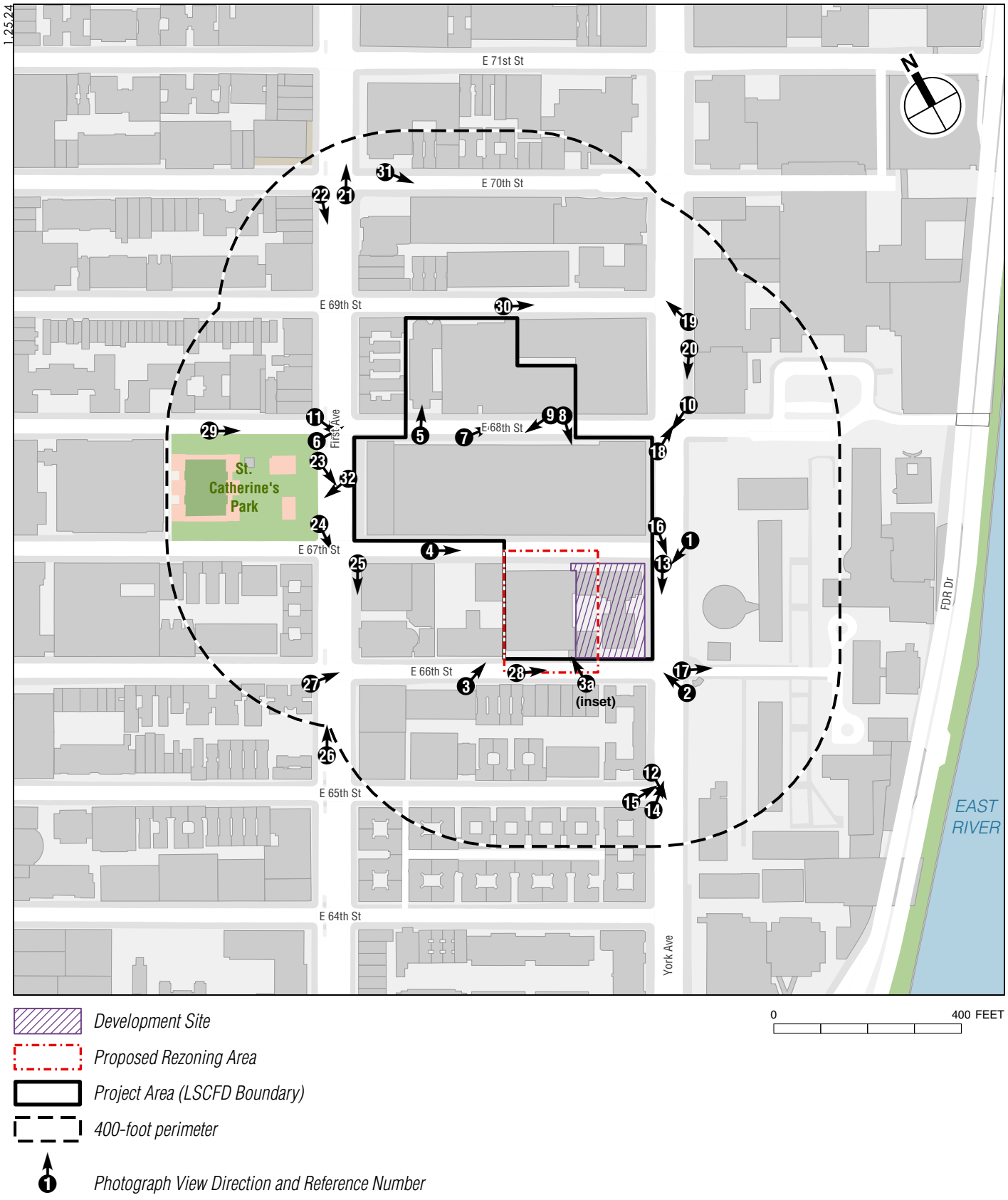
A. INTRODUCTION

As described in Chapter 1, "Project Description," based on projections issued by the national Centers for Disease Control, Memorial Sloan Kettering Cancer Center (MSKCC) expects that new cancer cases in New York City will increase from the current rate of 40,000 annually to 60,000 annually by 2050. While this increase is a projection among all age groups, this rise is being driven by two populations: older patients, whose cases are more acute and require more complex treatment, and younger patients who are being diagnosed with prostate, colon, and breast cancer at alarming rates. To meet this increase in patient volume and the new interventions that are needed to treat the growing number of acute cases, MSKCC will need to supplement its existing capacity with a purpose-built structure with 28 operating rooms (with four dedicated to interventional radiology procedures) and up to 206 patient beds including intensive care unit (ICU) and single rooms for immunocompromised patients, as well as medical support areas.

To fulfill this need, MSKCC is requesting a series of zoning actions to establish a building envelope to facilitate the development of a new 31-story, approximately 903,065-gross-square-foot (gsf) inpatient hospital building (with a roof height of approximately 557.3 feet and an overall height up to 598.3 feet tall, including mechanical bulkhead), (the Proposed Project, also referred to as the "MSK Pavilion"). It would be located on York Avenue between East 66th and East 67th Streets and would consist 28 operating rooms, including recovery and intensive care facilities, up to 206 single-bedded patient rooms, clinical support, and 5 mechanical floors to house intensive technologies and air exchange systems. A two-story patient bridge across East 67th Street (Patient Bridge) connecting floors 5 and 6 of the Proposed Project with floors 8 and 9 of the Memorial Hospital building would serve as the primary connector for patients in either building to access medical services in the other building.

This chapter considers the potential of the Proposed Project to affect the urban design and visual resources of the study area. As defined in the 2021 *City Environmental Quality Review (CEQR) Technical Manual*, urban design is the totality of components that may affect a pedestrian's experience of public space. A visual resource can include views of the waterfront, public parks, landmark structures or districts, or otherwise distinct buildings, and natural resources.

As described in Chapter 1, "Project Description," MSKCC is requesting a series of zoning actions including a rezoning from an R8 district to an R9 district; a zoning text amendment, an authorization, a certification and special permits, and a modification to a previously established Large Scale Community Facility Development (2001 LSCFD) (the Project Area). The 2001 LSCFD comprises MSKCC's medical buildings located between York and First Avenues between East 66th and East 69th Streets (see **Figures 7-1 and 7-2**). The Development Site (Block 1461, on a portion Lot 21 and a portion of Lot 13) occupies the York Avenue blockfront between East 66th and East 67th Streets and contains two adjoining buildings—Scholars and Sloan—that are owned by MSKCC. The Development Site also includes a parking garage that is located below the Scholars and Sloan buildings and also below a portion of the adjacent Rockefeller Research



Urban Design and Visual Resources

MSK PAVILION

Figure 7-1



Urban Design and Visual Resources Aerial Map

MSK PAVILION

Figure 7-2

Laboratories (RRL) building (Block 1461, Lot 13 and a portion of Lot 21), which is also owned by MSKCC. The Proposed Project also includes a proposed two-story bridge over East 67th Street connecting the new building with the existing Memorial Hospital to the north. In addition, the Proposed Project would affect the Rezoning Area which includes two portions of Block 1461—the western portion of Lot 21 which contains a portion of the Development Site and Lot 13 which contains a portion of the Development Site and the RRL site. The boundaries of the 2001 LSCFD serve as the Project Area.

The Proposed Project would be expected to result in physical alterations beyond those allowed by existing zoning; thus, the Proposed Project meets the threshold for a preliminary assessment of urban design and visual resources.

PRINCIPAL CONCLUSIONS

A preliminary assessment of urban design and visual resources was conducted and concluded that the Proposed Project would not result in significant adverse impacts to urban design or visual resources in the study area. The new 31-story, approximately 903,065-gsf inpatient hospital building (with a roof height of approximately 557.3 feet and an overall height up to 598.3-foot-tall, including the rooftop mechanicals), would replace the Sloan and Scholars buildings on the Development Site. While the new building would be taller than nearby buildings in the study area, it would be located within the context of the Project Area buildings to the north that have a variety of massings, heights, and forms. The new building would be consistent with the varied urban design character of the Project Area which includes older and newer buildings with masonry cladding, along with newer additions and the modern, 23-story (approximately 400-foot-tall) Zuckerman Research Center at 411 East 68th Street that has a primarily glass curtain wall with masonry panels at the base. Further, the new building would have a recessed base with glazing that would activate the Development Site and would contribute public open space critical to the pedestrian experience of urban design. The new building would be sited within the context of tall institutional buildings on the west side of York Avenue north of the Development Site. The new building would otherwise maintain the strong streetwall that characterizes the west side of York Avenue north of and including the Development Site. The new building would be located among other tall institutional buildings in the study area to the north and west of the Development Site and Project Area, which also includes many newer, tall buildings that have glazed curtain walls. The new building would also be consistent with other newer hospital buildings immediately adjacent to the Project Area, including the 17-story (approximately 320-foot-tall) David H. Koch Center at 437 East 68th Street that has a glass curtain wall with patterned fritting and the 15-story (approximately 231-foot-tall) Weill Greenberg Center at 1305 York Avenue that has an undulating, panelized curtain wall. The new building would be of a height and form that would be compatible with these large, tall buildings, including institutional buildings on York Avenue and East 69th and East 70th Streets, and both institutional and residential buildings on First Avenue. Further, the study area to the south and east of the Development Site and Project Area is already characterized by tall institutional buildings that have been built during different development periods. Therefore, while the new building would be taller than study area buildings to the south and east, it would be compatible with the overall varied urban design character of the study area, including the study area on York Avenue to the north. Overall, the Proposed Project would be compatible with the varied urban design character of the study area and would not adversely impact the pedestrian experience.

The Proposed Project would not adversely affect views to any study area visual resources. While the Rockefeller University campus is located across York Avenue from the Development Site,

views to this visual resource would remain available from existing vantage points. The Proposed Project would not adversely affect views along any view corridors in the study area. Therefore, no significant adverse urban design impacts would result from the Proposed Project.

B. METHODOLOGY

Based on the *CEQR Technical Manual*, a preliminary assessment of urban design and visual resources is appropriate when there is the potential for a pedestrian to observe, from the street level, a physical alteration beyond that allowed by existing zoning. Examples include projects that permit the modification of yard, height, and setback requirements, and projects that result in an increase in built floor area beyond what would be allowed "as-of-right" or in the No Action condition. The Proposed Actions would result in physical alterations, which are not allowed by existing zoning, to the Rezoning Area, and which would be observable by pedestrians. Therefore, development facilitated by the Proposed Actions meets the threshold for a preliminary assessment of potential impacts to urban design and visual resources.

