

SPARC Kips Bay CCLU Public Hearing

January 9th, 2025



SPARC Kips Bay is a first-of-its-kind hub for education, workforce, and industry all in one block.

SPARC Kips Bay is bolstered by a partnership between New York City and New York State.



SPARC Kips Bay Partners to occupy +2 Million GSF of health, education, and life sciences space

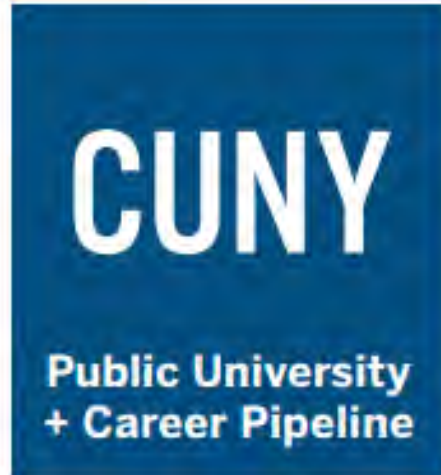


HS Educational Facility

193,000 GSF

Creating a new HS educational facility focused on:

- Health and life science pathways
- Connections to CUNY and career prep
- Connections to H+H and OCME



Public University + Career Pipeline

605,000 GSF

Building new facilities for 60+ CUNY degree programs:

- Hunter College School of Nursing & School of Health Professions
- Hunter College School of Arts & Sciences
- BMCC Health Sciences, Health Studies, and Nursing Programs
- CUNY School of Public Health
- Research Labs



Life Sciences Research Labs

Up to 1,000,000 GSF

Creating cutting-edge life sciences space that will support:

- Wet labs
- Dry labs
- Translational R&D
- Tech-forward life sciences capabilities
- Space for industry collaboration, convening, and exhibitions



Outpatient Care + Training Center

185,000 GSF

Expanding existing preventative care programs for Bellevue patients:

- Nursing advanced practice center & Simulation training center
- Adult primary care
- Wellness programs
- Ambulatory care center
- Phlebotomy and radiology services



Forensic Pathology Center

156,000 GSF

Replacing outdated facilities to support the daily needs of OCME, including:

- Toxicology and pathology lab
- Forensic anthropology lab
- Morgue facilities
- Autopsy suite



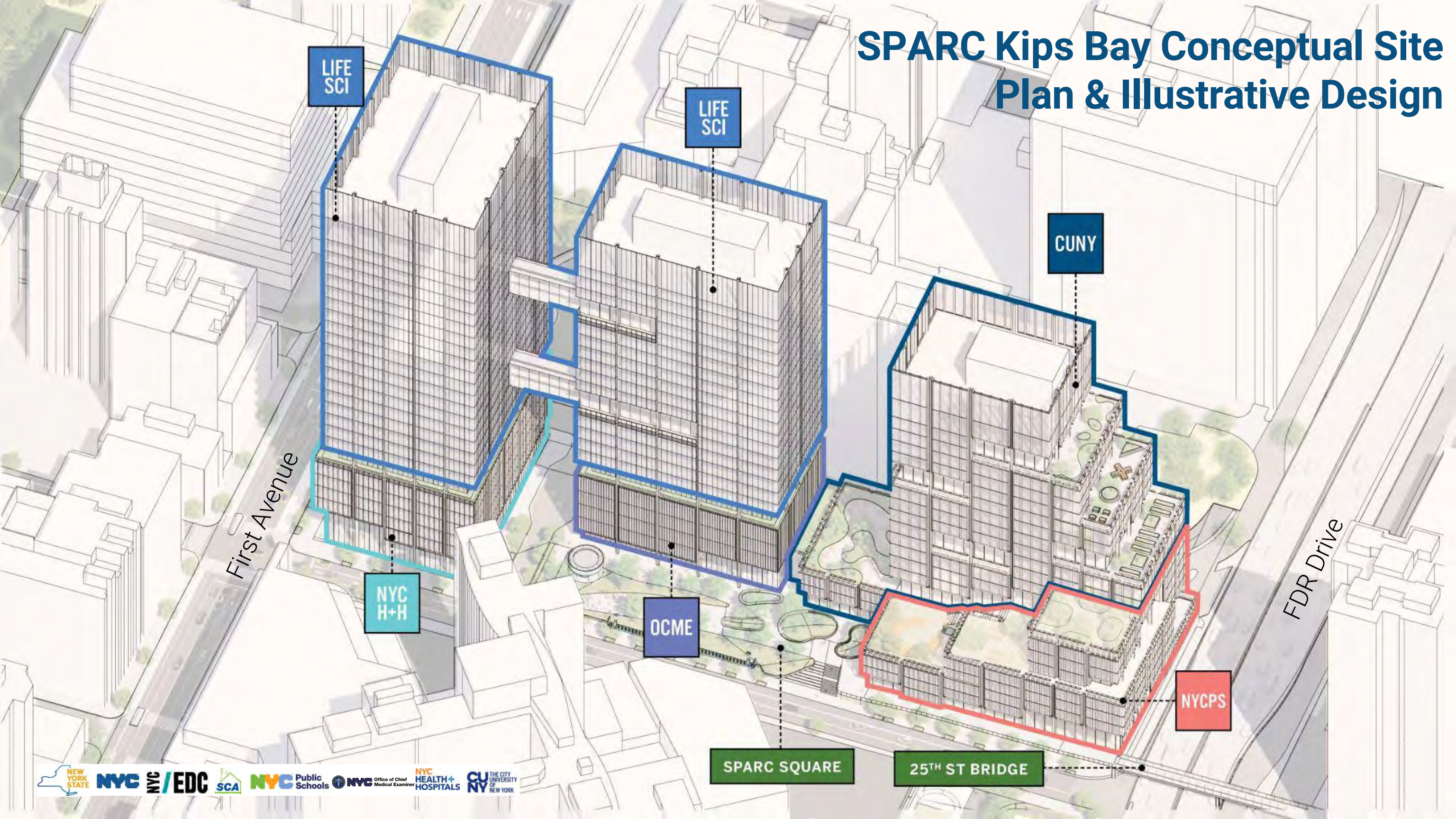
Community Infrastructure

Over 1.5 acres of public realm improvements

Addressing long-standing community priorities, such as:

- New public open space and improved walkability
- New ADA accessible pedestrian bridge
- Neighborhood resiliency
- Expanded sidewalks and safer street crossings
- Food and retail at ground level

SPARC Kips Bay Conceptual Site Plan & Illustrative Design



LIFE SCI

LIFE SCI

CUNY

NYC H+H

OCME

NYCPS

SPARC SQUARE

25th ST BRIDGE

First Avenue

FDR Drive

Kips Bay Science District is NYC's premier life sciences cluster.



