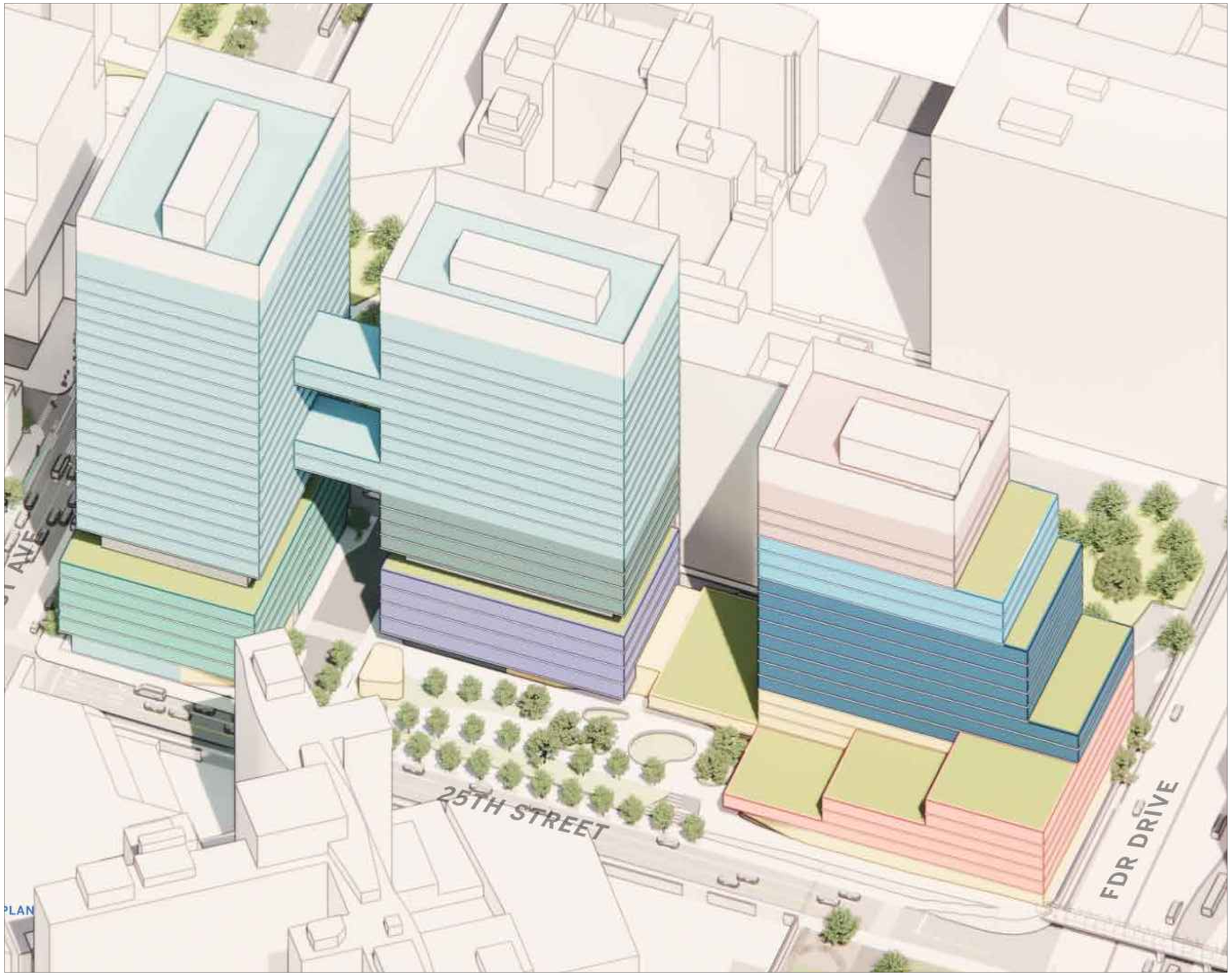
SPARC KIPS BAY

NEW YORK, NEW YORK



DRAWING LIST				
PAGE	DRAWING NUMBER	DRAWING TITLE	SCALE	CREATED
	GENERAL			
1	T-000.00	TITLE SHEET	NTS	•
	ZONING			
2	SV-01	LAND TITLE SURVEY	NTS	•
3	Z-002.00	ZONING ANALYSIS	NTS	•
4	Z-003.00	ZONING ANALYSIS	NTS	•
5	Z-110.00	ZONING LOT SITE PLAN	1/32"=1'-0"	•
6	Z-111.00	GROUND FLOOR PLAN	1/32"=1'-0"	•
7	Z-120.00	WAIVER PLAN	1/32"=1'-0"	•
8	Z-200.00	WAIVER SECTION	1/32"=1'-0"	•
9	Z-201.00	WAIVER SECTION	1/32"=1'-0"	•
10	Z-202.00	WAIVER SECTION	1/32"=1'-0"	•
11	Z-203.00	WAIVER SECTION	1/32"=1'-0"	•
12	Z-300.00	NORTH ELEVATION	1/32"=1'-0"	•
13	Z-301.00	SOUTH ELEVATION	1/32"=1'-0"	•
14	Z-302.00	EAST AND WEST ELEVATION	1/32"=1'-0"	•
15	Z-400.00	NEIGHBORHOOD CHARACTER DIAGRAMS	1/64"=1'-0"	•
16	Z-401.00	NEIGHBORHOOD CHARACTER DIAGRAMS	1/64"=1'-0"	•
17	Z-402.00	NEIGHBORHOOD CHARACTER DIAGRAMS	1/64"=1'-0"	•
17	TOTAL NUMBER OF LISTED SHEETS			

STUDIO V

SPARC - KIPS BAY
425 EAST 25TH STREET
NEW YORK, NY, 10010

No. 23005

OWNER/CLIENT
NYC EDC
One Liberty Street New York, NY 10006
T 212.619.5000

PRIME CONSULTANT
VHB
One Pennsylvania Plaza Suite 715, New York, NY 10119
T 212.857.7350

PLANNER / ARCHITECT
STUDIO V
111 E 29th Street New York, NY 10016
T 212.689.1386

CONSULTANTS
SOCIO ECONOMIC/ BJH ADVISORS
25 Park Place 2nd Floor, New York, NY 10007
T 646.573.9588

LAND USE/ INDIGO RIVER
247 West 35th Sreet 10th Floor North, New York, NY 10001
T 914.361.5248

HISTORIC RESOURCES/ HPI
1430 Broadway 17th Floor, New York, NY 10018
T 212.944.0600

HAZARDOUS MATERIALS/ FLEMING-LEE SHUE
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08	10.04.24	ULURP AMENDMENT SUBMISSION
09	12.11.24	ULURP AMENDMENT SUBMISSION

DATE	DRAWN BY	CHECKED BY
12/11/24	WW	



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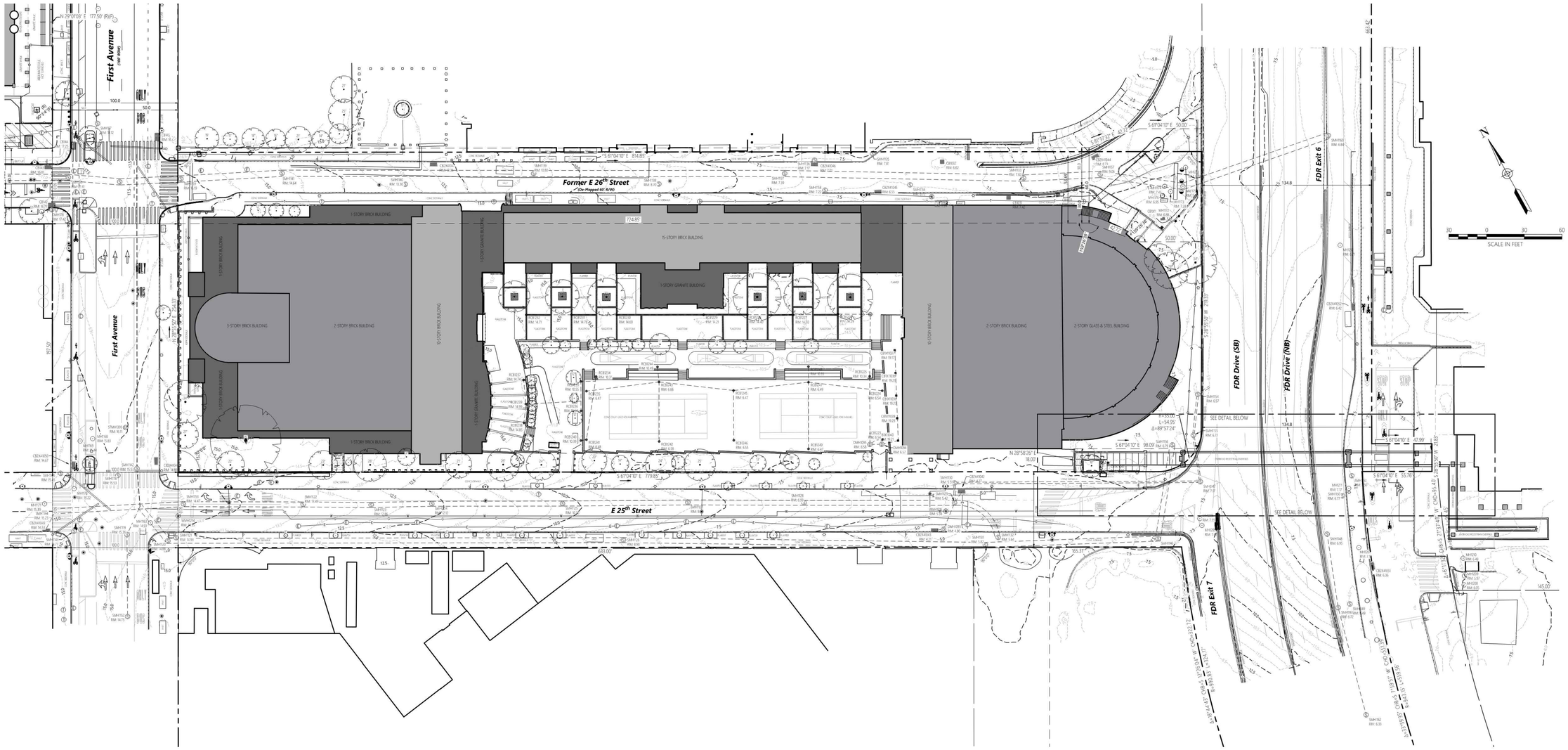
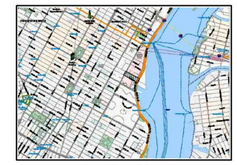
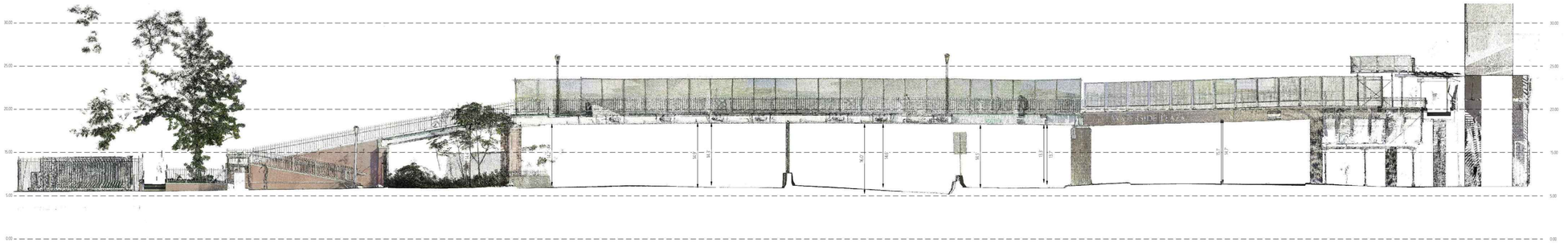




Location Map
(NOT TO SCALE)





Legend

- DRAIN MANHOLE
- CATCH BASIN
- SEWER MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- MANHOLE
- HAND HOLE
- WATER GATE
- FIRE HYDRANT
- GAS GATE
- BOLLARD w/LIGHT
- STREET SIGN
- LIGHT POLE
- UTILITY POLE
- GUY POLE
- GUY WIRE
- MONITORING WELL
- FLOOD LIGHT
- WELL
- MARSH
- F.F.E.=45.27' FINISHED FLOOR ELEVATION
- CNO COULD NOT OPEN
- NPV NO PIPES VISIBLE
- DYL DOUBLE YELLOW LINE
- DWL DASHED WHITE LINE
- SYL SINGLE YELLOW LINE
- DECIDUOUS TREE WITH SIZE
- CONIFEROUS TREE WITH SIZE
- EDGE OF PAVEMENT
- CONCRETE CURB
- VERTICAL GRANITE CURB
- SLOPED GRANITE EDGE
- BITUMINOUS BERM
- BITUMINOUS CURB
- GUARDRAIL
- CHAIN LINK FENCE
- DRAINAGE LINE w/PIPE NUMBER & ASCE SUE LEVEL CLASSIFICATION
- SEWER LINE w/PIPE NUMBER & ASCE SUE LEVEL CLASSIFICATION
- OVERHEAD WIRE
- UNDERGROUND ELECTRIC
- TELEPHONE LINE
- GAS LINE
- WATER LINE
- STONE WALL
- TREE LINE
- 100-FT BUFFER ZONE
- 100-FT RIVER FRONT AREA
- 200-FT RIVER FRONT AREA
- LIMIT MEAN ANNUAL HIGH WATER
- LIMIT OF BANK
- VEGETATED WETLAND BOUNDARY

Survey Notes

1) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON RECORD INFORMATION COMPILED WITH FIELD OCCUPATIONAL EVIDENCE BY VHB, INC. IN OCTOBER, 2023.
2) THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VHB, INC. IN OCTOBER, 2023.
3) AN UNDERGROUND UTILITY SURVEY WAS NOT PERFORMED FOR THIS PROJECT. ABOVE GROUND STRUCTURES AND FIELD OBSERVED PAINT MARK OUTS PERFORMED BY UNKNOWN PARTIES WERE LOCATED AND SHOWN. THE LOCATIONS OF UNDERGROUND UTILITIES THAT ARE SHOWN ON THIS PLAN WERE MAPPED PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD 38-22, QUALITY LEVEL(S) 'D'. PLEASE NOTE THAT WHILE BEST PRACTICES WERE FOLLOWED, NOT ALL UTILITIES MAY BE SHOWN AND THE ACCURACY OF UTILITY LOCATIONS CANNOT BE GUARANTEED.
4) HORIZONTAL DATUM IS BASED ON NAD83 (2001), NEW YORK STATE PLANE COORDINATES, LONG ISLAND ZONE (3104). ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD88.
5) THE TREE SYMBOL OUTLINE SHOWN ON THIS PLAN DOES NOT REPRESENT THE ACTUAL TREE CANOPY.
6) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY BE SUBJECT TO ADDITIONAL INFORMATION DISCLOSED IN SUCH.

IT IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER ANY DOCUMENT THAT BEARS THE SEAL OF A PROFESSIONAL ENGINEER, UNLESS SUCH PERSON IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.

vhb.com
vhb
Engineering, Surveying, Landscape Architecture and Geology, PC
One Penn Plaza
Suite 715
New York, New York 10119-0800
212.857.7350

SPARC EIS
455 E 25th Street
New York, NY 10010

No.	Revision	Date	Appvd.