According to the *CEQR Technical Manual*, the study area for urban design is the area where the project may influence land use patterns and the built environment and is generally consistent with the study area used for the land use analysis. For visual resources, the view corridors within the study area from which such resources are publicly viewable should be identified. Consistent with CEQR methodology, the study area for the urban design and visual resources analysis has been defined as the area within a 400-foot radius of the Project Area and is consistent with the land use, zoning, and public policy study area. The study area is roughly bounded by the midblock between East 70th and East 71st Streets to the north, the midblock between York Avenue and the FDR Drive/East River to the east, the midblock between East 64th and East 65th Streets to the south, and the midblock between First and Second Avenues to the west (see **Figures 7-1 and 7-2**). The *CEQR Technical Manual* recommends an analysis of pedestrian wind conditions for projects that would result in the construction of large buildings at locations that experience high wind conditions (such as along the waterfront, or other locations where winds from the waterfront are not attenuated by buildings or natural features), which may result in an exacerbation of wind conditions due to "channelization" or "downwash" effects that may affect pedestrian safety. The Proposed Actions would not result in the construction of a large building at a location that would experience high wind conditions, and thus a pedestrian wind analysis is not warranted.

C. EXISTING CONDITIONS

URBAN DESIGN

DEVELOPMENT SITE AND REZONING AREA

As stated above, the Development Site contains the Scholars and Sloan buildings, two adjoining MSKCC-owned buildings at 1233 York Avenue that are located on the south block of the 2001 LSCFD (see Figure 1-3 of Chapter 1, "Project Description"). Together, these two buildings occupy the blockfront of York Avenue between East 66th and East 67th Streets. The approximately 261-foot-tall, 23-story Scholars Residence ("Scholars") was built in 1985 and is located at the corner of East 67th Street (see View 1 of **Figure 7-3**). It is faced in brick and has a tower massing fronting on York Avenue, with a one-story portion extending to the west on East 67th Street. The tower has window bays that step back from the York Avenue and East 67th Street frontages. The building is set back from the sidewalk on both York Avenue and East 67th Street beyond a low brick wall



Scholars building—View southwest from York Avenue and East 67th Street **1**



Sloan building—View northwest from York Avenue and East 66th Street **2**

with a metal fence. This area contains a narrow, inaccessible raised landscaped area. At the base, the building is faced in white brick with glazed panels and has a recessed entrance that is located mid-block on York Avenue. The approximately 237-foot-tall, 20-story Sloan House ("Sloan") occupies the southern portion of the York Avenue blockfront and has frontages on both York Avenue and East 66th Street (see View 2 of **Figures 7-3**). Built in 1962, Sloan has a tower massing, is faced in white brick, and has grouped window openings and projecting balconies. Sloan is set back from the sidewalk on York and East 66th Street beyond a low brick wall that encompasses an inaccessible raised landscaped area. The base of the building has glazed panels.

The western portion of the Development Site is within the Rezoning Area (see **Figures 7-1 and 7-2**). This portion of the Rezoning Area is immediately west of Sloan House and includes an entrance and exit ramp on East 66th Street that provides access to a parking garage located below the Sloan and Scholars buildings and the adjacent RRL building (see **Figure 7-4**) built in 1988, which is also part of the Rezoning Area. It is a through-block 16-story, approximately 259-foot-tall building with frontages on both East 66th and East 67th Streets. The building is faced in buff-colored brick and has a one-story base that is set back from the sidewalks on both streets. On East 66th Street, the building has a low buff-colored brick wall and plantings. The RRL building has an irregular form with recessed and projecting end window bays, and single and grouped window openings.

PROJECT AREA

The Development Site and Rezoning Area are part of the 2001 LSCFD that comprises MSKCC's medical buildings and the Church of St. Catherine of Siena—all of which are located between York and First Avenues and between East 66th and East 69th Streets (see **Figures 7-1 and 7-2** and Figure 1-3 of Chapter 1, "Project Description"). The boundaries of the 2001 LSCFD constitute the Project Area, which includes the north block, the main block, and the south block (see Chapter 6, "Historic and Cultural Resources," Figure 6-2). The Development Site and Rezoning Area, which are described above, are located on the south block.

The buildings on the north block are the Church of St. Catherine of Siena at 405-409 East 68th Street and the Zuckerman Research Center to the east, both of which are through-block buildings with frontages on both East 68th and East 69th Streets. The Church of St. Catherine of Siena, which is a historic resource as described in Chapter 6, "Historic and Cultural Resources," is a small, early 20th century brick-faced building. Its primary façade on East 68th Street includes primary entrances and a squared tower that extends above the roof (see View 5 of **Figure 7-5**). MSKCC's 23-story Zuckerman Research Center was built in 2003 and is a through-block building, with its tower portion perpendicular to the streets. The building has a panelized glazed and masonry curtain wall with metal mullions and sun screens (see Views 6 and 7 of **Figure 7-5**).

The main block contains a grouping of brick-faced buildings, many of which have truck loading docks that open onto East 67th Street. The 14-story Bobst Building at 444 East 68th Street is a through-block building that was built in 1939 and occupies most of the blockfronts of East 67th and East 68th Streets between York and First Avenues. The building's north façade has decorative stonework and brick detailing (see Views 8 and 9 of **Figure 7-6**). The building's south façade has brick cladding and glazing on the infill structures. Immediately west of the Bobst Building's East 68th Street frontage is the 15-story, brick-faced Howard Building that was built in 1947 and connects to the west side of the Bobst Building. The east end of the block contains the 20-story Memorial Hospital building at 1275 York Avenue, which occupies the entire blockfront between East 67th and East 68th Streets (see View 10 of **Figure 7-7**). Built in 1973, the building has a



RRL building—View northwest on East 66th Street **3**



Garage Entrance **3a (inset)**



RRL building—View southeast on East 67th Street **4**

Development Site and Proposed Rezoning Area

Figure 7-4



Church of St. Catherine of Sienna at 405-409 East 68th Street—View north on East 68th Street **5**



View northeast on East 68th Street to the tower of the Zuckerman Research Center at 411 East 68th Street **6**



View northeast on East 68th Street to the base of the Zuckerman Research Center at 411 East 68th Street **7**



Bobst Building—View southeast on East 68th Street **8**



Bobst Building and Howard Building—View southwest on East 68th Street **9**



Memorial Hospital Building—View southwest on York Avenue **10**



Schwartz Building—View southeast on First Avenue **11**

wide, projecting canopy above its primary entrance and vertically-banded window groupings. The west end of the block contains the 13-story Schwartz Building (built in 1948 and known as the James Ewing Memorial Hospital) at 1250 First Avenue which occupies the entire blockfront between East 67th and East 68th Streets (see View 11 of **Figure 7-7**). The building, which is set back from First Avenue by a wide, paved sidewalk, was substantially altered in 2014. The building is faced in brick and has panelized glazing and a central entrance with a projecting canopy at the ground floor and small, rectangular punched window openings on the upper floors.

STUDY AREA

The study area includes older and newer mid-rise and high-rise institutional and residential buildings, most of which have large footprints. Many of these large buildings are located on York and First Avenues and on East 69th and East 70th Streets between York and First Avenues. The study area also includes older, four- to six-story residential buildings with small footprints, including some buildings with ground floor retail on First Avenue, and other residential buildings with larger footprints (see **Figures 7-1 and 7-2 and Figures 7-8 through 7-18**). Churches and a school are also located in the study area, along with St. Catherine's Park on the west side of First Avenue between East 67th and East 68th Streets. Street furniture within the study area includes bus stop signs and shelters; vending kiosks and carts; LinkNYC kiosks; Citi Bike docking stations and bike racks; outdoor dining sheds; modern street lamps; traffic lights and wayfinding signage; fire hydrants; trash cans; newspaper boxes; mailboxes; and sidewalk fences.

Streets

The street pattern follows the Manhattan grid, with wider avenues running north-south and narrower streets running east-west. In general, the blocks within the study area are rectangular in shape, with the shorter ends of the blocks along the avenues and the longer sides along the east-west streets. Two large blocks east of York Avenue interrupt the street grid—these blocks contain the Rockefeller University campus and the NewYork-Presbyterian/Weill Cornell Medical Center (see **Figures 7-1 and 7-2**).

Immediately east of the Development Site is York Avenue, a 100-foot-wide north-south avenue that carries two lanes of northbound and two lanes of southbound traffic, with curbside parking on both sides of the street (see **Figures 7-8 through 7-12**). York Avenue does not have a dedicated bus lane, but bus routes run along York Avenue. York Avenue sidewalks are wide and have a variety of street furniture, including bus stops and bus shelters; vending kiosks and carts; and wayfinding signage. Street trees line both sides of York Avenue, with mature trees and more densely planted trees on the sidewalks between East 64th and East 68th Streets. The east side of York Avenue is characterized by the institutional campuses of Rockefeller University and the NewYork/Presbyterian-Weill Cornell Medical Center, both of which are architectural resources as described in Chapter 6, "Historic and Cultural Resources." Rockefeller University's campus begins south of the study area and extends north to East 68th Street. A brick and metal perimeter fence and a dense tree canopy and plantings are located at the western edge of the campus along York Avenue, substantially restricting views into the private campus; most campus buildings are set away from York Avenue, with the exception of Caspary Hall, a windowless domed blue-clad structure set within the dense tree canopy (see **Figures 7-8 through 7-10**). North of East 68th Street, the east side of York Avenue is characterized by the varied heights of the older, stone and brick-clad buildings of the NewYork-Presbyterian/Weill Cornell Medical Center (see **Figures 7-9 and 7-11**). As described below in "Buildings," the west side of York Avenue north of the Project Area includes two newer tall 15-story and 17-story (approximately 231- and 320-foot-tall, respectively)



View southeast on York Avenue from East 65th Street, including the Rockefeller University campus buildings and the Ed Koch Queensboro Bridge in the distance **12**



View south on York Avenue from East 67th Street, including the Ed Koch Queensboro Bridge in the distance **13**



View north on York Avenue from East 65th Street, including the NewYork Presbyterian-Weill Cornell Medical Center tower and Rockefeller University campus on the east side of York Avenue **14**



