LR Item 3: Project Description

1. Introduction

The New York City Economic Development Corporation (NYCEDC), the Office of the Chief Medical Examiner (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 the City University of New York (CUNY), are seeking several Uniform Land Use Review Procedure (ULURP) and discretionary actions (collectively, the "Proposed Actions") to redevelop the southern approximately 4.75-acre portion of ("p/o") Manhattan Block 962, Lot 100 (the "Development Site") located at 425 East 25th Street in the Kips Bay area of Manhattan Community District 6 (CD 6). As part of the Science Park and Research Campus (SPARC) Kips Bay project, the Applicants seek to transform Hunter College's antiquated Brookdale Campus into approximately 1,782,000 zoning square feet (zsf) (approximately 2.19 million gross square feet (gsf)) of state-of-the-art academic, healthcare, and life sciences space.

The Proposed Actions would allow for the construction of new Community Facility (Use Group III(B)), Retail and Services (Use Group VI), and Office and Laboratories (Use Group VII) space, as well as public realm improvements. Collectively, the new 1,782,000 zsf of development and the public realm improvements are the "Proposed Development."

To facilitate the Proposed Development, this Application requests the following land use actions which are subject to ULURP, as well as several discretionary approvals related to City and State funding (collectively, the "Proposed Actions"):

Land Use Actions Subject to ULURP

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 the northern edge of former East 26th 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 Zoning Resolution (ZR) to establish a Mandatory Inclusionary Housing (MIH) area coterminous with the proposed C6-4 district that would be mapped on the Development Site.
3. **Special Permit:** A special permit pursuant to ZR Section 74-171, Laboratories and ZR Section 74-901, Bulk Modifications for Laboratories, to modify certain bulk regulations and allow Use Group (UG) VII in a commercial district.
4. **Disposition of City-owned property:** Disposition of City-owned property for the Western Parcel, disposition for the open space premises, and disposition of a portion of the Eastern Parcel to CUNY.
5. **Site Selection and Acquisition of real property interest:** Site Selection and Acquisition of real property interest for OCME facility.
6. **Acquisition of real property interest:** Acquisition of real property interest for H+H facility.

Additional Discretionary Approvals Not Subject to ULURP

7. **State Financing:** In addition to City capital funding, the Applicants are seeking to use New York State financing for the development of the Proposed Development.
8. **City Funding:** Construction of the new CUNY building would rely on City Capital funding.

It should be noted that alongside NYCEDC, DCAS will serve as a co-applicant to the Disposition and Site Selection and Acquisition actions, and OCME will serve as a co-applicant to the Site Selection and Acquisition actions described above. Additionally, the site selection and acquisition actions related to the proposed CUNY and NYCPS facilities are not subject to ULURP approval.

The Proposed Actions are subject to environmental review pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review (CEQR) procedures. The Office of the Deputy Mayor for Housing, Economic Development, and Workforce is acting as the lead agency for the environmental review. Completion of the Proposed Development is anticipated by 2031.

As described in further detail in the sections below, the Proposed Development would also replace the existing pedestrian bridge that crosses the FDR Drive at East 25th Street. 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.

2. Background

The Development Site is currently occupied by the CUNY Hunter College Brookdale Campus (the campus), which is comprised of a total of approximately 538,464 gsf. Since 1954, this campus has housed a nursing school and dormitories. In 1967, CUNY inherited the Brookdale Campus from Bellevue Hospital for Hunter College's health sciences and nursing programs and has been operating on the campus ever since. In 2010, the Alexandria Center for Life Science was developed on the northern portion of Lot 100 and was facilitated by a CPC restricted disposition (ULURP No. C 010708 PPM) to allow the development of a scientific research and development facility. In 2011, CUNY's Hunter College School of Nursing planned to partner with Memorial Sloan Kettering (MSK) to develop a new facility for CUNY within MSK's development on East 73rd Street; however, the CUNY portion of this development never materialized. In parallel to this, between 2013 and 2020, the New York City Department of Sanitation (DSNY) with involvement from EDC proposed to redevelop the site for a new DSNY garage and other uses, but the proposal was ultimately unsuccessful.

The state of the current facilities at the Brookdale Campus is considered a deterrent to efforts toward the recruitment of talented and competitive student applicants and faculty. The buildings, which were originally constructed in 1954, are antiquated, in need of significant repairs, and suffer from years of deferred maintenance. Plumbing failures, falling ceilings, permanent scaffolding, and other issues continue to plague the facility. Additionally, a number of shared facilities, including the exercise, gym, and pool spaces, which were once highly utilized by both Hunter College and the local community, were shuttered due to the COVID-19 pandemic, and are less used today. Multiple outdoor spaces within the campus, including several terraces and recreation areas, have deferred maintenance issues and consequently have been closed to students and faculty. In addition, the current building structure complicates effective use of academic spaces, and does not meet modern standards for learning. Columns in academic spaces make teaching and demonstrations challenging, and spaces such as the auditorium and rotunda are either inaccessible, not ADA-compliant, or have significant design flaws, such as those related to sightlines and acoustics. Though the basement was damaged due to flooding during Hurricane Sandy, major utilities were repaired in place, and there is no dedicated stormwater management system, leaving the facility vulnerable to future flooding.