SPARC Kips Bay (1st Ave & E25th St)



Innovation East (455 First Ave)



Deerfield Cure (345 Park Ave S)



LIFE SCI NYC

As of 2023, there were **1,500 Life Sciences Industry businesses** in NYC.

The Life Sciences' Ecosystem employs more than **42,000 New Yorkers** and contributed **\$16.5 billion** to the city's economy in 2024.



SPARC will be a model
for **workforce
development** and
create direct
**connections between
education and jobs.**



SPARC will deliver important **public realm improvements** in the first phase of the project



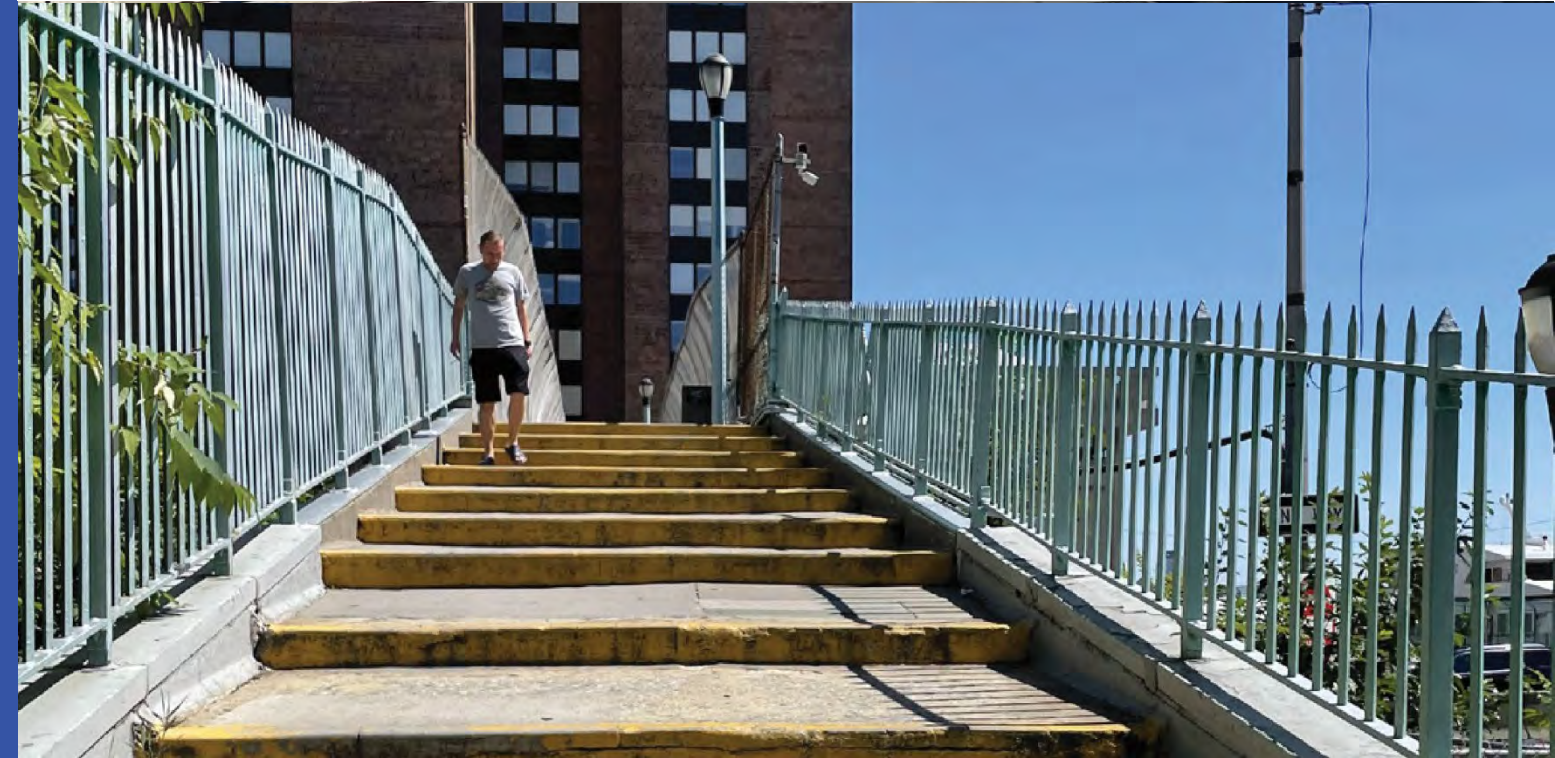


Land Use Actions

1. Zoning Map Amendment to rezone R8 to C6-4
2. Zoning Text Amendment to map a MIH Designated Area
3. Special Permit pursuant to ZR 74-171 & 74-901 Scientific Research and Development Facility for use and bulk
4. Disposition of City-owned sites for the life sciences development, CUNY facility, and open space
5. Acquisition of spaces for H+H & OCME facilities within the life sciences development
6. Site Selection for OCME
7. City Map Change for the 25th Street pedestrian bridge

25th Street Pedestrian Bridge

- New 25th Street Pedestrian Bridge will prioritize:
 - Universal Design
 - Enhanced connectivity and potential for intermodal access
 - Longevity and useful life
 - Continuity and minimizing interruption
- The bridge will connect the SPARC campus and neighborhood to the waterfront and improve connections to Asser Levy Park and the Manhattan Waterfront Greenway.
- The Bridge will be designed to SDOT and CDOT requirements.



SPARC Community Task Force and Design Principles

- Co-Chaired by Council Member Keith Powers and Community Board 6 Chair Sandra McKee
- 11 task force members and five local elected members
- Announced in November 2023, have met 6 times since January 2024
- Produced the **SPARC Kips Bay Community Design Principles**, which will guide the design of the first phase of SPARC and be attached to the future developer RFP for the second phase of SPARC that includes life sciences, OCME, and H+H

The Design Principles are **Connected, Inclusive, Activated, Safe, Comfortable, and Distinctive**

SPARC Kips Bay Community Design Principles

1. Connected

Create a hub that connects the surrounding neighborhoods both physically and socially to SPARC's programs and open space, enhancing existing assets, strengthening communities, and inspiring continued learning and curiosity.

- 1.1 Create a seamlessly integrated network of green areas and waterfront, including Asser Levy Park, Stuyvesant Cove Park, and Bellevue Garden, through well-designed pathways, signage, street improvements, and a new, inclusive pedestrian bridge.
- 1.2 Prioritize shared usage of spaces and programming that are complementary with neighboring sites, respond to the community's needs, and enhance the community's quality of life through continued engagement to create a sense of belonging and ownership.
- 1.3 Establish a center for learning and connect the larger community with educational and career opportunities in healthcare and the life sciences.

