

# MSK Pavilion

Community Board 8

Land Use Committee Public Hearing

May 8, 2024



Memorial Sloan Kettering  
Cancer Center

## MSK Pavilion: Presenters

Dr. Jeff Drebin, Chair of the Department of Surgery

Dr. Ginger Gardner, Surgeon, Vice Chair of Hospital Operations

Elizabeth McNulty, Director, Acute Care Nursing

Roger McClean, Director, Design & Construction

Rob Masters, Cannon Design

Justin Boyer, Foster + Partners

Shelly Friedman, Land Use Counsel

# Tonight's Presentation

Tonight, we will present on MSK's ULURP application and related topics.

Topics for discussion include:

- 1. Clinical Necessity**
- 2. Programmatic Response**
- 3. Building Design: Exterior**
- 4. Parking**
- 5. Zoning Actions and EIS Findings**

MSK personnel will also be available for questions during and after the presentation.

# Clinical Necessity

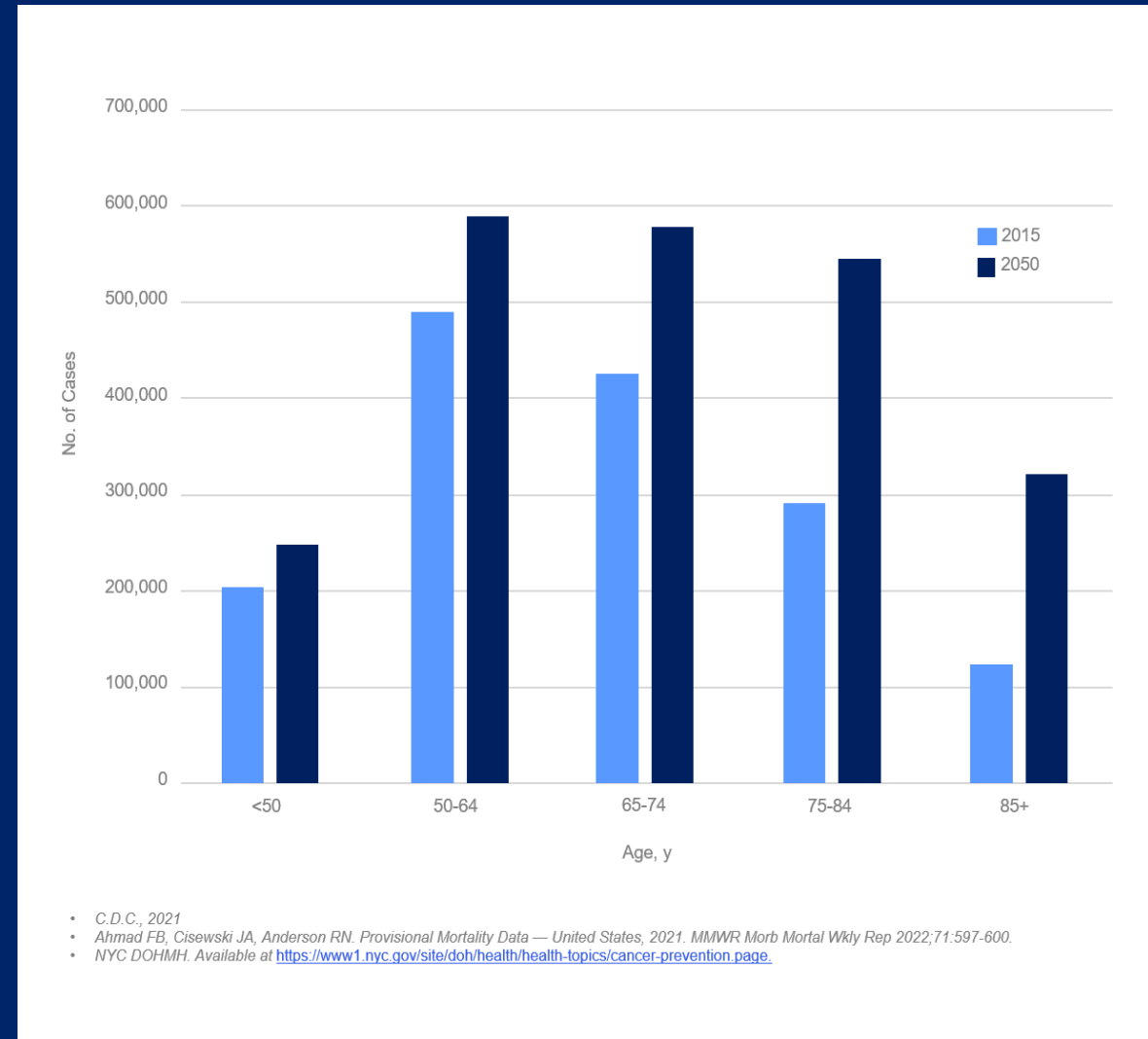




# Why Do We Need the Pavilion?

## Cancer rates will increase 50% by 2050

- 1 in 3 people will have cancer at some point in their lifetime.
- New York City currently sees 40,000 new cases per year.
  - 47,000+ cases projected by 2030; 60,000 by 2050.
- Two groups of particular concern:
  - Older New Yorkers.
  - Younger New Yorkers with rising rates of prostate, colon, and breast cancer.

