SPARC Kips Bay

Review Session | November 4th, 2024



Illustrative Design Concept from Master Plan

Project Overview

Applicants

NYC Economic Development Corporation (EDC)

Department of Citywide Administrative Services (DCAS)

Office of the Chief Medical Examiner (OCME)

Requested Actions:

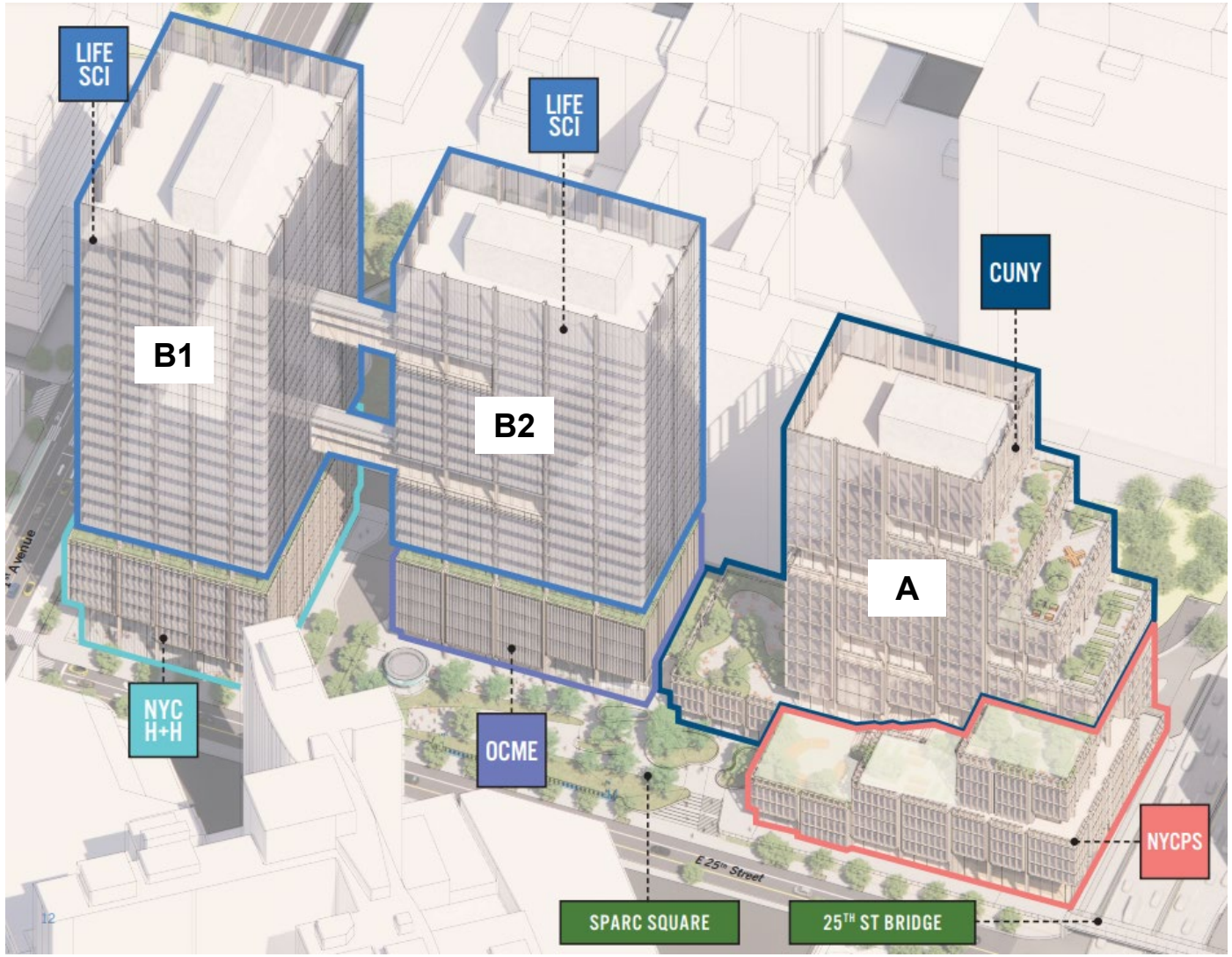
1. **Zoning Map Amendment** from R8 to C6-4 (EDC)
2. **Zoning Text Amendment** to Appendix F to map MIH Options 1 and 2 (EDC)
3. **ZR 74-171 Special Permit** for a laboratory use (EDC)
4. **ZR 74-901 Special Permit** for bulk modifications for laboratories (EDC)
5. **Disposition of City-owned Property** (EDC, DCAS)
6. **Site Selection and Acquisition of Real Property Interest** for OCME facility (EDC, DCAS, OCME)
7. **Acquisition of Real Property Interest** for H+H facility (EDC, DCAS)

Related Application: SPARC Pedestrian Bridge City Map Change

1. **City Map Change** to demap existing pedestrian bridge (EDC)

