SPARC Kips Bay

Review Session | June 24th, 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)



Project Context

Location

425 East 25th Street

(Block 962, part of Lot 100)

Kips Bay, Manhattan
Community District 6



Surrounding Area

Development Site: Block 962, p/o Lot 100
Current Zoning: R8

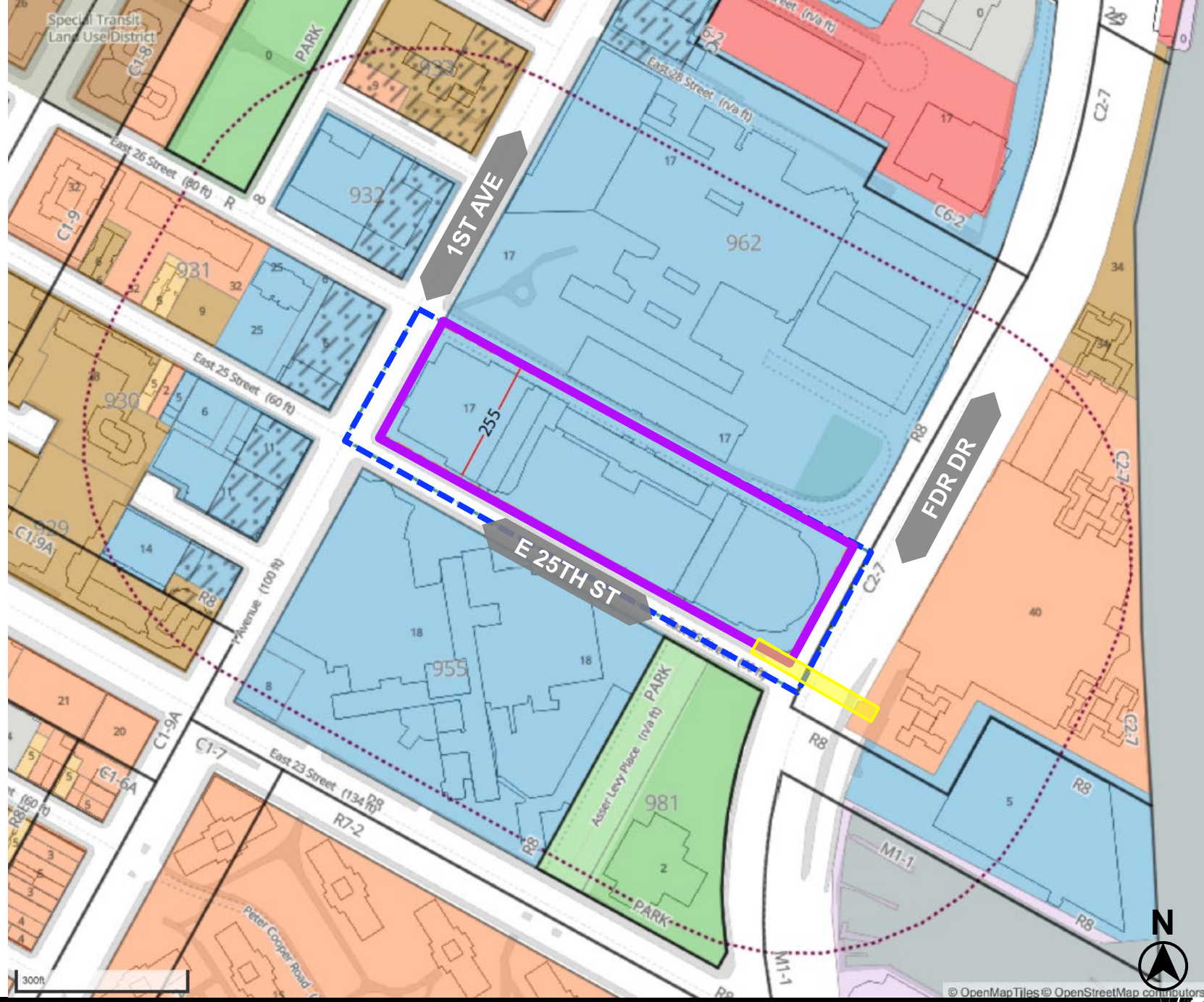
Rezoning Area

Surrounding Area (600’ radius)

Pedestrian Bridge

Land Uses

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other



Surrounding Area: Life Sciences

- The development site is located within a growing life sciences corridor along First Avenue in Kips Bay.
- Cluster of life sciences, medical, and academic uses:
  - NYU Langone Medical Center
  - Alexandria Center
  - H+H Bellevue Hospital
  - Hirsh Center for Forensic Sciences (OCME)
  - NYU College of Nursing
  - NYU Dentistry
  - VA Hospital
- New life sciences developments including 455 First Avenue.



Development Site

Block 962, part of Lot 100

Area: 206,981 square feet

Existing Condition:

Hunter College Brookdale Campus



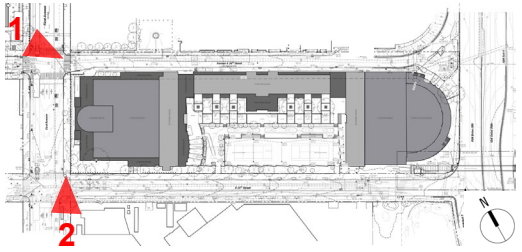
Block 962, Lot 100

Development Site

Rezoning Area



Area Photographs



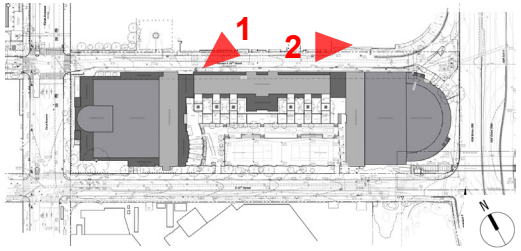


1. View southeast on First Avenue and East 26th Street towards the west side of the CUNY Hunter Brookdale Campus.



2. View northeast on First Avenue and East 25th Street towards the west side of the CUNY Hunter Brookdale Campus.

Area Photographs



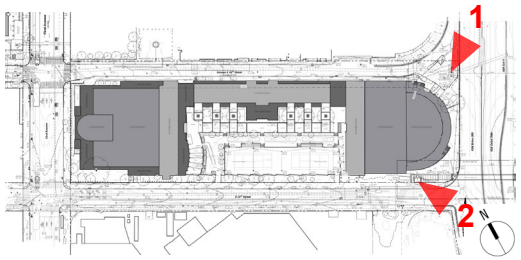


1. View west on former East 26th Street towards First Avenue.



2. View east on former East 26th Street towards FDR Drive.

Area Photographs



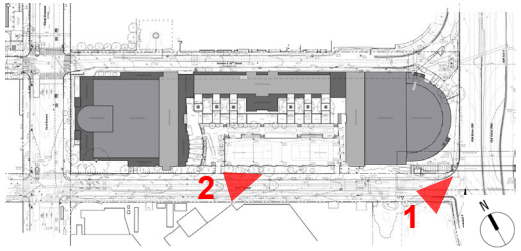


1. View southwest on FDR Drive towards the north side of the CUNY Hunter Brookdale Campus.



2. View northwest on East 25th Street and FDR Drive towards the east side of the CUNY Hunter Brookdale Campus.

Area Photographs





1. View east on East 25th Street towards the FDR and the pedestrian bridge.



2. View east on East 25th Street towards the south side of the CUNY Hunter Brookdale Campus.

Proposed Development

SPARC Kips Bay

Science Park and Research Campus Kips Bay

Floor Area:

1,782,000 zoning square feet

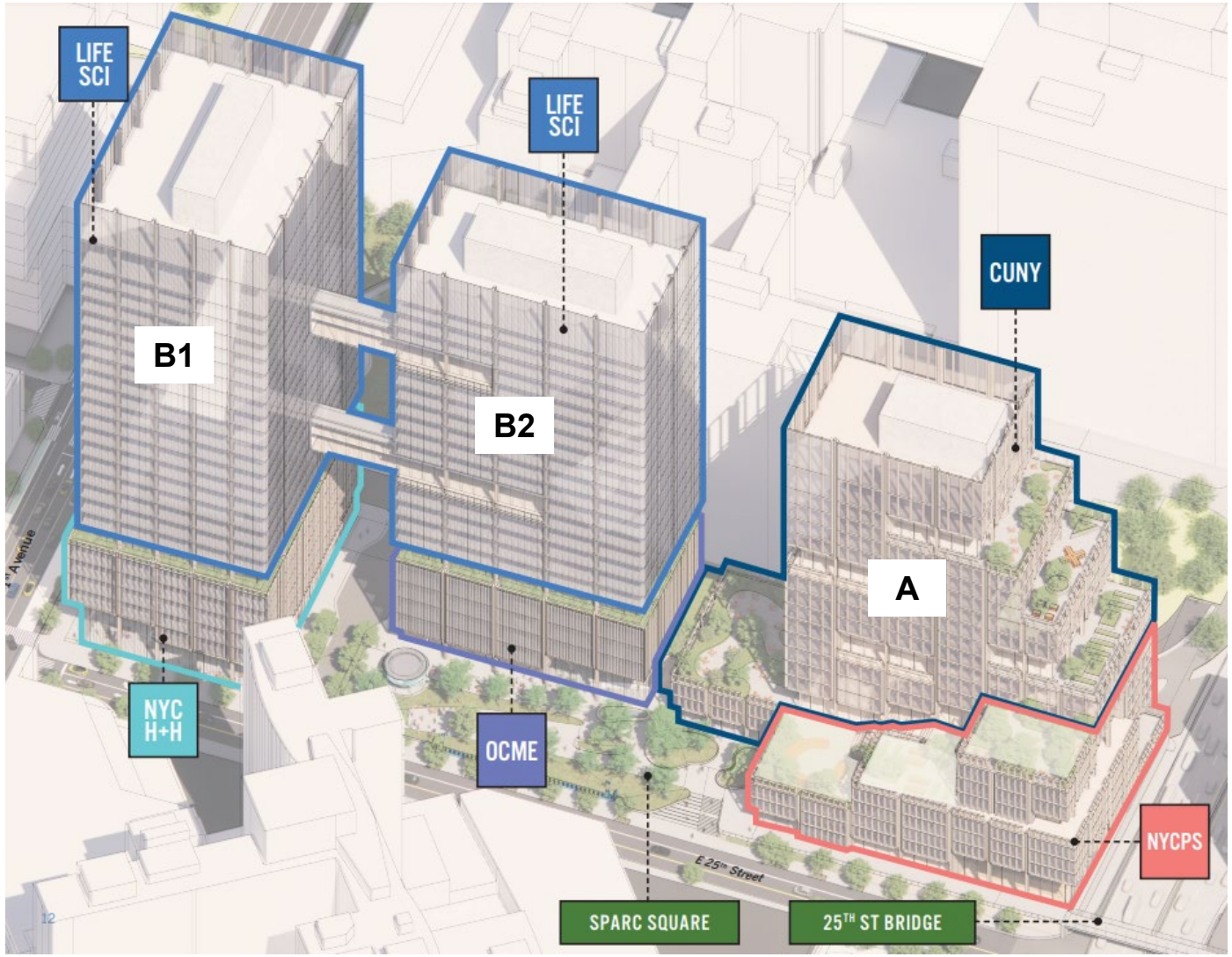
(2.19 million gross square feet)

Maximum Height: 370-500 feet



Illustrative Design Concept from Master Plan

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

Proposed Development Site Plan

Building B1

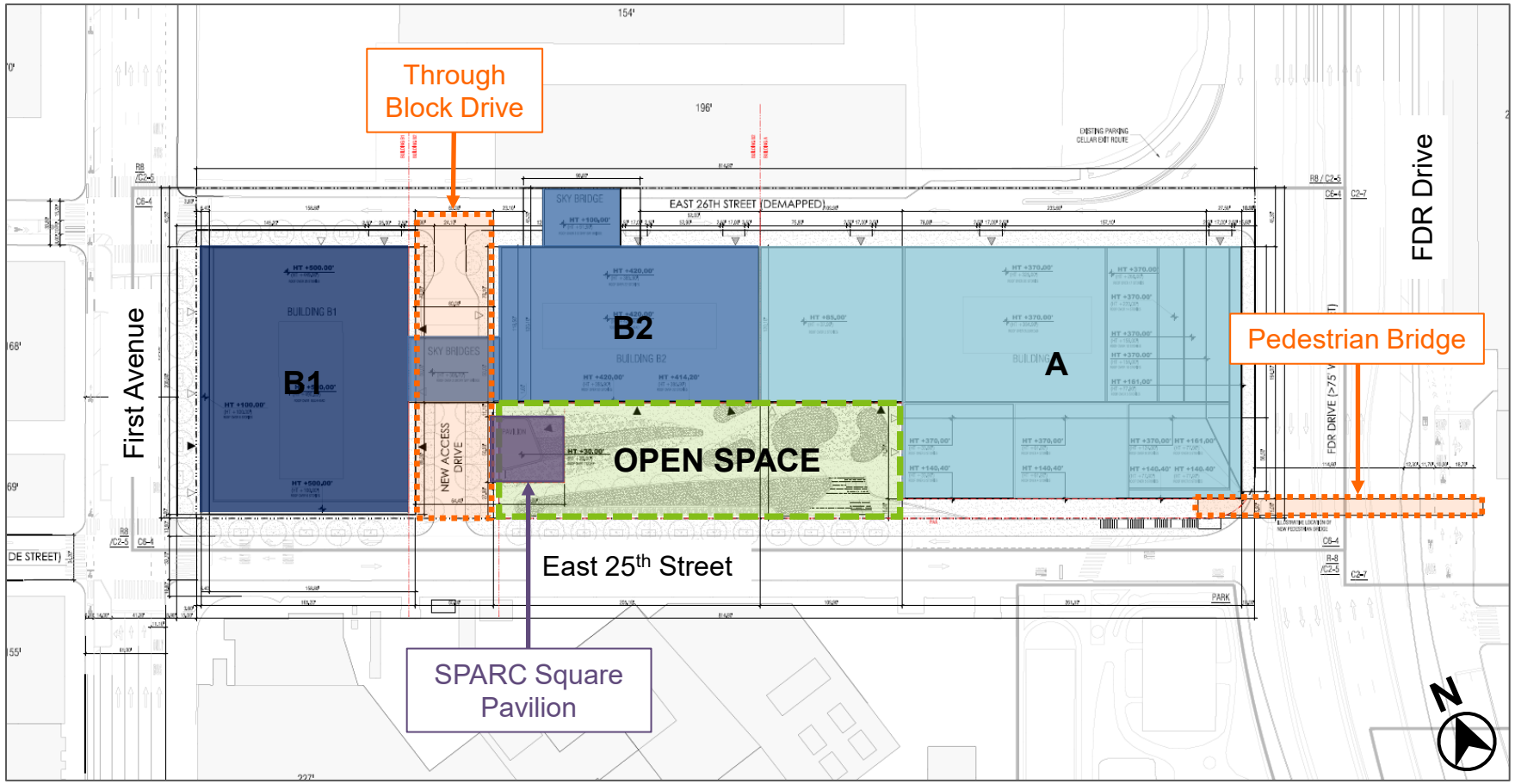
Building B2

- Two skybridges connecting to B1
- One skybridge connecting to existing OCME Hirsh Building across East 26th

