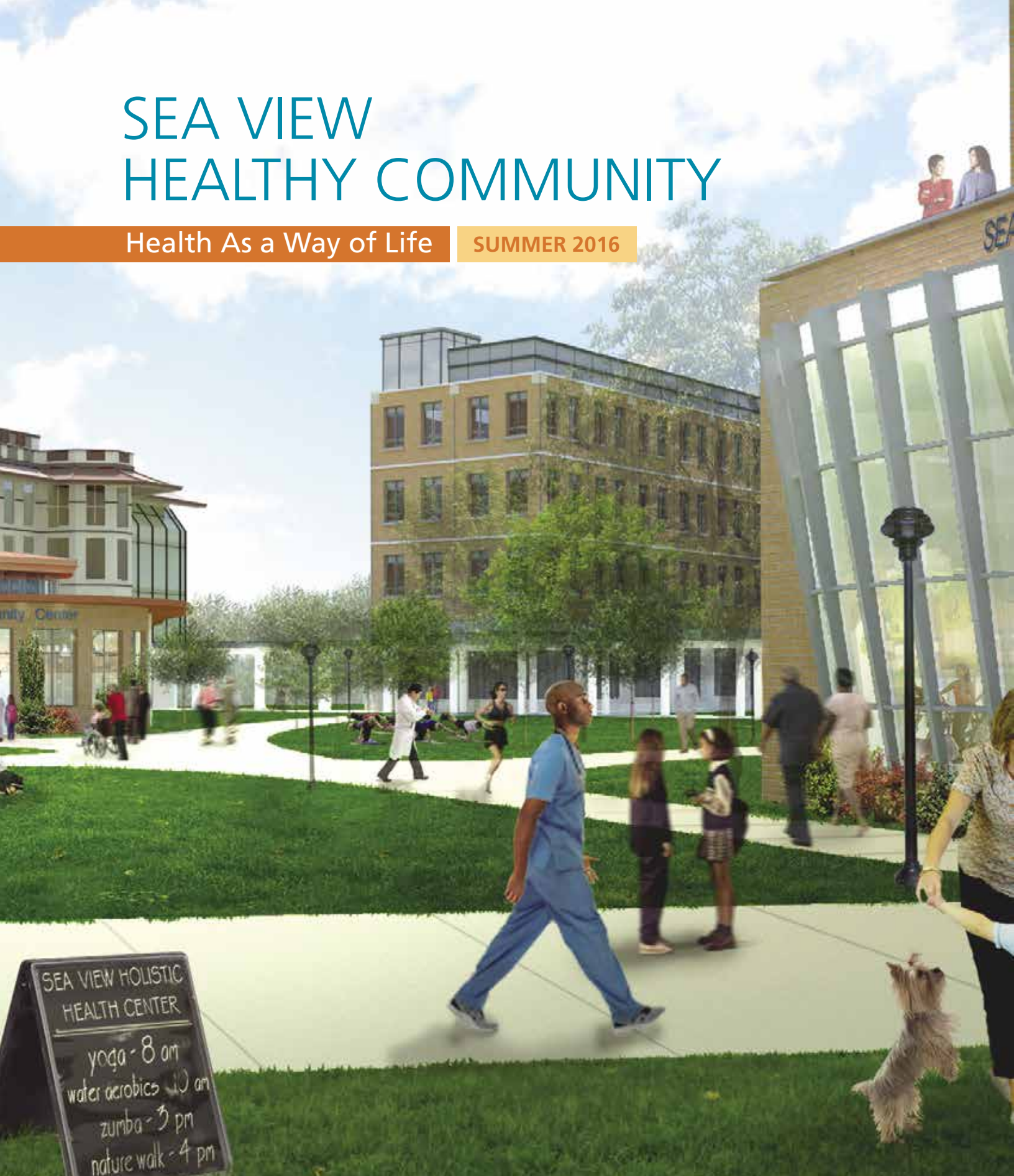


# SEA VIEW HEALTHY COMMUNITY

Health As a Way of Life

SUMMER 2016



**NYC**  
**HEALTH+**  
**HOSPITALS**

**NYCEDC**



Municipal Sanatorium for Consumption, 1905



Typical 4-story pavilion, with patients in beds on the 4 balconies

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## LETTER FROM THE PRESIDENTS

Dear Friend,

In the early 20th century, when the public health was confronted with the mounting threat of tuberculosis, New York City responded with a bold vision, and realized that vision on Staten Island at Sea View. The 30-acre campus of residential, research, and medical facilities proved a worthy adversary of tuberculosis and, in the 1950s, played a major role in bringing about the defeat of the disease.