Designed by LR | Checked by JML
Issued for
Date: November 17, 2023

Drawing Title: **Topographic Survey**

Drawing Number: **Sv-1**

Sheet 1 of 1

Project Number: **20932.01**

STATE OF NEW YORK
JASON MARK LARSON
LICENSED LAND SURVEYOR
21036

Jason Larson, PLS
NYS #051036

ZONING ANALYSIS

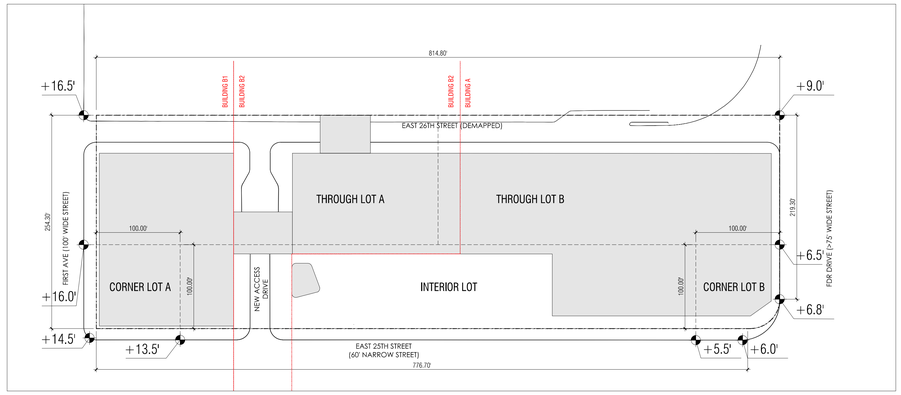
ZR-Sec	ITEM	PERMITTED/REQUIRED	PROPOSED	COMPLIANCE
32-10	**USE GROUPS** Permitted Uses	Use Groups I, II, III (A+B), IV(A+B+C),V, VI, VII, VIII, IX(A+B), X	UG III B (Community Facilities) - Education Institutions - Ambulatory Diagnostic or Treatment Health Care Facilities UG VI (Retail + Services) UG VII (Office + Laboratories)	Complies Complies Does not Comply. Special Permit Requested Pursuant to Section 74-171 to allow for other labs
33-122	**FLOOR AREA** **Community Facility** Floor Area Ratio for Community Facility Use Community Facility Floor Area	Max Allowable FAR = 10.0 206,981 (Lot Area) x 10.0 = 2,069,810 sf	843,605 sf	Complies
33-123	**Commercial** Floor Area Ratio for Commercial Use Commercial Floor Area	Max Allowable FAR = 10.0 206,981 (Lot Area) x 10.0 = 2,069,810 sf	847,860 sf	Complies
	Total Floor Area Ratio Total Floor Area	Max Allowable FAR = 10.0 206,981 (Lot Area) x 10.0 = 2,069,810 sf	1,691,465 sf	Complies
	YARDS Front Yard	NA	NA	
33-25	Side Yard	Not Required (If provided Min. 8' or average 8')	NA	Complies
33-26	Rear Yard	Provide 20' Yard along any Rear Lot Line	NA	Complies
33-261	Rear Yard Beyond 100' from a Street Line	On Lots fronting two streets other than Through Lots provide 20' Rear Yard at Side Lot Line coninciding with adjacent Rear Lot Line.	NA	Complies
33-281	Through Lot	No Rear Yard regulations shall apply to any Through Lot, except as otherwise provided in ZR Section 33-303	NA	Complies
33-442	**HEIGHT AND SETBACK** **Alternate Required Front Setbacks** **Building B1** Minimum Depth of Optional Front Open Area - Wide Street Minimum Depth of Optional Front Open Area - Narrow Street Alternate Sky Exposure Plane - Wide Street Alternate Sky Exposure Plane - Narrow Street **Building B2** Minimum Depth of Optional Front Open Area - Narrow Street Alternate Sky Exposure Plane - Narrow Street **Building A** Minimum Depth of Optional Front Open Area - Wide Street Minimum Depth of Optional Front Open Area - Narrow Street Alternate Sky Exposure Plane - Wide Street Alternate Sky Exposure Plane - Narrow Street	 10' 15' 7.6:1 , 85' above Street Line 3.7:1, 85' above Street Line 15' 3.7:1, 85' above Street Line 10' 15' 7.6:1 , 85' above Street Line 3.7:1, 85' above Street Line	 3.6' at First Avenue 3.0' at 25th Street Portions of building extend beyond sky exposure plane Portions of building extend beyond sky exposure plane 89' at 25th Street Building is within sky exposure plane 10' at FDR Drive 15' at 25th Street Building is within sky exposure plane Building is within sky exposure plane	 Does Not Comply Special Permit Requested Pursuant to Section 74-901 Does Not Comply Special Permit Requested Pursuant to Section 74-901 Does Not Comply Special Permit Requested Pursuant to Section 74-901 Does Not Comply Special Permit Requested Pursuant to Section 74-901 Complies Complies Complies Complies Complies Complies
13-10	**ACCESSORY OFF-STREET PARKING** Required Off-Street Parking	None in Manhattan Core	NA	Complies
13-12	Permitted Parking for Retail under UG VI Hospitals and related Facilities under UG III(B) Permitted Parking for other Community Facility Uses Permitted Parking for other Commercial Uses	1 per 4000 SF (Min. 10 Spaces): Max. 100 Parking Spaces permitted. 1 per 4000 SF (Max. 100 Spaces): 1 per 4000 SF (Max. 100 Spaces):	None Proposed	Complies
13-13	Permitted Parking for Zoning Lots with Multiple Use	Max Total of 225 spaces	225 spaces total	Complies
36-62	**ACCESSORY OFF-STREET LOADING** Loading for Community Facility UG III B per LRC-D Loading for Retail & Services UG VI per LRC-B Loading for Office+Laboratories UG VII per LRC-C 	For Community Facility per UG III B in C6-4 First 10,000 sf 0 Required Next 290,000 sf 1 Required Each additional 300,000 sf 1 Required Total 934,075 sf Community Facility / 300,000 sf = 3.11 For Retail per UG VI in C6-4 First 25,000 sf 0 Required Next 15,000 sf 1 Required Next 60,000 sf 1 Required Each additional 150,000 sf 1 Required Total 11,120 sf Retail & Services / Non Required For Office+Laboratories per UG VII in C6-4 First 100,000 sf 0 Required Next 200,000 sf 1 Required Each additional 300,000 sf 1 Required Total 836,739 sf Office+Laboratories / 300,000 sf = 2.79	3 Loading Berths Provided 0 Loading Berths Provided 3 Loading Berths Provided	Complies Complies Complies
26-41 33-03	**STREET TREES** First Avenue, 25th Street, FDR Drive Street Tree Spacing Required Street Trees	1 tree per 25' of street frontage 1,308 LF / 25 = 52 trees	26 on-site 26 off-site	Complies Number of trees provided on-site, off-site or paid into a fund is subject to change pursuant to ZR Section 26-41(b)

SITE DATA

Borough	Manhattan
Block and Lot	Block 962, p/o Lot 100
Street Address	425 East 25th Street
Existing Zoning	R8
Proposed	C6-4
Community District	6
City Council District	4
Zoning Section Map No.	8d & 12c
Zoning Lot Area	206,981

ZONING ACTIONS REQUESTED

1. **Zoning Map Change:** A zoning map amendment to rezone an area to the street centerlines of East 25th Street to the south, First Avenue to the west, and FDR Drive to the east, and to a point 255 feet to the north of East 25th Street from an R8 district to a C6-4 district.
2. **Zoning Text Amendment:** A zoning text amendment to Appendix F of the New York City Zoning Resolution (ZR) to establish a Mandatory Inclusionary Housing (MIH) area coterminous with the proposed C6-4 district that would be mapped on the Development Site.
3. **Special Permits:**
   - A special permit pursuant to ZR Section 74-171, Laboratories to allow for Use Group (UG) VII that does not comply with Section 427 of the New York City Building Code
   - A special permit pursuant to ZR Section 74-901, Bulk Modifications for Laboratories, to modify certain bulk regulations in a commercial district.
4. **Disposition of City-owned property:** Disposition of City-owned property for the Western Parcel, disposition for the open space premises, and disposition of a portion of the Eastern Parcel to CUNY.
5. **Site Selection and Acquisition of real property interest:** Site Selection and Acquisition of real property interest for OCME facility.
6. **Acquisition of real property interest:** Acquisition of real property interest for H+H facility.



AVERAGE CURB LEVEL CALCULATION

1/64"=1'

ADJUSTED BASE PLANE DETERMINATION USING AVERAGE CURB LEVELS

LOT	CALCULATIONS	LOT AVERAGE	SITE COVERAGE	% COVERAGE	ADJUSTED BASE PLANE CALCULATION (LOT BASE PLANE X % COVERAGE)
THROUGH LOT A	16.5'+16.0' / 2 =16.25'	16.25'	62,880 SF	30.38 %	4.94
CORNER LOT A	16.0'+14.5'+13.5' / 3 =14.67'	14.67'	10,000 SF	4.83 %	0.71
INTERIOR LOT	13.5'+5.5' / 2 = 9.50'	9.50'	61,485 SF	29.71 %	2.82
CORNER LOT B	5.5'+6.0'+ 6.8'+6.5' / 4 =6.20'	6.20'	9,736 SF	4.70 %	0.29
THROUGH LOT B	6.5'+9.0' / 2 = 7.75'	7.75'	62,880 SF	30.38 %	2.35
ADJUSTED BASE PLANE PER ZR-12-10 (C)					11.11 ' (NAVD88)

NYCBC APPEDIX G
TABLE SECTION 1.4.3. TABLE 1-1
FLOOD DESIGN CLASS: 3

BFE + 2FT = DFE
12FT(NAVD88)+2FT =14.0'

ZR 64-221
REFERENCE PLANE = 16.3'

DFE OF 16.3' MEETS 500 YEAR FLOOD PLUS SEA LEVEL RISE PREDICTIONS FROM NEW YORK DEP.

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001
SPECIAL PERMITS
C 240370 ZSM
ZR 74-171
C 240390 ZSM
ZR 74-901
CPC APPROVED: 02/12/2025 (RES. Nos. 0757 & 0762)
SUBJECT TO VERIFICATION & THE DEPARTMENT'S DETERMINATION OF COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

NOTE:
The facilities would comply with all regulations regarding storage space. Should this parcel be disposed of to a developer for any commercial structure containing laboratories for medical, biotechnological, chemical or genetic research, the following would be contractually stipulated:

- All storage areas would be located within the building structure and would be fully screened.
- Separate rooms would be provided for raw materials, finished products, and waste materials.
- Hazardous materials would be stored separately in accordance with all applicable codes and regulations.
- Tenants would be required to comply with all applicable regulations and guidelines for the uses and disposal of hazardous materials.
- Leases would include provisions requiring tenants intending to use hazardous materials to present all appropriate permits and licenses before any deliveries of these materials can be received.
- Failure by any commercial tenant to comply with any regulatory requirements concerning use, storage, or disposal of hazardous materials would be considered a default under the leases, which would contain appropriate remedies, including eviction.

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FLOOR AREA SCHEDULE (FOR ILLUSTRATIVE PURPOSES ONLY)

FLOOR	USES	BUILDING B1						BUILDING B2						BUILDING A					PAVILION				TOTAL				
		Total Gross Floor Area (GFA)	Zoning Deductions Estimated [1]	Community Facility Zoning Floor Area (ZFA)	Commercial		Total Zoning Floor Area (ZFA)	Total Gross Floor Area (GFA)	Zoning Deductions Estimated [1]	Community Facility Zoning Floor Area (ZFA)	Commercial		Total Zoning Floor Area (ZFA)	Total Gross Floor Area (GFA)	Zoning Deductions Estimated [1]	Community Facility Zoning Floor Area (ZFA)	Commercial	Total Zoning Floor Area (ZFA)	Total Gross Floor Area (GFA)	Zoning Deductions Estimated [1]	Commercial	Total Zoning Floor Area (ZFA)	Total Gross Floor Area (GFA)	Total Zoning Deductions Estimated [1]	Total Zoning Floor Area Community Facility (ZFA)	Total Zoning Floor Area Commercial (ZFA)	Total Zoning Floor Area (ZFA)
					Retail Zoning Floor Area	Office & Laboratories Zoning Floor Area (ZFA)					Retail Zoning Floor Area (ZFA)	Office & Laboratories Zoning Floor Area (ZFA)					Retail Zoning Floor Area (ZFA)										
C	Parking / Loading / Storage	45,980	45,980					43,970	43,970					70,320	70,320								**160,270**	**160,270**			
1	Retail/Community Facility/Office+Laboratories	29,000	2320	13,800	5,060	7,820	26,680	21,500	1,720	12,420	2,760	4,600	19,780	58,570	4720	51,550	2,300	53,850	1,086	86	1,000	1,000	**110,156**	**8,846**	**77,770**	**23,540**	**101,310**
2	Community Facility/Office+Laboratories	33,000	1,650	31,350			31,350	24,000	1,920	22,080			22,080	40,270	2,035	38,235		38,235					**97,270**	**5,605**	**91,665**		**91,665**
3	Community Facility/Office+Laboratories	33,000	1,650	31,350			31,350	27,000	2,160	24,840			24,840	50,770	2,560	48,210		48,210					**110,770**	**6,370**	**104,400**		**104,400**
4	Community Facility/Office+Laboratories	33,000	1,650	31,350			31,350	27,000	2,160	24,840			24,840	44,670	2,255	42,415		42,415					**104,670**	**6,065**	**98,605**		**98,605**
5	Community Facility/Office+Laboratories	33,000	1,650	31,350			31,350	27,000	2,160	24,840			24,840	44,670	2,255	42,415		42,415					**104,670**	**6,065**	**98,605**		**98,605**
6	Community Facility/Mechanical/Office+Laboratories	33,000	1,650	31,350			31,350	18,000	15000	3,000			3,000	35,900	1,795	34,105		34,105					**86,900**	**18,445**	**68,455**		**68,455**
7	Mechanical/Community Facility	20,000	16000	4,000			4,000	24,000	1,920			22,080	22,080	35,900	17138	18,763		18,763					**79,900**	**35,058**	**22,763**	**22,080**	**44,843**
8	Community Facility/Office+Laboratories	29,000	2,320			26,680	26,680	24,000	1,920			22,080	22,080	19,750	988	18,763		18,763					**72,750**	**5,228**	**18,763**	**48,760**	**67,523**
9	Community Facility/Office+Laboratories	29,000	2,320			26,680	26,680	24,000	1,920			22,080	22,080	30,200	1,510	28,690		28,690					**83,200**	**5,750**	**28,690**	**48,760**	**77,450**
10	Community Facility/Office+Laboratories	29,000	2,320			26,680	26,680	24,000	1,920			22,080	22,080	30,200	1,510	28,690		28,690					**83,200**	**5,750**	**28,690**	**48,760**	**77,450**
11	Community Facility/Office+Laboratories	29,000	2,320			26,680	26,680	27,500	2,200			25,300	25,300	26,400	1,320	25,080		25,080					**82,900**	**5,840**	**25,080**	**51,980**	**77,060**
12	Community Facility/Office+Laboratories	29,000	2,320			26,680	26,680	27,500	2,200			25,300	25,300	26,400	1,320	25,080		25,080					**82,900**	**5,840**	**25,080**	**51,980**	**77,060**
13	Community Facility/Office+Laboratories	29,000	2,320			26,680	26,680	24,000	1,920			22,080	22,080	26,400	1,320	25,080		25,080					**79,400**	**5,560**	**25,080**	**48,760**	**73,840**
14	Community Facility/Office+Laboratories	29,000	2,320			26,680	26,680	24,000	1,920			22,080	22,080	26,400	1,320	25,080		25,080					**79,400**	**5,560**	**25,080**	**48,760**	**73,840**
15	Community Facility/Office+Laboratories	29,000	2,320			26,680	26,680	24,000	1,920			22,080	22,080	24,000	1,200	22,800		22,800					**77,000**	**5,440**	**22,800**	**48,760**	**71,560**
16	Community Facility/Office+Laboratories	29,000	2,320			26,680	26,680	24,000	1,920			22,080	22,080	24,000	1,200	22,800		22,800					**77,000**	**5,440**	**22,800**	**48,760**	**71,560**
17	Community Facility/Office+Laboratories	29,000	2,320			26,680	26,680	27,500	2,200			25,300	25,300	24,000	1,200	22,800		22,800					**80,500**	**5,720**	**22,800**	**51,980**	**74,780**
18	Community Facility/Office+Laboratories	29,000	2,320			26,680	26,680	27,500	2,200			25,300	25,300	19,200	960	18,240		18,240					**75,700**	**5,480**	**18,240**	**51,980**	**70,220**
19	Community Facility/Office+Laboratories	29,000	2,320			26,680	26,680	24,000	1,920			22,080	22,080	19,200	960	18,240		18,240					**72,200**	**5,200**	**18,240**	**48,760**	**67,000**
20	Mechanical/Office+Laboratories	29,000	2,320			26,680	26,680	24,000	1,920			22,080	22,080	19,200	19,200								**72,200**	**23,440**		**48,760**	**48,760**
21	Office+Laboratories	29,000	2,320			26,680	26,680	24,000	1,920			22,080	22,080										**53,000**	**4,240**		**48,760**	**48,760**
22	Office+Laboratories	29,000	2,320			26,680	26,680	24,000	24,000														**53,000**	**26,320**		**26,680**	**26,680**
23	Office+Laboratories	29,000	2,320			26,680	26,680																**29,000**	**2,320**		**26,680**	**26,680**
24	Office+Laboratories	29,000	2,320			26,680	26,680																**29,000**	**2,320**		**26,680**	**26,680**
25	Office+Laboratories	29,000	2,320			26,680	26,680																**29,000**	**2,320**		**26,680**	**26,680**
26	Mechanical/Roof	29,000	29,000																				**29,000**	**29,000**			
	Total (Above Ground)	765,000	97,330	174,550	493,120	667,670		542,500	79,040	112,020	351,440	463,460		626,100	66,765	557,035	2,300	559,335	1,086	86	1,000	1,000	1,934,686	243,221	843,605	847,860	1,691,465
	Total	**810,980**	**143,310**	**174,550**	**493,120**	**667,670**		**586,470**	**123,010**	**112,020**	**351,440**	**463,460**		**696,420**	**137,085**	**557,035**	**2,300**	**559,335**	**1,086**	**86**	**1,000**	**1,000**	**2,094,956**	**403,491**	**843,605**	**847,860**	**1,691,465**

Notes

1. Zoning deductions are approximate and not based on actual area takeoffs: 8% for UG VI and

STUDIO V

SPARC - KIPS BAY
NO. 23005
425 EAST 25TH STREET
NEW YORK, NY, 10010

OWNER/CLIENT
NYC EDC
One Liberty Street New York, NY 10006
T 212.619.5000

PRIME CONSULTANT
VHB
One Pennsylvania Plaza Suite 715, New York, NY 10119
T 212.857.7350