1. Connected



Kips Bay Science District Education and Workforce Taskforce

- Mission statement: *“To develop a clear vision for the career pathways, programs, and partnerships needed to ensure Kips Bay provides equitable access for New Yorkers to the city’s healthcare, life sciences, and public health education, training, and job opportunities”*
- Led by NYCEDC, includes ~50 members across education, workforce, and industry, including CUNY, NYC H+H, NYC Public Schools, Mayor’s Office of Talent and Workforce Development, Deerfield, NYU Langone



Workforce Report: *Empowering Kips Bay's Future Workforce*

Four Recommendations:

- 1. Scale and fund exposure-based learning opportunities.
- 2. Strengthen NYC students' career pathways through dual enrollment, transferable credits, and work-based learning.
- 3. Develop sector-specific, industry-driven training programs for talent into priority occupation career tracks.
- 4. Create an independent organization led by SPARC's anchor tenants to drive district training and engagement.



SPARC Kips Bay's Public Benefits



New ADA Pedestrian Bridge on 25th St



Modern facilities for 60+ CUNY degree programs



New HS educational facility offering health and life sciences pathways



1 million sf of cutting-edge life sciences space



+1.5 acres of new public open space and public realm improvements



Educating and training youth, college, and mid-career professionals in health care, public health and life sciences



Largest project to deploy sustainable and circular construction methods



3,100+ permanent jobs and 12,000 union construction jobs

SPARC Kips Bay



Thank you



NYC

NYC / EDC



NYC Public Schools



NYC Office of Chief Medical Examiner

NYC HEALTH + HOSPITALS

CUNY THE CITY UNIVERSITY OF NEW YORK

Appendix

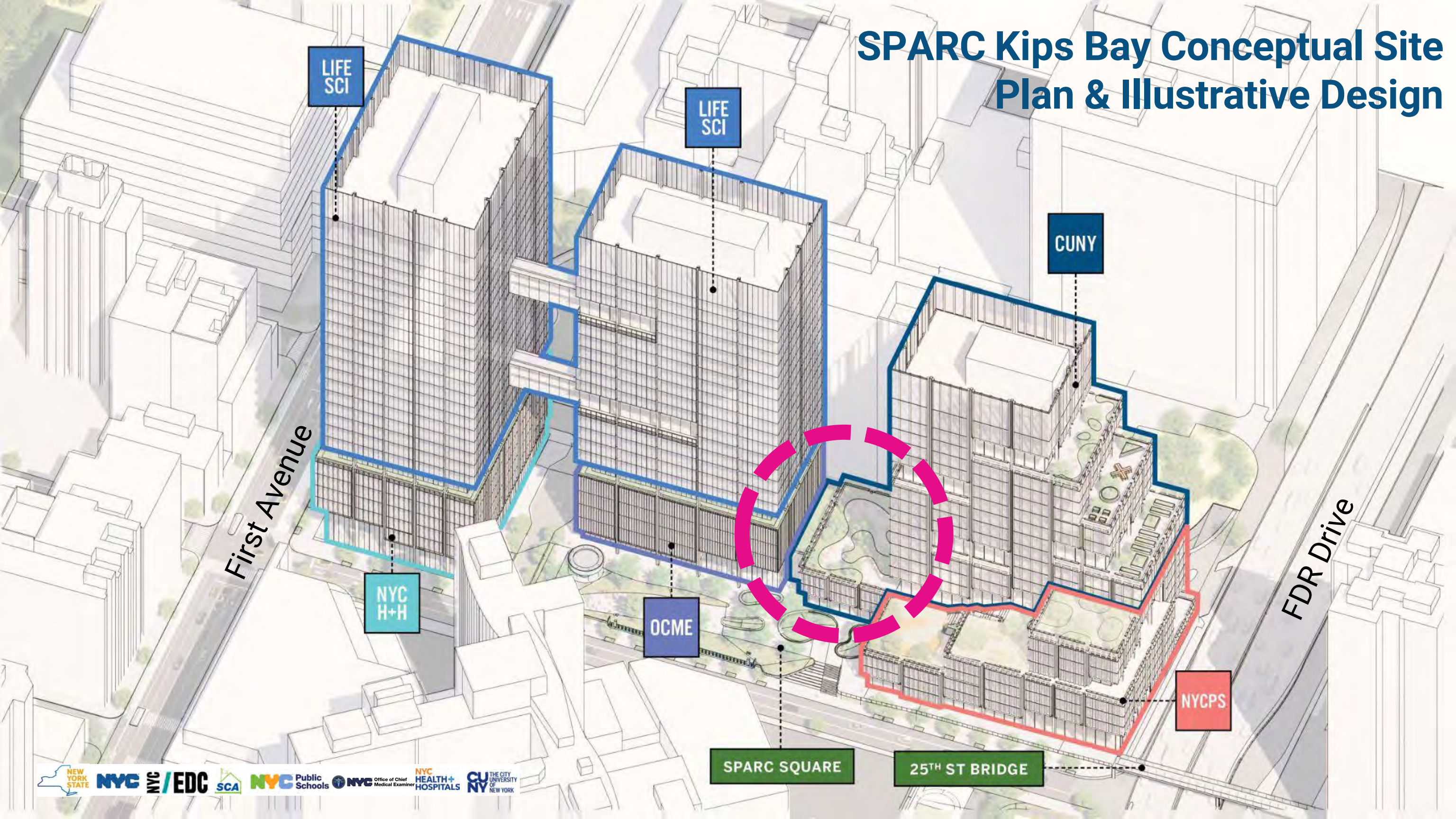


Proposed Modification to Envelope for Design Refinement

*Phase 1 of SPARC, which includes, the design and construction of; the City University of New York and NYC Public Schools facilities, SPARC Square, East 25th Street pedestrian bridge and public realm **is proceeding.***

- Building & programming **square footage does not increase**
- Degree of **bulk waivers does not increase**
- Maximum allowable **height** of building **does not increase**
- **No additional impacts identified by the Draft Environmental Impact Statement (DEIS)**

