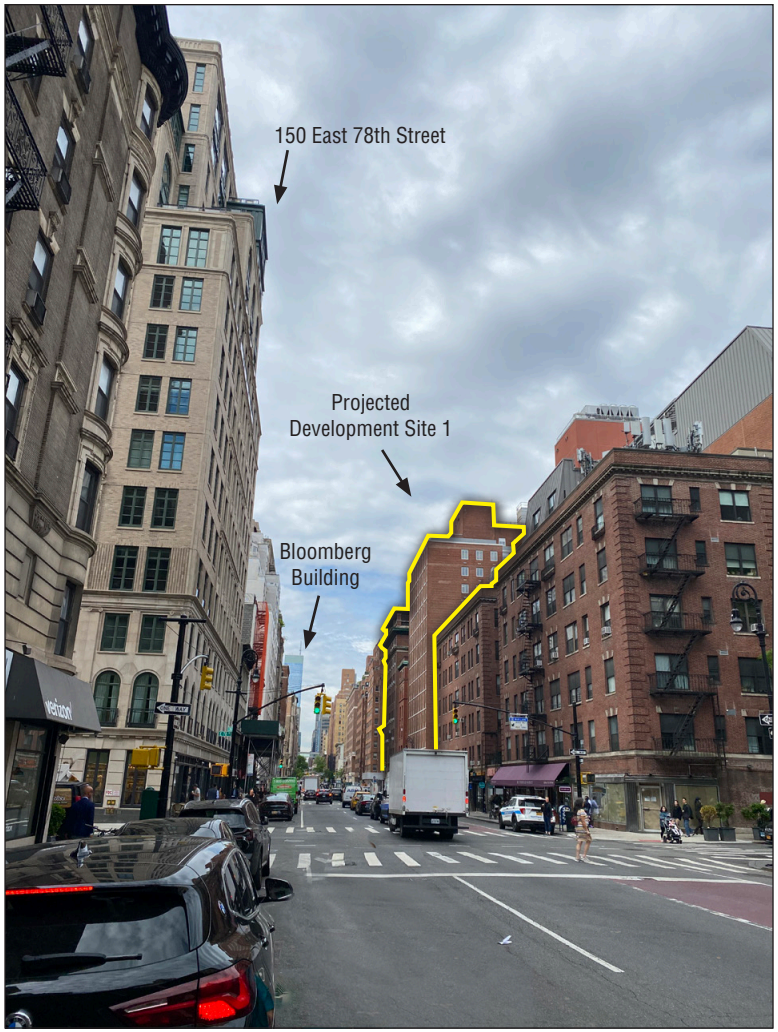

View southeast on Lexington Avenue from East 78th Street **16**

**LENOX HILL HOSPITAL REDEVELOPMENT**

Study Area
**Figure 7-11**




View southeast on Lexington Avenue from between East 78th and East 79th Streets **17**




View southwest on Lexington Avenue from between East 78th and East 79th Streets **18**



Study Area
**Figure 7-12**



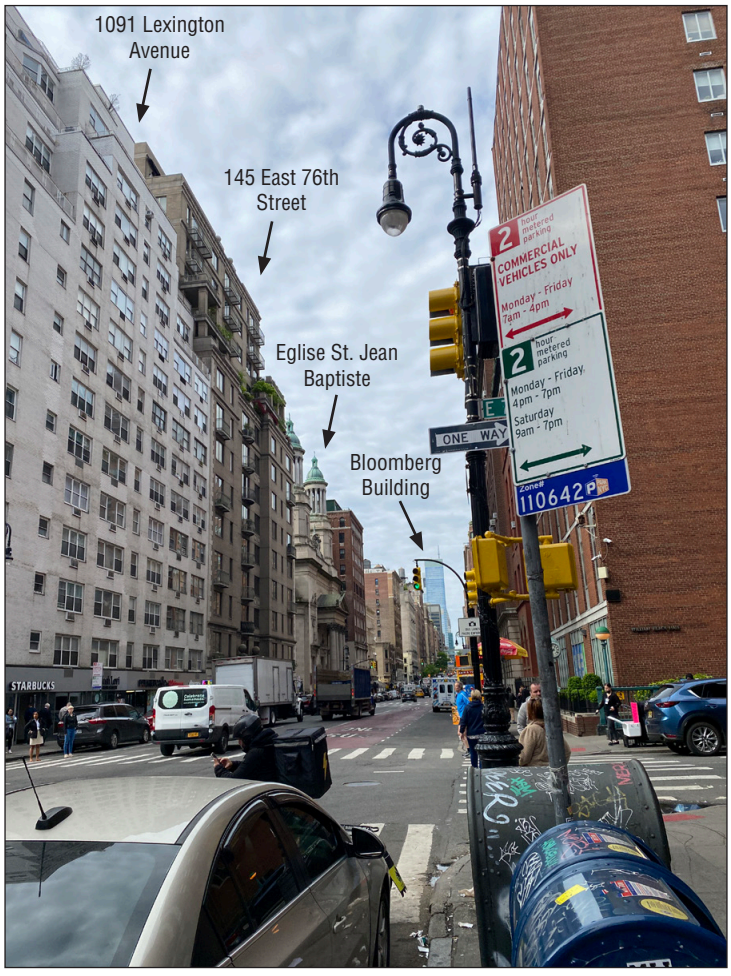

View southwest on Lexington Avenue from south of East 79th Street **19**



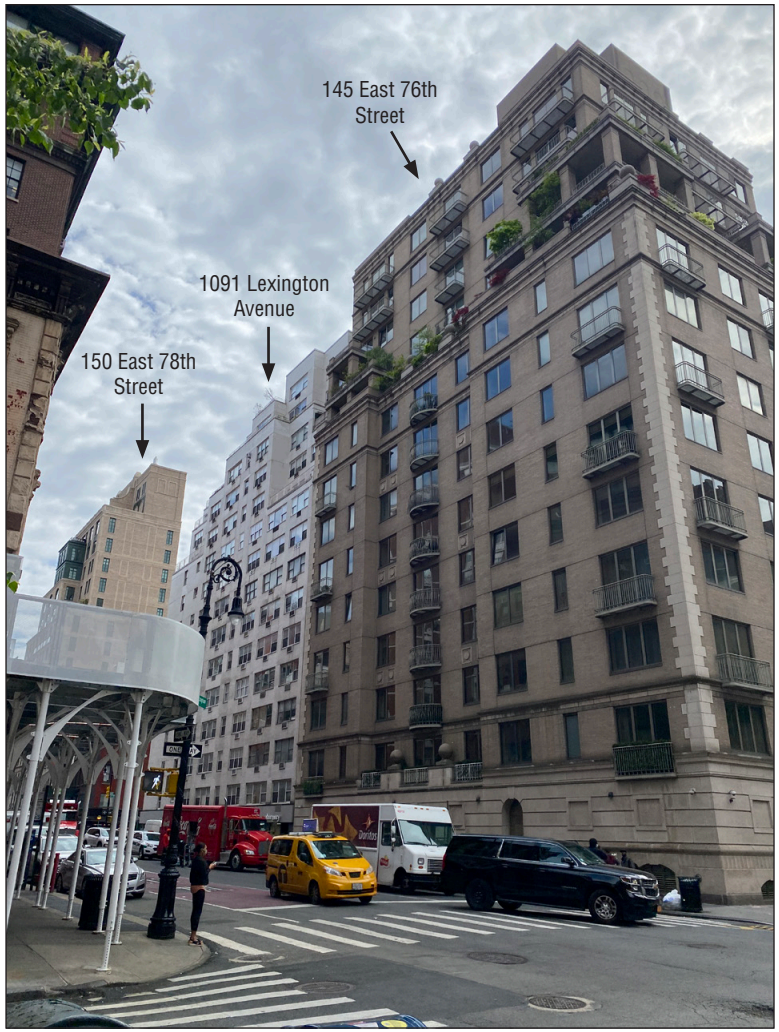

View south on Lexington Avenue from north of East 79th Street **20**




View southeast on Lexington Avenue from East 77th Street to the 16-story building at 1091 Lexington Avenue and the 15-story building at 145 East 76th Street across from Projected Development Site 1, with Eglise St. Jean Baptiste in the distance **21**




View southeast on Lexington Avenue from East 77th Street to the 16-story building at 1091 Lexington Avenue and the 15-story building at 145 East 76th Street across from Projected Development Site 1, with Eglise St. Jean Baptiste and the Bloomberg Building in the distance **22**




View northeast on Lexington Avenue from East 76th Street to the 15-story building at 145 East 76th Street and the 16-story building at 1091 Lexington Avenue across from Projected Development Site 1 **23**




View southeast from East 76th Street and Lexington Avenue to the 16-story building at 1068 Lexington Avenue **24**



Study Area
**Figure 7-15**




25 View southwest on East 76th Street, including Eglise St. Jean Baptiste and the 16-story building at 1068 Lexington Avenue across from Projected Development Site 1




26 View southeast on Lexington Avenue from south of East 76th Street



Study Area
**Figure 7-16**




View north on East 75th Street from Lexington Avenue **27**




View northeast on East 75th Street from between Lexington and Park Avenues **28**



Study Area
**Figure 7-17**




View northeast on Park Avenue from East 75th Street **29**




View north on Park Avenue from East 75th Street, including the Park Avenue Malls **30**




View northwest on Park Avenue from East 76th Street to buildings across from Projected Development Site 1 **31**




View south on Park Avenue from East 78th Street **32**



Study Area
**Figure 7-19**




View southeast on Park Avenue from East 78th Street **33**




View southwest on Park Avenue from adjacent to Projected Development Site 1, including One Vanderbilt in the distance **34**




View northwest on East 76th Street from adjacent to Projected Development Site 1, including the approximately 427-foot-tall Carlyle Hotel in the distance **35**




View northwest on East 76th Street from west of Park Avenue **36**



Study Area
**Figure 7-21**




View southeast on East 76th Street from adjacent to Projected Development Site 1, including the Eglise St. Jean Baptiste and the approximately 341-foot-tall residential building at 188 East 76th Street in the distance **37**




View southeast on East 76th Street from east of Lexington Avenue, including part of Eglise St. Jean Baptiste and Rectory, with the approximately 341-foot-tall residential building at 188 East 76th Street to the east **38**




View northeast on East 77th Street from adjacent to Projected Development Site 1 across East 77th Street from Projected Development Site 1a **39**




View east on East 77th Street from adjacent to Projected Development Site 1 **40**



Study Area
**Figure 7-23**




View east on East 77th Street from east of Lexington Avenue **41**




View southwest on East 77th Street from between Lexington and Third Avenues **42**



Study Area
**Figure 7-24**




View east on East 75th Street from Lexington Avenue **43**




View east on East 75th Street from west of Lexington Avenue **44**



Study Area
**Figure 7-25**



View northeast on East 75th Street from between Lexington and Third Avenues **45**



View northeast on East 75th Street from between Lexington and Park Avenues **46**




View southeast on East 78th Street from Park Avenue **47**




View east on 78th Street from between Park and Lexington Avenues **48**




View east on 78th Street from east of Lexington Avenue, including the approximately 337-foot-tall residential building at 1370 Third Avenue **49**




View southwest on East 79th Street from Lexington Avenue **50**




View east on East 79th Street from east of Park Avenue **51**



View southeast to Eglise St. Jean Baptiste at the corner of Lexington Avenue and East 76th Street **52**



Study Area
**Figure 7-29**

**and Figures 7-9 through 7-17**). Lexington Avenue has curbside parking on both sides of the street. There are very few street trees on Lexington Avenue within the study area. The urban design of Lexington Avenue is characterized by buildings built to the street line with streetwalls of a variety of heights comprising a mix of smaller, older, shorter buildings and both older and newer, taller, larger buildings, most of which have wide frontages on Lexington Avenue (see **Figures 7-9 through 7-17**). Many buildings on Lexington Avenue have ground floor retail.