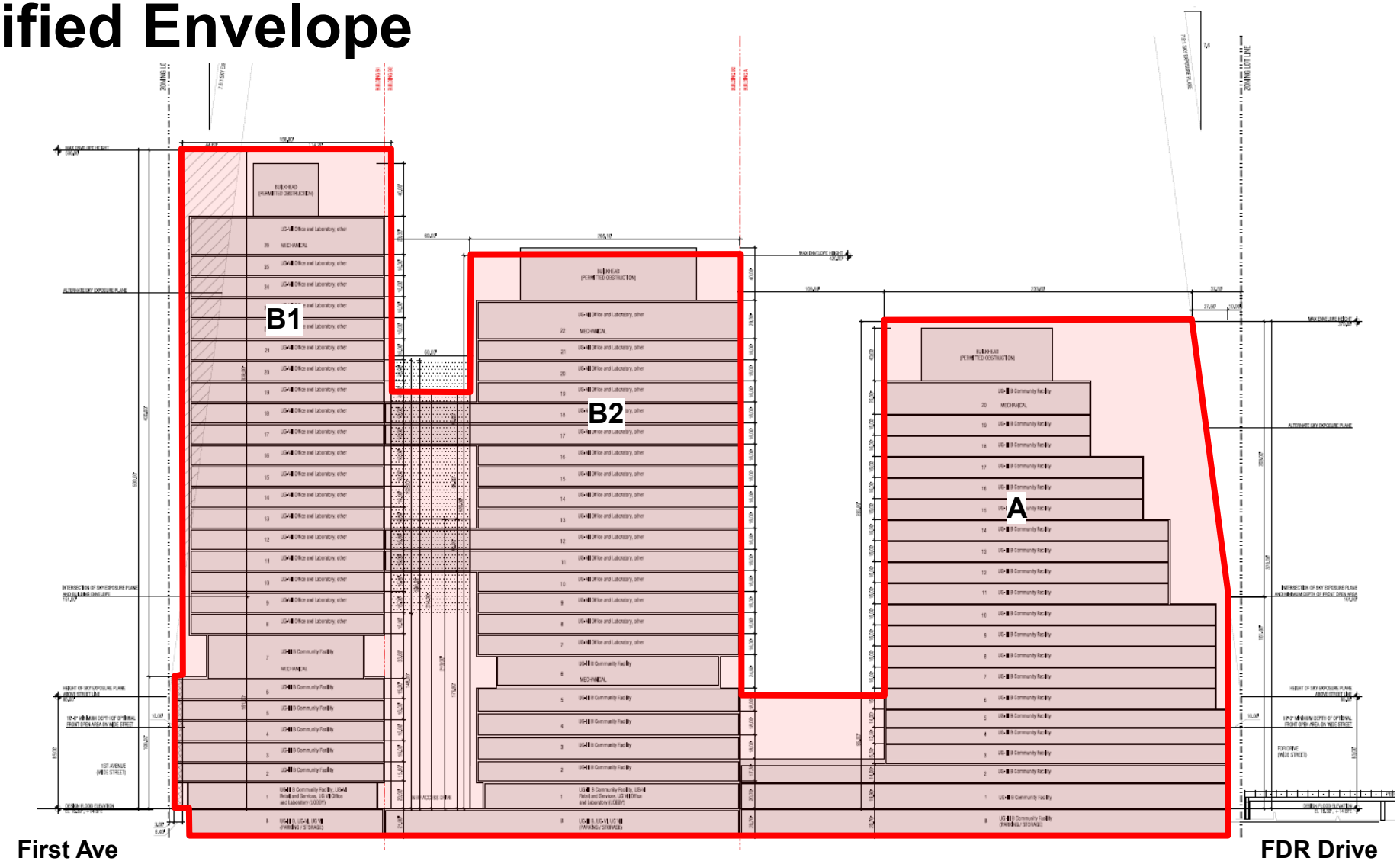


Proposed Development: SPARC Kips Bay



- Commercial Life Sciences
- NYC Health + Hospitals (H+H)
- Office of the Chief Medical Examiner (OCME)
- City University of New York (CUNY)
- NYC Public Schools (NYCPS)
- Public Realm Improvements