View northeast on York Avenue from East 65th Street, including the NewYork Presbyterian-Weill Cornell Medical Center tower and Rockefeller University campus on the east side of York Avenue **15**



View southeast on York Avenue, including the Rockefeller University campus and Caspary Hall **16**



View east from York Avenue and East 66th Street, including the decorative entrance gate with Founders Hall in the distance **17**



View northeast on York Avenue from East 69th Street, including the NewYork Presbyterian-Weill Cornell Medical Center **18**



View northwest on York Avenue from East 69th Street, including institutional buildings **19**



View southwest on York Avenue from East 69th Street **20**

Study Area
Figure 7-12



View north on First Avenue from East 70th Street **21**



View southeast on First Avenue from East 70th Street **22**



View southeast on First Avenue from near St. Catherine's Park between East 67th and East 68th Streets **23**



View southeast on First Avenue from East 67th Street, including the Church of St. John Nepomucene at 1224 First Avenue **24**



View southwest on First Avenue from East 67th Street **25**



View northeast on First Avenue from East 66th Street **26**



View northeast from First Avenue and East 66th Street, including the Church of St. John Nepomucene at 1224 First Avenue, with the RRL building in the distance **27**

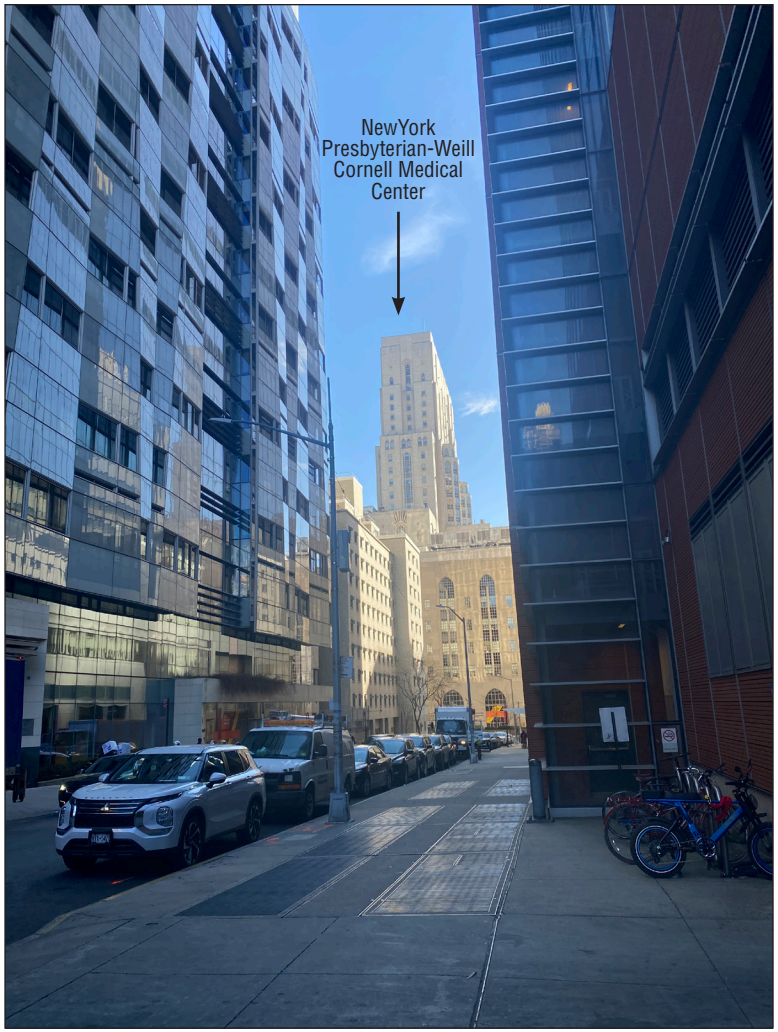


View east on East 66th Street toward the Rockefeller University campus and decorative entrance gate **28**

Study Area
Figure 7-16



View east on East 68th Street, including the Zuckerman Research Center **29**



View east on East 69th Street, including the 27-story tower of the NewYork Presbyterian-Weill Cornell Medical Center **30**



View southeast on East 70th Street near First Avenue **31**





View southwest on First Avenue to St. Catherine's Park **32**

Study Area
Figure 7-18

institutional buildings, both of which have glass curtain walls and two older tall 10-story and 25-story (approximately 133- and 332-foot-tall, respectively) masonry-faced older institutional buildings (see View 19 of **Figure 7-11**). The portion of York Avenue south of the Project Area includes shorter, six-story older masonry-faced residential buildings (see View 20 of **Figure 7-12**).

First Avenue is another 100-foot-wide north-south street in the study area. It carries five lanes of northbound traffic, which includes a dedicated bus lane along the east side of the street; there is no curbside parking on this side of the street (see **Figures 7-13 through 7-16**). The west side of First Avenue has a dedicated bike lane that is separated from the travel lanes by parallel vehicular parking and raised concrete planters with trees that are located at the crosswalks. A Citi Bike station is located within the median separating the bike lane from the travel lanes between East 67th and East 68th Streets. Several outdoor dining sheds are located on First Avenue. Sidewalks on First Avenue are wide, with widened areas near some building entrances and near St. Catherine's Park, including the wide paved area adjacent to the Schwartz Building on the east side of First Avenue between East 67th and East 68th Streets, as described in "Project Area." Sidewalks have a variety of street furniture, including bus stop signs, shelters, and payment kiosks; vending kiosks and carts; LinkNYC kiosks; bike racks; and wayfinding signage. The urban design of First Avenue is more varied than York Avenue. First Avenue includes a mix of older five- and six-story brick-clad tenements, most of which have ground floor retail, along with several older high-rise brick-clad apartment buildings, and some newer apartment buildings with masonry cladding and punched window openings. The west side of First Avenue between East 67th and East 68th Streets is characterized by the dense tree canopy of St. Catherine's Park (see View 32 of **Figure 7-18**).

The east-west streets within the study area include East 65th, East 66th, East 67th, East 68th, East 69th, and East 70th Streets, all of which are 60 feet wide and carry one-way traffic. These streets have one travel lane and curbside parking on both sides of the street. East 66th Street terminates at York Avenue. The portion of East 68th Street east of York Avenue is a demapped street that terminates at access points to the campuses of Rockefeller University and the NewYork-Presbyterian/Weill Cornell Medical Center. This segment of East 68th Street carries two-way traffic, has a west-bound turning lane, and has angled curbside parking on the eastern portion of the south side of the street. The sidewalks on the east-west streets are generally narrower than the sidewalks on York and First Avenue. These streets have more limited street furniture, generally including vending kiosks and carts near the avenues; outdoor dining sheds; and sidewalk fences near the residential buildings. East 68th Street west of York Avenue has a bus route, with bus stop signs and shelters, but does not have a dedicated bus lane. Several larger buildings on the east-west streets in the study area have garage access points and loading docks that are accessed by curb cuts (see **Figures 7-16 through 7-18**).

Buildings

The study area is characterized by older and newer mid-rise and high-rise institutional and residential buildings with large footprints—many of which are located on York and First Avenues and on East 69th and East 70th Streets between York and First Avenues. Other, smaller institutional buildings include a school, churches, and a library. Older, three- to six-story residential buildings with smaller footprints are located in the northern, western, and southern parts of the study area (see **Figures 7-8 through 7-18**).

Institutional buildings are generally concentrated on York and First Avenues, along with some institutional buildings on east-west streets adjacent to the Project Area. The east side of York Avenue, across from the Development Site, includes the private Rockefeller University campus, an architectural resource described in Chapter 6, "Historic and Cultural Resources." As described

above, the western part of the campus closest to York Avenue includes a brick and metal perimeter fence, with a decorative gate at the primary campus entrance at East 66th Street; a dense tree canopy of mature trees and plantings. The density of trees and plantings near York Avenue substantially limit views into the campus, which is not publicly accessible. Most campus buildings are set away from York Avenue, with the exceptions of Caspary Hall, a windowless domed blue-clad structure set within the dense tree canopy and plantings, and a flat concrete canopy structure above the parking lot near East 68th Street. Other campus buildings within the study area include two rectangular, three-story mid-20th century buildings that are parallel to York Avenue and part of Chandler Hall, an early 20th century building on the eastern part of the campus. The three buildings have limited visibility from York Avenue due to distance and the dense tree canopy and plantings on the campus (see **Figures 7-8 through 7-10** and **Figure 7-16**).

Part of the campus of the NewYork-Presbyterian/Weill Cornel Medical Center, an architectural resource described in Chapter 6, "Historic and Cultural Resources, is within the study area on the east side of York Avenue, north of demapped East 68th Street. This portion of the campus includes several tall, interconnected buildings with multiple heights and setbacks that are faced in gray limestone and brick and have pointed arch window openings (see **Figures 7-9, 7-11,** and **7-17**). A portion of the building that includes the Medical Center's 27-story (approximately 378-foot-tall) central tower is within the study area.

Other institutional buildings on York Avenue include the 17-story (approximately 320-foot-tall) NewYork-Presbyterian David H. Koch Center at 1283 York Avenue that occupies the blockfront between East 68th and East 69th Streets. Built in 2014, the building has a glass curtain wall with a distinct frit pattern. At the southwest corner of York Avenue and East 70th Street at 1305 York Avenue is the 15-story (approximately 231-foot-tall) Weill Cornell Medicine Weill Greenberg Center. The 2004 building has a deeply recessed corner entrance and an undulating, panelized curtain wall. Also on York Avenue is the 35-story (approximately 332-foot-tall) Weill Cornell Medicine Herman & Stich Medical Building at 1315 York Avenue. This tower, built circa 1966, is faced in gray limestone and has two small structures at its base that are set back from the sidewalk by paved plazas (see **Figures 7-11 and 7-12**).

