FORM LR ATTACHMENT A: FAIR SHARE

ANALYSIS UNDER THE CRITERIA FOR THE LOCATION OF CITY FACILITIES
OFFICE OF THE CHIEF MEDICAL EXAMINER

The Office of the Chief Medical Examiner of the City of New York (OCME) is seeking to site a new OCME Forensic Pathology Center (FPC) in Manhattan as part of the proposed Science Park And Research Campus (SPARC) Kips Bay proposal, following the SPARC Kips Bay Master Plan that was released November 2023, led by the New York City Economic Development Corporation (NYCEDC), OCME, and the New York City Department of Citywide Administrative Services (DCAS) (collectively, the Applicants), in affiliation with the New York City Health and Hospitals Corporation (H+H), New York City Public Schools (NYCPS), the New York City School Construction Authority (SCA), and City University of New York (CUNY). The proposal would redevelop the southern approximately 4.75-acre portion of ("p/o") Manhattan Block 962, Lot 100 (the Development Site) in the Kips Bay area of Manhattan Community District 6 (CD 6).

OFFICE OF THE CHIEF MEDICAL EXAMINER—MANHATTAN FORENSIC PATHOLOGY CENTER (OCME FPC)

OCME was established in 1918 pursuant to a 1915 Act of the New York State Legislature. In addition to being the first governmental agency of its type in the United States, OCME established the first toxicology laboratory in 1918 and the first serology laboratory in 1938, both at Bellevue Hospital in Manhattan. OCME's administrative offices were in the Municipal Building from 1918 to 1934, and at 125 Worth Street from 1934 to 1960; autopsies were performed at Bellevue Hospital and other borough municipal hospitals during those years. In 1960, OCME's six-story headquarters at 520 First Avenue opened on land deeded to the City by NYU for forensic medical purposes, adjacent to NYU Medical Center.

Today, many of OCME's central functions remain located at 520 First Avenue. The existing building is approximately 86,000 gross square feet (gsf). The building includes the OCME FPC, cold boxes for decedents, executive offices, autopsy rooms, office space, x-ray/photography facilities, toxicology and histology laboratories, anthropology lab space, and Family Services

Offices for decedent identification. OCME's DNA forensics laboratory and other facilities are located in the Hirsch Building, directly across former East 26th Street from the Development Site. This building houses three Forensic Biology laboratories, the Molecular Genetics laboratory, Medicolegal Investigations, the agency-wide Operations Center, OCME's administrative units, medical examiner and medicolegal training facilities, emergency mass fatality operations laboratory, and evidence facilities including a forensic garage to examine vehicles for forensic evidence.

Need for New OCME Facilities

The existing 520 First Avenue OCME facility needs significant upgrades and repairs. The building was never intended to serve as a laboratory and the building's age and state of disrepair are not

suitable for the high quality of the forensic science work conducted at the facility. OCME is currently engaged in a multi-year medical examiner accreditation, and it is anticipated that the building will not pass the next accreditation inspection.

In 2013, OCME completed a Capital Project Scope Development plan with the NYC Office of Management and Budget (OMB) for the fire alarm system, the electrical system, the elevators, the HVAC system, the roof, and the façade. The inspection and evaluation confirmed that these systems were past their useful life and would require over $30 million in repairs to correct the following conditions:

- The toxicology laboratory equipment generates a considerable amount of heat that must be managed, but the original HVAC equipment was too small to accommodate expanded operations that have happened within the building. The increase in internal heat sources coupled with the deteriorating condition of the HVAC system necessitates a complete overhaul of the chiller plant and all of its associated equipment.
- The building's power system does not comply with the current New York City electrical code requirements.
- The fire alarm system was never approved by the New York City Fire Department and is not code compliant. As a result, OCME employees are stationed within the building 24 hours a day, 7 days a week as fire watch to provide public and employee safety.
- The elevators require modernization given the age of the elevator equipment, unavailability of replacement parts, regular wear and tear, necessitates replacement the elevator machinery, controls, power supply, doors, cables, and cabs.
- The roof leaks and needs to be replaced.
- The Department of Buildings deemed the façade to be unsafe and OCME erected a sidewalk shed to protect pedestrians.

SPARC Kips Bay Master Plan

As described above, several discretionary actions are being sought to redevelop the southern approximately 4.75-acre Development Site. The Applicants seek to transform Hunter College's antiquated Brookdale Campus into approximately 1,782,000 zoning square feet (zsf) of state-of-the-art academic, healthcare, and Life Sciences space.

As described, the Development Site is comprised of a p/o Block 962, Lot 100 in the Kips Bay neighborhood of Manhattan Community District 6, and is bounded by First Avenue to the west, Franklin D. Roosevelt (FDR) Drive to the east, East 25th Street to the south, and the northern edge of former East 26th Street to the north. The Development Site has a lot area of approximately 206,981 sf (4.75 acres).

The proposal would allow for the construction of approximately 1,782,000 zsf of academic, health

care, Life Sciences, and retail space, as well as public realm improvements. The public realm improvements would take the form of new publicly accessible open space, a floodwall tie-in to the Kips Bay Coastal Resiliency (KBCR) project's planned floodwall to the northeast along FDR Drive and protection along East 25th Street, and a widening of the demapped portion of former East 26th Street located between FDR Drive and First Avenue to accommodate two-way traffic flow. Public realm improvements would also include a replacement pedestrian bridge over FDR Drive at East 25th Street to make it ADA accessible. If the design of the new pedestrian bridge would require further change to the City Map, a separate mapping action would be requested in a future application. Collectively, the new 1,782,000 zsf of development and the public realm improvements are the "Proposed Development."

The Proposed Development would consist of multiple buildings (illustratively shown as Buildings A, B1, and B2)[1]. Two buildings would be located between First Avenue to the west, approximately 430 feet east of First Avenue to the east, East 25th Street to the south, and former East 26th Street to the north—on a portion of the site known as the "Western Parcel." The "Eastern Parcel" is located approximately 370 feet west of FDR Drive between East 25th Street and former East 26th Street. The Proposed Development would include a total of approximately 934,075 zsf of community facilities (Use Group III(B)) space; specifically, approximately 559,185 zsf of community facilities (Use Group III(B)) space would be located on the Eastern Parcel, and approximately 374,890 zsf of community facilities (Use Group III(B)) space would be located on the Western Parcel.

As part of the Proposed Development, OCME would completely vacate the 520 First Avenue building and move the OCME FPC and the toxicology laboratory operations to the Development Site's Western Parcel. The future buildings on the Development Site would include a mixture of uses, including community facility space available for use by the proposed OCME FPC, which would occupy one or more floors of Building B2 on the Western Parcel.

Pursuant to Section 203 of the City Charter, the City Planning Commission (CPC) adopted guidelines known as the Criteria for the Location of City Facilities (the Fair Share Criteria). The Fair Share Criteria are to be employed with respect to the siting (including relocation), significant expansion and/or closure of City facilities, and are to be considered as part of a fair and open process with significant and early community involvement. While the Fair Share Criteria do not dictate any particular outcome, the sponsoring agency and CPC are to consider the Fair Share Criteria in siting facilities in order to help them balance a number of factors, such as community needs for services, efficient and cost-effective delivery of those services, effects on community stability and revitalization, and broad geographic distribution of facilities.

[1] As design progresses for the Proposed Project, it is possible that the building on the eastern portion of the Development Site (i.e., Building A) could be designed as two buildings with independent utility systems to accommodate separation between the public school and CUNY/BMCC. In this instance, both sites would provide their own loading areas pursuant to applicable zoning requirements. However, the overall program and building envelope would not change.

Certain criteria (set forth in Article 4.1) apply to all facility siting or expansions, while additional criteria (set forth in Article 5.1) apply to the siting or expansion of "local or neighborhood facilities." Other criteria are to be considered for the siting of a "regional or citywide facility" (Article 6.1).

A "local or neighborhood facility" is defined as "a city facility serving an area no larger than a community district or local service delivery district (pursuant to Section 2704 of the Charter), in which the majority of persons served by the facility live or work." The Fair Share Criteria Attachment A's "local/neighborhood facilities" list includes city facilities such as police precinct houses, branch libraries, Fire/EMS stations, senior centers, etc. A "regional or citywide facility" is defined in Attachment B as a "facility which serves two or more community districts or local service delivery districts, an entire borough, or the city as a whole and which may be located in any of several different areas consistent with the specific criteria for that facility as described in the Citywide Statement of Needs pursuant to Section 204 of the Charter." Attachment B lists facilities such as sewage treatment plants, airports, incinerators, courts, museums, zoos, regional non-residential substance abuse programs, regional parks, maintenance/storage facilities, etc., none of which has a defined local service delivery district. Department of Health centers are listed as a regional/citywide facility but a facility with similar uses to the OCME facility is not specifically listed. As the future OCME facility would serve both the Bronx and Manhattan, it is considered a regional facility for this analysis.