PLANNER / ARCHITECT
STUDIO V
111 E 29th Street New York, NY 10016
T 212.689.1386

CONSULTANTS
SOCIO ECONOMIC/ BJH ADVISORS
25 Park Place 2nd Floor, New York, NY 10007
T 646.573.9588

LAND USE/ INDIGO RIVER
247 West 35th Sreet 10th Floor North, New York, NY 10001
T 914.361.5248

HISTORIC RESOURCES/ HPI
1430 Broadway 17th Floor, New York, NY 10018
T 212.944.0600

HAZARDOUS MATERIALS/ FLEMING-LEE SHUE
158 West 29th Street #9, New York, NY 10001
T 212.675.3225

CONSTRUCTION PLANNING/ HUNTER ROBERTS
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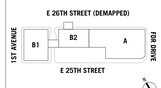

REVISIONS

01	12.12.23	PACKAGING MEETING
02	02.16.24	ULURP DRAFT
03	05.24.24	ULURP SUBMISSION
04	06.10.24	ULURP SUBMISSION
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07	08.21.24	ULURP AMENDMENT SUBMISSION
08	10.04.24	ULURP AMENDMENT SUBMISSION
09	12.11.24	ULURP AMENDMENT SUBMISSION

DATE 12/11/24 DRAWN BY WW CHECKED BY



SHEET TITLE
ZONING ANALYSIS

SCALE
AS NOTED

SHEET NO.
Z-003.00
of

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LEGEND

- COMMUNITY FACILITY ACCESS POINT (ILLUSTRATIVE)
- COMMERCIAL ACCESS POINT (ILLUSTRATIVE)
- PARKING ACCESS POINT (ILLUSTRATIVE)
- LOADING ACCESS POINT (ILLUSTRATIVE)
- C6-4 — ZONING DISTRICT
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- BUILDING LINE (ILLUSTRATIVE)
- BUILDING DIVISIONS (ILLUSTRATIVE)
- PAA — PUBLICLY ACCESSIBLE AREA
- BUILDING LINE ABOVE
- DIRECTION OF STREET TRAFFIC
- 100' — BUILDING HEIGHT
- PROPOSED NEW STREET TREE (ILLUSTRATIVE)
- HT+250.00' (HT +240.00') — MAXIMUM ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- LANDSCAPE - SOIL
- LANDSCAPE - PAVED SEATING
- LANDSCAPE - PAVED WALKING
- SKY BRIDGE BUILDING ENVELOPE FLEX ZONE

NOTES

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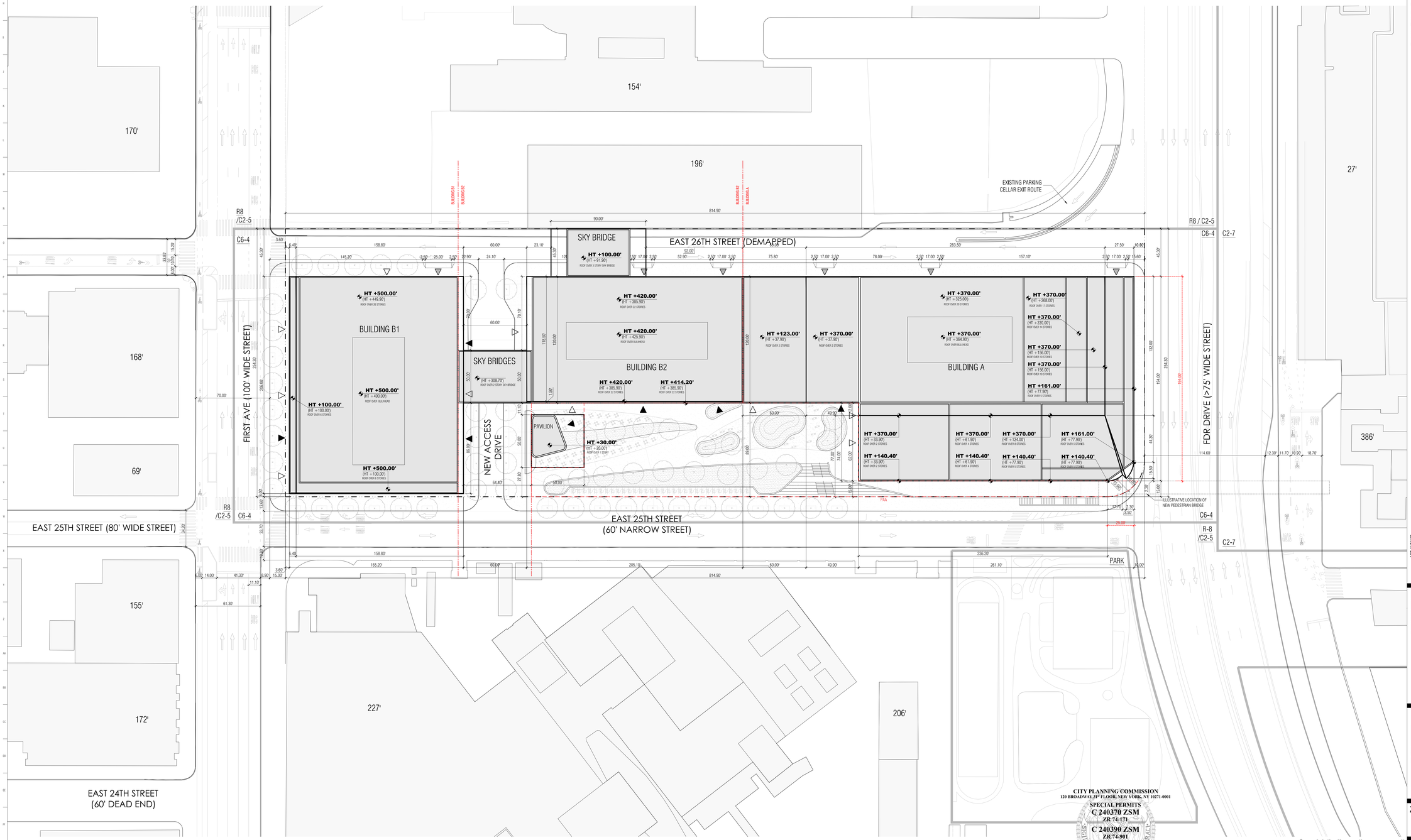
7. All existing street trees to be removed and replaced with Proposed street trees.



1 ZONING SITE PLAN
1/64" = 1'

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001

SPECIAL PERMITS
C 240370 ZSM
ZR 74-171
C 240390 ZSM
ZR 74-901

CPC APPROVED: 12/16/2024 (CAL. Nos. 19 & 20)
CC APPROVED: 02/13/2025 (RES. Nos. 0757 & 0762)

SUBJECT TO VERIFICATION AT TIME OF BUILDING PERMIT APPLICATION FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

0 5 10 20 40 80

STUDIO V

SPARC - KIPS BAY — SC 23005
425 EAST 25TH STREET
NEW YORK, NY, 10010

OWNER/CLIENT
NYC EDC
One Liberty Street New York, NY 10006
T 212.619.5000

PRIME CONSULTANT
VHB
One Pennsylvania Plaza Suite 715, New York, NY 10119
T 212.857.7350

PLANNER / ARCHITECT
STUDIO V
111 E 29th Street New York, NY 10016
T 212.689.1386

CONSULTANTS
SOCIO ECONOMIC/ BJH ADVISORS
25 Park Place 2nd Floor, New York, NY 10007
T 646.573.9588

LAND USE/ INDIGO RIVER
247 West 35th Sreet 10th Floor North, New York, NY 10001
T 914.361.5248

HISTORIC RESOURCES/ HPI
1430 Broadway 17th Floor, New York, NY 10018
T 212.944.0600

HAZARDOUS MATERIALS/ FLEMING-LEE SHUE
158 West 29th Street #9, New York, NY 10001
T 212.675.3225

CONSTRUCTION PLANNING/ HUNTER ROBERTS
51 55 Water Street, New York, NY 10041
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AIR QUALITY/ INCH & METER
106 West 32nd Street, Floor 2, New York, NY 10001
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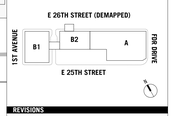

REVISIONS

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08	10.04.24	ULURP AMENDMENT SUBMISSION
09	12.11.24	ULURP AMENDMENT SUBMISSION

DATE	DRAWN BY	CHECKED BY
12/11/24	WW	

REGISTERED ARCHITECT — EDMUND VANONI — 031075 — STATE OF NEW YORK

SHEET TITLE
ZONING LOT SITE PLAN

SCALE
AS NOTED

SHEET NO.
Z-110.00
of

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- COMMERCIAL ACCESS POINT (ILLUSTRATIVE)
- PARKING ACCESS POINT (ILLUSTRATIVE)
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- C6-4 — ZONING DISTRICT
- ZONING DISTRICT BOUNDARY
- ZONING LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- BUILDING LINE (ILLUSTRATIVE)
- BUILDING DIVISIONS (ILLUSTRATIVE)
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- 100' — BUILDING HEIGHT
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- HT+250.00' (HT +240.00') — MAXIMUM ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
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- PROPOSED BUILDING FOOTPRINT
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- LANDSCAPE - PAVED WALKING
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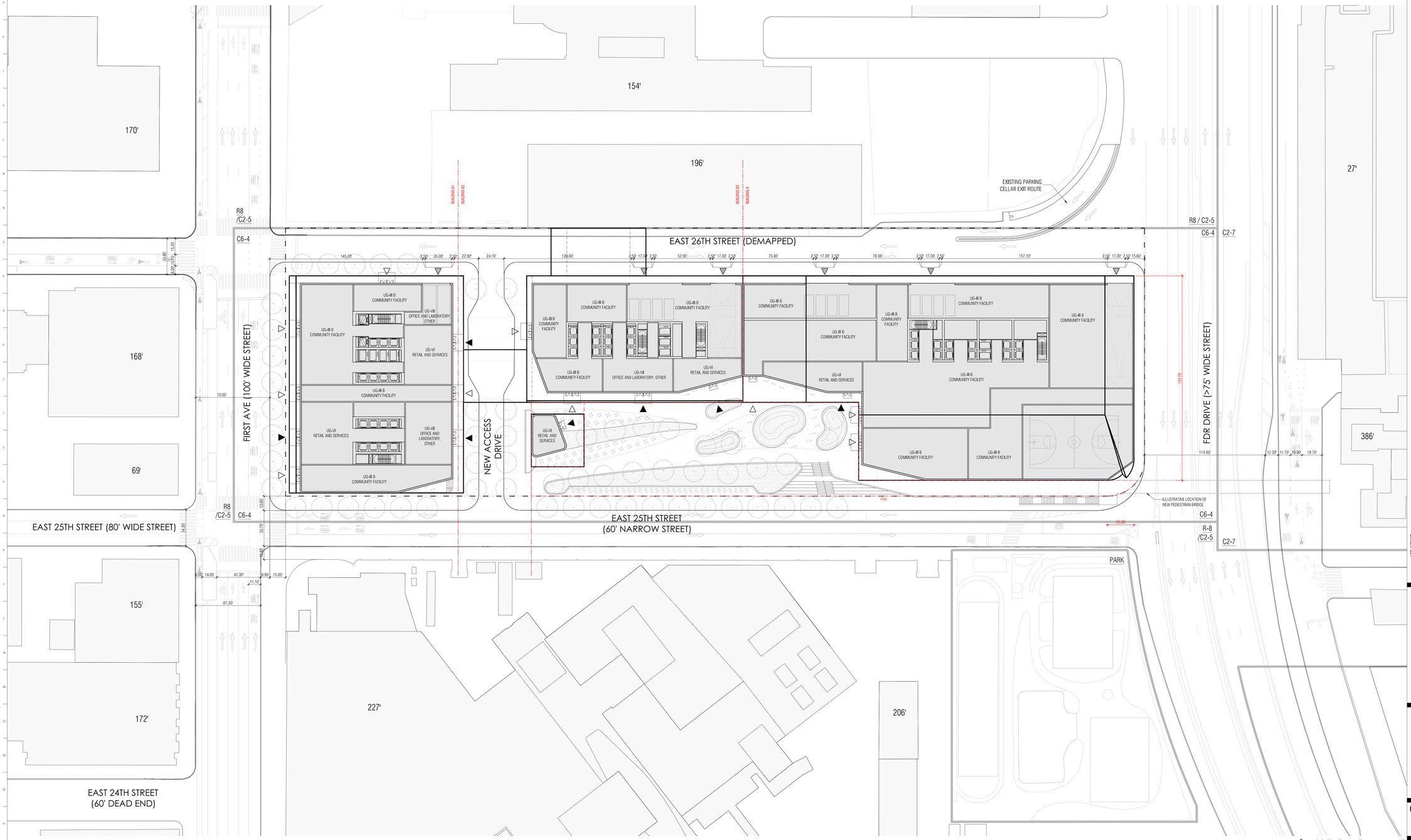

1 GROUND FLOOR PLAN
1/32" = 1'

STUDIO V

SPARC - KIPS BAY — SC 23005
425 EAST 25TH STREET
NEW YORK, NY, 10010

OWNER/CLIENT
NYC EDC
One Liberty Street New York, NY 10006
T 212.619.5000

PRIME CONSULTANT
VHB
One Pennsylvania Plaza Suite 715, New York, NY 10119
T 212.857.7350

PLANNER / ARCHITECT
STUDIO V
111 E 29th Street New York, NY 10016
T 212.689.1386

CONSULTANTS
SOCIO ECONOMIC/ BJH ADVISORS
25 Park Place 2nd Floor, New York, NY 10007
T 646.573.9588

LAND USE/ INDIGO RIVER
247 West 35th Sreet 10th Floor North, New York, NY 10001
T 914.361.5248

HISTORIC RESOURCES/ HPI
1430 Broadway 17th Floor, New York, NY 10018
T 212.944.0600

HAZARDOUS MATERIALS/ FLEMING-LEE SHUE
158 West 29th Street #9, New York, NY 10001
T 212.675.3225

CONSTRUCTION PLANNING/ HUNTER ROBERTS
51 55 Water Street, New York, NY 10041
T 212.321.5800

AIR QUALITY/ INCH & METER
106 West 32nd Street, Floor 2, New York, NY 10001
T 267.636.0448

E 26TH STREET (DEMAPPED)
1ST AVENUE — B1 — B2 — A — FDR DRIVE
E 25TH STREET

REVISIONS

01	12.12.23	PACKAGING MEETING
02	02.16.24	ULURP DRAFT
03	05.24.24	ULURP SUBMISSION
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08	10.04.24	ULURP AMENDMENT SUBMISSION
09	12.11.24	ULURP AMENDMENT SUBMISSION

DATE 12/11/24 — DRAWN BY WW — CHECKED BY

REGISTERED ARCHITECT — DAVID VALCORE — 031075 — STATE OF NEW YORK

SHEET TITLE
GROUND FLOOR PLAN

SCALE
AS NOTED

SHEET NO.
Z-111.00
of

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LEGEND

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- COMMERCIAL ACCESS POINT (ILLUSTRATIVE)
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- ZONING DISTRICT BOUNDARY
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- BUILDING DIVISIONS (ILLUSTRATIVE)
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- 100' — BUILDING HEIGHT
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- HT+250.00' (HT +240.00') — MAXIMUM ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
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- PROPOSED BUILDING FOOTPRINT
- LANDSCAPE - SOIL
- LANDSCAPE - PAVED SEATING
- LANDSCAPE - PAVED WALKING
- SKY BRIDGE BUILDING ENVELOPE FLEX ZONE

ZONING WAIVERS

- BULK WAIVER TO INCREASE TOWER AREA BEYOND ALTERNATE SKY EXPOSURE PLANE (ZR 33-442) THROUGH ZR 74-171 SPECIAL PERMIT
- BULK WAIVER TO REDUCE OPTIONAL FRONT OPEN AREA (ZR 33-442) THROUGH ZR 74-171 SPECIAL PERMIT