Other institutional buildings in the study area are the 18-story (approximately 321-foot-tall) Weill Cornell Medicine Belfer Research Building at 413 East 69th Street that is faced in undulating glazed panels and has wide loading dock entrances and curb cuts. Occupying most of the south frontage of East 70th Street between York and First Avenues is the 15-story (approximately 157-foot-tall) Weill Cornell Medicine Jacob S. Lasdon House at 424 East 70th Street that has brown brick cladding and two garage access points at the base. Above the base, the building has banded window openings separated by panelized stone cladding (see View 19 of **Figure 7-11**, View 30 of **Figure 7-17**, and View 31 of **Figure 7-18**). The study area also includes smaller institutional buildings. P.S. 183 is an early 20th century, five-story brick- and stone-faced school building at 419 East 66th Street. The school occupies a through-block site, with a playground that fronts on East 67th Street to the north (see Chapter 6, "Historic and Cultural Resources," View 13 of Figure 6-10). West of the school is the early 20th century Church of St. John Nepomucene at 1224 First Avenue at the northeast corner of East 66th Street. As detailed below, the church is faced in multi-colored stone and brick and has stained glass windows. The church's primary entrance is on First Avenue; a squared bell tower with a low spire that rises above the roof anchors the corner of the building at First Avenue and East 66th Street. An attached rectory is located north and east of the church (see View 24 of **Figure 7-14** and View 27 of **Figure 7-16**). Located within the western portion of the study area is the three-story 67th Street Branch of the New York Public Library (the "67th Street Branch building") at 328 East 67th Street (see Chapter 6, "Historic and Cultural

Resources," View 17 of Figure 6-12). The library, which was built in 1905, has a small rectangular footprint and is faced in limestone with tall arched window openings. Also in the western part of the study area is the First Hungarian Reformed Church of New York City at 346 East 69th Street (see Chapter 6, "Historic and Cultural Resources," View 18 of Figure 6-12). The three-story early 20th century church has a projecting 80-foot-tall tower. Located in the northern part of the study area is Sokol Hall, a two-story late 19th century social club located at 420 East 71st Street (see Chapter 6, "Historic and Cultural Resources," View 19 of Figure 6-13). The building is faced in buff-colored brick and has Renaissance Revival influences.

Residential buildings are located throughout the study area north, west, and south of the Project Area. On the east-west streets, residential buildings include a mix of older and newer buildings, including older three- to six-story rowhouses and tenements that have small footprints and are faced in brick and stone. Most rowhouses and tenements are built to or are slightly recessed from the lot lines. Many tenements have fire escapes. Most tenements on First Avenue have ground floor retail. East 66th, East 65th, and East 70th Streets between First and York Avenues are characterized by older tenements that are faced in masonry (see View 21 and 22 of **Figure 7-13** and View 26 of **Figure 7-15**). Newer and taller 13- to 16-story apartment buildings are also located on the east-west streets, including on midblock lots and lots closer to First Avenue. These apartment buildings, like the older and smaller residential buildings, are clad in a variety of materials, including brick and stone (see **Figures 7-13 through 7-15**). The apartment building at 333 East 68th Street is an early 20th century nine- and 15-story (approximately 168-foot-tall) building located across from St. Catherine's Park (see Chapter 6, "Historic and Cultural Resources," View 20 of Figure 6-14).

Taller and newer apartment buildings are generally located on First Avenue (see **Figures 7-13 through 7-15**). These include the Kingsley, a 40-story (approximately 391-foot-tall) apartment building at 400 East 70th Street at the southeast corner of First Avenue that was built in 1984 and which is set back from the sidewalk by a plaza and has curved balconies on its upper floors. Diagonally northwest of the Kingsley is the 20-story (approximately 180-foot-tall) apartment building at 1305 First Avenue, a residential tower built in 1975 that is set back from the sidewalk by a plaza. Located at 400 East 67th Street at the southeast corner of First Avenue is the 30-story (approximately 335-foot-tall) apartment building that has a tower that rises from a seven-story base that is faced in stone and has punched window openings. Other tall residential buildings are located on First Avenue in the study area.

Open Space and Natural Features

The study area topography has a modest downward slope from west to east, then slopes upward east of York Avenue. York and First Avenues also have a slight upward slope toward East 70th Street. Street trees are planted along the sidewalks. Some of the tall residential buildings are set back from the sidewalk beyond landscaping and paved plazas with planters. Across York Avenue from the Development Site is the private campus of Rockefeller University which includes a density of mature trees and landscaping closest to York Avenue, with low-rise buildings to the east, and taller buildings at the eastern and southern parts of the campus, primarily outside the study area (see **Figures 7-8 through 7-10**). The Rockefeller University campus includes a modern landscape designed by landscape architect Dan Kiley that complements the modern campus buildings. However, the density of trees and plantings near York Avenue substantially restrict views into the private campus. The western part of the study area includes St. Catherine's Park, which occupies the western blockfront of First Avenue between East 67th and East 68th Streets (see View 23 of **Figure 7-14**). The park contains mature trees and shrubs. A retaining wall and a

metal fence are at the perimeter of the park, with gated entries on East 67th and East 68th Streets. Within the park, the eastern portion contains playground equipment and bench seating, and the western portion of the park is paved with ball courts and a running track. The paved playground of P.S. 183 is located on East 67th Street mid-block between First and York Avenues.

VISUAL RESOURCES AND VIEW CORRIDORS

DEVELOPMENT SITE AND REZONING AREA

The *CEQR Technical Manual* defines a visual resource as the connection from the public realm to significant natural or built features, including views of the waterfront, public parks, landmark structures or districts, otherwise distinct buildings or groups of buildings, or natural resources.

There are no visual resources on the Development Site. While the Scholars and Sloan buildings are tall buildings fronting on York Avenue, they are not architecturally distinct or visually prominent as they are located on the west side of York Avenue among other tall institutional buildings with similar forms and massings. The Scholars and Sloan buildings blend in with these other tall buildings to the north. The access point for the below grade parking garage is not architecturally significant or visually prominent. The 16-story RRL building is not architecturally distinctive. It has a slab-like form, is faced in buff-colored brick, and is set back from the sidewalk. The RRL building is not visually prominent on East 66th Street. Further, as described in Chapter 6, "Historic and Cultural Resources," the New York City Landmarks Preservation Commission (LPC) commented on December 23, 2022, that the buildings on the Development Site and in the Rezoning Area (Block 1461, Lots 13 and 21) have no architectural significance.

PROJECT AREA

There is one visual resource in the Project Area—the large, through-block 23-story Zuckerman Research Center. While the base of the building is characterized by panelized masonry cladding, the tower has a distinctive panelized glazed curtain wall with metal mullions and sun screens. The building's tower is visually prominent from nearby vantage points on East 68th and East 69th Streets and from First Avenue (see Views 6 and 7 of **Figure 7-5** and View 29 of **Figure 7-17**). In contrast, immediately west of the Zuckerman Building is the small, through-block Church of St. Catherine of Siena, which is an architectural resource, as described in Chapter 6, "Historic and Cultural Resources." However, the church's low height, small scale, and narrow, mid-block footprint do not make it visually prominent. Views that include the church are limited to vantage points closest to the church building. The grouping of large, older brick-faced buildings with later alterations on the block bounded by East 67th and East 68th Streets between York and First Avenues are not architecturally distinctive or visually prominent. While the buildings in this grouping that have frontages on York and First Avenues are taller structures, they are not visually prominent as they are located among other tall buildings on these avenues.

York and First Avenues extend north-south adjacent to the Project Area and provide long views along these avenues, including the Scholars and Sloan buildings on the Development Site. Views also include tall buildings in the study area to the north—the 17-story (approximately 320-foot-tall) NewYork-Presbyterian David H. Koch Center at 1283 York Avenue and the 15-story (approximately 231-foot-tall) Weill Cornell Medicine Weill Greenberg Center at 1305 York Avenue (see **Figures 7-8 through 7-12**). North-south views also include other more distant tall buildings located outside the study area.

As described above, views on East 68th and East 69th Street include the Zuckerman Research Center, a visual resource (see Views 6 and 7 of **Figure 7-5** and View 29 of **Figure 7-17**). Other views on east-west streets in the Project Area also include tall buildings, including other buildings in the Project Area and nearby tall institutional buildings and residential towers. Views east on East 69th Street between First and York Avenues include the 27-story central tower of the NewYork-Presbyterian/Weill Cornell Medical Center building complex (see View 18 of **Figure 7-11**). Longer views to the central tower are obscured by the tree canopy on East 69th Street. Limited views east on East 66th, East 67th, and East 68th Streets from the Project Area near York Avenue include the mature trees on the east side of York Avenue and on the Rockefeller University campus, which is a visual resource. Eastward views on East 66th Street from the Development Site also include the decorative gate at the primary entrance to the Rockefeller University campus (see View 28 of **Figure 7-16**). Longer views from the Project Area on East 66th, East 67th, and East 68th Streets to the Rockefeller University campus are obscured by the tree canopy.

STUDY AREA

Visual resources in the study area include the Rockefeller University campus, the NewYork-Presbyterian/Weill Cornell Medical Center, the Church of St. John Nepomucene, and St. Catherine's Park. The approach to the Ed Koch Queensboro Bridge is located outside the study area to the south but is a visual resource in southward views on the York Avenue view corridor.

The Rockefeller University campus is a visual resource that is located across York Avenue from the Development Site. The Rockefeller University campus boundary is established by a brick and metal perimeter fence. A decorative gate with vehicular and pedestrian access points is at the primary campus entrance at East 66th Street where East 66th Street terminates (see **Figures 7-8 through 7-10**). The western portion of the campus closest to York Avenue includes the entrance drive at East 66th Street and a dense tree canopy of mature trees and landscaping that substantially limit views into the private campus. Most buildings on the campus are located away from York Avenue, with the exceptions of Caspary Hall, a windowless domed blue-clad structure set within the dense tree canopy, and a flat concrete canopy structure above the parking lot near East 68th Street. Caspary Hall is located across York Avenue from the Development Site but is partially obscured by the tree canopy and campus plantings. Other campus buildings within the study area include two rectangular, three-story mid-20th century buildings that are parallel to York Avenue and part of Chandler Hall, an early 20th century building on the eastern part of the campus. The three buildings have limited visibility from York Avenue due to distance and the dense tree canopy and plantings on the western part of the campus.

The NewYork-Presbyterian/Weill Cornell Medical Center is a visual resource in the northeast portion of the study area, on the east side of York Avenue north of demapped East 68th Street. The portion of the Medical Center in the study area includes several tall, interconnected early 20th century buildings with multiple setbacks that are faced in gray limestone and brick and have pointed arch window openings (**Figures 7-9 and 7-11**). These buildings are generally built to the sidewalk on York Avenue and demapped East 68th Street within the study area. A portion of the Medical Center's 27-story (approximately 378-foot-tall) central tower is within the study area (see View 18 of **Figure 7-11**).

