City Environmental Quality Review
ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) FULL FORM

Please fill out and submit to the appropriate agency (see instructions)

Part I: GENERAL INFORMATION

PROJECT NAME Lenox Hill Hospital Redevelopment

1. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
23DCP079M	
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)
Pending	

2a. *Lead Agency Information*			**2b. *Applicant Information***		
NAME OF LEAD AGENCY New York City Department of City Planning			NAME OF APPLICANT Lenox Hill Hospital		
NAME OF LEAD AGENCY CONTACT PERSON Stephanie Shellooe, AICP, Director Environmental Assessment and Review Division New York City Department of City Planning			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Melanie Meyers, Fried, Frank, Harris, Shriver, and Jacobson LLP		
ADDRESS 120 Broadway, 31st Floor			ADDRESS One New York Plaza		
CITY New York	STATE NY	ZIP 10271	CITY New York	STATE NY	ZIP 10004
TELEPHONE (212) 729-3328	EMAIL sshellooe@planning.nyc.gov		TELEPHONE (212) 859-8785	EMAIL melanie.myers@friedfrank.com	

3. *Action Classification and Type*

SEQRA Classification

☐ UNLISTED ☒ TYPE I: Specify Category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended): 617.4 (b)(6)(vi); 617.4 (b)(9).

Action Type (refer to CEQR Technical Manual Chapter 2, "Establishing the Analysis Framework" for guidance)

☒ LOCALIZED ACTION, SITE SPECIFIC ☐ LOCALIZED ACTION, SMALL AREA ☐ GENERIC ACTION

4. *Project Description*

The Applicant, Lenox Hill Hospital, is requesting a series of discretionary actions including a zoning map amendment to rezone from a C1-8X district to a C1-9 district and from an R8A district to a C1-8 district; zoning text amendments; special permits; and a zoning authorization to facilitate the enlargement and modernization of the exisitng Lenox Hill Hospital complex located on the block bounded by Park and Lexington Avenues and East 76th and East 77th Streets (Block 1411, Lots 1 and 113, aka Projected Development Site 1) with a 21st century, state-of-the-art hospital complex that would replace some of the existing hospital buildings with a new building that would include 475 single-bedded patient rooms, 30 operating suites, and a right-sized and updated emergency department (the Proposed Project). A new 26-story, 436-foot tall building would be constructed on Lexington Avenue with approximately 771,000 gsf and would include an emergency department, operating suites, and patient rooms. The Proposed Project would also include approximately 56,000 gsf of additions and renovations to portions of the existing hospital complex to accommodate connections to the new hospital building, including a new lobby and emergency stairwell for the Mother-Baby Hospital on Park Avenue.

For the purpose of a conservative analysis, the RWCDS also considers the as-of-right development of Block 1412, Lots 9, 10, and 11 (Projected Development Site 1a) located at 111-115 East 77th Street between Lexington and Park Avenues as part of the proposed project. This site would be redeveloped with an approximately 46,000-gsf, 75-foot tall building to house hospital support functions, including educational and administrative space and below grade utility/mechanical functions. There would also be a utility and pedestrian/service tunnel under 77th Street connecting to the main hospital.

The Applicant proposes to provide improvements to the 77th Street subway station.

See the attached Project Description for more information.

Project Location

BOROUGH	COMMUNITY DISTRICT(S)	STREET ADDRESS
Manhattan	8	Projected Development Site 1- 100 East 77th Street (also 855 Park Avenue, 1080 Lexington Avenue); Projected Development Site 1a - 111-115 East 77th Street
TAX BLOCK(S) AND LOT(S) Projected Development Site 1 - Block 1411, Lots 1 and 113; Projected Development Site 1a - Block 1412, Lot 9, 10, and 11		ZIP CODE 10021

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS
Projected Development Site 1 - Park and Lexington Avenues and East 76th and East 77th Streets;
Projected Development Site 1a - Park and Lexington Avenues and East 77th and East 78th Streets

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY	ZONING SECTIONAL MAP NUMBER
Projected Development Site 1 - R10, R8B, C1-8X, and PI; Projected Development Site 1a - R8B	8c

5. *Required Actions or Approvals* (check all that apply)

***City Planning Commission*:** ☒ YES ☐ NO ☒ UNIFORM LAND USE REVIEW PROCEDURE (ULURP)

- ☐ CITY MAP AMENDMENT
- ☒ ZONING MAP AMENDMENT
- ☒ ZONING TEXT AMENDMENT
- ☐ SITE SELECTION—PUBLIC FACILITY
- ☐ HOUSING PLAN & PROJECT
- ☐ ZONING CERTIFICATION
- ☒ ZONING AUTHORIZATION
- ☐ ACQUISITION—REAL PROPERTY
- ☐ DISPOSITION—REAL PROPERTY
- ☐ OTHER, explain:
- ☐ CONCESSION
- ☐ UDAAP
- ☐ REVOCABLE CONSENT
- ☐ FRANCHISE

☒ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:
SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION 66-511; 66-513; 74-904; 92-041; Appendix F

***Board of Standards and Appeals*:** ☐ YES ☒ NO

- ☐ VARIANCE (use)
- ☐ VARIANCE (bulk)
- ☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

***Department of Environmental Protection*:** ☐ YES ☒ NO ☐ Cogeneration Facility ☐ Title V Permit

Other City Approvals Subject to CEQR (check all that apply)

- ☐ LEGISLATION
- ☐ RULEMAKING
- ☐ CONSTRUCTION OF PUBLIC FACILITIES
- ☐ 384(b)(4) APPROVAL
- ☐ OTHER, explain:
- ☐ FUNDING OF CONSTRUCTION, specify:
- ☐ POLICY OR PLAN, specify:
- ☐ FUNDING OF PROGRAMS, specify:
- ☐ PERMITS, specify:

Other City Approvals Not Subject to CEQR (check all that apply)

- ☐ PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC)
- ☐ LANDMARKS PRESERVATION COMMISSION APPROVAL
- ☒ OTHER, explain: Revocable Consent from New York City Department of Transportation; New York City Planning Commission Chairperson's certification of a transit easement volume pursuant to ZR Section 66-21

***State or Federal Actions/Approvals/Funding*:** ☒ YES ☐ NO If "yes," specify: Certificate of Need from the New York State Department of Health; Likely tax-exempt financing of project costs to be issued through the Dormitory Authority of the State of New York

6. *Site Description:* *The directly affected area consists of the project site and the area subject to any change in regulatory controls. Except where otherwise indicated, provide the following information with regard to the directly affected area.*

***Graphics*:** *The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11 x 17 inches in size and, for paper filings, must be folded to 8.5 x 11 inches.*

- ☒ SITE LOCATION MAP
- ☒ ZONING MAP
- ☒ SANBORN OR OTHER LAND USE MAP
- ☒ TAX MAP
- ☐ FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)
- ☒ PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP

Physical Setting (both developed and undeveloped areas)

Total directly affected area (sq. ft.): Projected Development Site 1 - 82,757.7;
Projected Development Site 1a - 7,662

Waterbody area (sq. ft.) and type: 0

Roads, buildings, and other paved surfaces (sq. ft.): 0

Other, describe (sq. ft.): 0

7. *Physical Dimensions and Scale of Project* (if the project affects multiple sites, provide the total development facilitated by the action)

SIZE OF PROJECT TO BE DEVELOPED (gross square feet):
Projected Development Site 1 - Approximatley 1,398,000 (including existing buildings to remain);
Projected Development Site 1a - Approximately 46,000

NUMBER OF BUILDINGS:
Projected Development Site 1 - 1 new building, 4 existing to remain;
Projected Development Site 1a - 1 building

GROSS FLOOR AREA OF EACH BUILDING (sq. ft.):
Projected Development Site 1 - Approx. 1,398,000 (including existing buildings to remain);
Projected Development Site 1a - Approx. 46,000

HEIGHT OF EACH BUILDING (ft.):
Projected Development Site 1 - 436 (26 stories including mechanical);
Projected Development Site 1a - 75

NUMBER OF STORIES OF EACH BUILDING: Projected Development Site 1 - 26 stories including mechanical);
Projected Development Site 1a - 6 stories

Does the proposed project involve changes in zoning on one or more sites? ☒ YES ☐ NO

If "yes," specify: The total square feet owned or controlled by the applicant: 82,757.7

The total square feet not owned or controlled by the applicant: 0

Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? ☒ YES ☐ NO

If "yes," indicate the estimated area and volume dimensions of subsurface disturbance (if known):

AREA OF TEMPORARY DISTURBANCE:
Projected Development Site 1 - TBD (anticipated to be less than 50% of the site area);
Projected Development Site 1a - 7,662; plus utility tunnel sq. ft. (width x length)

VOLUME OF DISTURBANCE: TBD cubic ft. (width x length x depth)

AREA OF PERMANENT DISTURBANCE:
Projected Development Site 1 - TBD (anticipated to be less than 50% of the site area);
Projected Development Site 1a - 7,662; plus utility tunnel
sq. ft. (width x length)

8. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2036

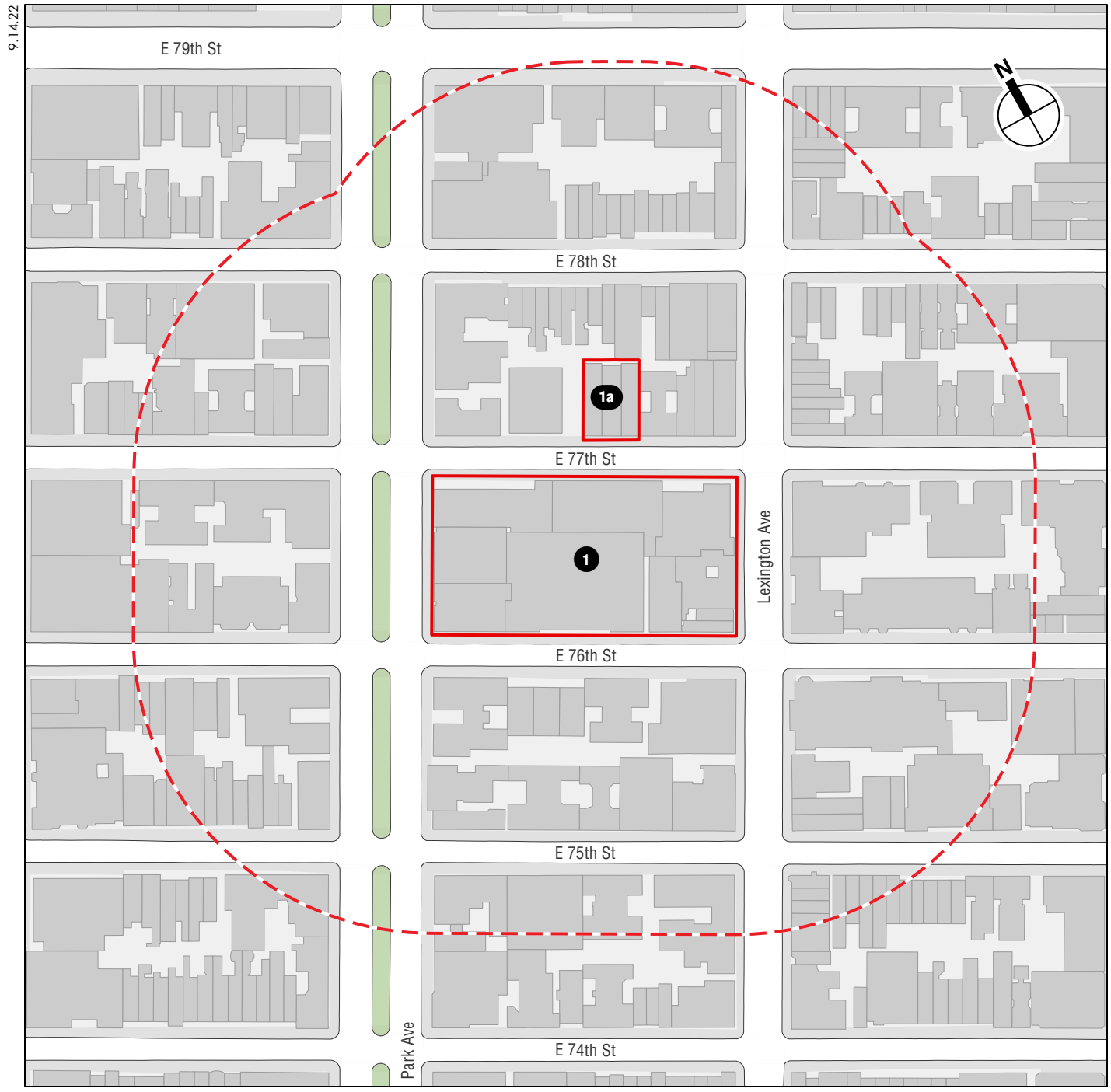
ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: Approximately 108 months (9 years) of external construction followed by 24 months (2 years) of internal fit-out and renovation.

WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☒ YES ☐ NO | IF MULTIPLE PHASES, HOW MANY?

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: External construction for the Proposed Project would commence in 2025 and last nine years, which would be followed by two years of internal fit-out and renovation to be completed and fully operational by 2036.

9. *Predominant Land Use in the Vicinity of the Project* (check all that apply)

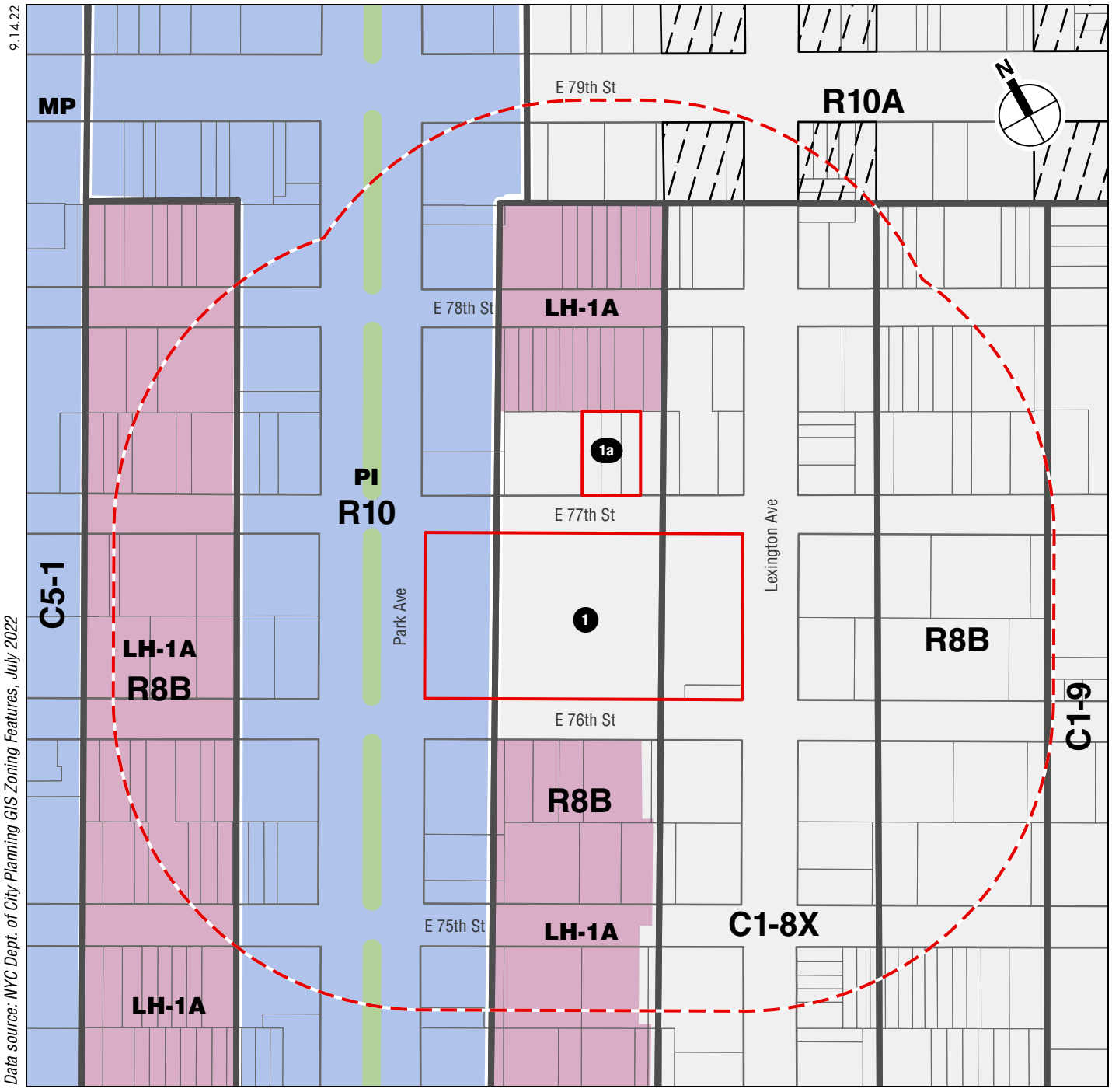
☐ RESIDENTIAL ☐ MANUFACTURING ☒ COMMERCIAL ☐ PARK/FOREST/OPEN SPACE ☒ OTHER, specify: Public Facilities and Institutions



