MSK Pavilion

Review Session | June 24, 2024



Memorial Sloan Kettering Cancer Center | MSK Pavilion conceptual rendering (illustrative)

CannonDesign | Foster + Partners

Project Overview

APPLICANT

Memorial Sloan Kettering Cancer Center

REQUESTED ACTIONS

1. **Zoning Map Amendment** to rezone midblock of project area from R8 to R9
2. **Zoning Text Amendment** to ZR 79-43 to enable lot coverage and signage modifications by special permit
3. **ZR 79-43 Special Permit** to modify height, setback, lot coverage and signage
4. **ZR 79-21 Authorizations** to enable the development without regard for height and setback regulations, rear yard regulations and distribute floor area within a LSCFD without regard for zoning lot lines and streets
5. **Modification to the 2001 LSCFD site plan**
6. **Cancellation of the 2001 LSCFD Restrictive Declaration**
7. **ZR 26-15 Curb Cut Certification**
8. **Revocable Consent** for a pedestrian bridge over East 67th Street



Project Context

Location

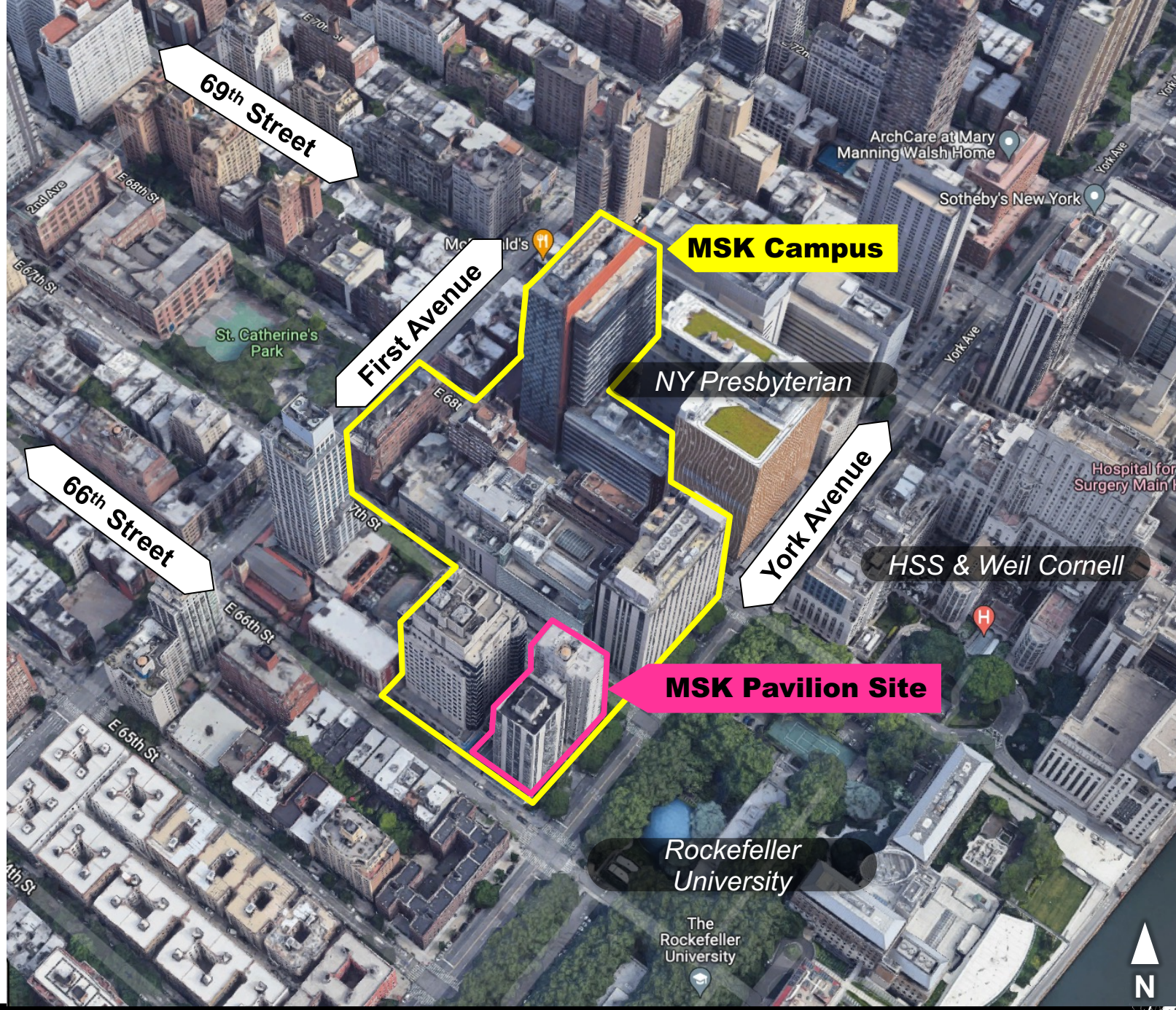
1233 York Avenue (Block 1461, Lots 13, 21)
Lenox Hill, Manhattan
Community District 8

