SPARC Kips Bay
425 East 25th Street, New York, NY
(Manhattan Block 962, p/o Lot 100)

Special Permit Pursuant to ZR Section 74-171, "Laboratories"
Applicant's Discussion of Conditions

74-171

Laboratories

In #Residence Districts# and #Commercial Districts#, the City Planning Commission may permit laboratories listed under Use Group VII, not otherwise allowed by the underlying #use# regulations. In conjunction with such modifications the Commission may also permit modifications to the underlying #sign# regulations.

In order to grant such #use# modifications, the Commission shall find that such facility meets the applicable conditions of paragraph (a), the findings of paragraph (b) and the additional requirements of paragraph (c).

(a) Conditions

As a condition for the special permit, such facility shall:

(1) Conform to the performance standards applicable to M1 Districts;

The Proposed Development's laboratory facilities will conform to performance standards applicable to M1 Districts that regulate noise; vibration; smoke, dust and other particulate matter; odorous matter; toxic noxious matter; radiation hazards; fire and explosive hazards; and humidity, heat, or glare. Where applicable, the New York City Economic Development Corporation (NYCEDC) will coordinate with the necessary city/state/federal agencies to confirm that the required performance standards are being met.

(2) Occupy a #zoning lot# containing no #residential use#;

No residential use will be located anywhere on the zoning lot in the Development Site containing laboratory facilities, and the Proposed Development will not introduce any new residential uses to the zoning lot.

(3) In #Residence Districts#, occupy a #large-scale community facility development# or occupy either a single #zoning lot# used predominantly for #community facility uses# that has an area of at least 40,000 square feet, or two or more contiguous #zoning lot#, or lots that would be contiguous but for their separation by a #street#, under the same single fee ownership or alternate ownership arrangements, used predominantly for #community facility uses#, that has an area of at least 40,000 square feet

The Development Site, which is a 4.75-acre portion of Manhattan Block 962, Lot 100[1], would be redeveloped with multiple new buildings (illustratively shown as Buildings A, B1, and B2)

[1] While Lot 100 stretches north from East 25th Street to East 29th Street at First Avenue and north to East 30th Street along FDR Drive, the Proposed Development would affect only the southern, approximately 4.75-acre portion of this lot, with components north of that being untouched by the Proposed Development. It should also be noted a

consisting of approximately 1,782,000 zoning square feet (zsf).[2] The development would be programmatically split into a "Western Parcel" on the First Avenue portion of the Development Site and an "Eastern Parcel" facing FDR Drive. The "Western Parcel" is bounded by First Avenue to the west, approximately 430 feet east of First Avenue to the east, East 25th Street to the south, and approximately 255 feet north of East 25th Street to the north. The "Eastern Parcel" covers the remaining portion of the Development Site starting at approximately 370 feet west of FDR Drive between East 25th Street and former East 26th Street. The "Eastern Parcel" would create an integrated educational campus within Building A, bringing together the Hunter College School of Nursing and departments of Physical Therapy, Speech-Language Pathology & Audiology (including the community clinic), and Medical Laboratory Sciences, Borough of Manhattan Community College (BMCC) Health Sciences, Health Studies, and Nursing Programs, and the CUNY Graduate School of Public Health & Health Policy, along with a NYCPS high school focused on health care and sciences education. The "Western Parcel" would include two life sciences buildings, Building B1 and Building B2, and the one-story SPARC Square Pavilion within the open space. Building B1 would front on First Avenue, and includes space dedicated to H+H. Building B2 would be located to the east of Building B1 and would include space for OCME. 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 (including approximately 174,550 zsf of community facility space at Building B1 and 200,340 zsf at Building B2).

zoning and tax lot subdivision will be sought as part of the project such that the Development Site becomes its own standalone zoning and tax lot.

[2] As design progresses for the Proposed Development, it is likely that the building on the eastern portion of the Development Site (i.e., Building A) would be designed as two buildings with independent utility systems to accommodate separation between the public school and CUNY facilities.