LifeSci NYC

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. Together with

NYCEDC's $1 billion LifeSci NYC initiative, these awards will support the construction of new facilities that will allow the creation of new life sciences startups in the city and promote the next generation of talent and world-class innovation—creating jobs, connecting research to industry, and advancing health care and technology.

SPARC Kips Bay

In October 2022, Mayor Eric Adams and Governor Kathy Hochul announced plans to transform the Hunter College Brookdale Campus into a state-of-the-art academic, health care, and life sciences campus, named SPARC Kips Bay, which would be anchored by new educational facilities for over 4,500 students across three CUNY institutions - Hunter College School of Nursing and School of Health Professions, CUNY Graduate School of Public Health and Health Policy, and the Borough of Manhattan Community College's multiple healthcare programs. SPARC Kips Bay is supported by an historic investment from the City and State totaling $1.6 billion, which is expected to leverage over $2 billion in private funding, to develop, in addition to CUNY, a new public high school dedicated to the fields of health care and sciences, a modern facility of the City's Chief Medical Examiner's Office, new ambulatory care and primary care facilities for H+H Bellevue, a new simulation training center for H+H staff, and long-standing community priorities for investment in the public realm, including a new central open space and an ADA accessible pedestrian bridge on 25th Street.

Following the project's announcement, NYCEDC retained Skidmore, Owings, and Merrill to complete a year-long master planning effort for the SPARC Kips Bay project. In November 2023, Mayor Eric Adams, the State, and CUNY released the SPARC Kips Bay Master Plan, including a conceptual design and site plan for the future campus and next steps for implementing this visionary project. The SPARC Kips Bay project leverages the City's investment in the life sciences industry and would result in a $42 billion economic impact to the city over the next 30 years, creating approximately 12,000 temporary union construction jobs, and approximately 3,100 permanent jobs.

SPARC Kips Bay would create a pipeline from local public schools and city universities to careers in the life sciences and health care industries. SPARC Kips Bay will be at the center of the City's largest life sciences cluster in the Kips Bay Science District. The project expands upon the City's investment in the Life Sciences industry through the creation of new, cutting-edge life sciences space for a range of businesses helping to attract and grow the next generation of talent and world-class innovation in this important growing sector.

Community Engagement

Since summer 2023, NYCEDC has been briefing local elected officials, community stakeholders, and workforce stakeholders on the SPARC Kips Bay project to share the project's goals and design considerations, while soliciting feedback on community priorities. In partnership with Council Member Keith Powers, NYCEDC launched the SPARC Community Task Force, a group of community stakeholders co-chaired by Council Member Powers and CB6 Chair Sandra McKee, which has met on a regular basis to share information and identify community priorities for the project. The SPARC project team also hosted an Open House in February 2024 to familiarize the greater Kips Bay community with the project.

3. Description of the Surrounding Area

The area within a 600-foot radius of the Development Site includes institutional, residential, commercial and recreational land uses. Institutional uses are the most prominent land use within the 600-foot radius and surround the Development Site on three sides.

Medical and Institutional Uses

The Bellevue Hospital Center is located immediately north of the Development Site, occupying a portion of the superblock bounded by the demapped East 30th Street, FDR Drive, former East 26th Street, and First Avenue. The entire campus includes seven buildings of various heights up to 18 stories and includes a fenced, landscaped garden at the corner of First Avenue and former East 26th Street and Sobriety Garden at the eastern end of former East 26th Street. Within that superblock, the OCME DNA Forensic Laboratory and the New York City Fire Department (FDNY) Kips Bay Emergency Medical Services (EMS) Battalion 8 are located directly across former East 26th Street from the middle portion of the Development Site. These facilities occupy an 18-story, 265-foot-tall building. In addition to OCME's lab space, the building includes OCME's administrative unit and evidence facilities. Approximately 18 ambulances are assigned to EMS Battalion 8. The Battalion stores some ambulances along former East 26th Street when they are not on active assignment. Ambulances do not generally respond to emergencies from the station and are sent out to the field upon receipt of their daily assignment at the beginning of a shift and typically remain in the field for the entirety of their eight-hour shift, responding to calls from in-the-field locations. There is no parking at the EMS facility for personal vehicles.

The U.S. Corbin VA Facility located directly south of the Development Site, occupies a large portion of the superblock bounded by East 25th Street, the former Asser Levy Place, East 23rd Street, and First Avenue. The U.S. Corbin VA Facility's main building includes over one million square feet and rises to 18 stories. The U.S. Corbin VA Facility recently constructed a 14-foot-tall floodwall that extends around the site along the northern property line on East 25th Street, along the former Asser Levy Place on the site's eastern property line, and on the site's southern property line along East 23rd Street.