MSKCC LSCFD contains:

North Campus | midblock portion of the block between East 68th and East 69th streets (Block 1463, Lots 5, 7501).

Main Campus | full block between East 67th and East 68th streets and between First and York avenues (Block 1462, Lots 1, 5).

South Campus | eastern half of the block between East 66th and East 67th streets and York Avenue (Block 1461, Lots 13, 21).



Proposed Development

31-story MSK Pavilion

- 594 feet
- 641,580 square feet
- Patient bridge over 67th Street to connect to Memorial Hospital on the Main Campus

24 Hospital Floors and 5 Mechanical Floors

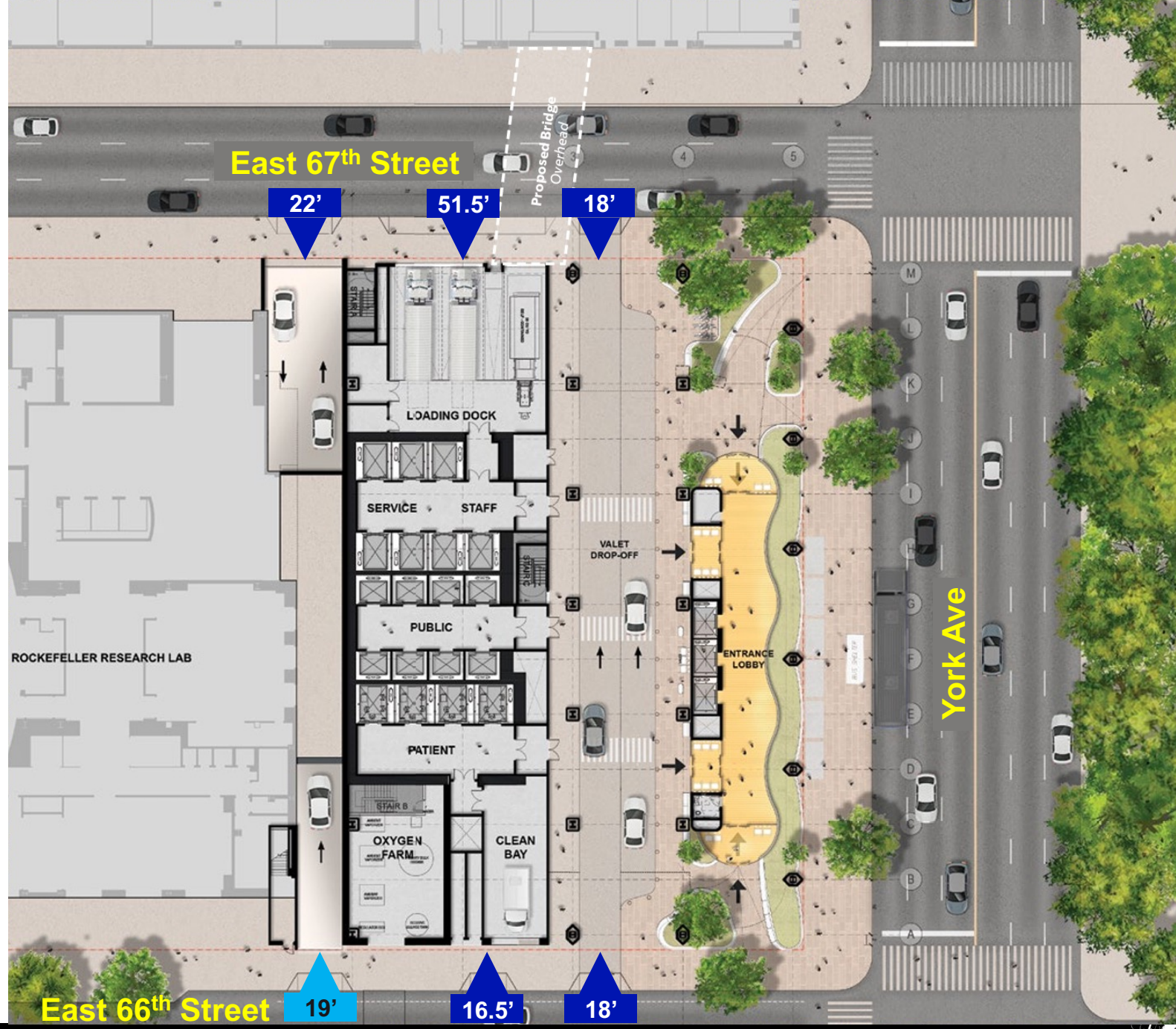
- Two-floor lobby along York Avenue
- 28 operating and procedural suites
- 206 inpatient beds on 9 floors
- 4 clinical support floors
- Existing below-grade parking to remain