Park Avenue is immediately west of Projected Development Site 1 and extends north-south through the study area. At 140 feet wide, Park Avenue carries three vehicular northbound and three vehicular southbound lanes, which are separated by the Park Avenue Malls, landscaped medians with paved areas at the intersections (see **Figures 7-18 through 7-20**). Park Avenue has street trees on the sidewalks and within the Park Avenue Malls. Park Avenue has curbside parking. The urban design of Park Avenue is less varied than that of Lexington Avenue and is characterized by large, late 19th and early 20th century masonry-clad mid-rise and high-rise apartment buildings with slab-like forms that establish a strong streetwall presence of a generally consistent height along the Park Avenue blockfronts.

The east-west streets within the study area are East 75th, East 76th, East 77th, East 78th, and East 79th Streets (see **Figures 7-21 through 7-29**). With the exception of East 79th Street,[1] the east-west streets are 60 feet wide, carry one-way traffic, have parking on both sides of the street, and have mature street trees. East 77th Street also has a one-way unprotected bike lane located between the vehicular travel lane and the curbside parking on the south side of the street. The east-west streets are generally characterized by a variety of brick- and stone-clad buildings, including 6- to 15-story mid-rise apartment buildings and institutional buildings located among low-rise, 3- to 7-story rowhouses and small apartment buildings, with several larger high-rise buildings at the block ends, including both older and newer buildings (see **Figures 7-21 through 7-28**). At 100 feet wide, East 79th Street is the widest east-west street in the study area. It carries one travel lane and a dedicated bus lane in each direction, has street trees and curbside parking on both sides of the street, and is characterized by a continuous streetwall comprising large, tall, brick- and stone-clad residential buildings (see View 50 of **Figure 7-28** and View 51 of **Figure 7-29**).

*Buildings*

Lexington Avenue is characterized by a mix of both older and newer 11- to 16-story buildings (approximately 154 feet tall to approximately 209 feet tall) that have large footprints and wide street frontages, with many buildings occupying wide portions of a single blockfront, and older 2- to 7-story buildings (approximately 29 feet tall to approximately 78 feet tall). Many of the larger and taller buildings have a 9- to 12-story base built to the sidewalk, with setbacks above the base. Older buildings with smaller footprints and narrower street frontages are also located on Lexington Avenue among larger buildings. Smaller buildings are generally located between East 77th and East 79th Streets and on the east side of Lexington Avenue in the Upper East Side Historic District Expansion between East 74th and East 76th Streets (see **Figures 7-1, 7-1a, and 7-9 through 7-17**; see also Figure 6-1 of Chapter 6, "Historic and Cultural Resources"). Buildings on Lexington Avenue are built to the sidewalk and faced in masonry; most buildings have ground floor retail with glass and metal-clad storefronts at the first and second floors (see **Figures 7-10 through 7-17**).

[1] The width of East 76th Street in the study area varies modestly. East 76th Street west of Lexington Avenue is approximately 60 feet wide. The segment of East 76th Street between Lexington Avenue and Third Avenue is approximately 63.5 feet wide. East of Third Avenue, East 76th Street is again approximately 60 feet wide.

Because of the variety of building types, sizes, and heights, there is not a uniform streetwall height along Lexington Avenue (see **Figure 7-1 and Figures 7-9 through 7-17**).

Among the larger buildings on Lexington Avenue in the study area, three are located across East 76th and East 77th Streets and across Lexington and Park Avenues from Projected Development Site 1, along with a recently constructed 15-story building one block to the north at the corner of East 78th Street. The block front of Lexington Avenue that faces Projected Development Site 1 contains two large apartment buildings (see **Figures 7-1, 7-1a**, **7-14, and 7-15**). The building at the corner of East 77th Street, at 1091 Lexington Avenue, is a 16-story, approximately 169-foot-tall apartment building that has a 10-story base, with a series of setbacks at the upper floors. The building is faced in white glazed brick and has ground floor retail on its Lexington Avenue façade (see Views 21 and 22 of **Figure 7-14**). The 15-story, approximately 169-foot-tall apartment building at the corner of East 76th Street, at 145 East 76th Street, has a 9-story base, with setbacks at the upper floors. The building is faced in stone and brick, with projecting balconies. The primary entrance is on East 76th Street (see Views 21 and 22 of **Figure 7-14**). South of Projected Development Site 1 across East 76th Street, at 1068 Lexington Avenue, is a 16-story (approximately 181-foot-tall) brick clad apartment building that rises its full height without setbacks (see View 24 of **Figure 7-15** and View 25 of **Figure 7-16**). The recently constructed 15-story, approximately 209-foot-tall residential building at 150 East 78th Street occupies the southeast corner of Lexington Avenue, with an approximately 100-foot-wide frontage on Lexington Avenue. The building rises 10 stories and has a series of setbacks before reaching its overall height (see View 16 of **Figure 7-11**).

Diagonally southeast of Projected Development Site 1, at 1067 Lexington Avenue, is the Eglise St. Jean Baptiste, a visual resource that is also an architectural resource (see also Chapter 6, "Historic and Cultural Resources"). The large church is faced in limestone and has its primary, narrower façade on Lexington Avenue and its wider façade extending approximately 200 feet east on East 76th Street (see View 28 of **Figure 7-17**, View 38 of **Figure 7-22**, and View 52 of **Figure 7-29**). The church's Lexington Avenue façade has a pedimented portico topped with stone and copper paired bell towers and a central dome set back from Lexington Avenue. The church's East 76th Street façade has stained-glass windows and a secondary entrance.

Park Avenue is generally characterized by 12- to 21-story (approximately 142- to 254-foot-tall) apartment buildings that have slab-like forms with wide street frontages and large footprints, and are built to the sidewalk (see **Figures 7-1, 7-1a**, and **7-18 through 7-20**). There are also a few smaller apartment buildings with small footprints and narrower street frontages. Buildings in the study area on Park Avenue do not have ground floor retail. Most buildings do not have setbacks. Many buildings also have projecting entrance canopies that extend over the sidewalk.

As described above, the east-west streets are developed with a variety of brick- and stone-clad buildings, including 7- to 15-story apartment buildings and institutional buildings located among low-rise, 3- to 7-story rowhouses and small apartment buildings, with larger high-rise buildings at the block ends. Most buildings are built to the sidewalk or are slightly recessed from the sidewalk beyond planted and paved yard areas with metal railings (see **Figures 7-1, 7-1a, and 7-21 through 7-28**). In general, apartment buildings with frontages on east-west streets and on Park Avenue have residential ground floor uses; however, as described above, some apartment buildings that also have a frontage on Lexington Avenue have ground floor retail on Lexington Avenue (see **Figures 7-1, 7-1a, and 7-2**). Apartment buildings ranging from 6- to 15 stories that have large footprints are located throughout the study area on east-west streets. The taller buildings typically rise to 9 or 10 stories, creating a strong streetwall presence, then have a series of setbacks until

reaching their full height. These large buildings are located midblock on East 75th and East 76th Streets between Third and Park Avenues, on the north side of East 76th Street between Lexington and Third Avenues and on the west side of Park Avenue, and on East 79th Street (see **Figures 7-21 through 7-24 and Figures 7-26 through 7-28**). Most of these larger apartment buildings are faced in masonry and have large window openings.

As noted above, several tall buildings are located in the study area (see **Figure 7-1a**). The 40-story, approximately 427-foot-tall Carlyle Hotel is located at 981 Madison Avenue and East 76th Street, within the Upper East Side Historic District. It is located approximately 350 feet west of Projected Development Site 1 and is visible in westward views on East 76th Street from vantage points near Projected Development Site 1 (see **Figure 7-21**). Another tall building in the study area is the 31-story, approximately 341-foot-tall residential building at 188 East 76th Street; the midblock building is located approximately 370 feet southeast of Projected Development Site 1, immediately east of the Eglise St. Jean Baptiste Rectory, which is described in Chapter 6, "Historic and Cultural Resources" (see **Figure 7-22**). Located just outside the 400-foot study area northeast of Projected Development Site 1 is the 31-story, approximately 337-foot-tall residential building at 1370 Third Avenue, a through-block building that occupies the blockfront of Third Avenue between East 77th and East 78th Streets (see **Figures 7-27 and 7-28**).

In addition to the three- to five-story rowhouses located on Lexington Avenue, as described above, groupings of three-to seven-story rowhouses and smaller apartment buildings are also located on east-west streets among larger apartment buildings and institutional buildings (see **Figures 7-1, 7-1a, and 7-21 through 7-28**). Like the larger buildings in the study area, these buildings are also faced in masonry. In contrast to the larger buildings, the low-rise buildings generally have narrow street frontages and small footprints. Many of the smaller buildings are grouped together on East 75th Street east of Lexington Avenue and west of Park Avenue, on the north side of East 77th Street between Lexington and Park Avenues, and on the north and south sides of East 78th Street between Park and Lexington Avenues. These smaller buildings are located in the Upper East Side Historic District and Expansion, as described in Chapter 6, "Historic and Cultural Resources." In addition, the grouping of four rowhouses at 157-165 East 78th Street is a historic architectural resource, as described in Chapter 6, "Historic and Cultural Resources" (see **Figures 7-1, 7-1a, and 7-25 through 7-27**, and Figure 6-1 of Chapter 6, "Historic and Cultural Resources").

In addition to the buildings described above, the study area also includes several institutional buildings. The Eglise St. Jean Baptiste at 1067 Lexington Avenue, described above, is visually prominent on Lexington Avenue, with its stone and copper paired towers and central dome (see View 14 of **Figure 7-10**, View 22 of **Figure 7-22**, View 25 of **Figure 7-16**, **Figure 7-17**, View 52 of **Figure 7-29**, and View 23 of Figure 6-12 in Chapter 6, "Historic and Cultural Resources"). The Eighth Church of Christ, Scientist at 103 East 77th Street is a red brick-clad, mid-20th century church with a gently bowed façade on East 77th Street, topped with a tall copper spire (see View 39 of **Figure 7-23**). Other institutional buildings in the study area include the Allen-Stevenson School at 132 East 78th Street that comprises five buildings with small footprints that have been altered over time; the complex has frontages on both East 77th and East 78th Streets that are characterized by red brick cladding. The Ramaz Upper School is located within the larger Morris and Ida Newman Educational Center at 56 East 78th Street, which is a seven-story building with a large footprint with a wide street frontage that is faced in metal cladding. The Hewitt School is located at 45 East 75th Street and occupies two smaller, older brick-faced buildings with frontages on both East 75th and East 76th Streets. The St. Jean Baptiste High School at 173 East 75th Street is a classically designed four-story building faced in brick and stone. The Temple Israel of the City of New York, located at 112 East 75th Street, is a brutalist style building with a glazed ground

floor followed by two stories with window-less stone cladding; a stone-clad cylindrical structure with banded window openings extends from the angular lower floors.

*Open Space and Natural Features*

The study area topography has a modest downward slope from west to east. Street trees are located along most sidewalks, though Lexington Avenue has very few street trees. Located on the north side of East 77th Street immediately east of the Eighth Church of Christ, Scientist and immediately west of Projected Development Site 1a is the church's small garden that contains landscaping, mature trees, decorative stone pavers, and benches. The garden has Art Deco-influenced metal fencing consistent with the metal detailing of the church (see View 27 of Figure 6-14 in Chapter 6, "Historic and Cultural Resources"). The Park Avenue Malls, as described above, are located within the medians of Park Avenue and contain landscaping (see **Figures 7-18 through 7-20**).

## VISUAL RESOURCES AND VIEW CORRIDORS

*PROJECT SITE*

The *CEQR Technical Manual* defines a visual resource as the connection from the public realm to significant natural or built features, including views of the waterfront, public parks, landmark structures or districts, otherwise distinct buildings or groups of buildings, or natural resources.