NOTES

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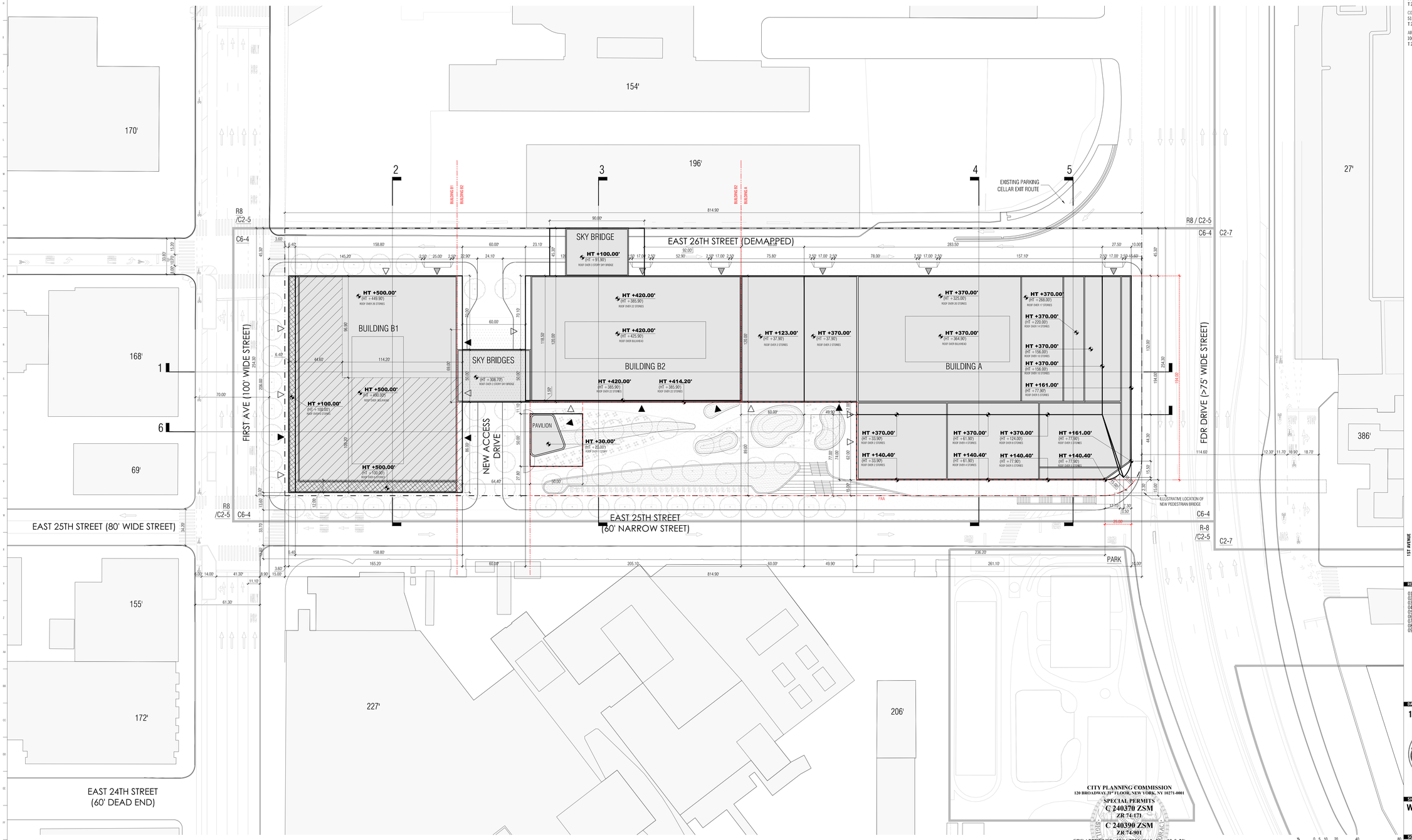

1 WAIVER PLAN
1/32" = 1'

CITY PLANNING COMMISSION
120 BROADWAY, 29TH FLOOR, NEW YORK, NY 10271-0001

SPECIAL PERMITS
C 240370 ZSM
ZR 74-171
C 240390 ZSM
ZR 74-901

CPC APPROVED: 12/16/2024 (CAL. Nos. 19 & 20)
CC APPROVED: 02/13/2025 (RES. Nos. 0757 & 0762)

SUBJECT TO VERIFICATION OF THE APPLICANT'S CERTIFICATION OF COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

0 5 10 20 40 80

STUDIO V

SPARC - KIPS BAY — SC 23005
425 EAST 25TH STREET
NEW YORK, NY, 10010

OWNER/CLIENT
NYC EDC
One Liberty Street New York, NY 10006
T 212.619.5000

PRIME CONSULTANT
VHB
One Pennsylvania Plaza Suite 715, New York, NY 10119
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SOCIO ECONOMIC/ BJH ADVISORS
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E 26TH STREET (DEMAPPED)
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REVISIONS

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09	12.11.24	ULURP AMENDMENT SUBMISSION

DATE	DRAWN BY	CHECKED BY
12/11/24	WW	

REGISTERED ARCHITECT — EDMUND VANONI — 031575 — STATE OF NEW YORK

SHEET TITLE
WAIVER PLAN

SCALE
AS NOTED

SHEET NO.
Z-120.00
of

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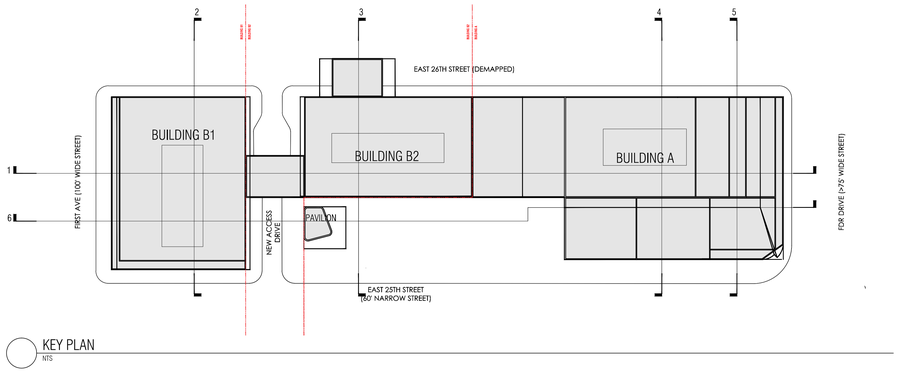

KEY PLAN
NTS

LEGEND

- ZONING LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- BUILDING LINE (ILLUSTRATIVE)
- BUILDING DIVISIONS (ILLUSTRATIVE)
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- SKY BRIDGE BUILDING ENVELOPE FLEX ZONE

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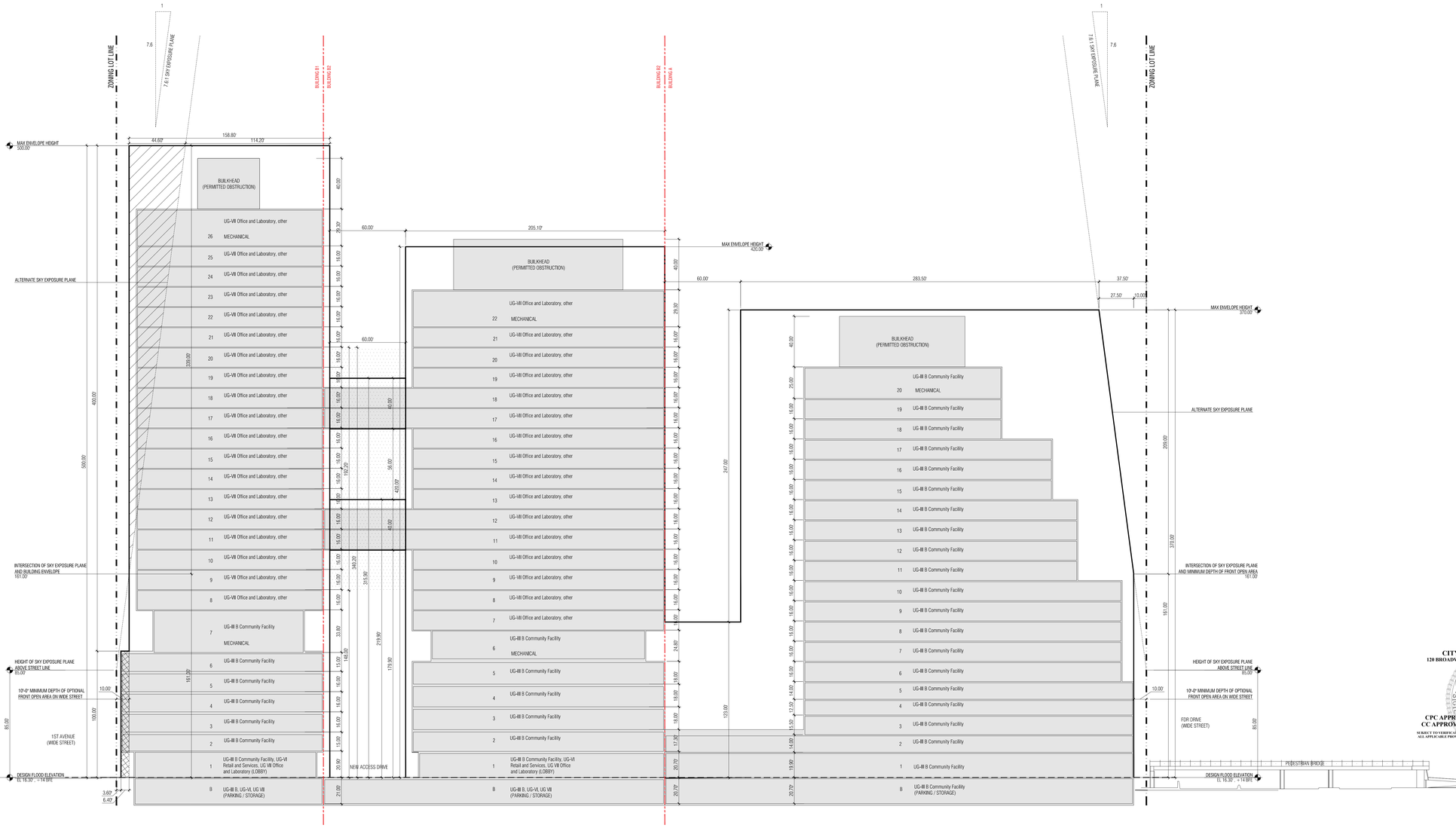
7. Sky Bridge between Building B1 and Building B2 : maximum 4 levels, no more than 2 contiguous levels, shall not exceed 80' of cumulative height, located between levels 9 and 20



1 SECTION THROUGH BUILDING FACING NORTH
1/32" = 1'

0 5 10 20 40 80

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001

SPECIAL PERMITS
C 240370 ZSM
ZR 74-171
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ZR 74-901

CPC APPROVED: 12/16/2024 (CAL. Nos. 19 & 20)
CC APPROVED: 02/13/2025 (RES. Nos. 0757 & 0762)

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One Liberty Street New York, NY 10006
T 212.619.5000

PRIME CONSULTANT
VHB
One Pennsylvania Plaza Suite 715, New York, NY 10119
T 212.857.7350

PLANNER / ARCHITECT
STUDIO V
111 E 29th Street New York, NY 10016
T 212.689.1386

CONSULTANTS
SOCIO ECONOMIC/ BJH ADVISORS
25 Park Place 2nd Floor, New York, NY 10007
T 646.573.9588

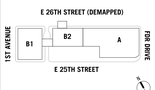
LAND USE/ INDIGO RIVER
247 West 35th Sreet 10th Floor North, New York, NY 10001
T 914.361.5248

HISTORIC RESOURCES/ HPI
1430 Broadway 17th Floor, New York, NY 10018
T 212.944.0600

HAZARDOUS MATERIALS/ FLEMING-LEE SHUE
158 West 29th Street #9, New York, NY 10001
T 212.675.3225

CONSTRUCTION PLANNING/ HUNTER ROBERTS
51 55 Water Street, New York, NY 10041
T 212.321.6800

AIR QUALITY/ INCH & METER
106 West 32nd Street, Floor 2, New York, NY 10001
T 267.636.0448



REVISIONS

01	12.12.23	PACKAGING MEETING
02	02.16.24	ULURP DRAFT
03	05.24.24	ULURP SUBMISSION
04	06.10.24	ULURP SUBMISSION
05	06.17.24	ULURP SUBMISSION
06	06.18.24	FINAL ULURP SUBMISSION
07	09.21.24	ULURP AMENDMENT SUBMISSION
08	10.04.24	ULURP AMENDMENT SUBMISSION
09	12.11.24	ULURP AMENDMENT SUBMISSION

DATE	DRAWN BY	CHECKED BY
12/11/24	WW	

REGISTERED ARCHITECT DONALD WOOD 031076 STATE OF NEW YORK

SHEET TITLE
WAIVER SECTION

SCALE
AS NOTED

SHEET NO.
Z-200.00
of

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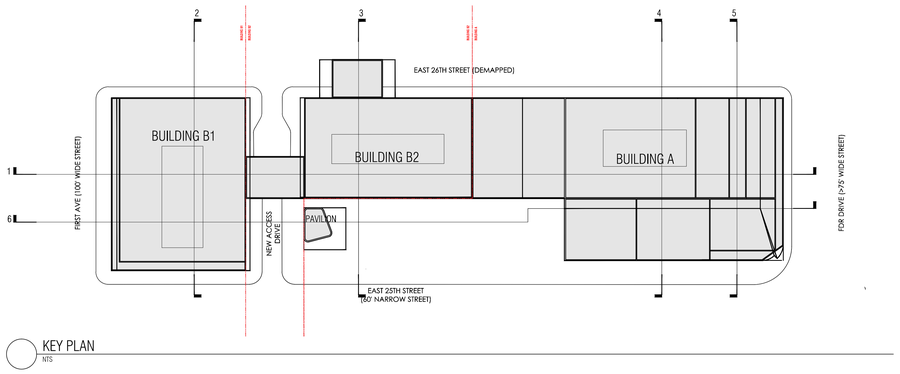


KEY PLAN
NTS

LEGEND

- ZONING LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- BUILDING LINE (ILLUSTRATIVE)
- BUILDING DIVISIONS (ILLUSTRATIVE)
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- SKY BRIDGE BUILDING ENVELOPE FLEX ZONE

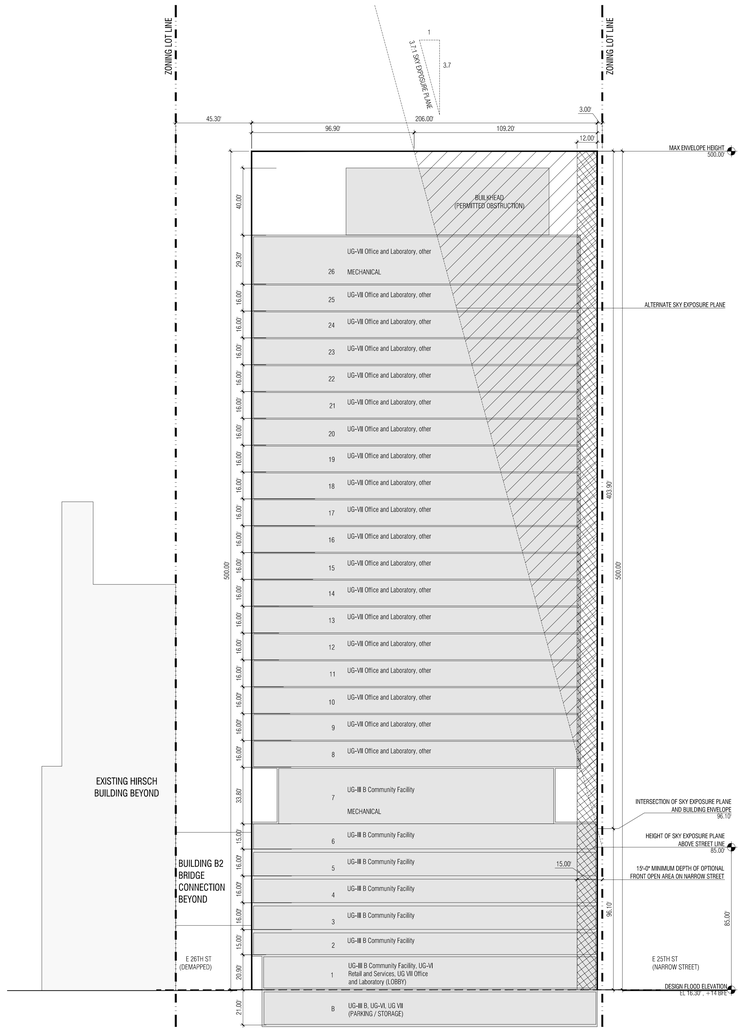
ZONING WAIVERS

BULK WAIVER TO INCREASE TOWER AREA BEYOND ALTERNATE SKY EXPOSURE PLANE (ZR 33-442) THROUGH ZR 74-171 SPECIAL PERMIT

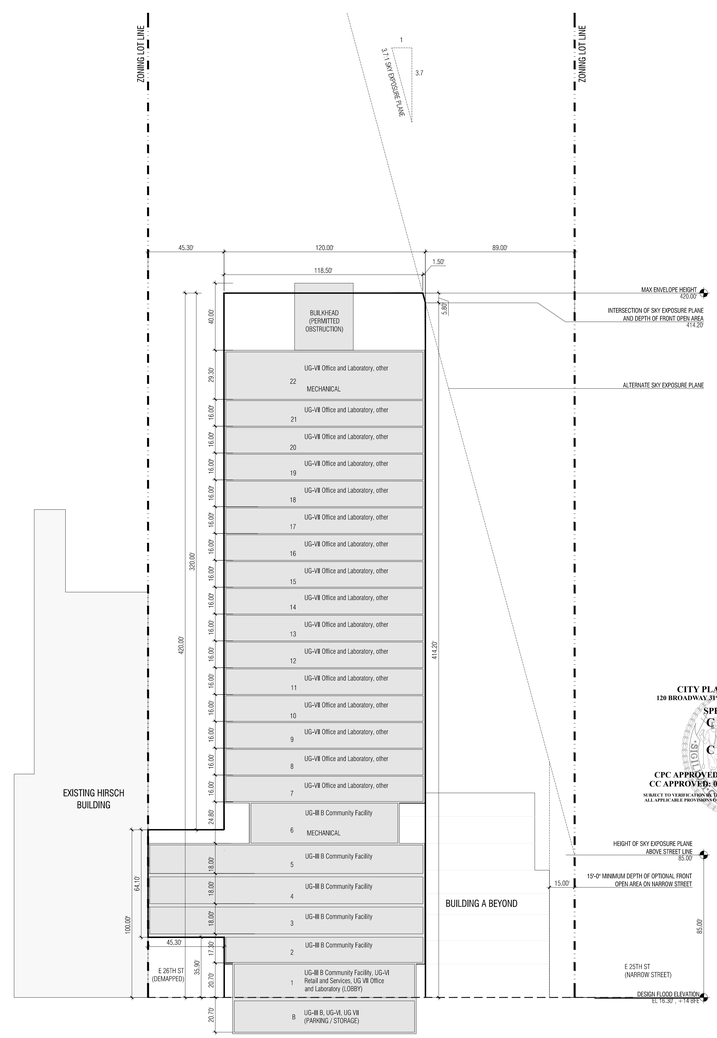
BULK WAIVER TO REDUCE OPTIONAL FRONT OPEN AREA (ZR 33-442) THROUGH ZR 74-171 SPECIAL PERMIT