West of the Development Site, the NYU School of Dentistry occupies the block on the west side of First Avenue between East 23rd Street and East 26th Street (Manhattan Block 930, Lot 34). The New York City Department of Health and Mental Hygiene's (DOHMH) Public Health Laboratory Building is located on the northern side of East 26th Street at 455 First Avenue. The Public Health Laboratory will relocate to a new, purpose-built facility at a site adjacent to Harlem Hospital and the 455 First Avenue site is expected to be redeveloped to include approximately 443,680 zsf of new, modern commercial life sciences space including anchor space for NYC Grossman School of Medicine.

Institutional uses are also located further to the north with the remainder of the Bellevue Hospital Center, the Alexandria Center for Life Science, the NYU Langone Medical Center, and the NYU School of Medicine. Developed in 2010, the Alexandria Center currently includes two buildings of approximately 584,000 gsf predominantly dedicated to wet lab space, or specific scientific research and development facilities focused on biological innovations. Phase I of the project included the two existing towers. A third building could be constructed on the Alexandria Center site that could include up to approximately 330,000 gsf of additional life sciences space.

Residential Uses

A small number of multi-family residential elevator buildings and mixed commercial/residential buildings, which are 26-stories tall, are located to the west of First Avenue at the western boundary of the 600-foot radius. These buildings are also primarily within an R8 zoning district, with a C2-5 overlay on those lots fronting First Avenue. A small area within the 600-foot radius at the corner of East 23rd Street and First Avenue is zoned C1-9A.

Immediately east of the Development Site is the FDR Drive and associated service roads. East of the FDR

Drive, accessible by an automobile entrance at East 23rd Street and a pedestrian bridge at East 25th Street, is the Waterside Plaza mixed-use development. Built under the New York State Mitchell-Lama Housing Program in 1973, Waterside Plaza occupies all of Manhattan Block 991, Lots 60 and 61, covers 266,963 gsf and includes four high-rise apartment towers ranging in height from 31 to 37 stories with a total of 1,470 apartments. The complex also includes offices, commercial space, a multilevel parking structure and the British International School. Directly south of Waterside Plaza are the United Nations International School (UNIS) and the Skyport Marina which includes a parking garage, marina facilities and gas station.

To the southwest of the Development Site is the East Midtown Plaza mixed-use development. Built in 1970 – also under the New York State Mitchell-Lama Housing program – East Midtown Plaza occupies Block 929, Lot 1 and Block 930, Lot 12, and is comprised of six buildings, including three high-rise apartment towers ranging in height from 21 to 28 stories, and three low-rise apartment buildings ranging between 6 and 11 stories in height. Combined, the six buildings contain approximately 758 apartment units and approximately 40,000 gsf of ground floor retail uses.

To the northwest of the Development Site within the 600-foot radius is a New York City Housing Authority (NYCHA) development at 344 East 28th Street (Block 933, Lot 25) that was constructed in 1970, rises 26 stories in height, and contains approximately 225 publicly subsidized residential units. Directly adjacent to the NYCHA building is a more recently constructed 9-story residential building at 335 East 27th Street (Block 933, Lot 7501), which was built in 2014 and contains approximately 55 micro-residential units that were developed on a city-owned site pursuant to a Request for Proposal (RFP) from the NYC Department of Housing Preservation and Development (HPD). Both residential developments are located within the R8 district.

Additionally, the Peter Cooper Village-Stuyvesant Town residential complex is located south of East 23rd Street, beyond the U.S. Corbin VA Facility, and outside of the 600-foot radius. Peter Cooper Village-Stuyvesant Town is a large, post-World War II private residential development that consists of 62 red brick apartment buildings ranging between 13- and 15-stories in height on an approximately 80-acre campus bounded by East 23rd Street to the north, East 14th Street to the south, Avenue C to the east, and First Avenue to the west, occupying all of Blocks 972 and 978. Combined, the development includes approximately 12 million gsf of floor area, including up to approximately 11,705 apartment units, 20,000 gsf of commercial office space, and 94,000 gsf of commercial retail space. A majority of the properties containing the Peter Cooper Village-Stuyvesant Town residential complex (i.e., Blocks 972 and 978) are zoned R7-2, with small portions of the properties along First Avenue zoned C1-7; additionally, some portions of the R7-2 district along north side of East 14th Street and the south side of East 20th Street are zoned with a C1-5 commercial overlay. The area beyond the 600-foot radius to the west includes high-density residential and mixed-use commercial/residential buildings along Second Avenue, with a mixture of C1-8, C1-8A, C1-9, and C1-9A zoning districts from East 23rd Street to East 30th Street.

Public Open Spaces

Open spaces in the surrounding area include Asser Levy Playground and Bellevue South Park. The 2.44-acre Asser Levy Playground is located between East 23rd Street and East 25th Street west of FDR Drive. The Asser Levy Recreation Center is located within Asser Levy Playground and is a designated landmark. The 1.59-acre Bellevue South Park is located just west of Mount Carmel Place between East 26th Street and East 28th Street.