Building A

Publicly Accessible Open Space

- SPARC Square Pavilion



Building B1

NYC Health + Hospitals

- Adult primary care
- Ambulatory care center
- Nursing Advanced Practice Center and Simulation Training Center

Commercial Life Science

- Wet and Dry labs
- Translational R&D
- Space for industry collaboration, convening and exhibitions

Retail



Illustrative Design Concept from Master Plan

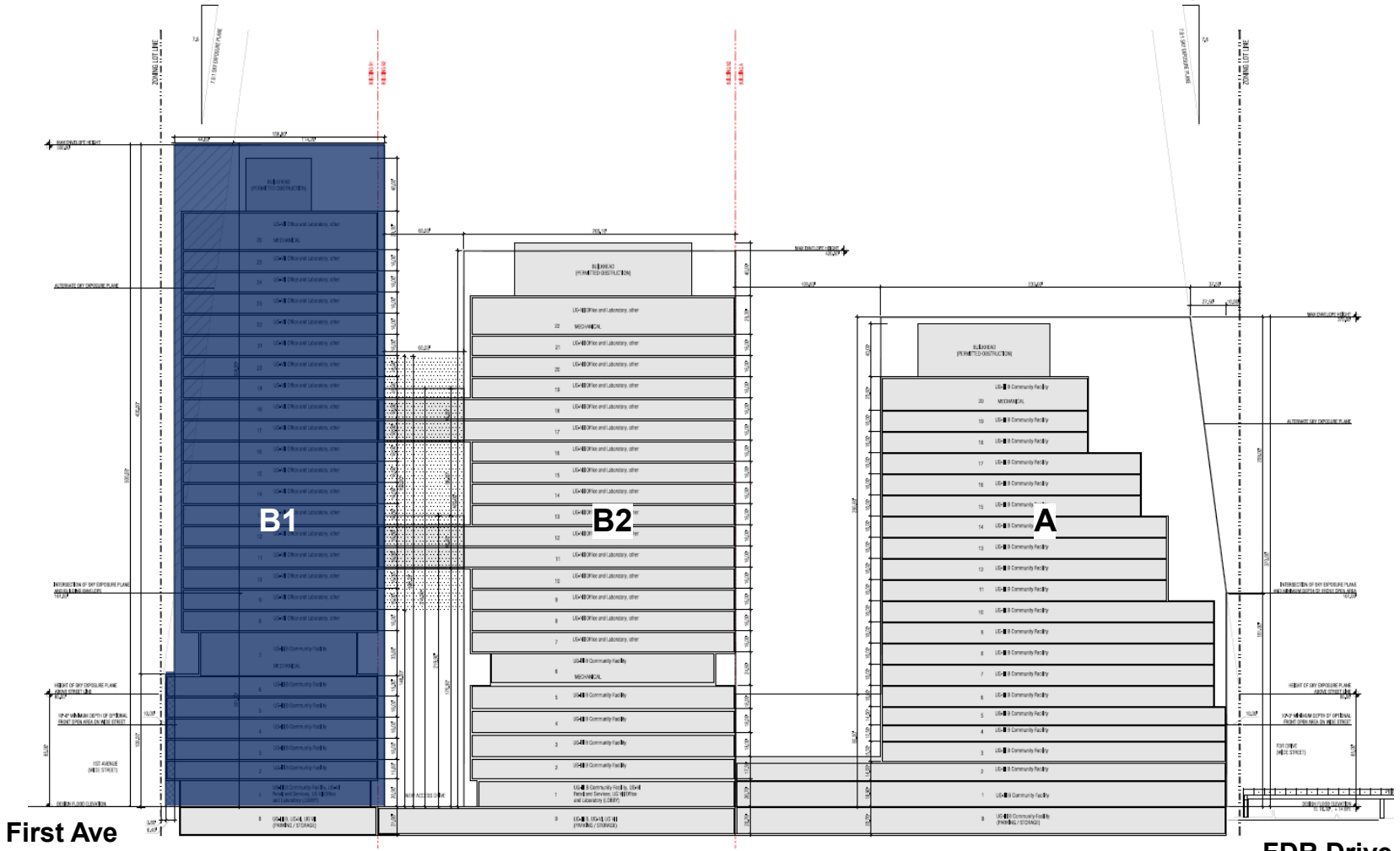
Building B1

Floor Area:

~ 667,000 zsf

- ~174,550 zsf community facility
- ~488,060 zsf office and laboratory
- ~5,060 zsf retail

Maximum Envelope Height: 500 feet



Maximum envelope

Section facing north

Building B2

Office of the Chief Medical Examiner Forensic Pathologiy Center

- Family Services Center
- Toxicology labs
- Forensic anthropology lab
- New autopsy suite

Commercial Life Science

Retail



Illustrative Design Concept from Master Plan

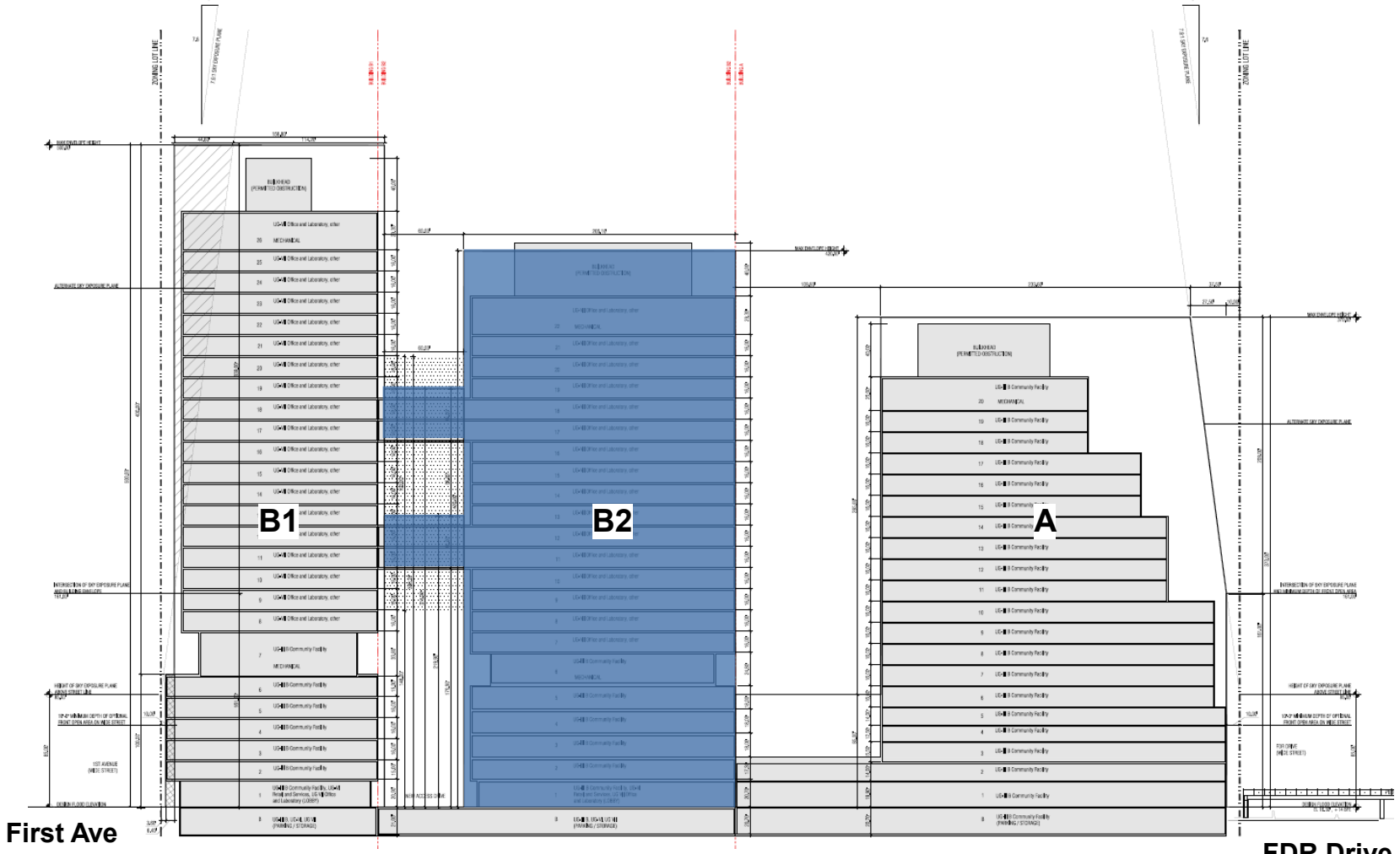
Building B2

Floor Area:

~ 551,800 zoning square feet

- ~200,340 zsf community facility
- ~348,680 zsf office and laboratory
- ~2,760 zsf retail

Maximum Envelope Height: 420 feet



Section facing north

Building A

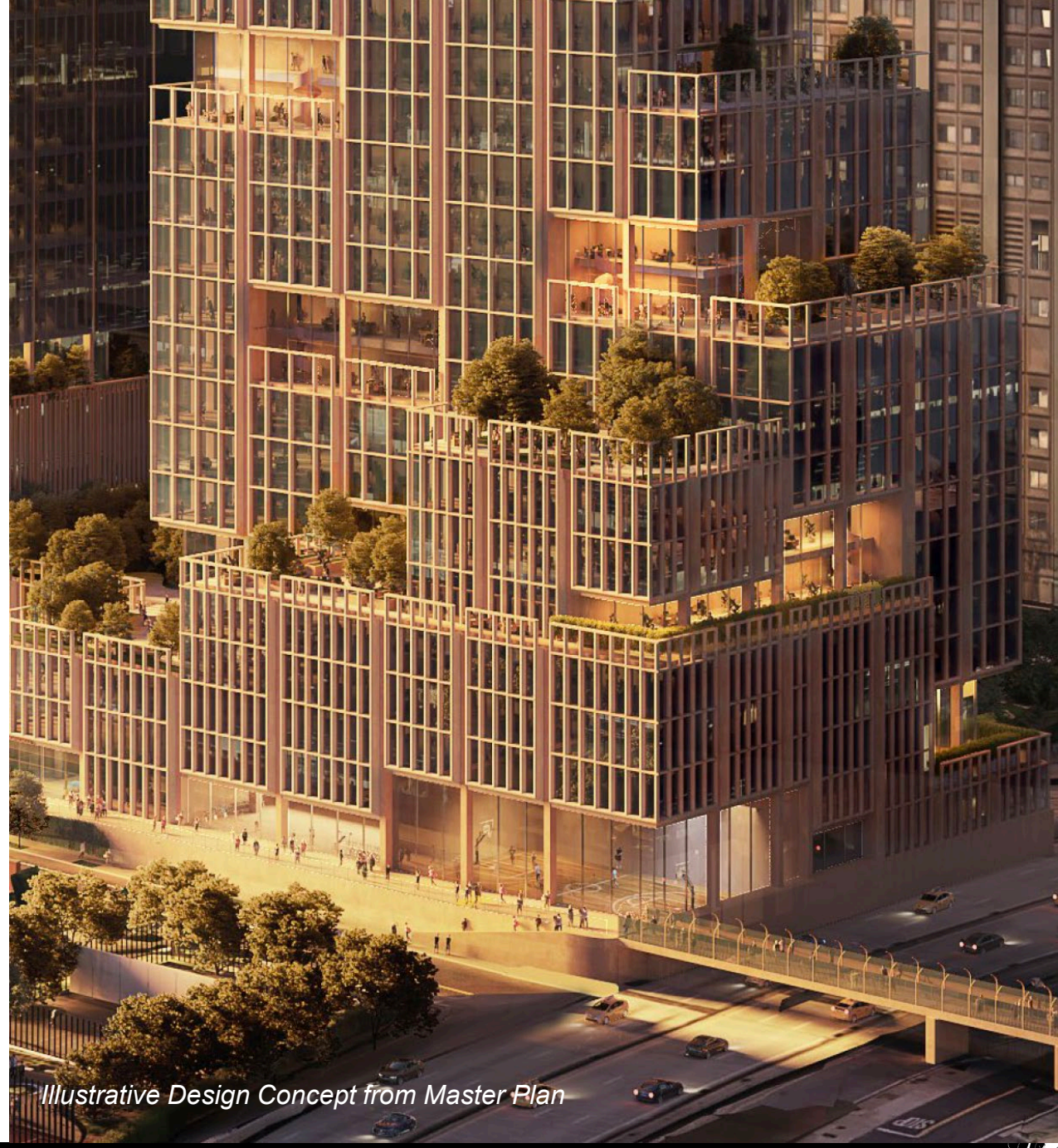
City University of New York

- Hunter College Schools of Nursing, Health Professions, and Arts & Sciences
- BMCC Allied Health Sciences, Health Studies, and Nursing Programs
- Graduate School of Public Health and Health Policy

