

A photograph of three scientists in a laboratory setting. They are wearing white lab coats, safety glasses, and blue gloves. The scientist on the left is holding a clipboard and a pen. The scientist in the middle is looking at a piece of equipment. The scientist on the right is also looking at the equipment. The background shows laboratory shelves with various items.

# **Innovation East Life Sciences**

**455 First Avenue  
New York, NY**

ULURP Application Nos. C240342ZMM, C240343ZSM, and N240344ZR

January 9, 2025  
City Council Zoning & Franchises Subcommittee





NYC / EDC

# Innovation East

Life Sciences

TACONIC  
PARTNERS

ELEVATE  
RESEARCH PROPERTIES

+

DIVCOWEST®

with

NYU Grossman  
School of Medicine

ennead architects

## Lead Agency

Office of Deputy Mayor for Housing,  
Economic Development and Workforce



# Innovation East

## State-Of-The-Art Life Science Space in First Avenue Health + Sciences Corridor



For Illustrative Purposes Only

Flexible Space  
for Start-up  
& Mature R+D  
Companies



NYU Grossman  
School of Medicine  
Entrepreneurial  
Labs



Life Science  
Multi-Purpose  
Space



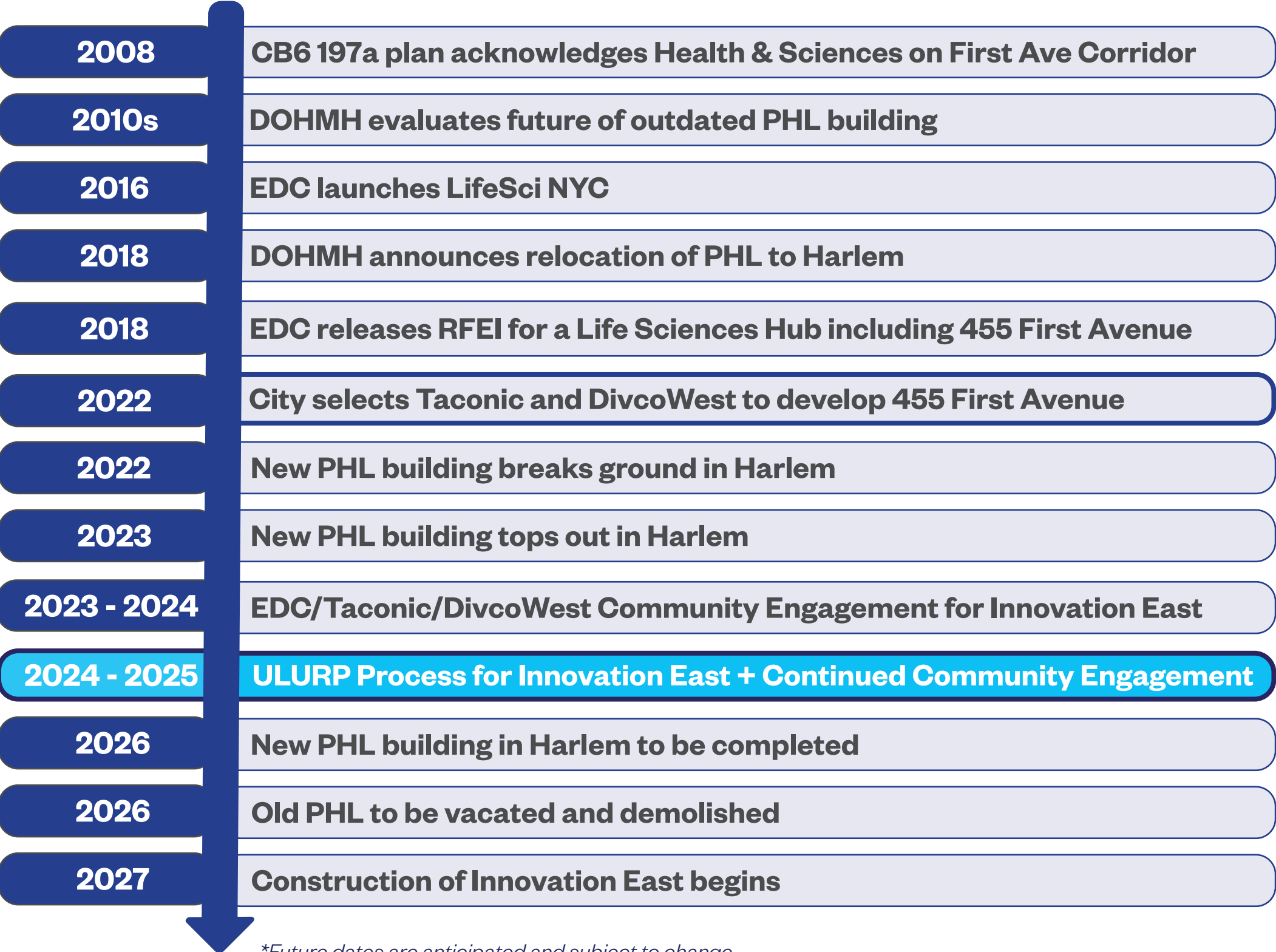
Neighborhood  
Centered  
Food + Beverage