Transportation

The primary north-south thoroughfares through the immediate neighborhood surrounding the Development Site are FDR Drive (two-way, north- and southbound), First Avenue (one-way northbound) and Second Avenue (one-way southbound). First Avenue and Second Avenue are local truck routes, as are East 23rd Street and East 34th Street. Traffic exiting FDR Drive can travel crosstown via East 23rd Street, East 25th Street and East 34th Street. All three are two-way, east-westbound streets (East 25th Street is two-way only between FDR Drive and First Avenue). Entrances to the Queens Midtown Tunnel are situated at East 34th Street between First and Second Avenues and at East 36th Street near Second Avenue. The Queens Midtown Tunnel offers access to the major metropolitan airports located in Queens County.

The closest MTA subway line to the Development Site is the Number 6 local (a.k.a. the Lexington Avenue Local line) which stops at East 23rd and East 28th Streets at Park Avenue, with each station at approximately 0.5 miles west of the Development Site. The closest express subway stops are at the East 14th Street (approximately 0.7 miles to the southwest) and East 42nd Street Stations (approximately 0.9 miles to the north), which are served by the MTA Number 4/5 (a.k.a. the Lexington Avenue Express) line. Phase 3 of the Second Avenue subway project will include a T line station at East 23rd Street.[2]

The closest MTA Bus lines providing service to or near the Development Site are the north-south M9 (providing connections between Battery Park City and Kips Bay/Bellevue Hospital Center), M15 and the M15 Select Bus Service (SBS) (both providing connections between East Harlem and South Ferry), and the east-west M23 SBS (providing connections between Chelsea Piers and Peter Cooper Village), M34 SBS and M34A SBS (both providing connections between Ferry Terminal/Waterside Plaza and Jacob Javits Center/Port Authority Bus Terminal). The M15 stops on the block directly south of the Development Site, along First Avenue at East 23rd Street. The M15 SBS stops directly west of the Development Site along First Avenue at East 25th Street. The M23 SBS and M34 SBS run along East 23rd Street and both stop on the block directly south of the Development Site, along First Avenue at East 23rd Street, while the M9 loops through the neighborhood using East 23rd and East 29th Streets and First and Second Avenues.

The East River Bikeway/Greenway can be accessed via the East 25th Street pedestrian bridge just east of the Development Site; this bridge has stairs and therefore is not ADA accessible. Protected bicycle lanes are located along First Avenue (northbound), Second Avenue (southbound), and former East 26th Street (eastbound), with a small section of both conventional and shared bicycle lanes placed along East 26th Street between First Avenue and Second Avenue. In addition, there are several Citi Bike docking stations within the 600-foot radius, include those at the southeast corner of East 23rd Street and First Avenue, the northeast corner of East 25th Street and First Avenue, and the demapped portion of East 27th Street between First and Second Avenues.

NYC Ferry service is available at Stuyvesant Cove, which is a stop along the Soundview Ferry Service route with additional stops at East 34th Street (which provides connections to the Astoria and East River NYC Ferry routes), East 90th Street (which provides connections to the Astoria NYC Ferry route), Soundview-Clason Point, and Throgs Neck-Ferry Point Park to the north, and to the south Wall Street-Pier 11, where connections can be made to all other NYC ferry routes (with the exception of the St. George NYC Ferry route).

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[2] It should be noted that there are currently no funding commitments for Phase 3 of the Second Avenue subway project.

Zoning

The Development Site and much of the surrounding area within the 600-foot radius are mapped with an R8 zoning district. In addition to the R8 zoning, C2-7, Park, C1-9A, and M1-1 zoning districts are also mapped within the 600-foot radius. Additionally, C2-5 commercial overlays are mapped along the west side of First Avenue within the 600-foot radius. The C2-7 district is mapped directly to the east of the Development Site and largely contains the Waterside Plaza development and a portion of the UNIS building. An M1-1 district is located in the southeastern portion of the 600-foot radius, where the East 23rd Street Marina/Skyport Marina (Block 991, Lot 50) is located. A small portion of the C1-9A district is mapped in the southwestern portion of the 600-foot radius. As described above, two public open spaces, i.e., Asser Levy Playground and Bellevue South Park, are zoned for Park uses and are located to the southeast and northwest of the Development Site, respectively.

4. Description of Development Site

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, the 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). It should be noted that a 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.

The existing Hunter College Brookdale Campus consists of three main buildings: the West Building, North Building, and East Building. The West Building includes a 10-story brick tower with a two-story podium, with frontage on First Avenue. It consists of a library, auditorium, lecture halls, classrooms, a gym, and a pool (which is no longer in use) in a large podium with School of Nursing offices in a tower portion above; the primary entry to this building is to the east within the open courtyard that is fenced off, secured and only accessed through a security booth on East 25th Street. In total, the West Building includes approximately 210,232 gsf.