NYC Public Schools

- Science and health professions and career-connected learning

Retail



Illustrative Design Concept from Master Plan

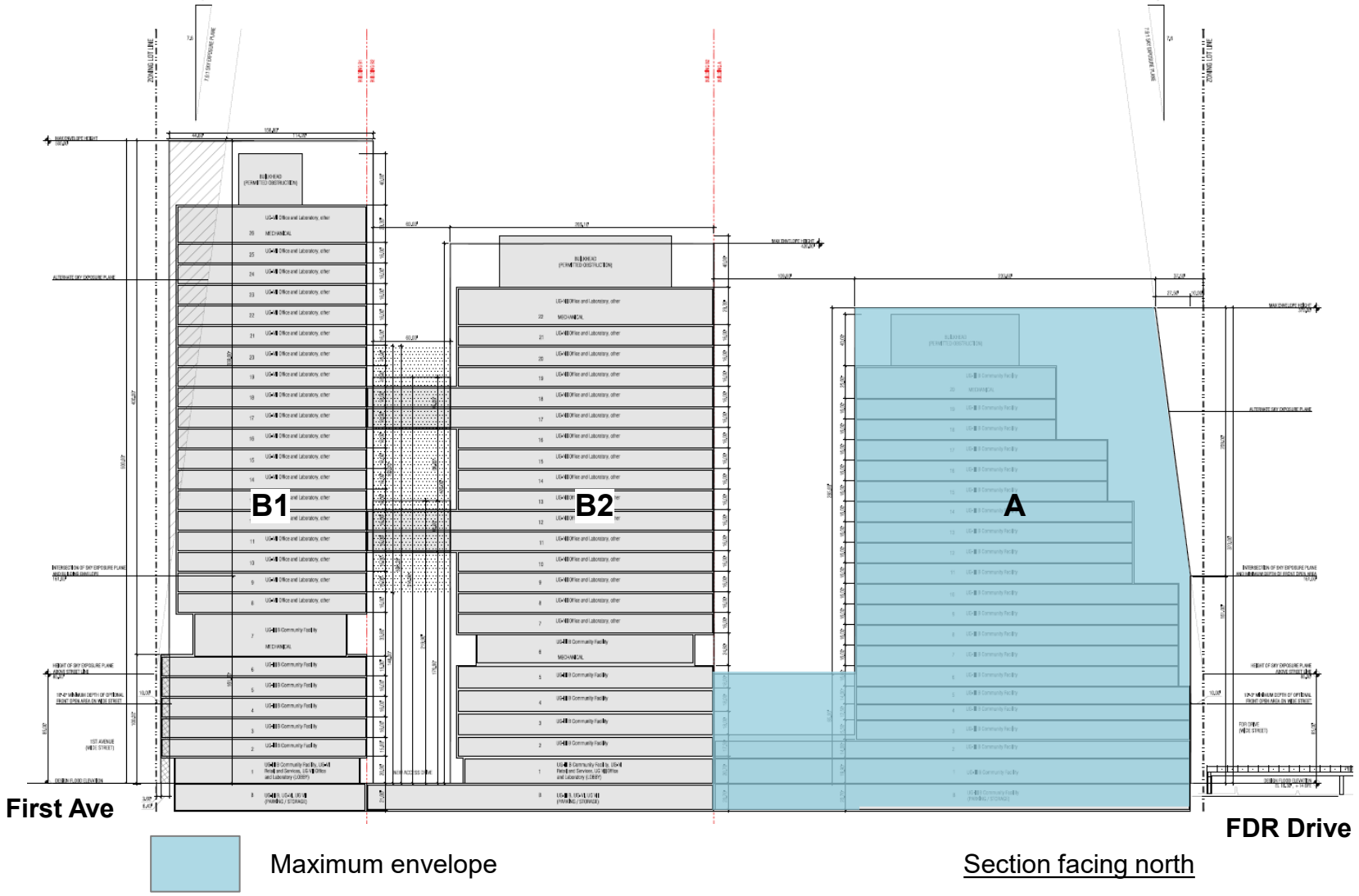
Building A

Floor Area:

~ 561,000 zoning square feet

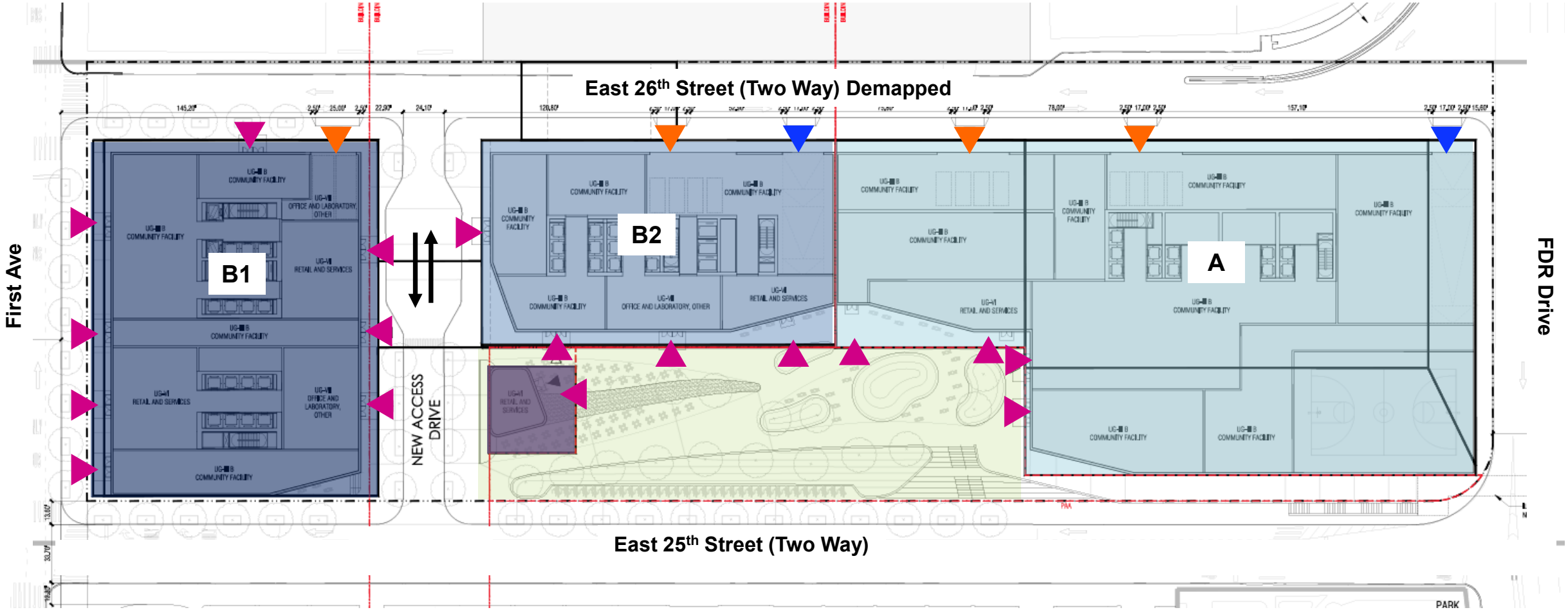
- ~559,185 zsf community facility
- ~2,300 zsf retail