SPARC Kips Bay Conceptual Site Plan & Illustrative Design



LIFE SCI

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CUNY

First Avenue

NYC H+H

OCME

NYCPS

FDR Drive

SPARC SQUARE

25th ST BRIDGE

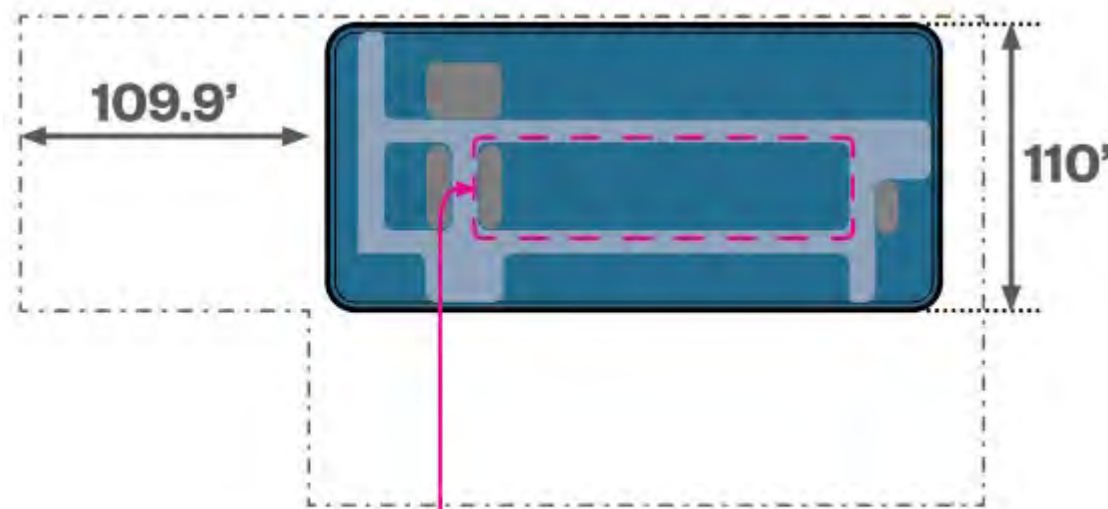
Design Refinement – Learning Spaces

Illustrative Floor Plans

Rationale: Design refinement of this building allows CUNY to create more spaces with windows, allowing access to light and air, creating better learning environments.

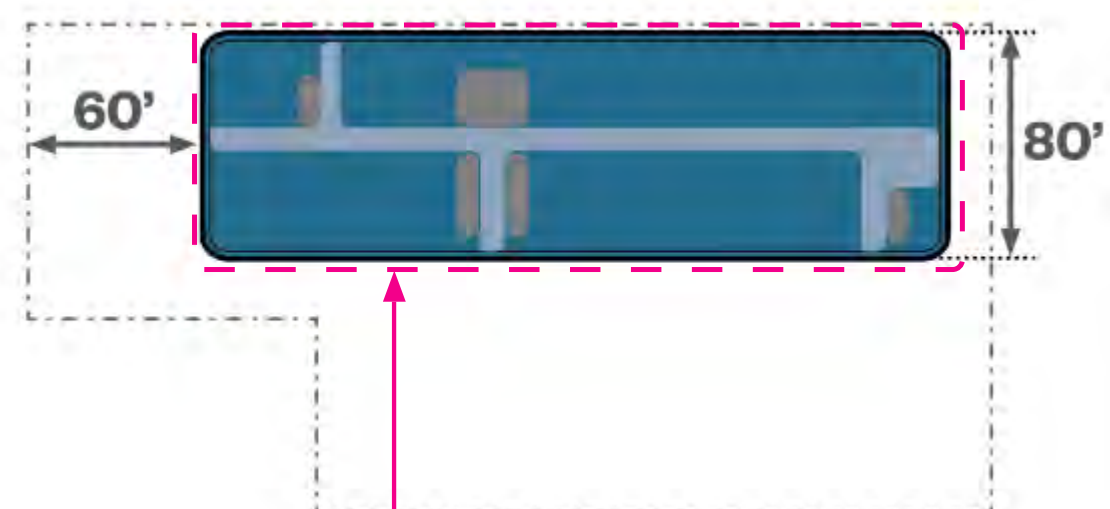
How the design refinement achieves this goal: Classroom floorplate becomes thinner. To replace lost square footage, the podium increases in height along 26th street by 35 feet.

Masterplan



Some classrooms do not have windows, which does not allow for access to light and air

Requested Design Refinement



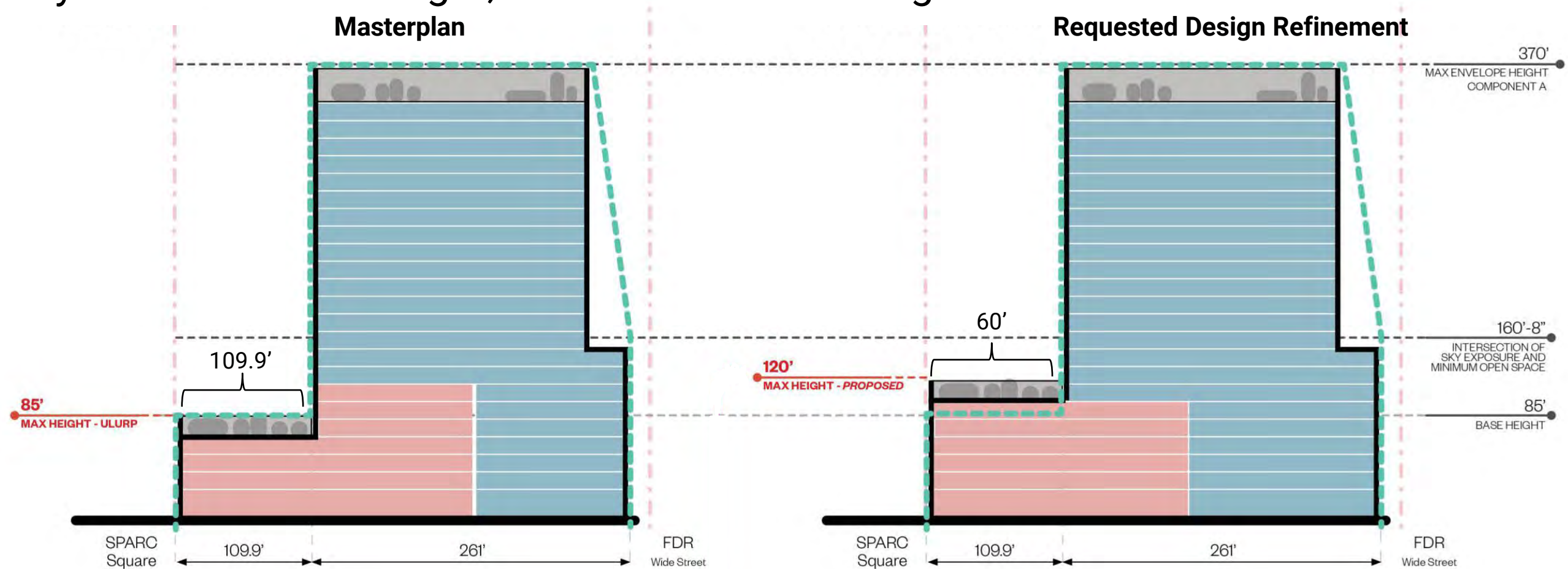
Most classrooms have windows and access to light and air

Design Refinement – Podium Height

Illustrative Building Cut-Throughs

Rationale: High schools function better with fewer and larger floors that don't require students going up and down stairs or elevators throughout the day.