The Church of St. John Nepomucene is a visual resource at the northeast corner of First Avenue and East 66th Street. As described above, the early 20th century church is faced in multi-colored stone and brick, with its primary façade, including a highly detailed entrance arch and a rose

window, fronting on First Avenue. Anchoring the corner of the building at First Avenue and East 66th Street is a squared bell tower topped with finials a low spire. The church's south façade, fronting on East 66th Street, contains stained glass windows set in round arch openings. Views of the church are primarily available from nearby vantage points on First Avenue and East 66th Streets. Views that include the squared bell tower are available from longer vantage points along both streets, however, due to the church's small scale, more distant views are generally limited to no more than one block away (see **Figure 7-14**, View 26 of **Figure 7-15,** and View 27 of **Figure 7-16**).

St. Catherine's Park is a visual resource characterized by its dense tree canopy and openness that allow views across the park. The park occupies the entire blockfront of First Avenue between East 67th and East 68th Streets. The park is a visual resource in the study area. Views of the Park are primarily available from First Avenue and East 67th and East 68th Streets. Distant views from the east and west on East 67th and East 68th Streets are obscured and obstructed by street trees and intervening low-rise and taller buildings built to the lot line on the narrow streets (see View 32 of **Figure 7-18**).

York and First Avenues are view corridors in the study area (see **Figures 7-8 through 7-12**). Views on the York Avenue view corridor include two visual resources in the study area—the Rockefeller University campus and the NewYork-Presbyterian/Weill Cornell Medical Center. Views south of the York Avenue view corridor also include the 59th Street bridge approach, a visual resource located outside the study area to the south. In addition to these visual resources, views north on the York Avenue view corridor include several tall buildings on the west side of York Avenue north of the Project Area. These tall buildings include the 17-story (approximately 320-foot-tall) David H. Koch Center at 437 East 68th Street that has a glass curtain wall with patterned fritting; the 15-story (approximately 231-foot-tall) Weill Greenberg Center at 1305 York Avenue that has an undulating, panelized curtain wall; and the gray limestone-faced mid-20th century 35-story (approximately 332-foot-tall) Weill Cornell Medicine Herman & Stich Medical Building at 1315 York Avenue. These buildings are visually prominent from immediately adjacent vantage points; however, they are sited on York Avenue within the context of other nearby tall buildings, which reduces their visual prominence. Views south on the York Avenue view corridor include the six-story older, masonry-faced apartment buildings in the southern part of the study area, along with taller buildings in the southern part of the Rockefeller University campus that are outside the study area to the southeast.

Views north and south on the First Avenue view corridor include six-story tenements with ground floor retail, several tall residential buildings, and the eastern end of St. Catherine's Park (see **Figures 7-13 through 7-16**). Most of the tall residential towers are faced in brick and stone and are located on corner lots; some are set back from the sidewalk by paved and landscaped plazas. While St. Catherine's Park has a dense tree canopy, it affords longer views from First Avenue that include taller, more distant buildings to the west that are outside the study area.

Most east-west streets in the study area are not considered view corridors since they do not provide long views, due in part to the density of street trees on the east-west streets. However, views east on East 67th, East 68th, and East 69th Streets from near First Avenue and St. Catherine's Park include some of the larger and taller institutional buildings on these streets and on First and York Avenues. Views east on East 68th and East 69th Streets include the Zuckerman Research Center in the Project Area, which is a visual resource (see View 29 of **Figure 7-17**). Limited views east on East 65th and East 66th Streets from near York Avenue include the mature trees on the east side of York Avenue and on the Rockefeller University campus, which is a visual resource.

Eastward views on East 66th Street from near York Avenue also include the decorative gate at the primary entrance to the Rockefeller University campus (see View 28 of **Figure 7-16**). Longer views on East 66th, East 67th, and East 68th Streets to the Rockefeller University campus are obscured by the tree canopy and distance.

D. FUTURE WITHOUT THE PROPOSED PROJECT (NO ACTION CONDITION)[1]

DEVELOPMENT SITE, REZONING AREA, AND PROJECT AREA

Absent the Proposed Project, in the No Action condition, no substantial changes would occur by 2030 on the Development Site or in the Rezoning Area or Project Area. The Sloan and Scholars building would remain on the Development Site and would continue to serve as MSKCC contract housing and administrative offices. No as-of-right development is permitted within the LSCFD.

STUDY AREA

As described in Chapter 2, "Land Use, Zoning, and Public Policy," there are no new development projects in the study area anticipated to be complete by the 2030 build year.

E. FUTURE WITH THE PROPOSED PROJECT (WITH ACTION CONDITION)

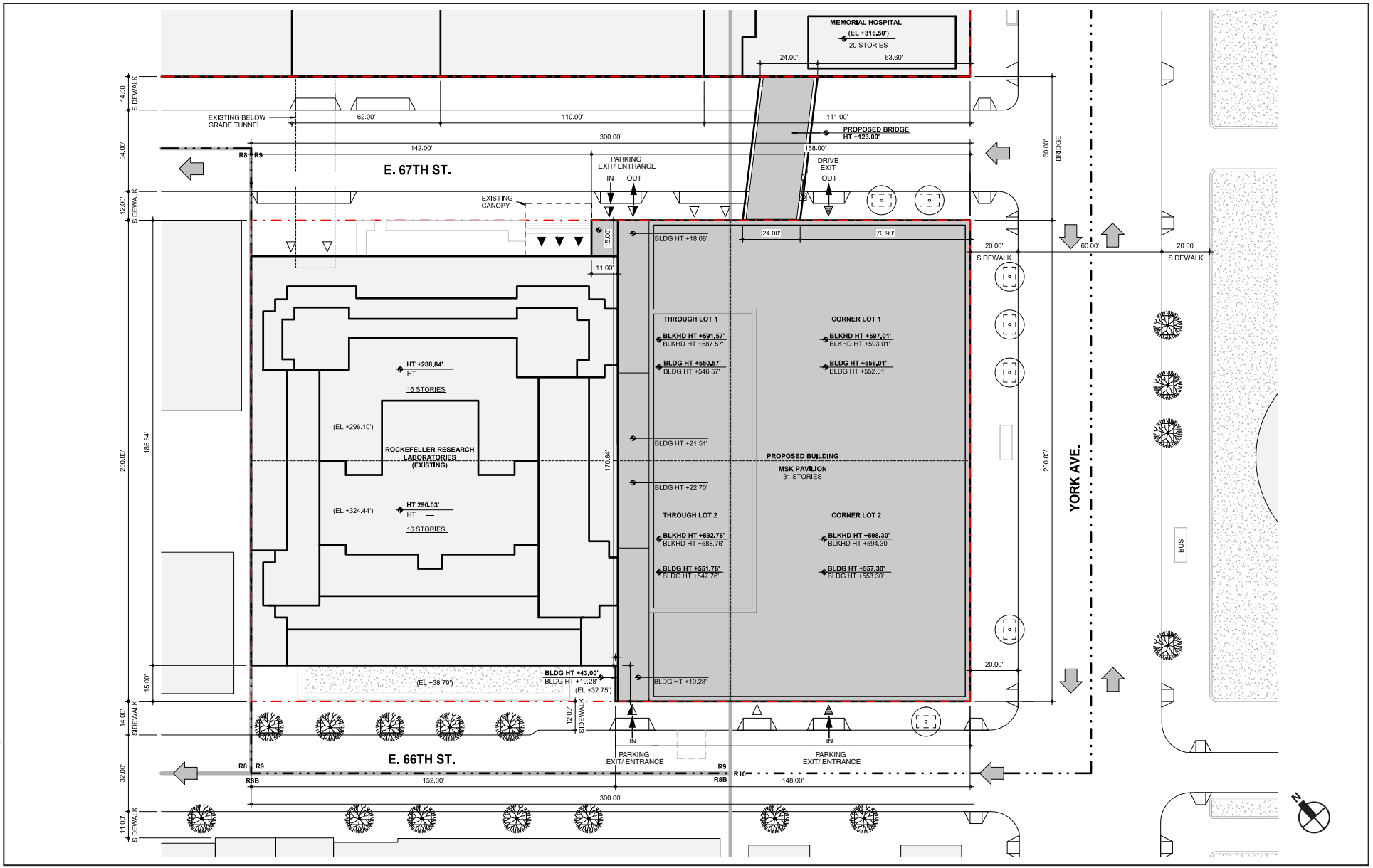
See Figures 1-3 and 1-5 of Chapter 1, "Project Description," for the existing 2001 LSCFD/MSKCC Campus Site Plan and the Proposed Program Stack. See **Figures 7-19 through 7-22** for proposed building sections and a proposed site plan; **Figures 7-23 through 7-27** for illustrative renderings; and **Figures 7-28 through 7-32** for comparative No Action and With Action illustrative views of the Development Site and Rezoning Area.

URBAN DESIGN

DEVELOPMENT SITE, REZONING AREA, AND PROJECT AREA

In the With Action condition, a new 31-story, approximately 903,065-gsf inpatient hospital building (with a roof height of approximately 557.3 feet and an overall height up to 598.3 feet tall, including the mechanical bulkhead) would be built on the Development Site. The new building's primary façade would occupy the full blockfront of York Avenue, with secondary façades extending west along East 66th and East 67th Streets (see **Figures 7-19 and 7-22**). The new building is being designed from the inside-out in order to meet the complex technical and programmatic requirements for a state-of-the-art medical facility focused on patient care. The building would have a primarily glass curtain wall, with columns and spandrel zones expressed through the use of solid cladding elements providing texture and visual interest. The resulting window bays would emphasize the building's individual patient rooms and surgical suites. It is anticipated that the column and spandrel elements would have a lighter color palette consistent with many of the lighter colored masonry-faced buildings nearby.

[1] Illustrative comparative renderings showing the No Action and With Action development are provided in **Figures 7-28 through 7-32**.