Projected Development Site 1 is occupied by the 10 hospital complex buildings. As described above, the buildings on Projected Development Site 1 were built between the late 1800s and 1975 (see **Figure 7-3**). The LHH buildings fronting on Lexington Avenue—the William Black Hall of Nursing, the Achelis Building, and the two rowhouses at 1080 and 1082 Lexington Avenue—are representative of different development periods along Lexington Avenue and complement the variety of building forms, massings, cladding materials, and heights of nearby buildings on Lexington Avenue. The buildings do not have ground floor retail or active building entrances. These buildings are not visually prominent or architecturally distinct; instead, they blend into the western streetwall of Lexington Avenue (see **Figure 7-9,** View 13 of **Figure 7-10**, and View 18 of **Figure 7-12**). The buildings on East 76th Street include the small, three-story Einhorn Memorial Building at 131 East 76th Street. The building's small scale and location on a narrow street limit its visibility to immediately adjacent vantage points. The West Building and the East and Main Buildings also front on East 76th Street. While these buildings have a more pronounced street presence due to their height and form, the buildings are not considered visual resources as they are not architecturally distinguished or visually prominent from vantage points beyond the immediately surrounding area (see **Figure 7-6** and View 35 of **Figure 7-21**). The two buildings fronting on Park Avenue—the Uris Building and the Wollman Pavilion—are similar in scale, massing, and form as other buildings on Park Avenue. Although these two buildings have modern designs that contrast from the nearby study area buildings on Park Avenue, the buildings are not visually prominent within the streetscape and, as such, are not considered visual resources (see **Figures 7-7, 7-8, and 7-18 through 7-20**). The buildings fronting on East 77th Street—the Wollman Pavilion, the Lachman Community Health Center, and the William Black Hall of Nursing, are also not architecturally or visually prominent (see **Figures 7-4, 7-7, and 7-8**). Further, as described in Chapter 6, "Historic and Cultural Resources," the New York City Landmarks Preservation Commission (LPC) has determined that the buildings on Projected Development Site 1 are not architectural resources. Therefore, the buildings on Projected Development Site 1 do not constitute visual resources.

The three small buildings on Projected Development Site 1a are not visually prominent as they are small-scale structures located midblock on a narrow street (see View 10 of **Figure 7-8**). While the building at 111 East 77th Street has intact architectural elements, it is small in scale and its visibility is limited to the immediately adjacent areas (see View 39 of **Figure 7-23**). The other two buildings on Projected Development Site 1a have no visual interest due to their architectural character and small scale. Further, as described in Chapter 6, "Historic and Cultural Resources," as with the buildings on Projected Development Site 1, LPC has determined that the buildings on Projected Development Site 1a are not architectural resources. Therefore, the buildings on Projected Development Site 1a do not constitute visual resources.

Lexington and Park Avenues are both view corridors located immediately adjacent to Projected Development Site 1. These wide avenues provide long north-south views that include the buildings along these avenues along with more distant tall buildings that characterize Midtown in southward views, including the Bloomberg Building at 731 Lexington Avenue between East 58th and East 59th Streets and the One Vanderbilt tower and MetLife Building, both of which are located adjacent to Grand Central Terminal and are visually prominent from some southward views on Park Avenue (see **Figures 7-9 through 7-17**).

*STUDY AREA*

There is one visual resource in the study area: the Eglise St. Jean Baptiste at 1067 Lexington Avenue at the southeast corner of Lexington Avenue and East 76th Street (see **Figure 7-14**, View 25 of **Figure 7-16, Figure 7-17**, View 52 of **Figure 7-29**, and View 23 of Figure 6-12 in Chapter 6, "Historic and Cultural Resources"). As described above, the Eglise St. Jean Baptiste is a large, limestone-faced rectangular church with its narrow façade on Lexington Avenue and its longer façade extending east on East 76th Street. The building's most visually prominent elements are its pedimented portico that is topped with stone and copper paired bell towers and a central dome set back from Lexington Avenue. Views north and south on Lexington Avenue include these visually prominent elements, though only the paired towers are visible from longer distances. Views are more limited on East 76th Street with buildings and street trees obscuring longer views.

As described above, Lexington and Park Avenues are considered view corridors. Views along these wide avenues from vantage points in the study area are similar to the views available from vantage points adjacent to Projected Development Site 1. Views on Lexington Avenue include the variations of building heights, forms, and massings on this avenue (see **Figures 7-1 and 7-9 through 7-17**). Due to the variety of building heights along the Lexington Avenue view corridor, views northeast from Lexington Avenue and East 77th Street include the approximately 377-foot-tall residential building at 1370 Third Avenue, which is viewed beyond lower height buildings in the foreground (see **Figures 7-9 through 7-17**). Views on Park Avenue are characterized by the many large, masonry-clad apartment buildings and a few institutional buildings that are built to the sidewalk along Park Avenue. North-south views along both of these wide view corridors are uninterrupted and include the buildings along these avenues. Southward views are longer and include more distant tall buildings that characterize Midtown, including the Bloomberg Building at 731 Lexington Avenue between East 58th and East 59th Streets; and One Vanderbilt and the MetLife Building, both of which are located adjacent to Grand Central Terminal and are visually prominent from some southward views on Park Avenue (see **Figures 7-18 through 7-20**). Another view corridor is East 79th Street, which is a wider street that provides long east-west views that are characterized by large, masonry-clad, tall older apartment buildings that are built to the sidewalk and rise several floors before setbacks to the overall building height (see View 50 of **Figure 7-28** and View 51 of **Figure 7-29**).

# D. THE FUTURE WITHOUT THE PROPOSED PROJECT[2]

## URBAN DESIGN

*PROJECT SITE*

Absent the Proposed Project, it is assumed that the existing hospital complex will remain in its current form (see **Figure 7-3**). Most ambulatory uses will be relocated to other facilities (including Projected Development Site 1a). The relocation of these uses will make available approximately 13,500 gsf of existing spaces within the existing hospital to be used for other uses, but would not result in any exterior alterations to the hospital complex. Under the No Action condition, the Applicant may redevelop Projected Development Site 1a on the north side of East 77th Street; however, the No Action condition conservatively assumes that it will continue to be used as-is, other than the relocation of some hospital functions as described above (see **Figures 7-30 through 7-39**).

*STUDY AREA*

As described in Chapter 2, "Land Use, Zoning, and Public Policy," there are no development projects in the study area that are anticipated to be completed by the 2036 build year... Just outside the study area, a vacant lot occupying the entire block front on the east side of Third Avenue between East 76th and East 77th Streets will be developed as-of-right by LHH with a new outpatient building (the Northwell Medical Pavilion). The Pavilion will be up to 210 feet tall and is expected to open in Fall 2025.

As there will be no changes to the exterior of the hospital complex under the No Action condition, there will be no effects on the urban design of the study area.

## VISUAL RESOURCES AND VIEW CORRIDORS

*PROJECT SITE*

As described above, the hospital complex buildings on Projected Development Site 1 and the three small buildings on Projected Development Site 1a are not visual resources. Further, their exteriors will not be altered in the No Action condition. Therefore, under the No Action condition, no visual resources will be affected. Similarly, under the No Action condition, the Lexington and Park Avenue view corridors will not be affected.

*STUDY AREA*

In the No Action condition, no visual resources or view corridors will be adversely affected. The recently completed the two-story addition at 1105 Lexington Avenue, increasing the building from four to six stories (approximately 63 feet tall) is consistent with the variety of building heights and massings on Lexington Avenue within the study area.

[2] Illustrative comparative renderings showing development in the No Action and With Action conditions are provided in **Figures 7-30 through 7-39**).

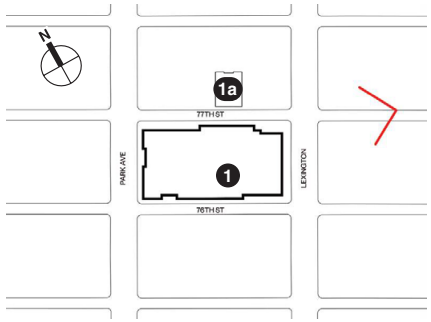
8.7.24

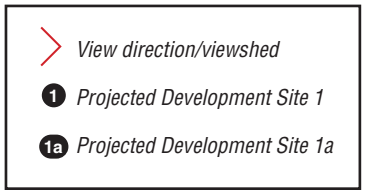



**1a** No Action

**1b** Envelope 1

**1c** Envelope 2

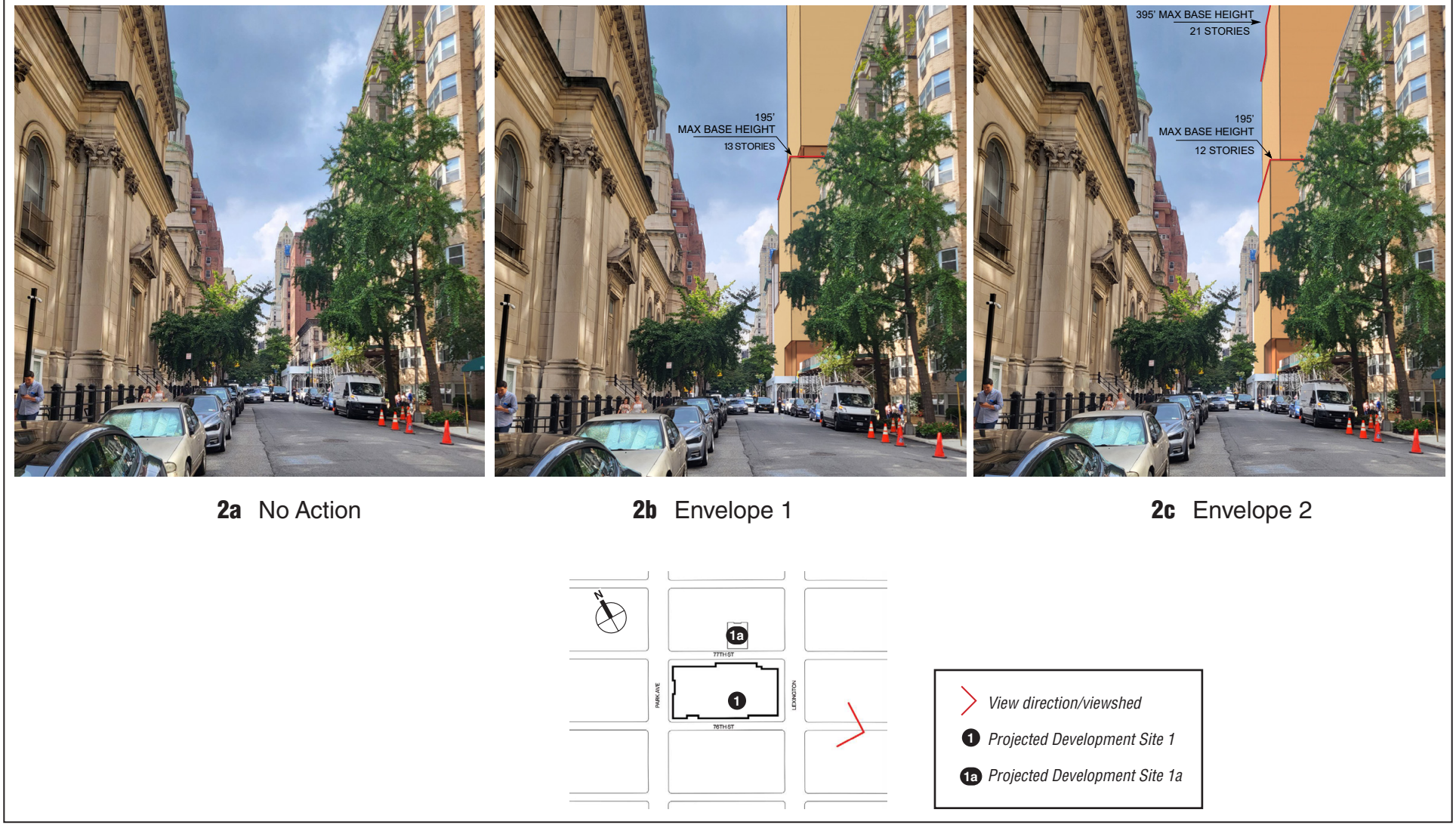



*Source: Ennead Architects*

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

No Action/With Action Comparison
Projected Development Site 1—View southwest on East 77th Street from mid-block between Lexington and Third Avenues




Source: Ennead Architects

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

No Action/With Action Comparison
Projected Development Site 1—View northwest on East 76th Street from mid-block between Lexington and Third Avenues




*Source: Ennead Architects*

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

No Action/With Action Comparison
Projected Development Site 1—View southwest on
Lexington Avenue from East 78th Street