NOTES

1. All building heights and elevations are measured from the DFE.
2. Rooftop mechanical equipment and bulkhead locations and size are subject to change within area defined by the screenwall.
3. Interior subdivisions and use designations are illustrative only and are subject to change.
6. Information regarding the surrounding properties is shown for illustrative purposes only.
7. Sky Bridge between Building B1 and Building B2 : maximum 4 levels, no more than 2 contiguous levels, shall not exceed 80' of cumulative height, located between levels 9 and 20



2 SECTION THROUGH BUILDING FACING EAST
1/32" = 1'



3 SECTION THROUGH BUILDING FACING EAST
1/32" = 1'

STUDIO V

SPARC - KIPS BAY
425 EAST 25TH STREET
NEW YORK, NY, 10010
SC 23005

OWNER/CLIENT
NYC EDC
One Liberty Street New York, NY 10006
T 212.619.5000

PRIME CONSULTANT
VHB
One Pennsylvania Plaza Suite 715, New York, NY 10119
T 212.857.7350

PLANNER / ARCHITECT
STUDIO V
111 E 29th Street New York, NY 10016
T 212.689.1386

CONSULTANTS
SOCIO ECONOMIC/ BJH ADVISORS
25 Park Place 2nd Floor, New York, NY 10007
T 646.573.9588

LAND USE/ INDIGO RIVER
247 West 35th Sreet 10th Floor North, New York, NY 10001
T 914.361.5248

HISTORIC RESOURCES/ HPI
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HAZARDOUS MATERIALS/ FLEMING-LEE SHUE
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CONSTRUCTION PLANNING/ HUNTER ROBERTS
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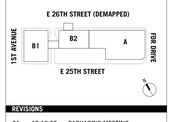

CITY PLANNING COMMISSION
120 BROADWAY,31st FLOOR, NEW YORK, NY 10271-0001
SPECIAL PERMITS
C 240370 ZSM
ZR 74-171
C 240390 ZSM
ZR 74-901
CPC APPROVED: 12/16/2024 (CAL. Nos. 19 & 20)
CC APPROVED: 02/13/2025 (RES. Nos. 0757 & 0762)
SUBJECT TO VERIFICATION & THE DETAILED REVIEW FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

REVISIONS

01	12.12.23	PACKAGING MEETING
02	02.16.24	ULURP DRAFT
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08	10.04.24	ULURP AMENDMENT SUBMISSION
09	12.11.24	ULURP AMENDMENT SUBMISSION

DATE	DRAWN BY	CHECKED BY
12/11/24	WW	

REGISTERED ARCHITECT DAVID VAN CORT 031075 STATE OF NEW YORK

SHEET TITLE
WAIVER SECTION

SCALE
AS NOTED

SHEET NO.
Z-201.00
of

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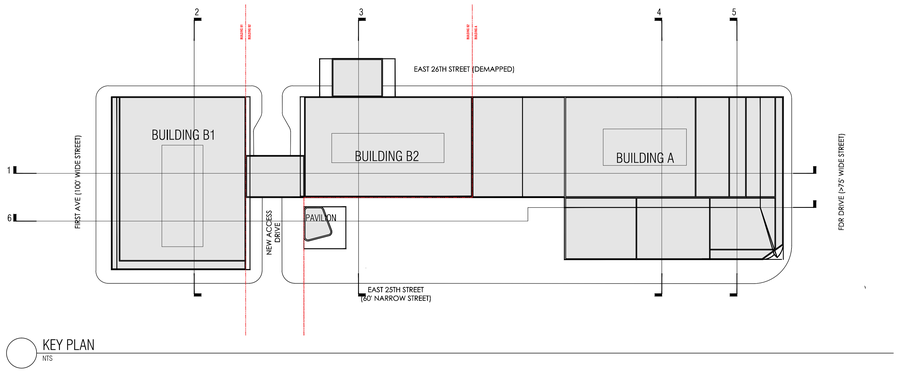

KEY PLAN
NTS

LEGEND

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- BUILDING LINE (ILLUSTRATIVE)
- BUILDING DIVISIONS (ILLUSTRATIVE)
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- PROPOSED BUILDING FOOTPRINT
- SKY BRIDGE BUILDING ENVELOPE FLEX ZONE

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- BULK WAIVER TO INCREASE TOWER AREA BEYOND ALTERNATE SKY EXPOSURE PLANE (ZR 33-442) THROUGH ZR 74-171 SPECIAL PERMIT
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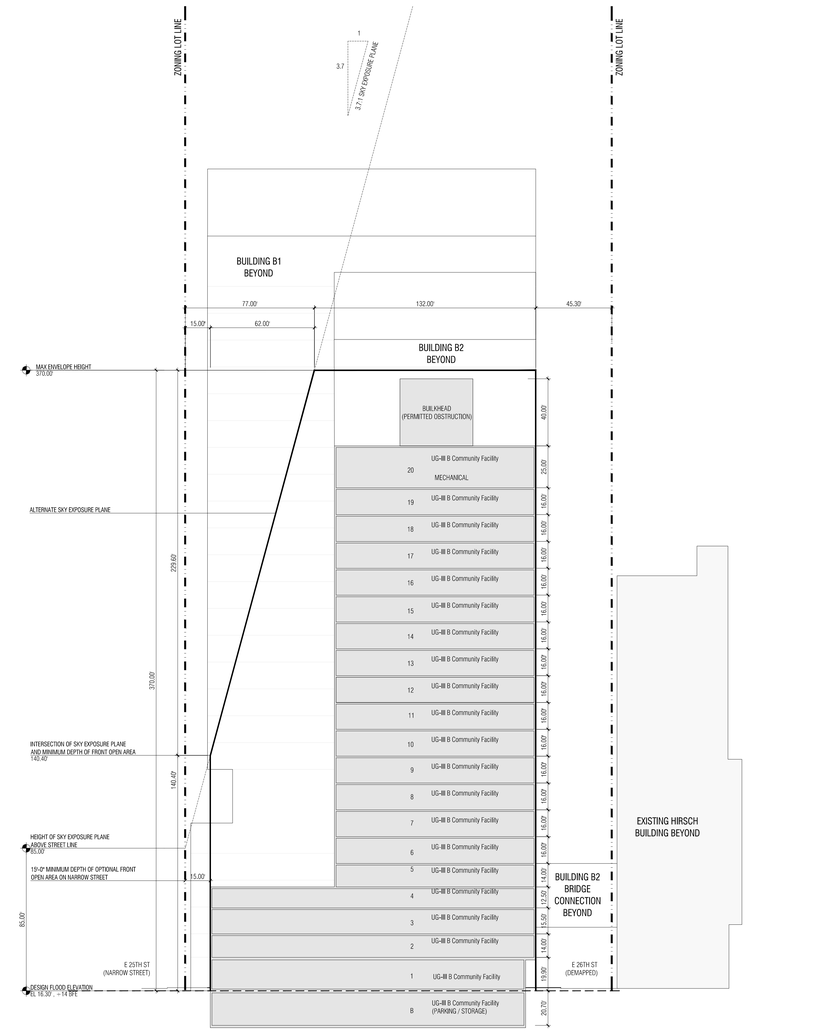
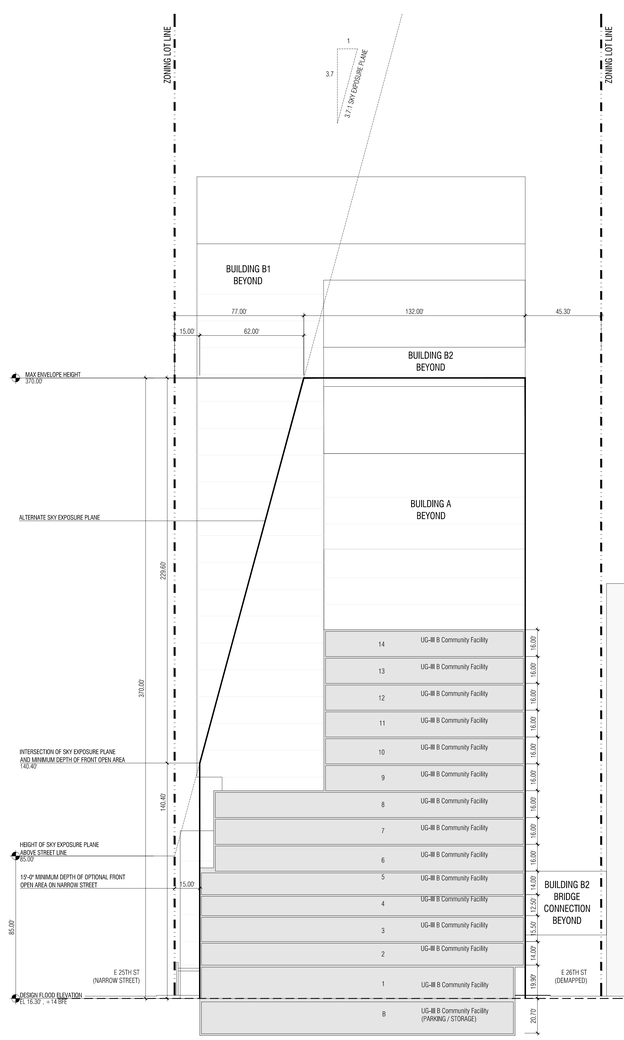


4 SECTION THROUGH BUILDING FACING WEST
1/32" = 1'

0 5 10 20 40 80



5 SECTION THROUGH BUILDING FACING WEST
1/32" = 1'

0 5 10 20 40 80

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001

SPECIAL PERMITS
C 240370 ZSM
ZR 74-171
C 240390 ZSM
ZR 74-901

CPC APPROVED: 12/16/2024 (CAL. Nos. 19 & 20)
CC APPROVED: 02/13/2025 (RES. Nos. 0757 & 0762)

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

STUDIO V

SPARC - KIPS BAY
425 EAST 25TH STREET
NEW YORK, NY, 10010
SC 23005

OWNER/CLIENT
NYC EDC
One Liberty Street New York, NY 10006
T 212.619.5000

PRIME CONSULTANT
VHB
One Pennsylvania Plaza Suite 715, New York, NY 10119
T 212.857.7350

PLANNER / ARCHITECT
STUDIO V
111 E 29th Street New York, NY 10016
T 212.689.1386

CONSULTANTS
SOCIO ECONOMIC/ BJH ADVISORS
25 Park Place 2nd Floor, New York, NY 10007
T 646.573.9588

LAND USE/ INDIGO RIVER
247 West 35th Sreet 10th Floor North, New York, NY 10001
T 914.361.5248

HISTORIC RESOURCES/ HPI
1430 Broadway 17th Floor, New York, NY 10018
T 212.944.0600

HAZARDOUS MATERIALS/ FLEMING-LEE SHUE
158 West 29th Street #9, New York, NY 10001
T 212.675.3225

CONSTRUCTION PLANNING/ HUNTER ROBERTS
51 55 Water Street, New York, NY 10041
T 212.321.5800

AIR QUALITY/ INCH & METER
106 West 32nd Street, Floor 2, New York, NY 10001
T 267.636.0448



REVISIONS

01	12.12.23	PACKAGING MEETING
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08	10.04.24	ULURP AMENDMENT SUBMISSION
09	12.11.24	ULURP AMENDMENT SUBMISSION

DATE	DRAWN BY	CHECKED BY
12/11/24	WW	

REGISTERED ARCHITECT · DAVID VICHNIAC · 021078 · STATE OF NEW YORK

SHEET TITLE
WAIVER SECTION

SCALE
AS NOTED

SHEET NO.
Z-202.00
of

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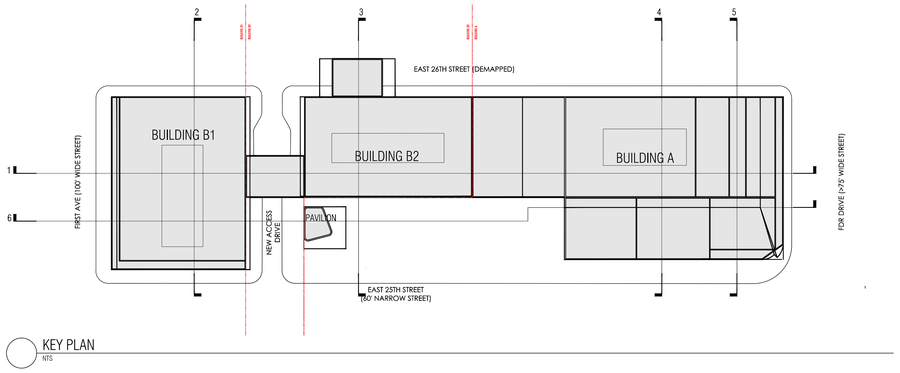

KEY PLAN
NTS

LEGEND

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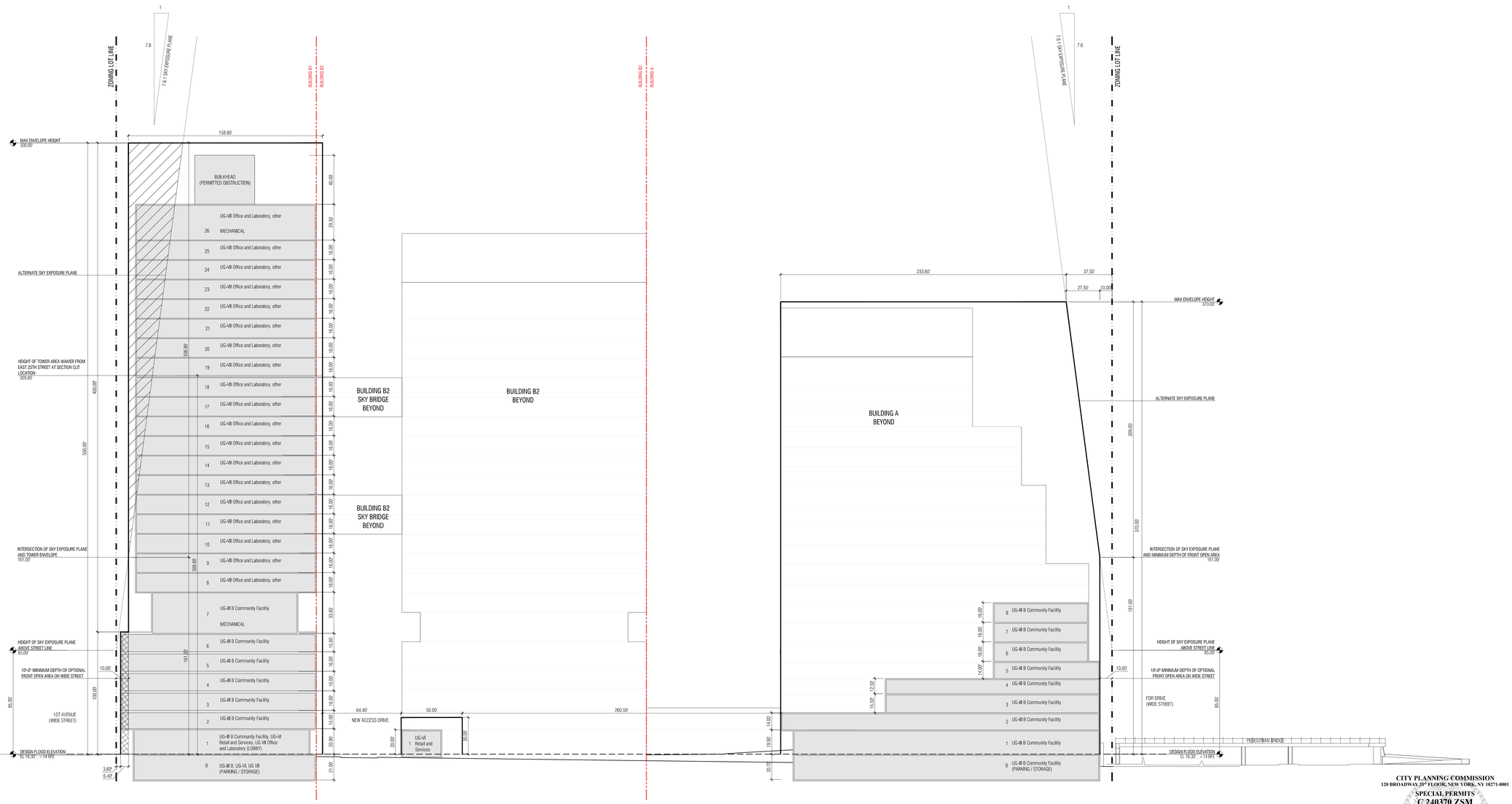