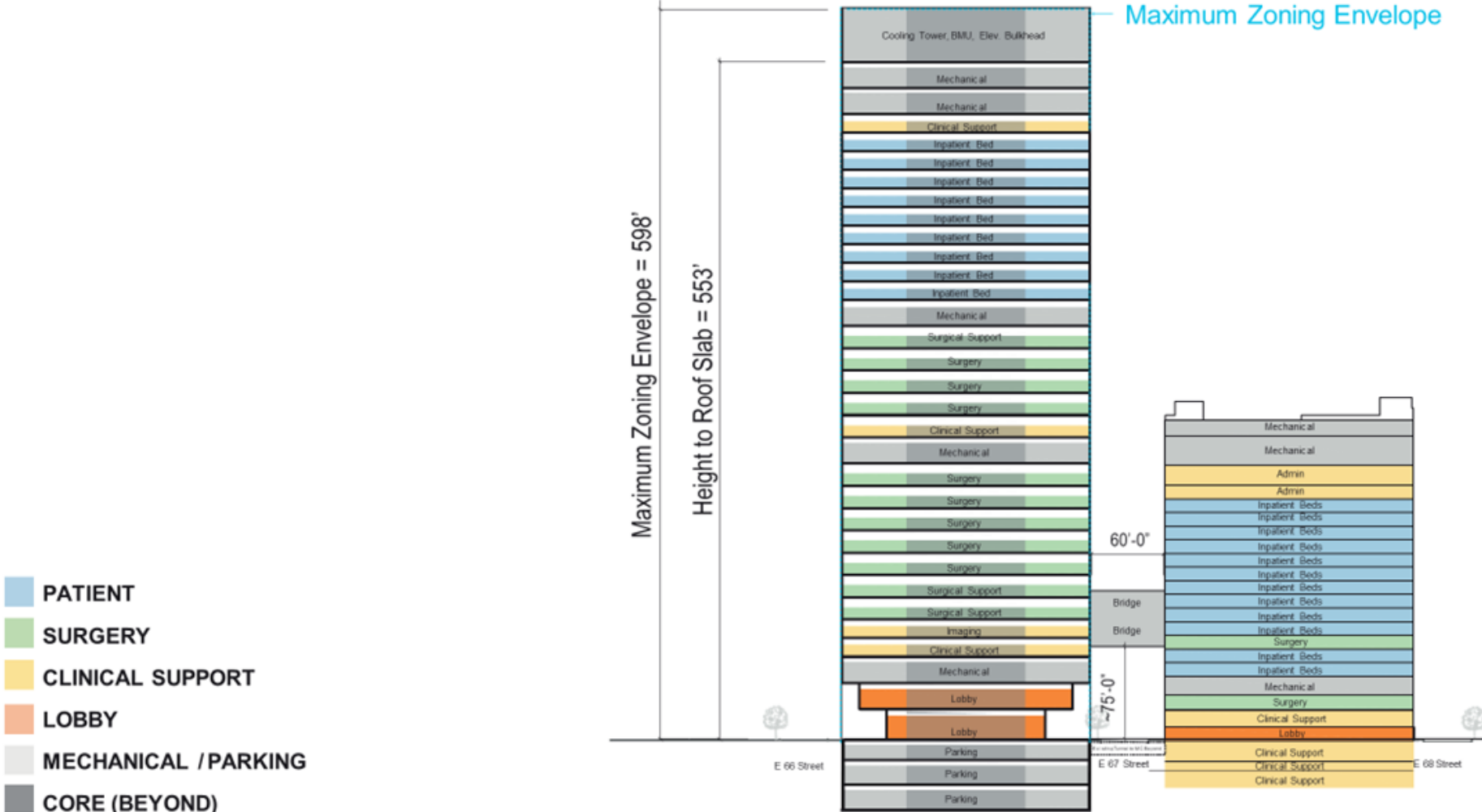


# Programmatic Response



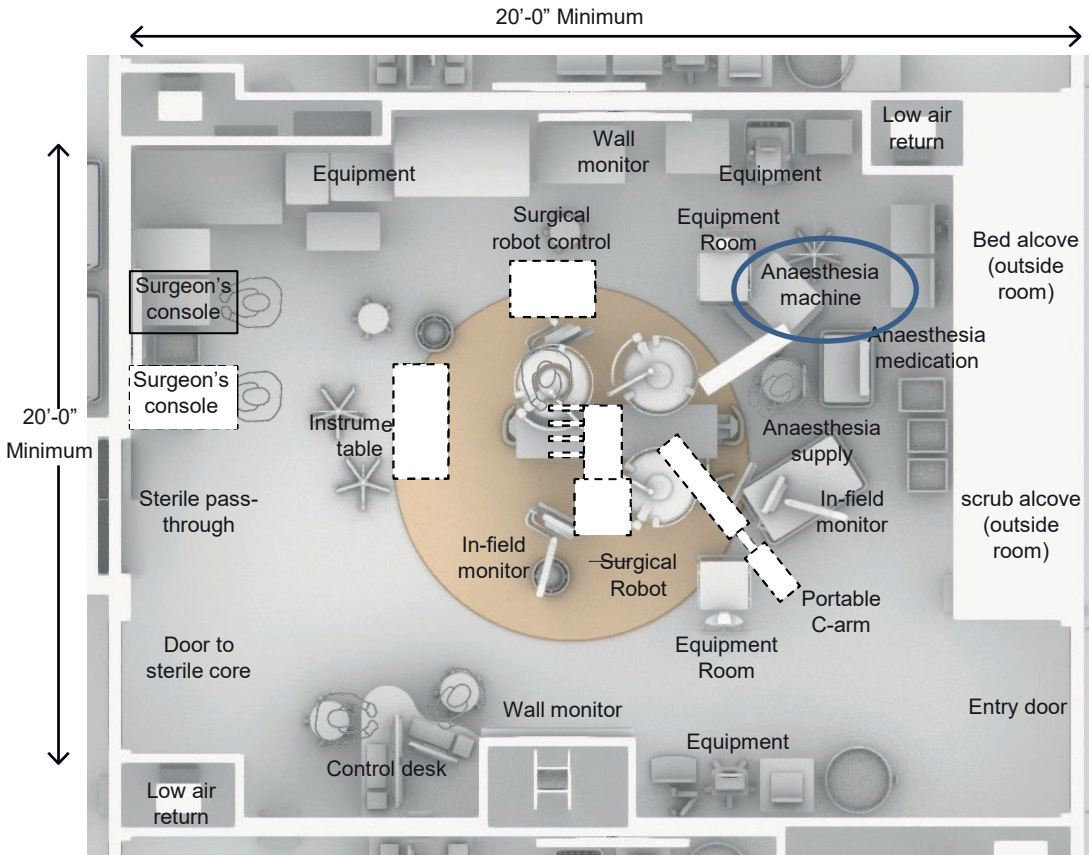
# Proposed Pavilion

## Program Stacking Diagram & Campus Connections

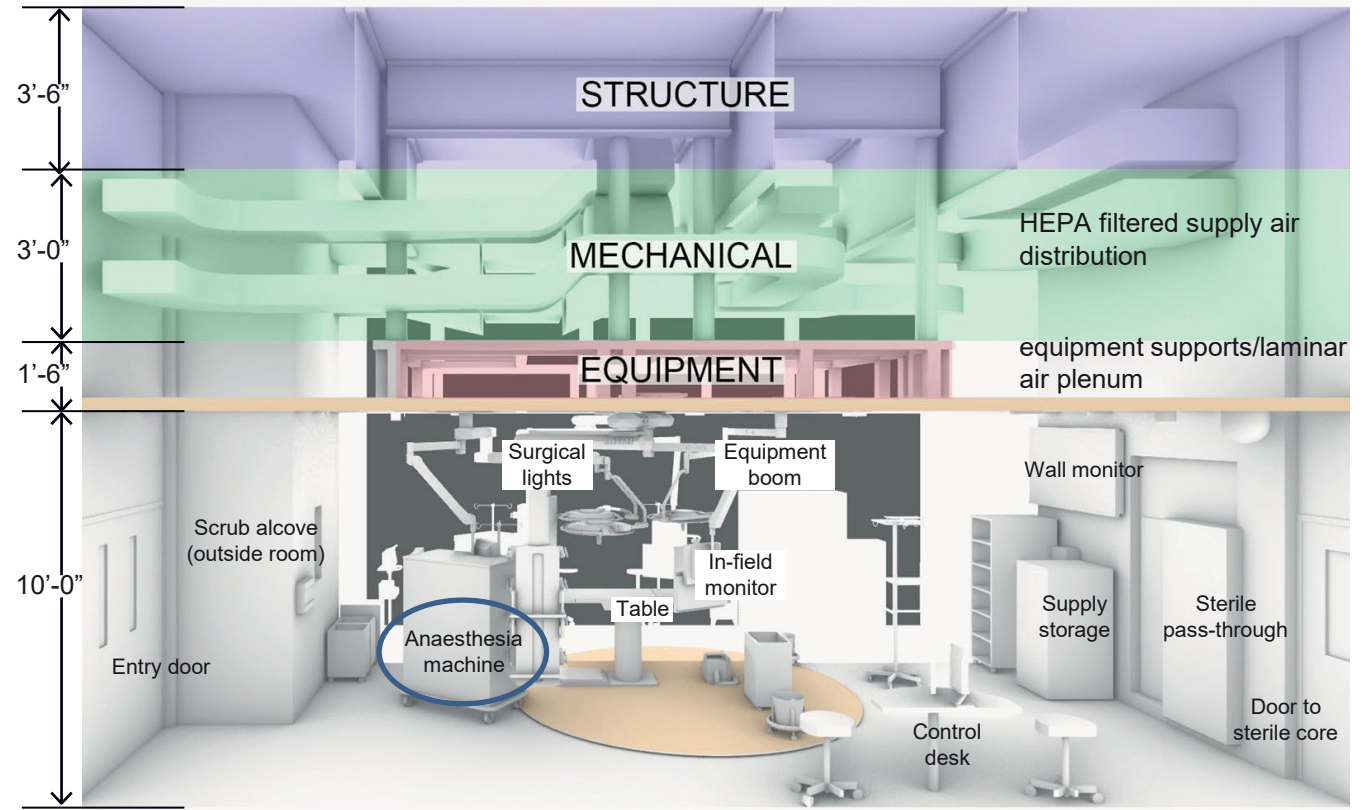


# Operating Rooms

## Clearances & Dimensions

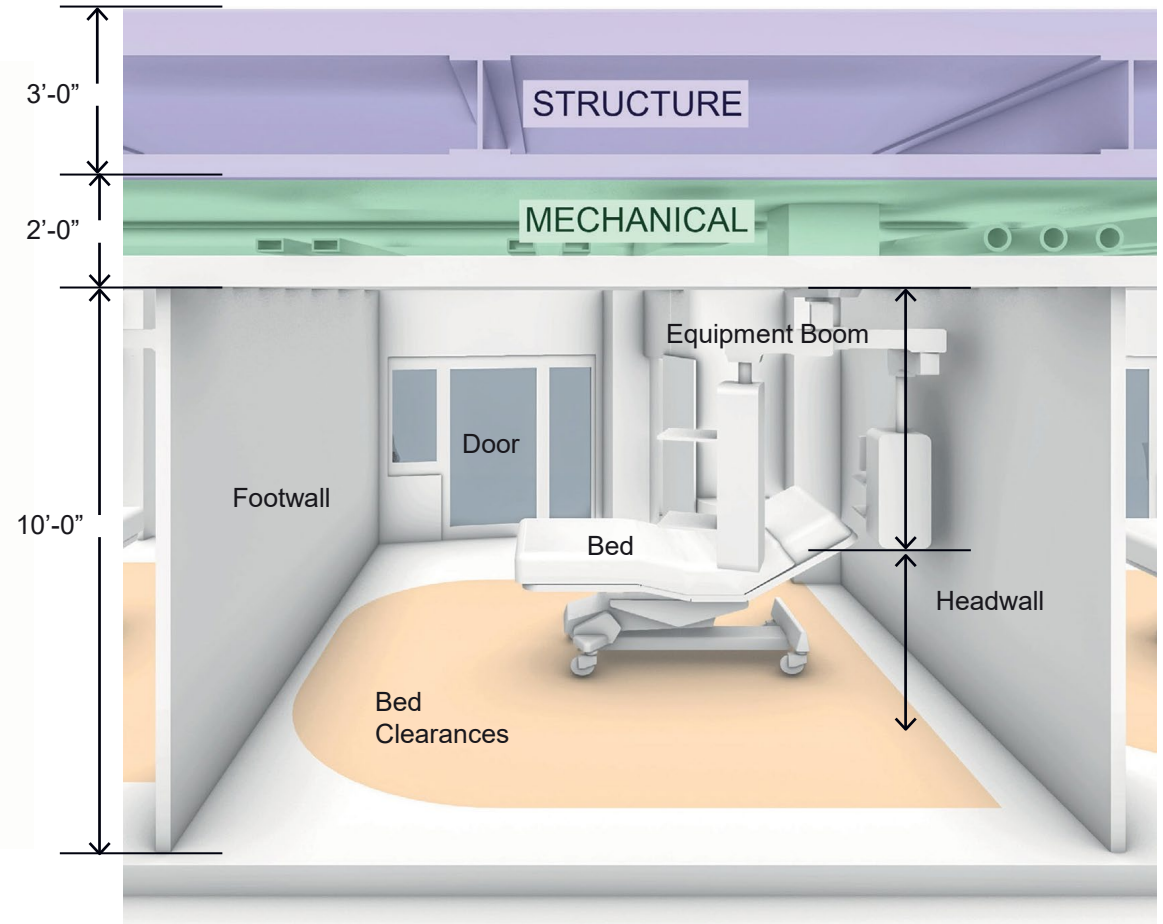
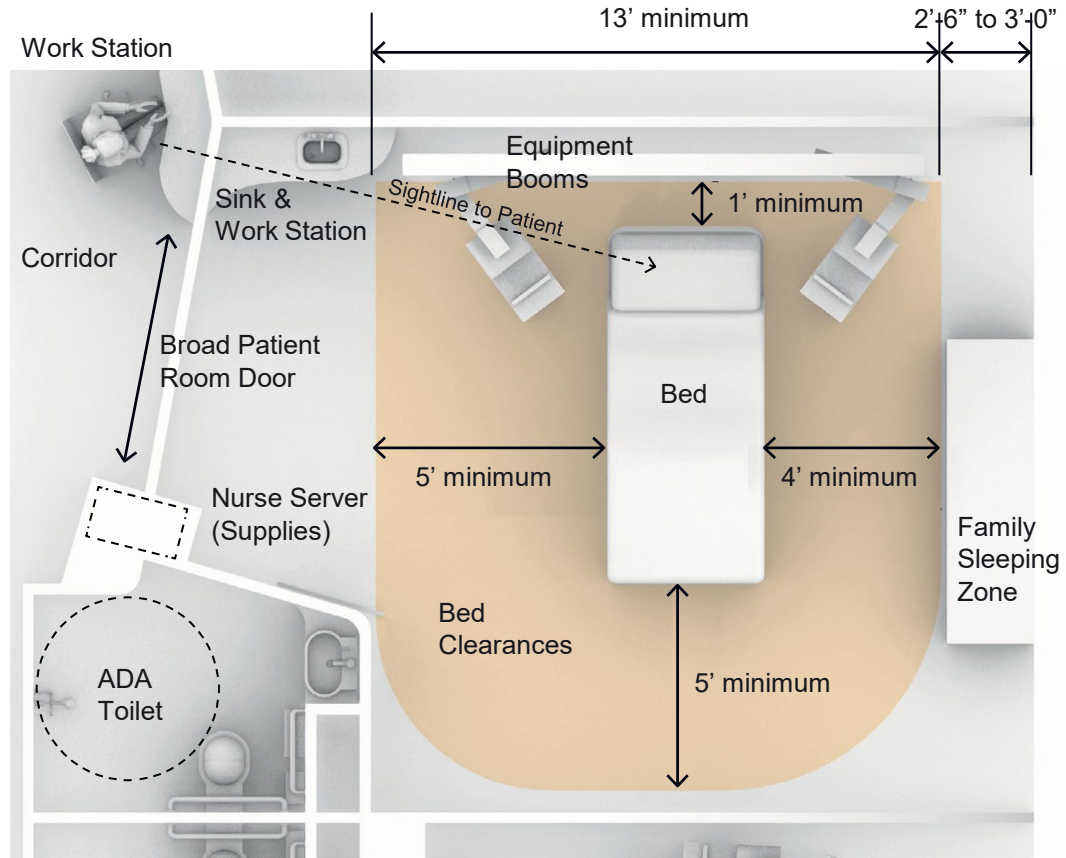