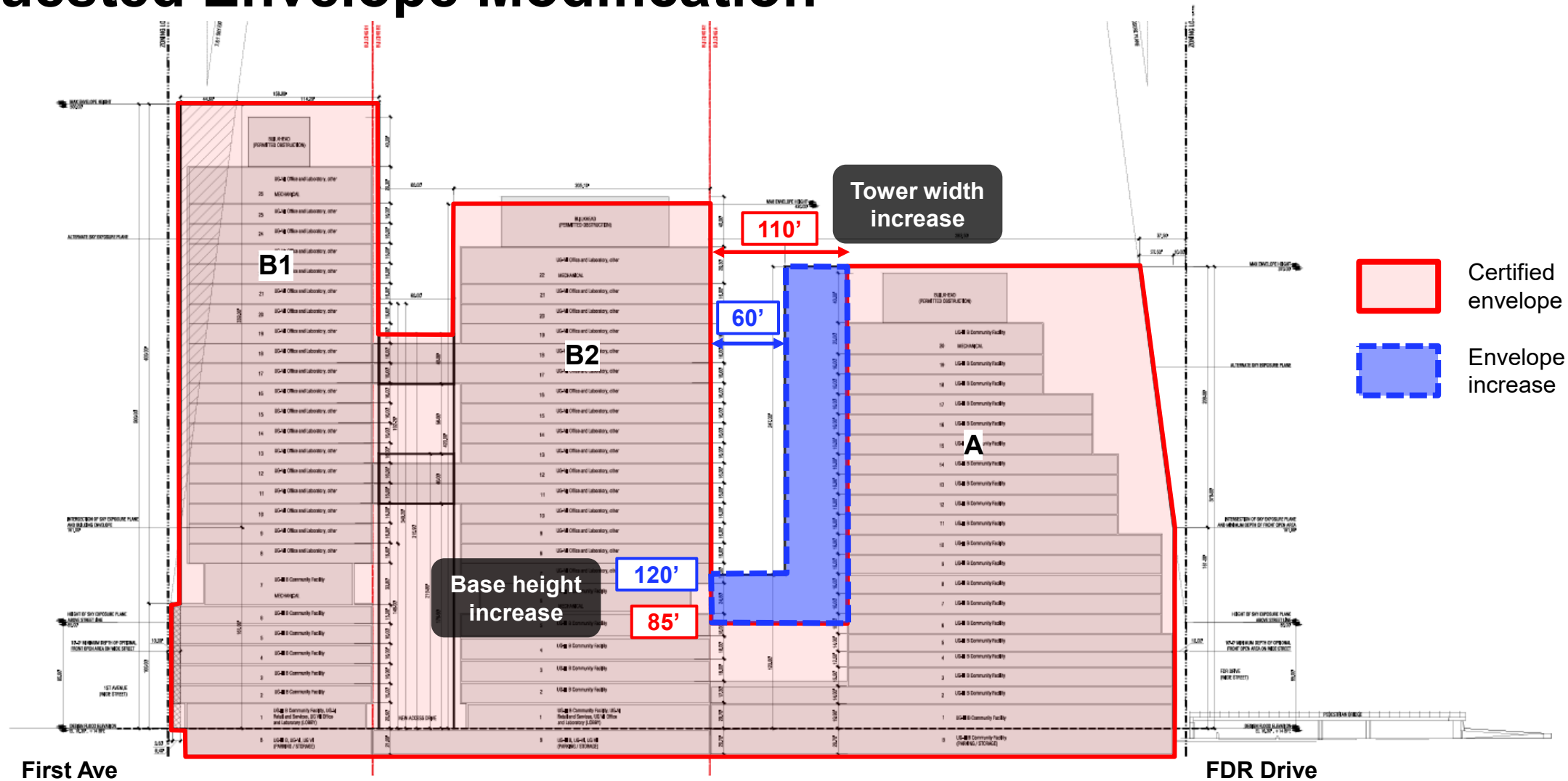
Certified Envelope



Certified envelope

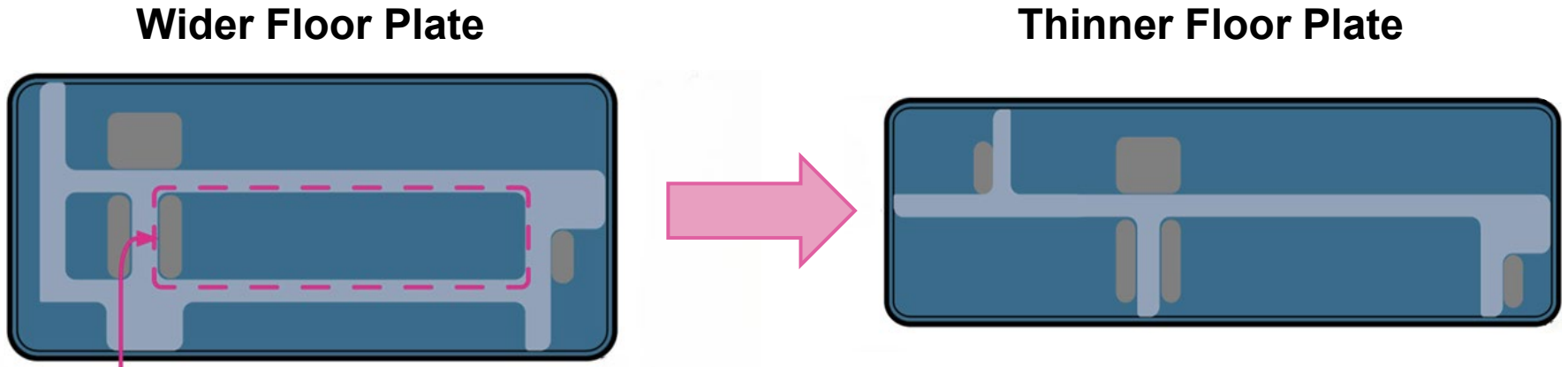
Section facing north

Requested Envelope Modification

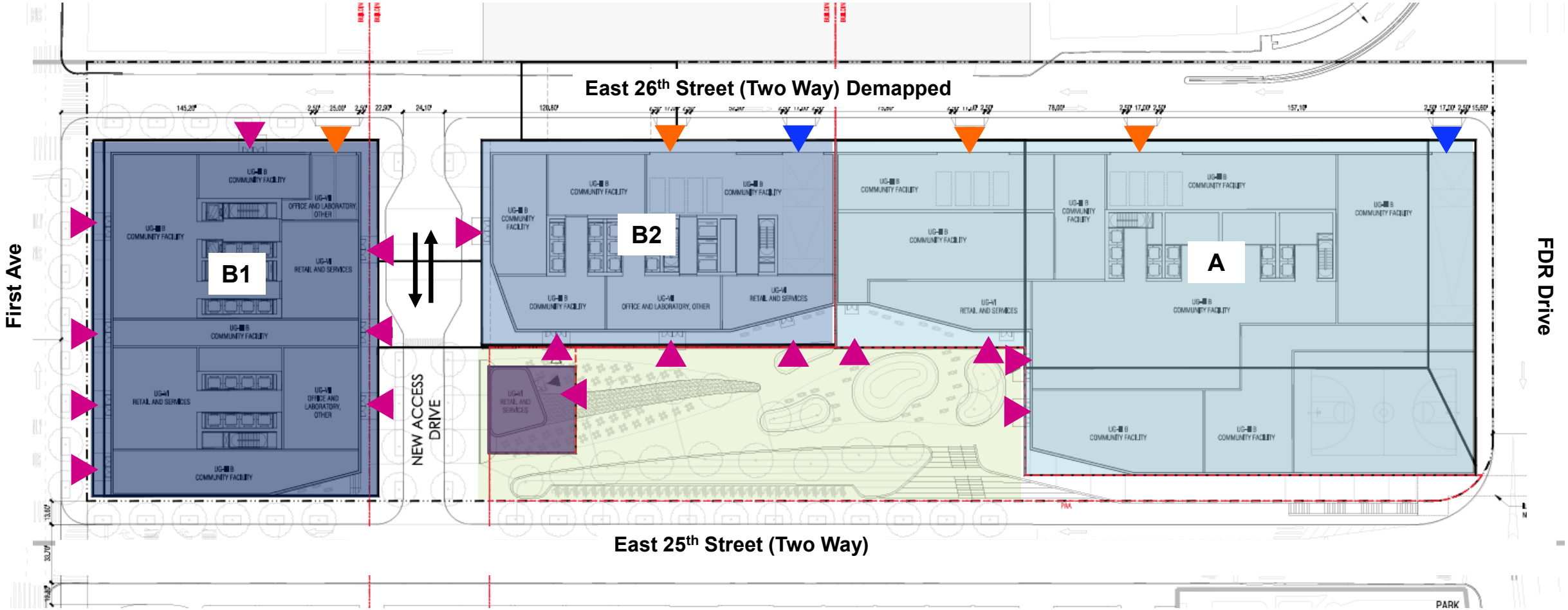


Section facing north

Requested Envelope Modification



Proposed Development: Ground Floor and Circulation



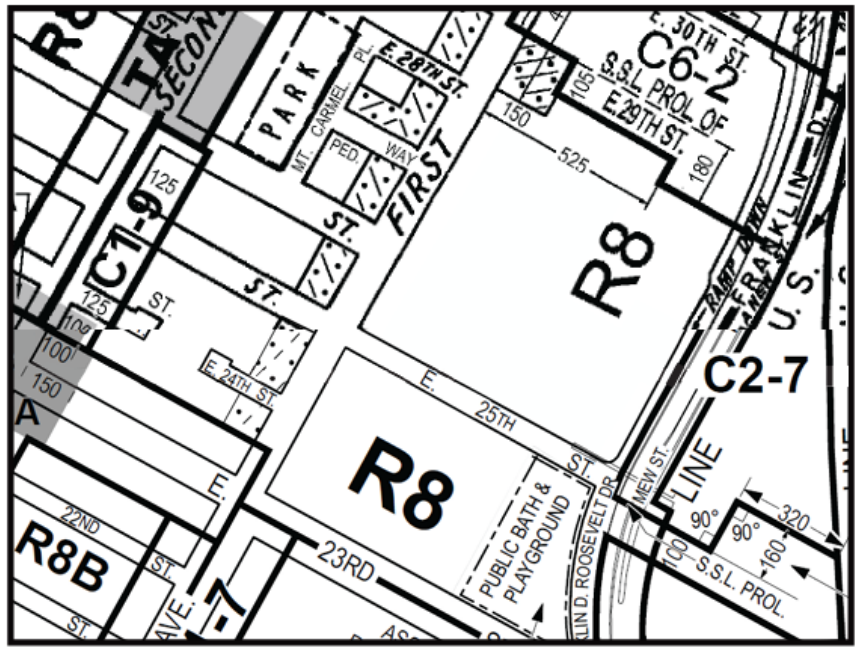
Building Entrances

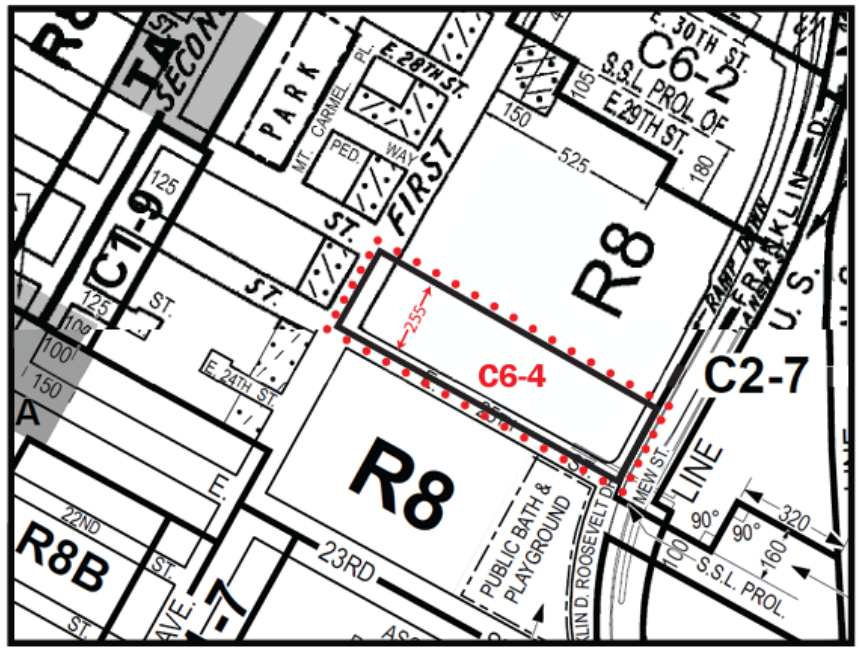
