

Medical Office Building Proposal: 2020 Wantagh Avenue

Presentation via Zoom

August 11, 2020



**Mount
Sinai
South
Nassau**

MULTI-SPECIALTY HEALTHCARE CENTER AT 2020 WANTAGH AVE.



\$35 million investment in local community and economy



MSSN plans health care center in Wantagh

Mount Sinai South Nassau, in partnership with Mount Sinai Doctors, will completely refurbish a 60,000-square-foot building in Wantagh and open a state-of-the-art medical facility that will provide multi-specialty health care services and advanced medical diagnostics to better serve the South Shore of Long Island.

The new facility, located in a former Verizon building on Wantagh Avenue, will provide critically needed medical care for residents of Long Island—including the communities of Seaford, Wantagh, Amityville, Babylon, Bellmore, Bethpage, East Meadow, Hicksville, Levittown, Lindenhurst, Massapequa, Massapequa Park, Merrick, Roosevelt and Uniondale—while bringing new jobs and economic activity to a shuttered site.

The four-story building will bring specialty care directly to eastern Nassau County and will include the latest in infection control measures in the Covid-19 era to ensure patient, staff, and community safety. The project cost includes a \$35 million investment by Mount Sinai South Nassau and the Mount Sinai Health System.

The facility, projected to open in 2022, will allow families seamless access to high-quality specialty care, right in their local community, while providing high-skill jobs and economic opportunity to a location that has been vacant for more



ARCHITECT'S RENDERING OF Mount Sinai South Nassau's proposed 60,000 square-foot facility on Wantagh Avenue, to open in 2022.

project and answer residents' questions.

The building has been designed with a hospital-grade air filtration system and with space planning guidelines to reduce the possibility of infection. Expanded ele-

high marks from patients, health care providers, and community leaders.

As a result of discussions with local elected officials and community leaders from the Wantagh area, the Mount Sinai

infection control to ensure patient, staff and community safety. We look forward to offering our services in this area."

Initially, the hours of operation for most clinical services will be between 8



New medical facility planned for Wantagh

BY DAVID REICH-HALE
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Mount Sinai South Nassau said this week it plans to open a medical facility in Wantagh that will provide multi-specialty health care services to Nassau County's South Shore residents.

The Oceanside-based hospital is planning the four-floor, \$35 million medical facility for a building it owns at 2020 Wantagh Ave.

"We see the trend in health care is for people to get comprehensive care in one place, and that having care spread out is generally not as efficient," said Dr. Adhi Sharma, executive vice president and chief medical officer at the Oceanside-based Mount Sinai South Nassau. "We have found that having centers like this improves access and patient compliance."

Sharma added that having doctors under one roof helps "brings the added benefit of allowing doctors to be able to meet, if necessary. All of this helps deliver seamless care."

COMMUNITY OUTREACH



Virtual Community Meeting

Mount Sinai South Nassau to Hold Virtual Community Meeting to Discuss Plans for a Multi-Specialty Health Care Center in Wantagh to Better Serve the South Shore

Mount Sinai South Nassau proposes to completely refurbish a 60,000-square-foot building it owns in Wantagh and open a state-of-the-art medical facility that will provide multi-specialty health care services and advanced medical diagnostics to better serve the South Shore of Long Island – all in one convenient location.

- The new facility, located in a former Verizon building, will provide critically needed medical care for residents of Long Island – including the nearby communities of Roosevelt, Merrick, Bellmore, Uniondale, East Meadow, Levittown, Hicksville, Bethpage, Wantagh, Seaford, the Massapequas, Amityville, Lindenhurst, and Babylon – while bringing new jobs and economic activity to a shuttered site.
- The four-story building located at 2020 Wantagh Ave., Wantagh, will include the latest in infection control measures in the COVID-19 era to ensure patient, staff, and community safety.
- The project cost includes a \$35 million investment by Mount Sinai South Nassau and the Mount Sinai Health System.
- Proposed services at the location include oncology, geriatrics, preventive medicine, radiology, women's health services including obstetrics and gynecology, cardiology, gastroenterology, pulmonology, neurology, and orthopedic consultations and monitoring for patients who will require or are recovering from surgery.

THIS NEW FACILITY WILL BE AN AMBULATORY, MEDICAL OFFICE BUILDING. NO HOSPITAL BEDS. NO 9-1-1 AMBULANCES. NO BEHAVIORIAL HEALTH OR DRUG TREATMENT ON SITE. AMPLE PARKING AND TRAFFIC CONTROL ARE INCLUDED IN THE PLAN.