# Building for the Future: Realizing NYC’s Goal to Grow Life Sciences

Long-term plan to create new PHL in Harlem, modern lab space at 455 First Avenue



*\*Future dates are anticipated and subject to change*

**We are continuing outreach to our neighbors, including:**

**Local Elected Officials**

**Local Civic Organizations**

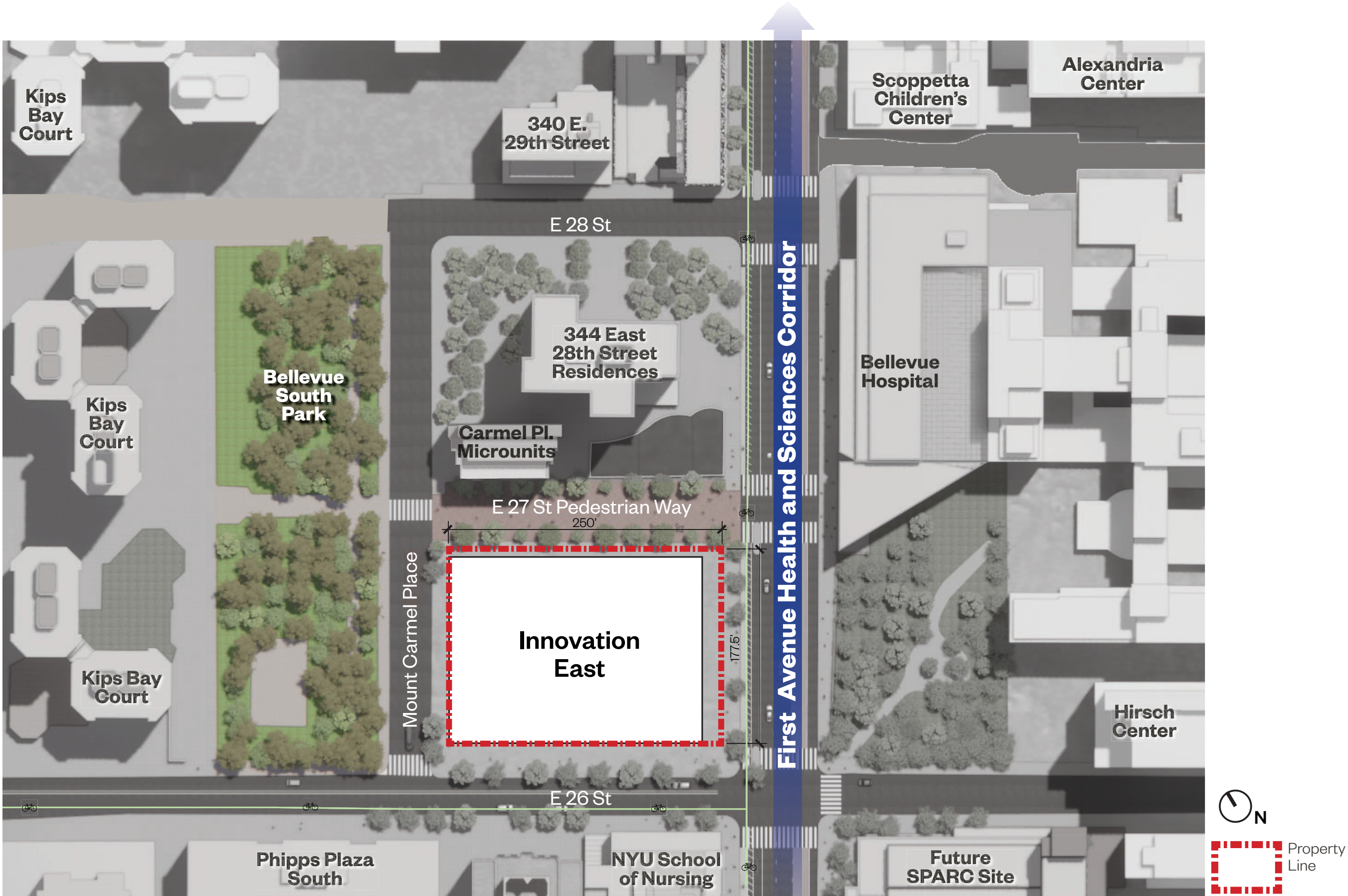
- 344 East 28th Street Residents Assoc.
- Straus Houses Tenants’ Association
- Phipps Plaza South
- Kips Bay Court (former Phipps Houses)
- Waterside Plaza Tenants’ Association
- Stuy Town-Peter Cooper Tenants’ Assoc.
- Alliance for Kips Bay
- Kips Bay Neighborhood Association
- Murray Hill Neighborhood Association
- Bellevue Hospital Comm. Advisory Board
- Solar One at Stuy Cove Park