Loading Berths

Parking Garage Entrances

Zoning Map Amendment (EDC)

A Zoning Map Amendment to rezone the proposed rezoning area from R8 to C6-4.





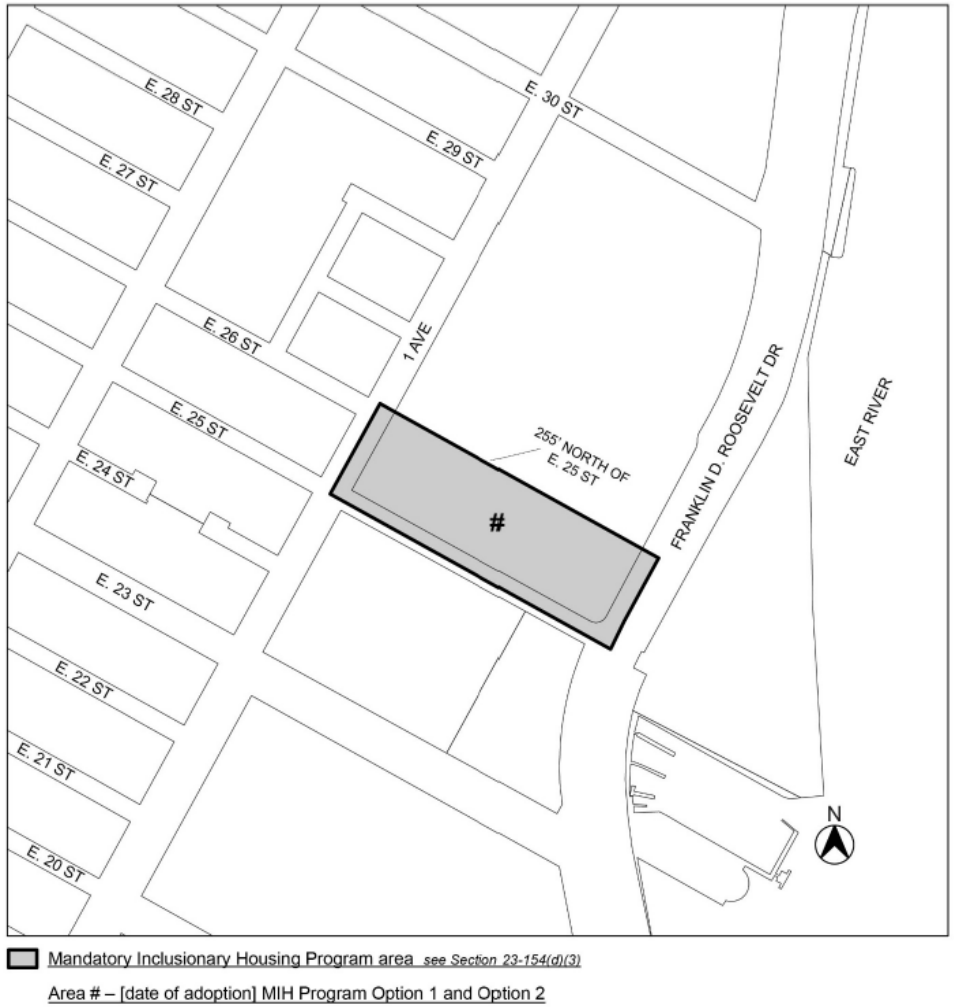
N

R8 District	
Max Commercial FAR	0.0 FAR
Max Community Facility FAR	6.5 FAR
Max Residential FAR	6.2 FAR

C6-4 District	
Max Commercial FAR	10.0 FAR
Max Community Facility FAR	10.0 FAR
Max Residential FAR	10.0 FAR 12.0 FAR with MIH