**Please join us on August 11 at 6pm via ZOOM at:
<https://mountsinai.zoom.us/j/6385456740>**



What's Happening Here



2020 Wantagh Ave

Project Overview

To meet the need for convenient, high-quality specialized health care services in eastern Nassau County, from Wantagh and Seaford to the Massapequas, Mount Sinai South Nassau together with Mount Sinai Doctors, is planning to renovate and convert a 60,000-square foot building at 2020 Wantagh Avenue to a state-of-the-art, multi-specialty healthcare center.

Community Benefit

To provide maximum benefit to the community, we have designed the building with a variety of medical services that are needed in the Wantagh-Seaford area. The building will provide 'one stop shopping' for ambulatory medical needs, which will greatly assist the elderly, young families, women, as well as oncology patients in the area who need care.

Our singular focus is to provide residents and families of eastern Nassau with convenient and seamless access to high quality specialty healthcare services, right in their own backyard at a single location.

Mount Sinai South Nassau always strives to be sensitive to our neighbors in the community. We will provide regular updates as we move through the construction timeline. You can also find the most updated information on our website at www.southnassau.org. If you have any questions, please contact us at (516) 632-3000 or info@southnassau.org

Community Benefit

What types of services will be offered in the building?

Mount Sinai South Nassau's vision for this facility is to serve as a center for state-of-the-art healthcare featuring an integrated network of specialty practices and highly skilled specialists. This community-focused delivery of multi-specialty healthcare will simplify residents' access of the physicians that they need and elevate their overall health. Some of those proposed medical services include:

Cardiology
Digestive Disorders
Hematology/Oncology
Orthopedics
Dermatology
Endocrinology
Radiology

Lab Services
Neurology
Pain Management
Pulmonary
Surgery (non-invasive)
Urology
Women's Health

Hours of Operation: Initially, the hours of operation for most clinical services will be between the hours of 8 am and 5 pm Monday-Friday. Evening hours on select days and hours on Saturdays will be phased in over time and will only be offered for select services.

Building Size and Usage: The facility will feature a patient-centered interior design, with approximately 50 comfortably furnished private, patient examination and consultation rooms. The proposed usage of the 60,000 sq. ft. building contains approximately 40,000 sq. ft. of medical office space and 20,000 sq. ft. of medical support space

Parking: Mount Sinai South Nassau is sensitive to the needs of the local neighborhood and will work closely with the community to mitigate any negative impact. The site has ample parking for staff and patients, so we do not anticipate a parking issue on local streets. However, we will closely monitor the local parking and traffic situation as the building usage organically grows and will work with the community to adjust operations as needed.

MSSN-RV-7-20



PROJECT OVERVIEW

- Mount Sinai South Nassau is proposing to bring convenient, specialty care directly to your neighborhood
- Wide range of ambulatory services, including cancer care, in one location, meeting the needs of residents in eastern Nassau County, from Wantagh and Seaford to the Massapequas
- 100 high-skill permanent jobs
- Central location in the Wantagh business district to drive tangible economic benefits



PROPOSED SERVICES

- State-of-the-art healthcare facility
- Integrated network of specialty practices
- Improved access to subspecialty physicians

Proposed clinical services include:

- Cardiovascular Care
- Digestive Health Services
- Diabetes Care
- Oncology Services
- Orthopedics
- Radiology
- Lab Services
- Neurology
- Women's Health: Ob/Gyn, Maternal Fetal Medicine, Urogynecology, Breast Health

MEDICAL OFFICE BUILDING

- This is a state-of-the-art, multi-specialty healthcare center. It is a Medical Office Building.
 - There are NO Emergency Ambulances
 - There are NO Overnight Hospital Beds
 - There is NO Drug Treatment On Site
 - There is NO Behavioral Health On Site



HOURS OF OPERATION

Initially, the hours of operation for most clinical services will be between the hours of 8 am and 5 pm Monday-Friday. Evening hours on select weekdays and on Saturdays will be phased in over time as warranted by patient demand.



MSSN COVID RESPONSE: KEEPING YOU SAFE

Mount Sinai South Nassau is committed to keeping our patients and staff safe and is taking every precaution to minimize the risk of infection. The building has been designed with a hospital grade air filtration system and with space planning guidelines to reduce the spread of infection. There are additional, expanded elevators to ensure proper social distancing. Entryways and restroom facilities will be touchless to reduce the possibility of infection spread.