600 SF Minimum Clear Floor Area



# Critical Patient Rooms

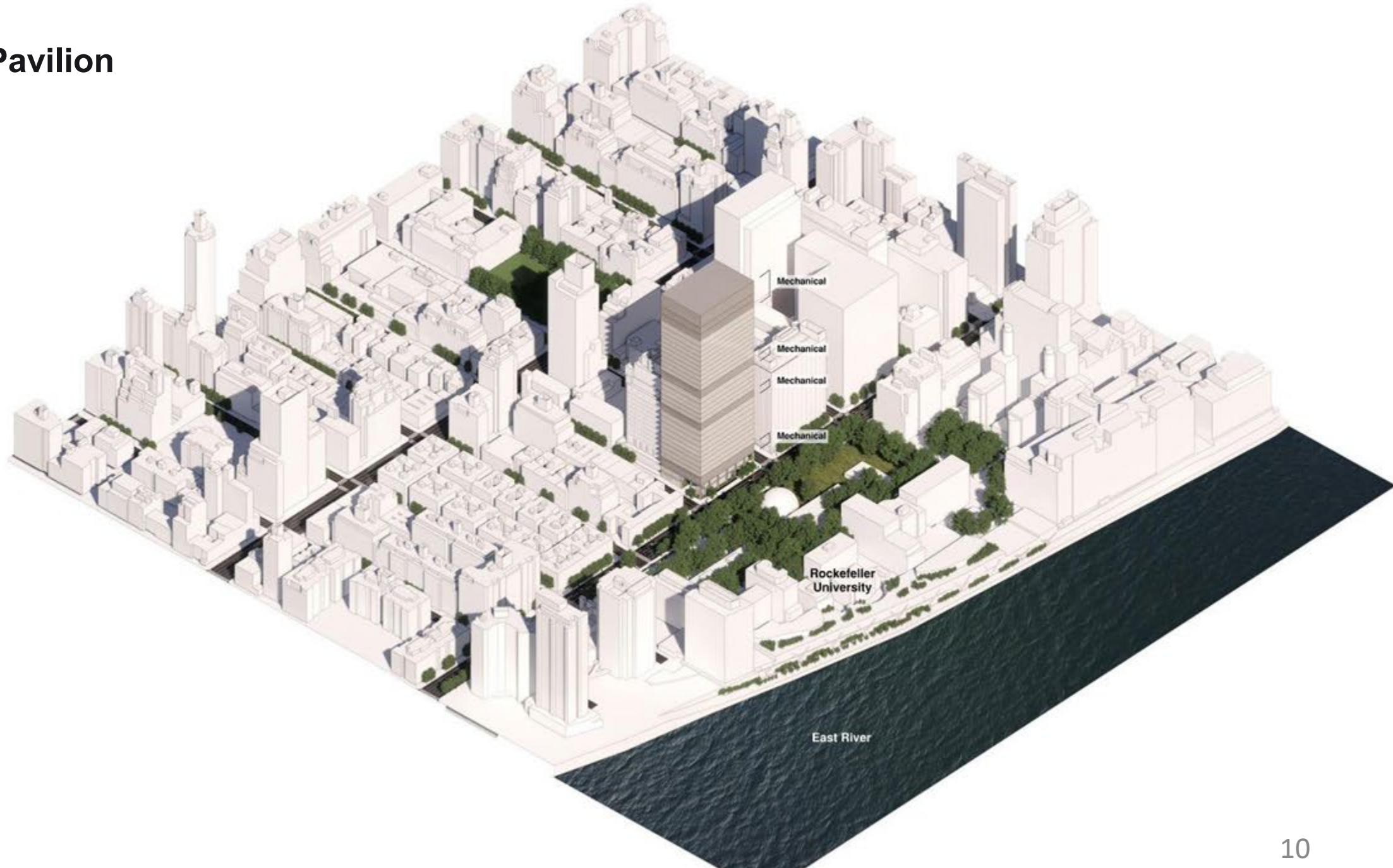
## Clearances & Dimensions





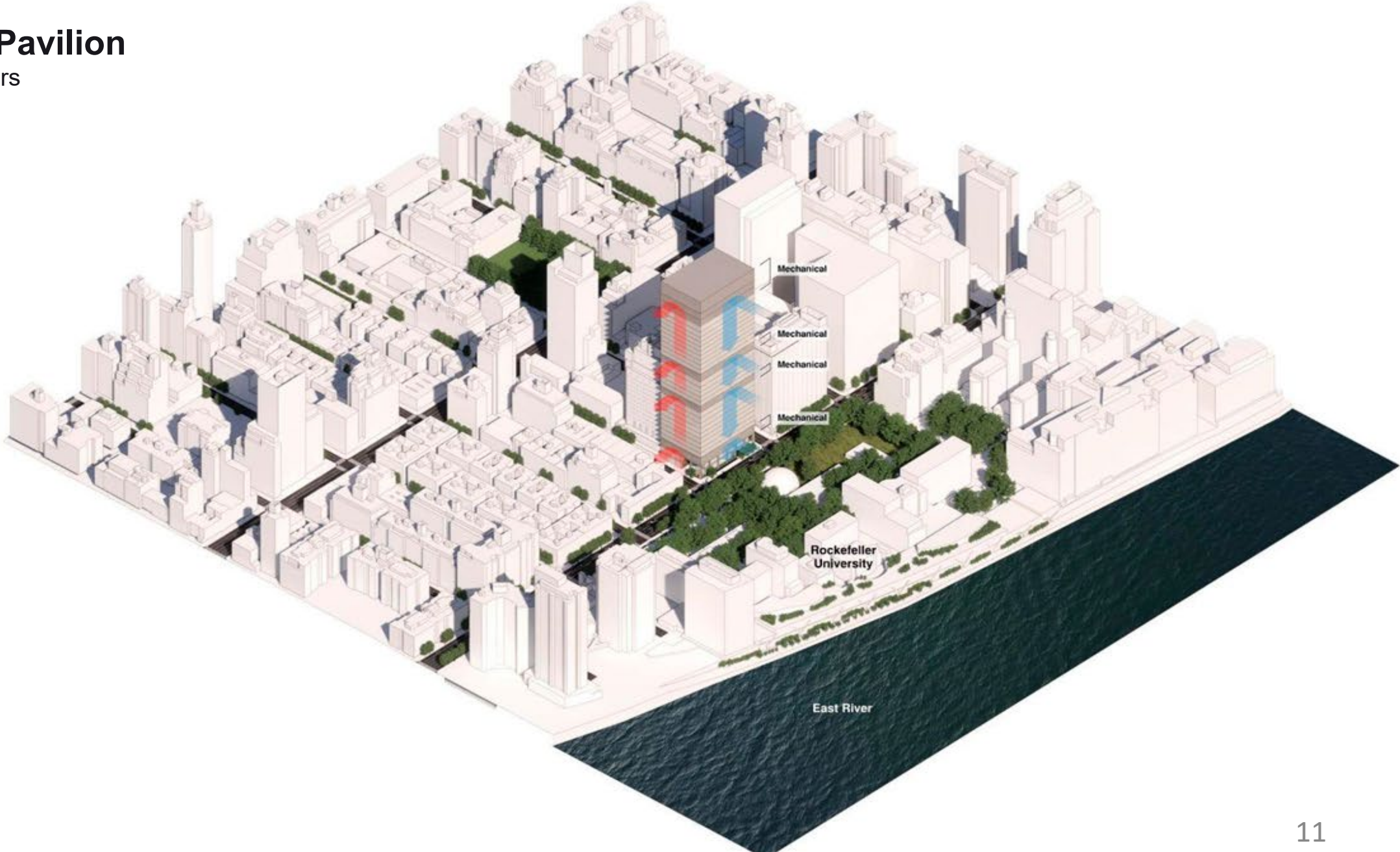
# Proposed Pavilion

Program Stack



# Proposed Pavilion

Mechanical Floors





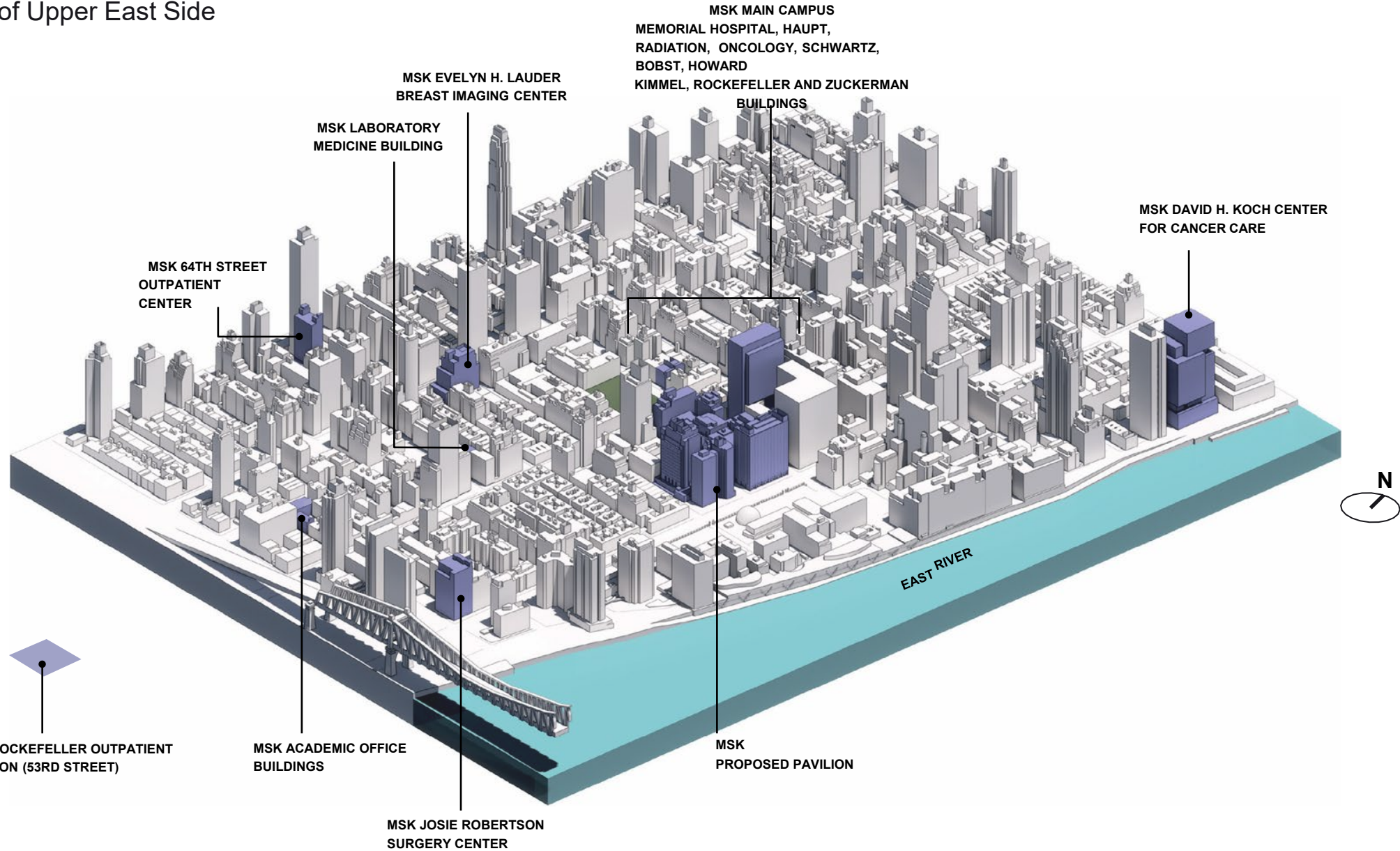




# Building Design: Exterior

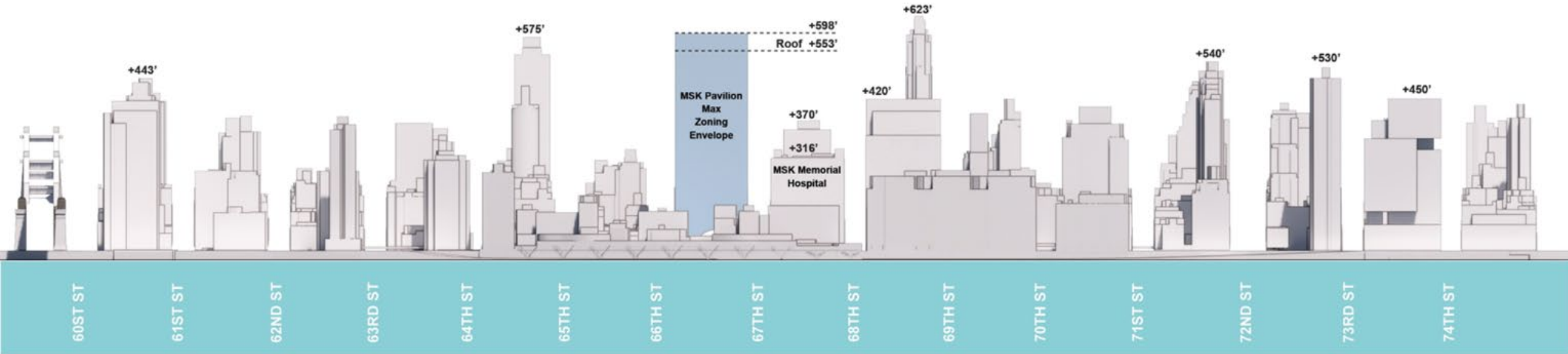
# MSK Existing Facilities

Aerial View of Upper East Side



# Urban Context

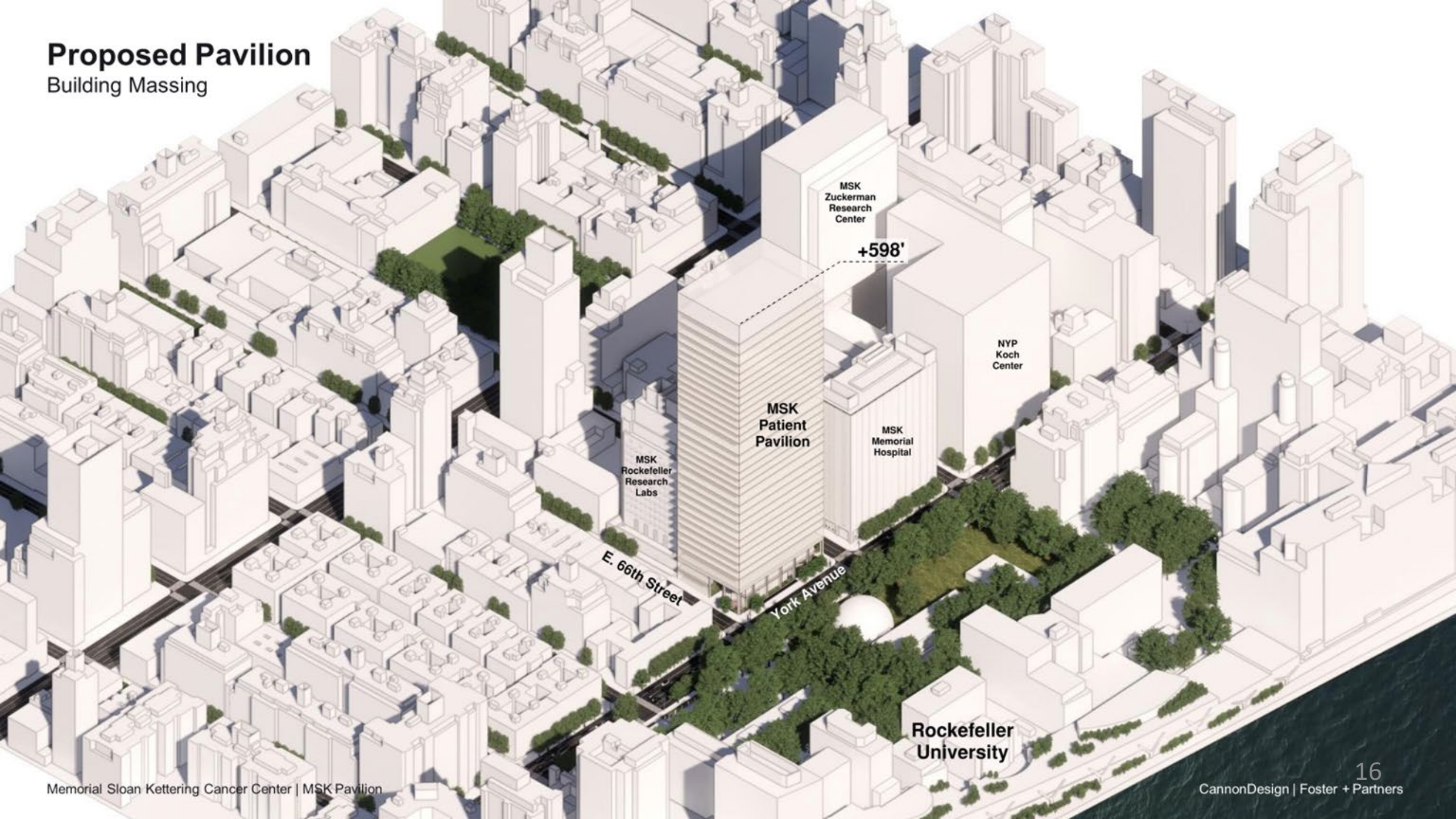
Skyline View from East River





# Proposed Pavilion

Building Massing



MSK  
Zuckerman  
Research  
Center

+598'