6 SECTION THROUGH BUILDING FACING NORTH
1/32" = 1'

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001

SPECIAL PERMITS
C 240370 ZSM
ZR 74-171
C 240390 ZSM
ZR 74-901
CPC APPROVED: 12/16/2024 (CAL. Nos. 19 & 20)
CC APPROVED: 02/13/2025 (RES. Nos. 0757 & 0762)
SUBJECT TO VERIFICATION OF THE DEPARTMENT'S CERTIFICATION OF COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

0 5 10 20 40 80

STUDIO V

SPARC - KIPS BAY
425 EAST 25TH STREET
NEW YORK, NY, 10010
DCP: 23005

OWNER/CLIENT
NYC EDC
One Liberty Street New York, NY 10006
T 212.619.5000

PRIME CONSULTANT
VHB
One Pennsylvania Plaza Suite 715, New York, NY 10119
T 212.857.7350

PLANNER / ARCHITECT
STUDIO V
111 E 29th Street New York, NY 10016
T 212.689.1386

CONSULTANTS
SOCIO ECONOMIC/ BJH ADVISORS
25 Park Place 2nd Floor, New York, NY 10007
T 646.573.9588

LAND USE/ INDIGO RIVER
247 West 35th Sreet 10th Floor North, New York, NY 10001
T 914.361.5248

HISTORIC RESOURCES/ HPI
1430 Broadway 17th Floor, New York, NY 10018
T 212.944.0600

HAZARDOUS MATERIALS/ FLEMING-LEE SHUE
158 West 29th Street #9, New York, NY 10001
T 212.675.3225

CONSTRUCTION PLANNING/ HUNTER ROBERTS
51 55 Water Street, New York, NY 10041
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AIR QUALITY/ INCH & METER
106 West 32nd Street, Floor 2, New York, NY 10001
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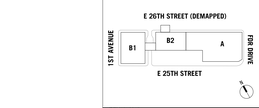

REVISIONS

01	12.12.23	PACKAGING MEETING
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08	10.04.24	ULURP AMENDMENT SUBMISSION
09	12.11.24	ULURP AMENDMENT SUBMISSION

DATE	DRAWN BY	CHECKED BY
12/11/24	WW	

REGISTERED ARCHITECT BRAD VACCARO 031079 STATE OF NEW YORK

SHEET TITLE
WAVER SECTION

SCALE
AS NOTED

SHEET NO.
Z-203.00
of

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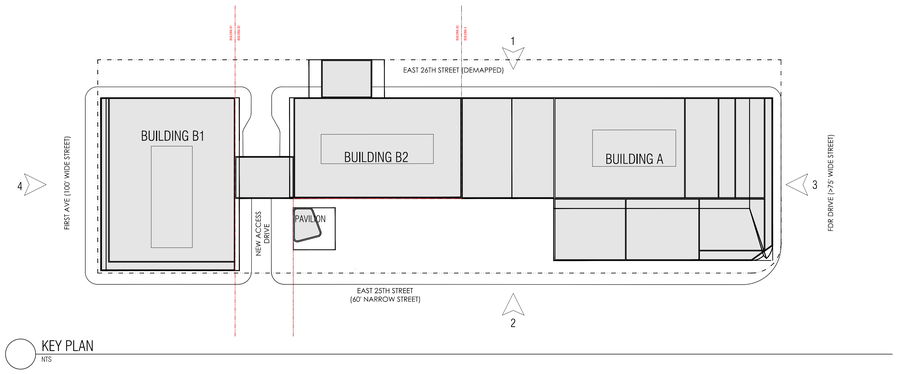

KEY PLAN
NTS

LEGEND

- COMMUNITY FACILITY ACCESS POINT (ILLUSTRATIVE)
- COMMERCIAL ACCESS POINT (ILLUSTRATIVE)
- PARKING ACCESS POINT (ILLUSTRATIVE)
- LOADING ACCESS POINT (ILLUSTRATIVE)
- ZONING LOT LINE
- BUILDING DIVISIONS (ILLUSTRATIVE)

NOTES

1. All building heights and elevations are measured from the DFE.
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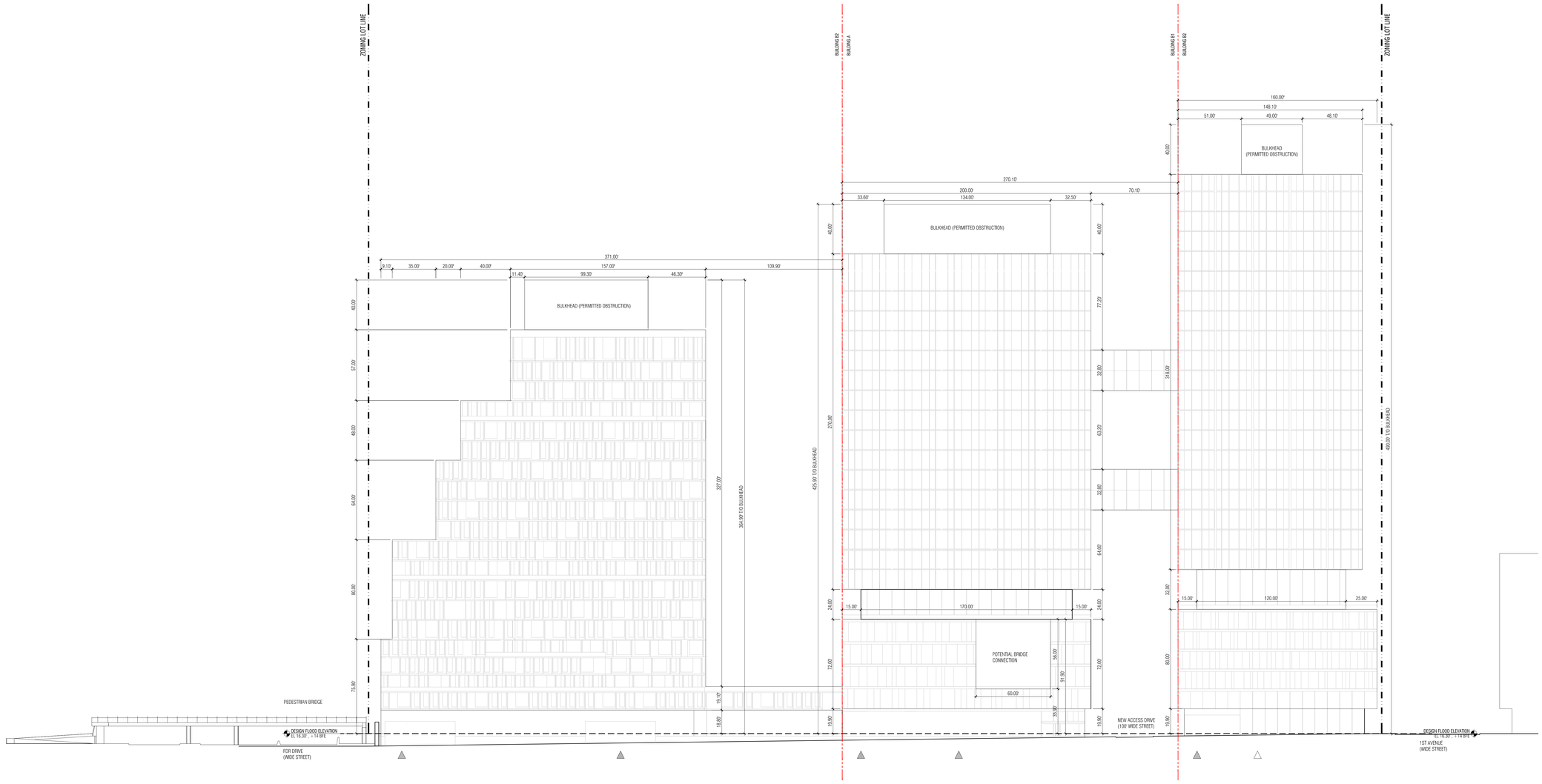
5. Street trees adjacent to the project area will be provided in accordance with ZR 26-41(b). The location and number shall be subject to the Department of Parks and Recreation determination of feasibility.
6. Information regarding the surrounding properties is shown for illustrative purposes only.
7. All existing street trees to be removed and replaced with Proposed street trees.



1 NORTH ELEVATION
1/32" = 1'

0 5 10 20 40 80

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STUDIO V

SPARC - KIPS BAY
NO. 23005
425 EAST 25TH STREET
NEW YORK, NY, 10010

OWNER/CLIENT
NYC EDC
One Liberty Street New York, NY 10006
T 212.619.5000

PRIME CONSULTANT
VHB
One Pennsylvania Plaza Suite 715, New York, NY 10119
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PLANNER / ARCHITECT
STUDIO V
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106 West 32nd Street, Floor 2, New York, NY 10001
T 267.536.0448

E 26TH STREET (DEMAPPED)
1ST AVENUE
B1
B2
A
FDR DRIVE
E 25TH STREET

REVISIONS

01	12.12.23	PACKAGING MEETING
02	02.16.24	ULURP DRAFT
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09	12.11.24	ULURP AMENDMENT SUBMISSION

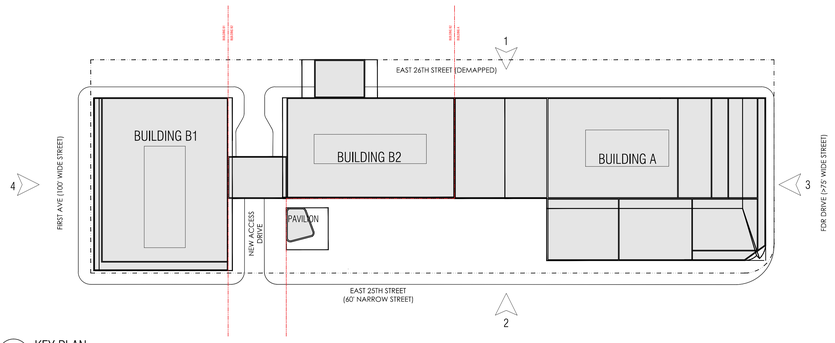
DATE 12/11/24 DRAWN BY WW CHECKED BY

REGISTERED ARCHITECT
BRANDI VACCARO
031075
STATE OF NEW YORK

SHEET TITLE
NORTH ELEVATION

SCALE
AS NOTED

SHEET NO.
Z-300.00
of



KEY PLAN
NTS

LEGEND

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- COMMERCIAL ACCESS POINT (ILLUSTRATIVE)
- PARKING ACCESS POINT (ILLUSTRATIVE)
- LOADING ACCESS POINT (ILLUSTRATIVE)
- ZONING LOT LINE
- BUILDING DIVISIONS (ILLUSTRATIVE)

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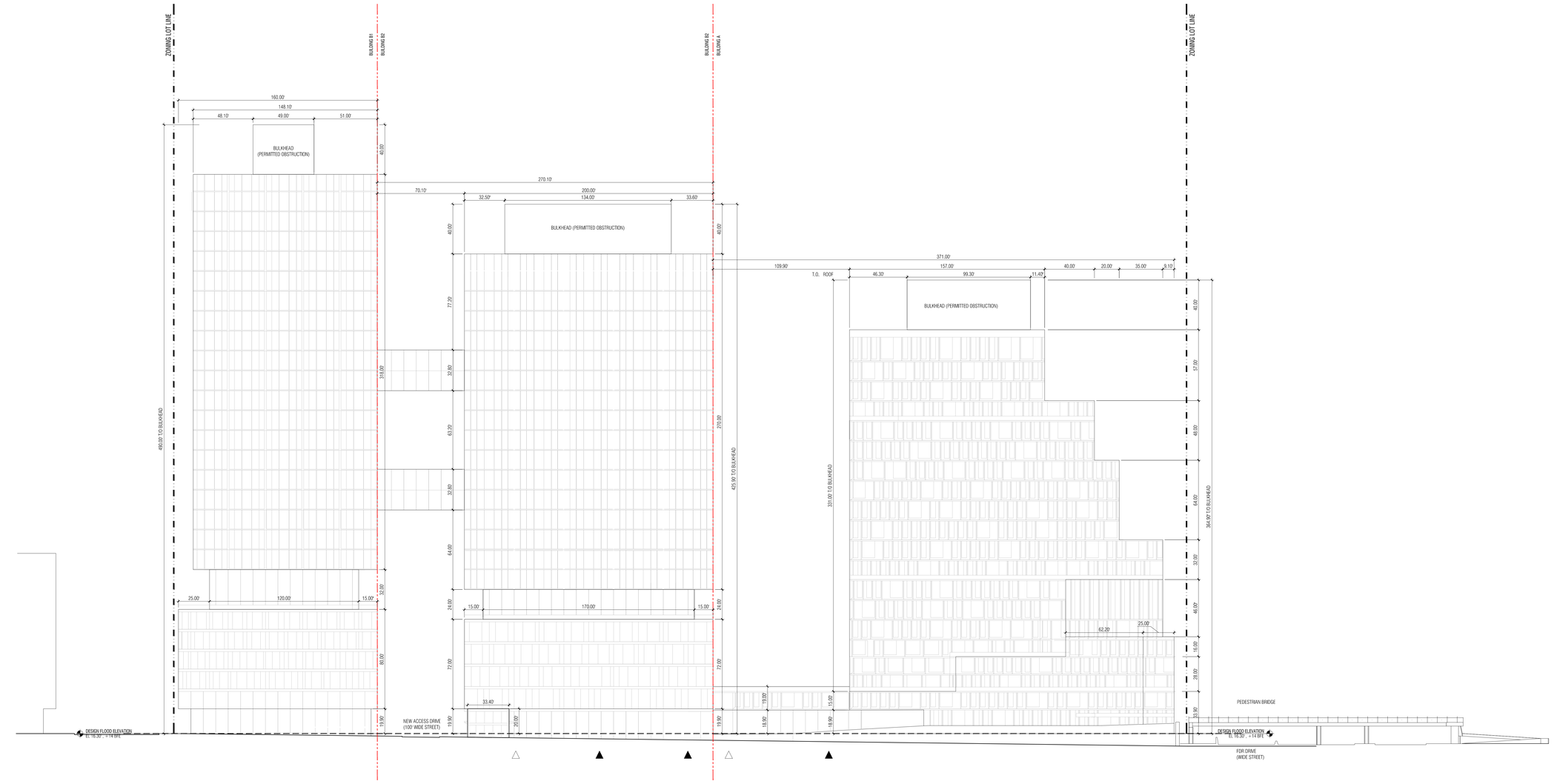

2 SOUTH ELEVATION
1/32" = 1'

0 5 10 20 40 80

STUDIO V

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NYC 23005
425 EAST 25TH STREET
NEW YORK, NY, 10010

OWNER/CLIENT
NYC EDC
One Liberty Street New York, NY 10006
T 212.619.5000

PRIME CONSULTANT
VHB
One Pennsylvania Plaza Suite 715, New York, NY 10119
T 212.857.7350

PLANNER / ARCHITECT
STUDIO V
111 E 29th Street New York, NY 10016
T 212.689.1386

CONSULTANTS
SOCIO ECONOMIC/ BJH ADVISORS
25 Park Place 2nd Floor, New York, NY 10007
T 646.573.9588

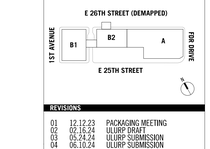
LAND USE/ INDIGO RIVER
247 West 35th Sreet 10th Floor North, New York, NY 10001
T 914.361.5248

HISTORIC RESOURCES/ HPI
1430 Broadway 17th Floor, New York, NY 10018
T 212.944.0600

HAZARDOUS MATERIALS/ FLEMING-LEE SHUE
158 West 29th Street #9, New York, NY 10001
T 212.675.3225

CONSTRUCTION PLANNING/ HUNTER ROBERTS
51 55 Water Street, New York, NY 10041
T 212.321.6800

AIR QUALITY/ INCH & METER
106 West 32nd Street, Floor 2, New York, NY 10001
T 267.636.0448



REVISIONS

01	12.12.23	PACKAGING MEETING
02	02.16.24	ULURP DRAFT
03	05.24.24	ULURP SUBMISSION
04	06.10.24	ULURP SUBMISSION
05	06.17.24	ULURP SUBMISSION
06	06.18.24	FINAL ULURP SUBMISSION
07	08.21.24	ULURP AMENDMENT SUBMISSION
08	10.04.24	ULURP AMENDMENT SUBMISSION
09	12.11.24	ULURP AMENDMENT SUBMISSION