The North Building includes a 14-story brick tower with a single-story podium, with frontage on former East 26th Street. It has a shared corridor and student lounge at ground level with a dormitory tower above; it can be accessed via a secured mid-block entry. In total, the North Building includes approximately 198,610 gsf.

The East Building, which has frontage along FDR Drive, includes a seven-story brick tower with a two-story podium. It houses a rotunda auditorium, labs, and physical therapy areas at the podium, with a second dormitory tower above. The East Building includes approximately 129,622 gsf.

The buildings are interconnected at the basement level via a shared service corridor. In the West and North Buildings, this area is used principally for infrastructure and back-of-house functions. In the East Building, the basement contains the Doctor of Physical Therapy program and facility offices. The buildings are also interconnected at the ground level through public corridors, lobbies, and shared amenity spaces.

The three buildings create a C-shape formation and surround a courtyard accessible via a single secured entry from East 25th Street. While the courtyard fronts East 25th Street, because of an existing brick wall, fencing, and landscape buffer, the courtyard remains physically and visually disconnected from the street.

This courtyard once included tennis courts that were open to Hunter College and community users but is currently used as accessory surface parking spaces for Hunter College.

The Development Site is currently zoned R8, allowing a maximum Floor Area Ratio (FAR) of 6.02 for residential and 6.50 for community facility uses. For the Development Site, such zoning would permit up to 1,255,928 sf of zoning floor area (ZFA), without bonuses. The FAR for height factor development in R8 districts ranges from 0.94 to 6.02; the open space ratio (OSR) ranges from 5.9 to 11.9. A taller building may be obtained by providing more open space. Thus, the maximum FAR is achievable only where the zoning lot is large enough to accommodate a practical building footprint as well as the required amount of open space. There are no absolute height limits; the building must be set within a sky exposure plane which, in R8 districts, begins at a height of 85 feet above the street line and then slopes inward over the zoning lot. Under the Quality Housing option, buildings would incorporate a base height of 60 to 85 feet, and a maximum building height of 115 feet on a narrow street and 120 feet on a wide street or 125 feet with a qualifying ground floor, with a maximum lot coverage of 70 percent on a through or interior lot, and 100 percent on a corner lot. Commercial and manufacturing uses are not allowed within residential zoning districts. Parking is not required in the Manhattan Core.

The Development Site has two existing curb cuts on East 25th Street. An approximately 65-foot curb cut begins 115 feet west of the FDR Drive. A second 30-foot curb cut begins 20 feet west of the first curb cut. These curb cuts lead to building storage, loading docks, and eight parking spaces.

Pedestrian Bridge

The existing pedestrian bridge extends east across FDR Drive from the north sidewalk of East 25th Street. It is supported by three piers; the western pier of the bridge is located in the southeast corner of the CUNY Hunter College Brookdale Campus, the middle pier is located within the median of the FDR Drive, and the eastern pier is located in the southwest corner of Block 991, Lot 60, which contains the Waterside Plaza Apartment Complex. Access to the bridge from the west is provided by a series of stairs, while access from the east is provided by a series of ramps. Although there are ramps on the Waterside Plaza side of the existing pedestrian bridge, the existing bridge does not meet current ADA accessibility requirements on either side of FDR Drive. Currently, the width of the pedestrian path on the bridge ranges from approximately 8 feet wide over the FDR Drive to a width of 6 feet for the ramps on the east side of FDR Drive adjacent to Waterside Plaza. The mapped width of the bridge structure is approximately 18 feet on the western side and approximately 21 feet on the eastern side, and it occupies an area of approximately 4,240 sf. The underside vertical clearance of the bridge is approximately 13 feet to 16 feet in elevation, which does not comply with current City and State Department of Transportation (DOT) standards for underside bridge clearance heights.

5. Description of the Proposed Development

The SPARC Kips Bay project proposes to create a unified site plan that meets the needs of the distinct campus users and broader neighborhood and envisions the transformation of the block into a connected series of buildings arranged to create a central open space that is accessible to the public.

The plan would create an integrated educational campus, 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. 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.

Programmatically, the Proposed Development would construct multiple new buildings (illustratively shown as Buildings A, B1, and B2) consisting of up to approximately 1,782,000 zsf (2.19 million gsf), as shown in **Table 1**.[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 third building would be located on the "Eastern Parcel," located approximately 370 feet west of FDR Drive between East 25th Street and former East 26th Street.

Table 1 Breakdown of Programs by Building

	Building A	**Building B1**	**Building B2**	**SPARC Square Pavilion**	
Community Facility	559,185	174,550	200,340	-	
Retail	2,300	5,060	2,760	1,000	
Office and Labs	-	488,060	348,680	-	**Total ZSF**
TOTAL	**561,485**	**667,670**	**551,780**	**1,000**	**1,781,935**

Building A located on the "Eastern Parcel" would be comprised of approximately 561,500 zsf, containing approximately 559,185 zsf of community facilities (UG III(B)) space and 2,300 zsf of commercial retail (UG VI) space.