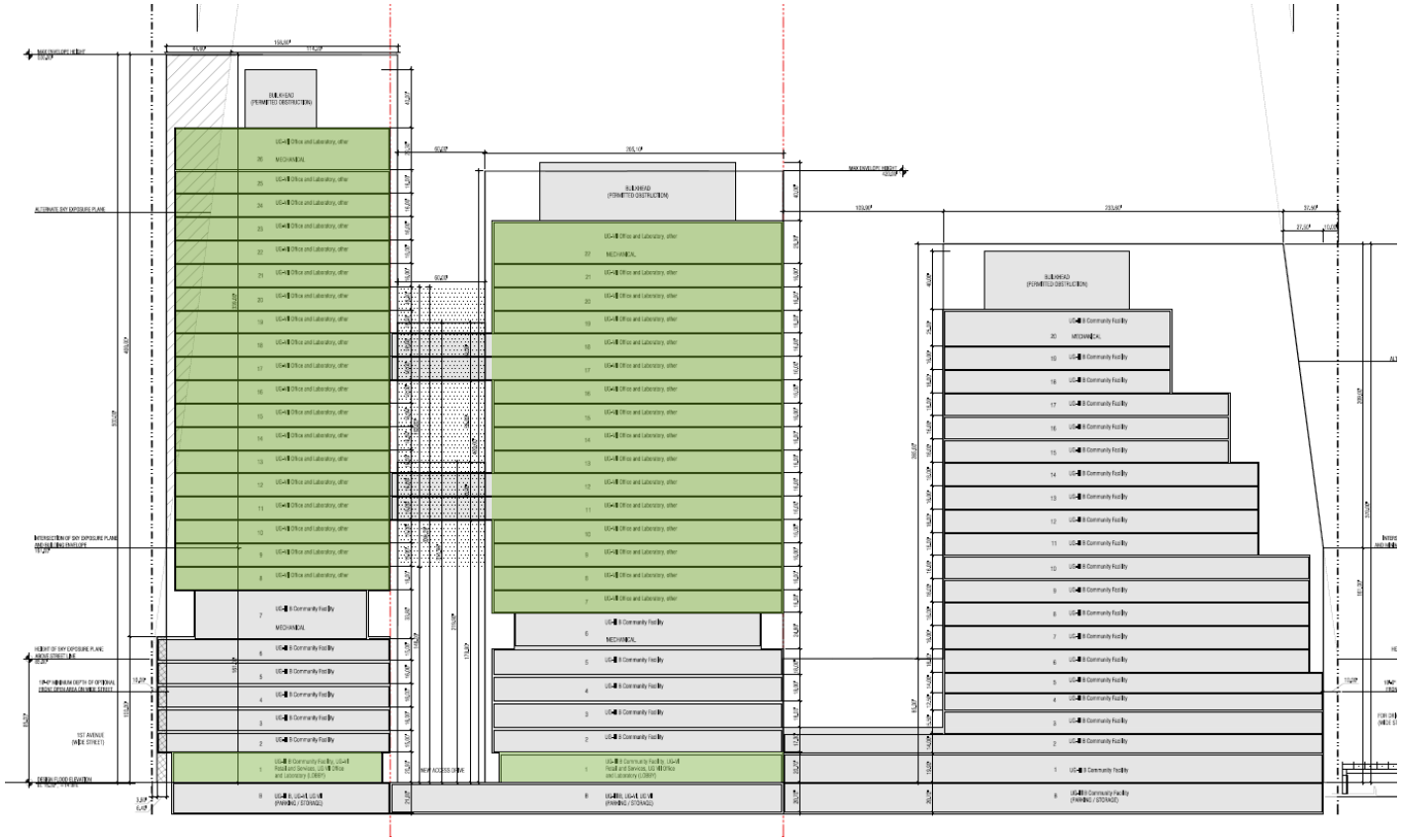
Zoning Text Amendment (EDC)

Zoning Text Amendment to Appendix F of the Zoning Resolution to establish an MIH area (Options 1 and 2) in the proposed rezoning area: Block 962, part of Lot 100.



ZR 74-171 Special Permit (EDC)

Special Permit to allow for UG VII Laboratories not otherwise allowed by underlying use regulations



Section facing north

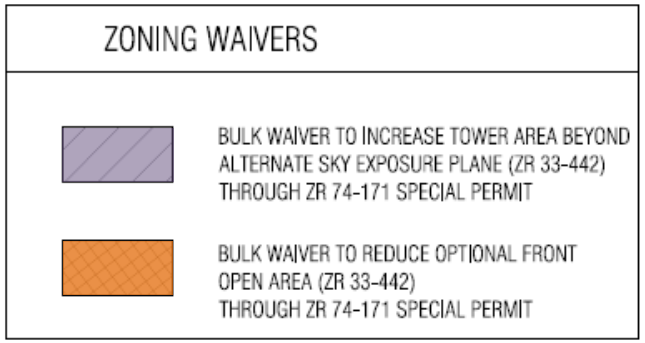
Use waiver

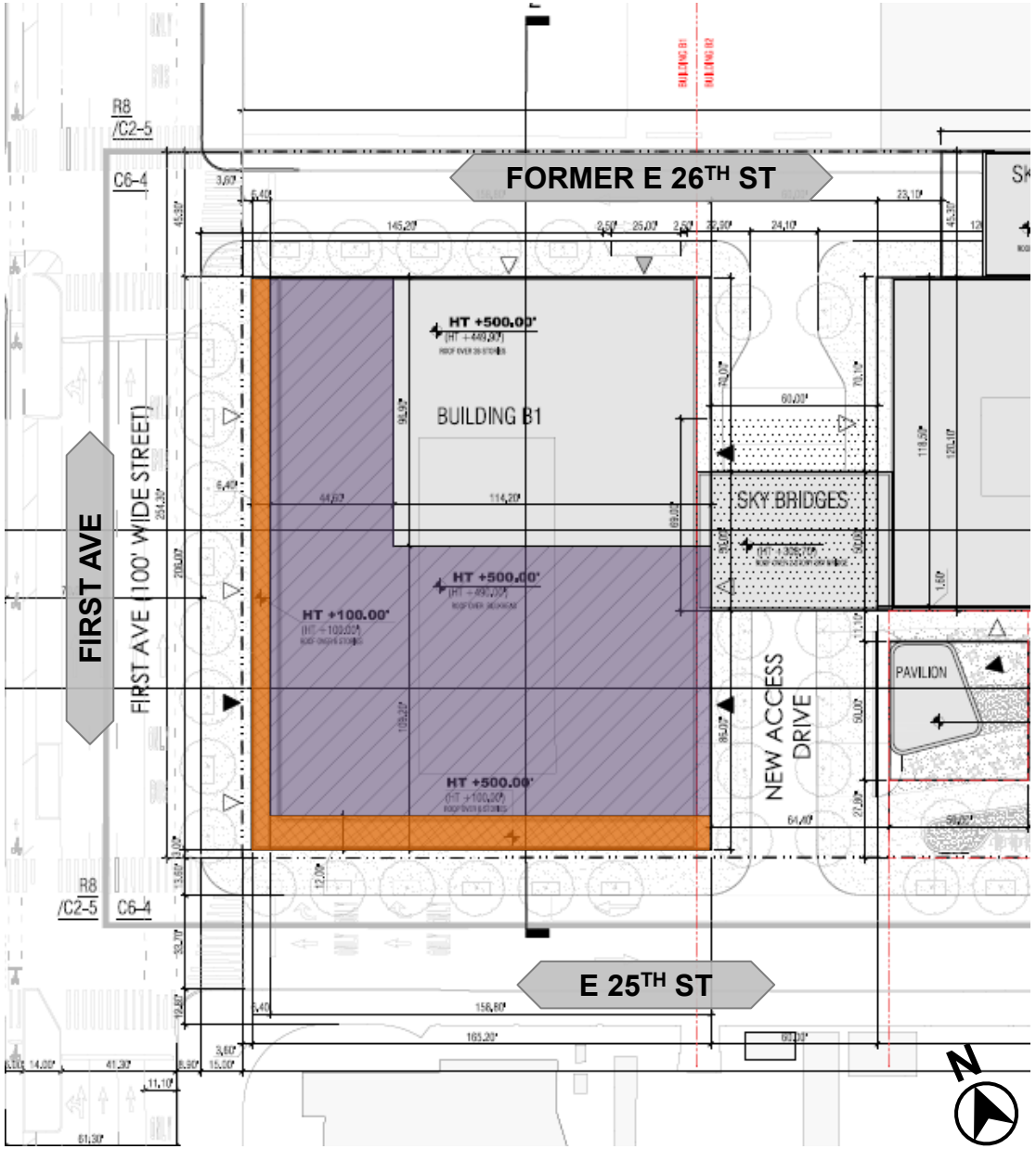
ZR 74-901 Special Permit (EDC)