Nearly 100 years later, the health of Staten Islanders and New Yorkers is at a critical moment. Socially integrated models of medical care, technological and medical innovations, and prevention efforts have contributed to healthier living, longer lifespans, and shorter hospital stays.

On the other hand, challenges remain, including meeting the needs of an aging population and addressing chronic illnesses that have eluded cure through traditional medical treatment.

New models of medical care are emerging based on research findings that healthy lifestyles make for healthier persons. In fact, symptoms of chronic diseases such as hypertension, diabetes, heart disease, and depression can be dramatically reduced by healthy living: environments that promote exercise and social interaction, affordable housing, including housing designed for older persons and those with disabilities, and easy access to primary care and social supports.

We are excited to announce a new bold plan for the historic Sea View campus. The next chapter in this site's public health legacy will be focused on the epidemic of chronic non-communicable diseases. The Sea View Healthy Community will incorporate housing and environmental design elements, along with health-related programs, to create a holistic healthy community. The new Sea View vision, like its predecessor, includes medical facilities, along with a new mixed-use community focused on addressing and preventing illness within a beautiful environment, with health as a way of life.

We invite you to be a part of it.

Sincerely,

**Dr. Ram Raju**  
President/CEO  
NYC Health + Hospitals

**James Oddo**  
Borough President  
Staten Island

**Maria Torres-Springer**  
President/CEO  
NYCEDC



## AN ENDURING LEGACY OF HEALTHCARE INNOVATION

At the turn of the 20th century, the only prescribed treatments for tuberculosis were abundant fresh air, rest, sunshine, and a nutritious diet. A rural environment, preferably elevated, provided the best setting for this therapy. The 25-acre, hilltop estate of Charles Schmidt—known as “Ocean View” because it provided the best views of the water—was selected by the City as it embodied these natural characteristics. It offered abundant space for expansion, a crucial feature as the campus grew to ultimately serve over 2,000 patients at a time. The Sea View campus officially opened in 1913 as what the *New York Times* called the “largest and finest hospital ever built for the care and treatment of those who suffer from tuberculosis.”

Almost 40 years later, in the summer of 1951, Dr. Edward Robitzek and Dr. Irving J. Selikoff, began some of the first clinical trials with a synthetic chemical compound called isoniazid, leading to the widespread cure of tuberculosis.