**ULURP Review & Approvals**

- Community Board 6
- Manhattan Borough President
- City Planning Commission

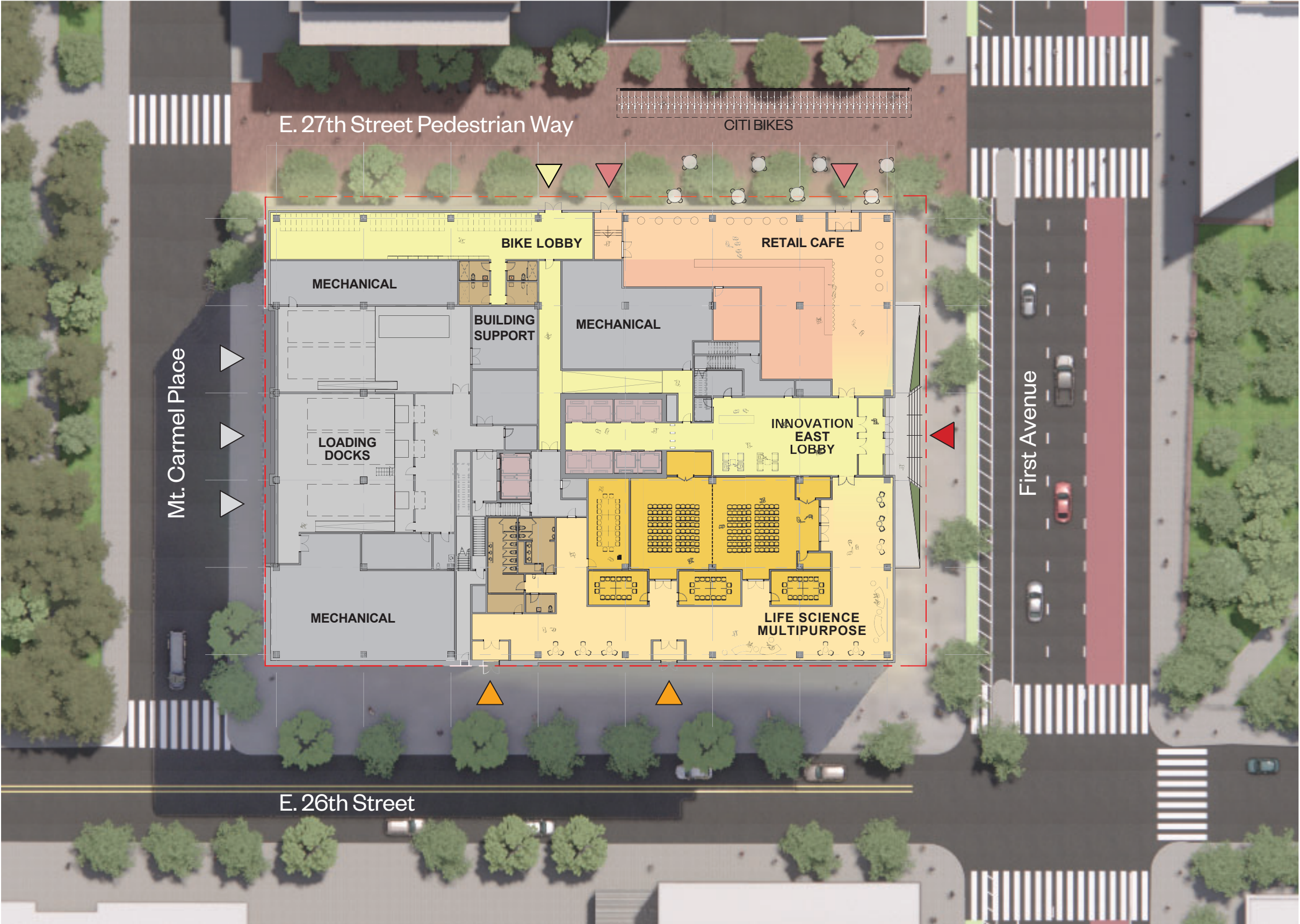


# Site Plan Context





# Ground Floor Program Distribution, Activation and Transparency



- ▶ Main Entry
- ▶ Bike Lobby Entry
- ▶ Life Science Multi-Purpose Entry
- ▶ Retail Entry
- ▶ Service and Loading

\*interior layouts are speculative



# Existing Public Health Lab Building

Constructed in 1964, the building is outmoded for commercial life science uses and in disrepair