**Washing your hands is
the best protection:**

Wash often

- Use soap and water
- Wash for at least 20 seconds

Use hand sanitizer

- Alcohol-based
- When washing is not an option



**Following social
distancing protocols:
(keep 6 feet of distance)**



Face masks:

Cover your mouth and nose
with a mask/face covering when
around others. You could spread
COVID-19 to others even if you
do not feel sick.

MOUNT SINAI DOCTORS: CUBA HILL



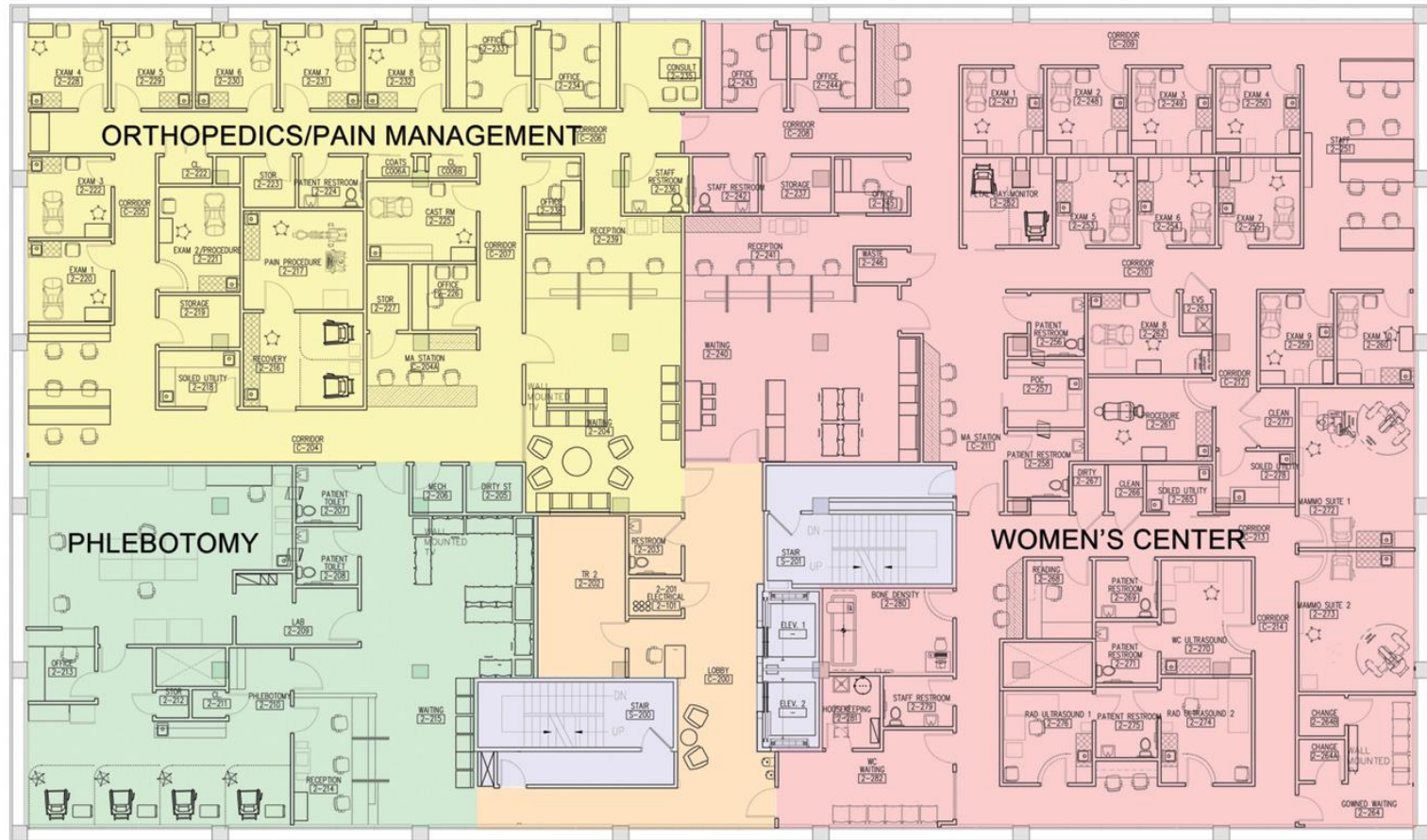
MOUNT SINAI DOCTORS: CUBA HILL



FIRST FLOOR

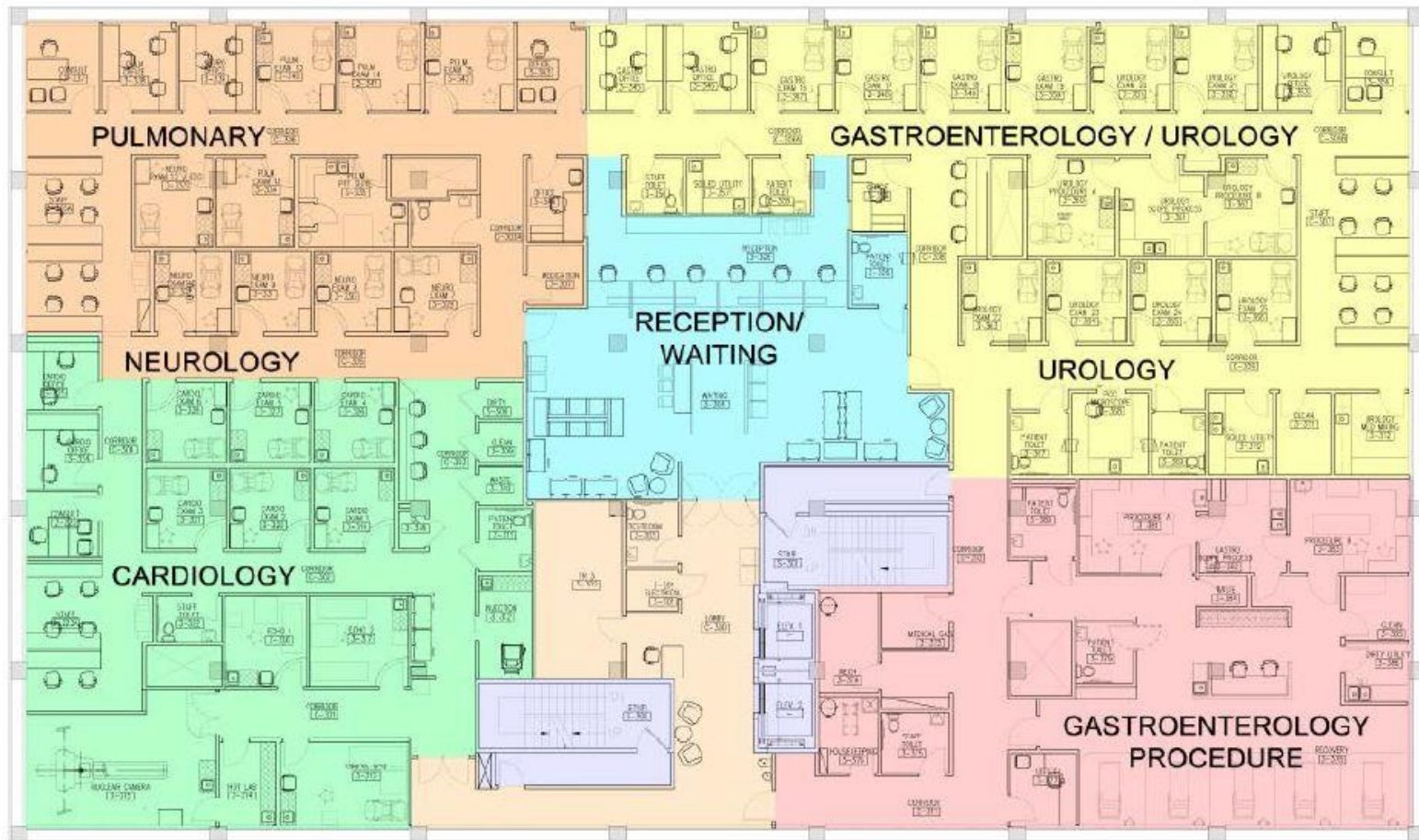


FIRST FLOOR PLAN



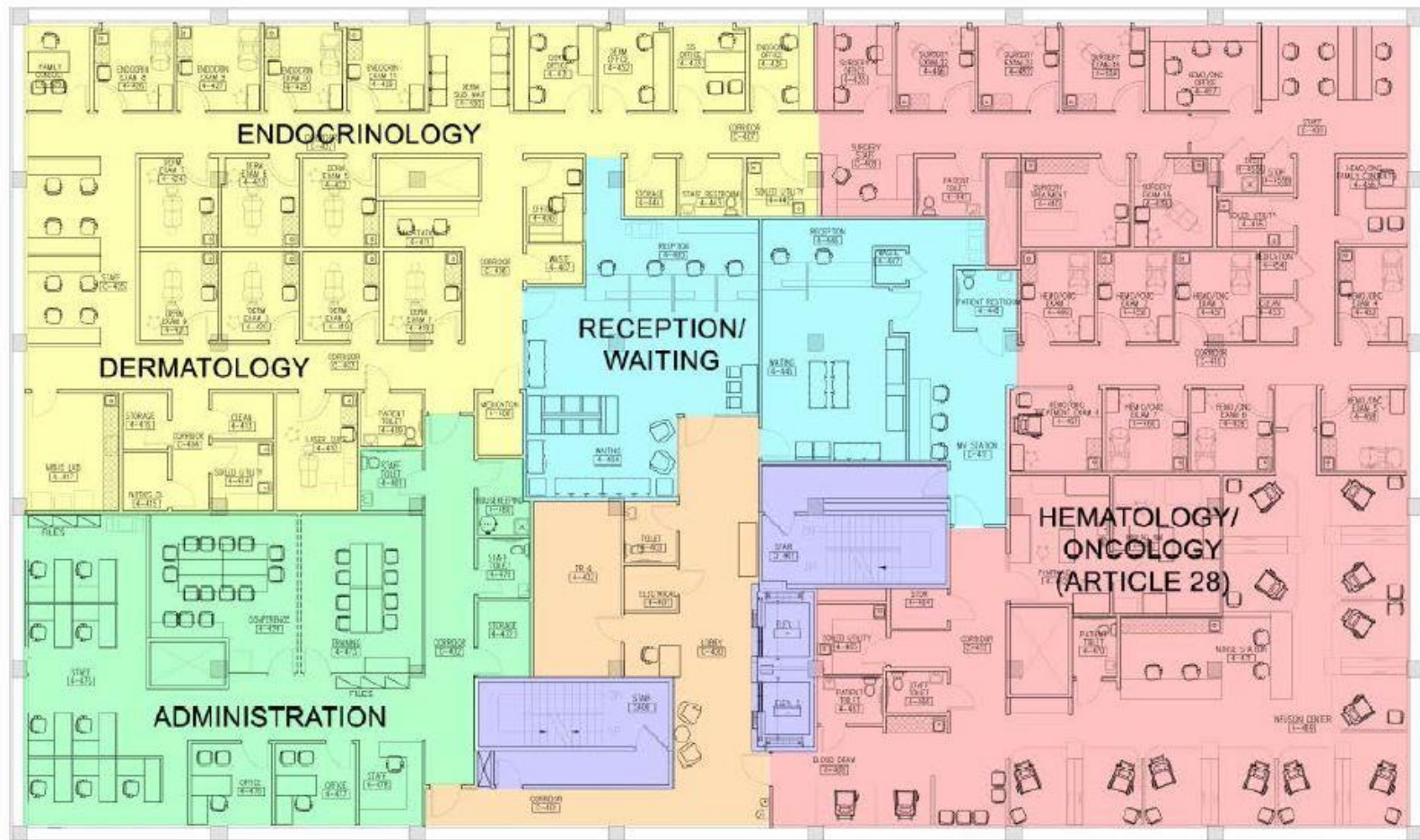
SECOND FLOOR PLAN

THIRD FLOOR



THIRD FLOOR PLAN

FOURTH FLOOR



FOURTH FLOOR PLAN

2020 WANTAGH AVE., EXISTING BUILDING