ULURP-Related Actions

The following actions are requested to facilitate the project as described in detail on the subsequent pages:

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 to the north 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 ZR to establish a MIH area coterminous with the proposed C6-4 district that would be mapped on the Development Site.
3. **Special Permit:** 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.
4. **Special Permit:** A special permit pursuant to ZR Section 74-901, Bulk Modifications for Laboratories, to modify certain bulk regulations.
5. **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.
6. **Site Selection and Acquisition of real property interest:** Site Selection and Acquisition of real property interest for and OCME facility.

[4] KBCR flood protection project would provide a flood barrier around the Bellevue Hospital campus as well as elevated and/or hardened space for critical mechanical, electrical, and plumbing equipment.

7. **Acquisition of real property interest:** Acquisition of real property interest for H+H facility.

Action 1: Zoning Map Change (R8 to C6-4)

The Development Site is currently mapped as an R8 zoning district. NYCEDC requests a zoning map amendment (the Rezoning) to rezone to the street centerlines of East 25th Street to the south, First Avenue to the west, a point 255 feet to the north of East 25th Street to the north, and FDR Drive to the east (the "Rezoning Area") from a R8 district to a C6-4 district.

C6-4 districts (R10 equivalent) are non-contextual commercial districts typically mapped within the city's major business districts, which allow a maximum FAR of 10 for commercial, residential, and/or community facility uses (though the maximum permitted residential FAR may be increased to 12 in an Inclusionary Housing designated area and maximum commercial FAR may be increased to 12 with the use of a plaza bonus). Like the existing R8 district, the proposed C6-4 district would be governed by the sky-exposure plane, starting at a height of 85 feet and with an initial setback distance of 15 feet fronting a wide street or 20 feet fronting a narrow street. In addition, C6-4 districts also allow Quality Housing Program buildings with maximum height limits. Off-street parking is required in C6-4 districts and varies by use; however, no parking is required within the Manhattan Core, pursuant to ZR Section 13-10.

The C6-4 (MIH) district would increase the maximum allowable density at the Development Site from 6.02 FAR/6.50 community facility (under the existing R8 zoning) to 12 FAR for mixed use buildings, and up to 12 FAR on commercial buildings with the use of a plaza bonus. The C6-4 district would also allow for both commercial and residential uses on the Development Site.

Locating a C6-4 district on the Development Site is appropriate as this commercial district permits a wide range of commercial uses and is typically found in high-density locations similar to the Development Site. A C2-5 overlay is mapped directly across the street from the Development Site on the west side of First Avenue and allows a mix of uses along the First Avenue corridor. Similarly, the Waterside Plaza complex located to the east of the Development Site is within a C2-7 district, which allows a mix of residential and commercial uses. The Development Site also fronts on wide streets (i.e., First Avenue and FDR Drive) where taller buildings are appropriate. The proposed C6-4 zoning allows for towers occupied by commercial, residential and community facility uses to be built, consistent with the surrounding neighborhood and maximizing both density and light and air. Additionally, the C6-4 district allows for the submission of the special permit for scientific research and development facilities proposed to support the development of the Life Sciences corridor. This use would complement and strengthen the existing First Avenue Health and Sciences Corridor, and would be consistent with the Manhattan Community Board 6 (CB6) 197-a plan as adopted by the CPC and City Council in 2010 (N 060273 NPM), which encourages institutional development and community uses that are compatible with the existing scientific, hospital and hospital- related uses in the area bounded by 23rd Street, First Avenue, 34th Street, and FDR Drive.

Action 2: Zoning Text Amendment (Mandatory Inclusionary Housing)

NYCEDC is requesting a zoning text amendment to Appendix F of the New York City ZR to establish a MIH area coterminous with the proposed C6-4 district that would be mapped on the Development Site. While the Proposed Development does not include any residential floor area, a zoning text amendment

would map an MIH area over the Development Site. This zoning text amendment is proposed in accordance with City policy wherein the MIH program is triggered by a substantial increase in residential zoning floor area. Because the proposed C6-4 zoning district substantially increases allowable residential zoning floor area, this text amendment is included even though the project does not utilize any residential floor area.

A zoning text amendment to Appendix F of the Zoning Resolution, "Mandatory Inclusionary Housing Areas," would establish a MIH Area that is coterminous with the Rezoning Area. The MIH Area would set a new maximum residential FAR permitted by the underlying zoning district (10 FAR). With both the designation of the Rezoning Area as an MIH Area and its rezoning to a C6-4 (R10 equivalent) zoning district, the maximum permitted FAR within the Rezoning Area in the C6-4 district would be 12.

Action 3: Laboratories Special Permit (ZR Section 74-171)

NYCEDC is requesting a zoning special permit pursuant to ZR Section 74-171, Laboratories, to allow Use Group (UG) VII that do not comply with Section 427 of the New York City Building Code in a commercial district. As certain UG VII uses are not permitted in C6-4 districts as-of-right, the proposed special permit pursuant to ZR Section 74-171 would allow maximum flexibility for the proposed medical laboratory facilities (UG VII) that are crucial to the Proposed Development's Life Sciences uses.

Action 4: Laboratories Special Permit (ZR Section 74-901)

NYCEDC is requesting a zoning special permit pursuant to ZR Section 74-901, Bulk Modifications for Laboratories, to increase the base height at the west side of the Development Site. The proposed special permit would allow for modifications of the underlying height and setback regulations of ZR Section 33-442, which would allow for the building to encroach on the initial setback distance and the sky exposure plane, which is necessary to accommodate the large floorplates required for modern, efficient laboratory uses at the Development Site. Upon approval of the proposed special permit pursuant to ZR Section 74-901, Building B1 would reduce the base setback by6.4 feet along its western street frontage and 12 feet along its southern street frontage. Additionally, Building B1 would encroach on the sky exposure plane by up to 44.6 feet along its western street frontage and up to 109.2 feet along its southern street frontage.

It should be noted that in addition to the proposed building heights and setbacks of the Proposed Development described above, the proposed height and setback waivers would permit maximum building height envelopes for the buildings, ranging between up to approximately 370 feet and 500 feet in height. The maximum development envelope would generally provide the flexibility of approximately five feet for each of the proposed buildings/towers' facade locations. The maximum building envelope provides the necessary flexibility to accommodate the need for any unforeseen modifications to the buildings during the project's final design phase, including but not limited to minor adjustments to building core, structural and/or facade locations due to certain site conditions and/or restraints.

Action 5: Disposition of City-Owned Site

NYCEDC and DCAS are requesting an action allowing the disposition of real property owned by the City to one or more private parties. The Western Parcel of the Development Site, excluding portions of the open space therein, is proposed for disposition to a developer or developers to be selected at a future date through a public RFP, and the City is seeking disposition for the open space premises, and disposition of

a portion of the Eastern Parcel to CUNY. With NYCEDC and DCAS serving as the Applicants for the disposition actions, the City would release one or more RFPs delineating requirements in line with these ULURP approvals for the redevelopment of the Western Parcel at the Development Site. Further, the open space premises may be disposed to the selected developer of the Western Parcel for maintenance or otherwise for access. However, the open space will remain in City ownership under DCAS jurisdiction. Once the disposition is approved, the City would dispose of the Western Parcel to a future respondent to a publicly advertised RFP for development and operations, part of the Eastern Parcel to CUNY, and possibly the open space to the Western Parcel developer for maintenance or otherwise for access.

The disposition of the City-owned properties requires approval through ULURP under the City Charter Section 197(c).

Action 6: Site Selection and Acquisition of Real Property Interest

The NYCEDC, DCAS, and OCME are requesting a site selection and acquisition action to facilitate the construction of a new Manhattan FPC for OCME. The Manhattan FPC is currently located at OCME's main offices at 520 First Avenue, just north of East 30th Street. This six-story building opened in 1960, and houses many of OCME's central functions, including the current FPC, cold boxes for decedents, executive offices, autopsy rooms, office space, x-ray/photography facilities, toxicology and histology laboratories, anthropology lab space, and Family Services Offices for decedent identification. OCME's DNA forensics laboratory and other facilities are located in the Hirsch Building, directly across former East 26th Street from the Development Site.

The facilities in the current FPC building are significantly past their useful life, including outdated HVAC, electrical and fire suppression systems. Given the highly technical nature of the forensic work completed at this facility, and need to be as close as possible to the laboratories and other facilities located in the Hirsch Building, which include three Forensic Biology laboratories, the Molecular Genetics laboratory, Medicolegal Investigations, the agency-wide Operations Center, OCME's administrative units, medical examiner and medicolegal training facilities, emergency mass fatality operations laboratory, and evidence facilities including a forensic garage to examine vehicles for forensic evidence, OCME identified a pressing need to relocate the FPC.

Throughout 2015, NYCEDC assisted OCME with an evaluation of options for siting a new Manhattan FPC. OCME's goals were to consolidate all Manhattan operations within one facility or within the same block while addressing the poor building condition for the FPC. Criteria include proximity to the Hirsch Building, time until occupancy, available sites, appropriateness of the future space, and cost.