NYP  
Koch  
Center

MSK  
Patient  
Pavilion

MSK  
Memorial  
Hospital

MSK  
Rockefeller  
Research  
Labs

E. 66th Street

York Avenue

Rockefeller  
University







**Pavilion**  
Urban Context

FOR  
ILLUSTRATIVE  
PURPOSES









# Sustainability Initiatives

FOR ILLUSTRATIVE PURPOSES



Bicycle Storage



Water Efficient Landscaping



Recycled Content



Daylight & Views



Electric Car Parking



Electric Car Charging



High Performance Envelope



Solar Access



Water Efficiency



Energy & Atmosphere



Innovation



Sustainable Sites



# Facade Design

Elevation Detail

FOR ILLUSTRATIVE PURPOSES

# Façade Design

Section View

## Interior Shades

Reduce Glare & Provide Privacy

## Low-Emissivity Coating

Improves Thermal Performance

## Insulated Spandrel Panels

Reduce Heat Gain & Improve Thermal Performance

FOR ILLUSTRATIVE PURPOSES

## Ceramic Frit Pattern

Reduces Heat Gain & Reflectivity

## Triple-paned Insulating Glass w/ Solar Control Coating

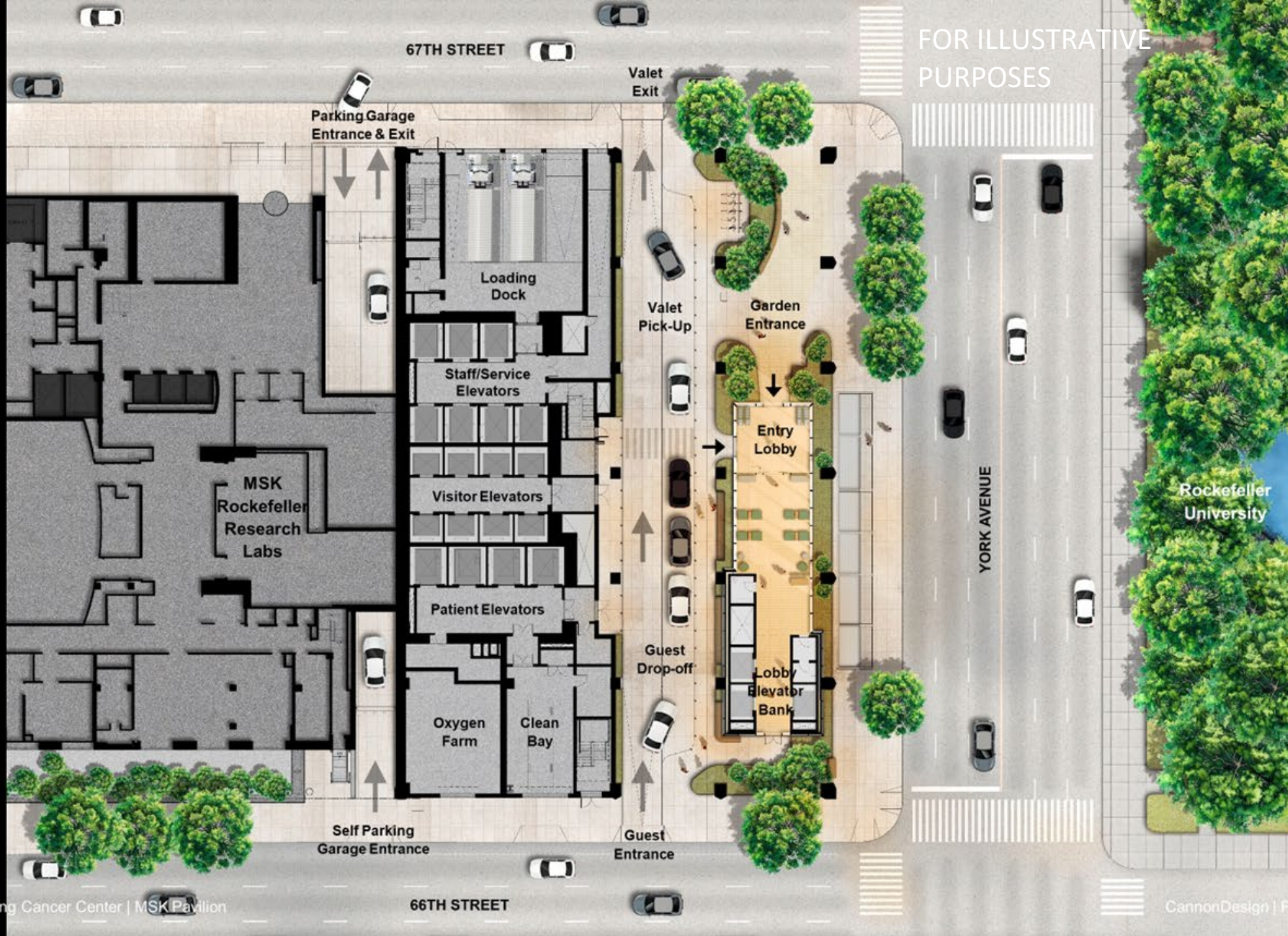
Reduces Heat Gain & Sound Transmission

## Bird Friendly Glazing

Improves visibility for bird species in compliance with NYC Local Law 15



# Site Plan Overview



FOR ILLUSTRATIVE PURPOSES

Rockefeller University



# Ground Level

York Avenue & 67<sup>th</sup> Street

FOR ILLUSTRATIVE PURPOSES





# Ground Level

Garden Entrance

FOR ILLUSTRATIVE PURPOSES





# Ground Level

Garden Entrance

FOR ILLUSTRATIVE PURPOSES



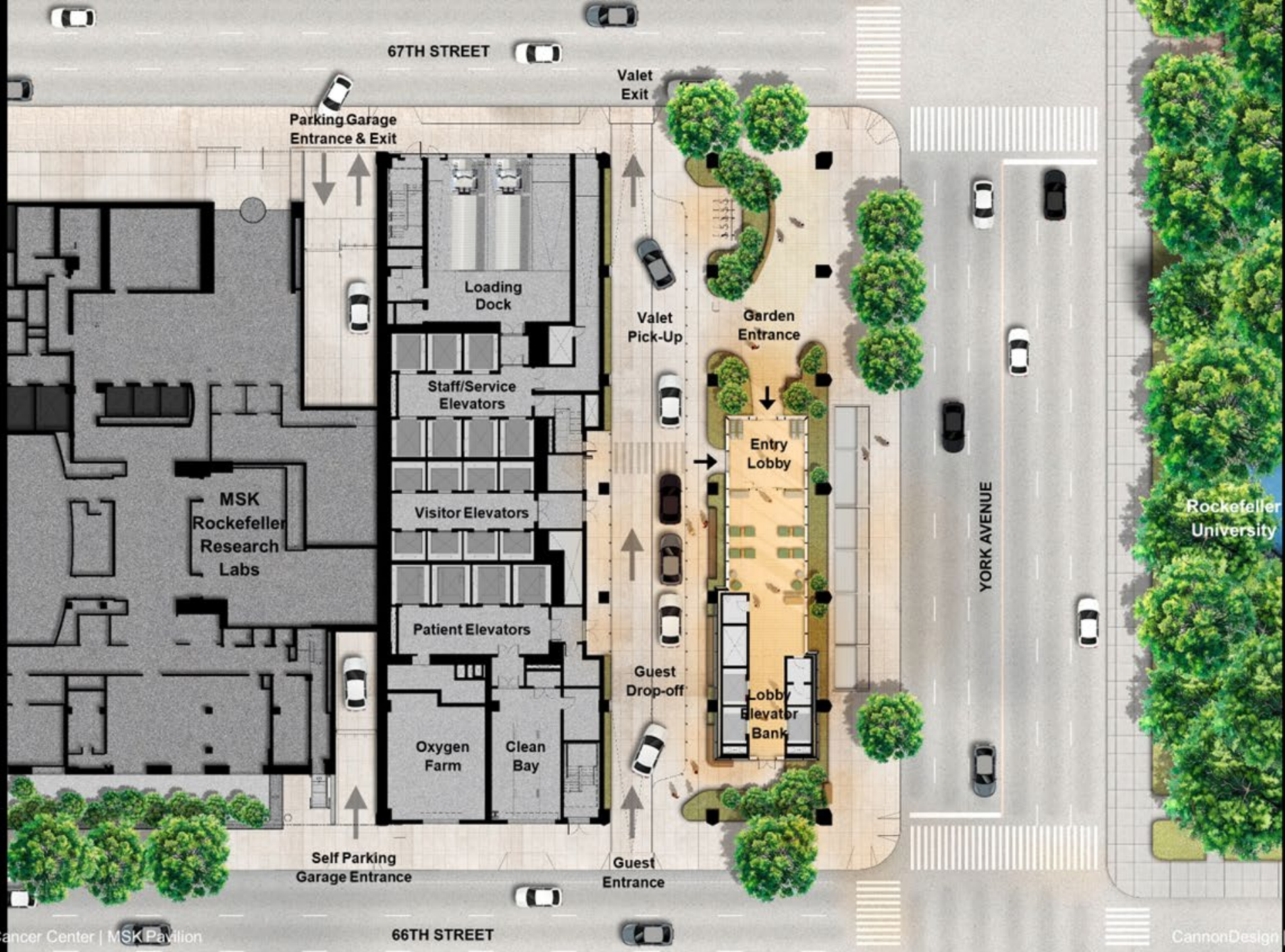


# Parking



# Traffic Plan Proposed

FOR  
ILLUSTRATIVE  
PURPOSES

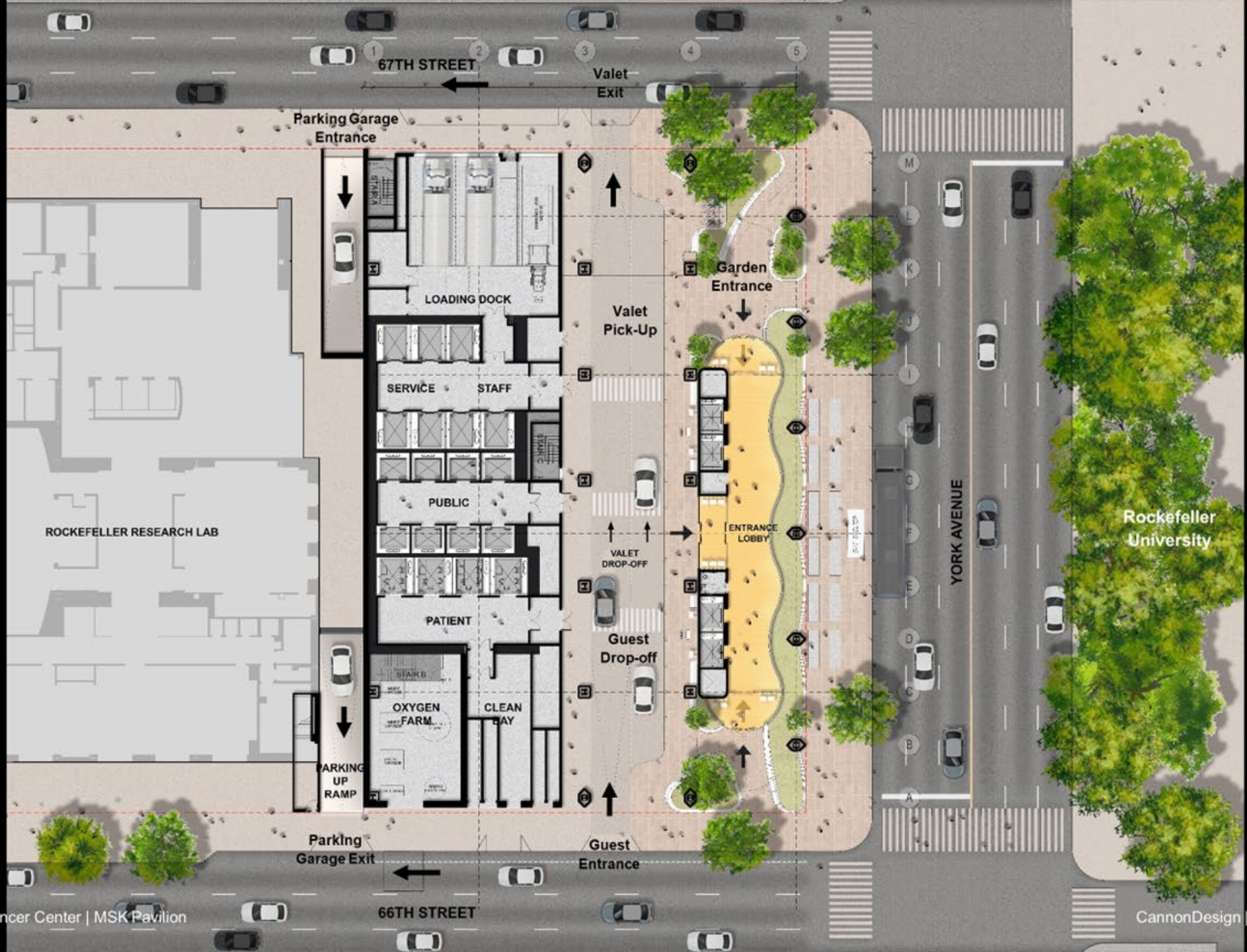




# Traffic Plan

Previous

FOR  
ILLUSTRATIVE  
PURPOSES



# Zoning Actions



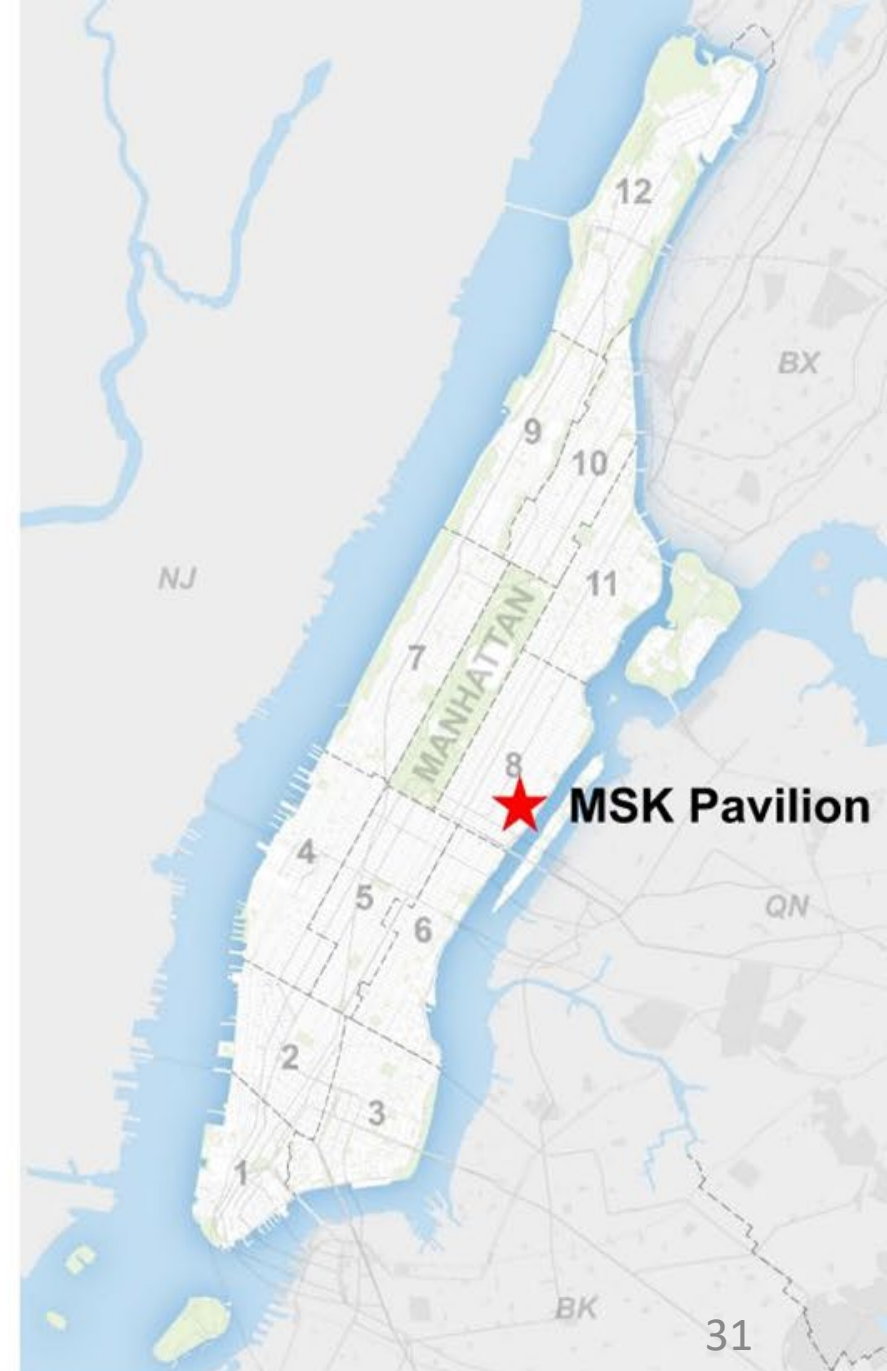