Special Permit for bulk modifications for laboratories

Requesting waivers for:

- **Height and Setback**
  - **ZR 33-442 –** to increase tower area beyond alternate sky exposure plane and reduce optional front open area





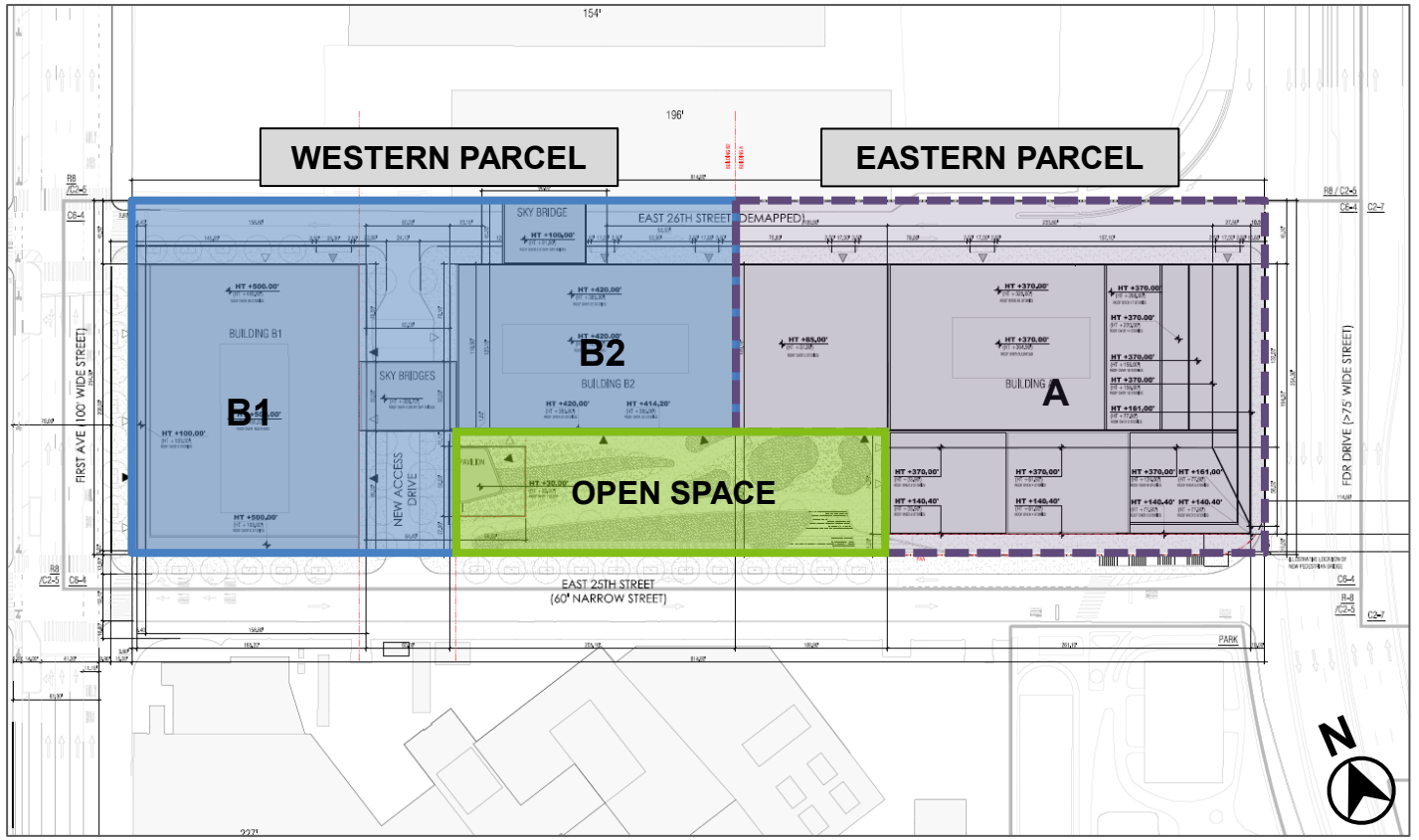
Disposition of City Owned Property (EDC, DCAS)

Disposition of real property owned by the City to one or more private parties

Western Parcel:
- Disposition to a private developer

Eastern Parcel:
- Disposition of a portion of the eastern parcel to CUNY

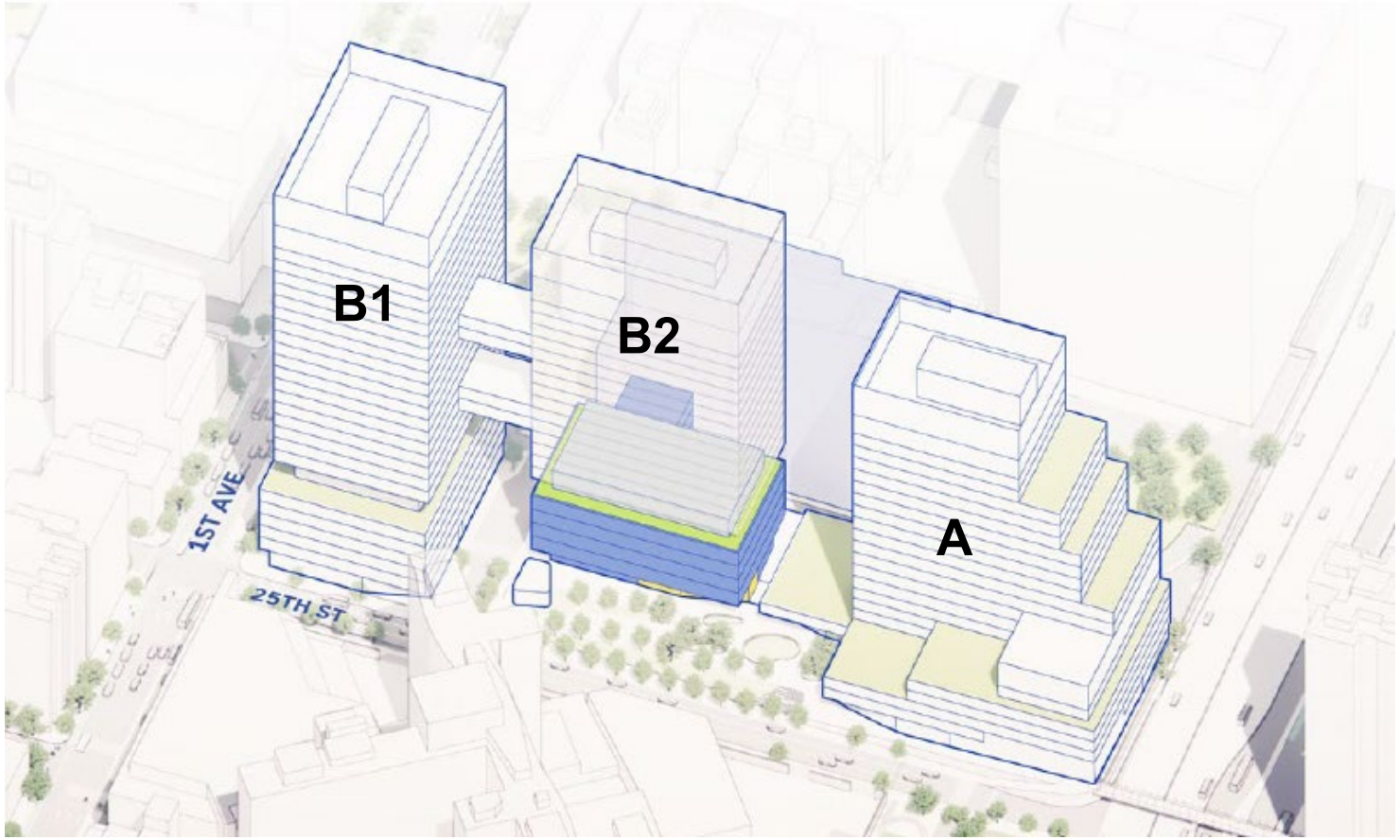
Open Space:
- Disposition of the open space to the private developer for maintenance or otherwise for access