Given the anticipated future development of the Development Site with Life Sciences uses and the site's ideal location across from the Hirsch Building, locating the FPC within the Proposed Development was identified as the most effective option. Given that the current facility is four blocks to the north and that the functions would be consolidated in the new facility and the Hirsch Building, the overall activity in the area is anticipated to be the same as existing conditions. The proposed FPC would use approximately 112,020 zsf, and the use would be consistent with the commercial and community facility uses that are proposed as part of the Proposed Development.

OCME functions as one citywide office with three forensic campuses and two additional family service locations. While pathology services provided citywide are equivalent no matter where the case originates,

OCME's laboratories and medical examiner training programs are sited in Manhattan. The proximity of the Hirsch Center Building with its Laboratory and the FPC is essential to maximize collaboration between scientists, including medical examiners and trainee medical examiners.

The relocation of the OCME FPC requires the acquisition of property by the City. The Development Site's Western Parcel would be disposed of to a private developer for development through an RFP process. After completion of the improvements to be constructed by the developer on the Western Parcel, as determined through the contract between NYCEDC or the City and the future developer, the portion of the building containing the OCME FPC may be reacquired by the City.

Action 7: Acquisition of real property interest

The NYCEDC and DCAS are requesting an acquisition action to facilitate the construction of H+H's outpatient care and training center, allowing for new primary care and expanded wellness programs, ambulatory care, and simulation training facilities. Similar to the OCME facility, the Development Site's Western Parcel would be disposed of to a private developer for development through an RFP process. After completion of the improvements to be constructed by the developer on the Western Parcel, as determined through the contract between NYCEDC or the City and the future developer, the portion of the building containing the H+H facility may be reacquired by the City and transferred to H+H pursuant to Section 7387 of the Unconsolidated Laws of the State of New York.

ARTICLE 4: CRITERIA FOR SITING OR EXPANDING FACILITIES

4.1 The sponsoring agency and, for actions subject to ULURP or review pursuant to Section 195 of the Charter; the City Planning Commission, shall consider the following criteria:

4.1(a) Compatibility of the facility with existing facilities and programs, both city and non-city, in the immediate vicinity of the site.

The purpose of this criterion is to discourage the placement of facilities on sites that would be incompatible with nearby public and public-type private facility uses and programs and to encourage the proximity of facilities that would enhance each other's services. A description of the city and non-city facilities in the immediate vicinity of the proposed OCME facility is provided below, including an overview of the zoning and land use patterns. Public and public-type private facilities within a 400-foot radius of the proposed OCME facility were reviewed in accordance with New York City Department of City Planning's ("NYCDCP") *Fair Share Guide* to determine their compatibility (see **Figure 1** and **Table 1**).

The Development Site is located within a portion of Block 962, part of Lot 100. The Development Site would be fully redeveloped as part of the proposed SPARC Kips Bay project, transforming the site into an integrated educational campus, bringing together the Hunter College

School of Nursing and departments of Physical Therapy, Speech-Language Pathology and Audiology (including the community clinic), and Medical Laboratory Sciences, BMCC Health Sciences, Health Studies, and Nursing Programs, and the CUNY Graduate School of Public Health and Health Policy, along with a NYCPS high school focused on health care and sciences education.

These uses would be located on the "Eastern Parcel". The western portion of the Development Site would include two Life Sciences buildings, Building B1 and Building B2. Building B1 would front on First Avenue, and include space dedicated to H+H. Building B2 would be located to the east of Building B1 and would include space for OCME.

The Development Site is currently zoned R8. Zoning districts within 400 feet are predominantly residential with C2-5 commercial overlays along the western side of First Avenue, and portions of an M1-1 district and C2-7 district along the waterfront. The primary land uses within 400 feet are institutional and recreational, with some residential located directly east of the Development Site at Waterside Plaza. Institutional uses located east of the Development Site include the British International School and the UN International School. Uses located south of the site include the U.S. Department of Veterans Affairs (VA) New York Harbor Healthcare System's Manhattan campus (U.S. Corbin VA Facility) and the Department of Parks and Recreation's (DPR) Asser Levy Recreation Center. Uses located west of the site include institutional uses such as the International Center for the Disabled Margaret Millbank Bogert Pavilion, New York University (NYU) School of Dentistry and the Department of Health and Mental Hygiene Public Health Laboratory Building. The area located north of the site contains the OCME Charles S. Hirsch Center for Forensic Sciences Building, the Kips Bay EMS Battalion 8, and Bellevue Medical Center. The entrance plaza to Bellevue Hospital is used at certain times by a day care center affiliated with Bellevue, starting in mid-morning.

As part of the ULURP actions, zoning for the Development Site is proposed to be changed to C6-4, which would allow a wide range of residential, commercial, and community facility uses, including the proposed OCME facility.

The analysis of compatibility of the proposed SPARC Kips Bay project, including the OCME facility, with the surrounding area presented in the Draft Environmental Impact Statement ("DEIS") for the Proposed Actions (i.e., land use, zoning, and public policy; socioeconomic impacts; urban design and visual resources; and neighborhood character) found that the Proposed Development would not have significant adverse impacts on neighboring uses.

The proposal is to acquire, by purchase or long-term lease, a portion of the future Building B2 on the Western Parcel so that the future OCME facility can remain located in the same neighborhood as the existing facility. Moreover, as described above, the surrounding neighborhood is defined by institutional uses. Therefore, the siting of the proposed OCME facility at the Development Site would not be incompatible with existing facilities and programs, both City and non-City, in the immediate vicinity of the Development Site.

4.1(b) Extent to which neighborhood character would be adversely affected by a concentration of city and/or non-city facilities.

The purpose of this assessment is to determine whether the addition of the proposed OCME facility to a neighborhood with an existing concentration of facilities is likely to create or contribute to an

undesirable alteration in neighborhood growth and development, generally defined as shifts in population distribution and growth, economic activity, or use and development of land. As discussed in the environmental review for the Proposed Development, neighborhood character is defined by the City's *CEQR Technical Manual* as "a mixture of various elements that give neighborhoods their distinct personality . . . including land use, urban design, visual resources, historic resources, socioeconomics, transportation, and noise." An inventory of City and non-City (state, federal and private) facilities similar in use, scale and neighborhood impacts to that of the Proposed Development was undertaken for the study area within a one half-mile radius of the site (**Figure 1** and **Table 1**). The purpose of this inventory is to determine if other such facilities are already concentrated within the study area.

For the purpose of this fair share analysis, all city and non-city facilities within a one-half mile radius of the Development Site were identified. The one-half mile radius around the site is located primarily within Manhattan CD 6. A small area between Lexington and Park Avenues and East 18th and East 33rd Streets is located within Manhattan CD 5. The area that was reviewed encompassed an area generally bounded by East 36th Street to the north, the East River to the east, East 15th Street to the south and Park Avenue to the west. By presenting these facilities and understanding their spatial distribution throughout the one-half mile radius around the Development Site, issues of concentration and compatibility can be evaluated and assessed. See the Land Use Map and Fair Share Facilities Map, below, for illustrations of the project study area.

The one-half mile study area includes similar facilities in use, scale and neighborhood impacts to the Proposed Development, such as the existing OCME facility within the existing 520 First Avenue building and the Hirsch Center Building, which is located directly across the former East 26th Street from the Development Site. In addition, other similar medical facilities, including the Bellevue Campus and the U.S. Corbin VA Facility, are also located within the one-half mile study area. Therefore, the relocation of the proposed OCME facility within the same area would not contribute to a greater concentration of City or non-City facilities that would adversely affect neighborhood character.

4.1 (c) Suitability of site to provide cost-effective delivery of the intended services. Consideration of sites shall include properties not under city ownership, unless the agency provides a written explanation of why it is unreasonable to do so in a particular instance.

OCME considered a number of alternative locations for the OCME facility. Throughout 2015, OCME worked with NYCEDC and DCAS to identify an appropriate relocation site. OCME's goals were to consolidate all of the Manhattan operations into one facility or within the same block, and to address the issue of poor building condition for the OCME facility. Criteria included proximity, time until occupancy, availability of land, appropriateness of the future space, and cost. NYCEDC evaluated releasing a Request for Proposal for the 520 First Avenue property and part of the future deal would be contingent on relocating the OCME facility to the identified site. NYCEDC and

OCME also investigated temporarily relocating the OCME facility to another borough's location. This option would have provided an opportunity to redevelop and rehabilitate the 520 First Avenue building but was not feasible as unavailable city capital funds would have been needed and there would be no sale revenue since the building and land would not have been sold. Additionally, temporarily relocating the facility would have a significant negative impact on efficiency for the overall OCME operations. Following the reconstruction of the facility, Manhattan operations would have remained fragmented once the 520 First Avenue facility was completed, as the 520 Building is materially farther from the agency's administrative headquarters at 421 Bellevue Drive than the proposed Development Site. OCME also investigated relocating the OCME facility to a new building on the site of Bellevue's current staff parking facility. This option would have placed the new OCME facility directly adjacent to the Hirsch Center Building but, ultimately, OCME was informed that the parking facility was not available for this purpose. Finally, OCME evaluated the possibility of relocating to the Proposed Development Site. This option would provide close proximity to the Hirsch Center Building on land that would be in city control. It is also significantly beneficial for the future for OCME to function within an entirely new building, although the building would not be occupied until 2031.