Building B1 would contain a total of approximately 667,700 zsf, including approximately 174,550 zsf of community facility (UG III(B)), approximately 5,060 zsf of local retail (UG VI), and approximately 488,060 zsf of office and laboratories (UG VII).

Building B2 would contain a total of approximately 551,800 zsf, including approximately 200,340 zsf of community facility (UG III(B)), approximately 2,760 zsf of local retail (UG VI), and approximately 348,680 zsf of office and laboratories (UG VII).

The square footages described above for community facility, office and laboratories, and local retail include each programmatic element anticipated to be included on the site[2], including CUNY Hunter College programs, CUNY Graduate School of Public Health & Health Policy, Borough of Manhattan Community College health care programs, CUNY Research Labs and for a NYC Public School focused on sciences and health care professions; the OCME Manhattan Forensic Pathology Center (FPC); the H+H ambulatory care center and simulation training center; retail; and life science uses. SPARC Square, the proposed new 0.75-acre publicly accessible open space, would provide new green space in a community that has expressed a strong need for publicly accessible open space and better connectivity among existing open spaces. The proposed open space would anchor the campus, be open 24 hours a day, 7 days a week, and engage with active and transparent ground-level programs in each of the buildings, as well as facilitate

[1] As design progresses for the Proposed Development, 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 high school and CUNY facilities. However, the overall program and maximum building envelope would not change.

[2] Program areas are based on a conceptual site plan and are subject to future modification as each building is designed.

easy navigation between buildings and to the surrounding streets, create an accessible route from First Avenue to all campus locations, and connect to the new ADA accessible pedestrian bridge that crosses the FDR Drive. Additionally, a total of up to 225 parking spaces would be provided at the cellar level.

The initial program for the Development Site includes the major categories of programs indicated below in **Table 2**, grouped by primary user. Together, these programs account for up to approximately 1.78 million zsf (2.19 million gsf) of new development.

Key circulation improvements on and around the Development Site, including a new mid-block drop-off and the conversion of the former East 26th Street from one way to a two-way access drive, would improve circulation and access to existing facilities for H+H/Bellevue and OCME's Hirsch Building for Forensic Sciences to the north, while accommodating the planned redevelopment of the campus bringing thousands of students, researchers, patients, and visitors to the site every day. These improvements would also enhance circulation and accessibility to both the existing and proposed facilities for other municipal emergency services, including the NYPD and FDNY.

The planned development would transform the currently outdated facilities and inaccessible public space on the current campus by creating widened sidewalks, transparent and active ground floor uses featuring amenities such as retail and shared spaces, which would wrap around the north, west, and south frontages of the block along former East 26th Street, First Avenue, and East 25th Street respectively. The proposed orientation of the massing for the new development would be similar to the existing site as it takes advantage of the site's southern exposure and includes a collection of buildings on the periphery of the site surrounding a central open space fronting East 25th Street. However, the new proposed massing would shift density and height towards First Avenue, with building heights up to approximately 500 feet resonating with other existing institutional developments along First Avenue, within Kips Bay and beyond. This would allow the massing to drop in scale towards the river, to be more in context with Waterside Towers and the other institutional uses to the east and south.

The tower portions of Buildings B1 and B2 would be separated by a minimum of approximately 60 feet, with the exception of two skybridge connections that would provide connections between Buildings B1 and B2. The tower portions of Buildings A and B2 would be separated by approximately 109 feet, with the bases of the two buildings abutting one another. The initial streetwall of Building A, which would be set back 15-feet from East 25th Street and 10 feet from FDR Drive, would rise to a base height of approximately 76-feet above the design flood elevation (DFE), before reaching a maximum building height of up to approximately 365-feet (including mechanical bulkhead), which is approximately the same height as Waterside Towers immediately to the east. The initial streetwall of Buildings B1 and B2 would rise to a base height of approximately 100-feet and 92-feet above the DFE, respectively, before reaching a maximum building height of up to approximately 490-feet and 426-feet (including mechanical bulkhead), respectively. Building B1 would be set back by 3.6 feet from First Avenue and three feet from 25th Street. Building B2 would be set back 88.9 feet from 25th Street to accommodate the proposed 0.75-acre publicly accessible open space, further improving the pedestrian experience.

Height and setback waivers would allow for the Building B1 to encroach on the initial setback distance by 6.4 feet along its western street frontage and by 12 feet along its southern street frontage. It would also permit Building B1 to 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. These modifications would allow the Proposed

Development to accommodate the large floorplates required for modern, efficient laboratory uses at the Development Site.

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 intent of this massing strategy is to maximize light and air into the campus buildings, specifically for classrooms and offices, while cascading the height of buildings towards residential and institutional buildings to the south and east and introducing potential terraces with additional access to open space and air throughout the campus. These design elements would support placemaking and create a visible center for the district along First Avenue from East 25th to East 26th Streets.