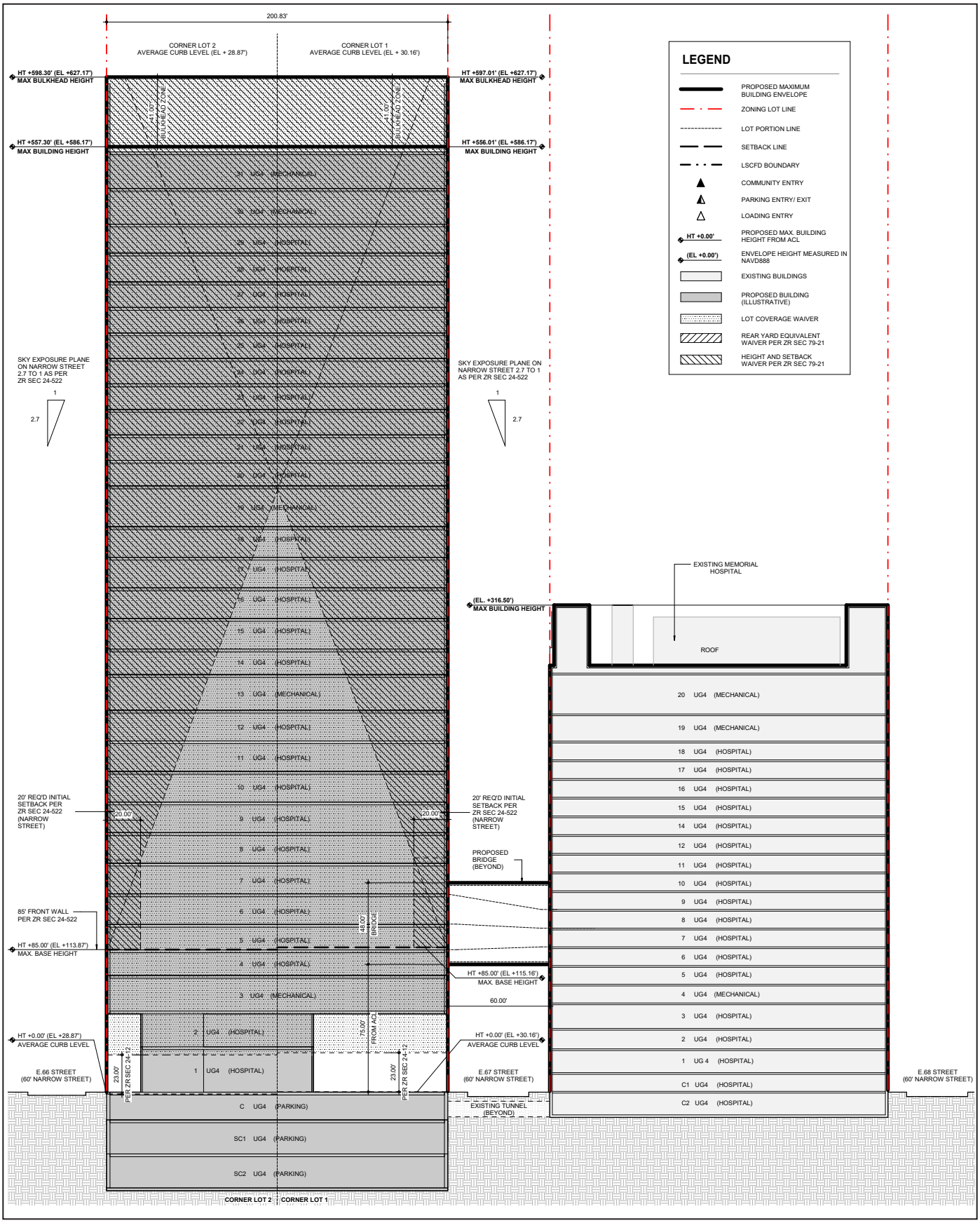


Source: CannonDesign/Foster + Partners. Adamson Associates International.

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

Proposed Project
Roof Plan

Figure 7-19



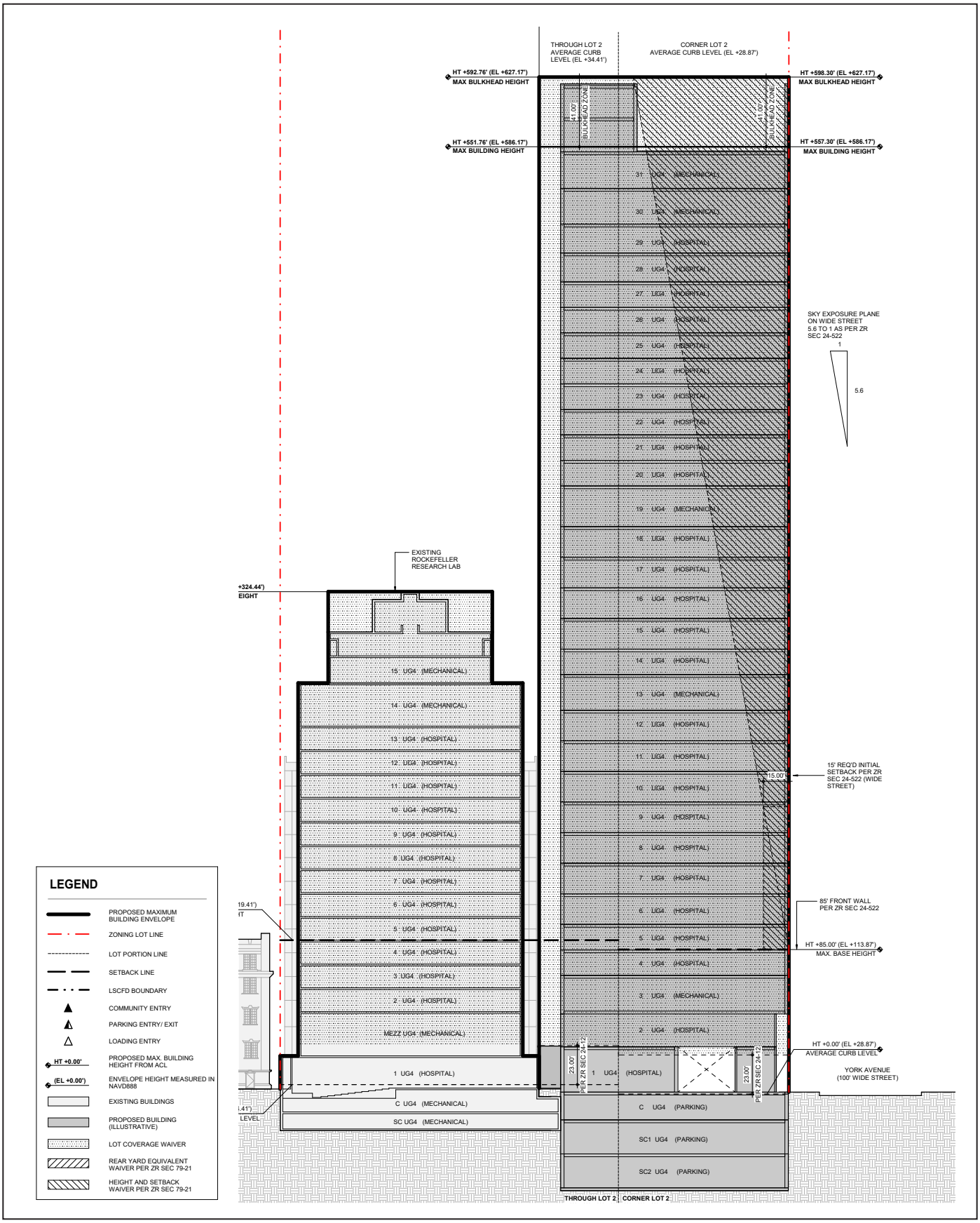
NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

Proposed Project
North-South Section

MSK PAVILION

Figure 7-20

2.1.24



Source:AAI Architects, P.C.

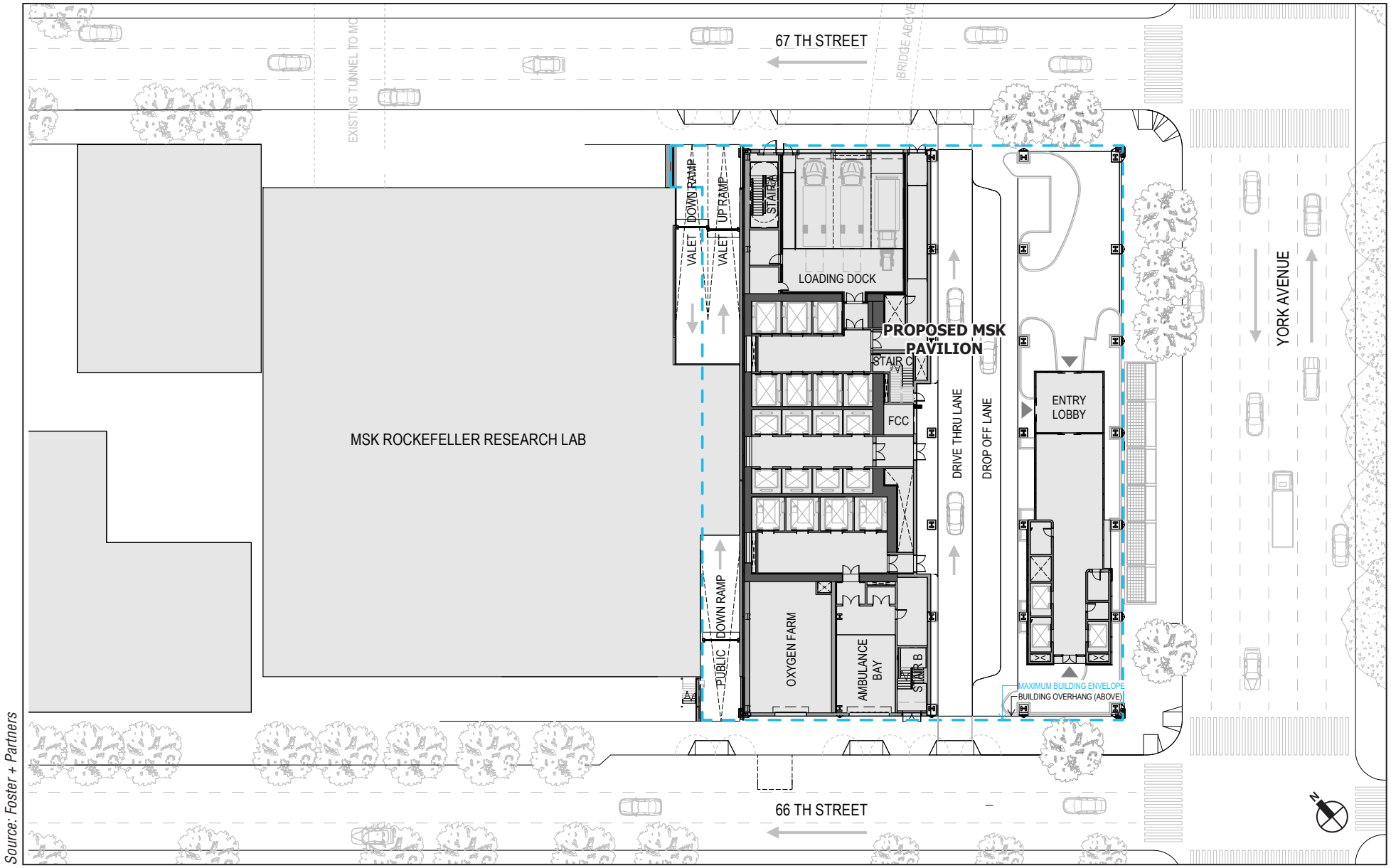
NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