# MSK Pavilion

## APPLICANT

Memorial Sloan Kettering Cancer Center

## REQUESTED ACTIONS

1. **Zoning Map Amendment** to rezone midblock of project area from R8 to R9
2. **Zoning Text Amendment** to ZR 79-43 to enable lot coverage and signage modifications by special permit
3. **ZR 79-43 Special Permit** to modify height, setback, lot coverage and signage
4. **ZR 79-21 Authorizations** to enable the development without regard for height and setback regulations, rear yard regulations and distribute floor area within a LSCFD without regard for zoning lot lines and streets
5. **Modification to the 2001 LSCFD site plan**
6. **Cancellation of the 2001 LSCFD Restrictive Declaration**
7. **ZR 26-15 Curb Cut Certification**
8. **Revocable Consent** for a pedestrian bridge over East 67<sup>th</sup> Street



**MSK Pavilion**



# MSK Campus

## North campus

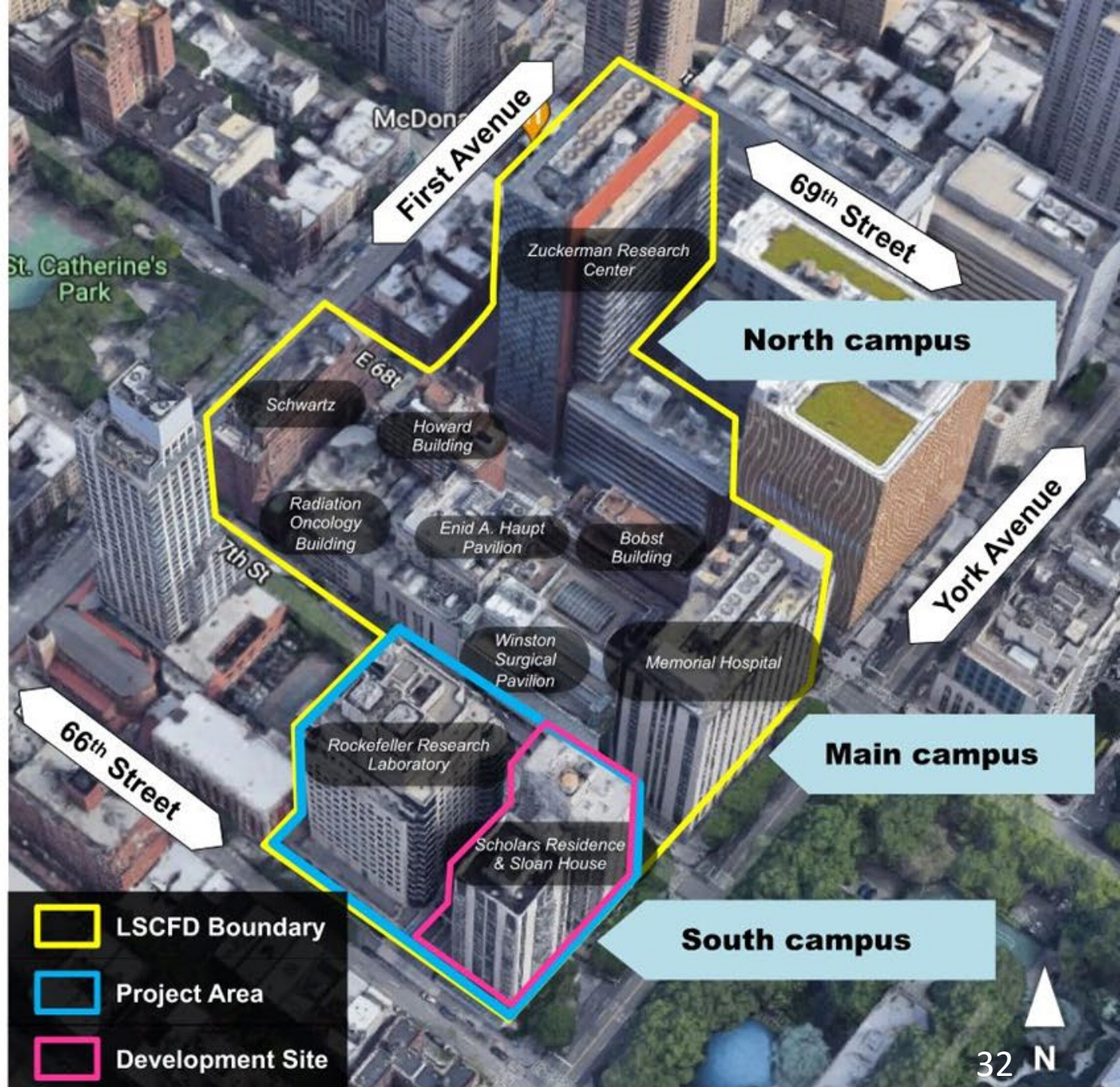
- Zuckerman Research Center | Research facilities
- St. Catherine's Church and rectory

## Main campus

- Memorial Hospital | 431-bed inpatient care
- Schwartz, Howard, Bobst Buildings, the Enid A. Haupt Pavilion and the Radiation Oncology Building | Research, diagnostic and treatment facility functions
- Winston Surgical Pavilion | Ambulatory care facilities

## South campus

- Rockefeller Research Laboratory
- Scholars Residence and Sloan House | Staff housing and offices





# LSCFD Site Plan

## North campus

- No change proposed. All developable floor area has been utilized.

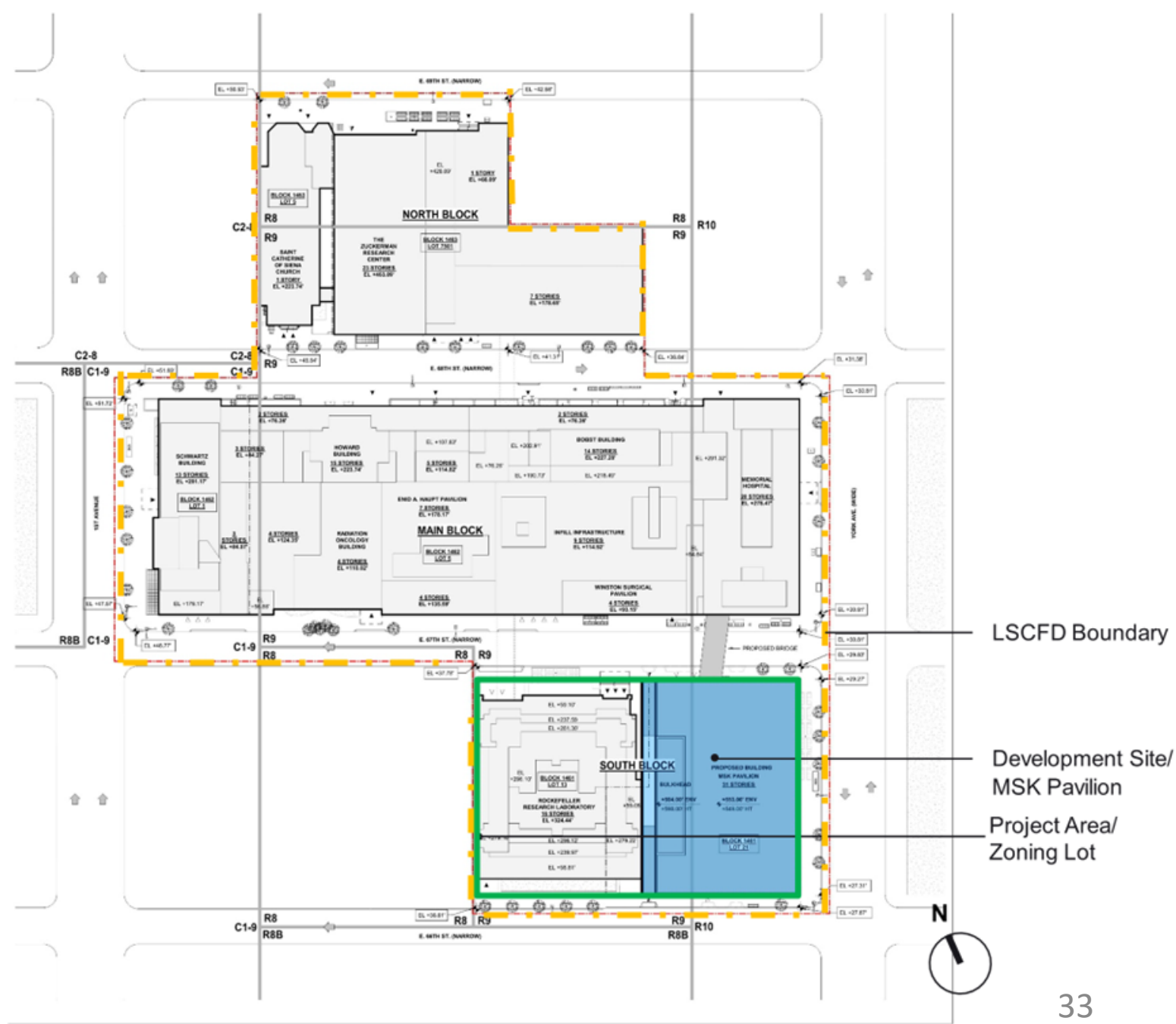
## Main campus

- No development proposed.
- All available floor area is being moved to the south campus to facilitate the proposed development.