How the design refinement achieves this goal: Increasing the height of the podium along 26th street by 35 feet creates larger, fewer floors for the high school



FEIS Overview

Final Environmental Impact Statement (FEIS) Overview

VHB, prime consultant, coordinated with the MOEC, DCP, DOT, DEP and LPC in the drafting of the FEIS. The FEIS was published December 5th with the following findings:

Analysis Areas with No Significant Adverse Impacts	Analysis Areas with Significant Adverse Impacts
• Land Use, Zoning and Public Policy / WRP	• Transportation
• Socioeconomic Conditions	• Traffic
• Open Space Resources	• Subway
• Shadows	• Pedestrians
• Neighborhood Character	• Bus
• Urban Design and Visual Resources	• Construction Transportation
• Hazardous Materials (RAP/CHASP)	• Historic and Cultural Resources
• Water and Sewer Infrastructure	
• Air Quality	
• Greenhouse Gas Emissions and Climate Change	
• Noise	
• Public Health	

EIS Impacts

Transportation

Traffic impacts

23 intersections analyzed: 17 intersections impacted in AM Peak Hour, 14 in Midday Peak Hour, 9 in PM Peak Hour:

Pedestrian impacts

8 pedestrian elements in AM Peak Hour, 5 Midday, 5 PM:

Transit

2 subway stations impacted:

5 bus lines impacted:

Historic Resources

Demolition of buildings eligible for listing on the State and National Registers of Historic Places

Alternatives Analysis accepted by SHPO:

Construction

Construction transportation and noise impacts:

EIS Mitigation - Transportation

Traffic impacts

Signal timing can mitigate some traffic impacts

17 of 23 intersections could not be fully mitigated in at least 1 peak hour

Pedestrian impacts

EDC to implement: 2 pedestrian mitigation measures:

- Citibike Station relocation from 25th St frontage to First Ave frontage
- First Ave & 25th St crosswalk restriping to widen crosswalk

7 of 9 pedestrian impacts could not be mitigated due to immovable physical obstructions

Transit

Subway

○ 23rd St Station – stairwell widenings would have cascading impacts on sidewalks that would also need to be widened. DOT deemed infeasible as sidewalk widenings would interrupt traffic flow.

○ 28th St Station – northbound platform not ADA accessible today; stairwell widening would trigger ADA improvements at a cost determined to be impracticable.

5 bus lines impacted: MTA will monitor bus ridership and add buses as needed

EIS Mitigation – Historic Resources

Historic Resources

Demolition of buildings eligible for listing on the State and National Registers of Historic Places

Alternatives Analysis accepted by SHPO: LOR with mitigation measures being developed

Possible mitigation measures:

- Photo documentation prior to demolition. Documentation to include architectural description and historical narrative, select historic drawings/photos, and photographs following OPRHP's guidelines. Photo report to be transmitted to New York State Archives (digital only).
- EDC will work with the design and construction teams to determine how historic architectural elements within Brookdale could be salvaged. Salvaged materials could include the pink marble, stone, wood and glass, bas-relief sculptures, or other architectural elements in the existing public spaces.

EIS Mitigation - Construction

Noise control measures can fully mitigate construction noise impacts

Construction Transportation impacts could not be fully mitigated in the AM construction peak hour

SPARC Kips Bay Community Task Force Members

Task Force Co-Chair	Council Member Keith Powers	District 4
Task Force Co-Chair	Sandra McKee	CB 6, Chair
Elected Member	Assembly Member Harvey Epstein	Assembly District 74
Elected Member	State Senator Kristen Gonzalez	59 th Senate District
Elected Member	Borough President Mark Levine	Manhattan
Elected Member	Congressman Jerry Nadler	NY-12
Elected Member	Council Member Carlina Rivera	District 2
Member	Elsie Otero	Nathan Straus Houses Tenants Association, Board President
Member	Janet Handal	Waterside Plaza Tenants Association, Board President
Member	Maria G. Gotsch	The Partnership Fund for New York City, CEO
Member	Melanie Aucello	344 East 28 th Street Tenants Association, Board President
Member	Michael Baran	Pfizer Ventures, Executive Director
Member	Molly Hollister	Alliance for Kips Bay, President
Member	Renee Moskowitz	East Midtown Plaza Tenants Association, Board President
Member	Santos Rodriguez	Building Trades Council, Chief of Staff
Member	Sophie McElroy	High School Representative, Student
Member	Stephen Levin	Solar One, President and CEO
Member	Susan Steinberg	Stuyvesant Town—Peter Cooper Village Tenants Association, Board President

Education & Workforce Taskforce Members

Taskforce is led by EDC and includes ~40 taskforce members leading life sciences, healthcare, public health and workforce / education in the Kips Bay Science District, including:

City / State Partners		Private Partners	
CUNY	<p><u>Wendy Hensel</u>, Exec. Vice Chancellor & University Provost (CUNY Central)</p> <p><u>Lauren Andersen</u>, Associate Provost, Careers & Industry Partnerships (CUNY Central)</p> <p><u>Patricia Simino Boyce</u>, University Dean for Health & Human Services (CUNY Central)</p> <p><u>Andrea Soonachan</u>, University Dean for K16 Initiatives(CUNY Central)</p> <p><u>Pete Gutierrez</u>, Acting Dean of Health Sciences and Nursing (BMCC)</p> <p><u>Cynthia King Vance</u>, VP, Strategic Initiatives (Hunter)</p> <p><u>Robert Domanski</u>, Dean of Academic Innovation & Outcomes (Hunter)</p>	NYU Langone Health	<u>Neda Asfarmanesh</u> , Director, Research Strategy and Program Development
		Deerfield Management	<u>William Slattery</u> , Partner
		Futures and Options	<u>Carolyn Silver</u> , Executive Director
		JobsFirstNYC	<u>Marjorie Parker</u> , CEO & President <u>Keri Faulhaber</u> , Vice President
		1199SEIU Training and Employment Funds	<u>Daniel Bustillo</u> , Deputy Executive Director
		American Museum of Natural History	<u>Mark Weckel</u> , Director; Youth Initiatives
		New York Alliance for Careers in Healthcare	<u>Deepa Dhawan</u> , Director
Mayor’s Office of Talent and Workforce Dev	<u>Daniel Liss</u> , Senior Advisor Industry Partnerships & Executive Director of NYACH		
NYC Health and Hospitals	<u>Marcia Peters</u> , Chief Operating Officer <u>Tracey Capers</u> , Director of Nursing for Ambulatory Care		
NYC Public Schools	<u>Nancy Baez</u> , Senior Director of Strategy <u>Shawn Rux</u> , Senior Executive Director of ONS		
NYC Office of Chief Medical Examiner	<u>Robert Van Pelt</u> , Chief of Staff		

Note: Additional engagement to include stakeholders (e.g., BioBus, LESEN, LIU Pharmacy) focused on developing career pathways in life sciences, healthcare, and public health.