Maximum Envelope Height: 370 feet



Section facing north

Ground Floor and Circulation



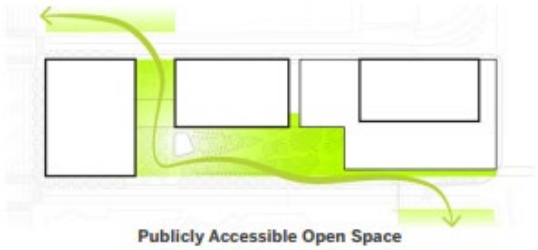
Building Entrances

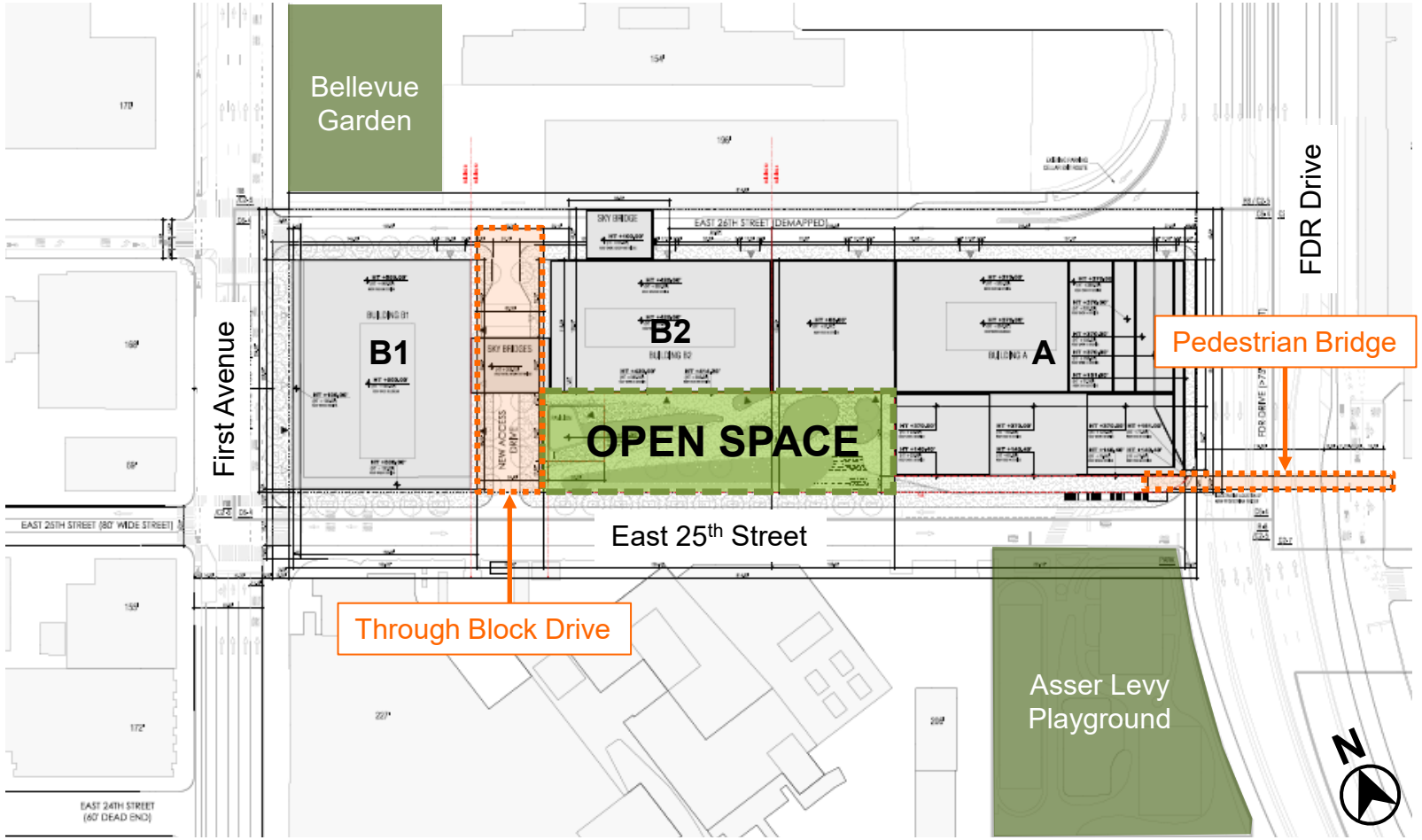
Loading Berths

Parking Garage Entrances

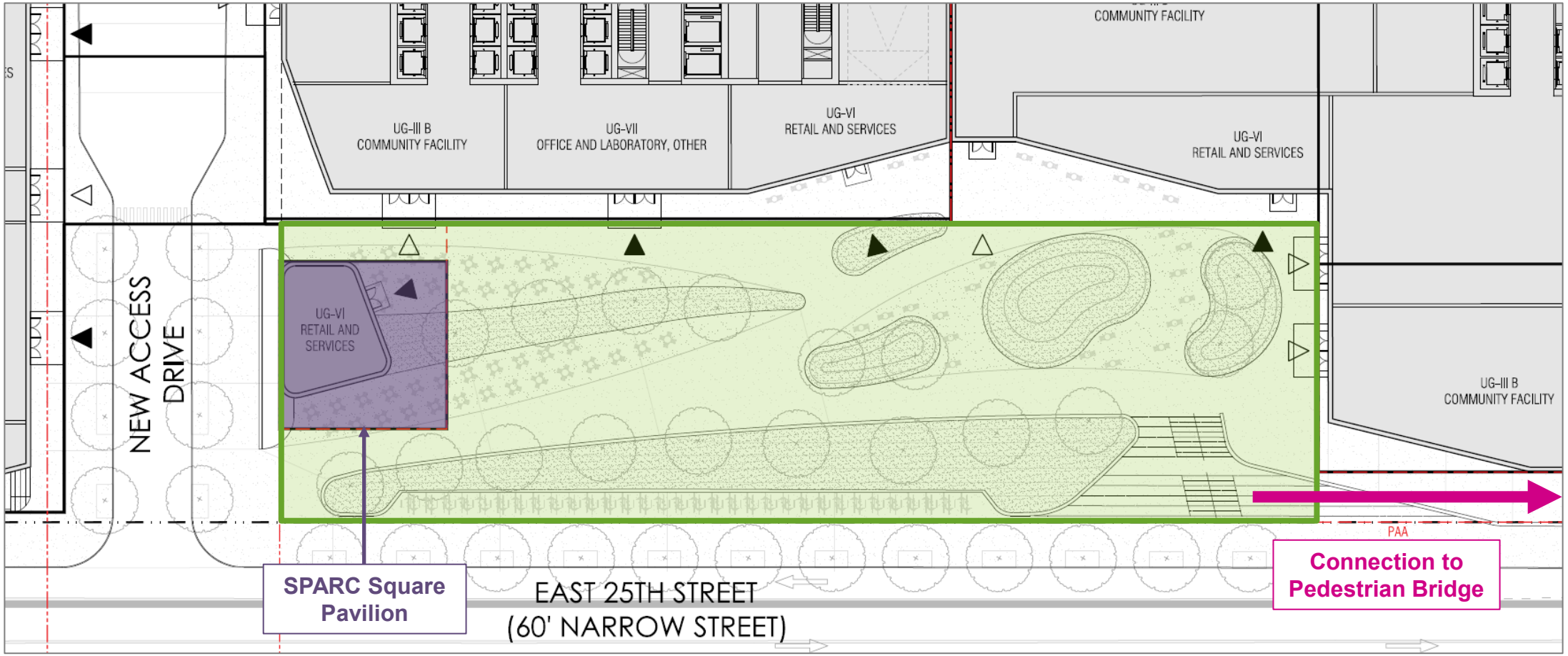
Public Realm Improvements

- 0.6 acre open space
- Through Block Drive
- Pedestrian Bridge improvements
- Widened sidewalks
- Bi-directional East 26th Street
- Coastal resiliency infrastructure



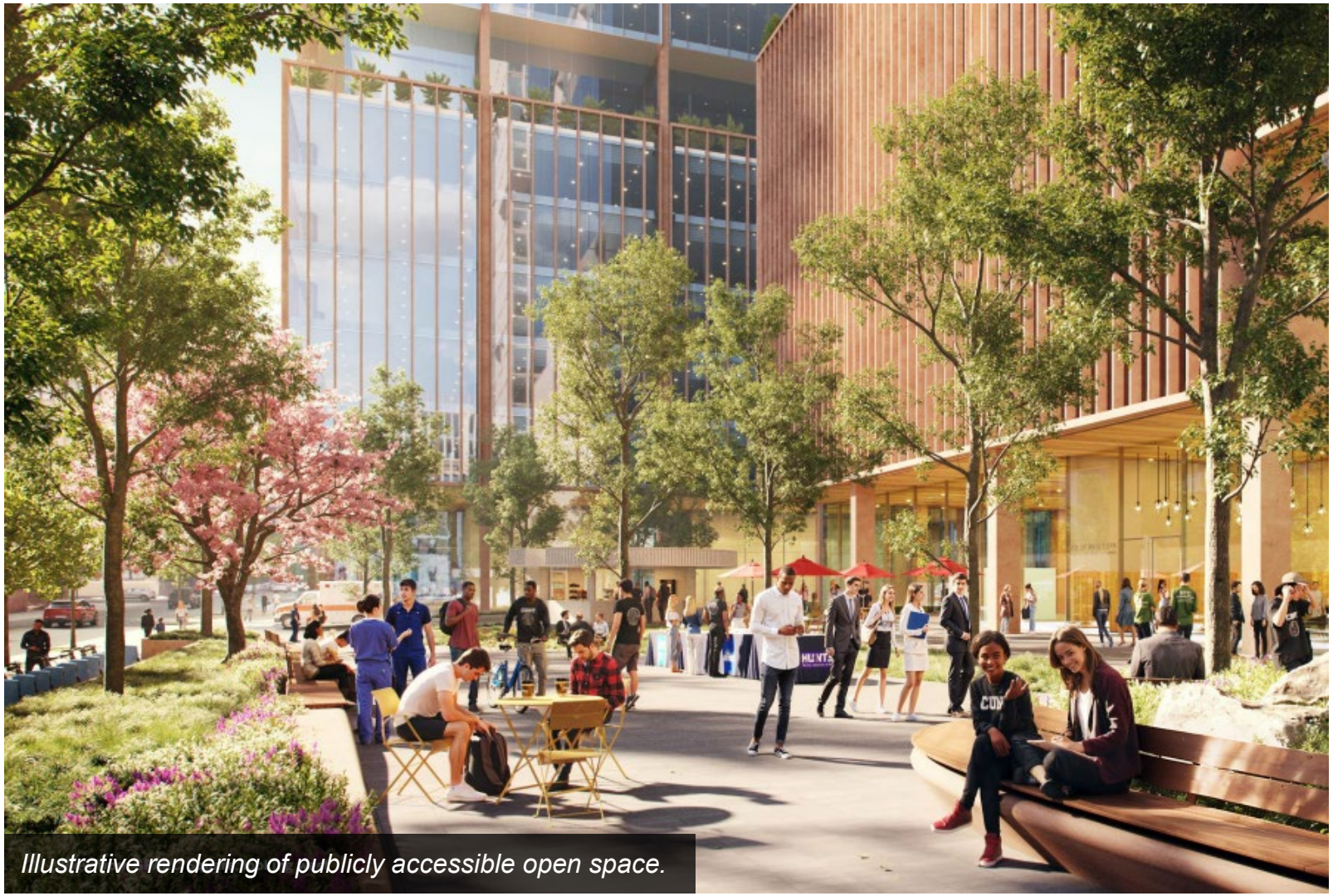


SPARC Square – Publicly Accessible Open Space



SPARC Square – Publicly Accessible Open Space

- The design of the open space is not yet finalized.
- DCP and EDC will enter into an MOU to memorialize a design review and approval process with DCP to receive signoff from the Director.



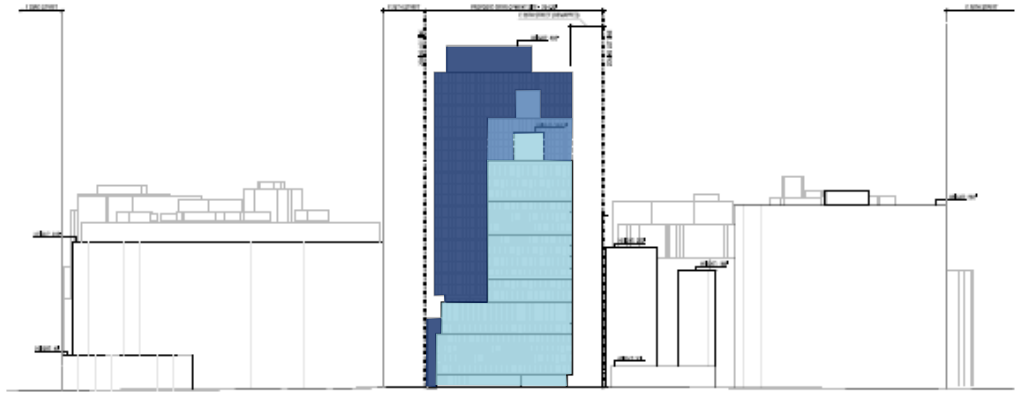
Illustrative rendering of publicly accessible open space.

Pedestrian Bridge

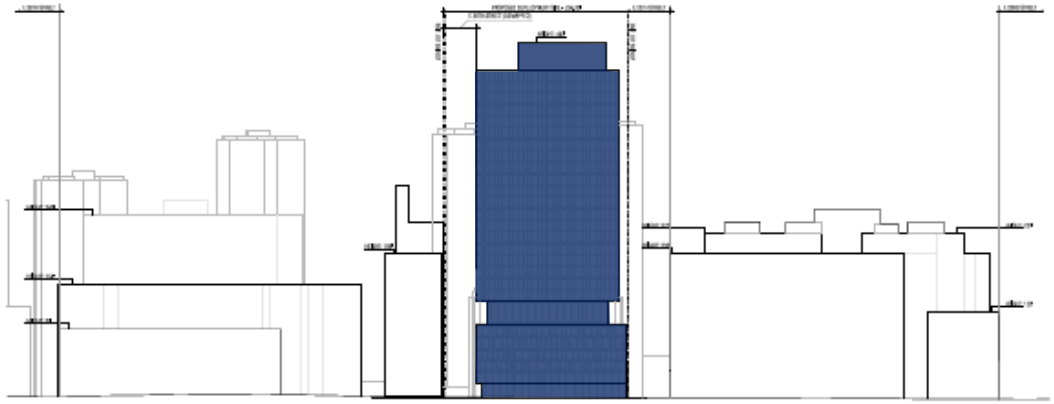
- The applicant plans to demolish and replace the existing pedestrian bridge over the FDR at East 25th Street.
- The existing bridge is not ADA compliant and does not meet City and State DOT standards for under bridge clearances.
- The design for the replacement bridge is not yet finalized.



Development Scale in Context – FDR/First Avenue



Section along FDR Drive facing west



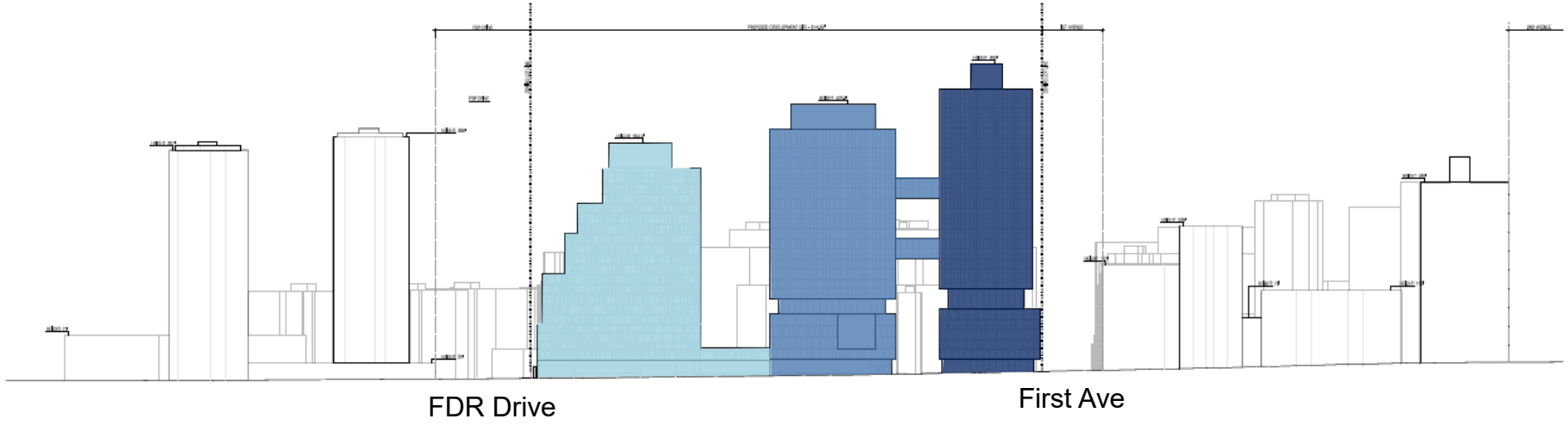
Section along First Avenue facing east

Building A

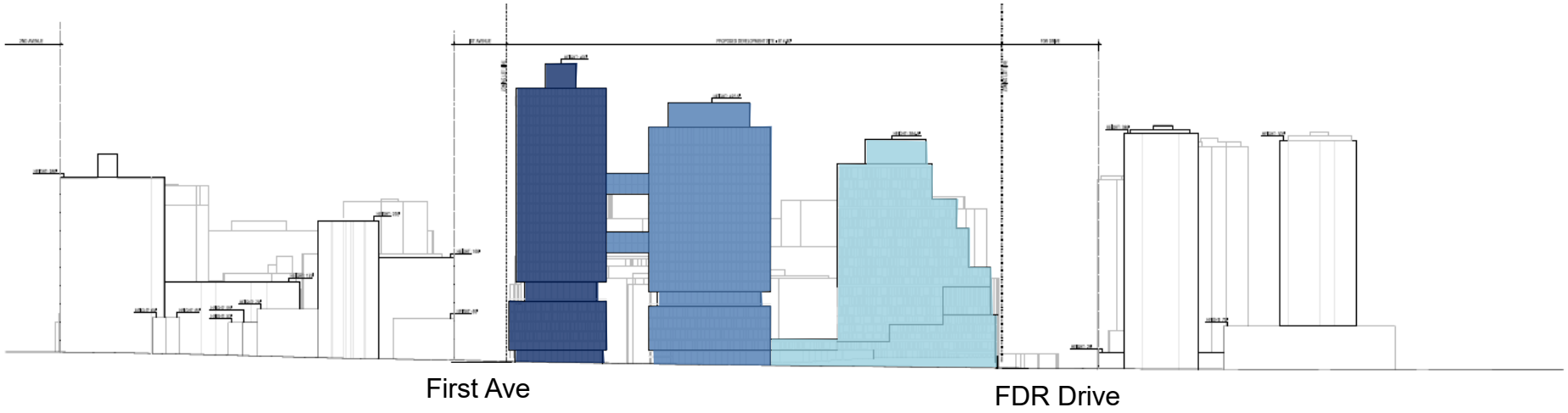
Building B1

Building B2

Development Scale in Context – East 26th St./East 25th St.