## South campus

- Rockefeller Research Laboratory and shared below-grade parking garage to remain.
- Scholars Residence and Sloan House demolished to facilitate the MSK Pavilion.

If the MSK Pavilion is developed as proposed, there will be no additional floor area available within the LSCFD.



# Background

## 2001 Land Use Application

- Established the 2001 LSCFD for the MSKCC Campus, which includes multiple zoning lots comprising over 5.5 acres that would be contiguous but for their separation by East 67th and 68th Streets.
- **A zoning map amendment (C 010547 ZMM)** to rezone the midblock portion of its North and Main campuses from an R8 district to an R9 district.
  - Modified to remove south campus midblock from rezoning
- **Special Permit (C 010548 ZSM)** to modify the required height and setbacks regulations along East 69th Street, a peripheral street of the 2001 LSCFD, to facilitate locating ZRC's East 69th Street street wall without setback for its full 420-ft height;
- **Zoning Authorization (N 010549 ZAM)** to permit the modification to height and setback regulations along East 68th Street, an internal street within the 2001 LSCFD.
  - Denied without prejudice authorization to distribute up to 100,000 square feet of floor area, without regard to zoning lot
  - **Restrictive Declaration** – restricted the use of the newly created 290,310 sf floor area, except 75,000 sf for small enlargements as necessary, until MSK came back with concrete plans for the new hospital

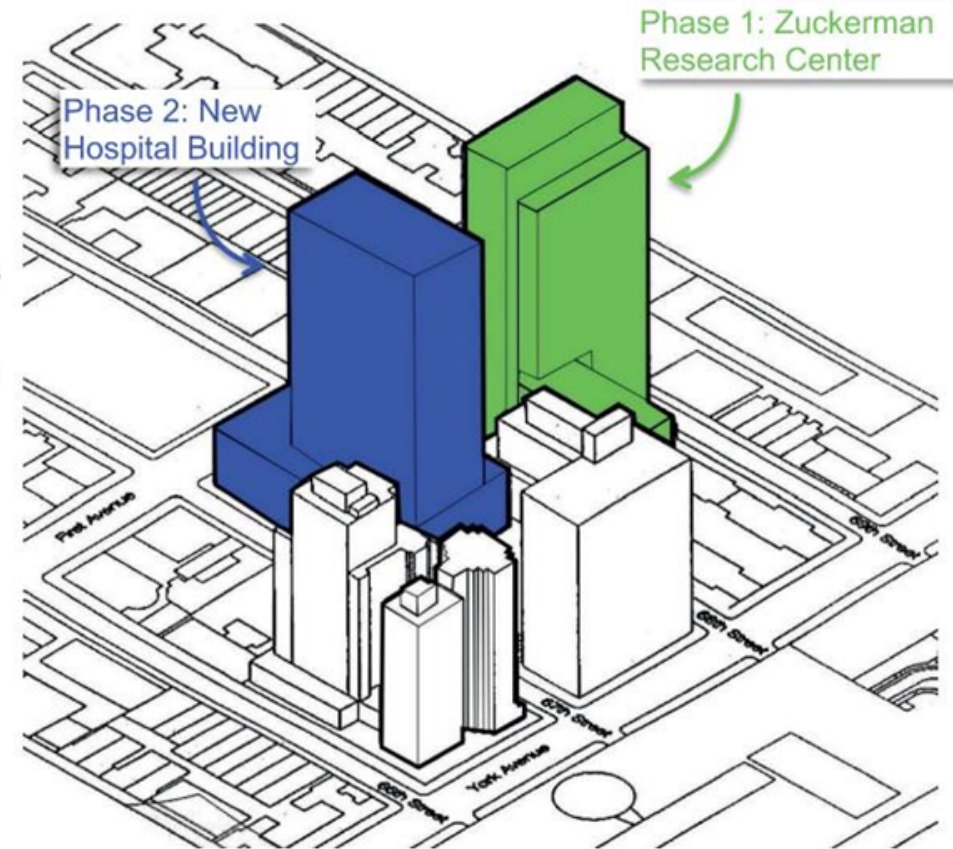


Image from 2001 FEIS

# Zoning Map Amendment

- A Zoning Map Amendment to rezone the South Campus midblock from R8 to R9.
  - R8 – 6.5 Community Facility FAR
  - R9 – 10 Community Facility FAR
- Will generate an additional 140,585 sf for the zoning lot going from 461,919 sf to 602,550 sf
  - Existing Research Lab uses: 225,856 sf
  - MSK Pavilion will utilize: 376,644 sf

- PAVILION ZONING LOT
- PROPOSED PAVILION
- APPROVED LSCFD BOUNDARY
- ZONING DISTRICT BOUNDARY
- PROPOSED RE-ZONING AREA BOUNDARY





# Zoning Text Amendment

ZR 79-43 to **enable lot coverage and signage modifications by special permit** for LSCFD within R9 and R10 districts in Community District 8

79-43

## Special Permit for Limited Bulk Modifications for Certain Large-scale Community Facility Developments

For ~~#large-scale community facility developments#~~ located within the boundaries of Community Districts 8 and 12 in the Borough of Manhattan, that contain ~~#community facility uses#~~ specified in Section 73-64 (Modification for Community Facility Uses), the City Planning Commission may, by special permit, ~~permit modification of regulations relating to height and setback on the periphery of the #large-scale community facility development#, #courts# and distance between windows and walls or #lot lines# not otherwise allowed in Section 79-21 (General Provisions).~~ As a condition for such action, allow modifications to the following provisions set forth in paragraph (a) of this Section, provided that the findings in paragraph (b) are met.

- (a) The Commission may allow modifications:
- (1) to regulations relating to height and setback on the periphery of the #large-scale community facility development#, #courts# and distance between windows and walls or #lot lines# not otherwise allowed in Section 79-21 (General Provisions); and
  - (2) additionally, in R9 and R10 Districts, located within Community District 8:
    - (i) to #lot coverage#; and
    - (ii) to #sign# regulations.

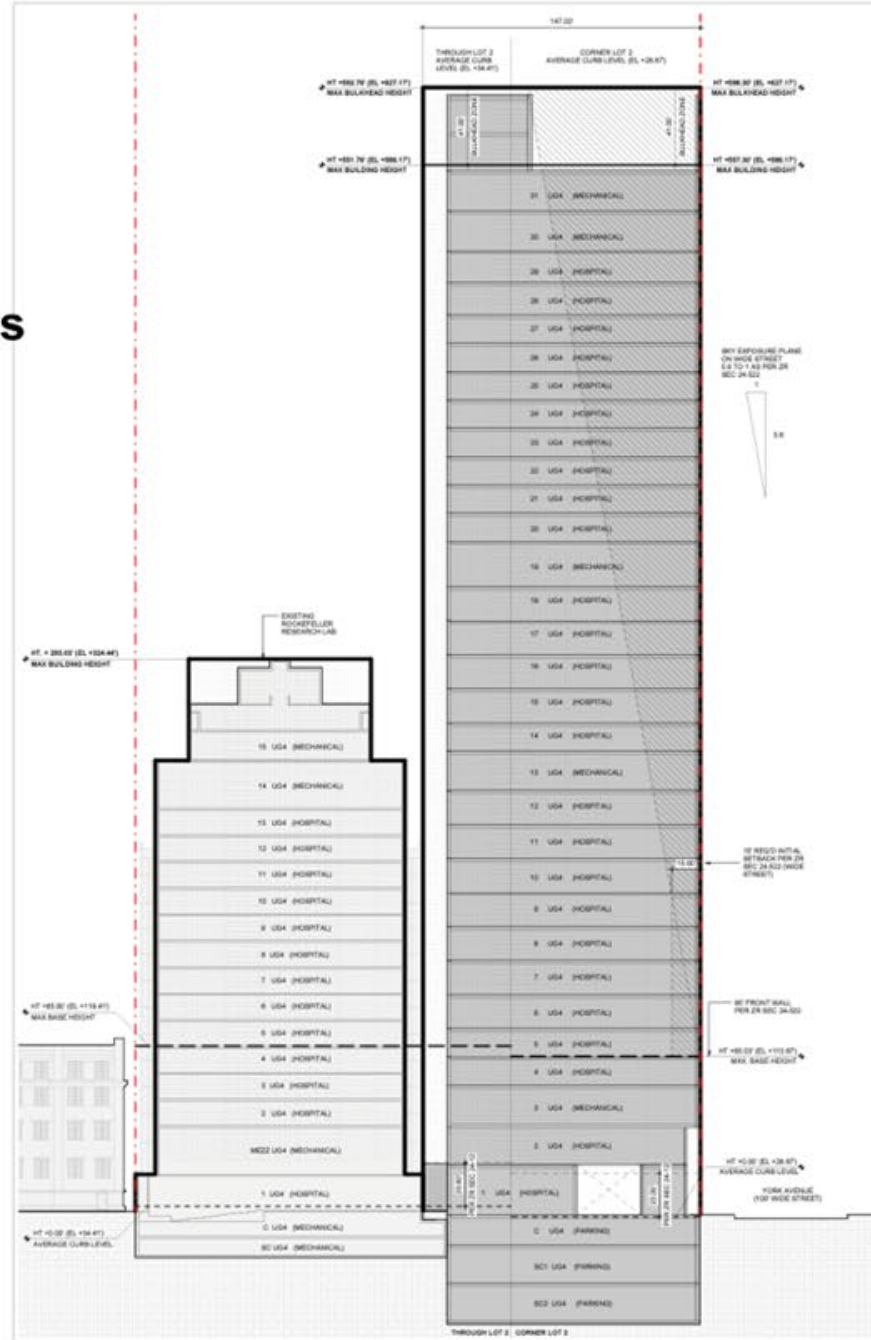


# ZR 79-43 Special Permit

## Special Permit for Limited Bulk Modifications for Certain Large-scale Community Facility Developments

Requesting waivers for:

- **Height and Setback**
  - **ZR 24-522** - to allow the East 66th Street and York Ave street walls on the periphery of the LSCFD to rise without the required setbacks and penetrate the required sky exposure planes
- Lot Coverage
- Signage

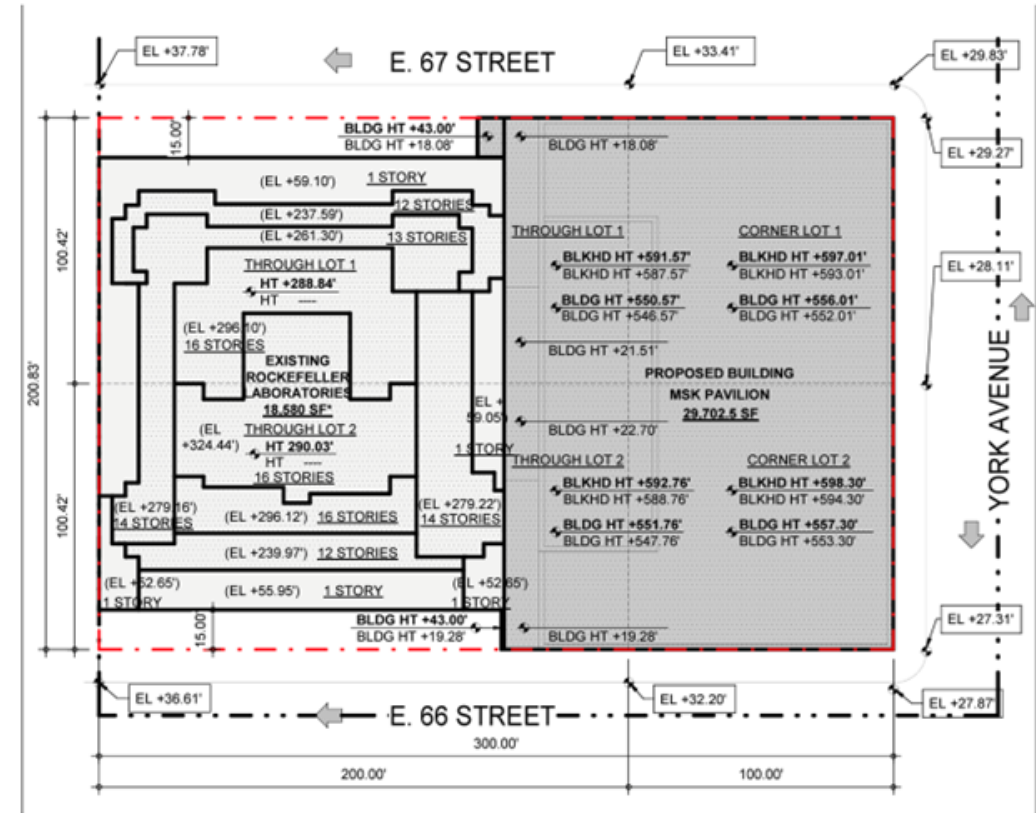





# ZR 79-43 Special Permit

## Special Permit for Limited Bulk Modifications for Certain Large-scale Community Facility Developments

Requesting waivers for:

- Height and Setback
- **Lot Coverage**
  - **ZR 24-11** - to exceed the maximum permitted lot coverage on the South Block zoning lot
- Signage



EXISTING ROCKEFELLER LABORATORIES:	18,580.0 SF*				
PROPOSED MSK PAVILION:	29,702.5 SF				
* LOT COVERAGE OF ROCKEFELLER LABORATORIES IS BASED ON BUILDING DEPARTMENT NB# 52/85 DATED 08/11/1988					
	EXISTING ROCKEFELLER RESEARCH LABORATORY				
	PROPOSED NEW PAVILION BUILDING				
	AREA ABOVE 23 FT. FROM CURB LEVEL AND REQUIRING LOT COVERAGE WAIVER, SEE REQ'D ACTION #4 ON DRAWING Z-11				
LOT AREA PERMITTED EXISTING TO REMAIN PROPOSED NEW PROPOSED TOTAL					
CORNER LOT 1	10,041.67 SF	75%	0%	100% (10,041.67 SF)	100%
CORNER LOT 2	10,041.67 SF	75%	0%	100% (10,041.67 SF)	100%
THROUGH LOT 1	20,083.33 SF	65%	46% (9,252 SF)	24% (4,884.58 SF)	70%
THROUGH LOT 2	20,083.33 SF	65%	46% (9,328 SF)	24% (4,734.58 SF)	70%





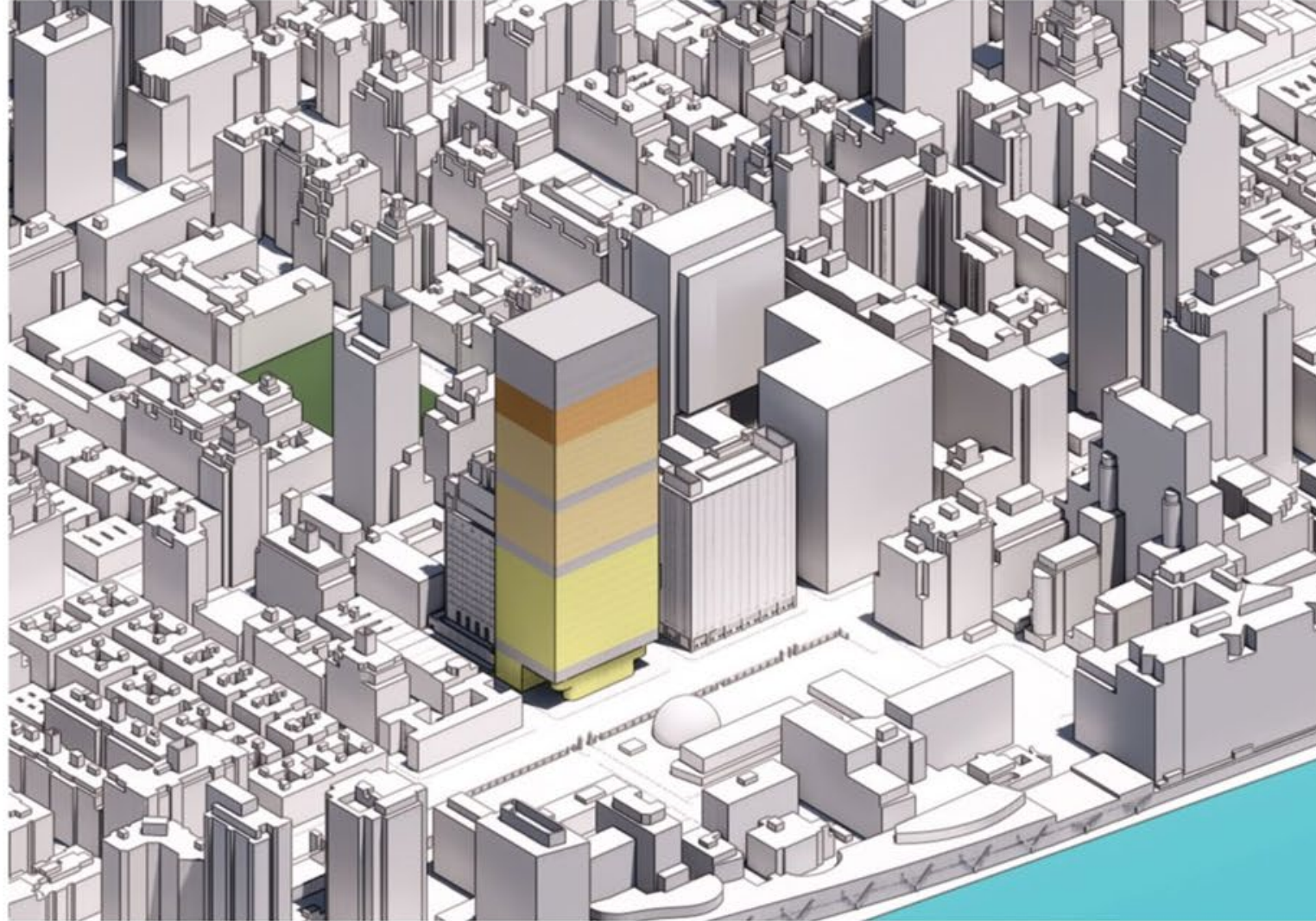
# ZR 79-21 Authorization

Within a LSCFD, modifications of:

- **ZR 24-11 Floor Area** to allow the distribution of 264,938 sf of unused floor area on the Main Block to the South Block without regard for zoning lot lines within the LSCFD
- ZR 24-522 Height and Setback
- ZR 24-382 Rear Yard



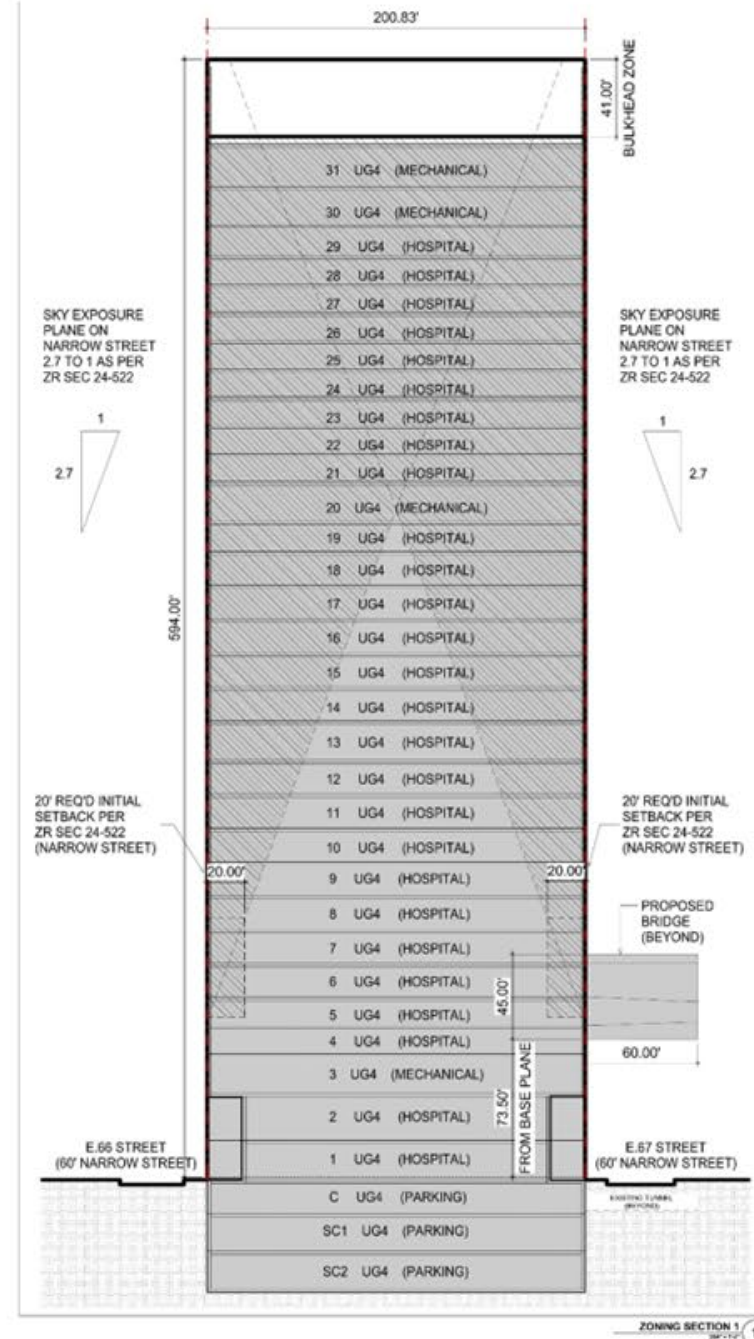
ZFA TO BE GENERATED BY PROPOSED REZONING	140,581 ZFA
ZFA AVAILABLE FROM LSCFD	264,938 ZFA
PERMITTED ZFA FOR SLOAN & SCHOLARS,	236,069 ZFA
TOTAL AVAILABLE ZFA	641,588 ZFA



# ZR 79-21 Authorization

Within a LSCFD, modifications of:

- ZR 24-11 Floor Area
- **ZR 24-522 Height and Setback** to allow the East 67th Street street wall within the LSCFD to rise without the required setbacks and penetrate the required sky exposure planes
- ZR 24-382 Rear Yard

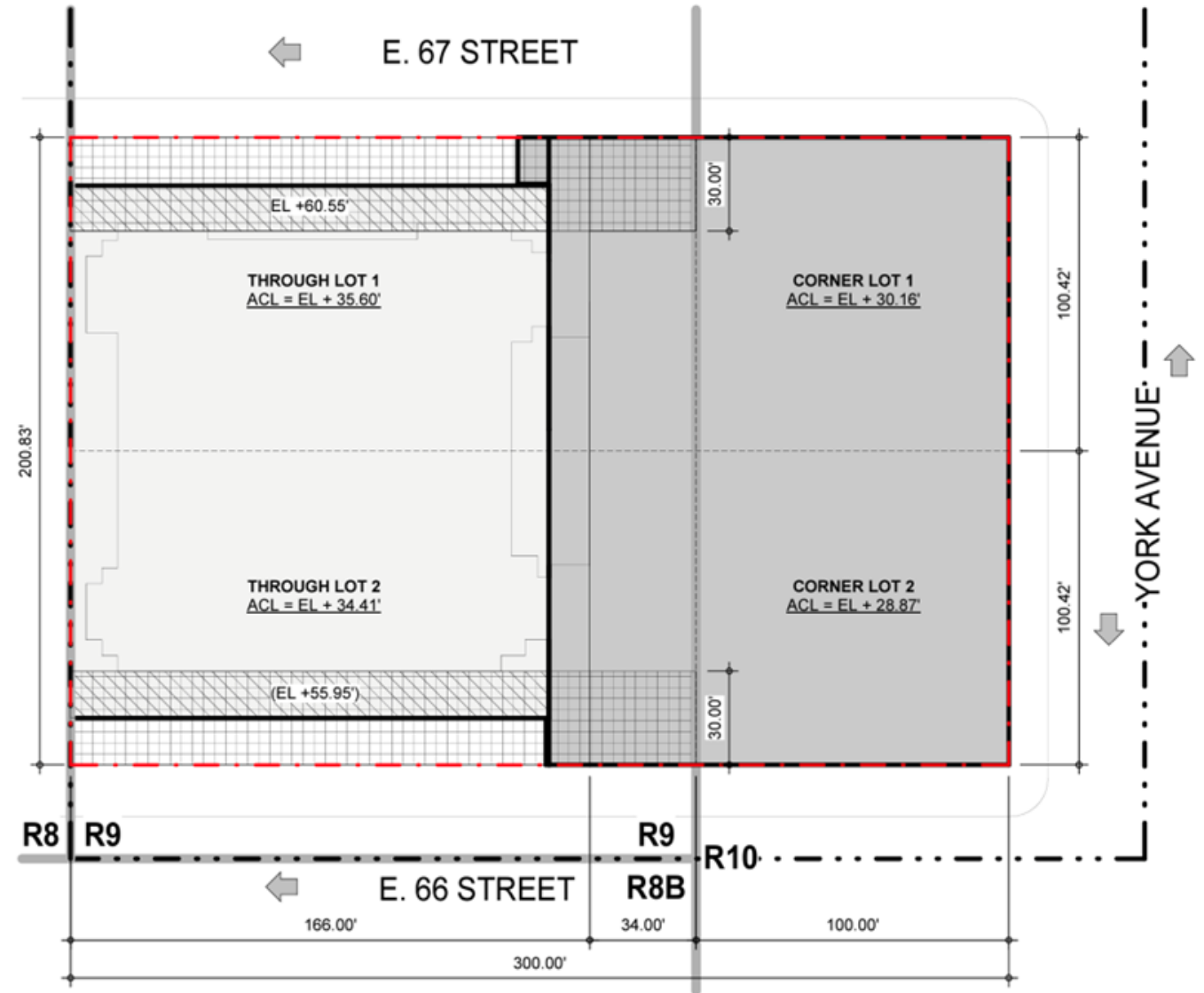
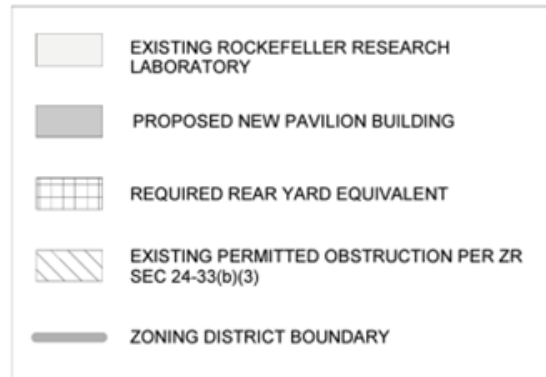