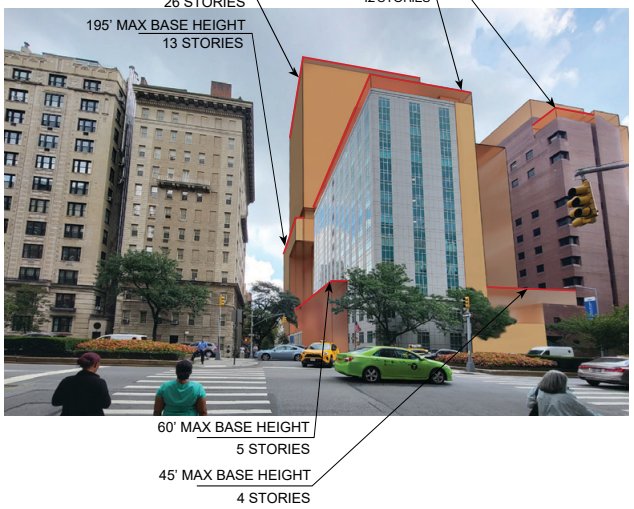

*Source: Ennead Architects*

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

No Action/With Action Comparison
Projected Development Site 1—View northwest on
Lexington Avenue from East 75th Street



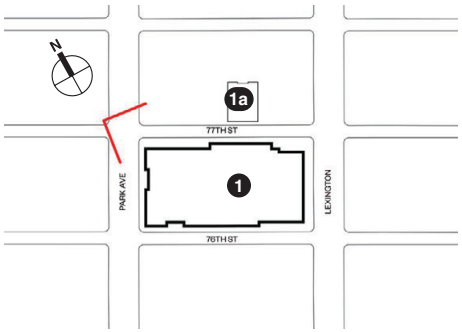
**5a** No Action




**5b** Envelope 1




**5c** Envelope 2




*View direction/viewshed*

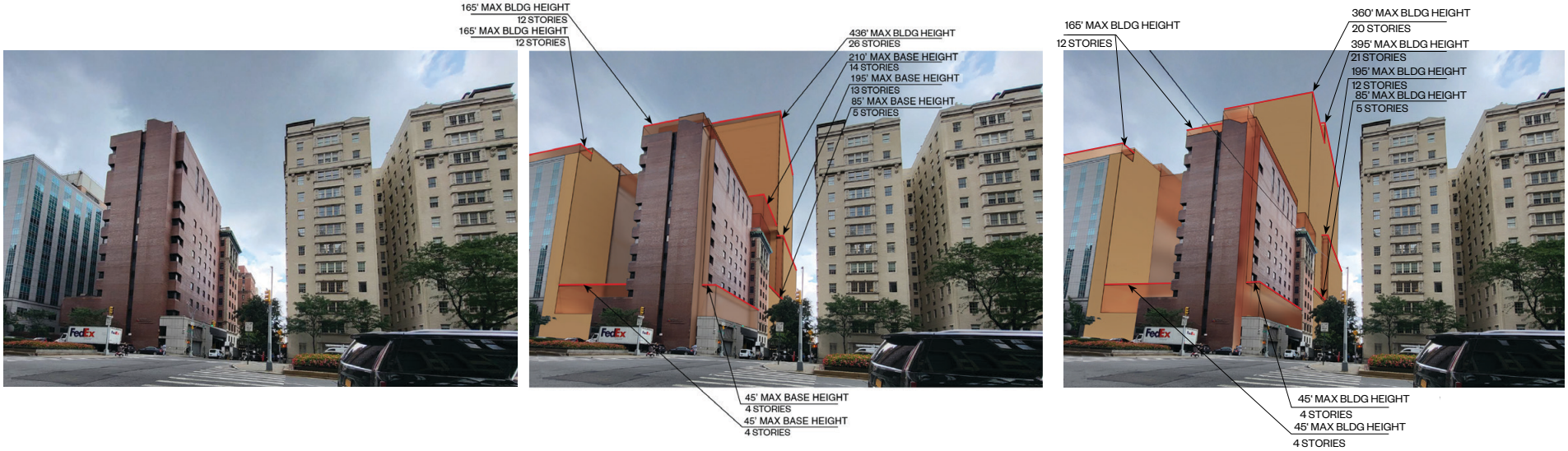
1 *Projected Development Site 1*

1a *Projected Development Site 1a*

*Source: Ennead Architects*

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

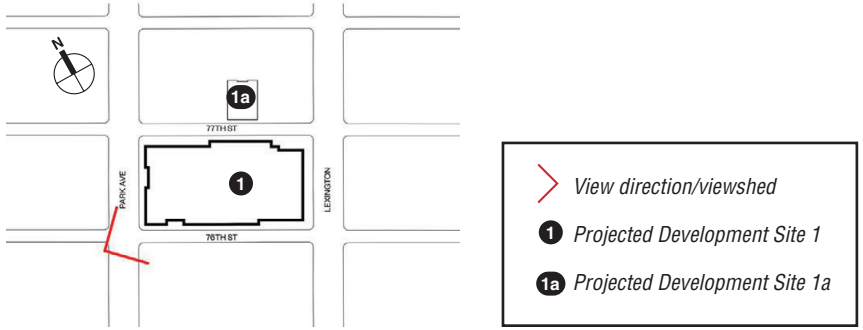
No Action/With Action Comparison
Projected Development Site 1—View southeast from
Park Avenue and East 77th Street




**6a** No Action

**6b** Envelope 1

**6c** Envelope 2




*Source: Ennead Architects*

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

No Action/With Action Comparison
Projected Development Site 1—View northeast from
Park Avenue and East 76th Street



**7a** No Action




**7b** Envelope 1




**7c** Envelope 2




*Source: Ennead Architects*

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

No Action/With Action Comparison
Projected Development Site 1—View northeast on
East 76th Street from Park Avenue



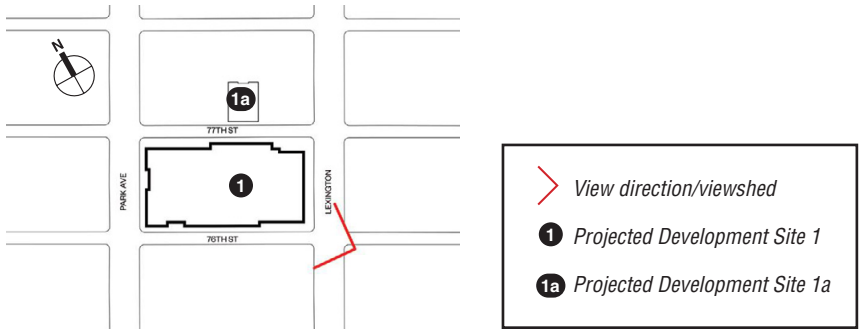
**8a** No Action




**8b** Envelope 1




**8c** Envelope 2




*Source: Ennead Architects*

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

No Action/With Action Comparison
Projected Development Site 1—View northwest on
East 76th Street from Lexington Avenue



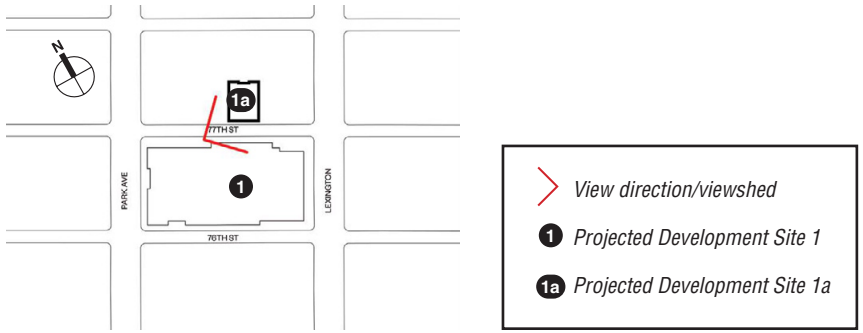

**9a** No Action




**9b** Envelope 1




**9c** Envelope 2




*Source: Ennead Architects*

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

No Action/With Action Comparison
Projected Development Site 1a—View northeast on East 77th Street from mid-block between Park and Lexington Avenues




**10a** No Action




**10b** Envelope 1




**10c** Envelope 2




*Source: Ennead Architects*

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

No Action/With Action Comparison
Projected Development Site 1a—View northwest on East 77th Street
from west of Lexington Avenue

# E. THE FUTURE WITH THE PROPOSED PROJECT[3]

## URBAN DESIGN

*PROJECT SITE*

*Projected Development Site 1*

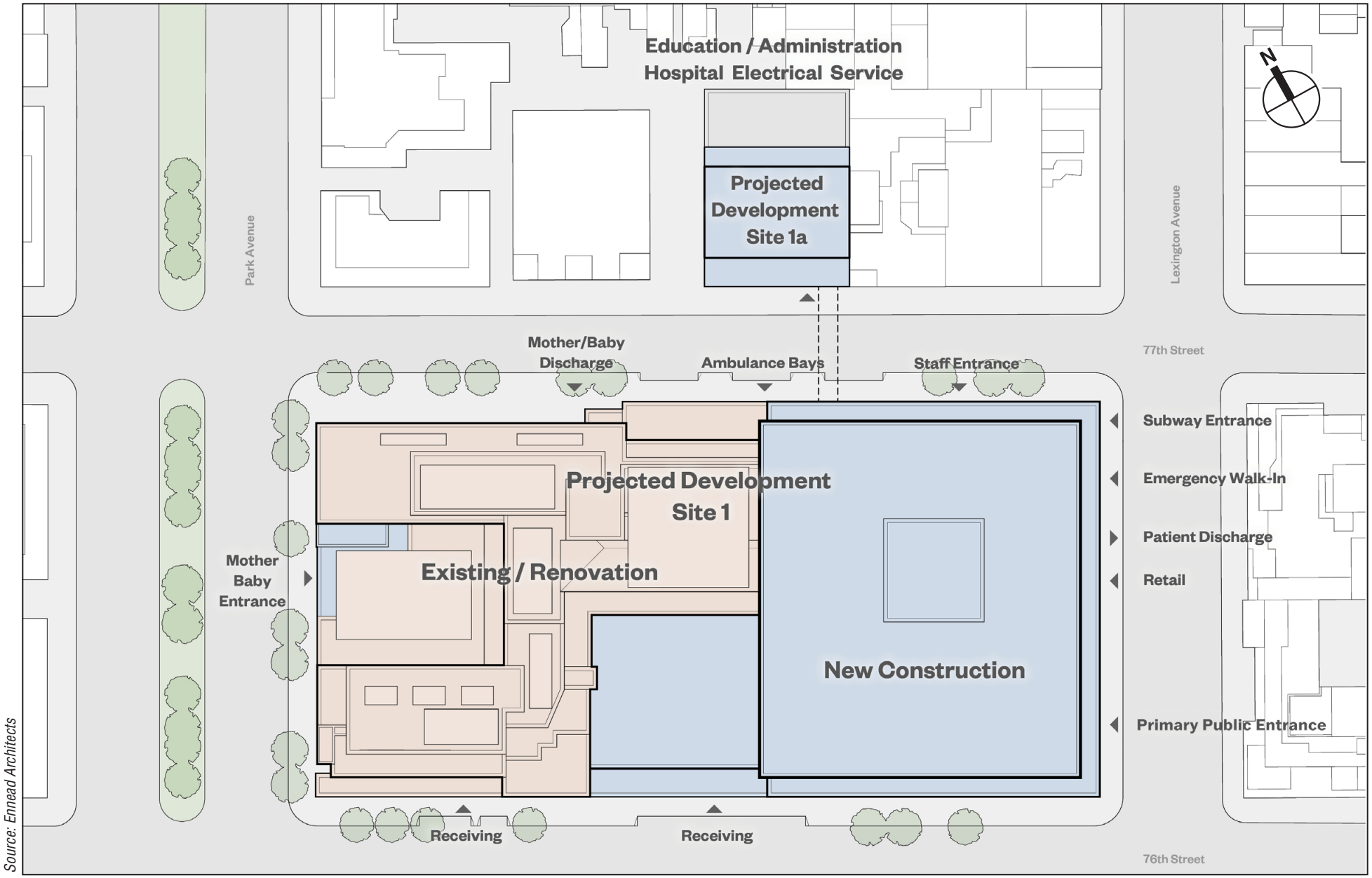
As described in Chapter 1, "Project Description," in the With Action condition, new construction would occur primarily on the eastern and midblock portions of Projected Development Site 1 and existing buildings on the western portion of Projected Development Site 1 would be altered with additions and modifications. New construction would also occur on Projected Development Site 1a (see **Figures 7-40 through 7-42**). As part of the Proposed Project, the existing buildings on the eastern portion of Projected Development Site 1 would be demolished, including the buildings fronting on Lexington Avenue—the William Black Hall of Nursing, the Achelis Building, the two rowhouses—and the Einhorn Memorial Building fronting on East 76th Street. In addition, portions of the Lachman Community Health Center fronting on East 77th Street and portions of the Main and East Buildings fronting on East 76th Street would also be demolished. The Park Avenue frontage would be altered to create the Mother-Baby Hospital entrance and lobby, and a fire stairway adjacent to the Wollman Pavilion (see **Figures 7-40, 7-42, and 7-43**). The East 76th Street frontage would be altered to create new loading docks, and the East 77th Street frontage would be altered to create the proposed ambulance bays (see **Figures 7-40 through 7-43**).