Building Heights and Envelopes

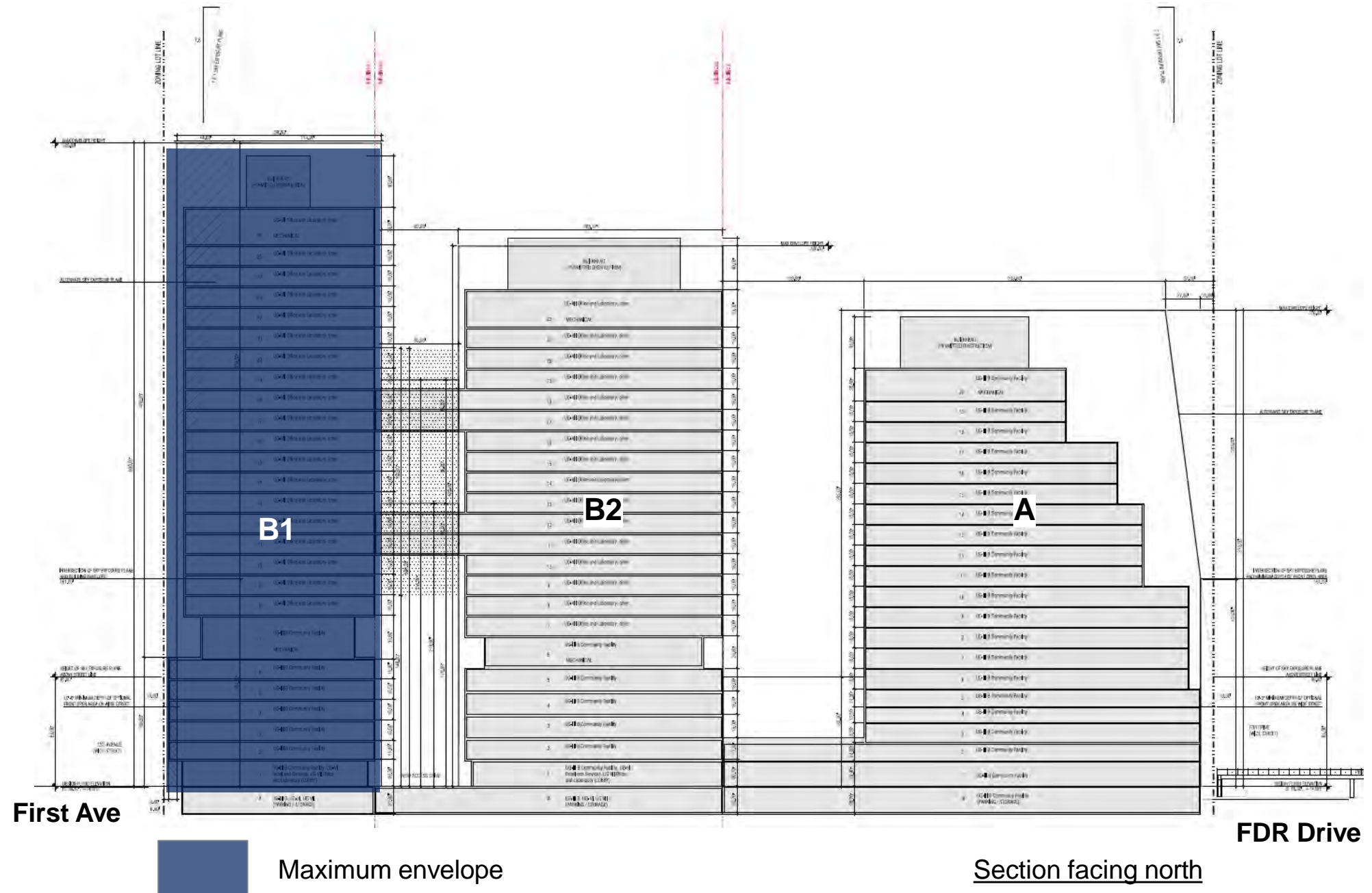
Building B1

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



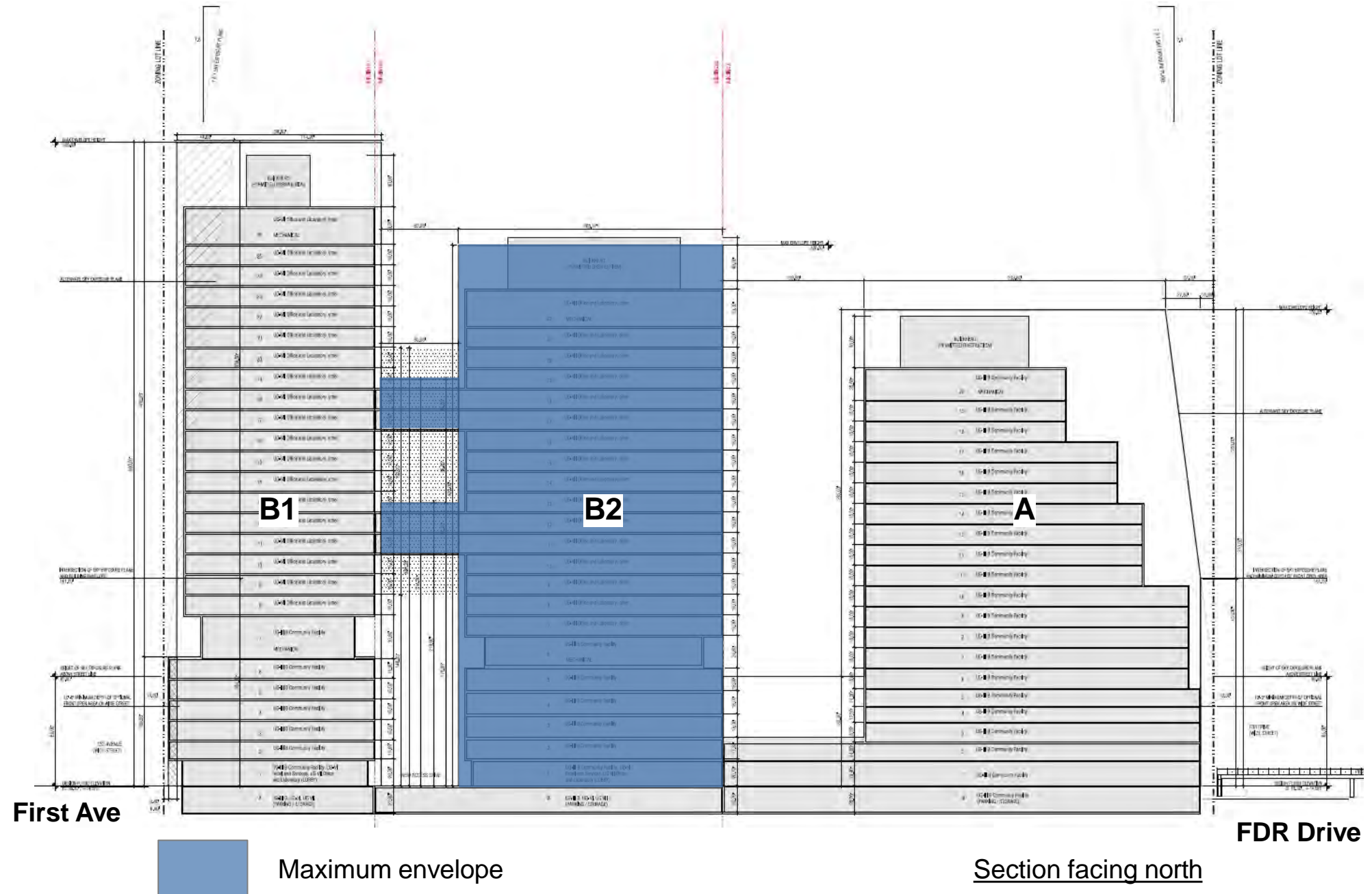