Project Location

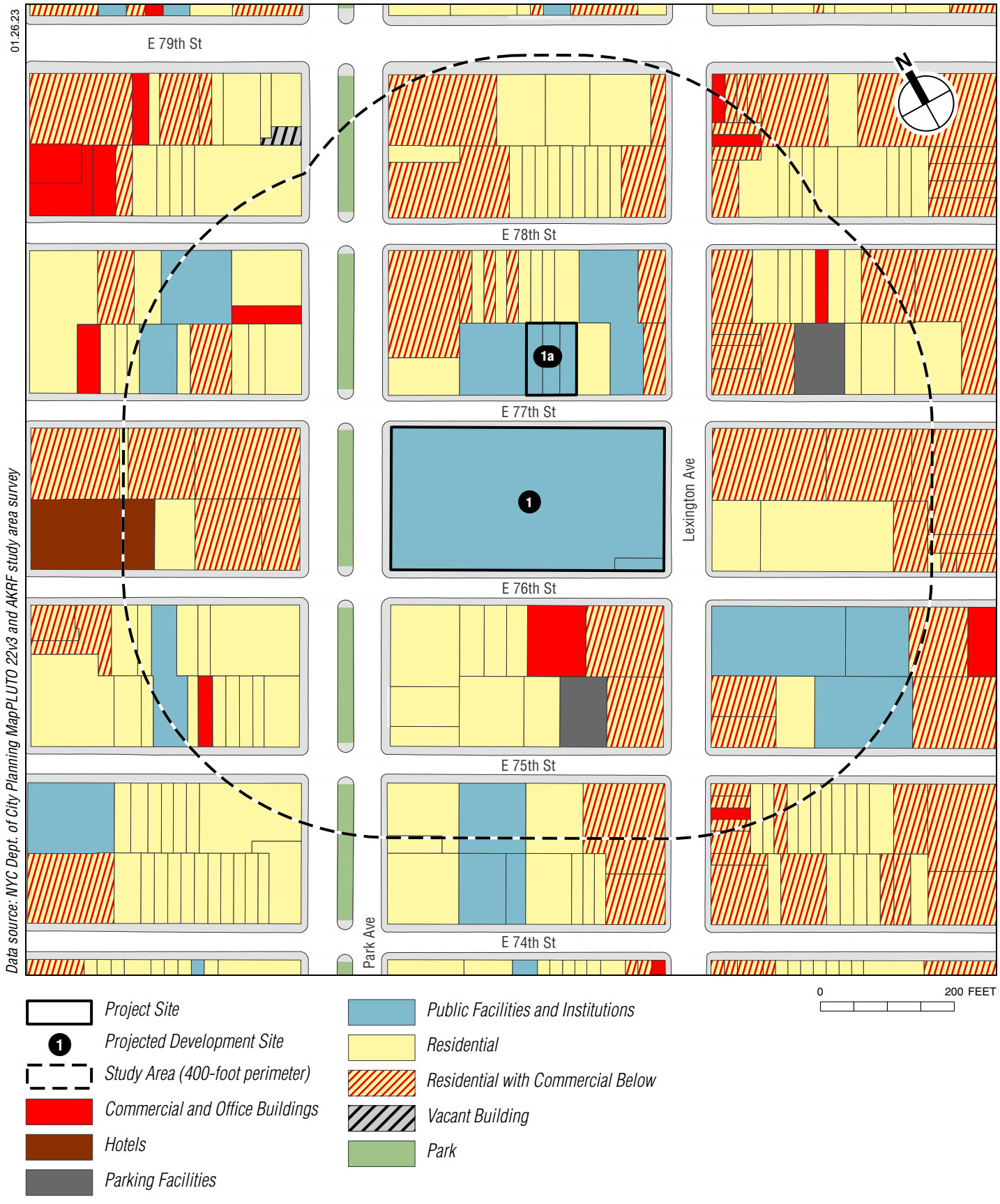
LENOX HILL HOSPITAL REDEVELOPMENT

Figure 1



Zoning

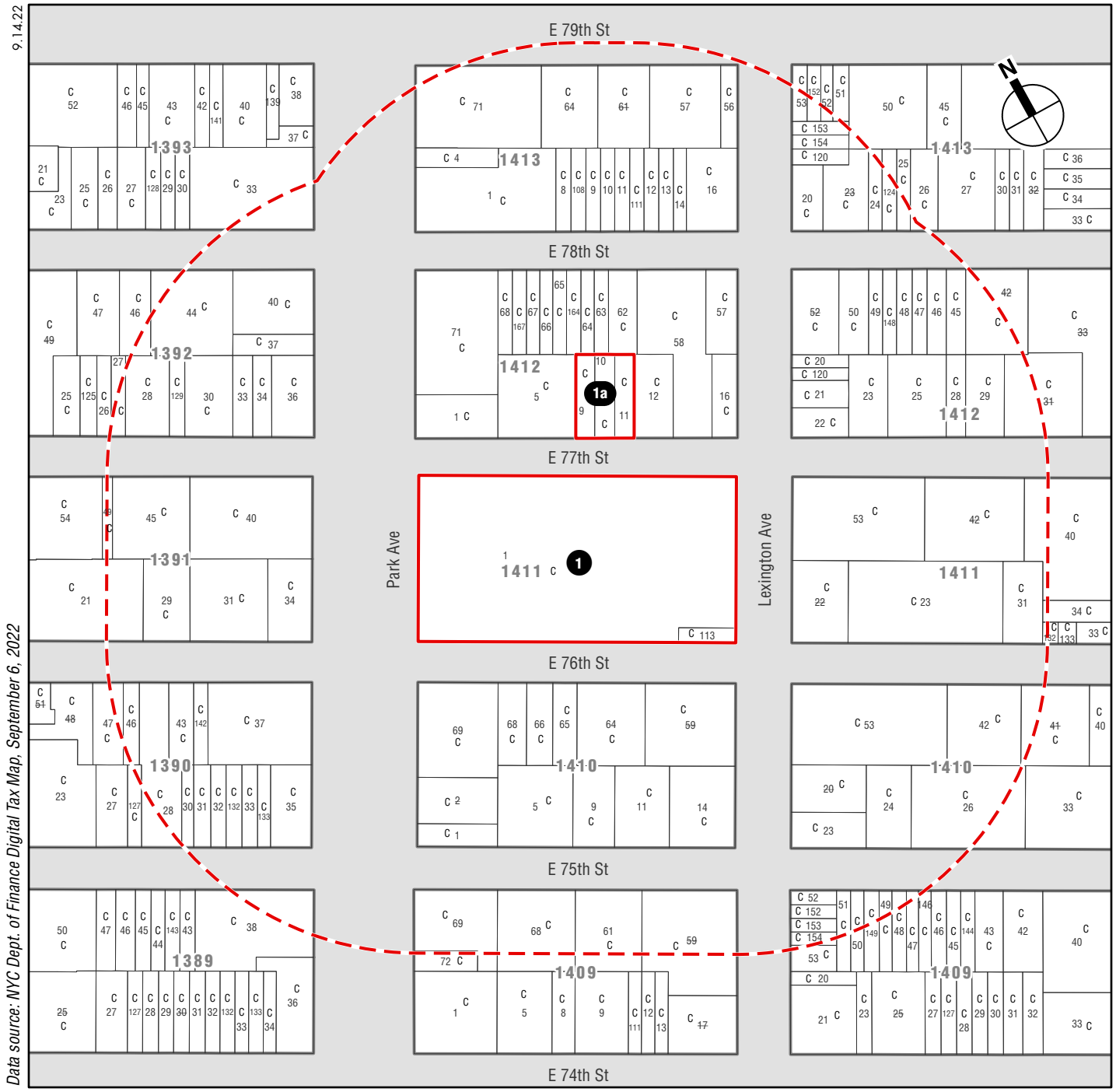
Figure 2



Existing Land Use

LENOX HILL HOSPITAL REDEVELOPMENT

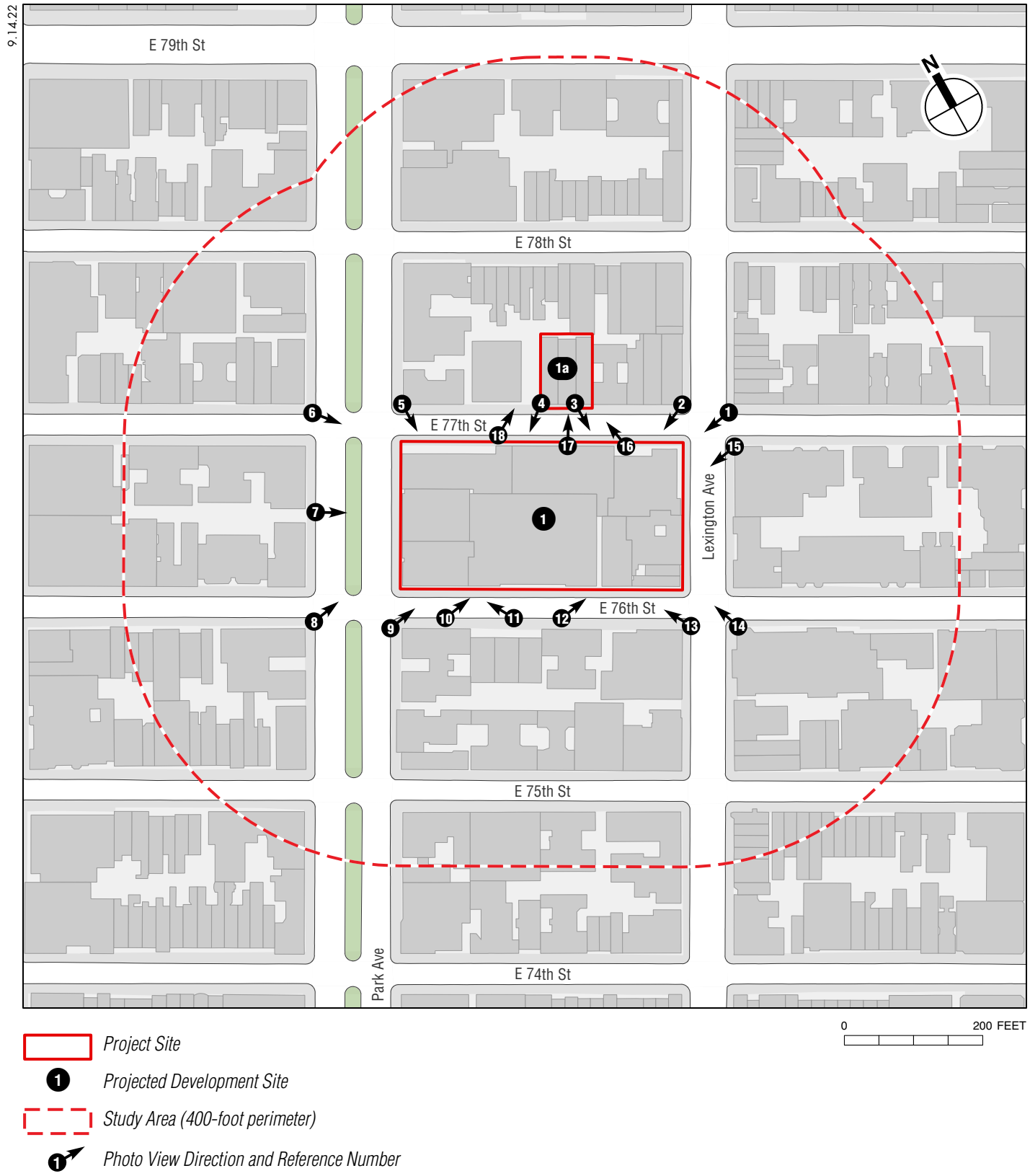
Figure 3



Tax Map

LENOX HILL HOSPITAL REDEVELOPMENT

Figure 4



Photograph Locations

LENOX HILL HOSPITAL REDEVELOPMENT

Figure 5



Northeast corner of the Hospital Block (Projected Development Site 1) at the intersection of East 77th Street and Lexington Avenue **1**



North side of the Hospital Block (facing west) along East 77th Street **2**



North side of the Hospital Block (midblock) along East 77th Street **3**



View of Emergency Department and Main Entrances, north side the Hospital Block (Projected Development Site 1 along East 77th Street) **4**



North side of the Hospital Block (facing east) along East 77th Street **5**



Northwest corner of the Hospital Block at the intersection of East 77th Street and Park Avenue **6**



West side of the Hospital Block (along Park Avenue) **7**



Southwest corner of the Hospital Block at the intersection of East 76th Street and Park Avenue **8**



South side of the Hospital Block (facing east) along East 76th Street **9**



South side of the Hospital Block (midblock) along East 76th Street **10**



South side of the Hospital Block (facing west) along East 76th Street **11**



South side of the Hospital Block (facing northeast) along East 76th Street **12**



South side of the Hospital Block (facing west) along East 76th Street **13**



Southeast corner of the Hospital Block at the intersection of East 76th Street and Lexington Avenue **14**



East side of the Hospital Block along Lexington Avenue **15**



View of the 77th Street (Projected Development Site 1a) Site buildings, facing northwest **16**



View of the 77th Street Site buildings **17**



View of the 77th Street Site buildings, facing northeast **18**

DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS

The information requested in this table applies to the directly affected area. The directly affected area consists of the project site and the area subject to any change in regulatory control. The increment is the difference between the No-Action and the With-Action conditions.

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
LAND USE				
Residential	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
Describe type of residential structures				
No. of dwelling units				
No. of low- to moderate-income units				
Gross floor area (sq. ft.)				
Commercial	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
Describe type (retail, office, other)				
Gross floor area (sq. ft.)				
Manufacturing/Industrial	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
Type of use				
Gross floor area (sq. ft.)				
Open storage area (sq. ft.)				
If any unenclosed activities, specify:				
Community Facility	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Type	Hospital, Clinical, Hospital Administrative Support	Hospital, Clinical, Hospital Administrative Support	Hospital, Clinical, Hospital Administrative Support	Hospital, Clinical, Hospital Administrative Support
Gross floor area (sq. ft.)	Approx. 804,700	Approx. 804,700	Approx. 1,424,000	619,300
Vacant Land	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:				
Publicly Accessible Open Space	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify type (mapped City, State, or Federal parkland, wetland—mapped or otherwise known, other):				
Other Land Uses	☐ YES ☒ NO	☐ YES ☒ NO	☒ YES ☐ NO	
If "yes," describe:			Approx. 20,000 sf Utility/Mechanical (77th St site)	Approx. 20,000 sf Utility/Mechanical (77th St site)
PARKING				
Garages	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Attended or non-attended				
Lots	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Other (includes street parking)	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," describe:	approximately 6 on-street ambulance parking spaces	approximately 6 on-street ambulance parking spaces	up to 6 ambulance parking berths	

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
POPULATION				
Residents	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify number:				
Briefly explain how the number of residents was calculated:				
Businesses	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
No. and type	2 (1 Hospital, 1 Hospital Administrative Support/Clinical)	2 (1 Hospital, 1 Hospital Administrative Support/Clinical)	2 (1 Hospital, 1 Hospital Educational/Administrative Support)	
No. and type of workers by business	3,098	2,841	3,180	339
No. and type of non-residents who are not workers	1,266 patients	616 patients	633 patients	17 patients
Briefly explain how the number of businesses was calculated:	Hospital/Admin. Support employee and patient (in-patient, out-patient, emergency) estimates provided by Lenox Hill Hospital/Northwell Health.			
Other (students, visitors, concert-goers, *etc.*)	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If any, specify type and number:	2,196 Visitors per day	1,253 Visitors per day	1,298 Visitors per day	45 Visitors per day
Briefly explain how the number was calculated:	Hospital/Admnistrative support visitor estimates provided by Lenox Hill Hospital/Northwell Health.			
ZONING				
Zoning classification	R10, R8B, C1-8X, PI	R10, R8B, C1-8X, PI	R10, R8B, C1-8X, PI	
Maximum amount of floor area that can be developed	Hospital Block - 7.5 FAR; 77th Street Site 5.1 FAR	Hospital Block - 7.5 FAR; 77th Street Site 5.1 FAR	Hospital Block - 12.5 FAR; 77th Street Site 5.1 FAR	
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	Residential, mixed residential and commercial, and public facilities, institutions. R10, R8B, C1-8X, LH-1A, and PI	Residential, mixed residential and commercial, and public facilities, institutions. R10, R8B, C1-8X, LH-1A, and PI	Residential, mixed residential and commercial, and public facilities, institutions. R10, R8B, C1-8X, C1-8, C1-9, LH-1A, and PI	
Attach any additional information that may be needed to describe the project. If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

Part II: TECHNICAL ANALYSIS

INSTRUCTIONS: For each of the analysis categories listed in this section, assess the proposed project's impacts based on the thresholds and criteria presented in the CEQR Technical Manual. Check each box that applies.

- If the proposed project can be demonstrated not to meet or exceed the threshold, check the "no" box.
- If the proposed project will meet or exceed the threshold, or if this cannot be determined, check the "yes" box.
- For each "yes" response, provide additional analyses (and, if needed, attach supporting information) based on guidance in the CEQR Technical Manual to determine whether the potential for significant impacts exists. Please note that a "yes" answer does not mean that an EIS must be prepared—it means that more information may be required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to provide additional information to support the Full EAS Form. For example, if a question is answered "no," an agency may request a short explanation for this response.

	YES	NO
1. *LAND USE, ZONING, AND PUBLIC POLICY*: CEQR Technical Manual Chapter 4		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	☐	☒
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	☒	☐
(c) Is there the potential to affect an applicable public policy?	☒	☐
(d) If "yes," to (a), (b), and/or (c), complete a preliminary assessment and attach. See DSOW		
(e) Is the project a large, publicly sponsored project?	☐	☒
○ If "yes," complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries?	☐	☒
○ If "yes," complete the Consistency Assessment Form.		
2. *SOCIOECONOMIC CONDITIONS*: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
○ Generate a net increase of more than 200 residential units *or* 200,000 square feet of commercial space?	☐	☒
▪ If "yes," answer *both* questions 2(b)(ii) and 2(b)(iv) below.		
○ Directly displace 500 or more residents?	☐	☒
▪ If "yes," answer questions 2(b)(i), 2(b)(ii), and 2(b)(iv) below.		
○ Directly displace more than 100 employees?	☐	☒
▪ If "yes," answer questions under 2(b)(iii) and 2(b)(iv) below.		
○ Affect conditions in a specific industry?	☐	☒
▪ If "yes," answer question 2(b)(v) below.		
(b) If "yes" to any of the above, attach supporting information to answer the relevant questions below. If "no" was checked for each category above, the remaining questions in this technical area do not need to be answered.		
i. Direct Residential Displacement		
○ If more than 500 residents would be displaced, would these residents represent more than 5% of the primary study area population?	☐	☐
○ If "yes," is the average income of the directly displaced population markedly lower than the average income of the rest of the study area population?	☐	☐
ii. Indirect Residential Displacement		
○ Would expected average incomes of the new population exceed the average incomes of study area populations?	☐	☐
○ If "yes:"		
▪ Would the population of the primary study area increase by more than 10 percent?	☐	☐
▪ Would the population of the primary study area increase by more than 5 percent in an area where there is the potential to accelerate trends toward increasing rents?	☐	☐
○ If "yes" to either of the preceding questions, would more than 5 percent of all housing units be renter-occupied and unprotected?	☐	☐
iii. Direct Business Displacement		
○ Do any of the displaced businesses provide goods or services that otherwise would not be found within the trade area, either under existing conditions or in the future with the proposed project?	☐	☐
○ Is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve,	☐	☐