Illustrative Drawing Only



Ground Floor

- Entrance lobby on York Avenue
- One-way vehicular drop-off from 66th Street
- 3 curb cuts on East 67th Street
- 3 curb cuts on East 66th Street



Proposed Curb Cut

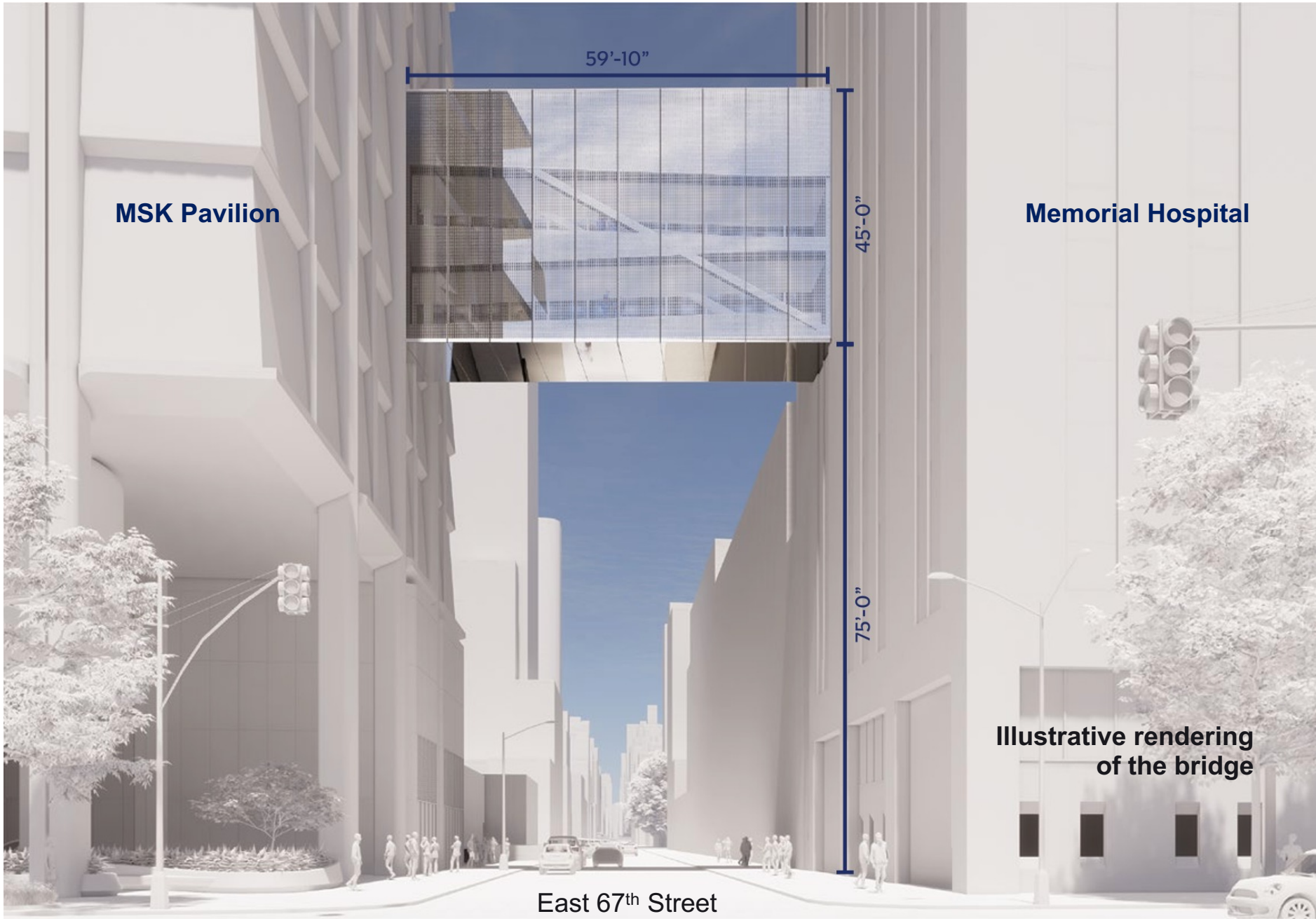
Existing Curb Cut

Patient Bridge

24’ by 48-foot bridge envelope about 75 feet above East 67th Street

Connects:

- Pavilion’s 5th floor to Memorial’s 7th floor
- Pavilion’s 6th floor to Memorial’s 8th floor



Illustrative rendering of the bridge

LSCFD Site Plan

North campus

- No change proposed. All developable floor area has been utilized.