4.1 (d) Consistency with the locational and other specific criteria for the facility identified in the Statement of Needs.

The need for the OCME facility was not identified in the Citywide Statement of Needs. Pursuant to 204(g) of the NYC Charter, OCME sent a letter to the Borough President on May 23, 2024. The Borough President did not provide comments or recommendations for alternative locations. OCME is currently working with NYC OMB to identify the necessary funding to finance the relocation of the OCME facility to the Development Site.

4.1 (e) Consistency with any plan adopted pursuant to Section 197-a of the Charter

Manhattan Community Board 6 Stuyvesant Cove 197-a Plan

Manhattan Community Board 6 Stuyvesant Cove §197-a Plan was modified and approved by the CPC on and further modified by the City Council on March 13, 1997. The §197-a Plan's primary goals were: (i) the development of easily accessible public park and open space at the waterfront, (ii) the encouragement of water-dependent uses that are compatible with the open space goals of Community Board 6, and (iii) consistency with planning goals of the Department of City Planning and the Manhattan Borough President's Office. The proposed OCME facility would not conflict with the Manhattan Community Board 6 §197-a plan.

Community Board 6 §197-a Plan for the Eastern Section of Community District 6

The Proposed Development would also be subject to the "Community Board 6 197-a Plan for the Eastern Section of Community District 6" which was adopted by the CPC on January 28, 2008. The plan covered the entire East River waterfront of Community District 6 to a distance 100 feet west of First Avenue. As developed by Community Board 6, the plan's primary goals were (i)

increase the amount of useful open space, (ii) improve access to the waterfront and complete the East River Esplanade, (iii) enhance and reclaim the street network to restore the street grid and improve transportation systems and access to the waterfront, (iv) implement land use policies consistent with historical trends in the area, and (v) preserve significant residential developments and individual buildings.

The City Planning Commission replaced and modified recommendations and proposals contained in the Community Board 6 197-a plan. As adopted, one of the plan's recommendations and proposals includes an area close to the Development Site, specifically:

> 2. Explore with NYCDOT and DPR the feasibility of making the 25th Street pedestrian bridge handicapped accessible.

As part of the Proposed Development a new ADA-compliant pedestrian bridge would be constructed. The proposed replacement bridge would allow the Proposed Development to deliver on a long-standing request from the community to provide an ADA-accessible pedestrian pathway that connects to the waterfront and the communities at Waterside Towers and the UN International School. While the size, footprint, and alignment of the replacement bridge is still being determined, it would increase the underside clearance height to approximately 16 feet to comply with State and City DOT standards. As such, neither the Proposed Development nor the OCME facility would hinder or prevent making the bridge handicapped accessible and, therefore, would not conflict with this community recommendation. Instead, the collective Proposed Actions and resultant Proposed Development would be consistent with and supportive of the recommendation to construct an ADA- compliant pedestrian bridge. If the design of the new pedestrian bridge would require further change to the City Map, a separate mapping action would be requested in a future application.

> 21. Encourage institutional development and community uses that are compatible with the existing scientific, hospital and hospital related uses in the area bounded by 23rd Street, First Avenue, 34th Street, and FDR Drive

Given that the OCME facility is already located within the neighborhood and would continue in the future, the proposed facility aligns with this recommendation. As such, the proposed OCME facility is consistent with the adopted Charter Section 197-a plan for this location.

Manhattan Waterfront §197-a Plan

The Comprehensive Manhattan Waterfront Plan, adopted by the City Council in 1997, aims to enhance public access to and use of the 32-mile Manhattan shoreline. This plan is pursuant to Section 197-a of the City Charter, which provides a process whereby boroughs and Community Boards can propose planning guidelines for a particular area for consideration by the CPC and City Council.

The plan's recommendations aim to enhance public access to and use of the borough's waterfront.

The plan includes both overall planning principles and a series of site-specific recommendations intended to help guide future use and improvement of the waterfront, including opportunities for development of a continuous waterfront esplanade, new public open spaces, improved access to existing public waterfront areas, and for water-related commercial, educational, and transportation uses. The plan includes a section with recommendations that include the Study Area. These recommendations include:

- Encouraging an esplanade easement around the UN School's perimeter
- Clear signage indicating the presence of a public waterfront esplanade to improve public access to the Waterside esplanade.

The proposed OCME facility would not conflict with the Manhattan Waterfront §197-a Plan.

New York City Local Waterfront Revitalization Program

Pursuant to Section 197-a of the Charter, the Proposed Development, including the OCME facility, would be subject to the City's Local Waterfront Revitalization Program (LWRP). The proposed OCME facility would be located within the City's designated coastal zone boundary and, therefore, subject to review for consistency with the LWRP policies and sub-policies. Review of the LWRP policies found that the overall Proposed Development, including the OCME facility, would be consistent. A full consistency assessment was prepared as part of the DEIS for the Proposed Development. Although a final determination by the NYCDCP has not been made at this time, it is expected that the Proposed Development would be found consistent with the LWRP.

In formulating its facility proposals, the sponsoring agency shall:

4.2(a) Consider the Mayor's and Borough President's strategic policy statements, the Community Board's Statement of District Needs and Budget Priorities, and any published Department of City Planning land use plan for the area.

In 2016, the then Mayor announced the LifeSci NYC initiative to support the development of this sector and leverage the agglomeration benefits of the related uses along the corridor, including an advisory council with leaders in the field, significant investment through incentives and direct support for Life Sciences development, entrepreneurship programs and the development of a non-profit Life Sciences hub within the key corridor. In August 2022, Mayor Eric Adams and NYCEDC President and CEO Andrew Kimball awarded $26.6 million to further spur the growth of New York City's Life Sciences industry and create jobs. The relocation of the OCME facility is consistent with the growth and support of research in forensic analysis and Life Sciences, particularly on the East Side corridor.

The CB6 fiscal year 2022 (FY22) District Needs Statement specifies that the community is consistently interested in the development of high-quality health-related facilities within the medical corridor along First Avenue and "look[s] forward to continued cooperation with these medical facilities as they expand and modernize their operations in the district, as well as cooperation with city agencies in ensuring that these institutions have the adequate, surrounding

infrastructure and supportive programming needed to properly serve both district residents and New Yorkers at large." The proposed OCME facility would be a relocation of an existing use in the area that would be staffed by medical examiners and health professionals consistent with this vision. The CB6 FY23 and FY24 District Needs Statements each reiterate the importance of the medical corridor and health-related facilities in the district.

The CB6 197(a) Plan supports the development of medical facilities and Life Sciences facilities within the district, citing certain projects such as the East River Science Park as an "ideal setting in which to bring together New York City's 15 celebrated medical and research centers, numerous life scientists, Nobel laureates, and healthcare and technical practitioners, and attract Life Science companies to New York City." The OCME facility relocation is consistent with these desired services.

4.2(b) Consider any comments received from the Community Boards or Borough Presidents and any alternative sites proposed by a Borough President pursuant to section 204(f) of the Charter, as well as any comments or recommendations received in any meetings, consultations or communications with the Community Boards or Borough Presidents. If the Statement of Needs has identified the community district where a proposed facility would be sited, then, upon the written request of the affected Community Board, the sponsoring agency should attend the Board's hearing on the Statement. If the community district is later identified, then the sponsoring agency shall at that point notify the Community Board and offer to meet with the board or its designee to discuss the proposed program.

The need for the OCME facility was not identified in the Citywide Statement of Needs. Pursuant to 204(g) of the NYC Charter, OCME sent a letter to the Borough President on May 23, 2024. The Borough President did not provide comments or recommendations for alternative locations.

Article 6: Criteria for Siting or Expanding Regional/Citywide Facilities

6.1 The sponsoring agency and, for actions subject to ULURP or review pursuant to Section 195 of the Charter, the City Planning Commission, shall consider the following criteria:

6.1 (a) Need for facility or expansion. Need shall be established in a citywide or borough-wide service plan or, as applicable, by inclusion in the city's ten-year capital strategy, four-year capital program, or other analyses of service needs.

The OCME facility is the nexus of all of OCME's medical examiner teaching, training, and development of the next generation of forensic pathologists for New York City and nationwide. As described above, the existing 520 First Avenue building requires extensive repairs and has exceeded its useful life. The building's age and level of disrepair are seen as a constraint for OCME

and its ability to perform its duties. Without significant improvements and repairs, OCME is concerned that the existing facility will not pass its next medical examiner accreditation process. Finally, a new facility at the SPARC Kips Bay Development Site adjacent to the existing Hirsch Center Building on the former East 26th Street would enhance scientific and operational synergy between medical examiner fellows, medical examiners, forensic laboratory scientists, and medicolegal death scene investigators.