Corner of First Avenue and 27th Street



First Avenue looking South



**Innovation East** Illustrative View of First Avenue and 27th Street





**Existing Condition** First Avenue PHL Entrance



First Avenue Frontage  
ennead



Existing PHL Entrance and Site Walls



**Innovation East** Illustrative View of First Avenue Entrance





**Existing Condition** 26th Street



26th Street Secure Vehicular Access and Site Encroachments  
ennead



26th Street Loading dock at Mt. Carmel Place

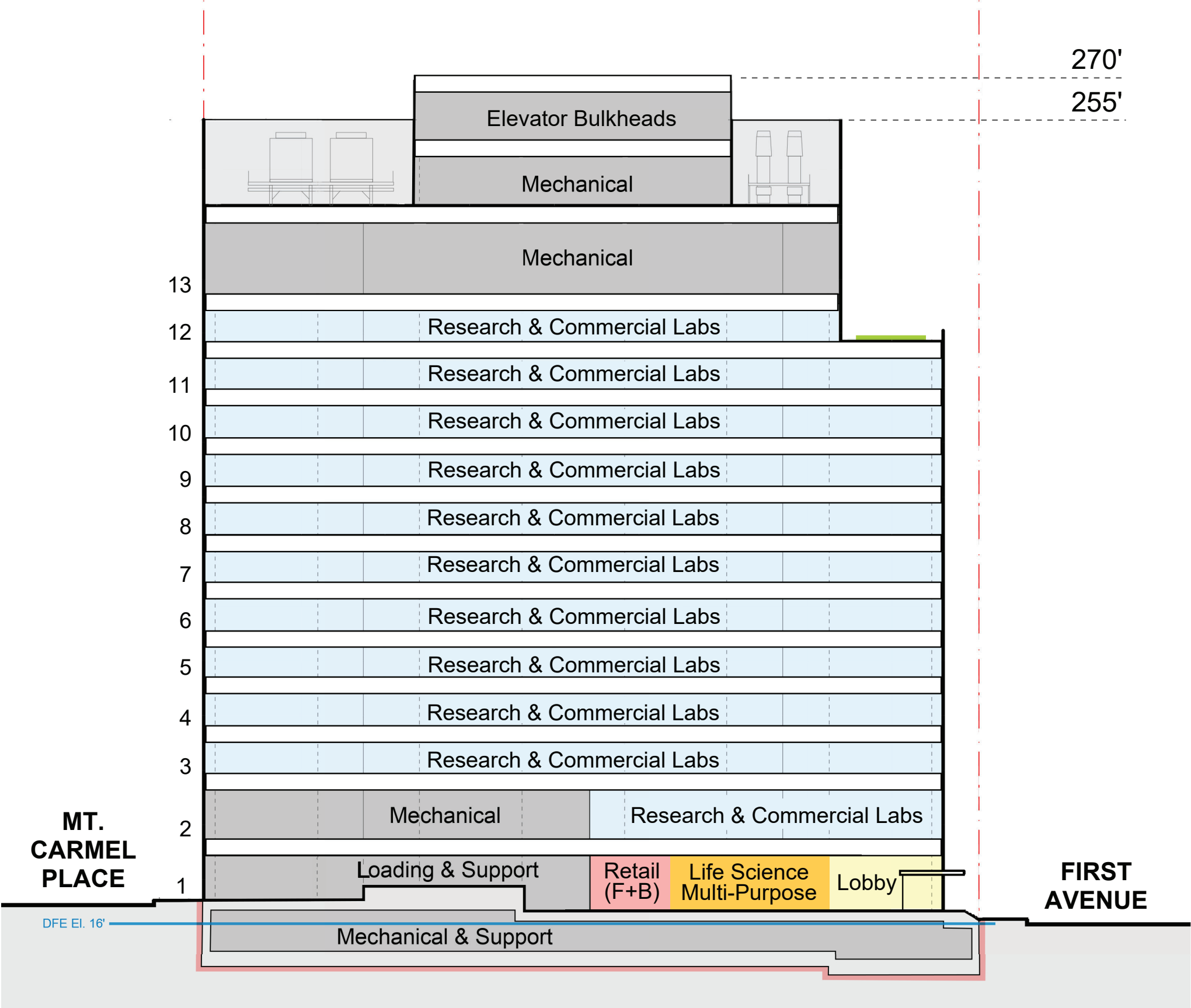


**Innovation East** Illustrative View of 26th Street





# Life Science Infrastructure, Resiliency, Sustainability & Wellness



270'

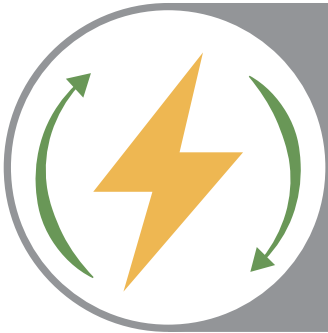
255'