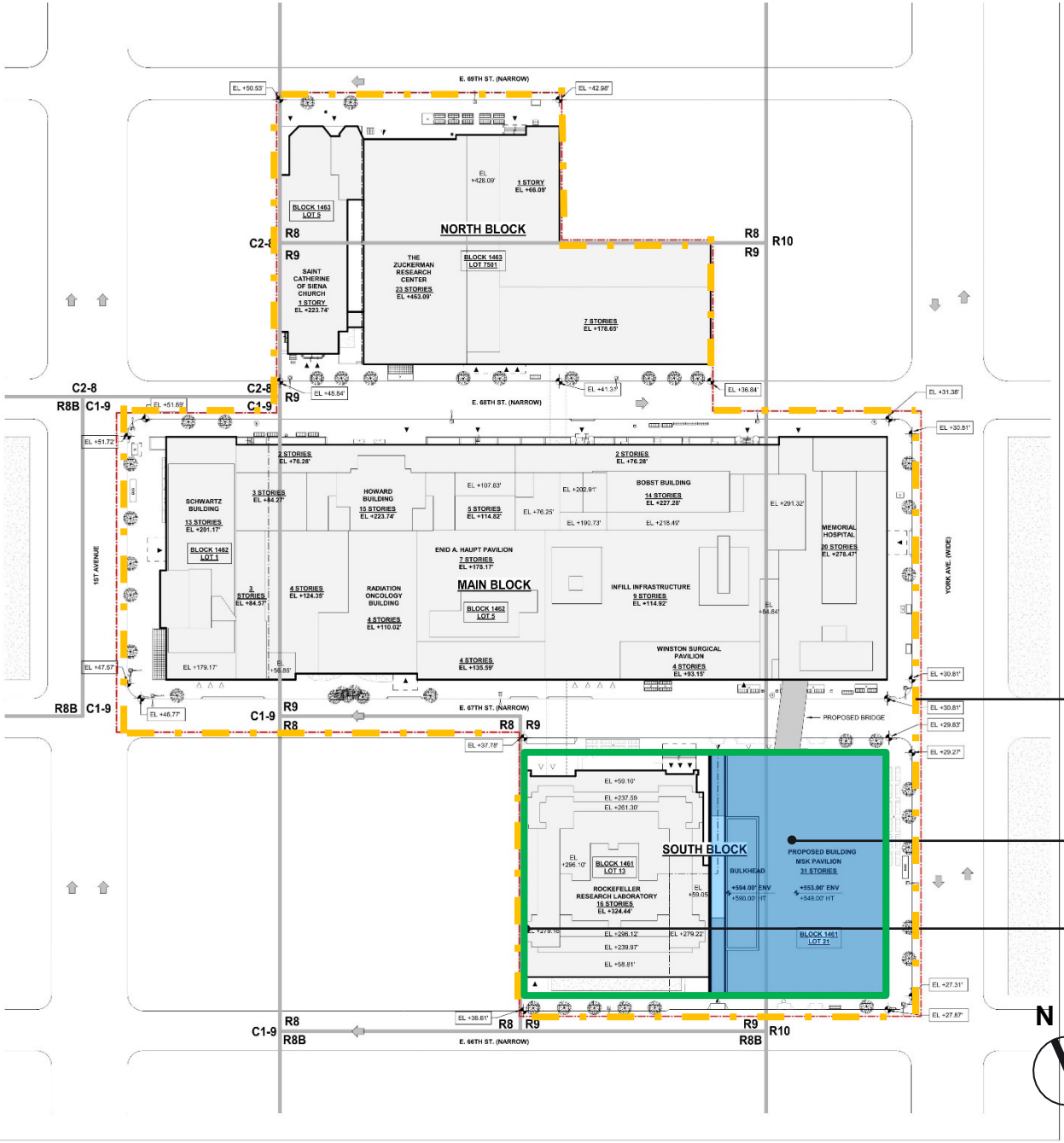
Main campus

- No development proposed.
- All available floor area is being moved to the south campus to facilitate the proposed development.