Table 2 Breakdown of Programs by Primary User

Primary User	Program
CUNY – Public University	Hunter College School of Nursing
	Hunter College School of Health Professions - Physical Therapy and Speech Language Pathology
	Hunter College School of Arts & Sciences
	BMCC Allied Health, Health Education, and Nursing Programs
	CUNY School of Public Health
	CUNY Research Labs
H+H – Outpatient Care and Training	Simulation and Nursing Advanced Practice Center
	Ambulatory surgery
	Adult primary care
	Wellness programs
	Wound care
SCA/DOE – Education Hub	Public health and health professions-focused high school
	Potential STEAM center
OCME – Forensic Pathology Center	Medical facilities
	Autopsy suite
	Toxicology and pathology lab
	Forensic anthropology lab
EDC – Life Sciences Labs	Developer-led, technology-forward life sciences laboratories
	Wet labs
	Dry labs

Public Realm Improvements

SPARC Kips Bay envisions the transformation of the existing block into a connected series of buildings arranged to allow for a central public open space at grade. The Proposed Development also includes a number of public realm improvements that would be undertaken outside of the SPARC campus to improve public access, pedestrian safety, and resiliency. The public realm improvements would comprise approximately 1 acre.

These public realm improvements would support a connected network of parks and open spaces, forming a link between Asser Levy Playground to the south and the Manhattan Waterfront Greenway to the east. It would also support a connected bicycle and pedestrian network and improve circulation and multi-modal access and connectivity to and around the Development Site, including upgrades to former East 26th Street by widening it and making it a two-way street.

SPARC Square

The Proposed Development would deliver approximately 0.75-acres of publicly accessible open space fronting East 25th Street. The open space would serve as a welcoming and engaging shared space for students, employees, patients, visitors, and the broader public. The proposed open space would facilitate easy navigation between buildings, create an accessible route from First Avenue to all campus locations, and connect to the new ADA accessible pedestrian bridge over FDR Drive. In addition, the proposed open space would provide new green space in a community where there is a strong need for new open space and better connectivity among existing open spaces. As described above, the orientation of the proposed massing for the new development would take advantage of the site's southern exposure and include new buildings on the periphery of the site surrounding the proposed open space fronting East 25th Street, thus maximizing the amount of direct sunlight the open space would experience. Pedestrian level north-south access through the site, including the proposed mid-block driveway would enhance connections to SPARC Square from the surrounding community.

It should be noted that the proposed open space would remain under DCAS jurisdiction, and that maintenance responsibilities may be transferred to the future developer for the Western Parcel. It is understood that the proposed open space would be accessible to the public and would be open 24/7.

Proposed Replacement Bridge & former East 26th Street Improvements

The Proposed Development would deliver on a long-standing request from the community to improve the existing pedestrian bridge that crosses FDR Drive at East 25th Street, creating an ADA-accessible pedestrian pathway that connects to the waterfront and the communities at Waterside Towers and the UNIS. The replacement pedestrian bridge would also increase the underside clearance height to comply with State and City DOT standards. The proposed replacement bridge would be coordinated with the future floodwall alignment described in more detail below. 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.

These public realm improvements would support a connected network of parks, forming a link between Asser Levy Playground to the south and the Manhattan Waterfront Greenway to the east. It would also support a connected bicycle and pedestrian network, with new accessible routes and linkage to the Manhattan Waterfront Greenway. The Proposed Development would also improve circulation and multi-modal access and connectivity to and around the Development Site, including upgrades to former East 26th Street by widening it and making it two-ways.

Safety and Resiliency Improvements

The Proposed Development would include crosswalk improvements on East 25th Street to Asser Levy Park; widening and circulation improvements on former East 26th Street and a new midblock driveway to provide direct patient and ambulatory drop off to the planned H+H facility. Additionally, the Kips Bay Coastal Resiliency (KBCR) flood protection is underway, and the Proposed Development would tie-in to the KBCR flood protection through construction of flood protection along East 25th Street. The KBCR flood protection and the Proposed Development's tie-in would provide long-term resiliency for the Development Site. Absent the KBCR project, the Proposed Development would incorporate standalone flood protections into the design.

Streets and Circulation

The Proposed Development would provide access to drop-off locations, loading, and parking for users, improve the existing traffic congestion along East 26th Street, and promote a safe space for pedestrians by implementing various pedestrian safety measures throughout the site.

To alleviate the existing traffic obstructions along former East 26th Street and improve circulation of vehicles in the vicinity of the Proposed Development, former East 26th Street is proposed to be converted into a two-way street and widened by eight feet for an additional drop-off, unloading, passing lane, or buffer zone to minimize the potential of vehicles obstructing the travel lane. Vehicles would be able to enter former East 26th Street from First Avenue instead of only entering from East 30th Street, four blocks north of the site. A turnaround area would be provided at the eastern end of the street for vehicles to enter and exit back out to First Avenue. The wider roadbed would also 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.