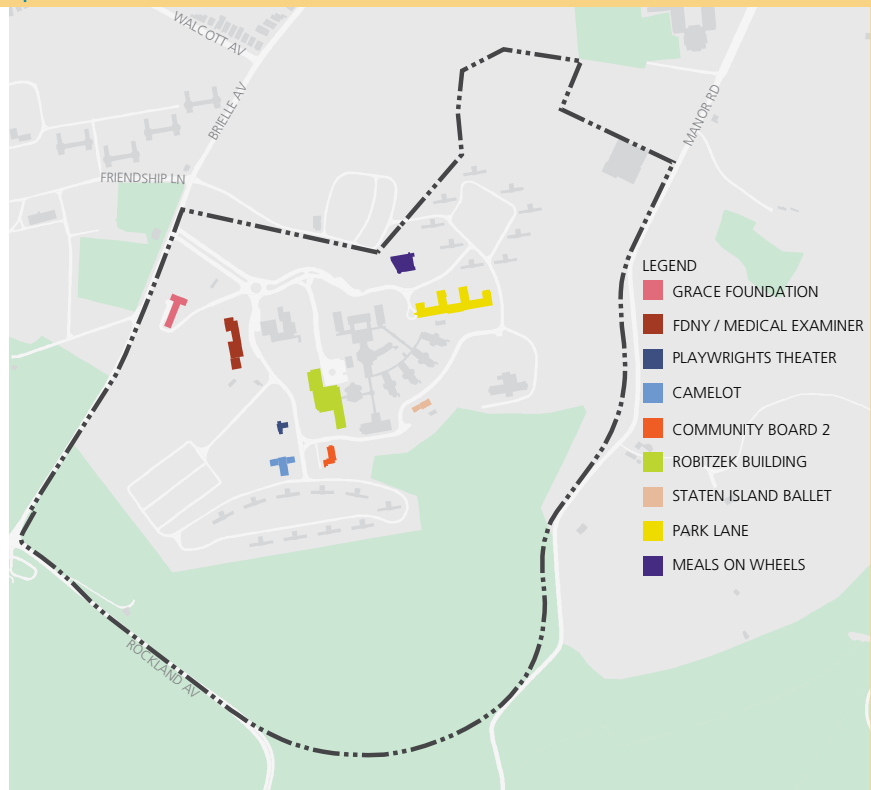


Male ward. Walls of windows (transoms are open)

In the late 1950s, with its first mission largely accomplished, Sea View began to dismantle its operations and mothball large portions of its campus. It turned its attention to a new emerging public health challenge, which looms ever larger today: aging. With much of the campus closed and outmoded, the Robitzek Building, a 304-bed rehabilitation hospital for geriatric patients, was constructed, opening in 1973. The campus was designated a landmark by the New York City Landmarks Preservation Commission in 1985 and today, of the over 40 structures on the campus, less than half are in use. Most recently, the historic nurses’ residence was leased and transformed into senior housing, reflecting a rapidly growing 65 and over demographic in the area.

### Current Uses on the Sea View Campus

The Sea View campus currently includes housing and a wide range of community facilities and services. The Staten Island Ballet, a substance abuse treatment center, and the offices of a non-profit serving youth with autism, all operate at Sea View. Meals on Wheels will soon construct a new facility on the campus, enhancing access to food in the area.



## SEA VIEW—A NEW VIEW

Sea View can again play a meaningful public health role by addressing some of the greatest challenges facing Americans today. These challenges are largely rooted in social isolation, sedentary lifestyles, poor nutrition, and the lack of healthy activities and exercise. This has translated to an epidemic of chronic diseases, such as cancer, diabetes, and heart disease with higher rates among seniors, the disabled, and the poor. Research suggests that the incidence of these diseases could be reduced by better integrating neighborhoods into nature, enhancing access to healthy foods, promoting physical activity, and regular social interaction.

Given its unique natural assets and legacy of confronting public health challenges and pioneering cures, Sea View is

an optimal place for New York City to plant its flag in the battle for healthier communities. With roughly 80 acres of developable property, the campus affords opportunities for innovative new development that integrates active design and healthy lifestyle options. As the City and the rest of the country continue to grapple with public health challenges, Sea View can once again leverage its therapeutic natural environment to pioneer 21<sup>st</sup> century healthcare in full spectrum.

**Although medical care is important, a healthier America will hinge largely on what we do beyond the health care system.**

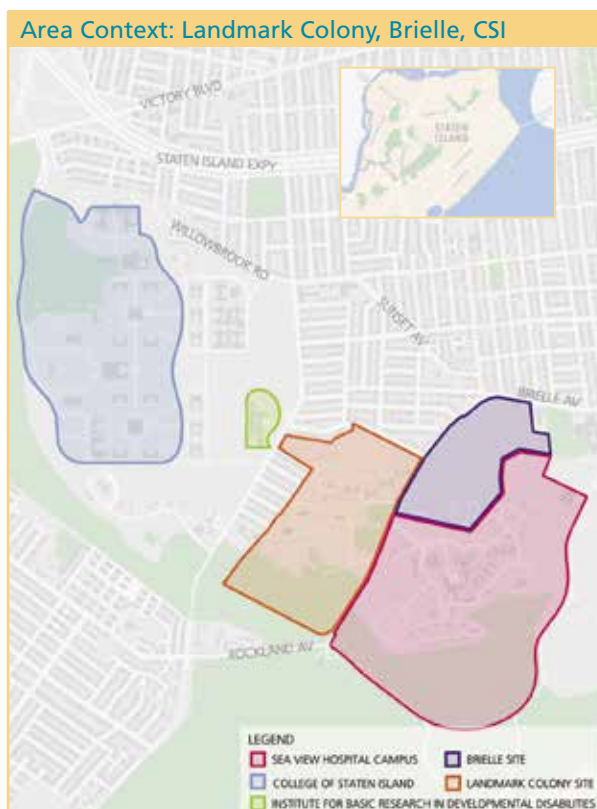
Robert Wood Johnson Foundation Commission to  
Build a Healthier America