South campus

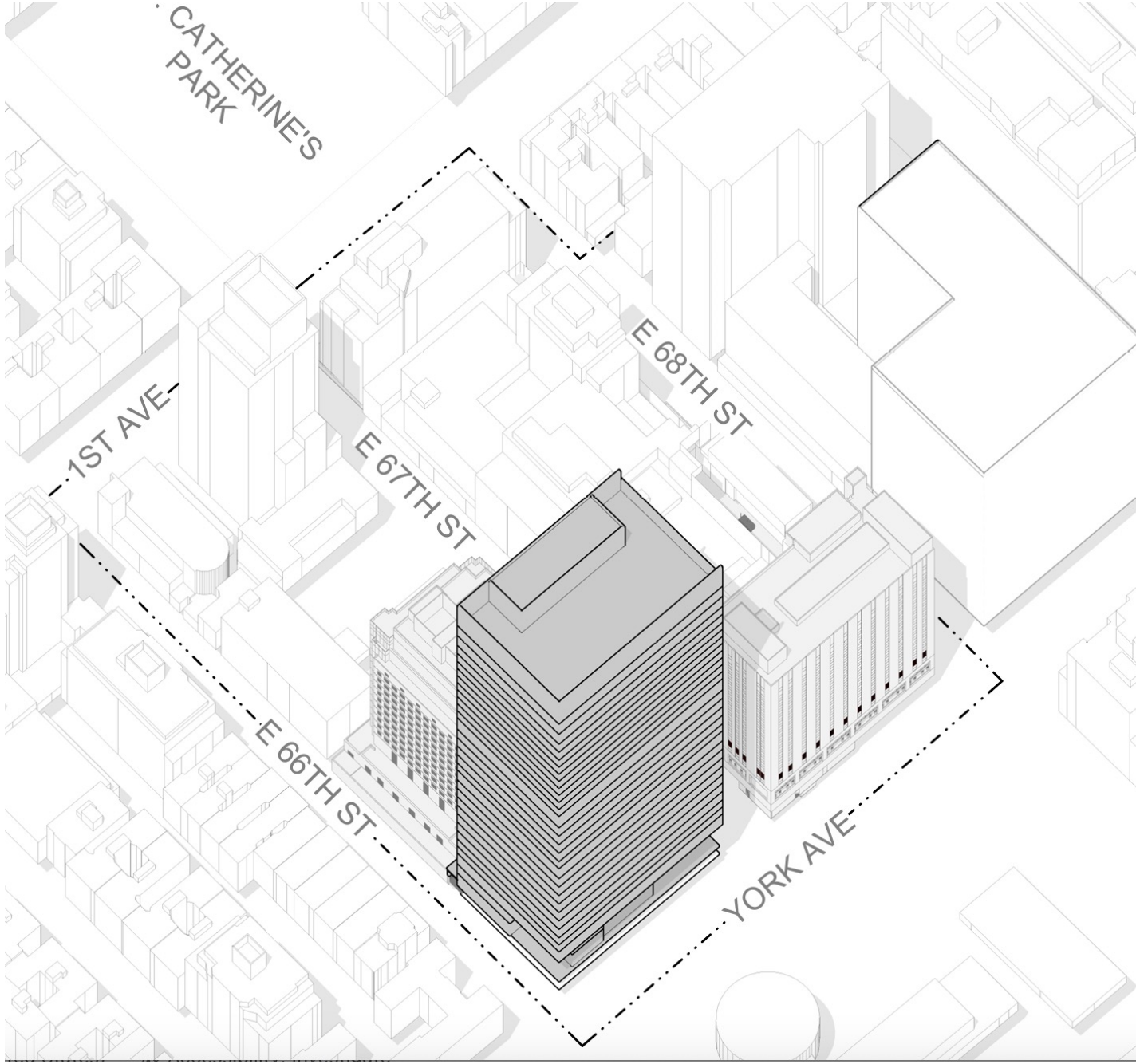
- Rockefeller Research Laboratory and shared below-grade parking garage to remain.
- Scholars Residence and Sloan House demolished to facilitate the MSK Pavilion.

If the MSK Pavilion is developed as proposed, there will be no additional floor area available within the LSCFD.



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4. **ZR 79-21 Authorizations** to enable the development without regard for height and setback regulations, rear yard regulations and distribute floor area within a LSCFD without regard for zoning lot lines and streets
5. **Modification to the 2001 LSCFD site plan** previously authorized by CPC (C 010548ZSM, N 010549ZAM) to authorize the maximum permitted floor area for all zoning lots within the LSCFD to be distributed without regard for zoning lot lines
6. **Cancellation of the 2001 LSCFD Restrictive Declaration**
7. **ZR 26-15 Curb Cut Certification**
8. **Revocable Consent** for a pedestrian bridge over East 67th Street to connect to the Main campus



Environmental Review

- A Notice of Completion of a Draft Environmental Impact Statement (DEIS) was issued on April 26, 2024.