In the With Action condition, with both Envelope 1 and Envelope 2, the eastern portion of Projected Development Site 1 would be redeveloped with a new hospital building that would occupy the full Lexington Avenue blockfront between East 76th and East 77th Streets (see **Figures 7-37 and 7-40 through 7-46**, and Figures 1-6a and 1-6b in Chapter 1, "Project Description"). The new hospital building would contain efficient floor plates, an expanded emergency department (ED), and industry standard surgical suites and patient rooms. Envelope 1 would include a new approximately 771,000-gsf building on Lexington Avenue; Envelope 2 would include a new approximately 867,000-gsf building. With either Envelope 1 or Envelope 2, the overall gross square footage of the Proposed Project on Projected Development Site 1 would be approximately 1.4 million gsf.

With Envelope 1, the portion of the new hospital building within 180 feet of Lexington Avenue would have 26 stories (approximately 436 feet tall, inclusive of screened mechanical bulkheads), with an approximately 195-foot-tall podium and 8 stories of patient rooms above the podium. A setback above the podium would provide a visual break in the massing that would reduce the perceived height of the building. With Envelope 1, the midblock portion of the new hospital building (beyond 180 feet west of Lexington Avenue) could rise to a height of approximately 210 feet, consistent with the highest floors currently existing in the midblock portion of Projected Development Site 1. With Envelope 2, the portion of the new hospital building within 180 feet of Lexington Avenue would have 21 stories (approximately 395 feet tall, inclusive of screened mechanical bulkheads), with an approximately 195-foot-tall podium and 6 stories of patient rooms above the podium. Like Envelope 1, Envelope 2 would also have a setback above the podium that would provide a visual break in the massing that would reduce the perceived height of the building.

[3] Illustrative comparative renderings showing development in the No Action and With Action conditions are provided in **Figures 7-30 through 7-39**).

8.7.24




Source: Ennead Architects

*New Construction*

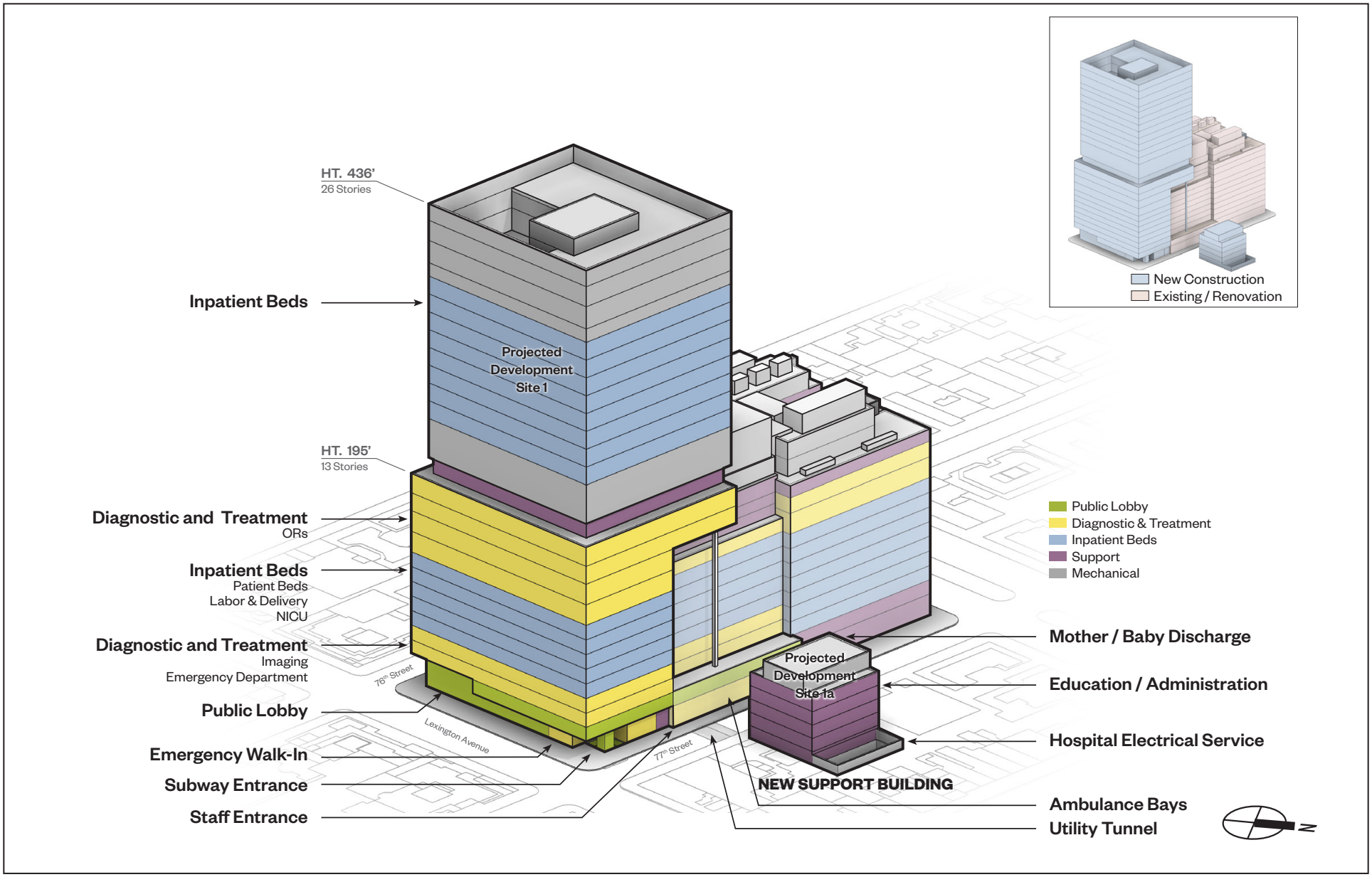
*Existing / Renovation*

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

Proposed Site Plan—(Envelope 1 and Envelope 2)

**LENOX HILL HOSPITAL REDEVELOPMENT**

**Figure 7-40**



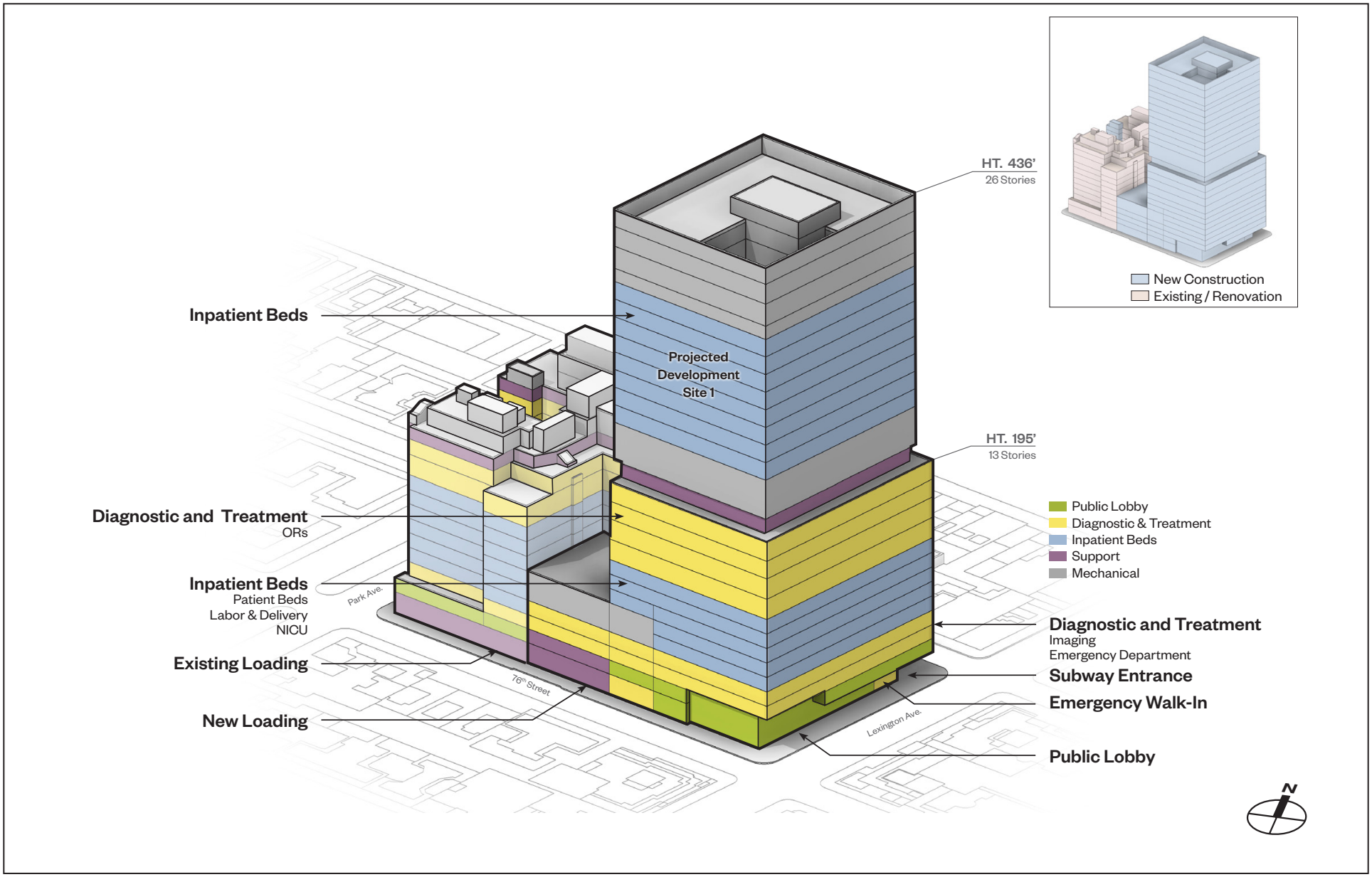

*Source: Ennead Architects*

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

Envelope 1 Massing (stacking)