RENDERING



CURRENT SITE PLAN





SITE PLAN

PARKING & IMPACT ON TRAFFIC

We have addressed the concerns some residents have voiced about parking and traffic.

Here's what you should know:

- There are 242 spaces on site
- An independent parking study by Cameron Engineering showed that total visitor parking requirements are 81 spaces, combined with 136 needed for staff, resulting in **total spaces needed of 217**.
- At the request of local community and elected officials, **MSSN added 65 additional parking spaces** by purchasing nearby buildings that will be demolished to create more parking.
- This meets the parking requirements of the property and exceeds projected demand, and we do not anticipate a parking issue on local streets.
- We will closely monitor the parking and traffic situation and work with the community to adjust operations as needed.

COMMUNITY BENEFIT

- Mount Sinai South Nassau is a non-profit hospital. We are here to serve and for the benefit of the community.
- ‘One-stop shopping’ for patients. For example, a woman can schedule her annual well-woman’s visit on the same day as her annual mammogram and have lab work completed at the same time.
- Cancer patients can receive chemotherapy close to home, without having to travel into NYC or other locations on the North Shore.



NEXT STEPS

Any questions?

For the most updated information, please visit: <https://southnassau.org/sn/wantagh-medical-office-building>

Email questions to:
Info@snch.org