	YES	NO
enhance, or otherwise protect it?		
iv. Indirect Business Displacement		
○ Would the project potentially introduce trends that make it difficult for businesses to remain in the area?	☐	☐
○ Would the project capture retail sales in a particular category of goods to the extent that the market for such goods would become saturated, potentially resulting in vacancies and disinvestment on neighborhood commercial streets?	☐	☐
v. Effects on Industry		
○ Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area?	☐	☐
○ Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses?	☐	☐
3. *COMMUNITY FACILITIES*: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
○ Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, health care facilities, day care centers, police stations, or fire stations?	☒	☐
(b) Indirect Effects		
i. Early Childhood Programs		
○ Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in Chapter 6)	☐	☒
○ If "yes," would the project result in a collective utilization rate of the Early Childhood Programs in the study area that is greater than 100 percent?	☐	☐
○ If "yes," would the project increase the collective utilization rate by 5 percent or more from the No-Action scenario?	☐	☐
ii. Public Schools		
○ Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in Chapter 6)	☐	☒
○ If "yes," would the project result in a utilization rate of the elementary or middle schools that is equal to or greater than 100 percent?	☐	☐
○ If "yes," would the project generate 100 or more elementary or middle school students past the 100% utilization rate?	☐	☐
○ If "yes," would the project result in a utilization rate of the high schools that is equal to or greater than 100 percent?	☐	☐
○ If "yes," would the project increase the high school utilization rate by 5 percent or more from the No-Action scenario?	☐	☐
iii. Libraries		
○ Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in Chapter 6)	☐	☒
○ If "yes," would the project increase the study area population by 5 percent or more from the No-Action levels?	☐	☐
○ If "yes," would the additional population impair the delivery of library services in the study area?	☐	☐
iv. Health Care Facilities		
○ Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
○ If "yes," would the project affect the operation of health care facilities in the area?	☐	☐
v. Fire and Police Protection		
○ Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
○ If "yes," would the project affect the operation of fire or police protection in the area?	☐	☐
4. *OPEN SPACE*: CEQR Technical Manual Chapter 7		
(a) Would the project change or eliminate existing open space?	☐	☒
(b) Would the project generate more than 200 additional residents or 500 additional employees?	☐	☒
5. *SHADOWS*: CEQR Technical Manual Chapter 8		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	☒	☐
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	☒	☐
(c) If "yes" to either of the above questions, attach supporting information explaining whether the project's shadow would reach any sunlight-sensitive resource at any time of the year. See the DSOW		

	YES	NO
6. *HISTORIC AND CULTURAL RESOURCES*: CEQR Technical Manual Chapter 9		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	☒	☐
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	☒	☐
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources. See the DSOW		
7. *URBAN DESIGN AND VISUAL RESOURCES*: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	☒	☐
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	☐	☒
(c) If "yes" to either of the above, please provide the information requested in Chapter 10. See the DSOW		
8. *NATURAL RESOURCES*: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11?	☐	☒
○ If "yes," list the resources and attach supporting information on whether the project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed?	☐	☒
○ If "yes," complete the Jamaica Bay Watershed Protection Plan Project Tracking Form and submit according to its instructions.		
9. *HAZARDOUS MATERIALS*: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	☐	☒
(b) Would the proposed project introduce new activities or processes using hazardous materials and increase the risk of human or environmental exposure?	☐	☒
(c) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	☐	☒
(d) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in the Hazardous Materials Appendix (including nonconforming uses)?	☒	☐
(e) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	☒	☐
(f) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (*e.g.*, gas stations, oil storage facilities, heating oil storage)?	☒	☐
(g) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	☐	☒
(h) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	☐	☒
(i) Has a Phase I Environmental Site Assessment been performed for the site?	☐	☒
○ If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: TBD - A Phase I ESA will be performed prior to disturbance and the findings will be used to develop the scope of work for the Phase II Investigation, as appropriate	☐	☐
(j) Based on the Phase I Assessment, is a Phase II Investigation needed? TBD	☐	☐
10. *WATER AND SEWER INFRASTRUCTURE*: CEQR Technical Manual Chapter 13		
(a) Would the project result in water demand of more than one million gallons per day?	☐	☒
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	☒	☐
(c) If the proposed project located in a separately sewered area, would it result in the same or greater development than that listed in Table 13-1 in Chapter 13?	☐	☐
(d) Would the project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	☐	☒
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas, including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	☐	☐

	YES	NO
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	☐	☒
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or contribute contaminated stormwater to a separate storm sewer system?	☐	☒
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	☐	☒
(i) If "yes" to any of the above, conduct the appropriate preliminary analyses and attach supporting documentation. See the DSOW		
11. *SOLID WASTE AND SANITATION SERVICES*: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14, the project's projected operational solid waste generation is estimated to be (pounds per week): Increment of approximately 5,682 pounds per week.		
○ Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	☐	☒
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	☐	☒
○ If "yes," would the proposed project comply with the City's Solid Waste Management Plan?	☐	☐
12. *ENERGY*: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15, the project's projected energy use is estimated to be (annual BTUs): Increment of approximately 157,013,410,000 BTU annually.		
(b) Would the proposed project affect the transmission or generation of energy?	☐	☒
13. *TRANSPORTATION*: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?	☒	☐
(b) If "yes," conduct the appropriate screening analyses, attach back up data as needed for each stage, and answer the following questions:		
○ Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	☐	☒
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? ***It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.*	☐	☐
○ Would the proposed project result in more than 200 subway/rail, bus trips, or 50 Citywide Ferry Service ferry trips per project peak hour?	☒	☐
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction), 200 subway/rail trips per station or line, or 25 or more Citywide Ferry Service ferry trips on a single route (in one direction), or 50 or more passengers at a Citywide Ferry Service landing?	☐	☒
○ Would the proposed project result in more than 200 pedestrian trips per project peak hour?	☒	☐
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, bus stop, or Citywide Ferry Service landing?	☐	☒
14. *AIR QUALITY*: CEQR Technical Manual Chapter 17		
(a) *Mobile Sources*: Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?	☐	☒
(b) *Stationary Sources*: Would the proposed project result in the conditions outlined in Section 220 in Chapter 17?	☒	☐
○ If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17? (Attach graph as needed) See DSOW	☐	☐
(c) Does the proposed project involve multiple buildings on the project site?	☒	☐
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	☐	☒
(e) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	☐	☒
(f) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. See DSOW		
15. *GREENHOUSE GAS EMISSIONS*: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	☐	☒
(b) Would the proposed project fundamentally change the City's solid waste management system?	☐	☒
(c) Would the proposed project result in the development of 350,000 square feet or more?	☒	☐
(d) If "yes" to any of the above, would the project require a GHG emissions assessment based on guidance in Chapter 18?	☒	☐
○ If "yes," would the project result in inconsistencies with the City's GHG reduction goal? (See Local Law 22 of 2008; § 24-803 of the Administrative Code of the City of New York). Please attach supporting documentation. See DSOW	☐	☒
16. *NOISE*: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	☒	☐

	YES	NO
(b) Would the proposed project introduce new or additional receptors (see Section 114 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	☒	☐
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	☒	☐
(d) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	☐	☒
(e) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. See DSOW		
17. *PUBLIC HEALTH*: CEQR Technical Manual Chapter 20		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	☒	☐
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20, "Public Health." Attach a preliminary analysis, if necessary. See DSOW		
18. *NEIGHBORHOOD CHARACTER*: CEQR Technical Manual Chapter 21		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	☒	☐
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary. See DSOW		
19. *CONSTRUCTION*: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
○ Construction activities lasting longer than two years?	☒	☐
○ Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	☒	☐
○ Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, *etc.*)?	☒	☐
○ Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	☐	☒
○ The operation of several pieces of diesel equipment in a single location at peak construction?	☒	☐
○ Closure of a community facility or disruption in its services?	☐	☒
○ Activities within 400 feet of a historic or cultural resource?	☒	☐
○ Disturbance of a site containing or adjacent to a site containing natural resources?	☐	☒
○ Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	☒	☐
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22, "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination. See DSOW		

20. *APPLICANT'S CERTIFICATION*

I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of the pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records.

Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this EAS.

APPLICANT/REPRESENTATIVE NAME	SIGNATURE	DATE
Anne M. Locke	Anne M Locke	January 30, 2023

PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.

Part III: DETERMINATION OF SIGNIFICANCE (To Be Completed by Lead Agency)

INSTRUCTIONS: In completing Part III, the lead agency should consult 6 NYCRR 617.7 and 43 RCNY § 6-06 (Executive Order 91 or 1977, as amended), which contain the State and City criteria for determining significance.

1. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.

IMPACT CATEGORY	Potentially Significant Adverse Impact: YES	NO
Land Use, Zoning, and Public Policy	☒	☐
Socioeconomic Conditions	☐	☒
Community Facilities and Services	☒	☐
Open Space	☒	☐
Shadows	☒	☐
Historic and Cultural Resources	☒	☐
Urban Design/Visual Resources	☒	☐
Natural Resources	☐	☒
Hazardous Materials	☒	☐
Water and Sewer Infrastructure	☒	☐
Solid Waste and Sanitation Services	☐	☒
Energy	☐	☒
Transportation	☒	☐
Air Quality	☒	☐
Greenhouse Gas Emissions	☒	☐
Noise	☒	☐
Public Health	☒	☐
Neighborhood Character	☒	☐
Construction	☒	☐

2. Are there any aspects of the project relevant to the determination of whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials? ☒ YES ☐ NO

If there are such impacts, attach an explanation stating whether, as a result of them, the project may have a significant impact on the environment.

3. Check determination to be issued by the lead agency:

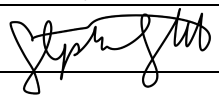
☒ **Positive Declaration**: If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a *Positive Declaration* and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).

☐ **Conditional Negative Declaration:** A *Conditional Negative Declaration* (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements of 6 NYCRR Part 617.

☐ **Negative Declaration:** If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a *Negative Declaration*. The *Negative Declaration* may be prepared as a separate document (see template) or using the embedded Negative Declaration on the next page.

4. ***LEAD AGENCY'S CERTIFICATION***

TITLE	LEAD AGENCY
Director, Environmental Assessment and Review Division	City Planning Commission
NAME	**DATE**
Stephanie Shellooe, AICP	January 30, 2023

SIGNATURE 

A. PROJECT DESCRIPTION

INTRODUCTION

Lenox Hill Hospital (LHH) (the Applicant) is requesting a series of discretionary actions including a zoning map amendment to rezone from a C1-8X district to a C1-9 district and from an R8A district to a C1-8 district; zoning text amendments; special permits; and a zoning authorization to facilitate the enlargement and modernization of the existing Lenox Hill Hospital complex located on the block bounded by Park and Lexington Avenues and East 76th and East 77th Streets (Block 1411, Lots 1 and 113) (Projected Development Site 1) with a 21st century, state-of-the-art hospital complex that would include 475 single-bedded patient rooms, 30 operating suites, and right-sized and updated emergency department (the Proposed Project). With the Proposed Project, a new approximately 771,000 gross square foot (gsf) building would be constructed on Lexington Avenue and 56,000 gsf of additions to the existing hospital buildings; it would include an emergency department, operating suites, and patient rooms. The Proposed Project would also include renovations to portions of the existing hospital complex to accommodate connections to the new hospital building. A new lobby and emergency stairwell for the Mother-Baby Hospital on Park Avenue would also be provided. For the purpose of a conservative analysis, the Reasonable Worst Case Development Scenario (RWCDS) also considers the as-of-right development of Block 1412, Lots 9, 10, and 11 (Projected Development Site 1a) located at 111-115 East 77th Street between Lexington and Park Avenues as part of the Proposed Project. Projected Development Site 1a would be redeveloped with an approximately 46,000-gsf, 75-foot-tall building to house hospital support functions, including educational and administrative space and below grade utility/mechanical functions. There would also be a utility tunnel containing a separate pedestrian/service corridor[1] under 77th Street connecting to the main hospital.

The Applicant also proposes to provide improvements to the 77th Street subway station, making access to the downtown platform ADA-compliant and improving sidewalk conditions in the immediate area. These improvements would include replacing the two existing 5-foot wide stairs on the sidewalk adjacent to the Development Site with a new 15-foot wide widened stair located on the Development Site; installing two elevators to provide ADA-compliant access between the street level, mezzanine and southbound platform levels of the subway station; providing approximately 725 sf of open area at street level adjacent to the new stair and street elevator; and improved lighting and security systems within the station.

PROJECT AREA AND DEVELOPMENT SITE

The Project Site includes the Projected Development Site 1 (the hospital block) and Projected Development Site 1a, an ancillary site across East 77th Street from Projected Development Site 1. The area affected by the rezoning and other approvals is limited to Projected Development Site 1. The Applicant occupies the Project Site, located in the Upper East Side neighborhood of Manhattan, Community District 8. Projected Development Site 1 has a total area of 82,757.7 square feet and is improved with 10 buildings developed separately between the late 1800s and 1972 that have been interconnected to function, to the extent possible, as a single hospital facility. It contains 450 beds, 25 operating rooms, and an emergency department. The buildings range in height from 4 to 14 stories (40 to 205 feet high). In total, Projected Development Site 1 contains approximately 781,500 gross square feet (gsf) of development and 620,500 zoning square feet (zsf) of floor area, for a floor area ratio (FAR) of approximately 7.5. There are currently four curb cuts on the site. Projected Development Site 1spans three zoning districts. The western portion of the site is in an R10 residential district, the middle portion is in an R8B residential district, and the eastern portion is in a C1-8X (R9X equivalent) commercial district. The R10 portion of the site is also in the Special Park Improvement District.