Section along East 26th Street facing south



Section along East 25th Street facing north

Building A

Building B1

Building B2

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)
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7. **Acquisition of Real Property Interest** for H+H facility (EDC, DCAS)

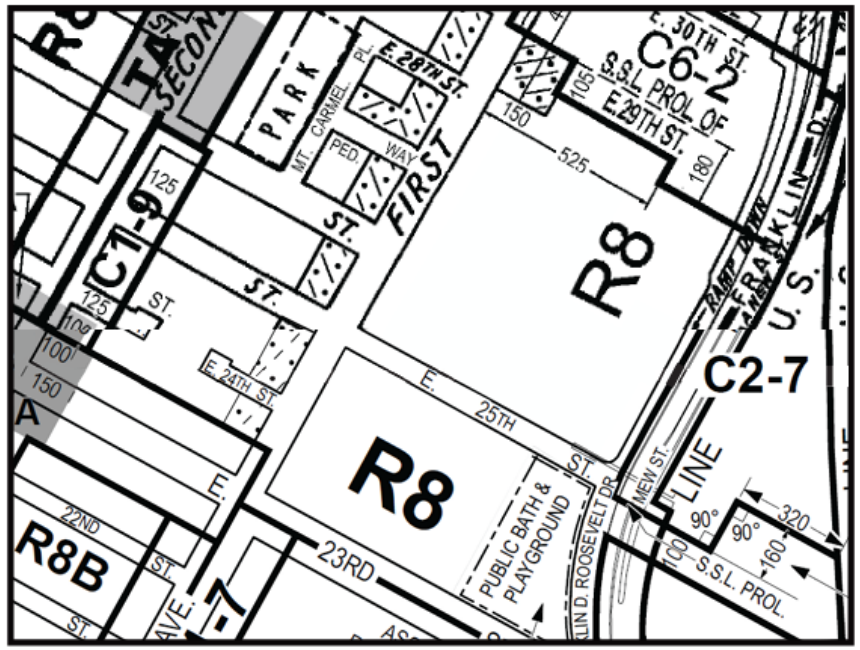
SPARC Pedestrian Bridge City Map Change:

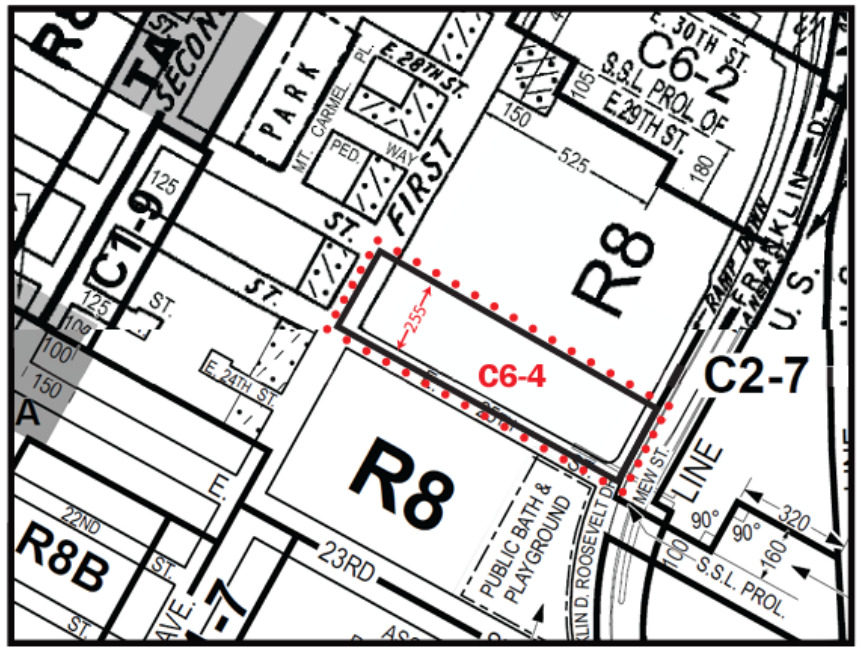
1. **City Map Change** to demap existing pedestrian bridge (EDC)



Zoning Map Amendment (EDC)

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





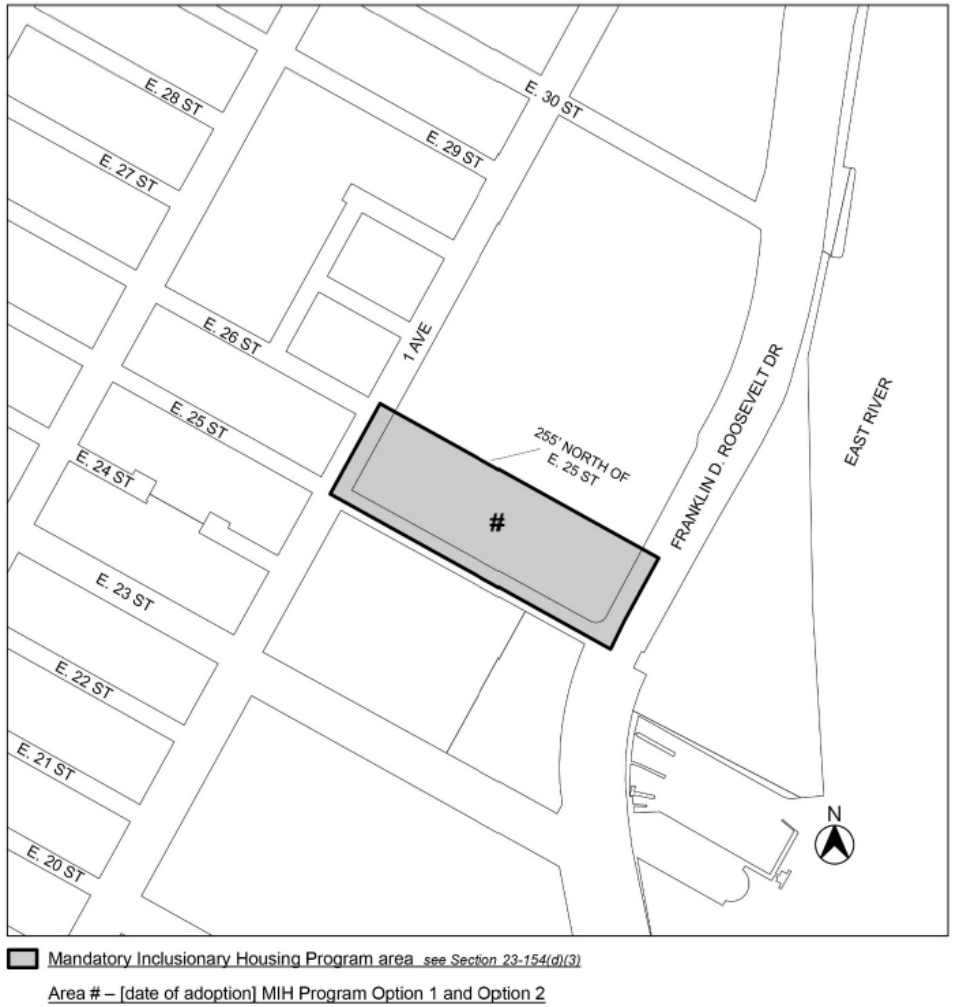
N

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

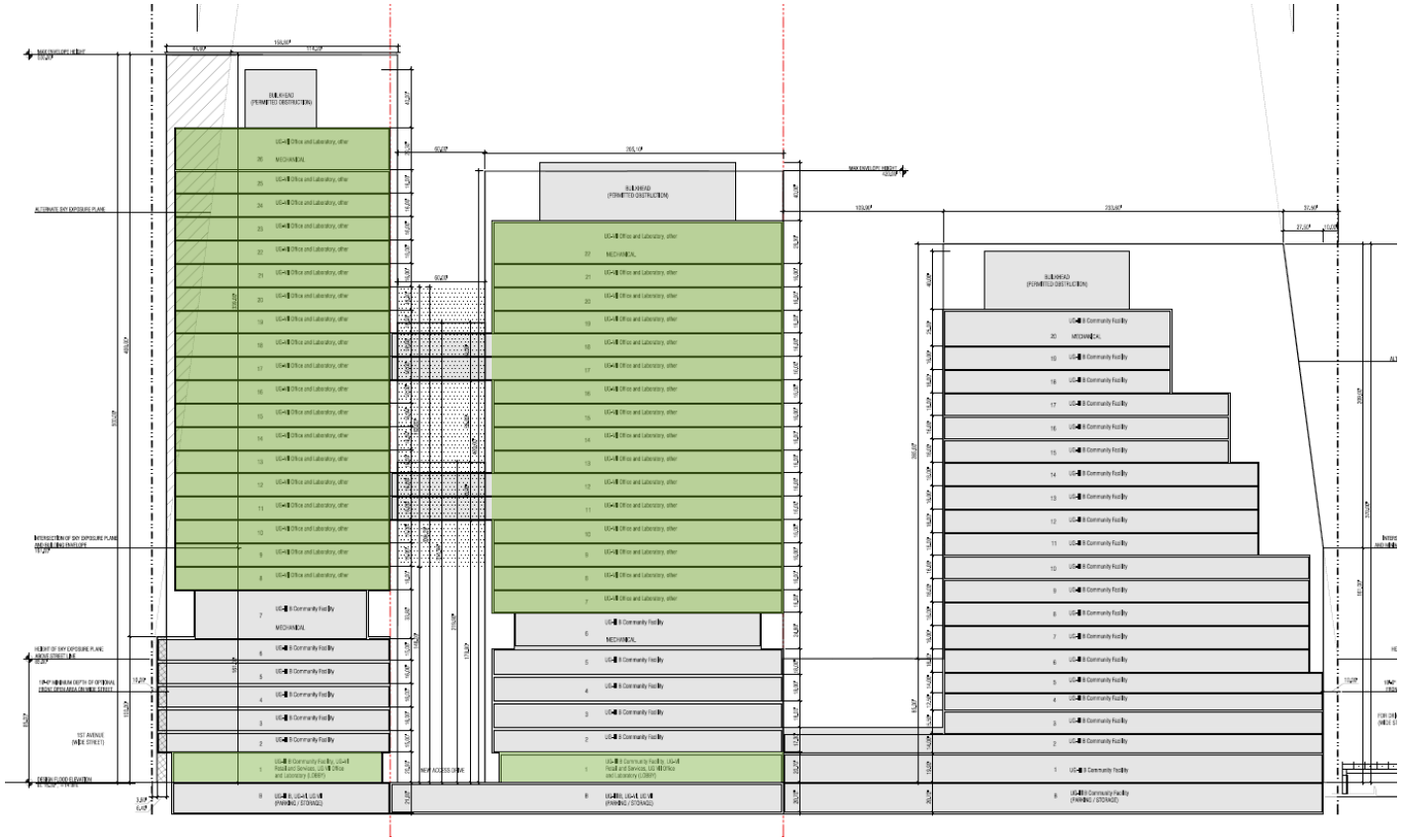
Zoning Text Amendment (EDC)