6.1(b) Distribution of similar facilities throughout the city. To promote the fair geographic distribution of facilities, the sponsoring agency should examine the distribution among the boroughs of existing and proposed facilities; both city and non-city, that provide similar services, in addition to the availability of appropriately zoned sites.

OCME functions as one citywide office with three forensic campuses and two additional family service locations. All OCME locations are currently sited on city hospital property. In addition to the facilities at 520 First Avenue in Manhattan, there is a OCME facility in Brooklyn at the Kings County Hospital Campus, 599 Winthrop Avenue; another OCME facility at the Queens Hospital Center Campus at 160-15 82nd Drive; and Family Service Centers in the Bronx at 260 East 161st Street, used for identification purposes, and on Staten Island at the Seaview Hospital Campus at 460 Brielle Avenue.

While pathology services provided citywide are equivalent no matter where the case originates, OCME's laboratories and medical examiner training programs are sited in Manhattan. The proximity of the Hirsch Center Building with its Laboratory and the OCME facility is essential to maximize collaboration between scientists, including medical examiners and trainee medical examiners. The Queens and Brooklyn Pathology Centers serve those boroughs as well as the Bronx and Staten Island, and provide the city with additional capability, particularly in the event of an emergency and the need for continuity of operations.

6.1(c) Size of the facility. To lessen local impacts and increase broad distribution of facilities, the new facility or expansion should not exceed the minimum size necessary to achieve efficient and cost-effective delivery of services to meet existing and projected needs.

The future OCME facility would include programmatic space consisting of medical facilities, an autopsy suite, toxicology and pathology laboratories, a forensic anthropology laboratory, a cooler/freezer, the general autopsy room, conference/training space, office staff and staff space, and storage space.

The new facility is anticipated to include specific preferred design details, as described further below, but given that the building has not yet been designed, their specific implementation would be determined at the time of the building's design. The facility should optimize the space layout and planning such that program spaces are continuous and ensure the separation of users

(family/visitors, funeral directors, authorized personnel). It is anticipated that the HVAC system would be an independent system, separated from other uses in the building, with redundancy. This system would provide the separation of "clean" and "dirty" areas such that air changes with 100% fresh air. The determination of how best to efficiently accommodate the specific features of the OCME facility would be resolved during the design process.

6.1(d) Adequacy of the streets and transit to handle the volume and frequency of traffic generated by the facility.

The proposed OCME facility would primarily relocate services provided in the 520 First Avenue building located four blocks north of the Development Site to a new modern facility at the Development Site, as well as shifting a small number of services from the 421 East 26th Street building located across the street from the Development Site. The projected staff count, and operations are expected to be similar to the existing operations. Traffic generated by the proposed facility is already traveling through the nearby streets and transit networks, therefore traffic patterns would largely remain consistent with the proposed facility.

The OCME facility would continue to serve primarily the Bronx and Manhattan cases for autopsies and the toxicology lab would serve all five boroughs, as it is the only facility of its kind in the city. As the existing facility is located a few blocks north of the proposed location at the Development Site, trucks and vehicles would continue to use First Avenue to reach the site. The OCME space would have frontages along a proposed interior private shared access drive that would span between former East 26th Street and East 25th Street (described in more detail below). Passenger drop-off and pick-up locations would be provided along the shared access drive for OCME vehicles. A dedicated cellar area would also be provided for OCME.

All loading berths on the Western Parcel would be provided at the basement level with access from the ground level via either a ramp or truck elevators, and as such, all loading activities at the Western Parcel would take place off the street and in the basement level of the building. Trucks would access Western Parcel by driving north on First Avenue, then turning right onto either the former East 26th Street (as part of the Proposed Development's site circulation improvements, the former East 26th Street would be widened and made a two-way street, described further below) or 25th Street, before entering the loading docks in the building via the shared access drive. A parking garage would also be provided at the basement level and accessed from the ground level via a ramp and would be parking for OCME's various specialty vehicles.

Former East 26th Street to the north of the Development Site is an unmapped, 24-foot-wide, one-way road with one westbound travel lane. Under existing conditions, vehicles traveling through former East 26th Street must enter from East 30th Street and travel southbound along FDR Drive service road that terminates at the eastern end of former East 26th Street. Although both sides of the street contain posted signage with "No Parking" and "No Standing Anytime" regulations, both sides of the sidewalk are often occupied by parked vehicles.

To alleviate the potential for obstructions of the travel lane under proposed future conditions along former East 26th Street and improve circulation of vehicles in the vicinity of the Development Site, former East 26th Street would be widened by setting the proposed buildings back from the northern property line. This would enable vehicles to enter former East 26th Street from First Avenue instead of only entering from East 30th Street, four blocks north of the site. A cul-de-sac or similar area would be provided at the eastern end of former East 26th Street for vehicles to safely turn around and travel west to First Avenue. The wider roadbed would allow for improved traffic flow and increased area for vehicles to turn around at the eastern end of the street.

Vehicular circulation would be further improved through a proposed two-way interior private shared access drive that would connect former East 26th Street and East 25th Street. Ambulatory and passenger vehicles for H+H and OCME would circulate through the corridor and accommodate drop-offs for vehicles, which would effectively reduce drop-offs on other frontages. Additionally, the shared access drive would be pedestrianized with crosswalks and other public realm improvements. The adjacent sidewalks along the shared access drive would also encourage the circulation of pedestrians through the site.

The Proposed Development aims to provide open and safe spaces for pedestrians to traverse through the site. As there would be multiple vehicular access points to the Development Site, the safety of pedestrians, especially at points of conflict with vehicles, is a high priority. Potential pedestrian safety measures to be evaluated in conjunction with NYCDOT may include implementing leading pedestrian intervals at First Avenue, introducing striping high-visibility crosswalks, installing pedestrian crossing signs at crosswalks and near school zones, tabled ("raised") pedestrian crossing, and grooved pavement, installing speed bumps at the entrances of the private shared access drive, and enforcing slow zones near the schools and along the private shared access drive.

While the facility would be operational 24 hours a day, the peak hours of operation would be between 8 AM and 6 PM with the heaviest staff presence on-site during those hours. According to OCME, employees at the existing facility predominantly take public transportation and it is anticipated that they would continue to take transit to access the proposed facility.

Table 1 City and Non-City Facilities Within One-Half Mile of the Development Site[1]

Map ID	Facility Name	Address	Facility Subgroups	Facility Type	Capacity
400-Foot Study Area					
1	HHC Bellevue Hospital Center - HH Nonmed CM		Mental Health	Support Mental Health	0
2	Home Based Crisis Intervention Program		Mental Health	Emergency/Crisis Mental Health	0
3	HHC Bellevue Hospital Center - HH CM		Mental Health	Support Mental Health	0
4	PS 811 M	461 First Avenue	Hospitals And Clinics	School Based Hospital Extension Clinic	0
5	New York University	461 First Avenue	Youth Centers, Literacy Programs, And Job Training Services	City Council Awards	0
6	Health Dept Public Health Lab	455 First Avenue	City Government Offices	Agency Office	0
7	Acs Pre-Placement Program	462 First Avenue	Hospitals And Clinics	Support Mental Health	0
8	Bellevue Hospital Prison Ward (BHPW)	462 First Avenue	Mental Health	Correctional Facility	0
9	Ontrackny@Bellevue	462 First Avenue	Detention And Correctional	Support Mental Health	0
10	Bellevue Hospital Center (HHC) Op	462 First Avenue	Mental Health	Outpatient Clinic	0
11	Bellevue Hospital Center	462 First Avenue	Substance Use Disorder Treatment Programs	Child Health Center	0
12	Weill Medical College Of Cornell University	478 First Avenue	Hospitals And Clinics	Senior Services	0
13	Bellevue Hospital Center Children's CPEP	462 First Avenue	Senior Services	Emergency/Crisis Mental Health	0
14	Bellevue-Educare Childcare Center	462 First Avenue	Mental Health	Early Education Program	0

Table 1 City and Non-City Facilities Within One-Half Mile of the Development Site[1]

Map ID	Facility Name	Address	Facility Subgroups	Facility Type	Capacity
15	Bellevue Hospital Center CPEP	462 First Avenue	Doe Universal Pre-Kindergarten	Emergency/Crisis Mental Health	0
16	Bellevue Hospital Center (HHC) OTP	462 First Avenue	Mental Health	Opioid Outpatient Treatment	0
17	Children's Partial Hospital Program (CPHP)	462 First Avenue	Substance Use Disorder Treatment Programs	Outpatient Mental Health	0
18	Bellevue Hospital Center	462 First Avenue	Mental Health	Hospital	0
19	New York University	462 First Avenue	Hospitals And Clinics	Special Demo - City Council-OPWDD-OMH	0
20	Bellevue Hospital Center Child & Adolescent Clinic	462 First Avenue	Other Health Care	Outpatient Mental Health	0
21	Bellevue Hospital Outpatient Psychiatry Clinic	462 First Avenue	Mental Health	Outpatient Mental Health	0
22	River Renal Services, Inc	462 First Avenue	Mental Health	Diagnostic And Treatment Center	0
23	Bellevue Hospital Center	462 First Avenue	Hospitals And Clinics	Acute Care Hospital	0
24	Bellevue Hospital Center Inpatient Treatment Program	462 First Avenue	Mental Health	Inpatient Mental Health	0
25	Muslim Community Network	462 First Avenue	Youth Centers, Literacy Programs, And Job Training Services	City Council Awards	0
26	Bellevue Hospital Act Program	462 First Avenue	Mental Health	Outpatient Mental Health	0
27	Bellevue Hosp/OCME/EMS Station 8	430-514 First Avenue	Other Emergency Services	Ambulance Station	0