**LENOX HILL HOSPITAL REDEVELOPMENT**

**Figure 7-41a**

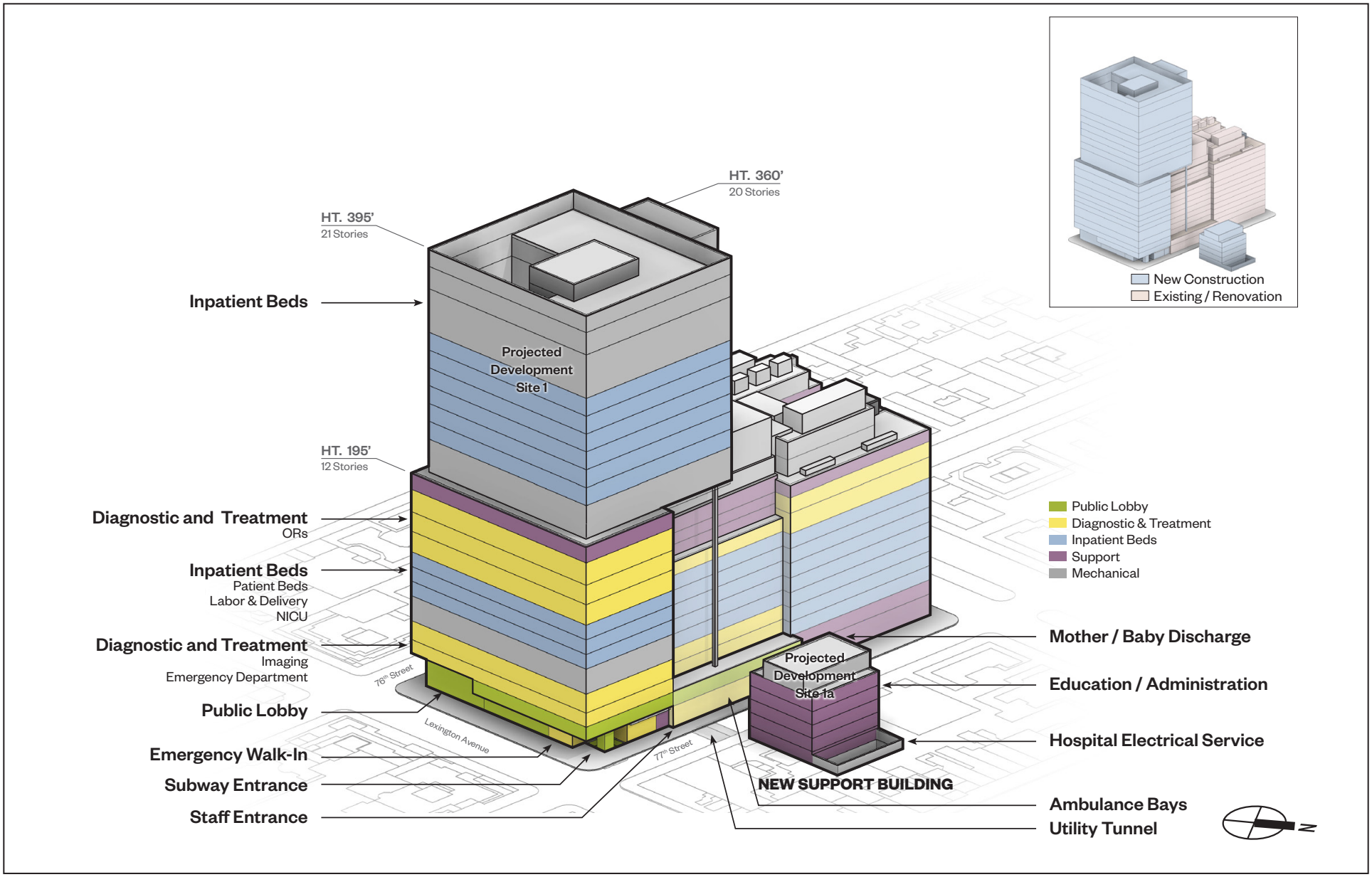



Source: Ennead Architects

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

Envelope 1 Massing (view from south)

8.7.24




Source: Ennead Architects

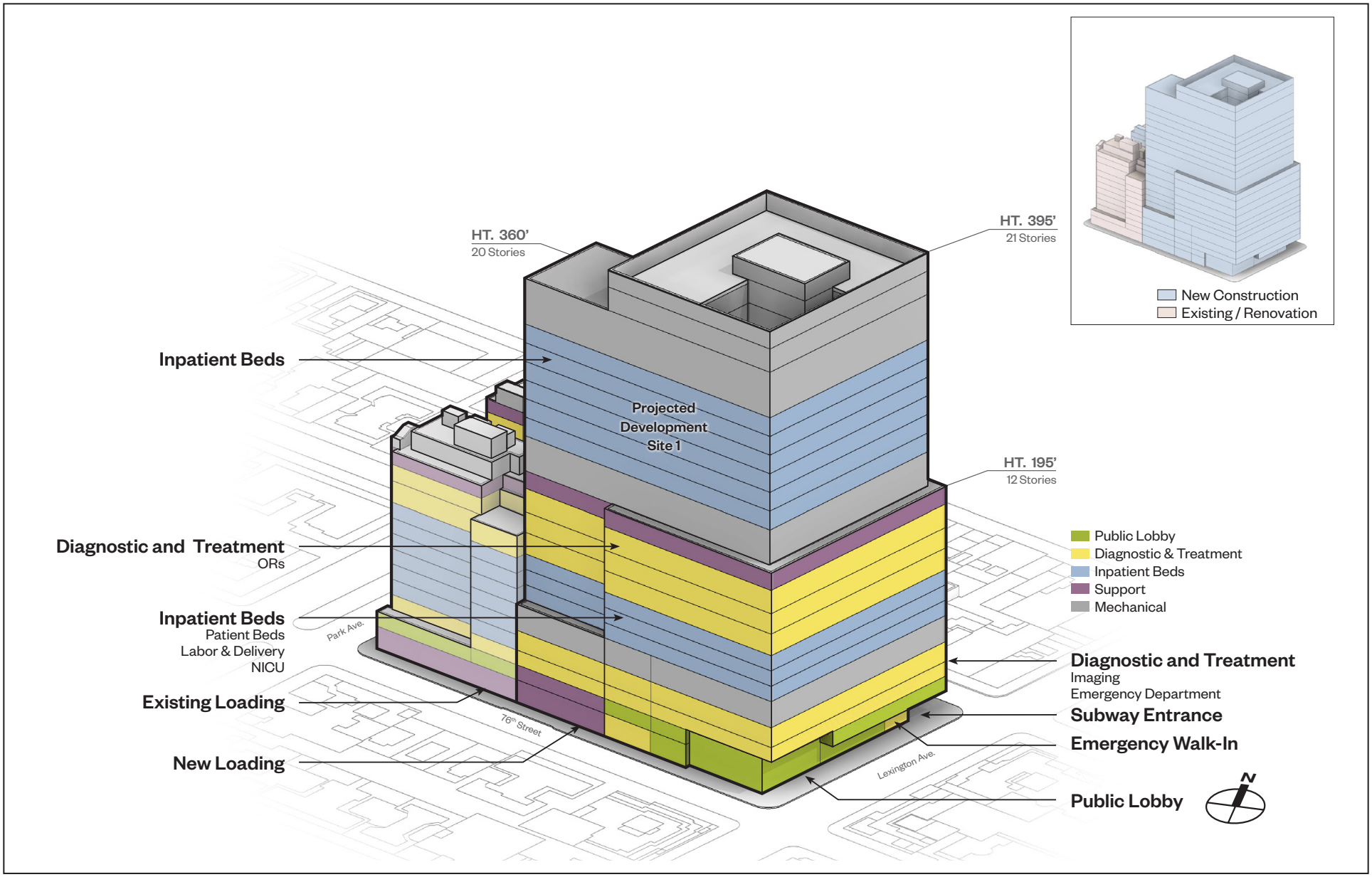
NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

Envelope 2 Massing (stacking)

**LENOX HILL HOSPITAL REDEVELOPMENT**

**Figure 7-41c**

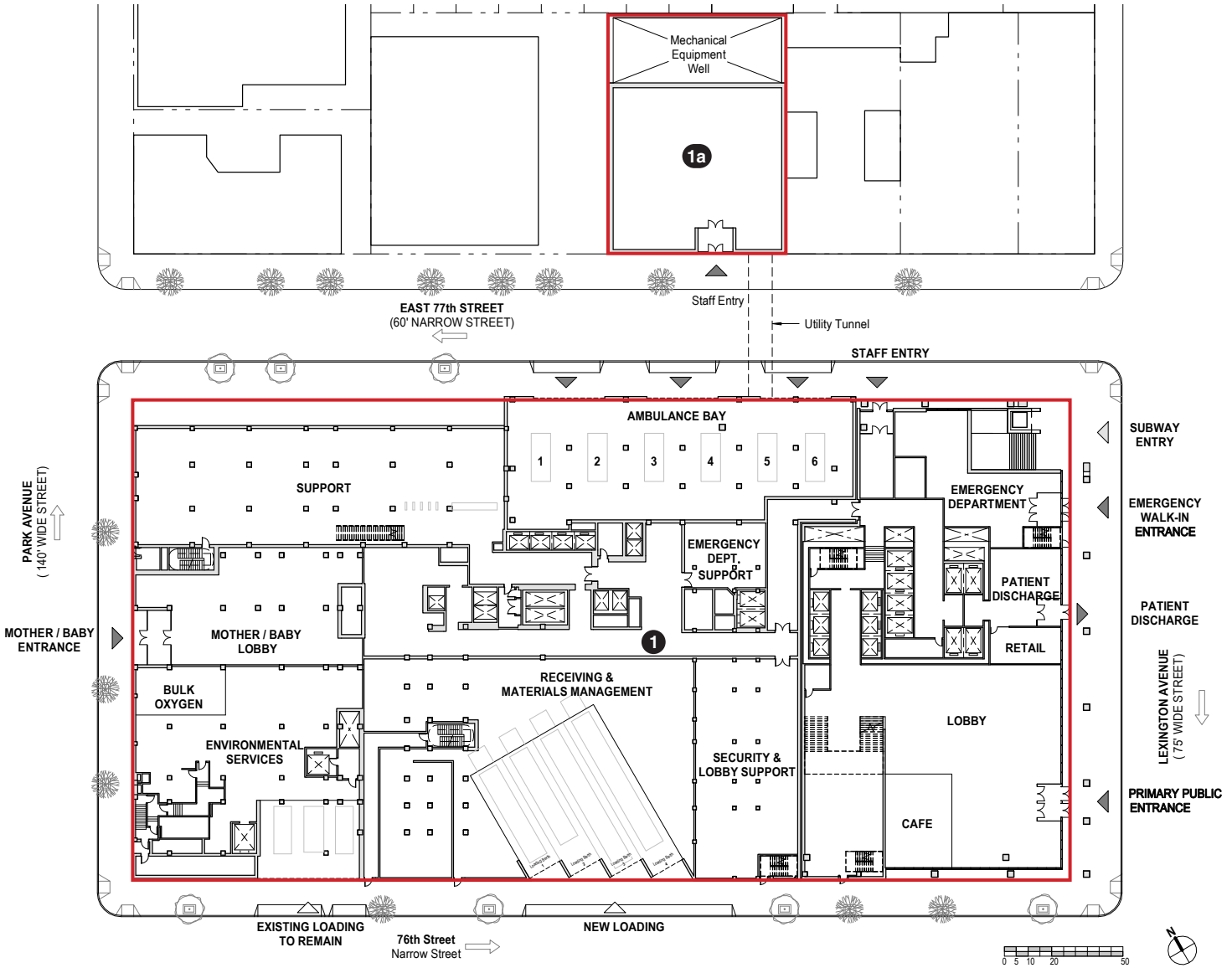
8.7.24




Source: Ennead Architects

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

Envelope 2 Massing (view from south)



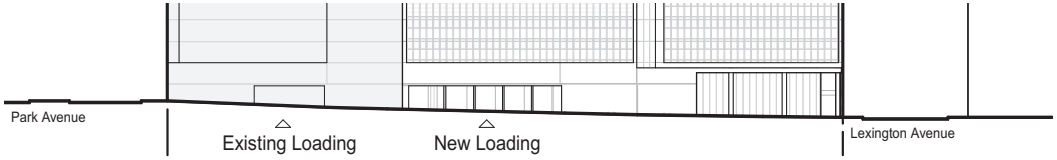

Source: Ennead Architects

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

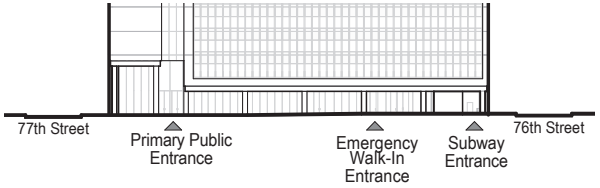
1 *Projected Development Site*

Proposed Ground Floor Plan—(Envelope 1 and Envelope 2)