- DEIS identified significant adverse impacts with respect to:
  - *Shadows*
  - *Construction (Transportation - Traffic)*
  - *Construction (Noise)*

- No other significant adverse impacts were identified.

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

Community Board 8 Recommendation

On May 8, 2024, Manhattan Community Board 8 voted to **approve with the following conditions**:

1. Replacement of all housing on the current site with new housing units in Community District 8;
2. A design that meets the needs of MSK to care for the projected increase in cancer patients in a lower profile structure than currently proposed;
3. That the new Pavilion meet the highest standards of carbon neutrality possible, as proposed by MSK;
4. That MSK construct the building using union labor, as proposed by MSK;
5. That MSK require union labor to be used for off-site fabrication, as proposed by MSK;
6. That MSK design the building exterior with material that does not reflect light onto the surrounding community, including residences and parks;
7. That MSK implement the highest levels of noise mitigation, dust control, and pest control as proposed by MSK;
8. That MSK ensure adequate lighting on its construction fencing to ensure a well-lit and safe community;
9. That MSK install artwork on the construction fence to beautify the neighborhood during the six-year construction duration;
10. That MSK coordinate noise mitigation plans with PS.183 to minimize the impact of construction activities on the students at P.S. 183, as proposed by MSK during our 2023 task force meetings;
11. That MSK maximize the use of greenery in the facility design and install greenery in front of the Schwartz building;
12. That MSK work to mitigate the traffic back-up at the parking garage;
13. That MSK holds monthly meetings with the community during the course of construction to apprise the community of construction progress and next steps, and receive feedback and address any community concerns, as proposed by MSK;
14. That MSK post on the construction site and its website an emergency phone number that is different from 311, for community concerns about construction activities;

Community Board 8 Recommendation

Conditions of approval continued:

15. That MSK, in its traffic studies, pay particular attention to the following issues:
    1. *Drop-off on York Avenue (although this will be "prohibited" under the proposal);*
    2. *Queuing for parking on York and both side streets;*
    3. *Traffic headed to and from the FDR Drive at 62nd Street;*
    4. *Garage capacity both in the Pavilion and surrounding neighborhood;*
    5. *Possible effects of Congestion Pricing both on neighborhood parking capacity, and increased traffic from the 59th Street Bridge;*
16. That MSK conduct shadow studies and make mitigation proposals for the effects of shadows from such a tall building;
17. That MSK present an appropriate aesthetic solution for the generally acceptable skybridge proposed to connect the Pavilion with the existing hospital to the north;
18. That MSK do its utmost to minimize on-going noise and monitor air quality and ensure that no exhaust venting be directed towards 66th Street below the upper most mechanical level;
19. That given the extraordinary benefit afforded to MSK as a result of these proposed modifications to the zoning map and text amendments, that MSK enter into a community benefits agreement with the City, acceptable to the Councilmember of Council District 5, based upon input of local residents of Community District 8 and Manhattan Community Board 8 regarding improvements and enhancements to community infrastructure, including the esplanade, the local parks, local schools and the immediately adjacent residents and other items to be agreed upon.

The resolution passed with a vote of 24 in favor, 11 opposed, and 1 abstaining.

Borough President Recommendation

On June 14, 2024, Manhattan Borough President recommended **approval with the following conditions**:

1. That MSK work to mitigate traffic conditions during construction, including improved wayfinding and active management of parking, to help alleviate the current backup from queuing to enter the parking garage in advance of the proposed improvements in the MSK Pavilion project; and,

2. That MSK further explore their anticipated need for employee and fellow housing and present a plan to ensure that any future demand present as little effect on the local housing market as possible.

Summary

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- Special Permit
- Authorizations
- Modification to LSCFD
- Cancellation of RD
- Curb Cut Certification
- Revocable Consent

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