## HOW THE SEA VIEW HEALTHY COMMUNITY GOT ITS START

Sea View is located in the Mid-Island section of Staten Island, an area the U.S. Census shows to have a large and growing population of people 65 and over, in the borough with the highest rate of increase in that demographic. A number of facilities have opened and others are in the pipeline to respond to these population trends:

- **Park Lane at Sea View** opened in 2009 offering 104 units of senior housing on the Sea View campus.
- **Brielle at Sea View**, located on an adjacent parcel, began leasing in January 2016, with its first building of 120 assisted living units. A future phase is under construction and will create 160 units of senior housing.
- The old **Farm Colony** site (now “Landmark Colony”) directly across Brielle Avenue from Sea View has been approved for 344 units of age-restricted housing for persons 55 and over.

In 2014, Staten Island Borough President James Oddo released a vision for the Sea View campus that prioritized housing and services for some of the island's most vulnerable populations: children and adults with disabilities, the elderly, and persons with chronic illnesses. The plan envisioned a



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community where residents could receive the specialized care needed to live their best lives possible.

The Borough President engaged New York City Health and Hospitals and the New York City Economic Development Corporation (NYCEDC) to determine redevelopment potential for the former tuberculosis facility. The agencies conducted a medical demand analysis of Staten Island to inform a wellness-based development program for Sea View. Additionally, NYCEDC and New York City Health and

Hospitals explored options for a new Sea View Hospital, relocating and expanding upon the current operations and services housed in the Robitzek Building. The planning effort also examined site constraints, such as topography and wetlands, and challenges such as antiquated infrastructure to determine development viability. New York City Health and Hospitals also expressed interest in creating a more productive, mission-driven property and reducing the cost of operating the current semi-active campus.