Projected Development Site 1a site contains three three-story buildings (approximately 23,200 gsf total) with hospital support and clinical space. It is located in the R8B zoning district.

DESCRIPTION OF THE PROPOSED PROJECT

As mentioned, the Applicant proposes to redevelop Projected Development Site 1 with a 21st century, state-of-the-art hospital complex that would include 475 single-bedded patient rooms, 30 operating suites, and a right-sized and updated emergency department. The new building would be constructed on Lexington Avenue with approximately 771,000 gsf and would include an emergency department, operating suites, and five floors of patient rooms in a podium, which would rise to a height of approximately 195 feet before a setback. Eight additional stories of patient rooms would be located above the podium reaching a total height of approximately 436 feet (including mechanical equipment). The ground floor of the new

[1] The applicant is proposing to include a pedestrian/service corridor as part of the tunnel; however, for the transportation analysis purposes, it was conservatively assumed that no pedestrians would use the tunnel.

hospital building would have a primary public entrance and lobby at the Lexington Avenue frontage, which would include a small retail (pharmacy) space near the discharge area.

The Proposed Project would also include additions and renovations to portions of the existing hospital complex on Projected Development Site 1 to accommodate connections to the new hospital building's podium. Additionally, it would provide new truck docks inside the building configured to reduce sidewalk and street congestion on East 76th Street. Off-street parking for up to six ambulances would be provided on East 77th Street to alleviate the existing street congestion and allow the enclosed transfer of patients into the hospital. A new lobby and emergency stairwell for the Mother-Baby Hospital would be provided on Park Avenue. Overall, the hospital complex would have a gross floor area of approximately 1,398,000 sf and a zoning floor area of 1,034,471 sf for an FAR of 12.5.

Projected Development Site 1a would be redeveloped with an approximately 46,000-gsf, 75-foot-tall building to house hospital support functions, including educational and administrative space and below grade utility/mechanical functions. There would also be a utility and pedestrian/service tunnel under East 77th Street connecting to the main hospital. As noted, this related project may occur independent of the Proposed Project to support overall LHH growth; however, for a conservative analysis, it is considered part of the Proposed Project.

The Applicant also proposes to provide improvements to the 77th Street subway station, making access to the downtown platform ADA-compliant and improving sidewalk conditions in the immediate area. These improvements would include replacing the two existing 5-foot wide stairs on the sidewalk adjacent to the Development Site with a new 15-foot wide widened stair located on the Development Site; installing two elevators to provide ADA-compliant access between the street level, mezzanine and southbound platform levels of the subway station; providing approximately 725 sf of open area at street level adjacent to the new stair and street elevator; and improved lighting and security systems within the station.

PURPOSE AND NEED FOR THE PROPOSED PROJECT

LHH is requesting a series of zoning actions to facilitate the creation of a purpose-built hospital complex that would address critical infrastructure challenges and space needs. The proposed hospital building would allow LHH to meet current standards of healthcare delivery, including single-bedded patient rooms, a right-sized emergency department, new and larger state-of-the-art surgical suites and other essential larger clinical spaces. The COVID-19 pandemic confirmed the need for a state-of-the-art hospital. It also provided additional knowledge that has been incorporated into the design to better address current pressing health care needs and respond to seen and unforeseen future crises.

While more than $275 million have been invested in capital improvements at the hospital since 2010, many of LHH's older buildings (the newest hospital building housing patient rooms is approximately 50 years old) are not structurally configured to accommodate current needs or to adapt to future anticipated requirements and innovations in healthcare delivery. Medical care and technology have evolved, requiring changes in patient care areas to reduce the potential for transmissions of infections and improve patient satisfaction, and increased space for equipment for the monitoring and treatment of complex medical issues. These factors, coupled with the long-term, piecemeal nature of the hospital's development, have meant that, even after costly and labor-intensive renovations, existing hospital facilities remain unable to accommodate necessary upgrades or future technologies and are exorbitantly expensive to maintain. Recognizing these necessary changes, other Manhattan hospitals (i.e., New York-Presbyterian Hospital; Hospital for Special Surgery, Memorial Sloan Kettering Cancer Center, and NYU Langone Health) have responded through major expansions.

The proposed zoning actions would allow LHH to undertake a redevelopment project creating a new integrated facility that would increase the total number of patient beds by approximately 25 beds (from 450 to 475), all of which would be in single-bedded rooms (currently roughly one-third are single-bedded). It would also increase the number of operating rooms by 5 (from 25 to 30) and the number of emergency department treatment positions by 14 (from 34 to 48) and provide an additional labor and delivery room (increasing from 12 to 13) in the Mother-Baby Hospital. The proposed building's improved loading bays and internal ambulance bays are designed to reduce current traffic congestion along East 77th and East 76th Streets, in addition to improving patient safety and comfort. The proposed building would more than double the existing internal loading capacity (increasing from 3 bays to 7 bays) and would create 6 new internal ambulance bays. The new hospital would also provide improvements to the 77th Street subway station.

The national healthcare landscape has changed drastically, and the sustainability of many urban hospitals has become increasingly challenging; in New York City 19 hospitals have closed since 2000. In order for LHH to remain sustainable and to provide the best care for the next generation, it must adapt and replace its outdated physical plant. The only feasible way to achieve this is a redevelopment of the entire LHH property with a modern hospital complex.

PROPOSED ACTIONS

In order to accomplish the project, the Applicant is requesting the following zoning actions:

1. **Zoning Map Amendment**
    a. Rezone the Lexington Avenue frontage of Projected Development Site 1 from a C1-8X district to a C1-9 (R10 equivalent) district; and
    b. Rezone the midblock portion of Projected Development Site 1 from an R8B district to a C1-8 (R9 equivalent) district (see **Figure 7**).
2. **Zoning Text Amendments**
    a. Map a Mandatory Inclusionary Housing area over the rezoned portions of the block.
    b. Modify ZR Section 66-513 (Additional rules, limitations, conditions, findings, and requirements) to allow a floor area bonus for transit improvements in addition to other floor area bonuses where explicitly permitted by a special permit of the City Planning Commission.
    c. Modify the Special Park Improvement District regulations (ZR Section 92-041) to allow for a community facility bonus pursuant to ZR Section 74-904.
    d. Create or modify special permits under ZR Section 74-904 to allow:
        i. A floor area increase of up to 12.0 FAR for a project with a substantial quantity of the zoning lot's floor area dedicated to community facility uses;
        ii. A further floor area increase in connection with an authorization or special permit pursuant to ZR Section 66-51; and
        iii. Modifications of applicable bulk regulations.
3. **Special Permits:**

    Special permits pursuant to new ZR Section 74-904 to facilitate the proposed redevelopment by:
    a. Receiving a floor area bonus of 2.0 FAR for a community facility project;
    b. Incorporating a further floor area bonus of 0.5 FAR in connection with an authorization pursuant to ZR Section 66-511; and
    c. Modifying street wall, height, and setback and other bulk regulations.
4. **Authorization:**

    An Authorization pursuant to ZR Section 66-511 to allow a floor area bonus of 0.5 FAR in connection with a major improvement to a mass transit station.

In addition, the Applicant would seek a Chairperson's certification of a transit easement volume pursuant to ZR Section 66-21, a non-discretionary ministerial action through CPC. The Applicant will seek a Certificate of Need from the New York State Department of Health and will likely seek tax-exempt financing of project costs to be issued through the Dormitory Authority of the State of New York. The Applicant would also request a revocable consent from the New York City Department of Transportation and any other permits required for the proposed tunnel under East 77th Street.

ANALYSIS FRAMEWORK

The analysis framework lays out the conditions upon which the potential impacts of the Proposed Project will be measured.

REASONABLE WORST CASE DEVELOPMENT SCENARIO (RWCDS)

A RWCDS is used to identify the maximum development allowed by the Proposed Project and to allow a comparison of that development to future No Action Conditions in order to project potential significant adverse impacts. In this case the Proposed Project is the Reasonable Worst Case Development based on the goals of the Applicant, and the size and scale of the proposed building

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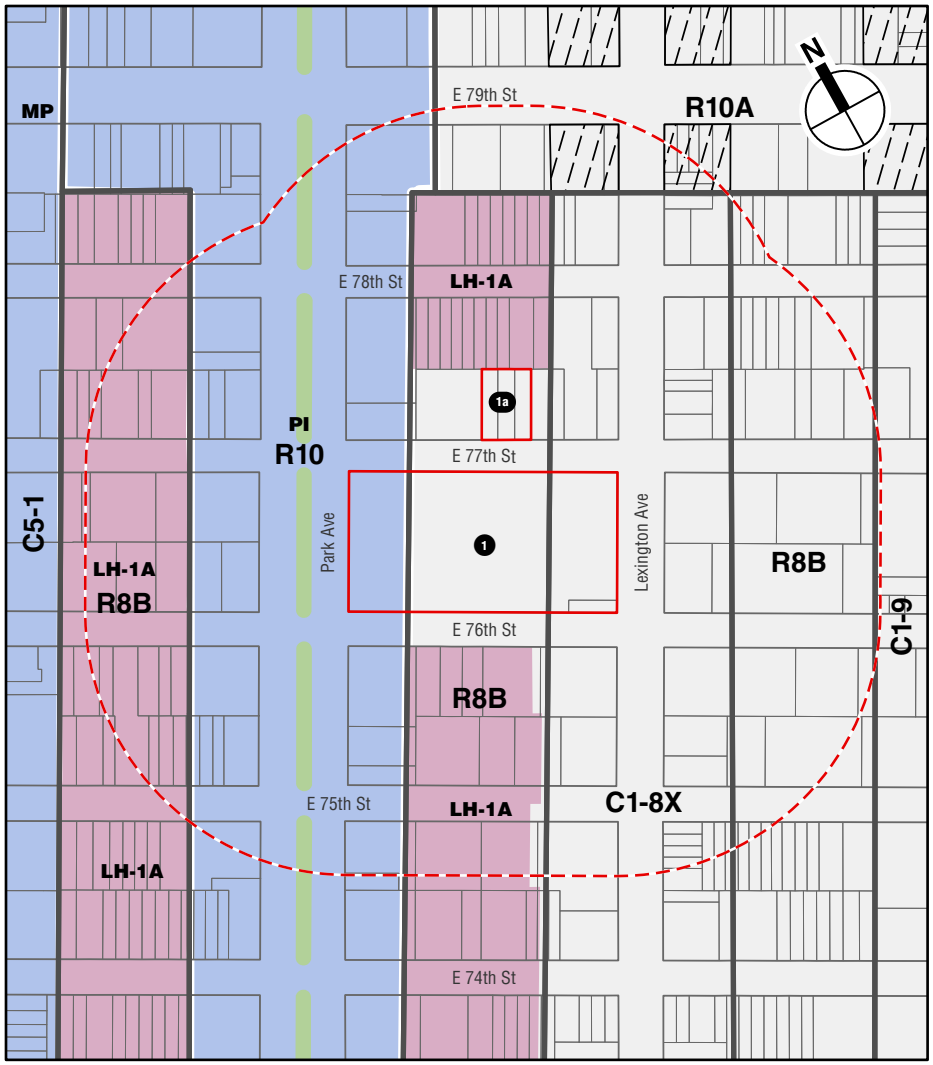

