



Sustainable Design

NYU Langone Ambulatory Care—Garden City
1111 Franklin Avenue, Garden City, NY 11530



Building Profile

Designed with healing and sustainability in mind, this facility earned LEED Silver certification in 2024.

About the Facility

NYU Langone Ambulatory Care Center Garden City is a state-of-the-art healthcare facility located at 1111 Franklin Avenue. building The cutting-edge outpatient hub spans over 200,000 square feet, offering advanced outpatient care, including primary and specialty care services, imaging, and diagnostic capabilities.

Built as a Bloomingdale's department store by renown architect Edward Durell Stone, this facility has been thoughtfully transformed into a state-of-the-art ambulatory care center that respects its original 1970s exterior design. Achieving LEED Silver level certification, NYU Langone Ambulatory Care Garden City is a premier example of adaptive reuse, a design principle that aims to repurpose existing structures to support an entirely unique function.

The building, a former department store, incorporates environmentally sustainable practices and energy-efficient systems showcasing NYU Langone's commitment to sustainability and community health. The transformation of this vacant storefront into an innovative and environmentally conscious healthcare hub underscores NYU Langone's dedication to sustainable design practices and carbon neutrality, while amplifying its mission to expand access to high-quality outpatient care for Long Island residents.



What is LEED?
Leadership in Energy and Environmental Design (LEED) is a U.S. Green Building Council certification. It is an international standard that recognizes innovative design practices that reduce environmental impact.

Sustainability Program:
A Healthy Planet Means Healthier People
We are proud to deliver high quality care to our patients and at the same time extend that level of care to the environment. NYU Langone’s sustainability program develops initiatives that reduce our environmental impact while protecting patients and employees from climate-driven health impacts. The program stands on four pillars to ultimately build a culture of sustainability within the organization and to embed these priorities as part of our everyday operations and decision making.

In 2022, NYU Langone fortified its goal to reach carbon neutrality by 2050 through a commitment to the U.S. Department of Health & Human Services Health Sector Climate Pledge.

Learn more about the sustainability program here:
www.nyulangone.org/sustainability

This Building Achieves

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| 20% Less Water Usage | 18% Less Energy Usage | 94% Construction Waste Diverted | 400k Patients a Year Access to Care |
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Building Healthy Spaces

This facility features design elements that positively impact healing such as providing access to nature and daylight and the use of materials and cleaning practices that minimize exposure to pollutants.

Natural Views and Access to Daylight

Research shows that views of nature can boost people's moods, help reduce stress, and expedite healing times for patients. NYU Langone's terraces and green spaces fill lobbies and rooms with natural light, and are easily accessible to patients and staff.

NYU Langone Ambulatory Care Garden City is designed to bring in as much natural light as possible. Its high-performance windows minimize glare, which increases comfort and reduces heat absorption from the sun. Solar shades in each room provide a cooling effect and decrease energy use. Studies show that natural light leads to better sleep, which can positively impact healing.



Healthy Interiors: Sustainable Sourcing

The site's furniture and furnishings are built from materials with fewer chemicals of concern, higher recycled content, and preferable life-cycle impacts.

Nearly 70% of the products installed on-site had Environmental Product Declarations, and 10% tracked the Embodied Carbon. These declarations promote transparency in the industry and allow designers to make more educated decisions about the materials they are putting into the building, minimizing the use and generation of harmful substances.

Our Green Cleaning Policy ensures that we use cleaning products free of antimicrobials, bleach, and unnecessary chemicals, while meeting regulated safety standards.

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The physical environment plays a powerful role in healing and overall wellbeing, and this informed every aspect of our holistic approach to designing and constructing this facility, both inside and out, "With its open floor plan, integration of art, and connection to nature and natural light, we have created a warm and highly functional space for our patients, visitors, and staff."

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Vicki Match Suna, AIA

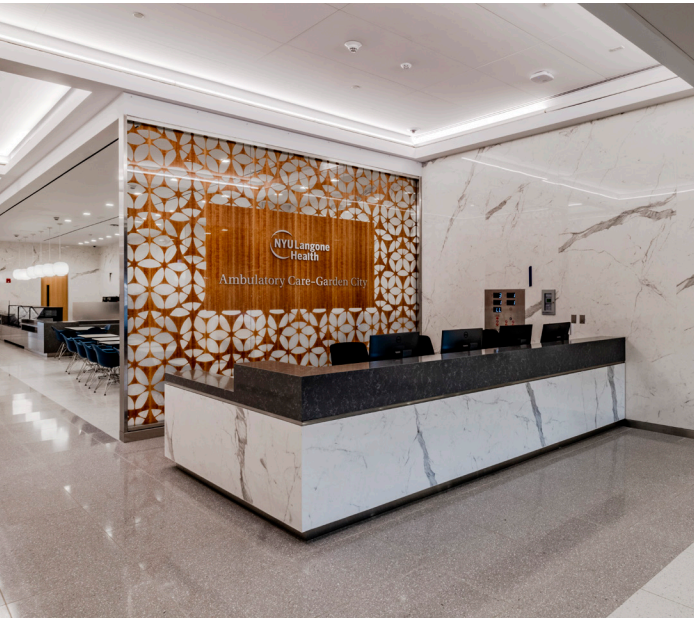
Executive Vice President and Vice Dean for Real Estate Development and Facilities

Operating Efficiently

Energy Conservation

Through smart design and thoughtful equipment selection, the building will deliver over 18% in energy savings compared to a similar structure built to code. Strategies include:

- Continuous commissioning of mechanical systems to ensure optimal performance and efficiency.
- Heating and cooling setback program to reduce energy use in selected areas when not in use.
- A smart lighting controls system balances the lighting needs and energy use of the various spaces.
- The use of LED lights, which are 80% more energy efficient than fluorescent bulbs.