Birds-eye view of the rose garden, pavilions and walkway

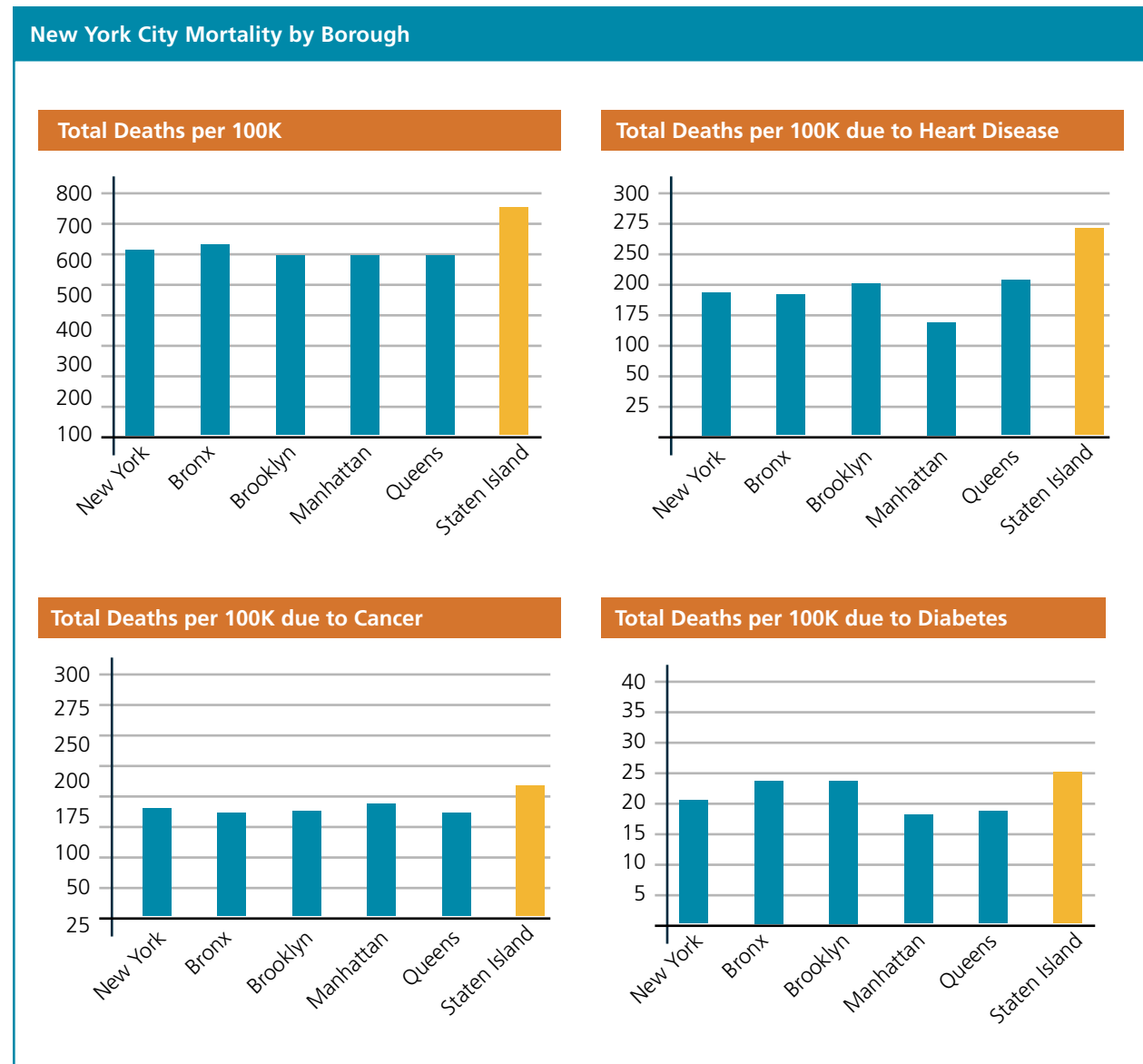
Sea View's remarkable architecture and historical significance led to its landmark designation by the City in 1985. It is also on the National Register of Historic Places, making qualified rehabilitation projects eligible for tax credits. Notable features of the campus include building geometry, the campus' radial pattern, varying architectural styles, and the corridor system connecting the buildings in the central core. The Sea View Healthy Community vision emphasizes these elements through preservation, adaptive reuse, and selective demolition.

## NEEDS ASSESSMENT

The Sea View Healthy Community vision is informed by an analysis of the public health challenges in Staten Island, local medical demand, and industry trends.

Staten Island's mortality rates exceed those of the overall city, and the borough surpasses the rest of the city in instances of heart disease, cancer, and diabetes. Despite this, the existing facilities and doctors in the borough

generally meet existing demand, underscoring the point that building a healthier Staten Island will require strategies beyond traditional health care facilities. An unmet demand exists for primary care and non-acute medical services such as physical and occupational therapy. The increase in people 65 and older in Staten Island indicates a strong need for geriatricians and care for people with cognitive difficulties.



Source: New York City Department of Health, Bureau of Vital Statistics, 2013 data



Sea View Hospital: community space and rendezvous

The Sea View campus is well positioned to respond to these trends. These local healthcare needs, taken together with unmet demand for affordable housing options and

accessible community-oriented retail, create an economic case for a mixed-use development approach to the Sea View campus.



High general view of hospital building and grounds, 1945 – 1947



## SEA VIEW HEALTHY COMMUNITY—THE VISION

The proposed Sea View Healthy Community would be the first of its kind in New York City and among the first in the nation where a mixed-use, health-focused community that integrates medical care, housing, retail, community facilities, and open space is developed in a setting designed to promote healing and reduce illnesses.

### The Sea View Healthy Community framework is based on four key principles:

#### 1. Physical Activity

Landscape and design that facilitate physical activity.



#### 2. Access to Healthy Food

Neighborhood amenities that foster a more direct connection between people and the food they eat.



#### 3. Social Engagement

Abundant public spaces that facilitate opportunities for spontaneous and planned interactions amongst residents and the broader community.



#### 4. Healthy Environments

Design features that connect the built and natural environments .