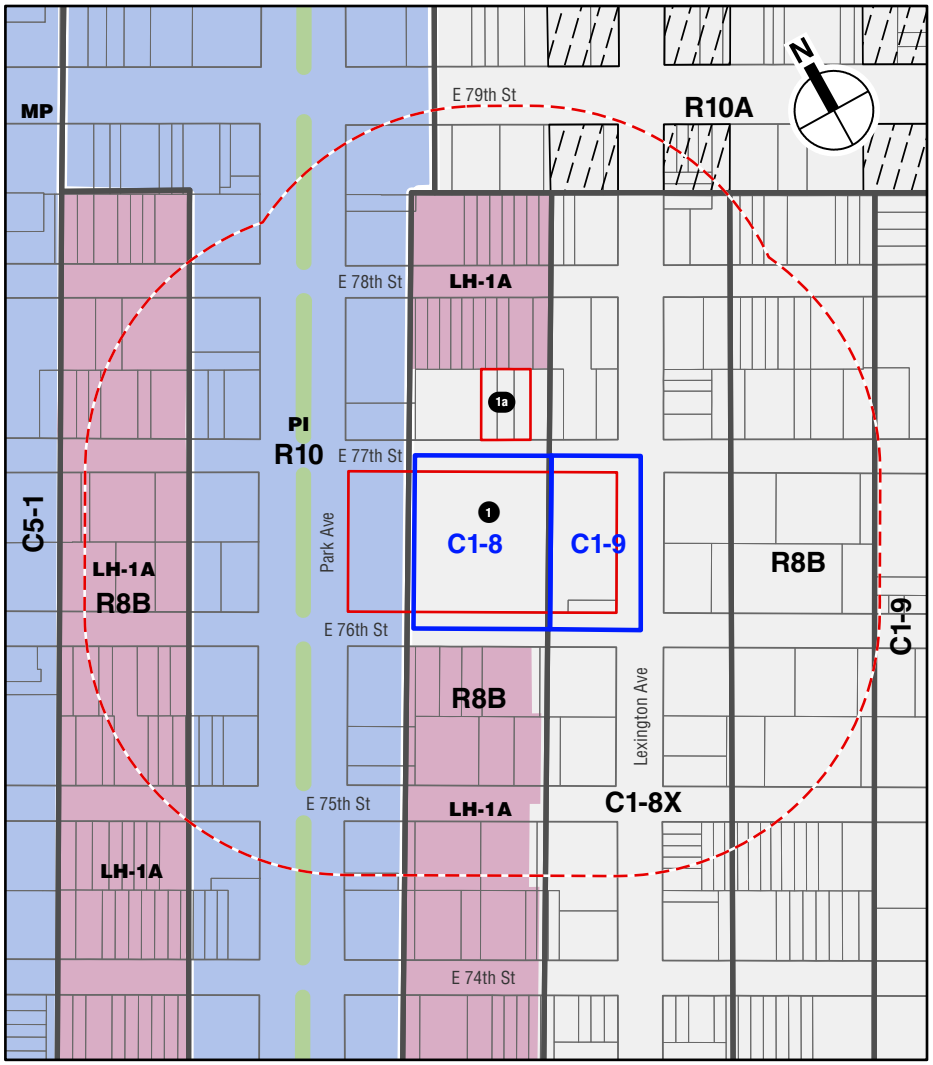

0 400 FEET

Project Site

1 *Projected Development Site*

Zoning District Boundaries

Study Area (400-foot perimeter)

C1-5 Commercial Overlay District

Park Avenue Malls

Limited Height District (LH-1A)

Special Park Improvement District (PI)

Special Madison Avenue Preservation District (MP)

Proposed Zoning

LENOX HILL HOSPITAL REDEVELOPMENT

Existing and Proposed Zoning

Figure 7

IDENTIFICATION OF DEVELOPMENT SITES

The proposed rezoning area is limited to the Projected Development Site 1 (the hospital block); therefore, no other sites would be affected by the proposed rezoning. The proposed zoning text amendments would be limited to Projected Development Site 1and the modifications that would be allowed by special permit. would also be limited to the project site. Therefore, there would be no "affected sites" other than the Project Site (which includes Projected Development Sites 1 and 1a) that would be potentially developed as a result of the Proposed Project.

BUILD YEAR

The Proposed Project would be constructed in a single phase and would commence in 2025 with nine years of external construction followed by two years of interior fit-out and renovation to be completed and fully operational by 2036.

THE FUTURE WITHOUT THE PROPOSED PROJECT (NO ACTION CONDITION)

The No Action condition anticipates conditions in 2036 absent the Proposed Project. Under this scenario, the hospital complex on Projected Development Site 1 would remain in its current form, with selected ambulatory uses relocating to other facilities. The relocation of these uses would make available approximately 13,500 sf within the hospital to convert a limited number of double-bedded rooms to single-bedded rooms without an effect on the total number of beds and allow for reconfiguration of certain suboptimal spaces. There are also a series of smaller renovation and space repurposing projects that are planned for the existing hospital that will occur independent of the Proposed Project.

Under the No Action condition, the Applicant may redevelop Projected Development Site 1a; however, the No Action condition conservatively assumes that it will continue to be used as is, other than the above-mentioned relocations from the main hospital complex (on Projected Development Site 1).

THE FUTURE WITH THE PROPOSED PROJECT (WITH ACTION CONDITION)

The With Action condition anticipates redevelopment of Projected Development Site 1 with a new state-of-the-art hospital complex that would include 475 single-bedded patient rooms, 30 operating suites, and a right-sized and updated emergency department. As discussed above, the new building would be constructed on Lexington Avenue with approximately 771,000 gsf and would include an emergency department, operating suites and five floors of patient rooms in the podium, which would rise to a height of approximately 195 feet before a setback (see **Figure 8**). Eight additional stories of patient rooms would be located in the building rising above the podium to a height of approximately 436 feet (including mechanical equipment). The ground floor of the new hospital building would have a primary public entrance and lobby at the Lexington Avenue frontage.

The Proposed Project would also include additions and renovations to portions of the existing hospital complex on Projected Development Site 1 to accommodate connections to the new hospital building's podium. A new lobby and emergency stairwell for the Mother-Baby Hospital would be provided on Park Avenue. The Proposed Project would also provide new truck docks inside the building configured to reduce sidewalk and street congestion on East 76th Street, as shown in **Figure 9**. Off-street parking for up to six ambulances would be provided on East 77th Street to alleviate the existing street congestion and allow the enclosed transfer of patients into the hospital. Overall, the hospital complex would have a gross floor area of approximately 1,398,000 sf and a zoning floor area of 1,034,471 sf for an FAR of 12.5.

The zoning approvals would allow for a slightly larger building envelope to provide flexibility in the building massing; therefore, to account for the RWCDS in terms of bulk and height, the maximum zoning envelope will conservatively be used to represent the With Action condition in the environmental analysis. As shown in **Figure 10**, the Proposed Project's massing is slightly smaller than the maximum s allowed in the zoning envelope to allow for some development flexibility; therefore, the maximum zoning envelope is analyzed for the purpose of the EIS. The zoning approvals would restrict the maximum floor area to 12.5 FAR regardless of the final building massing; therefore, the Proposed Project's gross and zoning floor areas represent the RWCDS for the With Action condition.

Projected Development Site 1a, directly across East 77th Street would be redeveloped with an approximately 46,000-gsf, 75-foot-tall building, including educational and administrative space and below grade utility/mechanical functions for the hospital. There would also be a utility and pedestrian/service tunnel under East 77th Street connecting to the main hospital. As noted, this related project may occur independent of the Proposed Project to support overall LHH growth; however, for a conservative analysis, it is considered part of the Proposed Project.

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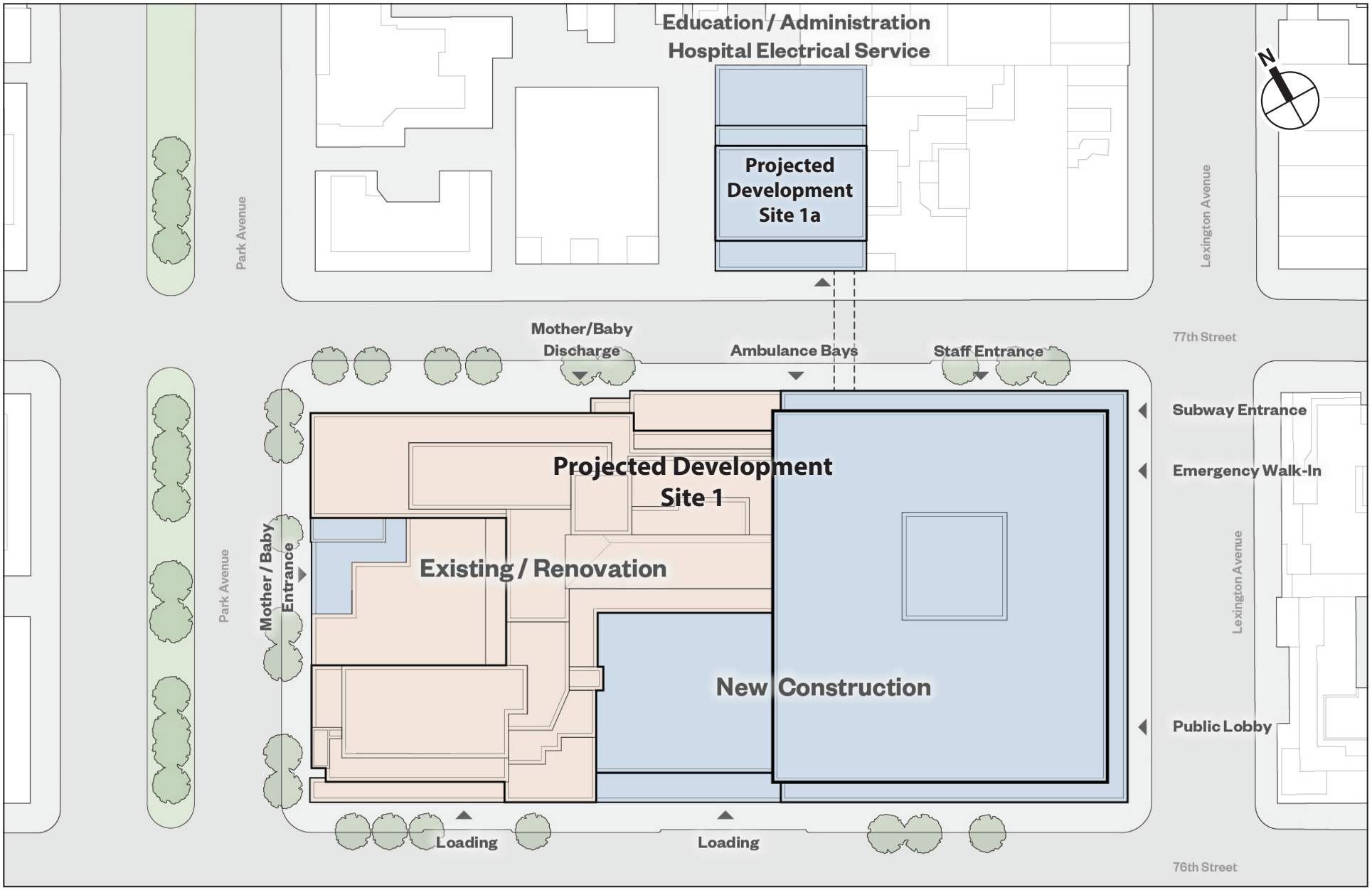

Source: Ennead

New Construction

Existing / Renovation

Proposed Site Plan

Figure 8

LENOX HILL HOSPITAL REDEVELOPMENT

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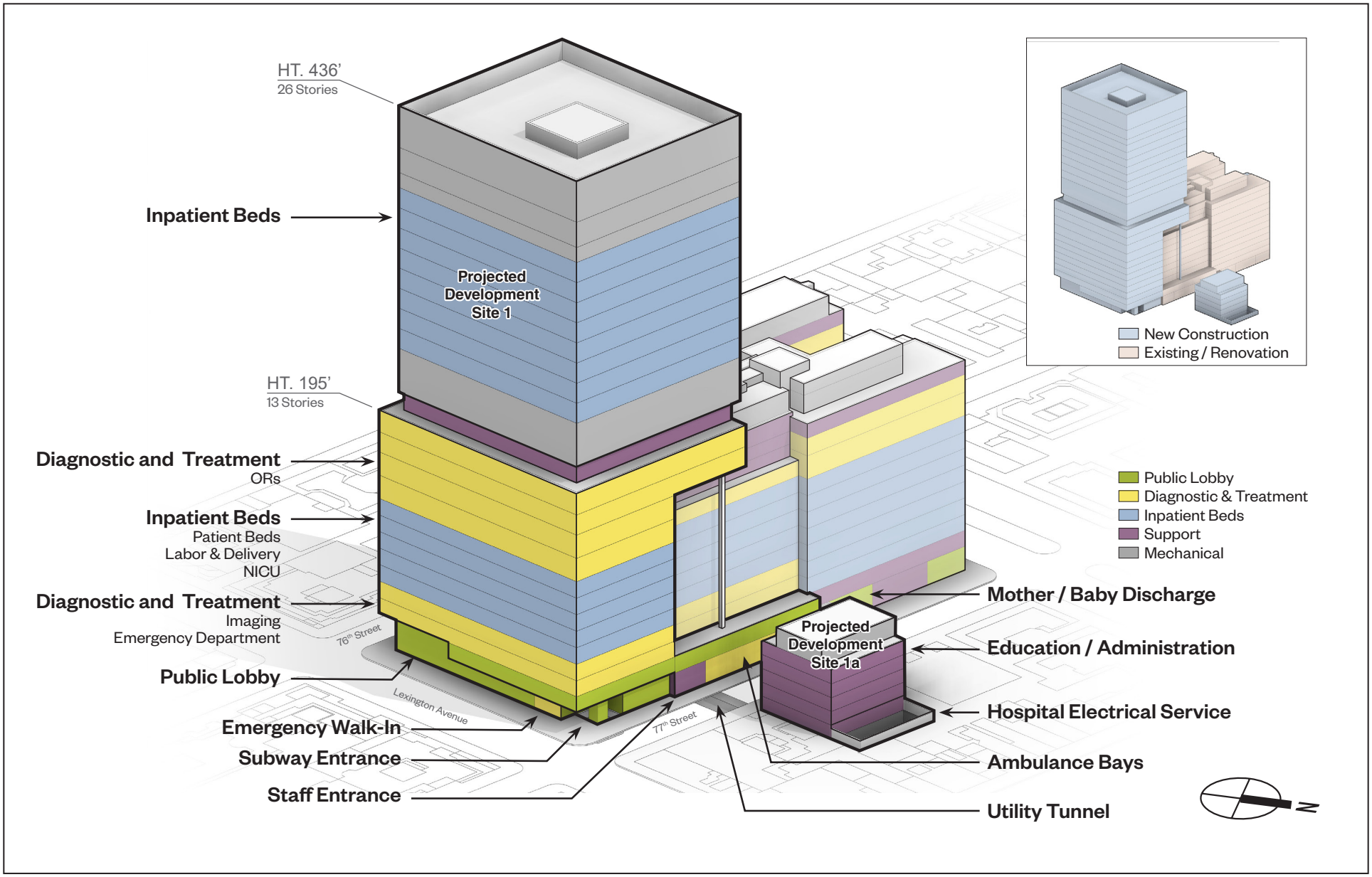