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

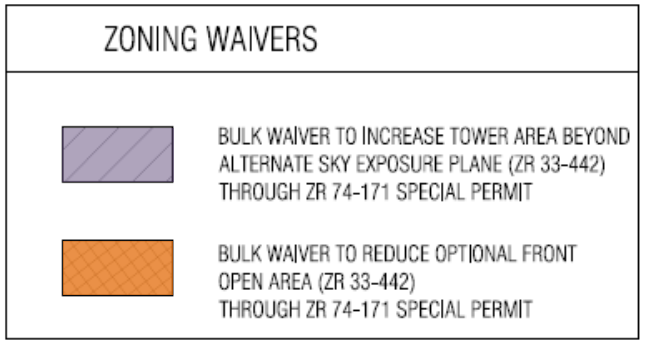
Use waiver

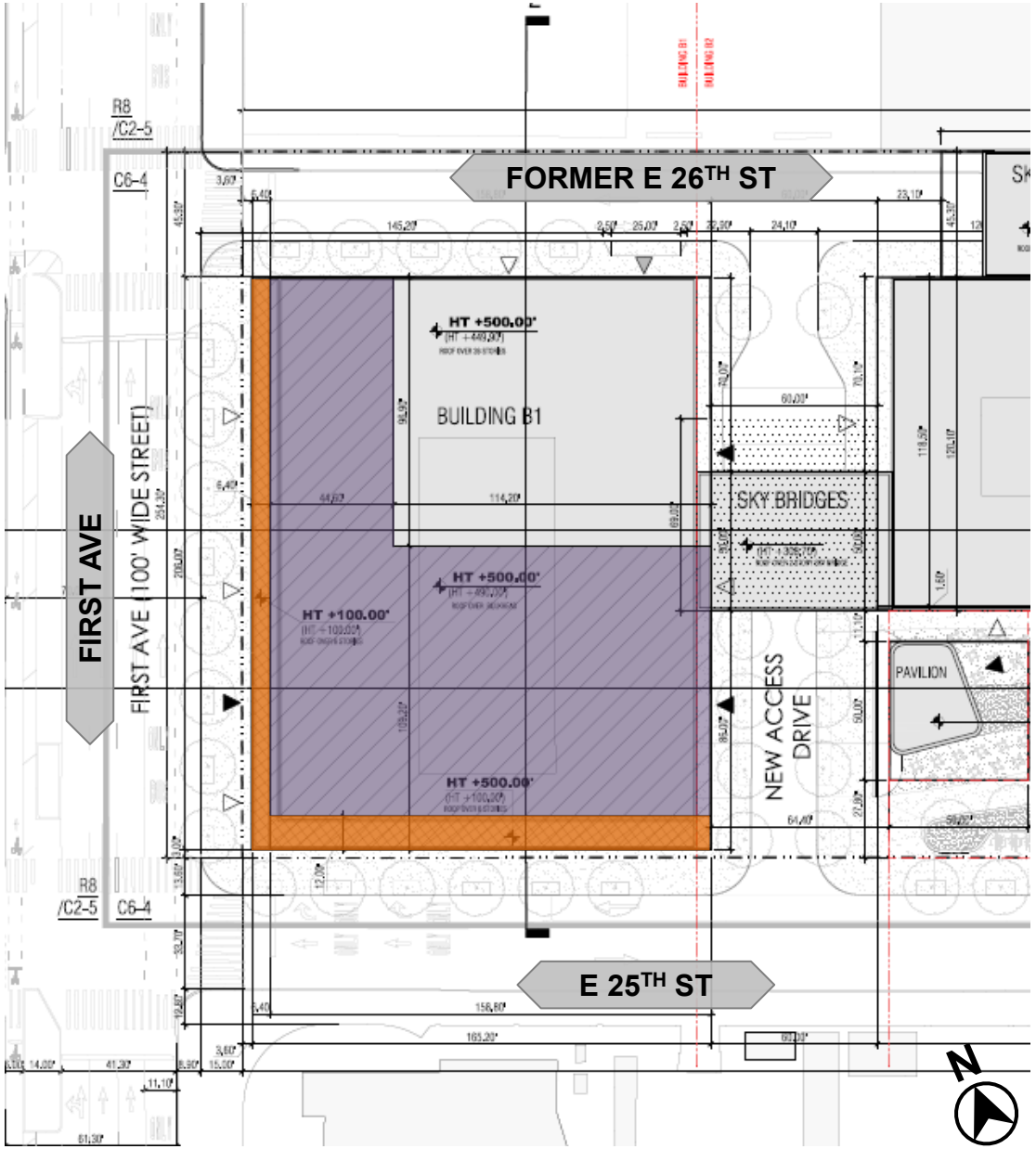
ZR 74-901 Special Permit (EDC)

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



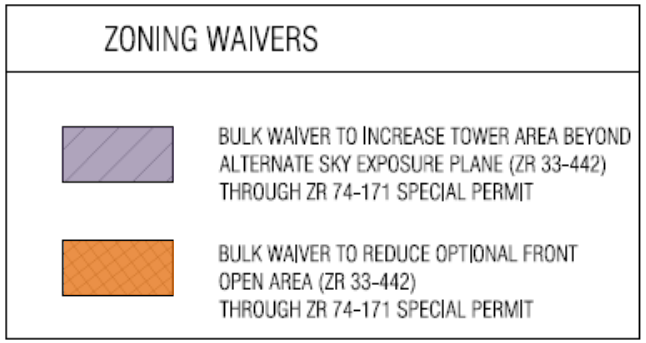


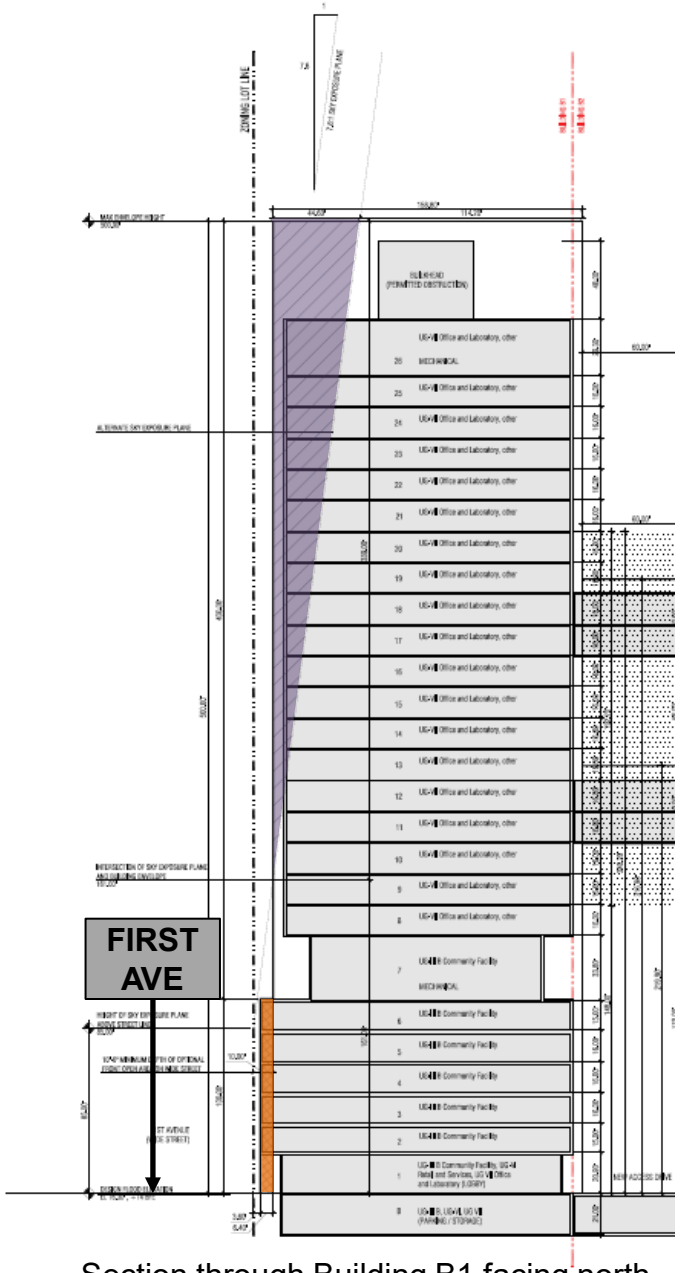
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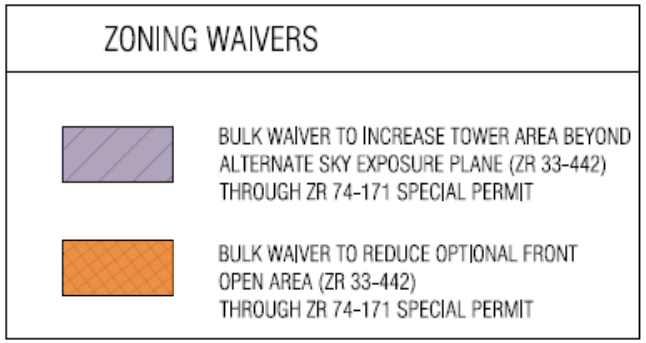
Section through Building B1 facing north

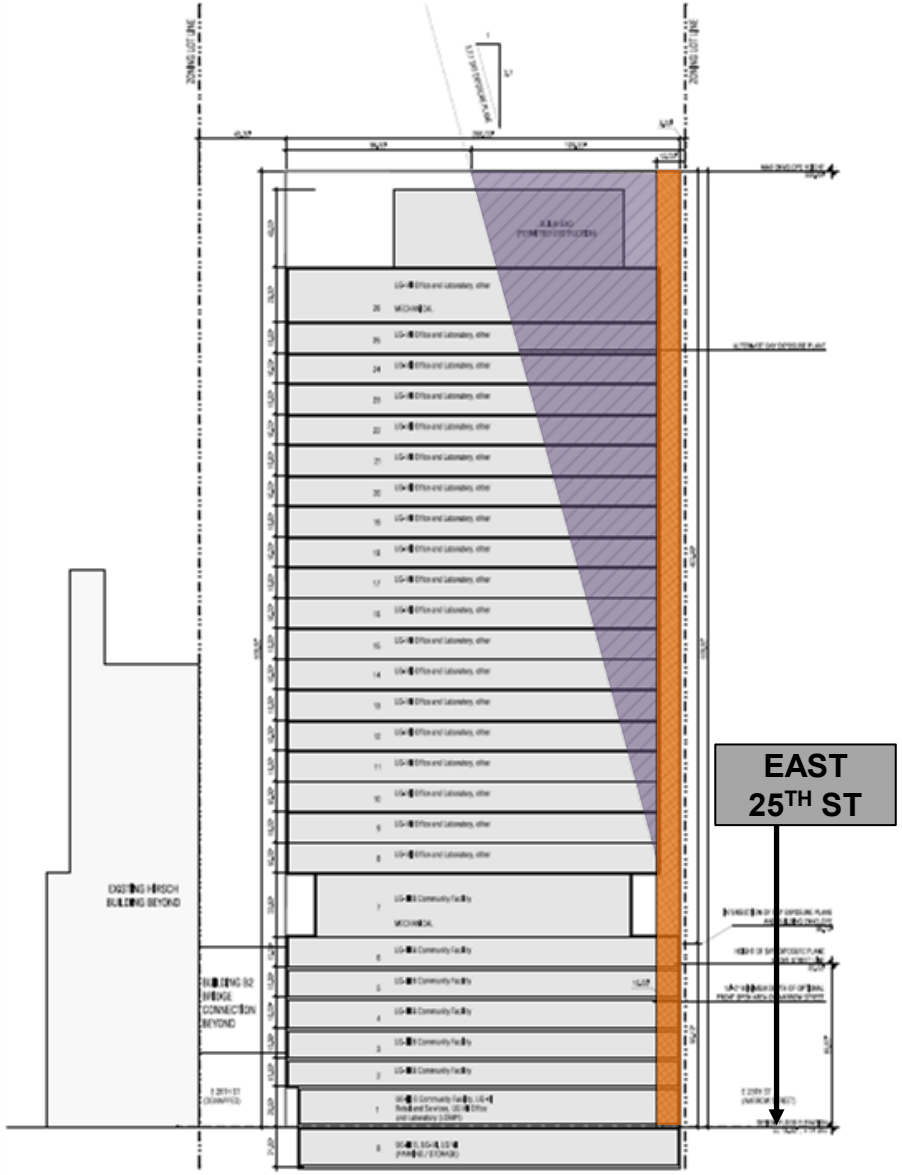
ZR 74-901 Special Permit (EDC)

Special Permit for bulk modifications for laboratories

Requesting waivers for:

- **Height and Setback**
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Section through Building B1 facing east

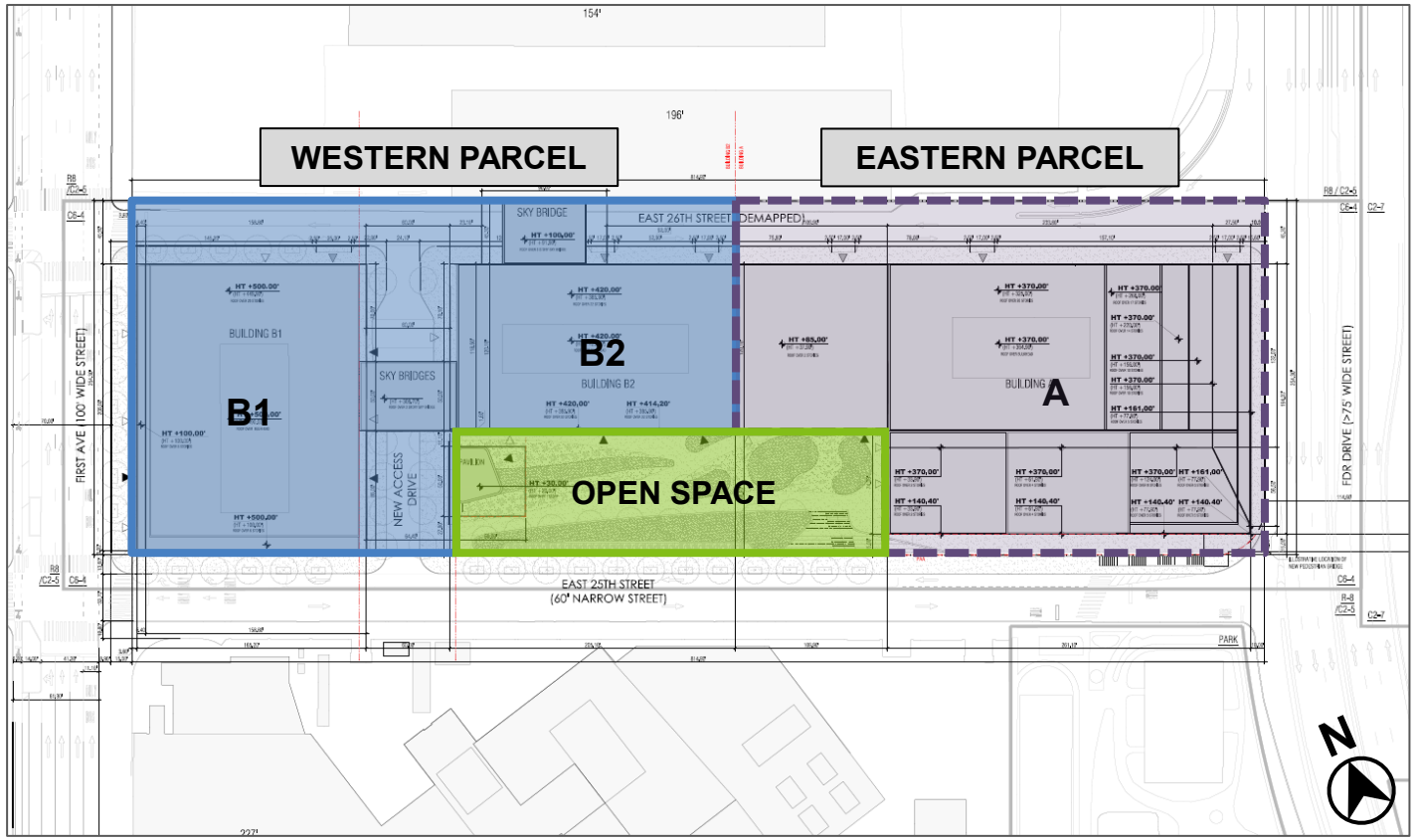
Disposition of City Owned Property (EDC, DCAS)