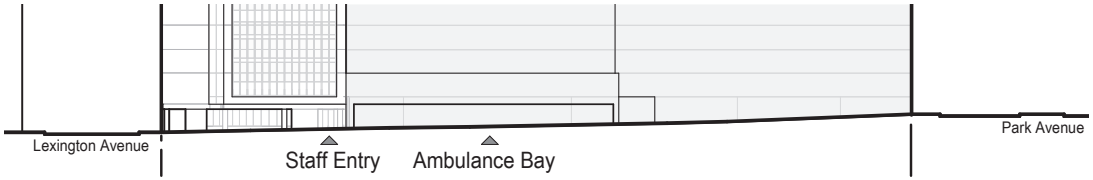
8.7.24



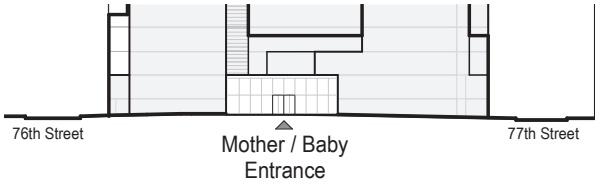

South Elevation - 76th Street




East Elevation - Lexington Avenue




North Elevation - 77th Street




West Elevation - Park Avenue

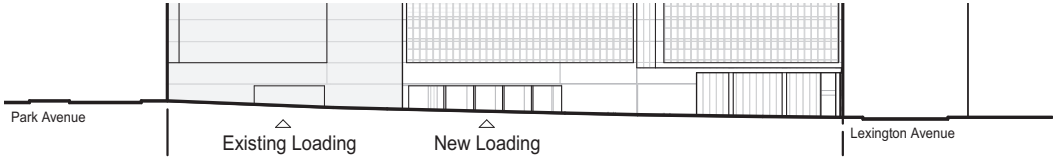



*Source: Ennead Architects*

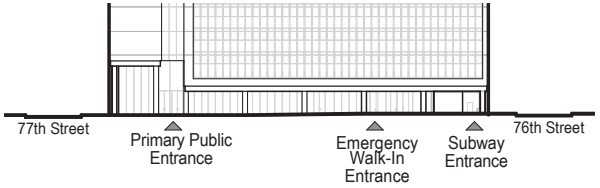
NOTES:
- For Illustrative Purposes Only
- Elevations are cropped from the overall elevations

Proposed Corner of Lexington Avenue and East 76th Street – New Entrance Envelope 1

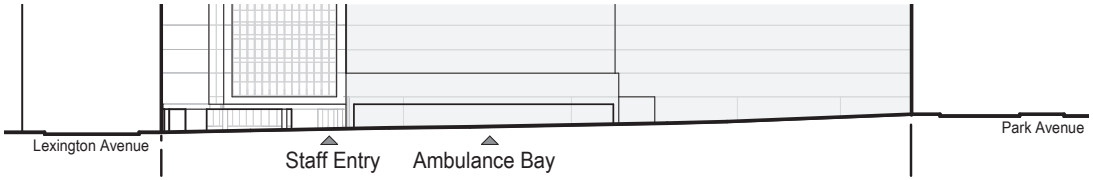
8.7.24



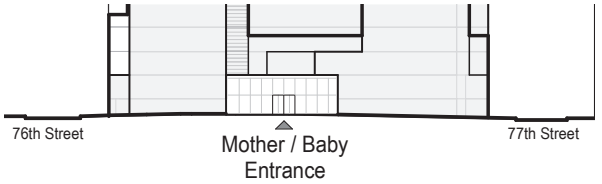

South Elevation - 76th Street




East Elevation - Lexington Avenue




North Elevation - 77th Street




West Elevation - Park Avenue




*Source: Ennead Architects*

NOTES:
- For Illustrative Purposes Only
- Elevations are cropped from the overall elevations

Proposed Corner of Lexington Avenue and East 76th Street – New Entrance Envelope 2

8.7.24




Source: Ennead Architects

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

Proposed Corner of Lexington Avenue and East 77th Street –Subway Entry
Envelope 1 or 2

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY




**View 12a** Envelope 1




**View 12b** Envelope 2

*Source: Ennead Architects*

View southwest on Lexington Avenue from East 79th Street

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY



Source: Ennead Architects

**View 13a** Envelope 1



**View 13b** Envelope 2

View southwest on Lexington Avenue from East 78th Street

To accommodate the Proposed Project's program and reduce the height of the building on Lexington Avenue, with Envelope 2, the midblock portion (beyond 180 feet of Lexington Avenue) of the new hospital building would rise to a height of approximately 360 feet tall (see **Figures 7-37 and 7-40 through 7-46**, and Figures 1-6a and 1-6b in Chapter 1, "Project Description").

With Envelope 2, the new building would rise to a total height of 395 feet (inclusive of screened mechanical bulkheads) as compared to 436 feet (inclusive of screened mechanical bulkheads) with Envelope 1 (see **Figures 7-37 and 7-40 through 7-46**, and Figures 1-6a and 1-6b in Chapter 1, "Project Description"). In order for Envelope 2 to provide the same program as Envelope 1, the height of the midblock portion with Envelope 2 would be approximately 360 feet tall, compared to the approximately 210-foot-tall height that could be developed with Envelope 1. The width of all floors below 360 feet would extend along East 76th Street by an additional approximately 84 feet beyond the 180 feet with Envelope 1 (a total of 264 feet of frontage on East 76th Street). This would allow the overall height of the Envelope 2 hospital building fronting on Lexington Avenue to be reduced by approximately 41 feet. The wider floor plates with Envelope 2 would allow for an efficient configuration of patient rooms with natural light provided along all sides of the building, while resulting in more rooms per floor compared to Envelope 1.

With both Envelope 1 and Envelope 2, the new hospital building's midblock portion on East 76th and East 77th Streets could have a base up to approximately 60 feet tall, with an approximately 10-foot-deep setback on East 76th Street and a series of setbacks on East 77th Street before rising to its full height. The lower base of the midblock portion with both Envelope 1 and Envelope 2 would be similar in height to existing study area buildings across East 76th and East 77th Streets. With Envelope 2, the new hospital building's midblock portion fronting on East 76th Street would be approximately 150 feet taller than with Envelope 1, as noted above (see **Figure 7-41** and Figures 1-6a and 1-6b in Chapter 1, "Project Description"). With both Envelope 1 and Envelope 2, the midblock portion's overall height would be compatible with taller study area buildings, including the 427-foot-tall Carlyle Hotel to the west at 981 Madison Avenue.

With both Envelope 1 and Envelope 2, the new hospital building's primary public entrance and lobby would be on Lexington Avenue. As currently planned, it is anticipated that the new hospital building's ground floor would have glazing to provide transparency and may include an arcade to provide additional pedestrian circulation space adjacent to the existing 12-foot-wide sidewalk along the Lexington Avenue frontage. In addition, an approximately 725-foot open area would be located adjacent to the proposed new subway stairway and elevator, beneath portions of the building (see **Figures 7-42 through 7-44**). These building elements would activate the pedestrian experience near Projected Development Site 1. Above the ground floor, it is anticipated that the podium would be faced with buff-colored stone and brick, with rectangular and square window patterning, drawing from the brick and limestone cladding materials and color palette of both historic and newer buildings that characterize the nearby study area. Above the podium, the new hospital building's façades would continue the design aesthetic of the base, with buff-colored stone, brick, and rectangular and square window patterning separated by mullions (see **Figures 7-43 through 7-46**).

With both Envelope 1 and Envelope 2, the new hospital building would have three curb cuts for up to six covered, off-street ambulance bays on East 77th Street. As described below, an entrance to the Lexington Avenue 77th Street subway station would be located at the corner of Lexington Avenue and East 77th Street. On East 76th Street, the new hospital building would include a new loading area within the new hospital building, with four berths sized to accommodate trucks fully within the hospital building (see **Figures 7-42 through 7-44**). New street trees are anticipated to

be added along East 76th and East 77th Street adjacent to Projected Development Site 1. These components of the Proposed Project would enhance the pedestrian experience on sidewalks near the new hospital building on Projected Development Site 1 by creating transparency along the Lexington Avenue blockfront, providing a large open area adjacent to the new subway stairway and elevator at Lexington Avenue and East 77th Street, providing additional pedestrian circulation space adjacent to the existing 12-foot-wide sidewalk along the Lexington Avenue frontage, and relocating ambulance and truck site access from the sidewalks.

The Proposed Project would also include additions and modifications to portions of the existing hospital buildings on the western portion of Projected Development Site 1, including the Wollman Pavilion, the Uris Building, and the West Building, and certain areas within the Lachman Community Health Center and the Main and East Buildings (see **Figures 7-40 through 7-42** and Figures 1-6a and 1-6b in Chapter 1, "Project Description"). With the Proposed Project, these buildings would be renovated to contemporary industry standards consistent with the proposed new hospital building and would have physical connections to the new hospital building's podium to the east. As part of the renovation, a new fire stairway would be constructed along the Park Avenue frontage of the Wollman Pavilion in connection with interior modifications. In addition, a new entrance and lobby for the Mother-Baby Hospital would be provided midblock on Park Avenue. The new entrance and lobby area would have glazing that would provide transparency. These new building elements would open onto Park Avenue and would provide activated uses on the adjacent sidewalks while maintaining the urban design character of the hospital facility's massing and form on Park Avenue (see **Figures 7-34 through 7-36, 7-40, and 7-41**, and Figures 1-6a and 1-6b in Chapter 1, "Project Description").

*Projected Development Site 1a*

In the With Action condition, Projected Development Site 1a would be redeveloped with a new approximately 46,000-gsf, five-story building (approximately 75 feet tall, including rooftop mechanical systems) that would house hospital support functions, including educational and administrative space and below grade utility/mechanical functions. This new building would replace the three existing three-story buildings on Projected Development Site 1a and would be in compliance with current as-of-right zoning controls. The new building would be built to the sidewalk and would be of a scale similar to nearby buildings on this segment of East 77th Street. The building would be faced in masonry and glazing consistent with nearby buildings. The building's top floor would have a substantial setback from the lower floors (see **Figures 7-38, 7-39, 7-40, and 7-42**, and Figures 1-6a and 1-6b in Chapter 1, "Project Description"). A utility tunnel would also be constructed that would extend below East 77th Street and connect to the main hospital building on Projected Development Site 1. The new building's form, scale, and massing would be consistent with other nearby buildings and would maintain active hospital support functions associated with LHH.

The Proposed Project would result in physical alterations beyond those allowed by existing zoning on Projected Development Site 1. Development on Projected Development Site 1a would comply with current zoning controls.

In addition, the Applicant proposes to provide improvements to the Lexington Avenue 77th Street subway station, improving access to the downtown side of the station on the southwest corner of Lexington Avenue and East 77th Street, much of which would be within Projected Development Site 1 (see **Figures 7-40 through 7-42, and 7-44**). These improvements would provide ADA access to the downtown platform of the station.

The Proposed Project would not result in any significant adverse impacts to the urban design character of Projected Development Site 1 or Projected Development Site 1a.

*STUDY AREA*

In the With Action condition, the new hospital building that would be developed on the eastern portion of Projected Development Site 1 and the additions and modifications to the existing buildings on the western portion of Projected Development Site 1 would not alter street orientation, street patterns, block shapes, or natural resources in the study area. With both Envelope 1 and Envelope 2, the new hospital building would replace existing hospital buildings on the eastern portion of Projected Development Site 1. While these existing buildings were purpose-built to serve the needs of the medical facility at the time of their construction, because of the buildings' floor plate sizes and irregular configurations, in addition to their low floor-to-floor heights, the buildings' overall massings and forms cannot be further altered to meet the future-facing needs of a modern medical facility. Like the existing hospital buildings, the new hospital building would be sited within the context of buildings with different massings, heights, and forms that have been built over time as the neighborhood has changed (see **Figures 7-30 through 7-35, 7-45, and 7-46**). Therefore, the new hospital building that would be developed with either Envelope 1 or Envelope 2 would be compatible with the varied urban design character of the study area.