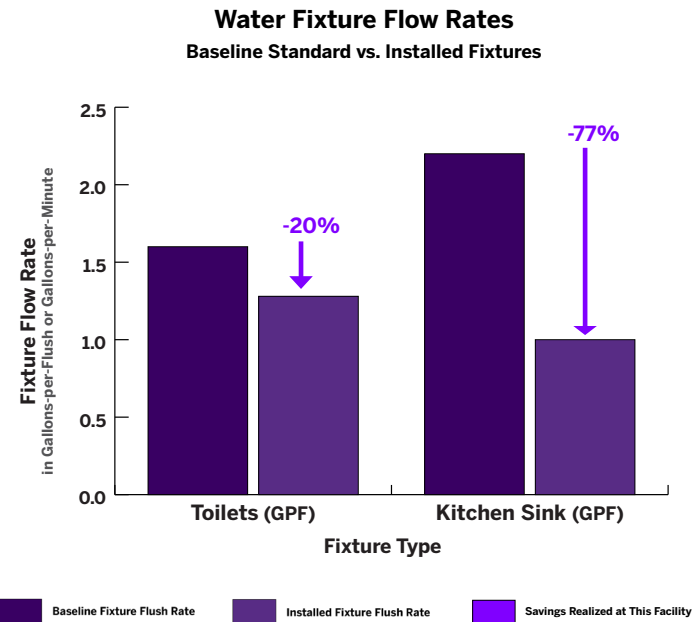
Water Conservation

The facility is designed to use water, a finite resource, at a rate 20% less than a similar facility built to code. Strategies include:

- Use of low-flow faucets and toilets.
- Robust water controls and use of native plants that reduced 33% of water use for irrigation.

Waste Management

NYU Langone Health responsibly manages more than ten types of its waste to minimize the total amount of waste ending up in a landfill. During construction, 94%, or roughly 4,120 tons, of construction waste was recycled across 55 material streams.



Improving Air Quality

This facility optimizes indoor and outdoor air quality through airflow monitoring, use of cleaner materials, and green cleaning supplies.

High Indoor Air Quality

Good air quality minimizes exposure to indoor allergens and pollutants. At NYU Langone Ambulatory Care Garden City, we maintain high levels of filtration to ensure superior indoor air quality for our patients and staff. Permanent air handling units use filters with a minimum efficiency reporting value (MERV) of 15. The mechanical system is also designed to prevent cross-contamination of hazardous gases or chemicals, including those from copy rooms and housekeeping areas.

During construction, an indoor air quality management plan ensured the well-being of construction workers and subsequently, building occupants.

Once the building is occupied, sensors that detect carbon dioxide and measure outdoor airflow are used throughout the facility to maintain comfort and ensure a continuous supply of fresh air. These sensors automatically alert staff if airflow rates vary out of range, allowing facilities staff to immediately identify and address issues.

Low-Polluting Materials

Exposure to environmental pollutants like vehicle exhaust and volatile organic compounds (VOCs) in products can cause health problems such as respiratory diseases, heart disease, and some types of cancer. This is why NYU Langone prioritizes better, healthier products and practices that minimize exposure to such pollutants.

At NYU Langone Ambulatory Care Garden City, materials were selected based on several environmental criteria such as high recycled content, reduced chemical use, and local sourcing and manufacturing. We selected no-VOC paints, coatings, adhesives, and flooring systems. Most furniture and furnishings are free of chemicals of concern, including formaldehyde, flame retardants, per-/polyfluorinated compounds, polyvinyl chloride (PVC), and antimicrobials.



Enhancing Resiliency

Caring for our environment creates more resilient communities.

Power Reliability

As a healthcare institution, it is imperative that our facilities stands strong during times of extreme weather posing potential disruptions to care. To ensure care continues during these events, this site is equipped with an onsite linear generator. This cutting-edge technology substantially reduces energy and greenhouse gas emissions throughout the year, and serves as one of the energy back-ups for the site.

Urban Honey Bee Program

This location joined the growing list of NYU Langone sites with honeybee hives, part of our urban honeybee program. Together, the hives produce 350 pounds annually of hyperlocal honey which is harvested and sold in our gift shops and at farmers markets. Honeybees pollinate flowers and food in a 3-mile radius from this site, which promotes biodiversity in our neighborhoods.



Green Outdoor Spaces

Our outdoor spaces include native trees, shrubs, and seasonal plantings that provide shade and keep our areas cool. These green spaces absorb stormwater, diverting it away from the city's sewer system and preventing overflows.

Reduce Urban Heat Island Effect

Traditional roofing and paving materials, such as those in parking lots, contribute to a microclimate event known as heat island effect. The heat absorbed by these materials can cause local temperatures to rise above the ambient temperature by as much as 22°F, which contributes to extreme heat stress experienced by residents, contributing to poor health outcomes such as heat exhaustion and respiratory difficulty. To address this, our roofs and parking lot use light-colored roofing and paving materials, ensuring cooler and more comfortable ambient temperatures.

Reducing Emissions Locally and Globally

This facility uses select refrigerants and HVAC systems that minimize or eliminate the emission of compounds that contribute to ozone depletion and global climate change. Additionally, its fire suppression systems do not use ozone-depleting substances including CFCs, HCFCs, and halons.





Department of Real Estate Development and Facilities

This report was prepared by the Energy & Sustainability team.

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nyulangone.org/sustainability