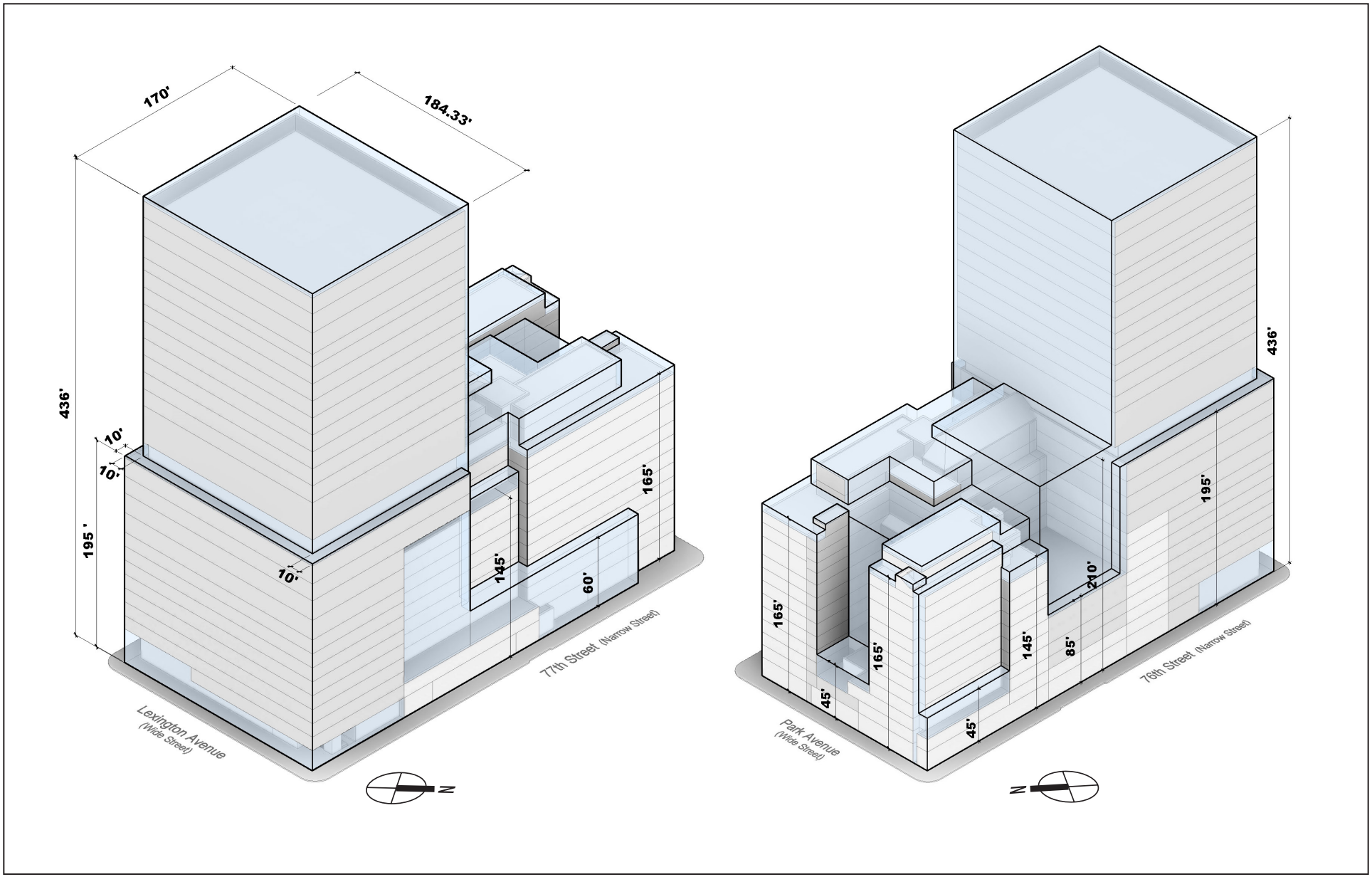
Source: Ennead

Proposed Building Massing

LENOX HILL HOSPITAL REDEVELOPMENT

Figure 9

9.28.22



Source: Ennead

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

Maximum Zoning Envelope

Proposed Maximum Zoning Envelope

LENOX HILL HOSPITAL REDEVELOPMENT

Figure 10

As shown in **Table 1**, the Proposed Project would result in an overall development increment of approximately 639,300 gsf of hospital/community facility uses and 25 additional hospital beds under the With Action condition as compared to the No Action condition.

Table 1
Development Program Summary

Components	Existing/No Action Condition	With Action Condition	Increment
Projected Development Site 1/ Hospital Block (gsf)	781,500	1,398,000	616,500
Projected Development Site 1/ Hospital Block (beds)	450	475	25
Projected Development Site 1a/ East 77th Street Site (gsf)	23,200	46,000	22,800
Project Site Total (gsf)	**804,700**	**1,444,000**	**639,300**

Notes: gsf = gross square feet; Square footages shown are approximate and include mechanical/utility space.
Source: Northwell/LHH

The Applicant also proposes to provide improvements to the Lexington Avenue 77th Street subway station at the southwest corner of Lexington Avenue and East 77th Street. These improvements would include replacing the two existing 5-foot wide stairs on the sidewalk adjacent to the Development Site with a new 15-foot wide widened stair located on the Development Site; installing two elevators to provide ADA-compliant access between the street level, mezzanine and southbound platform levels of the subway station; providing approximately 725 sf of open area at street level adjacent to the new stair and street elevator; and improved lighting and security systems within the station. These improvements would make the downtown side of the station fully ADA compliant and widen the busy street corner adjacent to the station's nearest access point to LHH.

B. CEQR ANALYSIS AREAS

LAND USE, ZONING, AND PUBLIC POLICY

According to the 2021 *City Environmental Quality Review (CEQR) Technical Manual*, a land use analysis characterizes the uses and development trends in the area that may be affected by a project, describes the public policies that guide development, and determines whether a project is compatible with those conditions and policies or whether it may affect them. The Proposed Project would include a zoning map amendment, zoning text amendment, and special permits as described in page 2a of the EAS Form. Therefore, the potential effects of the Proposed Project on land use trends, zoning, and applicable public policies in the study area will be assessed in the Environmental Impact Statement (EIS), as described in the Draft Scope of Work.

SOCIOECONOMIC CONDITIONS

The socioeconomic character of an area includes its population, housing, and economic activity. According to the *CEQR Technical Manual*, the five principal issues of concern with respect to socioeconomic conditions are whether a proposed project would result in significant adverse impacts due to: (1) direct residential displacement; (2) direct business displacement; (3) indirect residential displacement; (4) indirect business displacement; and (5) adverse effects on a specific industry. The following describes whether each of these issues needs to be addressed in the EIS.

The Proposed Project would not directly displace any residents or introduce any residential units. Therefore, an assessment of direct or indirect residential displacement is not warranted.

In addition, the Proposed Project would not directly displace any businesses; therefore, an assessment of direct business displacement is not warranted.

INDIRECT BUSINESS DISPLACEMENT

The Proposed Project would not introduce over 200,000 sf of new commercial uses to the study area, which is the CEQR threshold for assessment of potential indirect business displacement. Therefore, an assessment of potential indirect business displacement is not warranted.

ADVERSE EFFECTS ON SPECIFIC INDUSTRIES

The Proposed Project would not directly displace any businesses and does not have the potential to result in significant indirect business displacement. Therefore, the Proposed Project would not result in any uses that would adversely affect any specific industry, and an assessment of adverse effects on specific industries is not required.

Therefore, no further assessment is required and there would be no potential for significant adverse impacts to socioeconomic conditions as a result of the Proposed Project.

COMMUNITY FACILITIES AND SERVICES

According to the *CEQR Technical Manual*, a community facilities and services assessment is warranted if a project has the potential to result in either direct or indirect effects on community facilities. Community facilities include public schools, libraries, publicly funded early childhood programs, and healthcare facilities, as well as fire and police protection. Direct effects occur when a proposed project physically alters or displaces a community facility. Indirect effects result from increases in population that place added demand on community facility service delivery, and CEQR guidance provides that an indirect effects assessment of health care facilities and fire and police protection are typically only warranted when the proposed project would result in the introduction of a new neighborhood where none existed before. The Proposed Project would have direct effects on a health care facility, Lenox Hill Hospital; it would not have direct effects on other types of community facilities. Since no residential units are included in the project, which would increase population in the area, there is no need to analyze indirect effects of the Proposed Project. Therefore, the assessment will be limited to direct effects of the Proposed Project on health care facilities, as described in the Draft Scope of Work. If the elimination or disruption of service caused by the Proposed Project would place an additional demand on other nearby facilities, an examination of indirect effects on those facilities caused by the initial direct impact may be warranted and would be conducted following CEQR guidance.

OPEN SPACE

The *CEQR Technical Manual* recommends performing an open space assessment if a project would have a direct effect on an area open space or an indirect effect through increased population. The threshold for an assessment is whether a project would introduce more than 200 residents or 500 non-residents. The Proposed Project would result in a net increment of 339 workers, 17 patients and 45 daily visitors; therefore, an analysis of indirect effects on open space is not warranted for the EIS. If warranted based on the results of the shadows analysis, an analysis of direct effects to open space will be prepared.

SHADOWS

The *CEQR Technical Manual* requires a shadows assessment for Proposed Project that would result in new structures (or additions to existing structures) greater than 50 feet in height or located adjacent to, or across the street from, a sunlight-sensitive resource. Such resources include publicly accessible open spaces, important sunlight-sensitive natural features, or historic resources with sun-sensitive features.

At approximately 436 feet (including mechanical equipment), the Proposed Project would reach a height greater than 50 feet. In addition, it is adjacent to the Eighth Church of Christian Science public garden and is one block east of the Park Avenue Malls, which are Greenstreets medians maintained by the City, and are considered to be a sunlight-sensitive resource. Further, the project site is adjacent to the St. Jean Baptiste Church and to the Upper East Side Historic District, which could potentially contain sunlight-dependent historic architectural or landscape features. Therefore, a shadows assessment will be provided in the EIS to determine whether and when project-generated shadow could reach these or any other nearby sunlight-sensitive resources, such as Central Park to the west, and how much of the resources would be affected in each season, as described in the Draft Scope of Work.

HISTORIC AND CULTURAL RESOURCES

According to the *CEQR Technical Manual*, a historic and cultural resources assessment is required if there is the potential to affect either archaeological or architectural resources. The study area for archaeological resources is defined as the area where subsurface disturbance would occur (the Project Site). In a comment letter dated January 27, 2022, the New York City Landmarks Preservation Commission (LPC) determined that it has no archaeological concerns for the Project Site (see **Appendix A**). Therefore, no further archaeological analysis is required.