Proposed Project
East-West Section

MSK PAVILION

Figure 7-21

2.1.24



Source: Foster + Partners

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

Proposed Ground Floor Plan

MSK PAVILION

Figure 7-22



Source: CannonDesign/Foster + Partners

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

Proposed Project – Contextual southwest view from York Avenue and East 67th Street, including the double-height lobby and bridge over East 67th Street



Source: CannonDesign/Foster + Partners

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

Proposed Project – Southwest view from the corner of York Avenue and East 67th Street, including landscaping, seating areas, and the double-height lobby



Source: CannonDesign/Foster + Partners

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

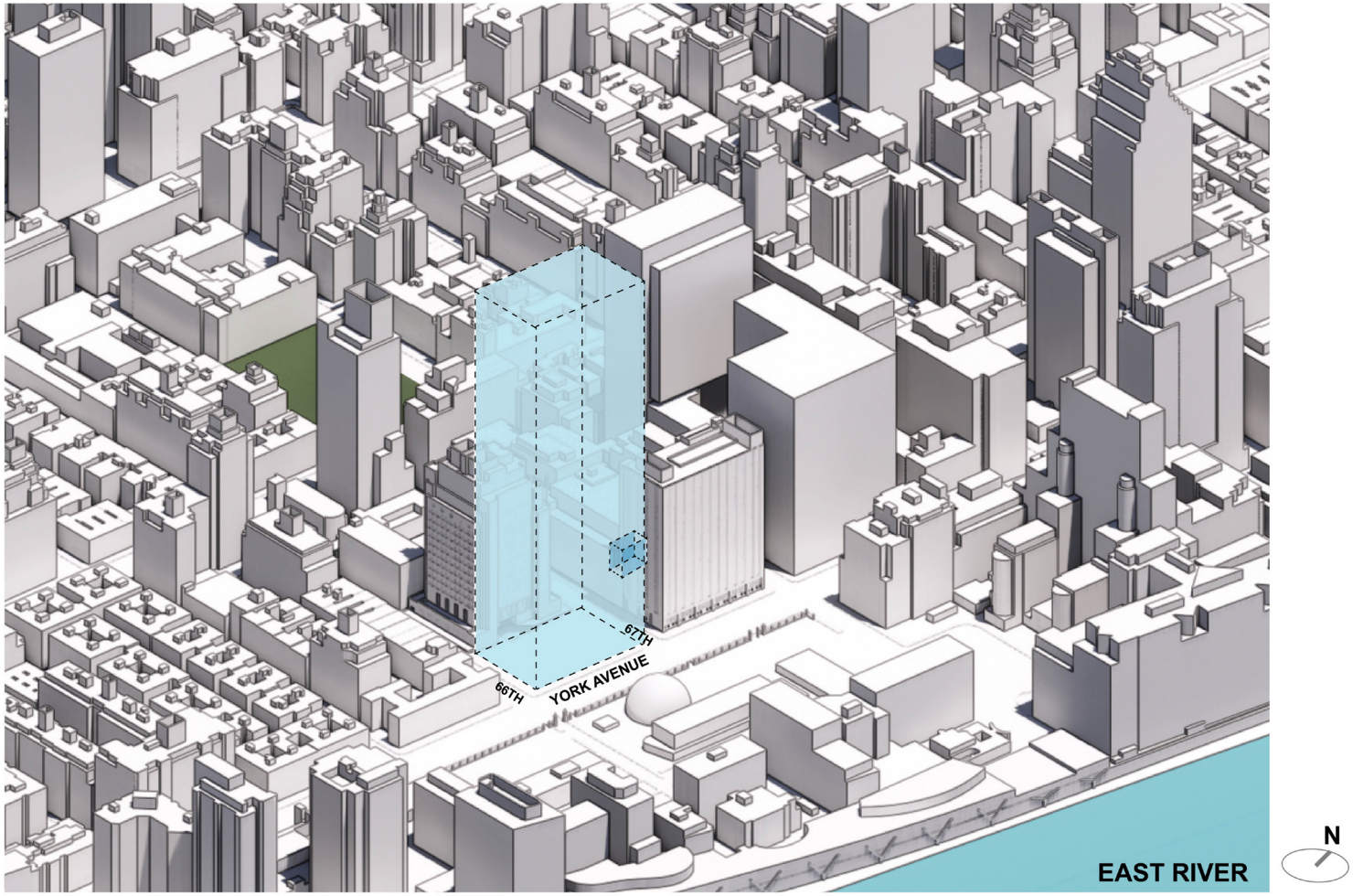
Proposed Project – Contextual northwest view from York Avenue and East 66th Street, including landscaping, seating areas, and the double-height lobby



Source: CannonDesign/Foster + Partners

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

Proposed Project – Contextual view north from East 66th Street, including landscaping, seating areas, the double-height lobby, and the southern building entrance



Source: CannonDesign/Foster + Partners

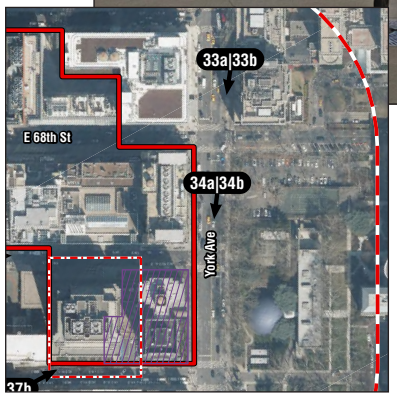
NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

Proposed Project
Maximum Zoning Envelope

Figure 7-27



Source: Foster + Partners



No Action **33a**



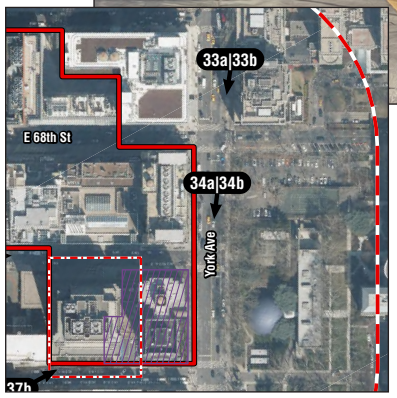
For Illustrative Purposes Only

With Action **33b**

No Action/With Action Comparison
View southwest on York Avenue from East 69th Street



Source: Foster + Partners



No Action **34a**



For Illustrative Purposes Only

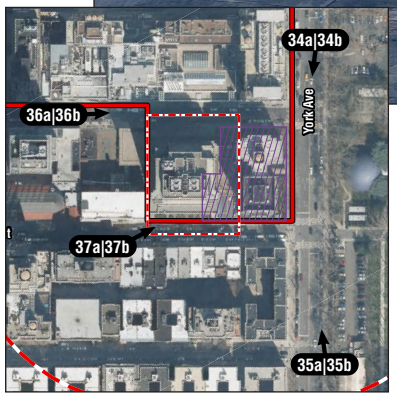
With Action **34b**

No Action/With Action Comparison
View southwest on York Avenue from East 68th Street

Figure 7-29



Source: Foster + Partners



No Action **35a**



For Illustrative Purposes Only

With Action **35b**

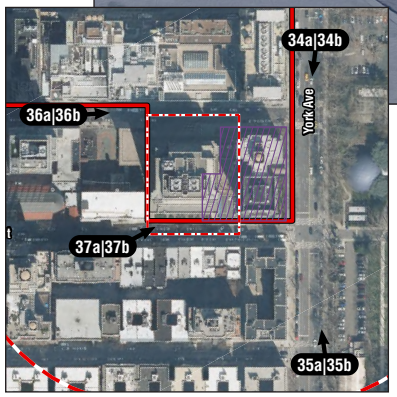
No Action/With Action Comparison
View northwest on York Avenue from East 65th Street

MSK PAVILION

Figure 7-30



Source: Foster + Partners



No Action **36a**



For Illustrative Purposes Only

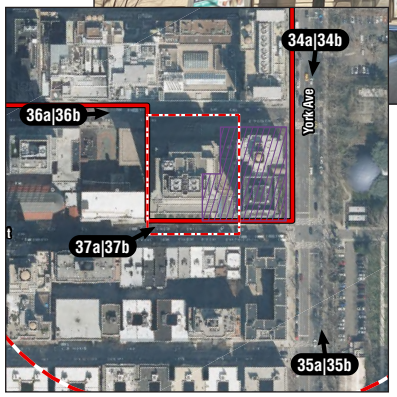
With Action **36b**

No Action/With Action Comparison
View southeast on East 67th Street

Figure 7-31



Source: Foster + Partners



No Action **37a**



For Illustrative Purposes Only

With Action **37b**

No Action/With Action Comparison
View northwest on East 66th Street

Figure 7-32

The building's massing would rest on pilotis anchoring the building while allowing for a highly transparent double-height lobby structure that would be set back from the sidewalks on York Avenue and East 66th and East 67th Streets, below a deep cantilever. At the ground level, the lobby structure would have a smaller footprint with the upper portion of the lobby having a larger form. At the ground level, the lobby structure would serve as a vestibule providing vertical access to the building's elevated primary lobby. Landscaping and seating would be provided on the north and south ends of the ground floor vestibule, enhancing the pedestrian experience. A through-block driveway for patient drop-offs and pick-ups would be located west of the lobby structure and would provide direct weather-protected access into the lobby. The building would have doors on the north and south ends of the vestibule and on the through-block driveway to the west (see **Figures 7-19 through 7-26**).

The new building would have non-illuminated MSKCC identification signage at the lobby structure on York Avenue and East 66th and East 67th Streets. Small, free-standing illuminated way-finding pylons would be located within the property line near the building doors on East 66th and East 67th Streets (see **Figures 7-24 through 7-26**).