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

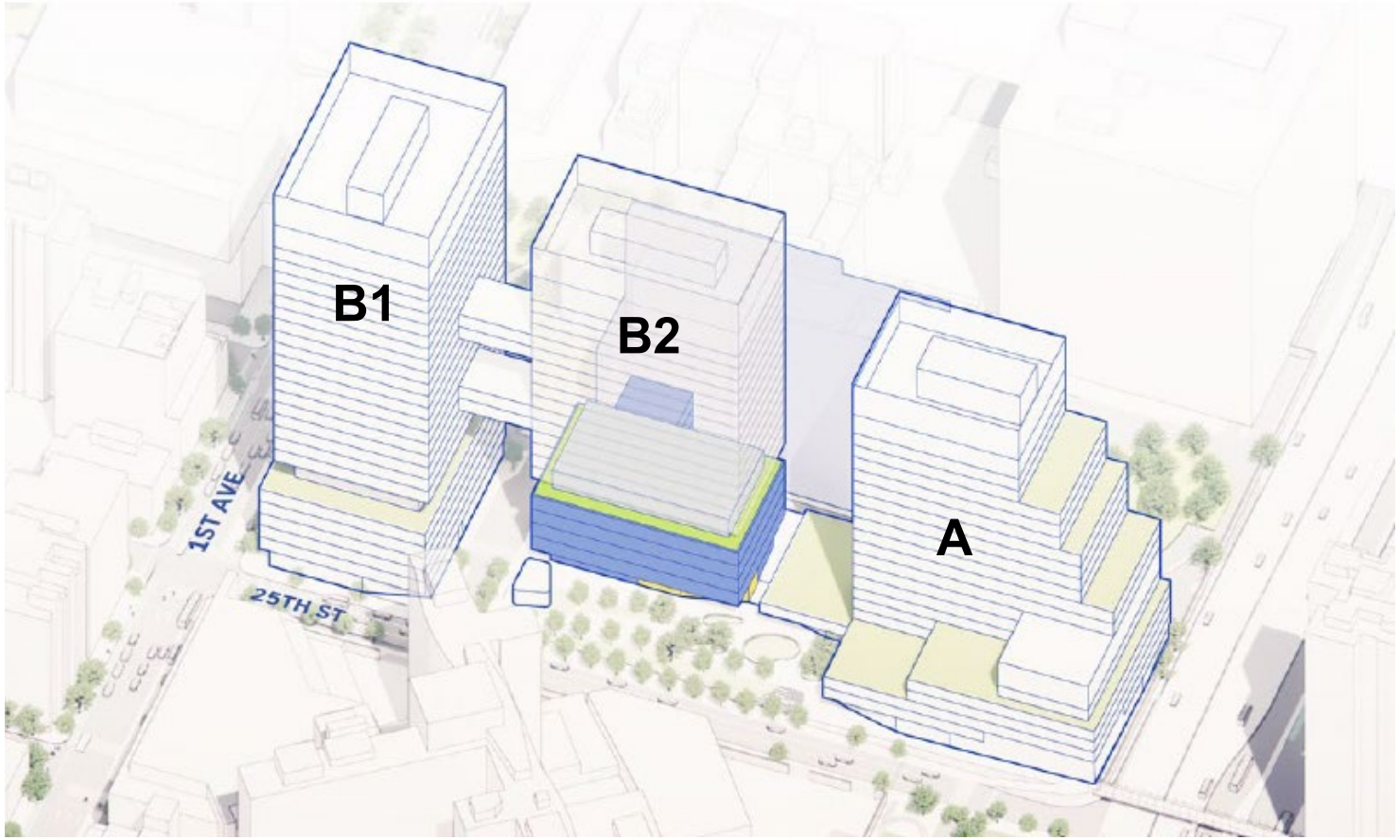
Open Space:
- Disposition of the open space to the private developer for maintenance or otherwise for access



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 ~ 112,020 zsf portion of the building will be reacquired by the City for the OCME Forensic Pathology Center.



In Consideration of Applicable Fair Share 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.

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

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.

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

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

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.

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.

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.

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.

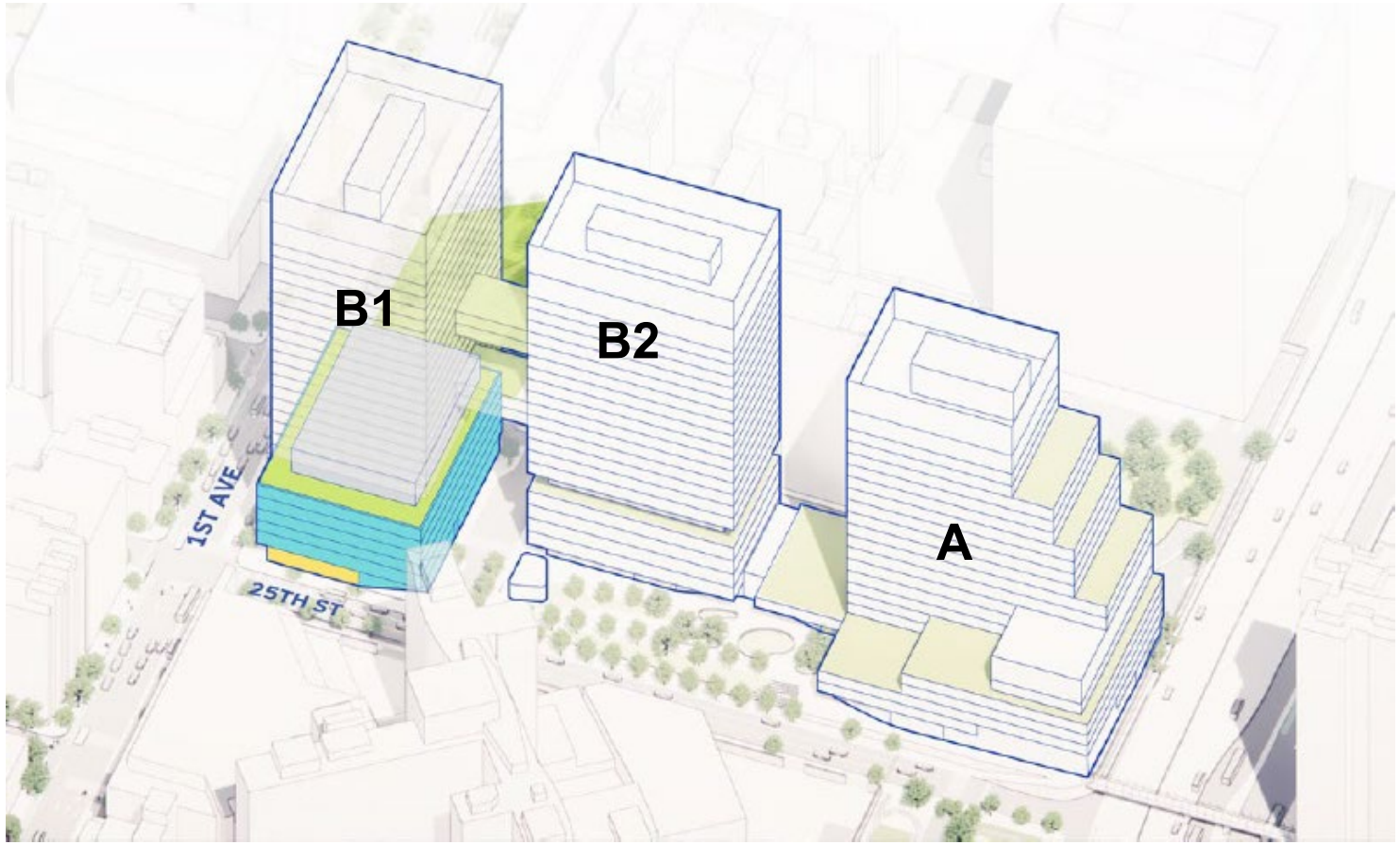
6.1(c) Size of the facility. To lessen local impacts and increase broad distribution of facilities, the new facility or expansion should not exceed the minimum size necessary to achieve efficient and cost-effective delivery of services to meet existing and projected needs.

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

Acquisition of Real Property Interest (EDC, DCAS)

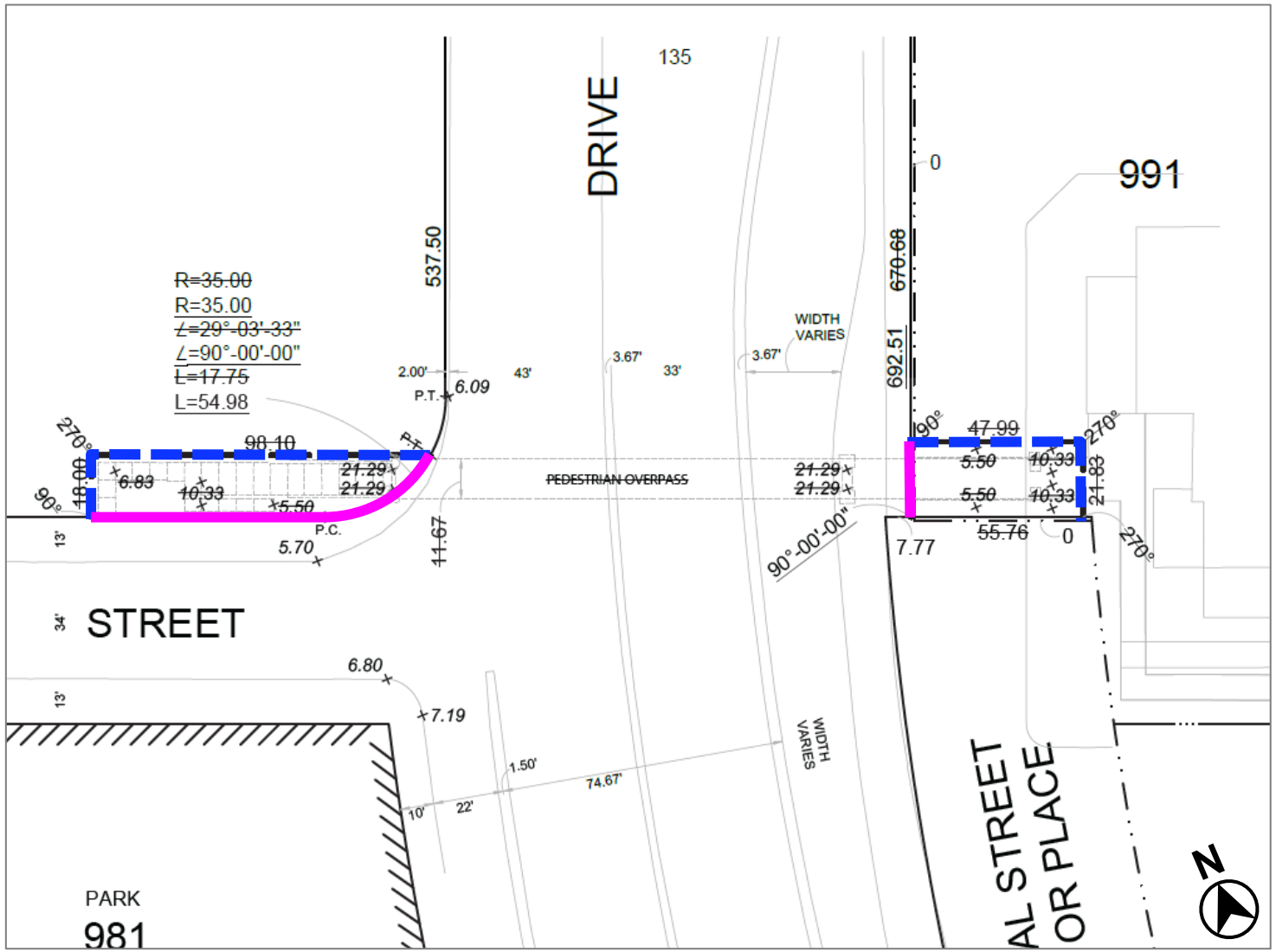
Acquisition for H+H outpatient care and training center

- 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.