Table 1 City and Non-City Facilities Within One-Half Mile of the Development Site[1]

Map ID	Facility Name	Address	Facility Subgroups	Facility Type	Capacity
28	Bellevue Hosp/OCME/EMS Station 8	430-514 First Avenue	Other Health Care	Testing Laboratory	0
29	NYU Mobile Dental Equip Sch Prog	345 East 24 Street	Hospitals And Clinics	School Based Diagnostic And Treatment Center Extension Clinic	0
30	NYU Mobile Dental Van	345 East 24 Street	Hospitals And Clinics	Diagnostic And Treatment Center Extension Clinic	0
31	New York University Dental Center	345 East 24 Street	Hospitals And Clinics	Diagnostic And Treatment Center	0
32	Metro Community Health Center - NYU Dental School	335 East 24 Street	Hospitals And Clinics	Diagnostic And Treatment Center Extension Clinic	0
33	ICD International Center For The Dis	340 East 24 Street	Proprietary Schools	Licensed Private Schools	0
34	ICD International Center For The Dis	340 East 24 Street	Proprietary Schools	Registered Business Schools	0
35	Imagine Early Learning Center At Vets Kids	423 East 23 Street	DOE Universal Pre-Kindergarten	Early Education Program	0
36	Asser Levy Playground	384 Asser Levy Place	Recreation And Waterfront Sites	Buildings/Institutions	0
37	Public Baths		Historical Sites	State Historic Place	0
38	NYC Parks-Asser Levy Pool		Child Nutrition	Summer Only Feeding Site	0

Table 1 City and Non-City Facilities Within One-Half Mile of the Development Site[1]

Map ID	Facility Name	Address	Facility Subgroups	Facility Type
		Half-Mile Study Area		
39	NYU Langone Perlmutter Cancer Center-34th Street	160 East 34 Street	Hospitals And Clinics	Hospital Extension Clinic
40	166 East 34 Street, New York, NY 10016	166 East 34 Street	Privately Owned Public Space	Privately Owned Public Space
41	Civic Club		Historical Sites	State Historic Place
42	Mainchance Textile Drop-Off Site	120 East 32nd Street,	DSNY Drop-Off Facility	Textiles
43	Grand Central Neighborhood Social Services Corporation	120 East 32 Street	Non-Residential Housing And Homeless Services	Drop-In Centers
44	Grand Central Neighborhood Multiservice Center	120 East 32 Street	Mental Health	Support Mental Health
45	Grand Central Neighborhood Social Service Corp.	120 East 32 Street	Soup Kitchens And Food Pantries	Soup Kitchen
46	Glenbervie Health Partial Hospitalization Program	205 Lexington Avenue	Mental Health	Outpatient Mental Health
47	St. Vartan Park Food Drop-Off Site		DSNY Drop-Off Facility	Compost
48	Parallax Center, Inc. Op	145 East 32 Street	Substance Use Disorder Treatment Programs	Outpatient Clinic

Table 1 City and Non-City Facilities Within One-Half Mile of the Development Site[1]

Map ID	Facility Name	Address	Facility Subgroups	Facility Type
49	Parallax Center, Inc. MSW-Op	145 East 32 Street	Substance Use Disorder Treatment Programs	Med Sup Withdrawal- Outpatient
50	St. Vartan Park	613 1 Avenue	Parks	Neighborhood Park
51	East River Realty South	626 First Avenue	Privately Owned Public Space	Privately Owned Public Space
52	NYU Langone Transplant Clinic (Rivergate Extension)	317 East 34 Street	Hospitals And Clinics	Hospital Extension Clinic
53	Lower Manhattan Dialysis Center Inc	323 East 34 Street	Hospitals And Clinics	Diagnostic And Treatment Center
54	Laurence Tower	200 East 33 Street	Privately Owned Public Space	Privately Owned Public Space
55	NYU Langone Hassenfeld And Fink Children's Center	160 East 32 Street	Hospitals And Clinics	Hospital Extension Clinic
56	Windsor Court	155 East 31 Street	Privately Owned Public Space	Privately Owned Public Space
57	P.S. 116 Mary Lindley Murray	210 East 33 Street	Doe Universal Pre-Kindergarten	Doe Universal Pre-K
58	P.S. 116 Mary Lindley Murray	210 East 33 Street	Public K-12 Schools	Elementary School - Public
59	The River School	425 East 35 Street	Doe Universal Pre-Kindergarten	Doe Universal Pre-K

Table 1 City and Non-City Facilities Within One-Half Mile of the Development Site[1]

Map ID	Facility Name	Address	Facility Subgroups	Facility Type	Capacity
60	The River School	425 East 35 Street	Public K-12 Schools	Elementary School - Public	431
61	NYU Langone Harkness Center For Dance Injuries	614 Second Avenue	Hospitals And Clinics	Hospital Extension Clinic	0
62	300 East 34 Street, New York, NY 10016	300 East 34 Street	Privately Owned Public Space	Privately Owned Public Space	0
63	New York School Of Applied Design		Historical Sites	State Historic Place	0
64	NYU Langone Inflammatory Bowel Disease Center	305 East 33 Street	Hospitals And Clinics	Hospital Extension Clinic	0
65	Rivergate	401 East 34 Street	Privately Owned Public Space	Privately Owned Public Space	0
66	35 St Pier (Con-Ed Pier)		Ports And Ferry Landings	Ferry Terminal	0
67	Future	200 East 32 Street	Privately Owned Public Space	Privately Owned Public Space	0
68	Kips Bay Library	446 Third Avenue	Public Libraries	Public Library	0
69	NYU Langone Rivergate Transplant Clinic	401 East 34 Street	Hospitals And Clinics	Hospital Extension Clinic	0
70	Bowker Building		Historical Sites	State Historic Place	0
71	N Y Waterway East 34th St Ferry Terminal Dock		Ports And Ferry Landings	Ferry Landing	0

Table 1 City and Non-City Facilities Within One-Half Mile of the Development Site[1]

Map ID	Facility Name	Address	Facility Subgroups	Facility Type	Capacity
72	Ascot	407 Park Avenue South	Privately Owned Public Space	Privately Owned Public Space	0
73	Ferry Terminal		Ports And Ferry Landings	Ferry Terminal	0
74	Ferry Terminal		Ports And Ferry Landings	Ferry Terminal	0
75	28th Street Subway Station (IRT)		Historical Sites	State Historic Place	0
76	Biltmore Plaza	155 East 29 Street	Privately Owned Public Space	Privately Owned Public Space	0
77	Big Brother Big Sister	223 30th Street	Youth Centers, Literacy Programs, And Job Training Services	Out Of School Time: After-School Programs	0
78	Arthur, Chester A., House		Historical Sites	State Historic Place	0
79	Epiphany School Annex	141 East 28 Street	Child Nutrition	Feeding Site	0
80	East 29 Street, House At 203		Historical Sites	State Historic Place	0
81	Kips Bay Endoscopy Center, LLC	535 Second Avenue	Hospitals And Clinics	Diagnostic And Treatment Center	0
82	The Trevor Project Inc	373 Park Avenue South	Youth Centers, Literacy Programs, And Job Training Services	City Council Awards	0

Table 1 City and Non-City Facilities Within One-Half Mile of the Development Site[1]

Map ID	Facility Name	Address	Facility Subgroups	Facility Type	Capacity
83	Vincent F. Albano Jr.Playground		Recreation And Waterfront Sites	Playground	0
84	Baruch College Campus High School	55 East 25 Street	Public K-12 Schools	High School - Public	545
85	Engine 16/Ladder 7	234 East 29 Street	Fire Services	Firehouse	0
86	NYU Langone Hospitals Inpatient Psychiatric Unit	550 First Avenue	Mental Health	Inpatient Mental Health	0
87	NYU Langone Hospitals	550 First Avenue	Hospitals And Clinics	Hospital	0
88	NYU School Of Medicine	550 First Avenue	Colleges Or Universities	4-Year Independent	0
89	69th Regiment Armory		Historical Sites	State Historic Place	0
90	Chief Medical Examiner	520 First Avenue	City Government Offices	Agency Executive Office	0
91	Straus	225 East 27 Street	Community Centers And Community Programs	NYCHA Community Center	0
92	Global Kids Inc	137 East 25 Street	Youth Centers, Literacy Programs, And Job Training Services	City Council Awards	0
93	Global Kids Opt2 Hs Baruch	137 25th Street	Youth Centers, Literacy Programs, And Job Training Services	Out Of School Time: After-School Programs	0