Site Selection and Acquisition of Real Property Interest (EDC, DCAS, OCME)

Site Selection and Acquisition for OCME Forensic Pathology Center

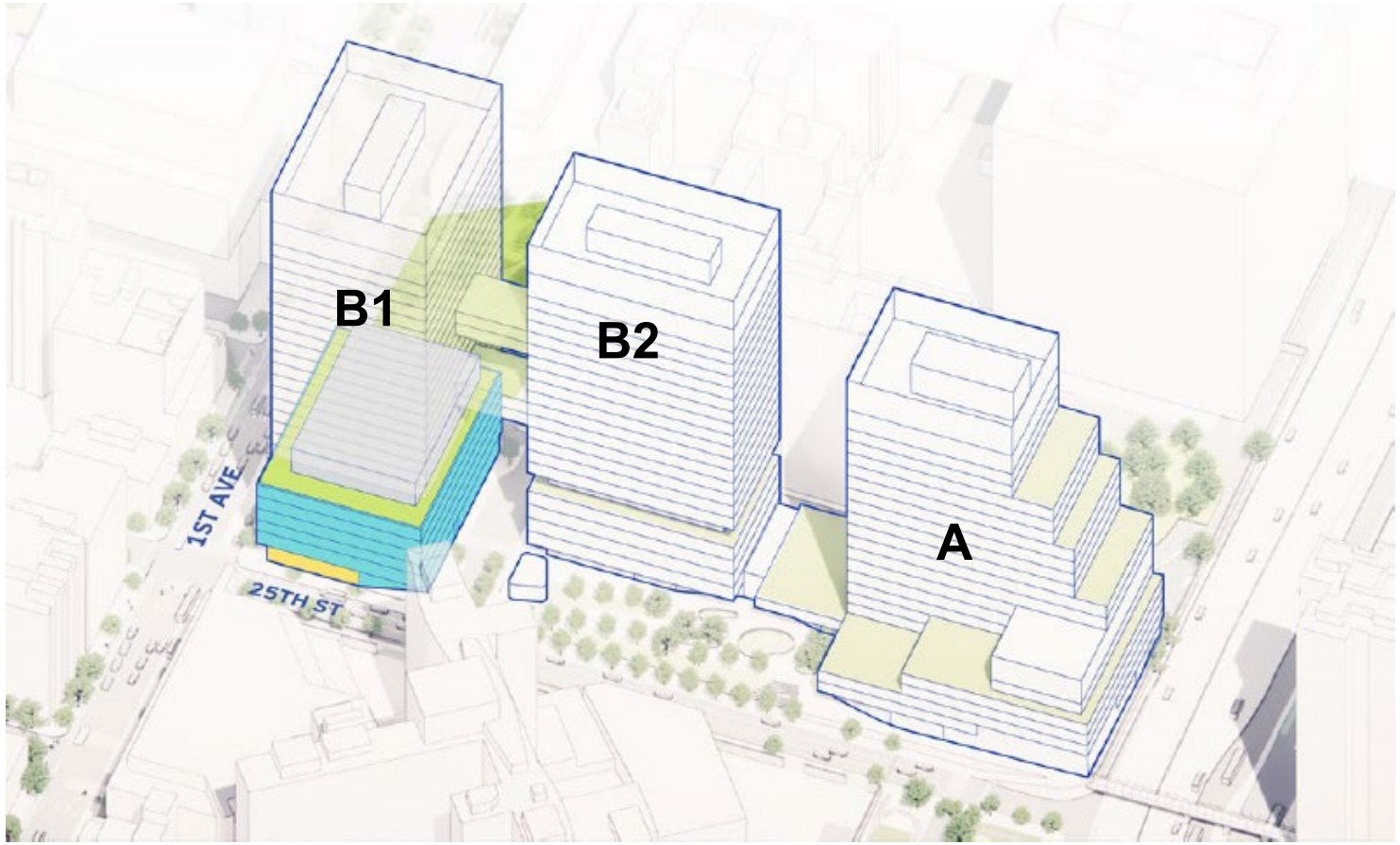
- After the construction of Building B2 by the private developer, a portion of the building will be reacquired by the City for the OCME Forensic Pathology Center.



Acquisition of Real Property Interest (EDC, DCAS)