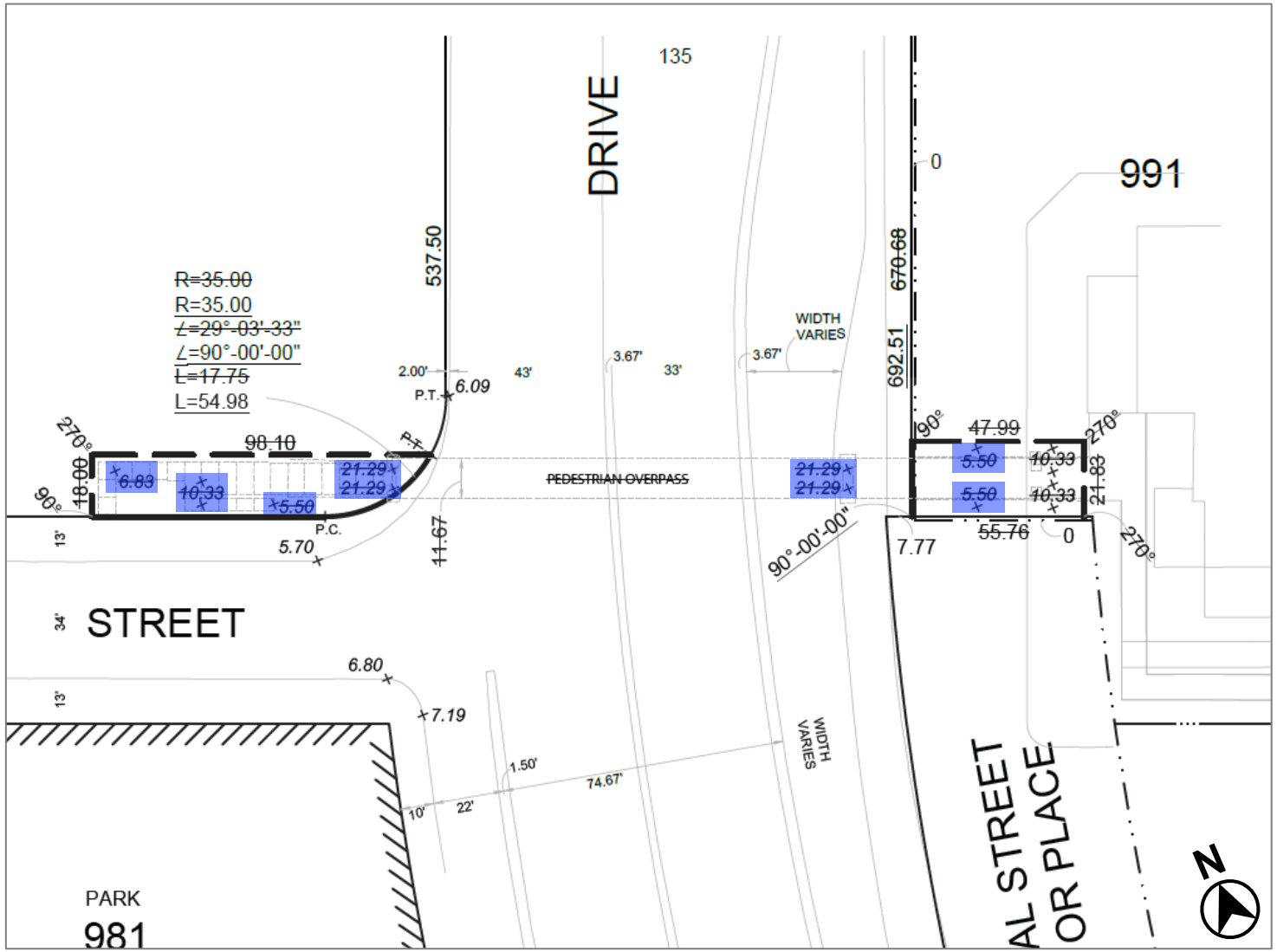


Street lines heretofore established and hereby eliminated

Street lines heretofore established and hereby reconstructed

City Map Change (EDC)

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



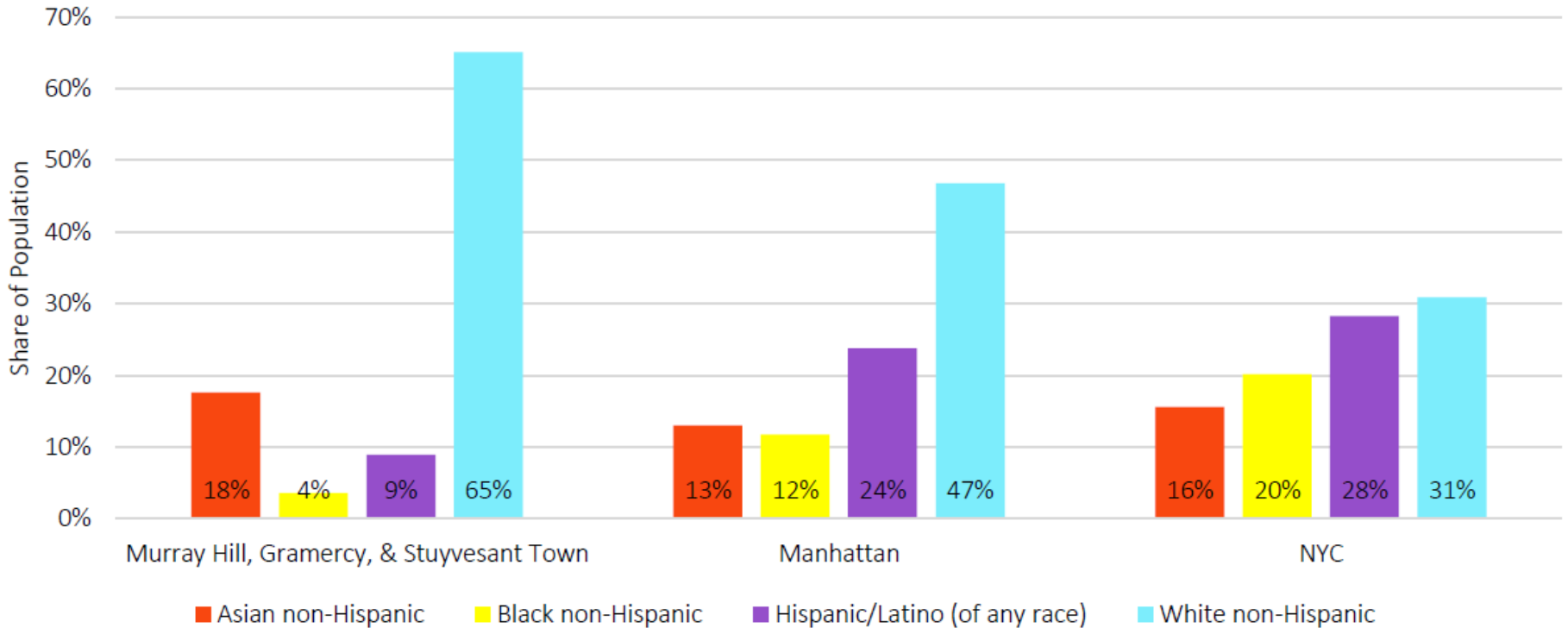
Pedestrian bridge elevations to be eliminated

Racial Equity Report on Housing and Opportunity

Figure 1: Race & Ethnicity, 2020

Shows the share of area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"In 2020, [percent] of the population in [area] identified as [race/ethnicity]."



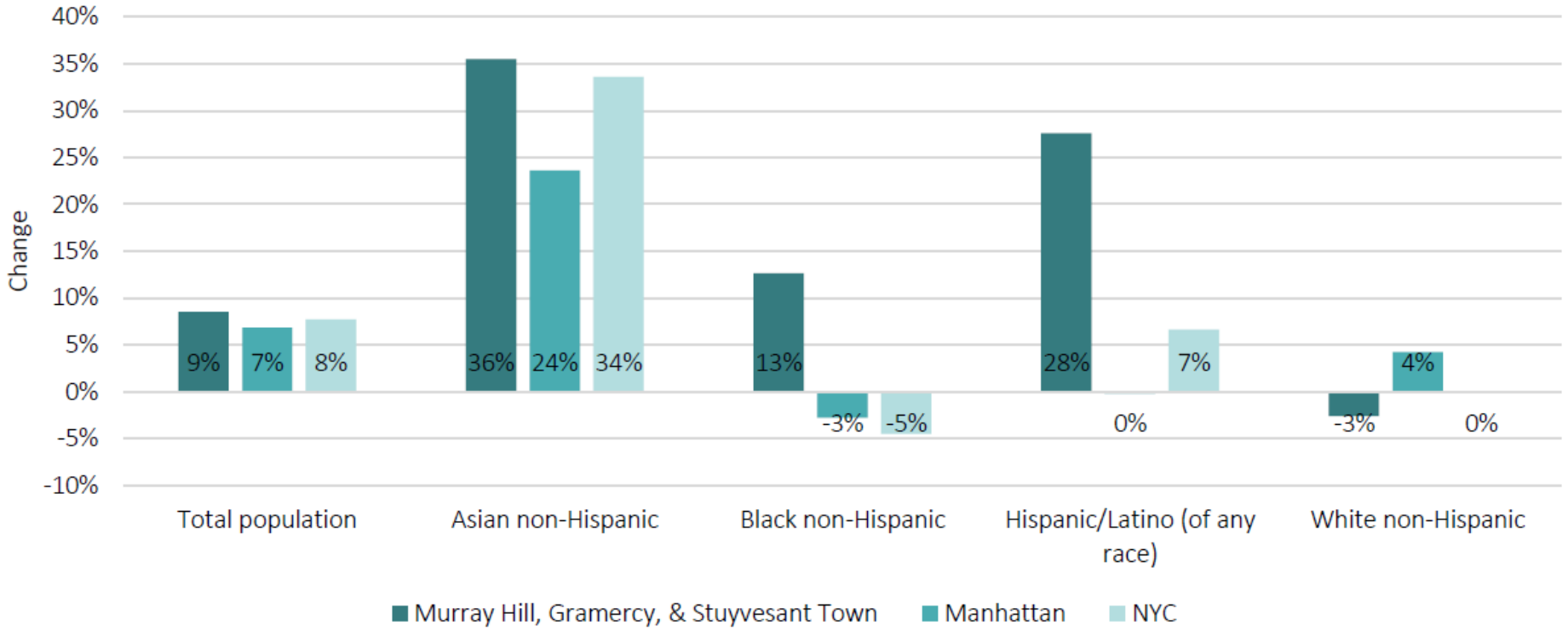
Source: Census 2020; Community Profile Table 1.01

Racial Equity Report on Housing and Opportunity

Figure 2: Percent Change in Race & Ethnicity, 2010 to 2020

Shows the percent change of the area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"From 2010 to 2020, the [race/ethnicity] population in [area] increased/decreased by [percent]."



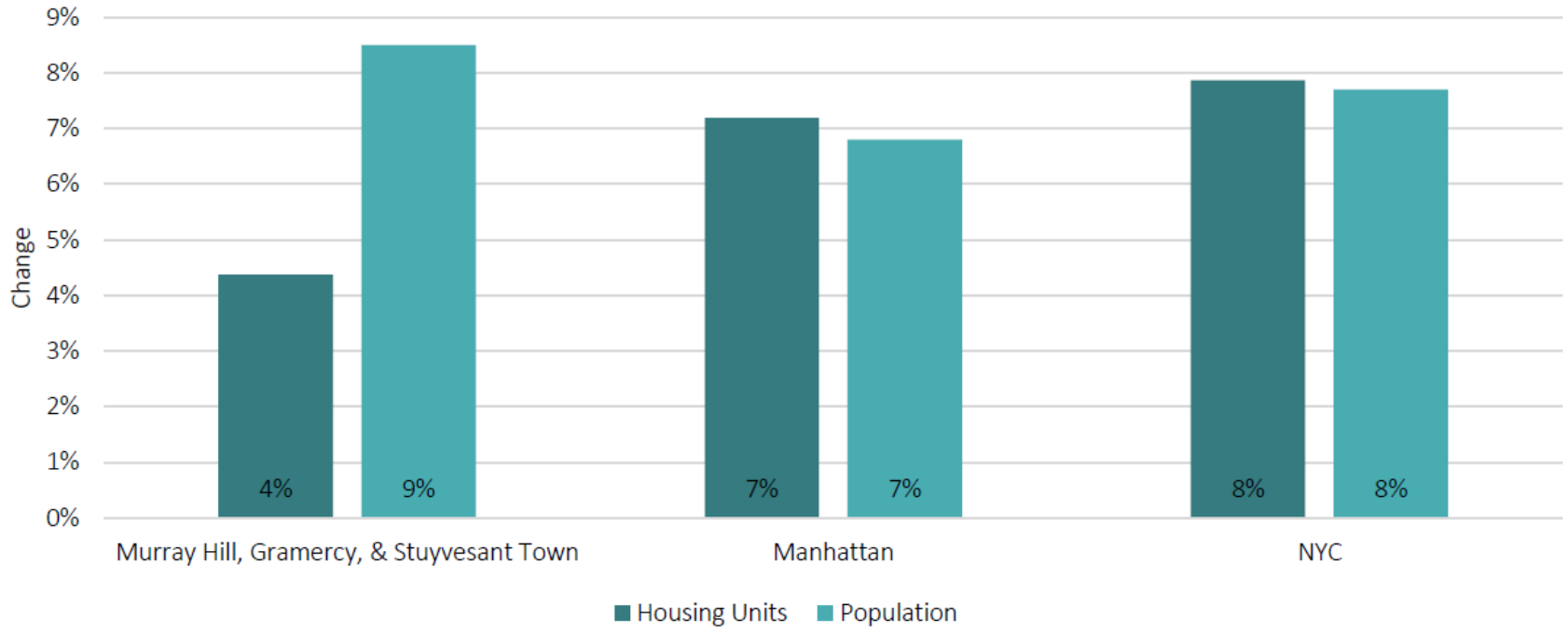
Source: Census 2010, 2020; Community Profile Table 1.01

Racial Equity Report on Housing and Opportunity

Figure 14: Percent Change in Housing Supply and Population, 2010 to 2022

Shows the percent change in the number of housings units and population. Compares the local area to the borough and city.

"From 2010 to 2022, housing units in [area] increased/decreased by [percent] and population increased/decreased by [percent]."



Source: NYC Department of City Planning Housing Database 2022 Q2 and Census 2010, 2020; Community Profile Tables 4.01 and 1.01

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.

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