The new building's north façade would have a two-story, glazed Patient Bridge spanning over East 67th Street connecting floors 5 and 6 with floors 8 and 9 of the Memorial Hospital building to the north (see **Figures 7-19 through 7-23**). The bridge would provide a medically necessary connection for staff and patients between the buildings, enhancing the interconnectivity between buildings in the LSCFD. At 31 stories (with a roof height of approximately 557.3 feet and an overall height up to 598.3 feet tall, including mechanical bulkhead), the new building would be taller than the buildings it would replace. However, the new building would be located within the context of the Project Area buildings to the north that have a variety of massings, heights, and forms. The new building would be compatible with the varied urban design character of the Project Area which includes tall older and newer institutional buildings with masonry cladding, along with newer additions and the modern, 23-story Zuckerman Research Center that has a primarily glass curtain wall with masonry panels at the base. Further, the new building's glazed curtain wall would be contextual to variety of institutional buildings in the Project Area, and the column and spandrel expressions are anticipated to be of a lighter color palette that would complement the lighter colored masonry-faced buildings nearby. The new building's recessed double height, highly transparent lobby structure, along with the landscaping and seating areas along the lobby structure's street frontages, would activate the Development Site and contribute to the pedestrian experience of urban design in nearby areas of the Project Area (see **Figures 7-22 through 7-26 and 7-28 through 7-32**).

The RRL building immediately west of the new hospital building would be modified for improved access to and from the below grade garage and a small reduction in some ground-floor conference room space. The garage entrance would remain on East 66th Street and a new entrance and exit would be located on East 67th Street. There would be three loading docks on East 67th Street and one on East 66th Street. Non-illuminated MSKCC identification signage would be located at the garage entrance on East 66th Street (see **Figures 7-19 and 7-22**). Therefore, the Proposed Project would not result in any adverse impacts to the urban design character of the Development Site, the Rezoning Area, or the Project Area.

STUDY AREA

With the Proposed Actions, the new building would replace the existing buildings on the Development Site and would therefore not alter street orientation, street patterns, block shapes, or

natural resources in the study area. While the new building would be taller than the buildings it would replace, the new building would be immediately adjacent to the through-block 16-story, approximately 259-foot-tall RRL building in the Rezoning Area and would be sited within the context of other tall institutional buildings on the west side of York Avenue in the study area. The new building would be located south of these tall buildings and would maintain the strong streetwall that characterizes the west side of York Avenue north of and including the Development Site.

The new building would be located among other tall institutional buildings in the study area to the north and west of the Development Site and Project Area, which also includes many newer, tall buildings that have glazed curtain walls. The new building would be of a height and form that would be compatible with the larger, tall buildings in the study area, including institutional buildings on York Avenue and East 69th and East 70th Streets, and both institutional and residential buildings on First Avenue. Further, the study area to the south and east of the Development Site and Project Area is already characterized by tall institutional buildings that have been built during different development periods. Therefore, while the new building would be taller than study area buildings to the south and east, it would be compatible with the overall varied urban design character of the study area, including the study area on York Avenue to the north.

The new building's glazed double height lobby structure would provide transparency into the building from nearby locations along York Avenue and East 66th and East 67th Streets. The lobby's transparency and the landscaping and seating areas would activate the sidewalks adjacent to the Development Site, enhancing the pedestrian experience from nearby locations in the study area (see **Figures 7-23 through 7-26**). The through-block driveway for patient drop-offs and pick-ups would have minimal conflict points with pedestrians on sidewalks since there would only be a single lane curb cut for right turns into the driveway on East 66th Street and a single lane curb cut for left turns out of the driveway on East 67th Street. Absent the through-block driveway, patient drop-offs and pick-ups would occur in the street, crossing sidewalks to access the proposed building. Therefore, the through-block driveway provides efficiencies that would enhance the pedestrian experience on sidewalks near the Development Site. The two-story Patient Bridge spanning over East 67th Street would provide connections between the new building and the Memorial Hospital building to the north (see **Figure 7-23**). The bridge would not affect the pedestrian experience as it would be located above the street.

Navigational assistance for the pedestrian entrances along York Avenue at the corners of East 66th and East 67th Streets would be provided by illuminated pylons within the property line (see **Figures 7-23 through 7-26**). The proposed signage would be consistent with the identification and navigational signage used by other hospitals to assist patients and caregivers in locating the appropriate pedestrian and parking building entrances and exits. Therefore, the Proposed Project would not result in any significant adverse impacts to the urban design character of the study area.

VISUAL RESOURCES AND VIEW CORRIDORS

DEVELOPMENT SITE, REZONING AREA, AND PROJECT AREA

As there are no visual resources on the Development Site or in the Rezoning Area, the With Action development would not adversely affect any visual resources on the Development Site or in the Rezoning Area. The new building also would not adversely affect the visual resource in the Project Area—the mid-block Zuckerman Research Center—as there is no visual or contextual relationship between the Development Site and this visual resource. Further, the Development Site is located more

than 320 feet south of this visual resource, beyond intervening tall buildings, and the new building would face away from the Zuckerman Research Center. Therefore, the context of this Project Area visual resource would not be adversely affected by the new building on the Development Site.

The new building on the Development Site also would not adversely affect views from the Development Site, Rezoning Area, or Project Area to views of any study area visual resources. Views from vantage points near the Development Site would continue to include the western portion of the Rockefeller University campus's dense tree canopy and plantings, and the decorative entrance gate at East 66th Street; the NewYork-Presbyterian/Weill Cornell Medical Center; and the approach to the Ed Koch Queensboro Bridge that is located outside the study area to the south.

North-south views on the York Avenue view corridor would not be obstructed or obscured by the new building on the Development Site. This view corridor would not be adversely affected by the addition of a new, tall building on the Development Site as the new building would replace existing buildings and would be viewed within the context of other tall buildings along the York Avenue view corridor. While the new building would be taller than the buildings it would replace, it would be adjacent to the 16-story, approximately 259-foot-tall RRL building in the Rezoning Area immediately to the west and would be located among other buildings on the west side of York Avenue, which includes tall buildings within the context of the Rockefeller University campus and the NewYork-Presbyterian/Weill Cornell Medical Center.

Eastward views on East 66th Street from the Development Site would continue to include the decorative gate at the primary entrance to the Rockefeller University campus. Limited views east on East 66th from the Development Site and on East 67th and East 68th Streets from the Project Area near York Avenue would continue to include the mature trees on the east side of York Avenue and on the Rockefeller University campus. While eastward views on East 67th Street would be altered with the addition of a new bridge, views that include the Rockefeller University campus would largely remain available from the same vantage points as in existing conditions and in the future with the Proposed Project. Longer views from the Project Area on East 66th, East 67th, and East 68th Streets to the Rockefeller University campus would continue to be obscured by distance and Rockefeller University's tree canopy and plantings, including views on East 67th Street, which would also include the new bridge (see **Figure 7-31**).

Therefore, the new building would not adversely affect views to visual resources or view corridors on the Development Site or in the Project Area.

STUDY AREA

The new building on the Development Site would not have the potential to obstruct views to the visual resources in the study area, which include the Rockefeller University campus, the NewYork-Presbyterian/Weill Cornell Medical Center, the Church of St. John Nepomucene, and St. Catherine's Park. The approach to the Ed Koch Queensboro Bridge is a visual resource located outside the study area to the south. Study area views that include the Rockefeller University campus and the NewYork-Presbyterian/Weill Cornell Medical Center would remain available from existing vantage points on York Avenue. Eastward views to the Rockefeller University campus's decorative entrance gate would remain available from existing vantage points on East 66th Street and eastward views on East 69th Street that include the 27-story tower of the NewYork-Presbyterian/Weill Cornell Medical Center also would remain available from existing vantage points.

Study area views that include the Zuckerman Research Center would not be affected by the new building on the Development Site. As described above, the Development Site is located more than

320 feet south of this visual resource and would not affect views from existing study area vantage points that include this visual resource.

Study area views that include the Church of St. John Nepomucene would remain available in the future With Action condition as the new building on the Development Site would be located at the opposite end of the block from the church (more than 300 feet east of the church beyond intervening buildings). Further, views to this visual resource would remain are available from vantage points on First Avenue and East 66th Street and would not be affected by the new building on the Development Site.

St. Catherine's Park, and the approach to the Ed Koch Queensboro Bridge are located away from the Development Site and views to these visual resources would remain available from the same vantage points as in existing conditions and in the future with the Proposed Project.

The new building on the Development Site would not adversely affect views from existing vantage points along view corridors in the study area. Views on the York Avenue view corridor would remain available. As described above, views along this view corridor would change with the addition of a new, tall building on the Development Site. While the new building would be taller than the buildings it would replace and would also be taller than nearby buildings on the York Avenue view corridor to the north, these changes would not be adverse. The new building would be located among other tall institutional buildings that characterize the York Avenue view corridor. Further, views that include the visual resources on the York Avenue view corridor—the Rockefeller University campus and the NewYork-Presbyterian/Weill Cornell Medical Center—would remain available from existing vantage points in the future with the Proposed Project. The addition of a new, tall building on the Development Site would be consistent with study area views that include tall buildings within the study area and at greater distances beyond the study area.

The First Avenue view corridor is located at a distance from the Development Site, beyond intervening buildings. Similarly, eastward views on East 69th Street that include the 27-story tower of the NewYork-Presbyterian/Weill Cornell Medical Center and eastward views on East 68th Street that include the Zuckerberg Medical Center are located at a distance from the Development Site beyond intervening buildings. The First Avenue view corridor and views to the NewYork-Presbyterian/Weill Cornell Medical Center and the Zuckerberg Medical Center would not be affected by the new building on the Development Site.

Views east on East 68th and East 69th Streets from near First Avenue and St. Catherine's Park would not be affected by the new building on the Development Site as there is no visual or contextual relationship between these views and the Development Site.

The new building on the Development Site would not obscure or obstruct mid-block views east on East 66th Street; these views would continue to include limited views to the mature trees on the east side of York Avenue and on the Rockefeller University campus and the decorative gate at the primary entrance to the Rockefeller University campus. Eastward views on East 67th Street would be altered with the addition of a new bridge; however, views that include the Rockefeller University campus would largely remain available from existing vantage points near York Avenue. Longer views from the study area on East 66th, East 67th, and East 68th Streets to the Rockefeller University campus would continue to be obscured by the tree canopy and distance, including views on East 67th Street, which would also include the new bridge (see **Figure 7-31**).

Therefore, the Proposed Project would not result in any significant adverse impacts to urban design or visual resources. ✷