## Healthy Community Assets



Based on these four principles, Sea View will:

1. Provide a range of **housing and community gathering spaces, health and wellness facilities, and retail and open space**
2. Link to the **Staten Island Greenbelt** through programs and signage
3. Incorporate access to **healthy food** through such features as community farms, health food grocers, farm-to-table restaurants, and cafes
4. Create "complete streets" that are **accessible and safe** for a range of users and mobility levels

### Staten Island Greenbelt

The Sea View campus sits within the Staten Island Greenbelt, which consists of 2,800 acres of open space, parks, community facilities, and an extensive trail network.



## PROPOSED USES

### Medical Office

New medical office, a wellness center with physical therapy/occupational therapy, and existing facilities such as Camelot, the residential drug & alcohol rehab facility, and the Grace Foundation, the autism support organization, could address current needs in the community while providing localized care for residents at Sea View and nearby areas.

### Residential and Retail

The Sea View campus could feature a mix of retail spaces, healthy food stores, and farm-to-table restaurants that are integrated with residential units. New residential development could house seniors and families across a range of incomes. Sea View could also include residential units for people with disabilities, helping to address the shortage of such residential options in Staten Island.

### Community Facilities & Open Space

Accessible community facilities and open space would complement existing uses such as the Sea View Playwright's Theater and Staten Island Ballet, while plazas, green space, and connections to trails would provide the opportunity for residents to incorporate physical activity, social engagement, and cultural events into their daily lives.

**The Sea View campus provides an opportunity to establish a new mixed-use, mixed-income neighborhood, with new housing, medical and wellness facilities, and quality open space**

### Examples of Other Wellness Communities



MIAMI VALLEY HOSPITAL—DAYTON, OH



BETHESDA ROW—BETHESDA, MARYLAND



I STREET—WASHINGTON, DC



NOVARTIS CAMPUS—BASEL, SWITZERLAND

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## CAMPUS ACCESSIBILITY

Success at the Sea View campus would depend upon the ability of people to travel throughout the campus on foot or by bicycle. The mixed-use environment would allow residents to shop, receive medical treatment, and socialize within walking distance, and the streets and pedestrian network would be designed to encourage safe and convenient multi-modal access. Residents and visitors could travel along wide sidewalks, bike along shared streets, and access a potential internal circulator shuttle to get to and from destinations on campus. The existing MTA-NYCT bus would provide continued access for residents traveling outside of the campus. All streets would be designed to accommodate a range of mobility levels.

While the population at Sea View is expected to have lower car ownership than that of Staten Island as a whole, access for vehicles and parking would remain an important consideration. Roadways would generally accommodate two-directional traffic as well as curbside parking. It is expected that surface parking lots would sufficiently serve first phase development, while future phases could require structured parking.



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## SEA VIEW HEALTHY COMMUNITY—IMPLEMENTATION

Implementation of the Sea View plan would proceed in phases, and would involve upgrades to site infrastructure, and developer engagement.

A potential first phase would include medical and wellness space, retail, and housing. This phase will establish an active community on the campus and set the stage for future phases of additional health-focused development.

Future phases would build on the foundation of the first phase, adding such components as medical research facilities, guest houses for visitors, additional community space, residential and retail. Given the age of the campus, key infrastructure upgrades and targeted investments in the campus' road system, water service, storm sewers, natural gas, and electrical systems will be needed as part of Sea View's future development.

Implementation of this unique plan will require one or more visionary developer-partners with experience in adaptive reuse, health-focused, mixed-use development. The City is already spearheading ongoing outreach to engage the development community which will culminate in a Request for Expressions of Interest later in 2016 .

The realization of this vision for the Sea View Healthy Community will require the energies and resources of the City, the development community, and area stakeholders. As this plan moves forward, the City will continue to engage with elected officials and local groups to refine this vision and solicit feedback on this opportunity to create a truly state-of-the-art, health-focused development at Sea View.



For more information, please visit [www.nycedc.com/SeaView](http://www.nycedc.com/SeaView)





#41 - Sea View Hospital - General view  
Iav. 6-7-8

Pavilions 6, 7, and 8. Each floor has a solarium, 1939 - 1941



Panoramic view. Wards, gardens, curved paths leading to 1-story building and covered corridors

*Panoramic View of Sea View Hospital, Staten Island*

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