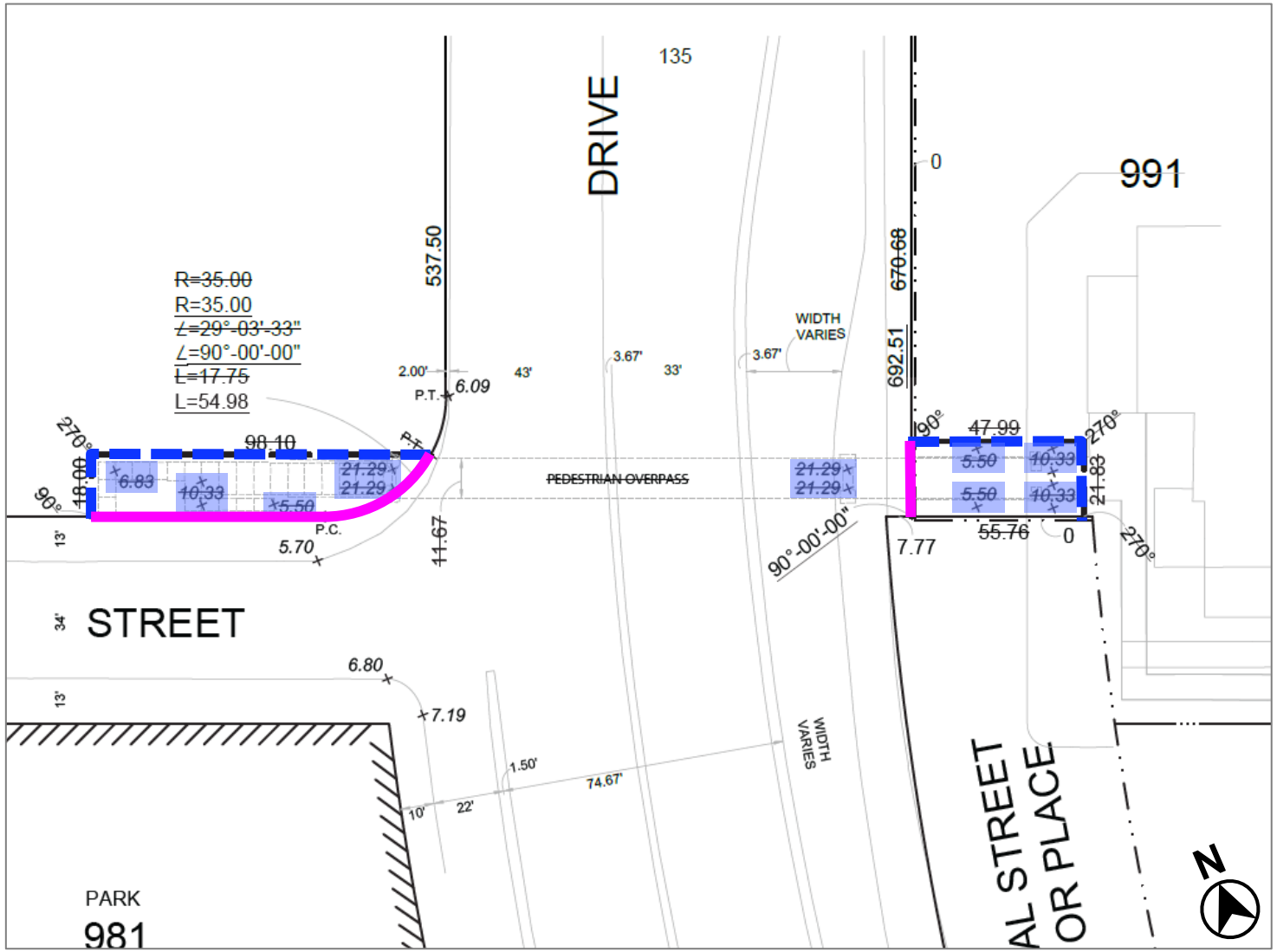
Acquisition for H+H outpatient care and training center

- After the construction of Building B1 by the private developer, a portion of the building will be reacquired by the City for the H+H outpatient care and training center.
- This portion of the building will be transferred to H+H pursuant to Section 7387 of the Unconsolidated Laws of the State of New York.



City Map Change (EDC)

A City Map Change to demap the existing street lines and elevations of the pedestrian bridge.



Street lines heretofore established and hereby eliminated

Street lines heretofore established and hereby reconstructed

Pedestrian bridge elevations to be eliminated

Environmental Review

- The CEQR lead for this project is the Office of the Deputy Mayor for Housing, Economic Development and Workforce

- A Notice of Completion of a Draft Environmental Impact Statement (DEIS) was issued on June 20th, 2024.

- DEIS identified significant adverse impacts with respect to:
  - Historic and Cultural Resources
  - Transportation
  - Construction

- No other significant adverse impacts were identified.

- Mitigation measures are identified in the DEIS and will be explored further in the FEIS.

Community Board 6 Recommendation

On, September 11, 2024, Manhattan Community Board 6 voted to **approve the application** with the following conditions:

1. NYCEDC commits to coordinating planning efforts to identify sites and opportunities to increase the stock of affordable housing in CB6 in a clear and publicly available timeline;
2. NYCEDC commits to protecting the viability of the Bellevue Sobriety Garden and will not build anything that puts parks flora at risk by diminishing exposure to sunlight;
3. Securing commitments from the MTA to increase 1st and 2nd Avenue bus service along with 23rd and 34th Street crosstown bus service, in addition to creating a new bus line dedicated to connecting the adjacent Innovation East and Science Park and Research Center (SPARC) with the 4/5/6 subway stops and future 2nd Avenue Subway stops;
4. Maximizing ground floor active retail with extended hours of operations, with at least one bar, cafe, or restaurant tenant that will be open throughout the evening;
5. Providing a Memorandum of Understanding (MOU) to accommodate community board meetings and other public uses within the CUNY lecture spaces or classrooms of the building;
6. NYCEDC commits to a design that reflects the uniqueness and character of the neighborhood, with human-scale facade design that accounts for sun-reflection and heat impacts on adjacent streets and the park, to ensure comfortable and inviting surroundings;
7. Committing to a design and operations approach that meets and exceeds the highest energy-efficiency and environmental resilience standards.

The resolution passed with a vote of 41 in favor, 1 opposed, and 0 abstaining.

Manhattan Borough President Recommendation

On, October 30, 2024, Manhattan Borough President recommended **approval the application** with the following conditions:

1. EDC and city agency partners commit to prioritizing housing for the future of other city-owned or controlled sites or exploring opportunities to preserve existing affordable housing in Manhattan Community Board 6.
2. Provide only as many parking spaces as needed for OCME and CUNY, fewer than the 225 initially contemplated.
3. Continue to work with partners to maximize the success of the life sciences portion of the campus, including considering a broader range of uses to maximize the leasing potential of the space.
4. Ensure that workforce development opportunities evolve throughout the lifespan of the campus, as tenancies, programming, and technology change over time, with an emphasis on creating programs and partnerships between agencies that lead to long-term career pathways.
5. Explore including an early education facility on site, provided that it can coexist with other uses.
6. EDC work with H+H to consider options for opening Bellevue Gardens to the public to fit into the area's network of green spaces, subject to the discretion of the hospital regarding times that do not interfere with hospital operations.

Summary

Requested Actions: Non-Mapping

1. **Zoning Map Amendment** from R8 to C6-4 (EDC)
2. **Zoning Text Amendment** to Appendix F to map MIH Options 1 and 2 (EDC)
3. **ZR 74-171 Special Permit** for a laboratory use (EDC)
4. **ZR 74-901 Special Permit** for bulk modifications for laboratories (EDC)
5. **Disposition of City-owned Property** (EDC, DCAS)
6. **Site Selection and Acquisition of Real Property Interest** for OCME facility (EDC, DCAS, OCME)
7. **Acquisition of Real Property Interest** for H+H facility (EDC, DCAS)

Requested Actions: Mapping

1. **City Map Change** to demap existing pedestrian bridge (EDC)



Illustrative Design Concept from Master Plan