With Envelope 1, the new 26-story hospital building would have an overall height of approximately 436 feet and would have an approximately 195-foot-tall podium. The new 21-story (approximately 395-foot-tall) hospital building that would be built with Envelope 2 would also have an approximately 195-foot-tall podium. The overall height of the new building under Envelope 2 would be 41 feet shorter than the overall height of Envelope 1. With both Envelope 1 and Envelope 2, the building would have a setback above the podium before rising to its overall height. The setback would provide a visual break in the massing that would reduce the perceived height of the building. The new hospital building's anticipated ground-level arcade would allow for a widened sidewalk that would enhance the pedestrian experience while the podium would maintain the Lexington Avenue streetwall, which includes other large and tall buildings with multi-story bases that set back at their respective upper floors (e.g., the buildings across Lexington Avenue and East 76th Street from Projected Development Site 1) (see **Figures 7-32, 7-33, 7-37, and 7-40 through 7-46**, and Figures 1-6a and 1-6b in Chapter 1, "Project Description"). These buildings include the 16-story (approximately 169-foot-tall) apartment building at 1091 Lexington Avenue and the 15-story (approximately 169-foot-tall) apartment building at 145 East 76th Street, each of which has a tall, multi-story base that rises from the sidewalk before a setback at the upper floors; and the 16-story (approximately 181-foot-tall) apartment building at 1068 Lexington Avenue across East 76th Street to the south that rises to its full height without setbacks. In addition, at the southeast corner of Lexington Avenue at 150 East 78th Street is the 15-story (approximately 209-foot-tall) recently constructed apartment building that also has a multi-story base followed by a series of setbacks before reaching its overall height (see **Figure 7-1a, and 7-30 through 7-33**). While the overall height of the new hospital building with either Envelope 1 or Envelope 2 would be taller than nearby study area buildings on Lexington Avenue, the building's podium would be compatible with the height and form of existing buildings on Lexington Avenue and the setback above the podium would provide a visual break in the perceived overall height of the building.

With either Envelope 1 or Envelope 2, the new hospital building would be located on Lexington Avenue and would be within the context of a mix of older and newer buildings of different heights, forms, styles, and massings, including 11- to 16-story buildings (approximately 154 feet tall to

approximately 209 feet tall) that have large footprints and wide street frontages and older 2- to 7-story buildings (approximately 29 feet tall to approximately 78 feet tall) that have smaller footprints and narrower street frontages (see **Figures 7-30 through 7-33, 7-45, and 7-46**). Most buildings on Lexington Avenue have ground floor retail and active uses. Consistent with the glazing of ground floor retail on Lexington Avenue buildings, the new hospital building would have glazing at the ground floor that would provide transparency into the new building's lobby. In addition, the Proposed Project would activate the sidewalks adjacent to Projected Development Site 1 with an anticipated arcade and widened sidewalks along with an improved subway station entrance at the corner of East 77th Street and Lexington Avenue.

In addition, the new hospital building with either Envelope 1 or Envelope 2 would not adversely affect the urban design of east-west streets in the study area. The buildings on East 76th Street across from Projected Development Site 1 include 3 buildings with large footprints, including the 16-story apartment building at 1068 Lexington Avenue. With both Envelope 1 and Envelope 2, the new hospital building would include a midblock portion with a six-story base and a taller overall massing (which could reach a maximum height of 210 feet in Envelope 1 and 360 feet in Envelope 2). The base of the midblock portion would be similar in height to existing study area buildings across East 76th and East 77th Streets that are already located in the context of the hospital complex and are sited among other larger buildings. The buildings on East 77th Street across from Projected Development Site 1 and adjacent to Projected Development Site 1a include the Eighth Church of Christ, Scientist and its associated garden, along with shorter buildings oriented toward Lexington Avenue and the large 12-story apartment building at the corner of Park Avenue (see **Figures 7-30, 7-31, 7-34, 7-35, and 7-43**). These buildings are representative of development changes over time, with variations in scale, form, and massing. Accordingly, the Proposed Project would not adversely affect the urban design character of these streets.

The new hospital building would be located in an area that includes several other tall buildings, including two tall buildings that also have frontages on East 76th Street—the 40-story, approximately 427-foot-tall Carlyle Hotel at 981 Madison Avenue and the 31-story, approximately 341-foot-tall residential building at 188 East 76th Street (see **Figure 7-31**). The urban design context of Projected Development Site 1 also includes the 31-story, approximately 337-foot-tall residential building at 1370 Third Avenue, between East 77th and East 78th Streets (see **Figure 7-1a, 7-21, and 7-22**). The overall height of the new hospital building would be taller than most buildings in the study area; however, the massing with Envelope 2 would be approximately 41 feet shorter than with Envelope 1. With both Envelope 1 and Envelope 2, the new hospital building's height would be compatible with the heights of the taller study area buildings. The new hospital building's podium would be compatible with the variety of heights and forms of nearby buildings that also have a tall base before setbacks at the upper floors, including buildings across Lexington Avenue to the east and across East 76th Street to the south (see **Figures 7-30 through 7-33 and 7-40 through 7-42,** and Figures 1-6a and 1-6b in Chapter 1, "Project Description"). Further, the new hospital building would have a setback above the podium that would provide a visual break in the perceived overall height of the building. With both Envelope 1 and Envelope 2, the midblock portion would have a six-story base that would be similar in height to existing study area buildings across East 76th and East 77th Streets. The overall height of the midblock portion with Envelope 2 would be approximately 150 feet taller than with Envelope 1. Further, with Envelope 2, the midblock portion's overall height would be compatible with taller study area buildings, including the 427-foot-tall Carlyle Hotel to the west at 981 Madison Avenue (see **Figures 7-31, 7-35, 7-40 through 7-42, and 7-43,** and Figures 1-6a and 1-6b in Chapter 1, "Project Description"). Therefore, with either Envelope 1 or Envelope 2, the new hospital building would not adversely affect the urban design of

the study area because it would be located within the context of buildings with different massings and heights that characterize the study area and the development of the study area over time.

The alterations and modifications affecting the buildings on the western portion of Projected Development Site 1 would largely be limited to interior alterations, with the exceptions of a new entrance and lobby for the Mother-Baby Hospital on Park Avenue and a new fire stairway added to the Wollman Pavilion. The new entrance and lobby would provide transparency and activate the nearby sidewalks with pedestrian activity (see **Figures 7-34 through 7-36**). The new building that would be built on Projected Development Site 1a would be compliant with as-of-right zoning controls and with the height, form, scale, and massing of nearby study area buildings (see **Figures 7-38 and 7-39**). This building would be built to the sidewalk, maintaining the streetwall, and would be faced in masonry with glazed window openings like other nearby study area buildings. The new building would be used by LHH for hospital support functions, which is similar to the No Action condition. Further, the new building would continue to provide active uses that would benefit the pedestrian experience of nearby areas in the study area.

## VISUAL RESOURCES AND VIEW CORRIDORS

*PROJECT SITE*

The hospital complex buildings on Projected Development Site 1 and the three small buildings on Projected Development Site 1a are not visual resources. Therefore, in the With Action condition, no visual resources would be affected.

In the With Action condition, the redevelopment of the east end of Projected Development Site 1 with the new hospital building in both Envelope 1 and Envelope 2 would not adversely affect views or obstruct views to the Eglise St. Jean Baptiste, as the new hospital building would replace existing buildings on the east end of an existing block. In both the No Action and With Action conditions, views of the Eglise St. Jean Baptiste's most visually prominent elements—the pedimented portico fronting on Lexington Avenue, the stone and copper paired bell towers, and the central dome set back from Lexington Avenue—would remain available from vantage points on Lexington Avenue and East 76th Street adjacent to Projected Development Site 1 (see View 14 of **Figure 7-10**, View 38 of **Figure 7-22**, View 25 of **Figure 7-16, Figure 7-17**, View 52 of **Figure 7-29**, and View 23 of Figure 6-12 in Chapter 6, "Historic and Cultural Resources").

In the With Action condition, the new hospital building would change the Lexington Avenue view corridor by adding a new tall building to the blockfront between East 76th and East 77th Streets. As described above, with Envelope 1, the new hospital building would have an overall height of approximately 436 feet, with an approximately 195-foot-tall podium. With Envelope 2, the new hospital building would be approximately 41 feet shorter, with an overall height of approximately 395 feet and an approximately 195-foot-tall podium. The overall height of the new hospital building would be taller than most other buildings on the Lexington Avenue view corridor; however, the new hospital building's podium would be consistent with the height and form of nearby buildings along this view corridor that have a tall base before setbacks at the upper floors. Further, the new building's setback above the podium would provide a visual break in the perceived overall height of the building. The new hospital building would contribute to the variety of buildings and massings along the Lexington Avenue view corridor (see **Figures 7-32, 7-33, 7-45, and 7-46**). The addition of a new tall building on the eastern portion of Projected Development Site 1 would be compatible with views along the Lexington Avenue view corridor that include

shorter and taller buildings with varied massings within the study area and at greater distances beyond the study area.

The alterations and modifications to the buildings on the western portion of Projected Development Site 1 would not adversely affect views along the Park Avenue view corridor (see **Figures 7-34 and 7-35**). The changes to these buildings would largely be limited to interior alterations, with the exceptions of a new entrance and lobby to the Mother-Baby Hospital and a new fire stairway added to the Wollman Pavilion (see **Figures 7-42 and 7-43**). These modifications would provide transparency and activate the nearby sidewalks with pedestrian activity on the western portion of Projected Development Site 1 and would not adversely affect views along the Park Avenue view corridor. The redevelopment of Projected Development Site 1a would not affect any visual resources or view corridors.

The Lexington and Park Avenue view corridors would continue to provide long north-south views to the buildings along these avenues, along with more distant tall buildings that characterize Midtown in southward views (see **Figures 7-32, 7-33, 7-45, and 7-46**). The East 79th Street view corridor would not be affected in the With Action condition.

*STUDY AREA*

Envelope 1 and Envelope 2 would not adversely affect views to any study area visual resources or view corridors. In the With Action condition with either Envelope 1 or Envelope 2, study area views to the Eglise St. Jean Baptiste would not be adversely affected by the new hospital building on the eastern end of Projected Development Site 1 as the new hospital building would replace existing buildings on an existing block. Views to the church, including its most visually prominent elements—the pedimented portico fronting on Lexington Avenue, the stone and copper paired bell towers, and the central dome set back from Lexington Avenue—would remain available from nearby vantage points on Lexington Avenue and East 76th Street (see View 14 of **Figure 7-10**, View 38 of **Figure 7-22**, View 25 of **Figure 7-16, Figure 7-17**, View 52 of **Figure 7-29**, and View 23 of Figure 6-12 in Chapter 6, "Historic and Cultural Resources"). Longer views north and south on Lexington Avenue to the Eglise St. Jean Baptiste would continue to include views to the church's visually prominent elements. The paired towers would remain visible from longer distances on Lexington Avenue. Longer views to the church's visually prominent elements would continue to be more limited on East 76th Street with buildings and street trees obscuring these views. The new hospital building would change the context of the church from certain vantage points, with a new tall building located along the Lexington Avenue view corridor. However, the church is already located among tall buildings, including the 31-story (approximately 341-foot-tall) midblock residential building at 188 East 76th Street, immediately east of the Eglise St. Jean Baptiste Rectory and church building (see **Figure 7-31**). Further, across East 76th Street from the church is the 15-story, approximately 169-foot-tall apartment building at 145 East 76th Street. The new hospital building with either Envelope 1 or Envelope 2 would not adversely affect views to the Eglise St. Jean Baptiste.

With both Envelope 1 and Envelope 2, the new hospital building's massing would provide certain long, southward views from Lexington Avenue that would include portions of the north façade of the retained sections of the Main and East Buildings. The retained sections of this building would be framed by the new hospital building's massing. The visibility of the Main and East Buildings would be available due to the demolition of the William Black Hall of Nursing and portions of the Lachman Community Health Center. While these southward views would be altered with the addition of the new hospital building, these changes would not be considered adverse as views on

Lexington Avenue are available within the context of buildings of different heights, forms, and massings (see **Figures 7-45 and 7-46**).

In the With Action condition with either Envelope 1 or Envelope 2, the Lexington and Park Avenue view corridors would continue to provide long north-south views to the buildings along these avenues, along with more distant tall buildings that characterize Midtown in southward views (see **Figures 7-32, 7-33, 7-45, and 7-46**). The East 79th Street view corridor would not be affected in the With Action condition with either Envelope 1 or Envelope 2. ✷