There are no known architectural resources on the Projected Development Sites. In a comment letter dated May 6, 2022, LPC determined that it has no concerns for the buildings on the Projected Development Sites as they are not LPC-eligible properties (see **Appendix A**). However, there are known architectural resources in the surrounding area, including the Upper East Side Historic District (State and National Registers of Historic Places [S/NR]-listed and a designated New York City Historic District [NYCHD]) and the St. Jean Baptiste Church and Rectory (S/NR-listed and designated New York City Landmark [NYCL]). Therefore, a historic and cultural resources analysis will be prepared for the EIS, as described in the Draft Scope of Work.

URBAN DESIGN AND VISUAL RESOURCES

According to the methodologies of the *CEQR Technical Manual*, if a project requires actions that would result in physical changes to a project site beyond those allowed by existing zoning and which could be observed by a pedestrian from street level, a preliminary assessment of urban design and visual resources should be prepared. The Proposed Project includes a Zoning Map Amendment and Zoning Text Amendments to allow additional floor area and Special Permits for height and setback and a transit improvement bonus. These actions would change the urban design and visual character of the project site. Therefore, as described in the Draft Scope of Work, a preliminary assessment of urban design and visual resources will be prepared to determine whether the Proposed Project, in comparison to the No Action condition, would create a change to the pedestrian experience that is sufficiently significant to require greater explanation and further study.

NATURAL RESOURCES

A natural resources assessment is conducted when a natural resource is present on or near the project site and when an action involves the disturbance of that resource. The *CEQR Technical Manual* defines natural resources as water resources, including surface waterbodies and groundwater; wetland resources, including freshwater and tidal wetlands; upland resources, including beaches, dunes, and bluffs, thickets, grasslands, meadows and old fields, woodlands and forests, and gardens and other ornamental landscaping; and built resources, including piers and other waterfront structures. The project site is occupied by existing buildings and is located in a fully developed area in the Upper East Side of Manhattan. There are no significant natural resources within the project area. Therefore, in accordance with *CEQR Technical Manual* guidelines, a natural resources analysis is not warranted, and the Proposed Project would not result in any significant adverse impacts on natural resources.

HAZARDOUS MATERIALS

According to the *CEQR Technical Manual*, a hazardous materials assessment is conducted when elevated levels of hazardous materials exist on a site, when an action would increase pathways to their exposures, either human or environmental, or when an action would introduce new activities or processes using hazardous materials, thereby increasing the risk of human or environmental exposure. A Phase I Environmental Site Assessment (ESA) will be prepared and will be used to summarize the potential for hazardous materials at the site. It is anticipated that the lead agency and the New York City Department of Environmental Protection (DEP) will require preparation of a Phase II Subsurface Investigation (laboratory analysis of soil, groundwater, and soil vapor samples) during the CEQR process. In advance of conducting the testing, a Work Plan for the investigation will need to be submitted to the agencies for approval. Based on the results of the testing, DEP may require preparation of a Remedial Action Plan (RAP) and associated Construction Health and Safety Plan (CHASP) for implementation during construction. If necessary, an (E) Designation, in accordance with the *CEQR Technical Manual*, Section 11-15 (Environmental Requirements) of the Zoning Resolution of the City of New York and Chapter 24, Title 15, of the Rules of the City of New York governing the placement (E) Designations, will be placed on the property. The potential for the presence of hazardous materials on the project sites will be discussed in the EIS, as described in the Draft Scope of Work.

WATER AND SEWER INFRASTRUCTURE

According to the *CEQR Technical Manual*, an analysis of an action's impact on the water supply system should be conducted only for actions that would have exceptionally large demand for water, such as power plants, very large cooling systems, or large developments. In addition, analysis should be conducted if the project is located in an area that experiences low water pressure (e.g., areas at the end of the water supply distribution system such as the Rockaway Peninsula and Coney Island). The Proposed Project does not meet any of these criteria, and therefore an analysis of water supply is not warranted.

According to the guidelines of the *CEQR Technical Manual*, a preliminary analysis of wastewater and stormwater conveyance and treatment is warranted if a project is located in a combined sewer area and would have an incremental increase above the No Action condition of 1,000 residential units or 250,000 sf of commercial, public facility, and institution and/or community facility space in Manhattan. Since the Proposed Project would result in an increase of approximately 639,300 gsf (616,500 gsf on the Projected Development Site 1 plus 22,800 gsf across the street at Projected Development Site 1a), an analysis of wastewater and stormwater conveyance and treatment will be performed, as described in the Draft Scope of Work.

SOLID WASTE AND SANITATION SERVICES

The Proposed Project would result in new development that would require sanitation services. However, according to the *CEQR Technical Manual*, few projects have the potential to generate substantial amounts of solid waste (50 tons per week

or more) and, therefore, most projects would not result in a significant adverse impact. However, it is recommended in the *CEQR Technical Manual* that the solid waste and service demand generated by a project be disclosed, based on standard waste generation rates. The Proposed Project would result in a development increment of approximately 639,300 gsf of community facility floor area and a project increment of 25 inpatient beds and 339 employees compared to the No Action condition.

As shown in **Table 2**, the total solid waste generation for the Proposed Project would be approximately 2.841 tons (5,682 pounds) per week, which is below the threshold for detailed analysis. Solid waste generated by the commercial laboratory uses and the community facility space would be collected by private commercial carters, and the Proposed Project would be subject to mandatory recycling requirements. Therefore, solid waste generated by the Proposed Project would not overburden the City's solid waste handling systems, and the Proposed Project would not have a significant adverse impact on the City's solid waste and sanitation services.

Table 2
With Action Solid Waste Generation for the Project Site

Component	Project Generated Units	Solid Waste Generation Rate (lbs/wk)	Solid Waste Generation	
			(lbs/week)	(tons/wk)
Hospital – Beds	25	51 per bed	1,275	2.203
Hospital/Community Facility – Employees	339	13 per employee	4,407	0.638
		Total Solid Waste Generation	**5,682**	**2.841**
Source: *CEQR Technical Manual* Table 14-1				

ENERGY

According to the *CEQR Technical Manual*, because all new structures requiring heating and cooling are subject to the New York State Energy Conservation Code, which reflects State and City energy policy, actions resulting in new construction would not create significant adverse energy impacts, and as such would not require a detailed energy assessment.

The Proposed Project would result in a development increment of 639,300 gsf of community facility floor area. As shown in **Table 3**, the total increase in energy consumption on the project site would be approximately 160.3 billion BTUs per year. Compared with the approximately 388 trillion BTUs of energy consumed annually within Con Edison's New York City and Westchester County service area, this increase would be considered a negligible change (approximately 0.04 percent of Con Edison's annual consumption). Therefore, the Proposed Project would not have any significant adverse impacts on energy, and no further analysis is required.

Table 3
Project Generated Annual Energy Consumption for the Project Site

Use	Development Increment (gsf)	Average Annual Energy Rate (Thousand btu (Mbtu)/sf/year)	Energy Consumption (btu/Year)
Community Facility	639,300	250.7	160,272,510,000
		Total Energy Consumption	**160,272,510,000**
Source: *CEQR Technical Manual*, Table 15-1, "Average Annual Whole-Building Energy Use in New York City."			

TRANSPORTATION

Based on the *CEQR Technical Manual*, further transportation analyses may be warranted if a proposed action is anticipated to result in an incremental increase of 50 or more peak hour vehicle trips, 200 or more peak hour subway/rail trips, 50 or more bus trips on a single line in one direction, or 200 or more peak hour pedestrian trips. Based on initial estimates as prepared by the Applicant and reviewed by the lead agency, **Table 4** shows the incremental person and vehicle trips for the weekday AM, midday, and PM peak hours. From this preliminary assessment, the Proposed Project would not be expected to exceed the *CEQR Technical Manual* thresholds for traffic or transit trips; however, it would likely result in peak hour trip generation that would exceed the threshold for pedestrians during one or more peak hours. Therefore, a transportation assessment of the Proposed Project is warranted as there could be a potential for the Proposed Project to result in significant adverse impacts. This assessment will be conducted as described in the Draft Scope of Work.

Table 4
With Action Incremental Trip Generation Summary

	Peak Hour	In/Out	Person Trip						Vehicle Trip			
			Auto	Taxi	Subway	Bus	Walk	Total	Auto	Taxi	Delivery	Total
Total	AM	In	30	4	107	23	22	186	25	3	6	34
		Out	2	1	7	1	1	12	2	3	6	11
		Total	32	5	114	24	23	198	27	6	12	45
	Midday	In	1	-1	-4	1	39	36	2	-1	6	7
		Out	0	-1	-3	0	73	69	-1	-1	6	4
		Total	1	-2	-7	1	112	105	1	-2	10	9
	PM	In	8	2	21	5	5	41	6	4	3	13
		Out	29	4	99	21	20	173	26	4	3	33
		Total	37	6	120	26	25	214	32	8	6	46

AIR QUALITY

The projected number of project-generated vehicle trips is not expected to exceed the *CEQR Technical Manual* carbon monoxide (CO) or particulate matter (PM) analysis screening thresholds. If any screening thresholds are exceeded, a microscale analysis of CO and PM mobile source emissions at affected intersections would be performed. The Proposed Project would not include any off-street parking facilities other than the six ambulance bays and enlarged loading bays; Therefore, an air quality analysis of parking facilities is not warranted.

The Proposed Project is anticipated to utilize either Con Edison steam or electric-powered heating and hot water systems to provide heating and cooling. No fossil fuel-fired heating and hot water equipment would be utilized. Therefore, a stationary analysis is not required to evaluate potential air quality associated with the Proposed Project. However, as described in the Draft Scope of Work, an (E) Designation will be provided for Projected Development Site 1 and Projected Development Site 1a ensuring that steam or electric-powered heating and hot water systems would be used to ensure there are no potential significant adverse air quality impact from stationary sources.

In addition, industrial emission sources within 400 feet of the Project Area or large and major sources of emissions within 1,000 feet of the project area will be evaluated, as described in the Draft Scope of Work.

GREENHOUSE GAS EMISSIONS

According to the *CEQR Technical Manual*, GHG assessments are appropriate for projects in New York City being reviewed in an EIS that would result in the development of 350,000 square feet or more. The Proposed Project would result in development greater than 350,000 square feet; therefore, an analysis of GHG emissions generated by the Proposed Project will be undertaken, as described in the Draft Scope of Work.

The project site is located over 1,000 feet outside of the nearest potential end-of-century flood hazard zone identified by the New York City Panel on Climate Change (NPCC). Therefore, the Proposed Project is unlikely to be impacted by future climate conditions, and an assessment of the potential impacts of climate change on the Proposed Project (e.g., sea level rise, flooding, etc.) is not warranted.

NOISE

The noise analysis will examine impacts of existing noise sources (e.g., vehicular traffic from adjacent roadways) on the proposed noise-sensitive medical uses and the impacts of project-generated traffic on noise-sensitive land uses nearby. The CEQR noise methodology addresses whether proposed projects would result in a significant increase in noise levels (particularly at sensitive land uses) and what level of building attenuation is necessary to provide acceptable interior noise levels. The focus of the noise analysis will be to identify the levels of building attenuation necessary to meet CEQR interior noise levels requirements. A description of the noise analysis that will be undertaken in the EIS is included in the Draft Scope of Work.

PUBLIC HEALTH

According to the guidelines of the *CEQR Technical Manual*, a public health assessment may be warranted if an unmitigated significant adverse impact is identified in other CEQR analysis areas, such as air quality, water quality, hazardous materials, or noise. If unmitigated significant adverse impacts are identified in any one of these technical areas and the lead agency

determines that a public health assessment is warranted, an analysis will be provided in the EIS, as described in the Draft Scope of Work.

NEIGHBORHOOD CHARACTER

Neighborhood character is determined by a number of factors, including land use, socioeconomic conditions, open space, historic and cultural resources, urban design, visual resources, shadows, transportation, and noise. According to the guidelines of the *CEQR Technical Manual*, an assessment of neighborhood character is generally needed when a project has the potential to result in significant adverse impacts in one of the technical areas presented above, or when a project may have moderate effects on several of the elements that define a neighborhood's character. Therefore, if warranted based on an evaluation of the Project's impacts, an assessment of neighborhood character would be prepared in the EIS, following the methodologies outlined in the *CEQR Technical Manual*, as described in the Draft Scope of Work.

CONSTRUCTION

The Proposed Project would be constructed in a single phase commencing with nine years of external construction followed by two years of internal fit-out and renovation. Construction impacts, though temporary, can have a disruptive and noticeable effect on the adjacent community, as well as people passing through the area. Construction activity could affect transportation conditions, community noise patterns, air quality conditions, and mitigation of hazardous materials. Sensitive receptors adjacent to the Project Site include residential buildings as well as institutional and public facility uses. Therefore, a construction analysis will be included in the EIS, as described in the Draft Scope of Work.