Table 1 City and Non-City Facilities Within One-Half Mile of the Development Site[1]

Map ID	Facility Name	Address	Facility Subgroups	Facility Type	Capacity
94	NYCHA-Straus	243 East 27 Street	Child Nutrition	Summer Only Feeding Site	0
95	50 Lexington Avenue, New York, Ny 10010	50 Lexington Avenue	Privately Owned Public Space	Privately Owned Public Space	0
96	Care For The Homeless	400 East 30 Street	Health Promotion And Disease Prevention	Intake Medical Services	0
97	25th Street Plaza		Streetscapes, Plazas, And Malls	Pedestrian Plaza	0
98	Section Station 62	223 East 26 Street	Solid Waste Transfer And Carting	Sanitation Section Station	0
99	First Christian Church Of Val Straus	234 East 27 Street	Child Nutrition	Summer Only Feeding Site	0
100	Children's Center	492 First Avenue	Child Nutrition	Feeding Site	0
101	Parc East Tower Apartments	240 East 27 Street	Privately Owned Public Space	Privately Owned Public Space	0
102	R & S Building		Historical Sites	State Historic Place	0
103	Baruch College Now	1 Bernard Baruch Way	Child Nutrition	Summer Only Feeding Site	0
104	Alexandria Science Center	430 East 29 Street	Privately Owned Public Space	Privately Owned Public Space	0
105	Bellevue South Park	315 East 26 Street	Parks	Neighborhood Park	0
106	NYCHA-Straus Extension	344 East 28 Street	Child Nutrition	Summer Only Feeding Site	0

Table 1 City and Non-City Facilities Within One-Half Mile of the Development Site[1]

Map ID	Facility Name	Address	Facility Subgroups	Facility Type	Capacity
107	American Academy Of Pet Grooming Inc	202 East 25 Street	Proprietary Schools	Licensed Private Schools	0
108	George Washington Hotel		Historical Sites	State Historic Place	0
109	United Charities Building Complex		Historical Sites	State Historic Place	0
110	United States Post Office-Madison Square Station		Historical Sites	State Historic Place	0
111	Children's Aid Society	105 East 22 Street	Programs For People With Disabilities	Programs For People With Disabilities	0
112	The Children's Aid Society	105 22nd Street	Youth Centers, Literacy Programs, And Job Training Services	Summer Youth Employment: Jobs & Internships, Youth Employment	0
113	United Cerebral Palsy	122 East 23 Street	Child Nutrition	Summer Only Feeding Site	0
114	Phipps Team At Phipps Comm. Devel	444 Second Avenue	Child Nutrition	Summer Only Feeding Site	0
115	Gramercy Thrift Shop Textile Drop-Off Site	157 East 23rd Street	DSNY Drop-Off Facility	Textiles	0
116	Church Missions House		Historical Sites	State Historic Place	0
117	Phipps Neighborhoods Inc	320 East 26 Street	Youth Centers, Literacy Programs, And Job Training Services	City Council Awards	0
118	Phipps Summer Camp At The Plaza	320 East 26 Street	Child Nutrition	Summer Only Feeding Site	0

Table 1 City and Non-City Facilities Within One-Half Mile of the Development Site[1]

Map ID	Facility Name	Address	Facility Subgroups	Facility Type	Capacity
119	School Of The Future High School	127 East 22 Street	Public K-12 Schools	Secondary School - Public	794
120	Manhattan Youth Recreation And Resources Inc	127 East 22 Street	After-School Programs	School's Out New York City (SONYC)	0
121	Crystal House	200 East 24 Street	Privately Owned Public Space	Privately Owned Public Space	0
122	Beth Israel Med Center 3-C	433 Second Avenue	Hospitals And Clinics	Hospital Extension Clinic	0
123	Beth Israel Med Center 2-C	435 Second Avenue	Hospitals And Clinics	Hospital Extension Clinic	0
124	CUNY Bernard M. Baruch College	17 Lexington Avenue	Colleges Or Universities	CUNY - 4 Year College	0
125	Man. Transition Ctr Baruch College	17 Lexington Avenue	Child Nutrition	Feeding Site	0
126	Beth Israel Medical Center	429 Second Avenue	Substance Use Disorder Treatment Programs	Methadone Maintenance	0
127	Beth Israel Med Center 1-E 2-F 3-G	429 Second Avenue	Hospitals And Clinics	Hospital Extension Clinic	0
128	M.S./H.S. 413 School Of The Fu	127 22nd Street	Youth Centers, Literacy Programs, And Job Training Services	Out Of School Time: After-School Programs	0
129	The Samaritans Of New York Inc	61 Gramercy Park North	Other Health Care	Special Demo - City Council-OMH	0
130	The Samaritans Of New York Inc	61 Gramercy Park North	Mental Health	Advocacy Services-OMH	0
131	School Of Visual Arts	209 East 23 Street	Colleges Or Universities	4 Year Proprietary	0

Table 1 City and Non-City Facilities Within One-Half Mile of the Development Site[1]

Map ID	Facility Name	Address	Facility Subgroups	Facility Type	Capacity
132	47 The American Sign Language And English Secondary School	223 East 23 Street	Public And Private Special Education Schools	High School - Public, Special Education	409
133	The 47 American Sign Language & English Lower School	223 East 23 Street	DOE Universal Pre-Kindergarten	DOE Universal Pre-K	0
134	PS 347	225 East 23 Street	Hospitals And Clinics	School Based Hospital Extension Clinic	0
135	PS 138 At JHS 47 East	225 East 23 Street	Child Nutrition	Feeding Site	0
136	The 47 American Sign Language & English Lower School	223 East 23 Street	Public K-12 Schools	K-8 School - Public	318
137	Manhattan Youth Recreation And Resources Inc	223 East 23 Street	After-School Programs	School's Out New York City (SONYC)	0
138	Vintage Thrift Textile Drop-Off Site	286 3rd Avenue	DSNY Drop-Off Facility	Textiles	0
139	The Salvation Army Textile Drop-Off Site	208 East 23rd Street	DSNY Drop-Off Facility	Textiles	0
140	Stein Senior Center Inc	204 East 23 Street	Senior Services	Senior Center	0
141	Epiphany Library	228 East 23 Street	Public Libraries	Public Library	0
142	Salvation Army Electronics Drop-Off Site	220 East 23 St	DSNY Drop-Off Facility	Electronics	0
143	Hudson Surgery Center, LLC	234 East 23 Street	Hospitals And Clinics	Diagnostic And Treatment Center	0

Table 1 City and Non-City Facilities Within One-Half Mile of the Development Site[1]

Map ID	Facility Name	Address	Facility Subgroups	Facility Type	Capacity
144	Workers Defense League, Inc	220 East 23 Street	Youth Centers, Literacy Programs, And Job Training Services	City Council Awards	0
145	Players, The		Historical Sites	State Historic Place	0
146	Gramercy Park Historic District		Historical Sites	State Historic Place	0
147	Tilden, Samuel J., House		Historical Sites	State Historic Place	0
148	NYU Langone Ambulatory Care Services	324 East 23 Street	Hospitals And Clinics	Hospital Extension Clinic	0
149	Gramercy Surgery Center, Inc	380 Second Avenue	Hospitals And Clinics	Diagnostic And Treatment Center	0
150	East Side Endoscopy And Pain Management Center	380 Second Avenue	Hospitals And Clinics	Diagnostic And Treatment Center	0
151	Ny Eye & Ear Infirmary Ext Clinic	380 Second Avenue	Hospitals And Clinics	Hospital Extension Clinic	0
152	Police Academy	205-35 East 20 Street	City Government Offices	Agency Office	0
153	Asser Levy Playground	501 East 23 Street	Child Nutrition	Summer Only Feeding Site	0
154	Manhattan Youth Recreation And Resources Inc	330 East 21 Street	After-School Programs	School's Out New York City (SONYC)	0
155	J.H.S. 104 Simon Baruch	330 East 21 Street	Public K-12 Schools	Junior High-Intermediate- Middle School - Public	1,355

Table 1 City and Non-City Facilities Within One-Half Mile of the Development Site[1]

