



NEW ST. VINCENT'S HOSPITAL MANHATTAN FACT SHEET

St. Vincent's is building a world-class, state-of-the-art community hospital to meet the community needs now and into the future with the expected significant population growth in the hospital's coverage area. Features of the new hospital will include:

- 625,000 gross square feet (480,000 gross square feet above grade)
- 21 stories tall (300 feet plus mechanicals)
- Building will be rendered in terracotta or brick, consistent with the warm earthy tones that characterize the neighborhood
- 365 beds
- 18 Operating Rooms
- State-of-the-art emergency room and trauma center to address the emergency care needs of New Yorkers

St. Vincent's and its architects, Pei Cobb Freed and Partners, have heeded the concerns of the community about bulk and height, preserving light and air, building an environmentally friendly facility and respecting the unique Village neighborhood.

- First "green" hospital in New York City to provide a more healing environment to patients, employees, and the world around it.
- St. Vincent's agreed to decentralize services not absolutely required in the new hospital to other locations, reducing the height and bulk of the hospital.
- The hospital's architects created a design that preserves light and air corridors.
- St. Vincent's plans to work with the community to develop the triangle for mixed community and hospital purposes.

St. Vincent's new hospital will provide 21st Century care with the best in technology, supporting high quality patient care and reducing the possibility of medical error (the fifth leading cause of death in the US).

- New minimally invasive and robotic operating room technology
- Electronic medical record
- Electronic physician orders for medication and diagnostic tests
- Electronic lab and diagnostic test result reporting
- Digital radiological imaging (film-less X-rays)
- Latest generation MRI and CT scanners

St. Vincent's has formed a partnership with the Rudin Family to financially enable St. Vincent's to build the new hospital.

- Estimated cost of the new hospital: \$700 million
- St. Vincent's will pay for the new hospital through a combination of:
 - o Major fundraising campaign
 - o Financing
 - o Sale of the current campus to the Rudin Family
- The Rudin Family to redevelop existing St. Vincent's campus into multiple residential buildings, including 19 mid-block townhouses, a mid-rise building, and a "bookend" building fronting 7th Avenue – a design in context with historic Greenwich Village
- St. Vincent's to remain fully operational during construction of new hospital, with no disruption in services

RUDIN FAMILY

RESIDENTIAL REDEVELOPMENT OF ST. VINCENT'S HOSPITAL CAMPUS FACT SHEET

- The Rudin Family to redevelop existing St. Vincent's campus into multiple residential buildings including 19 mid-block townhouses, a mid-rise building, and a "bookend" building fronting 7th Avenue – a design in context with historic Greenwich Village.
- The buildings – designed by the noted architectural firm of FXFOWLE - will be modern reinterpretations on the scale, materials and elements of historic Greenwich Village.
- The residential buildings will be developed in a highly sustainable manner, targeting the highest LEED™ standard obtainable.
- The proposed residential development to include approximately 400 units.
- Project includes approximately 650,000 gross square feet above grade.
- Tallest portion of 7th Avenue Building is 21 stories, 235 feet plus mechanicals.
- 15,000 square feet of street-level retail space is planned.
- Below-grade parking will be incorporated.
- Project includes Medical Arts space (i.e. Medical Offices) of approximately 22,500 square feet.