# ZR 79-21 Authorization

Within a LSCFD, modifications of:

- ZR 24-11 Floor Area
- ZR 24-522 Height and Setback
- **ZR 24-382 Rear Yard** to allow a western portion of the MSK Pavilion to be built within a required rear yard equivalent

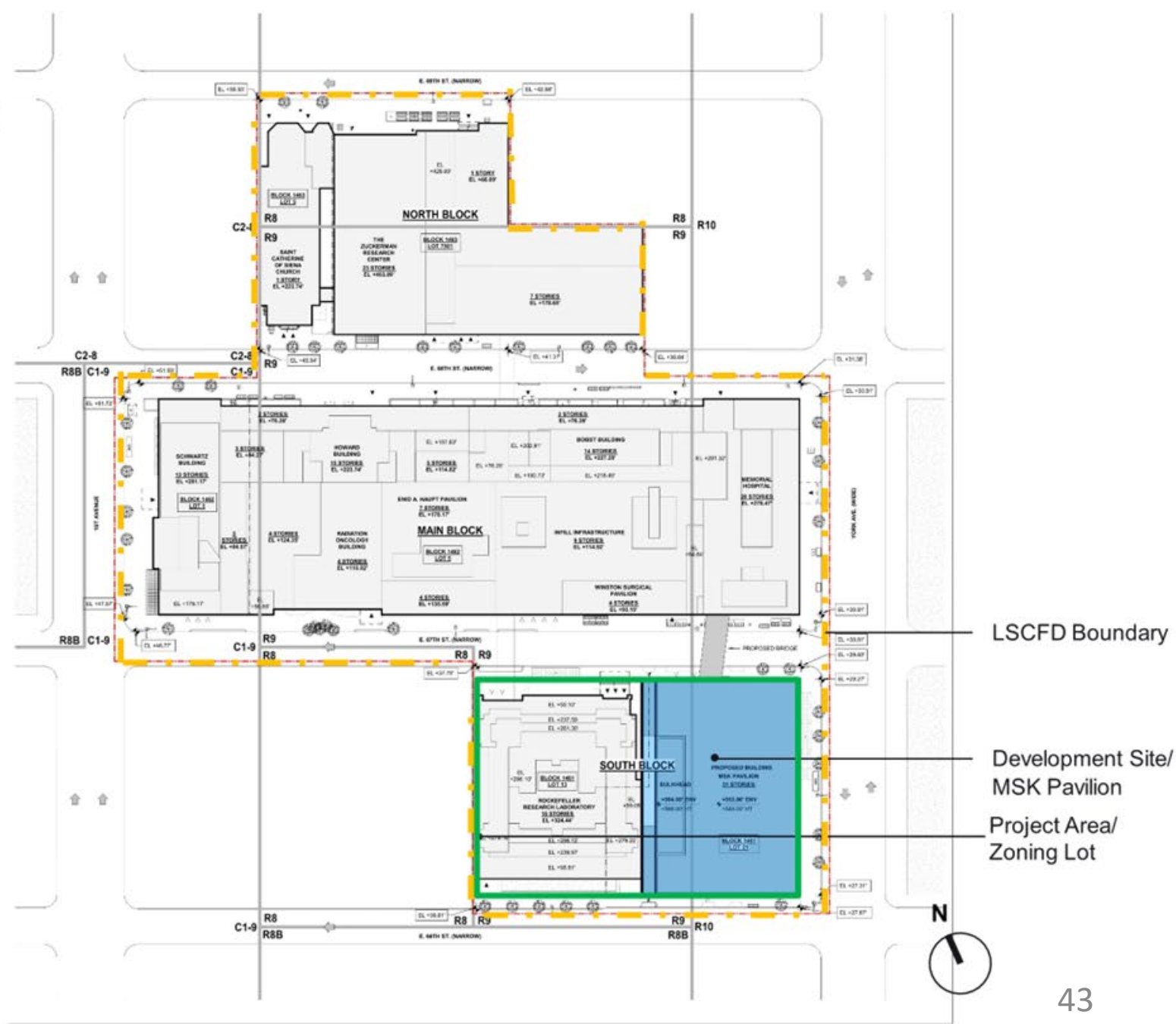




# Modification to LSCFD

LSCFD was previously authorized by CPC (C 010548ZSM, N 010549ZAM) in 2001

Modification to the site plan to include proposed development and to the zoning calculations table.



# Cancellation of LSCFD Restrictive Declaration

Remove the existing restriction on the remaining floor area on the Main campus generated from the 2001 rezoning.

## NOTICE OF CANCELLATION OF 2001 DECLARATION

Notice of Cancellation of Declaration dated December 19, 2001 (the "**2001 Declaration**") made as of the \_\_\_\_ day of \_\_\_\_\_, 2024, by Memorial Hospital for Cancer and Allied Diseases, f/k/a Memorial Hospital for The Treatment of Cancer and Allied Diseases, having an address at 1275 York Avenue, Suite MG-16, New York, NY 10065 (the "**Declarant**").

### WITNESSETH

WHEREAS, Declarant is the owner of certain real property located in the County of New York, City and State of New York, consisting of the parcel located at 1275 York Avenue, New York, NY 10065, and shown on the Tax Map of the City of New York for the Borough of Manhattan as Block 1462, Lot 5, which real property is more particularly described in **Exhibit A-1** annexed hereto (the "**Subject Property**"); and

WHEREAS, Stewart Title Insurance Company (the "**Title Company**") has certified in a certification attached hereto as **Exhibit B** and made a part hereof, that as of March 27, 2024, Declarant is the only party-in-interest (as defined in the definition of "zoning lot" set forth in Section 12-10 of the Zoning Resolution of the City of New York, as amended, hereinafter referred to as the "**Zoning Resolution**") in the Subject Property; and

WHEREAS, all parties-in-interest to the Subject Property have executed this Notice of Cancellation; and



WHEREAS, in connection with an application designated No. 010547ZMM for a zoning map amendment to rezone (1) the midblock portion of the Subject Property, referred to in the 2001 Declaration as "**Main Campus Midblock**", which is more particularly described in **Exhibit A-2** annexed hereto, and (2) the south midblock portion of Block 1463 from R8 to R9 (the "**2001 Rezoning**"), to facilitate the development of the Zuckerman Research Center on a portion of Block 1463 within a large scale community facility development (the "**2001 LSCFD**") established pursuant to the related applications designated No. 0101548ZSM and 0101549ZAM, all which actions having been approved by the City Planning Commission (the "**Commission**") on November 28, 2001 (the "**2001 LSCFD Approvals**"), Declarant executed the 2001 Declaration, which was subsequently recorded in the Office of the New York City Register, New York County (the "**Office of the Register**") on December 20, 2001, in Reel 3413, Page 1860; and

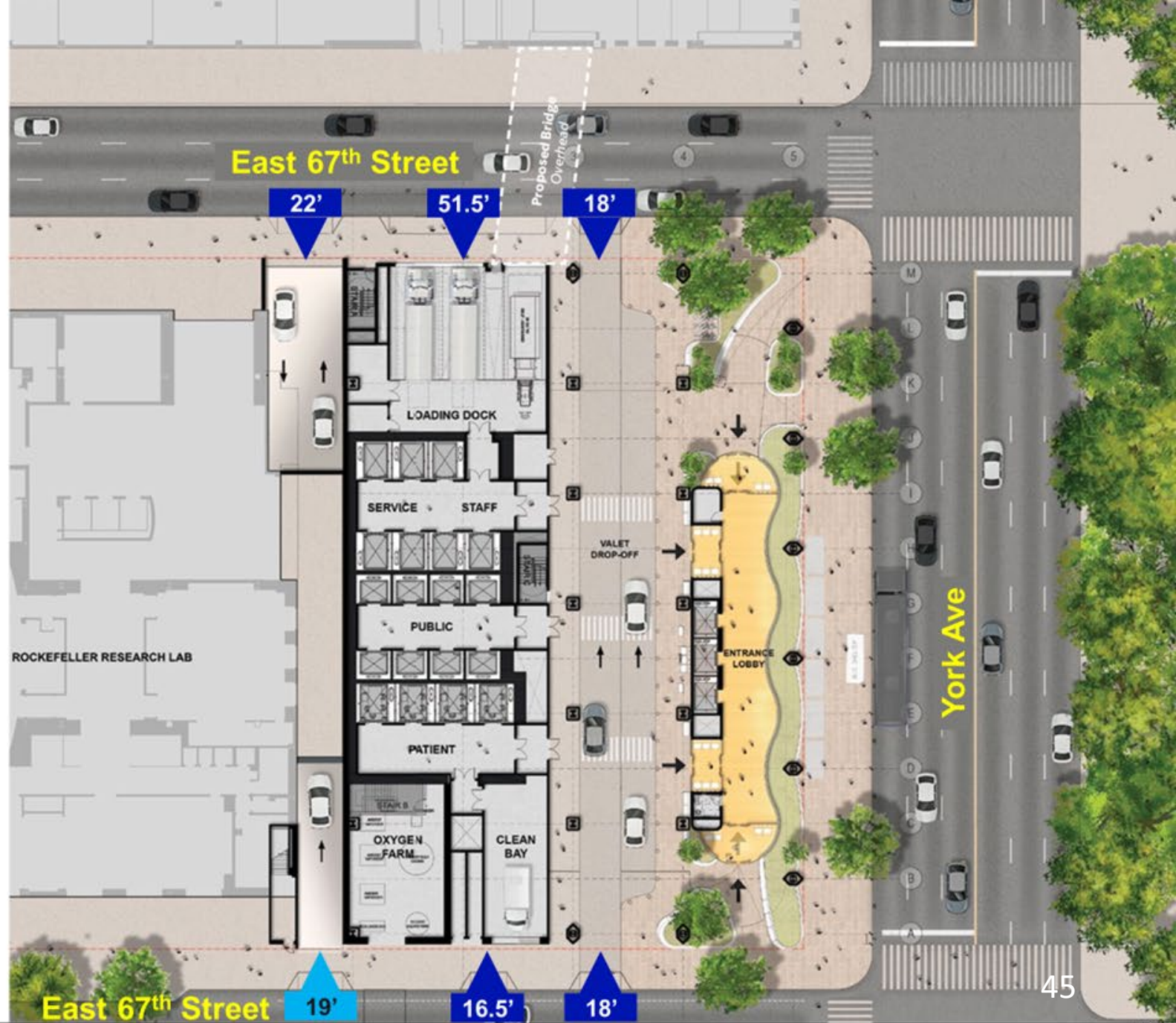
WHEREAS, the Main Campus Midblock and the remainder of Block 1462 comprise the Main Block of the Declarant's 2001 LSCFD, which also includes the North Block and the South Block; and



# ZR 26-15 Curb Cut Certification

No more than one curb cut per a zoning lot's narrow street frontage is permitted along any one street. Additional curb cuts for zoning lots larger than 30,000 sf may be allowed through CPC Certification.

-  Proposed Curb Cut
-  Existing Curb Cut





# Environmental Review

- A Notice of Completion of a Draft Environmental Impact Statement (DEIS) was issued on April 26, 2024.
- DEIS identified significant adverse impacts with respect to:
  - *Shadows*
  - *Construction (Transportation - Traffic)*
  - *Construction (Noise)*
- No other significant adverse impacts were identified.
- Mitigation measures are identified in the DEIS and will be explored further in the FEIS.



# Available for Q&A

- Dr. Jeff Drebin, Chair of the Department of Surgery
- Dr. Ginger Gardner, Surgeon, Vice Chair of Hospital Operations
- Elizabeth McNulty, Director, Acute Care Nursing
- Roger McClean, Director, Design & Construction
- Shakima Grant, Senior Community Programs Manager
- Jay Johnson, Vice President, Facilities Operations
- Rob Masters, Cannon Design
- Justin Boyer, Foster + Partner
- Shelly Friedman, Land Use Counsel
- Matt Carmody, AKRF
- Noah Bernstein, AKRF
- Kenneth Mack, AKRF
- Daniel Abatemarco, AKRF

**Thank You**