DATE	DRAWN BY	CHECKED BY
12/11/24	WW	

REGISTERED ARCHITECT
BRAND VACANCY
031075
STATE OF NEW YORK

SHEET TITLE
SOUTH ELEVATION

SCALE
AS NOTED

SHEET NO.
Z-301.00
of

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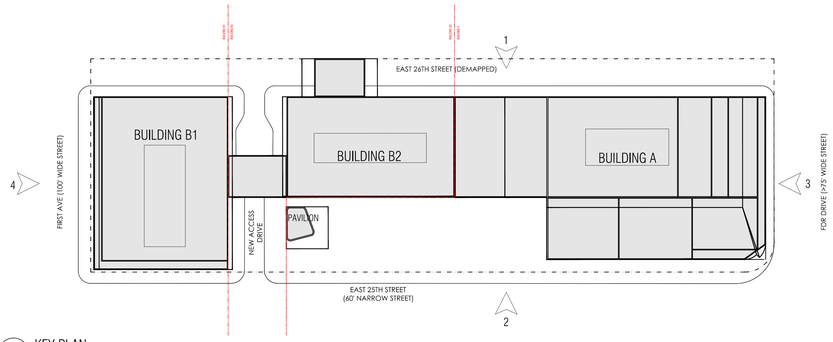


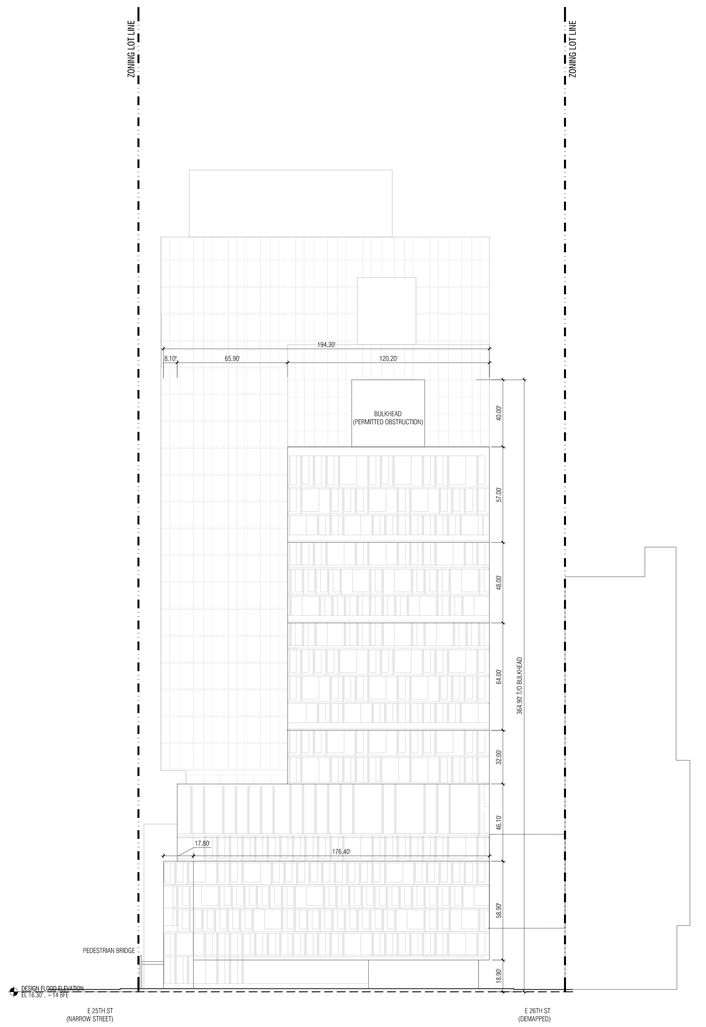
KEY PLAN
NTS

LEGEND

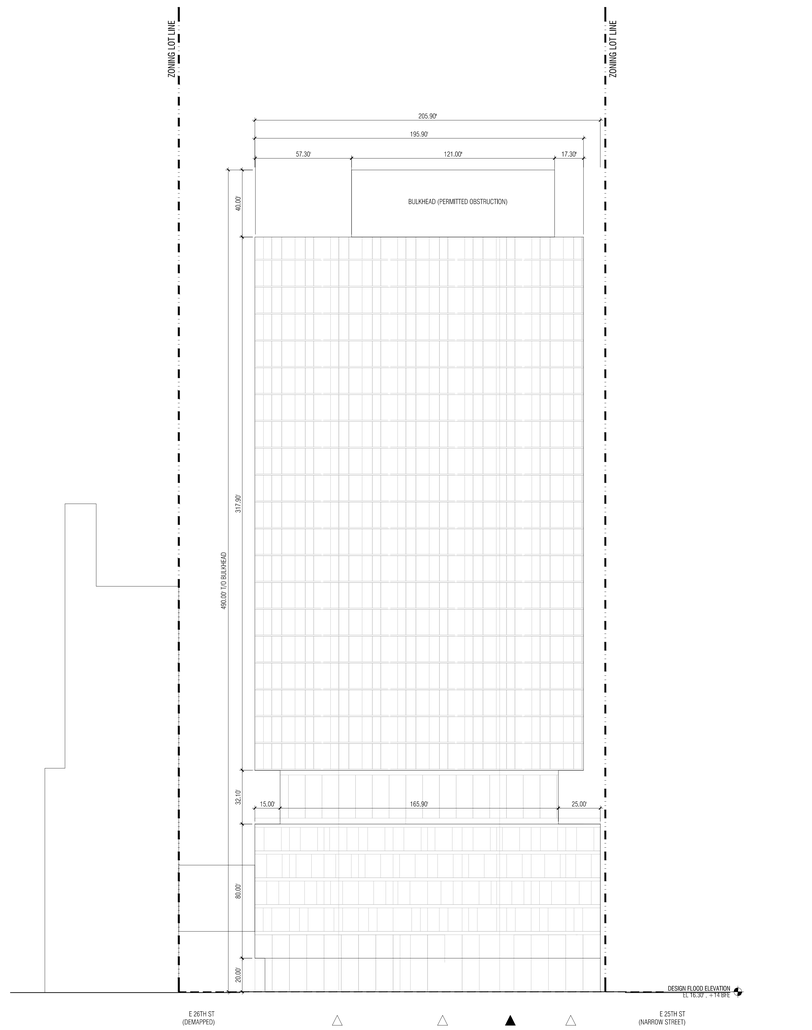
- COMMUNITY FACILITY ACCESS POINT (ILLUSTRATIVE)
- COMMERCIAL ACCESS POINT (ILLUSTRATIVE)
- PARKING ACCESS POINT (ILLUSTRATIVE)
- LOADING ACCESS POINT (ILLUSTRATIVE)
- ZONING LOT LINE
- BUILDING DIVISIONS (ILLUSTRATIVE)

NOTES

1. All building heights and elevations are measured from the DFE.
2. Building entrances are shown for illustrative purposes only.
3. Rooftop mechanical equipment and bulkhead locations and size are subject to change within area defined by the screenwall.
4. Interior subdivisions and use designations are illustrative only and are subject to change.
5. Street trees adjacent to the project area will be provided in accordance with ZR 26-41(b). The location and number shall be subject to the Department of Parks and Recreation determination of feasibility.
6. Information regarding the surrounding properties is shown for illustrative purposes only.
7. All existing street trees to be removed and replaced with Proposed street trees.



3 EAST ELEVATION
1/32" = 1'



4 WEST ELEVATION
1/32" = 1'

0 5 10 20 40 80

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STUDIO V

SPARC - KIPS BAY
425 EAST 25TH STREET
NEW YORK, NY, 10010
SC 23005

OWNER/CLIENT
NYC EDC
One Liberty Street New York, NY 10006
T 212.619.5000

PRIME CONSULTANT
VHB
One Pennsylvania Plaza Suite 715, New York, NY 10119
T 212.857.7350

PLANNER / ARCHITECT
STUDIO V
111 E 29th Street New York, NY 10016
T 212.689.1386

CONSULTANTS
SOCIO ECONOMIC/ BJH ADVISORS
25 Park Place 2nd Floor, New York, NY 10007
T 646.573.9588

LAND USE/ INDIGO RIVER
247 West 35th Sreet 10th Floor North, New York, NY 10001
T 914.361.5248

HISTORIC RESOURCES/ HPI
1430 Broadway 17th Floor, New York, NY 10018
T 212.944.0600

HAZARDOUS MATERIALS/ FLEMING-LEE SHUE
158 West 29th Street #9, New York, NY 10001
T 212.675.3225

CONSTRUCTION PLANNING/ HUNTER ROBERTS
51 55 Water Street, New York, NY 10041
T 212.321.6800

AIR QUALITY/ INCH & METER
106 West 32nd Street, Floor 2, New York, NY 10001
T 267.636.0448



REVISIONS

01	12.12.23	PACKAGING MEETING
02	02.16.24	ULURP DRAFT
03	05.24.24	ULURP SUBMISSION
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08	10.04.24	ULURP AMENDMENT SUBMISSION
09	12.11.24	ULURP AMENDMENT SUBMISSION

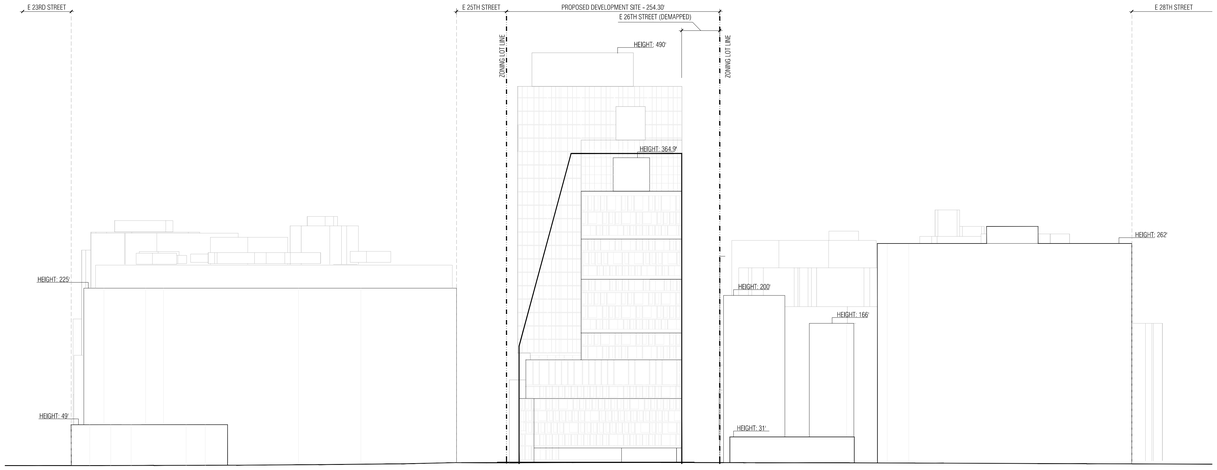
DATE	DRAWN BY	CHECKED BY
12/11/24	WW	

REGISTERED ARCHITECT
GERALD VALCOURT
031078
STATE OF NEW YORK

SHEET TITLE
EAST AND WEST ELEVATION

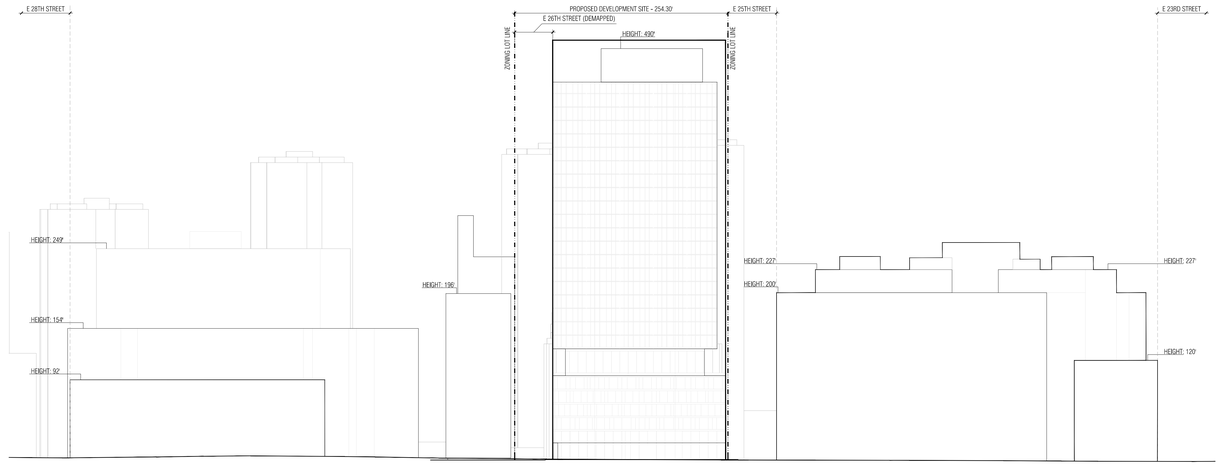
SCALE
AS NOTED

SHEET NO.
Z-302.00
of



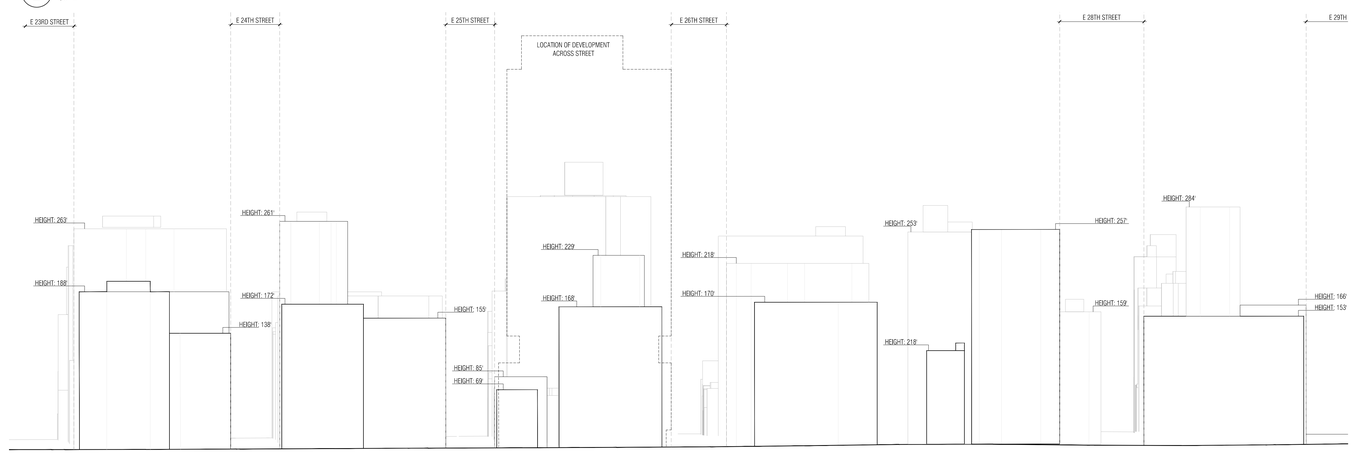
3 NEIGHBORHOOD CHARACTER
FDR DRIVE LOOKING WEST
1/64" = 1'

0 10 20 40 80 160



2 NEIGHBORHOOD CHARACTER
FIRST AVENUE LOOKING EAST
1/64" = 1'

0 10 20 40 80 160

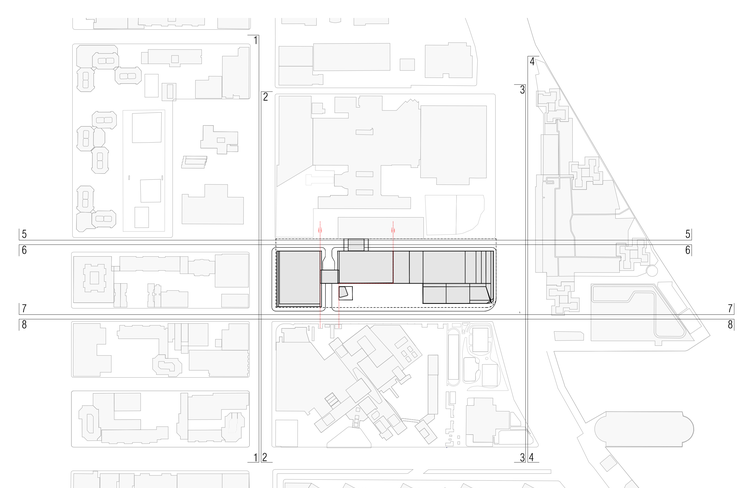


1 NEIGHBORHOOD CHARACTER
FIRST AVENUE LOOKING WEST
1/64" = 1'

0 10 20 40 80 160

NOTES

1. All building heights and elevations are measured from the DFE.
2. All surrounding building heights and elevations are estimated based on publicly available data.