Parking garages for OCME and CUNY vehicles would be accessed along former East 26th street. Loading berths are required by zoning for H+H, life science, OCME, CUNY, and NYC Public School uses and would also be located along former East 26th Street providing access from the ground level via a ramp to the basement level. The garage for OCME would be self-parking for their various specialty vehicles. It is anticipated that the garage for CUNY would also be a self-park facility.

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.

6. Actions Necessary to Facilitate Proposal

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

Land Use Actions Subject to ULURP

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 the northern edge of former East 26th 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, and ZR Section 74-901, Bulk Modifications for Laboratories, to modify certain bulk regulations and allow UG VII in a commercial district.
4. **Disposition of City-owned property:** Disposition of City-owned property for the Western Parcel, disposition for the open space premises, and disposition of a portion of the Eastern Parcel to CUNY.
5. **Site Selection and Acquisition of real property interest:** Site Selection and Acquisition of real property interest for and OCME facility.
6. **Acquisition of real property interest:** Acquisition of real property interest for H+H facility.

Additional Discretionary Approvals Not Subject to ULURP

7. **State Financing:** In addition to City capital funding, the Applicants are seeking to use New York State financing for the development of the Proposed Development.
8. **City Funding:** Construction of the new CUNY building would rely on City Capital funding.

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

The Development Site is currently mapped as an R8 zoning district. The Applicants request a zoning map amendment (the Rezoning) to rezone to the street centerlines of East 25th Street to the south, First Avenue to the west, the northern edge of the former East 26th 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)

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 & ZR Section 74-901)

The special zoning permit pursuant to ZR Section 74-171, Laboratories and ZR Section 74-901, Bulk Modifications for Laboratories are being sought to (a) increase the base height at the west side of the Development Site and (b) allow Use Group (UG) VII in a commercial district. As UG VII is not permitted in C6-4 districts as-of-right, the proposed special permit pursuant to ZR Section 74-171 would allow for the Applicants to include the proposed medical laboratory facilities (UG VII) that are crucial to the Proposed Development's life sciences uses. Additionally, the proposed special permit pursuant to ZR Section 74-901 would allow for modifications of the underlying height and setback regulations of ZR Section 33-432, 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 by 6.4 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 32.6 feet along its western street frontage and 85.4 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. Further, the maximum development envelope for Building A is intended to replicate the as-of-right bulk regulations of the existing R8 and proposed C6-4 district.

Action 4: Disposition of City-Owned Site

The Applicants request an action allowing the disposition of real property owned by the City to one or more private parties. The Western Parcel of Development Site 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 of a portion of the Eastern Parcel to CUNY. With DCAS serving as the Applicant 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, while the open space premises would remain under DCAS jurisdiction, maintenance responsibilities may be transferred to the future developer for the Western Parcel through inclusion of the open space premises in the lease agreement.

The disposition of the City-owned properties requires approval through ULURP under the City Charter Section 197(c) and separate Borough Board and Mayoral approval if disposed of pursuant to City Charter Section 384(b)(4).

Action 5: Site Selection and Acquisition of Real Property Interest

The Applicants request 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 6: Acquisition of real property interest
The Applicants request 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 via Unconsolidated Laws Section 7387.

Actions 7 and 8: State Financing & City Funding. The project would be using City capital funding allocation that is in place. In addition to City capital funding, the Applicants are seeking to use New York State financing for the development of the Proposed Development.

7. Conclusion

The proposed land use actions are required to facilitate the development of the Proposed Development, which would allow the Applicants to achieve the goals of the City's LifeSciNYC initiative by strengthening the growing life sciences center along the burgeoning corridor on the East Side of Midtown Manhattan. The Proposed Actions would permit new uses such as ground floor retail and life sciences facilities, and would result in several public realm improvements, including 0.75 acres of new open space, flood protection for the Proposed Development and along East 25th Street, an ADA compliant pedestrian bridge, and the widening and making bidirectional the former East 26th Street, a privately-owned, demapped street, to improve vehicular circulation. The City would have the opportunity to achieve a multitude of critical policy goals while providing a site plan that serves pedestrians and the neighborhood as they travel along East 25th Street and First Avenue.

The Proposed Development is consistent with the scale of similar projects east of First Avenue, particularly further north along First Avenue, and is consistent with the location and design of other similar community facility and life science facilities within Manhattan and similarly dense areas of the City. The commercial buildings assumed on the Development Site are anticipated to fulfill a key need in the life science ecosystem through spaces more suitable to both start-up and mid-level companies who need step-out space in order to grow and remain in the critical conglomeration zone. The opportunity to provide essential public services in combination with a transformative development that creates a continuum of accessible educational and workforce opportunities within the Development Site would leverage the City-owned property to support good jobs and ensure that New York City and State continue to be a hub for innovation for years to come. The Proposed Development is consistent with the location and design of other similar community facility and life science facilities within Manhattan and similarly dense areas of the City.