Building B2

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

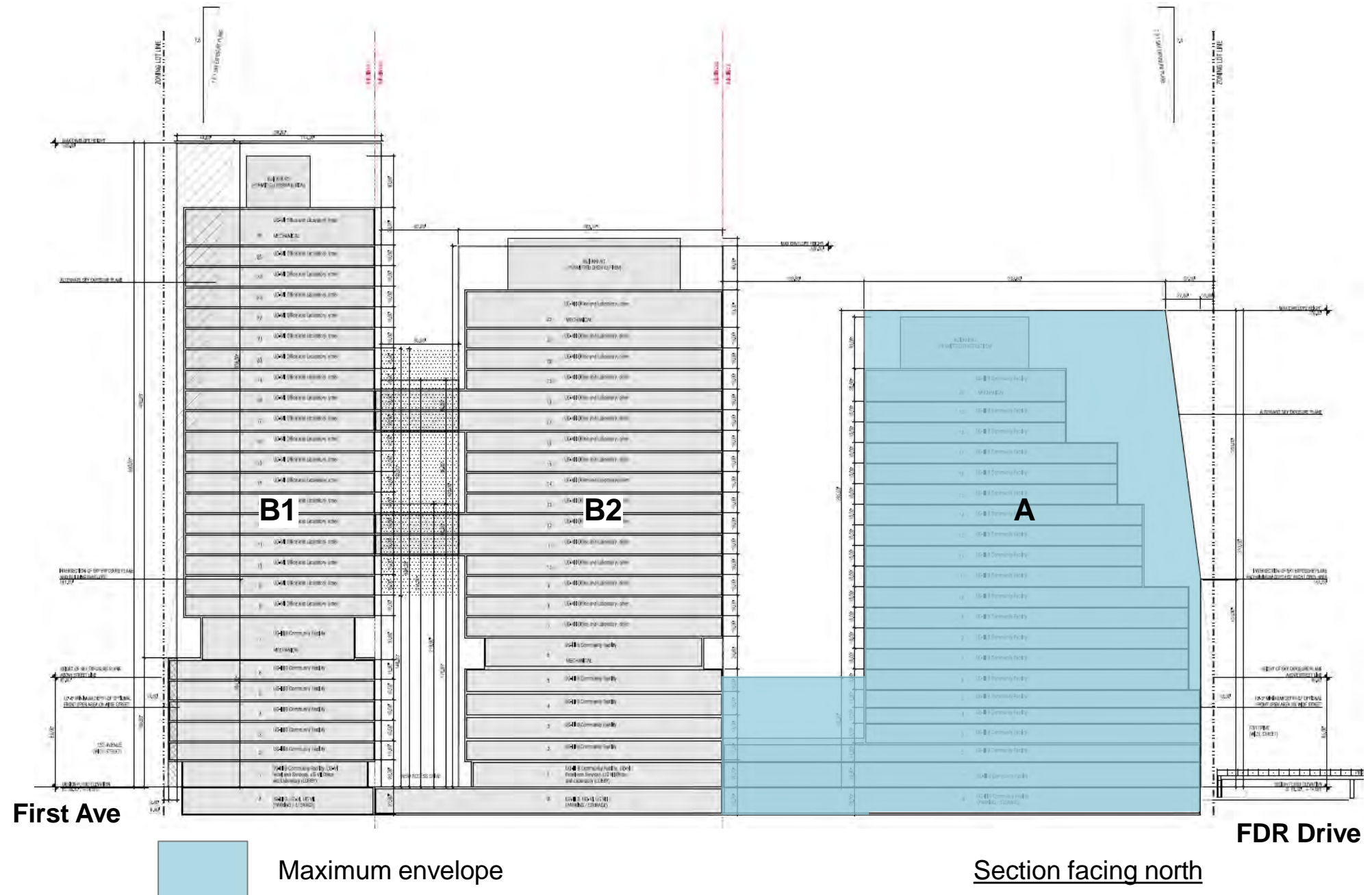


Building A

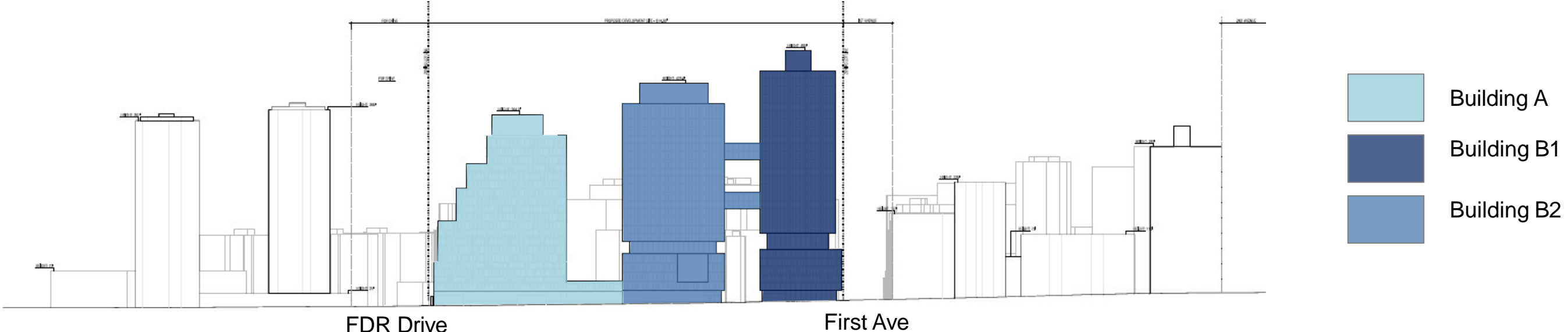
Floor Area:

- ~ 561,000 zoning square feet
- ~559,185 zsf community facility
- ~2,300 zsf retail

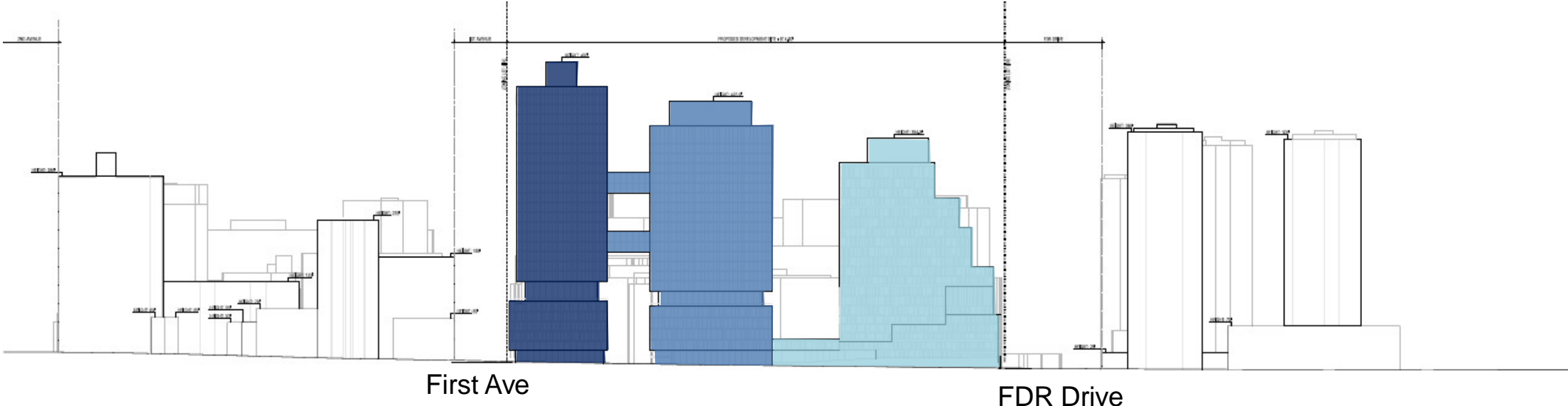
Maximum Envelope Height: 370 feet



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



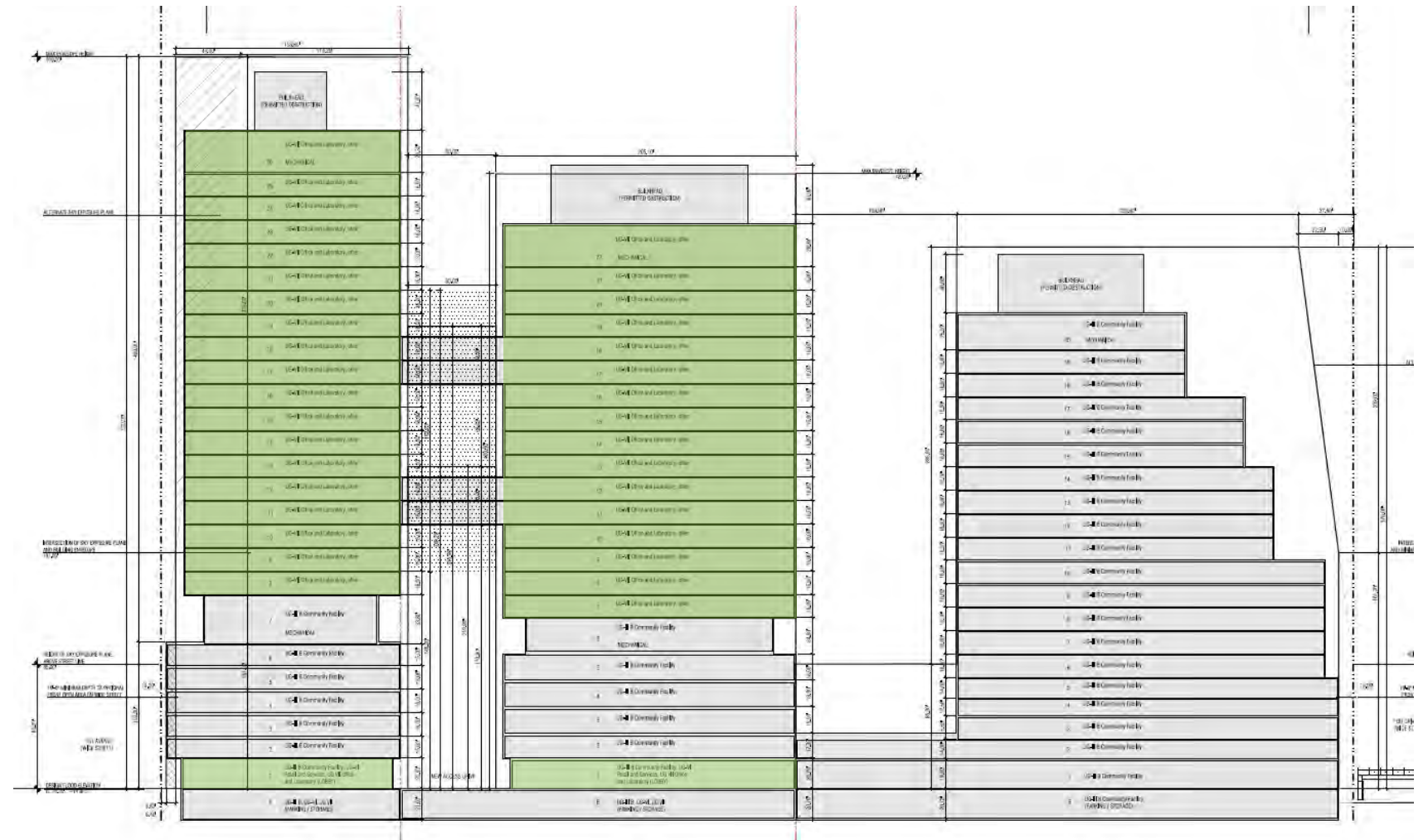
Section along East 26th Street facing south



Section along East 25th Street facing north

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

SPARC Envelopes in Context