KEY PLAN
NTS

STUDIO V

SPARC - KIPS BAY
425 EAST 25TH STREET
NEW YORK, NY, 10010

No. 23005

OWNER/CLIENT
NYC EDC
One Liberty Street New York, NY 10006
T 212.619.5000

PRIME CONSULTANT
VHB
One Pennsylvania Plaza Suite 715, New York, NY 10119
T 212.857.7350

PLANNER / ARCHITECT
STUDIO V
111 E 29th Street New York, NY 10016
T 212.689.1386

CONSULTANTS
SOCIO ECONOMIC/ BJH ADVISORS
25 Park Place 2nd Floor, New York, NY 10007
T 646.573.9588

LAND USE/ INDIGO RIVER
247 West 35th Sreet 10th Floor North, New York, NY 10001
T 914.361.5248

HISTORIC RESOURCES/ HPI
1430 Broadway 17th Floor, New York, NY 10018
T 212.944.0600

HAZARDOUS MATERIALS/ FLEMING-LEE SHUE
158 West 29th Street #9, New York, NY 10001
T 212.675.3225

CONSTRUCTION PLANNING/ HUNTER ROBERTS
51 55 Water Street, New York, NY 10041
T 212.321.6800

AIR QUALITY/ INCH & METER
106 West 32nd Street, Floor 2, New York, NY 10001
T 267.636.0448

E 26TH STREET (DEMAPPED)



REVISIONS

01	12.12.23	PACKAGING MEETING
02	02.16.24	ULURP DRAFT
03	05.24.24	ULURP SUBMISSION
04	06.10.24	ULURP SUBMISSION
05	06.17.24	ULURP SUBMISSION
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07	08.21.24	ULURP AMENDMENT SUBMISSION
08	10.04.24	ULURP AMENDMENT SUBMISSION
09	12.11.24	ULURP AMENDMENT SUBMISSION

DATE	DRAWN BY	CHECKED BY
12/11/24	WW	

REGISTERED ARCHITECT
CHRISTOPHER VAN DORN
031075
STATE OF NEW YORK

SHEET TITLE
NEIGHBORHOOD CHARACTER DIAGRAMS

SCALE
AS NOTED

SHEET NO.
Z-400.00
of

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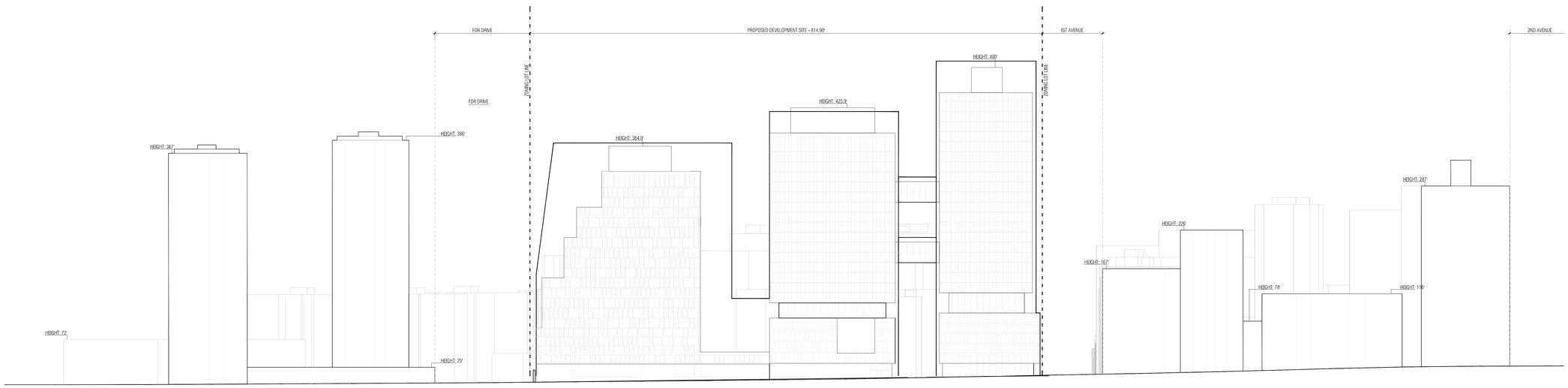
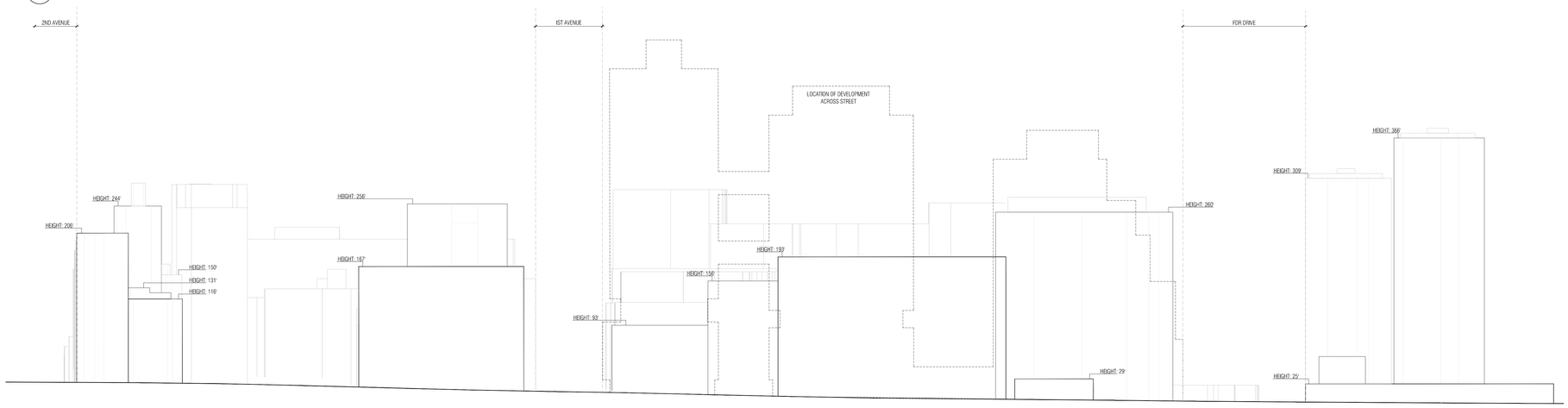


6 NEIGHBORHOOD CHARACTER
26TH STREET LOOKING SOUTH
1/64" = 1'

0 10 20 40 80 160



5 NEIGHBORHOOD CHARACTER
26TH STREET LOOKING NORTH
1/64" = 1'

0 10 20 40 80 160

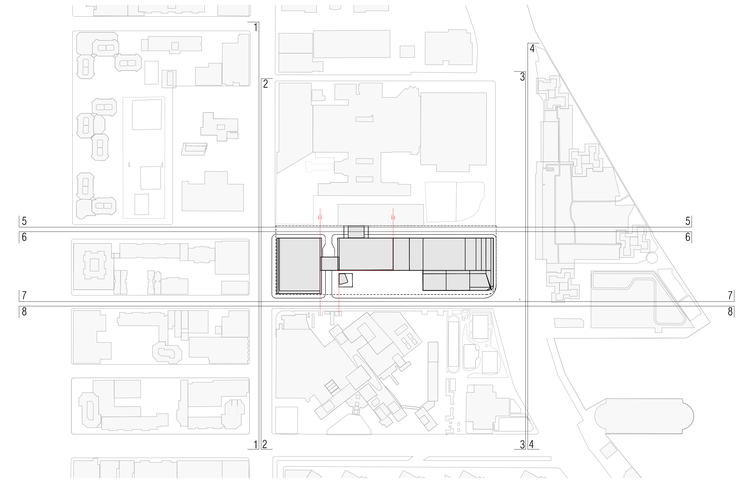


4 NEIGHBORHOOD CHARACTER
FDR DRIVE LOOKING EAST
1/64" = 1'

0 10 20 40 80 160

NOTES

1. All building heights and elevations are measured from the DFE.
2. All surrounding building heights and elevations are estimated based on publicly available data.



KEY PLAN
NTS

STUDIO V

SPARC - KIPS BAY
425 EAST 25TH STREET
NEW YORK, NY, 10010

SC 23005

OWNER/CLIENT

NYC EDC
One Liberty Street New York, NY 10006
T 212.619.5000

PRIME CONSULTANT

VHB
One Pennsylvania Plaza Suite 715, New York, NY 10119
T 212.857.7350

PLANNER / ARCHITECT

STUDIO V
111 E 29th Street New York, NY 10016
T 212.689.1386

CONSULTANTS

SOCIO ECONOMIC/ BJH ADVISORS
25 Park Place 2nd Floor, New York, NY 10007
T 646.573.9588

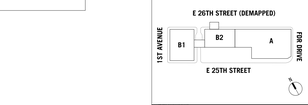
LAND USE/ INDIGO RIVER
247 West 35th Sreet 10th Floor North, New York, NY 10001
T 914.361.5248

HISTORIC RESOURCES/ HPI
1430 Broadway 17th Floor, New York, NY 10018
T 212.944.0600

HAZARDOUS MATERIALS/ FLEMING-LEE SHUE
158 West 29th Street #9, New York, NY 10001
T 212.675.3225

CONSTRUCTION PLANNING/ HUNTER ROBERTS
51 55 Water Street, New York, NY 10041
T 212.321.6800

AIR QUALITY/ INCH & METER
106 West 32nd Street, Floor 2, New York, NY 10001
T 267.636.0448



REVISIONS

01	12.12.23	PACKAGING MEETING
02	02.16.24	ULURP DRAFT
03	05.24.24	ULURP SUBMISSION
04	06.10.24	ULURP SUBMISSION
05	06.17.24	ULURP SUBMISSION
06	06.18.24	FINAL ULURP SUBMISSION
07	08.21.24	ULURP AMENDMENT SUBMISSION
08	10.04.24	ULURP AMENDMENT SUBMISSION
09	12.11.24	ULURP AMENDMENT SUBMISSION

DATE 12/11/24 DRAWN BY WW CHECKED BY

REGISTERED ARCHITECT RAUL VALCORZA 031076 STATE OF NEW YORK

SHEET TITLE
NEIGHBORHOOD CHARACTER DIAGRAMS

SCALE
AS NOTED

SHEET NO.
Z-401.00
of

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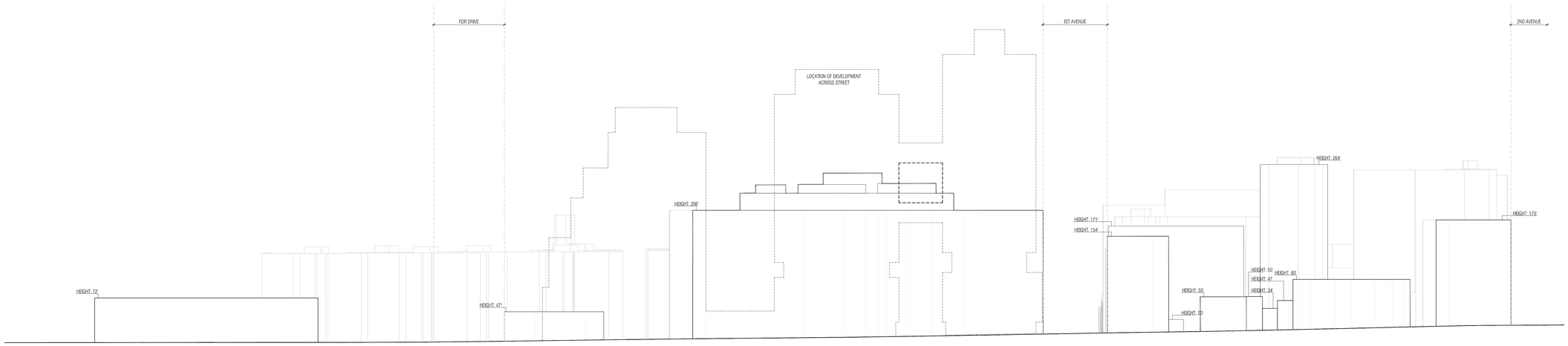
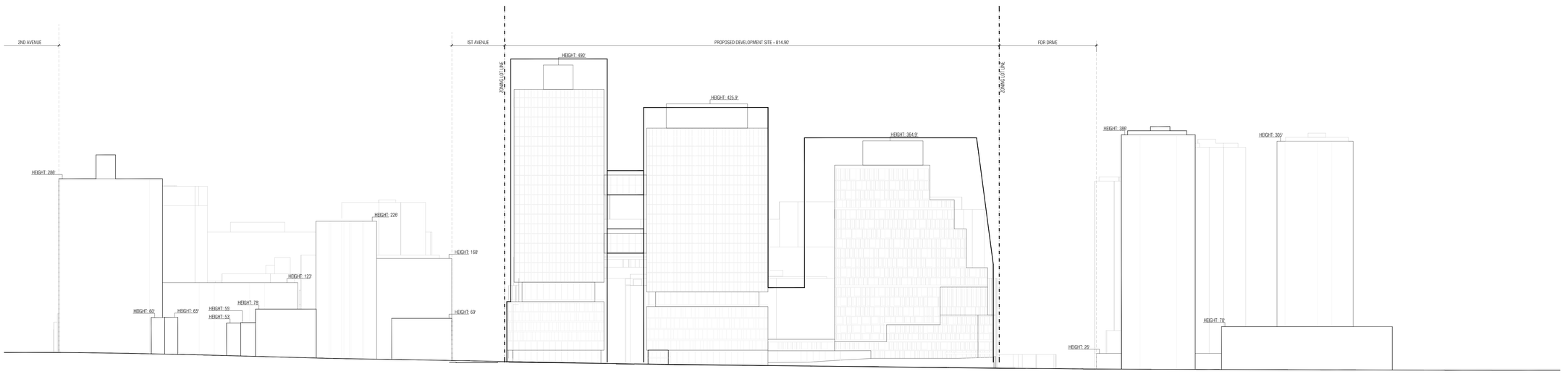


8 NEIGHBORHOOD CHARACTER
25TH STREET LOOKING SOUTH
1/64" = 1'

0 10 20 40 80 160

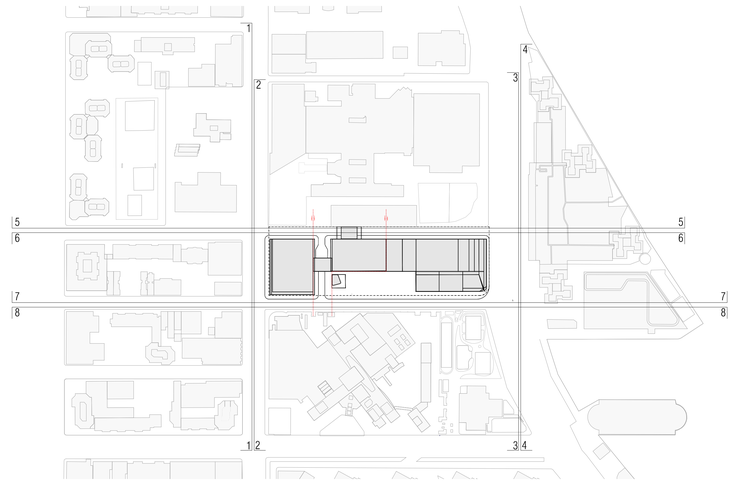


7 NEIGHBORHOOD CHARACTER
25TH STREET LOOKING NORTH
1/64" = 1'

0 10 20 40 80 160

NOTES

1. All building heights and elevations are measured from the DFE.
2. All surrounding building heights and elevations are estimated based on publicly available data.



KEY PLAN
NTS

STUDIO V

SPARC - KIPS BAY
NO. 23005
425 EAST 25TH STREET
NEW YORK, NY, 10010

OWNER/CLIENT
NYC EDC
One Liberty Street New York, NY 10006
T 212.619.5000

PRIME CONSULTANT
VHB
One Pennsylvania Plaza Suite 715, New York, NY 10119
T 212.857.7350

PLANNER / ARCHITECT
STUDIO V
111 E 29th Street New York, NY 10016
T 212.689.1386

CONSULTANTS
SOCIO ECONOMIC/ BJH ADVISORS
25 Park Place 2nd Floor, New York, NY 10007
T 646.573.9588

LAND USE/ INDIGO RIVER
247 West 35th Sreet 10th Floor North, New York, NY 10001
T 914.361.5248

HISTORIC RESOURCES/ HPI
1430 Broadway 17th Floor, New York, NY 10018
T 212.944.0600

HAZARDOUS MATERIALS/ FLEMING-LEE SHUE
158 West 29th Street #9, New York, NY 10001
T 212.675.3225

CONSTRUCTION PLANNING/ HUNTER ROBERTS
51 55 Water Street, New York, NY 10041
T 212.321.6800

AIR QUALITY/ INCH & METER
106 West 32nd Street, Floor 2, New York, NY 10001
T 267.636.0448



REVISIONS

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08	10.04.24	ULURP AMENDMENT SUBMISSION
09	12.11.24	ULURP AMENDMENT SUBMISSION

DATE	DRAWN BY	CHECKED BY
12/11/24	WW	

REGISTERED ARCHITECT DAVID VICONTE 031075 STATE OF NEW YORK

SHEET TITLE
NEIGHBORHOOD CHARACTER DIAGRAMS

SCALE
AS NOTED

SHEET NO.
Z-402.00
of

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