Map ID	Facility Name	Address	Facility Subgroups	Facility Type	Capacity
156	Peter's Field	344 Second Avenue	Recreation And Waterfront Sites	Jointly Operated Playground	0
157	Augustus St. Gaudens Playground	328 Second Avenue	Recreation And Waterfront Sites	Jointly Operated Playground	0
158	NYC Parks-Augustus St. Gardens		Child Nutrition	Summer Only Feeding Site	0
159	Lower Manhattan Dialysis Center-2	187 Third Avenue	Hospitals And Clinics	Diagnostic And Treatment Center	0
160	Park Towers Medical Plaza	201 East 17 Street	Privately Owned Public Space	Privately Owned Public Space	0
161	P.S. 040 Augustus Saint-Gaudens	319 East 19 Street	DOE Universal Pre-Kindergarten	Doe Universal Pre-K	0
162	M.S. 255 Salk School Of Science	320 East 20 Street	Public K-12 Schools	Junior High-Intermediate- Middle School - Public	297
163	P.S. 040 Augustus Saint-Gaudens	320 East 20 Street	Public K-12 Schools	Elementary School - Public	391
164	Manhattan Youth Recreation And Resources Inc	319 East 19 Street	After-School Programs	School's Out New York City (SONYC)	0
165	Second Avenue Crisis Respite Program	315 Second Avenue	Mental Health	Emergency/Crisis Mental Health	0
166	Community Access Inc	315 Second Avenue	Non-Residential Housing And Homeless Services	Supported SRO-OMH, Crisis/Respite Beds-OMH	0
167	CAUZ For Pawz Textile Drop-Off Site	333, First Avenue,	DSNY Drop-Off Facility	Textiles	0

Table 1 City and Non-City Facilities Within One-Half Mile of the Development Site[1]

Map ID	Facility Name	Address	Facility Subgroups	Facility Type	Capacity
168	Society For The Lying-In Hospital		Historical Sites	State Historic Place	0
169	NYU Langone Rutherford	305 Second Avenue	Hospitals And Clinics	Hospital Extension Clinic	0
170	Philip Xavier Center, Inc.	361 East 19 Street	Proprietary Schools	Licensed Private Schools	0
171	NYU Langone Orthopedic Hospital	301 East 17 Street	Hospitals And Clinics	Hospital	0
172	St. George's Episcopal Church		Historical Sites	State Historic Place	0
173	Moravian Open Door Textile Drop-Off Site	347 East 18th Street	DSNY Drop-Off Facility	Textiles	0
174	Beth Israel Medical Center - HH Cm	317 East 17 Street	Mental Health	Support Mental Health	0
175	East 18th Street, Houses At 326, 328 And 330		Historical Sites	State Historic Place	0
176	Stuyvesant Square Historic District		Historical Sites	State Historic Place	0
177	Youth Service Opportunities Project Inc	15 Rutherford Place	Youth Centers, Literacy Programs, And Job Training Services	City Council Awards	0
178	Good Shepherd Services	337 East 17 Street	Youth Centers, Literacy Programs, And Job Training Services	City Council Awards	0
179	Marian Hall	337 East 17 Street	Child Nutrition	Feeding Site	0
180	Gilman Hall	353 East 17 Street	Privately Owned Public Space	Privately Owned Public Space	0

Table 1 City and Non-City Facilities Within One-Half Mile of the Development Site[1]

Map ID	Facility Name	Address	Facility Subgroups	Facility Type	Capacity
181	Beth Israel Medical Center Adult Clinic	10 Nathan D Perlman Place	Mental Health	Outpatient Mental Health	0
182	Beth Israel Medical Center	10 Nathan D Perlman Place	Mental Health	CPEP Crisis Intervention- OMH, CPEP Crisis Outreach-OMH	0
183	Beth Israel Medical Center Child Outpatient Department	10 Nathan D Perlman Place	Mental Health	Outpatient Mental Health	0
184	Targeted Assertive Outreach (Act)	10 Nathan D Perlman Place	Mental Health	Outpatient Mental Health	0
185	Beth Israel Medical Center	10 Nathan D Perlman Place	Mental Health	Assertive Community Treatment-OMH	0
186	Beth Israel Medical Center Psychiatric Inpatient Unit	10 Nathan D Perlman Place	Mental Health	Inpatient Mental Health	0
187	Beth Israel Medical Center	10 Nathan D Perlman Place	Colleges Or Universities	2 Year Independent	0
188	Beth Israel Medical Center CPEP		Mental Health	Emergency/Crisis Mental Health	0
189	Mount Sinai Beth Israel		Hospitals And Clinics	Hospital	0
190	University Settlement Society Of New York	345 East 15 Street	After-School Programs	School's Out New York City (SONYC)	0
191	P.S. M226	345 East 15 Street	Public And Private Special Education Schools	K-12 All Grades School - Public, Special Education	88
192	High School For Health Professions And Human Services	345 East 15 Street	Public K-12 Schools	High School - Public	1,276
193	Institute For Collaborative Education	345 East 15 Street	Public K-12 Schools	Secondary School - Public	495

Table 1 City and Non-City Facilities Within One-Half Mile of the Development Site[1]

Map ID	Facility Name	Address	Facility Subgroups	Facility Type	Capacity
194	Stuyvesant Town Greenmarket Textile Drop-Off Site	252 First Avenue	DSNY Drop-Off Facility	Textiles	0
195	Murphy Brothers Playground	292 Avenue C	Recreation And Waterfront Sites	Playground	0

Source: New York City Department of City Planning Facilities Database (FacDB) 23v2 Notes:

[1] Facilities under the following subgroups were excluded from the table: Camps; Day Cares, Historical Societies; Non-Public K-12 Schools; Other Cultural Institutions; Parking Lots and Garages; and Storage

Figure 1 – City and Non-City Facilities Within One-Half Mile of the Development Site

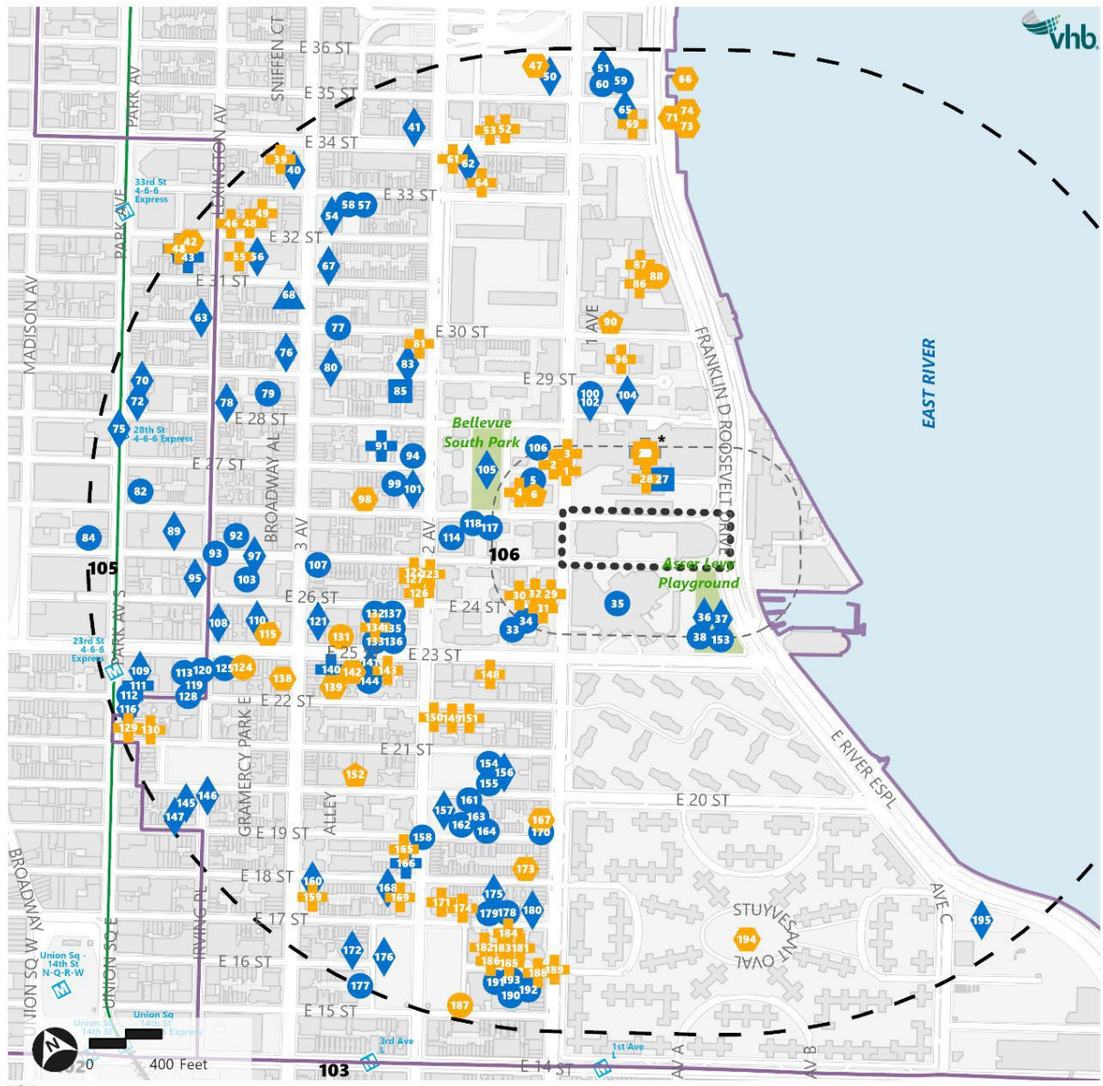

Figure 2 – Land Uses Within One-Half Mile of the Development Site