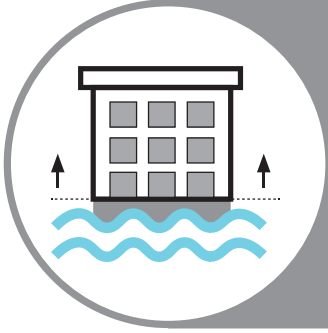
**LEED  
Gold**



**Bike  
Friendly**



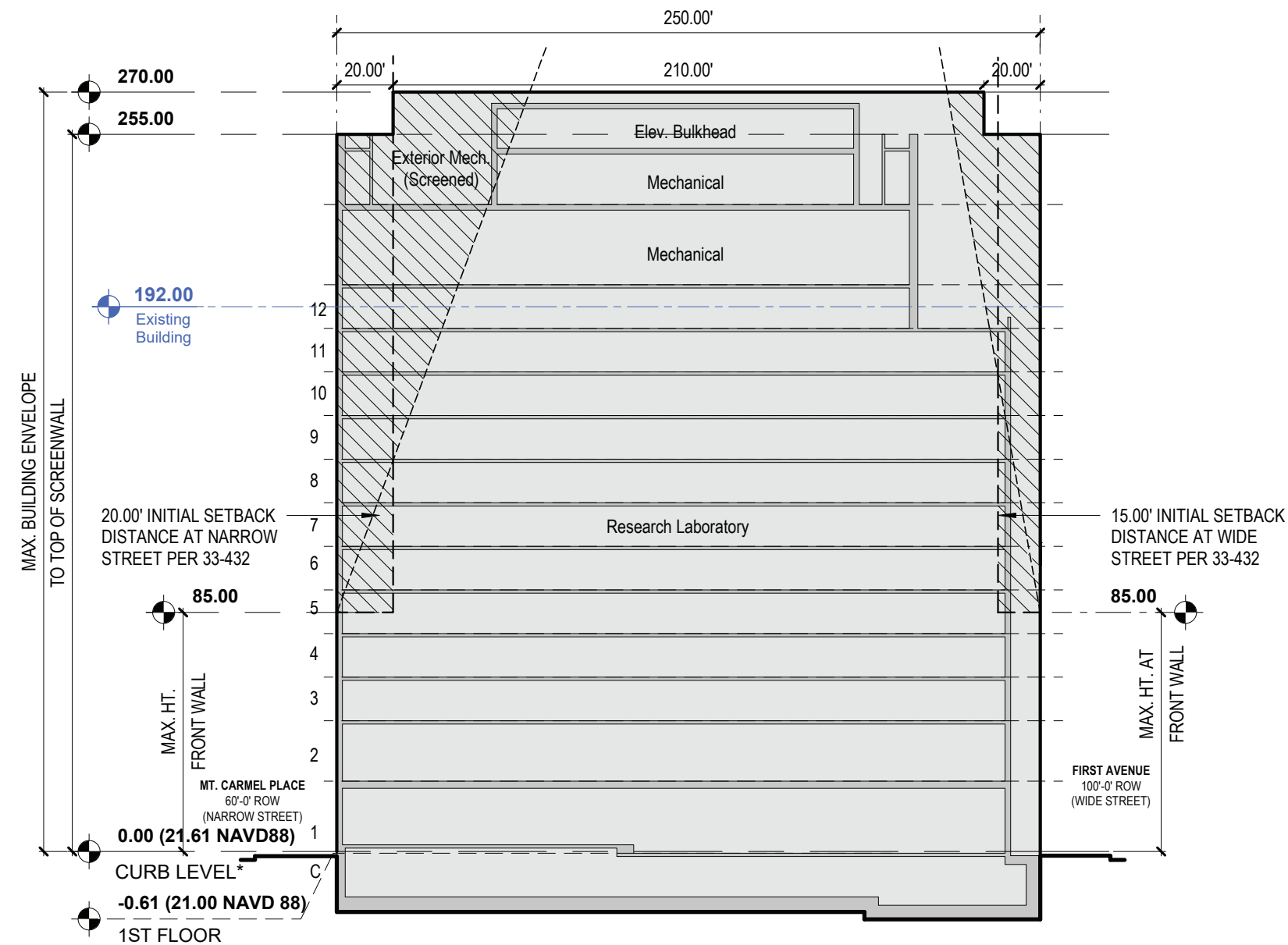
**Fully  
Electric**



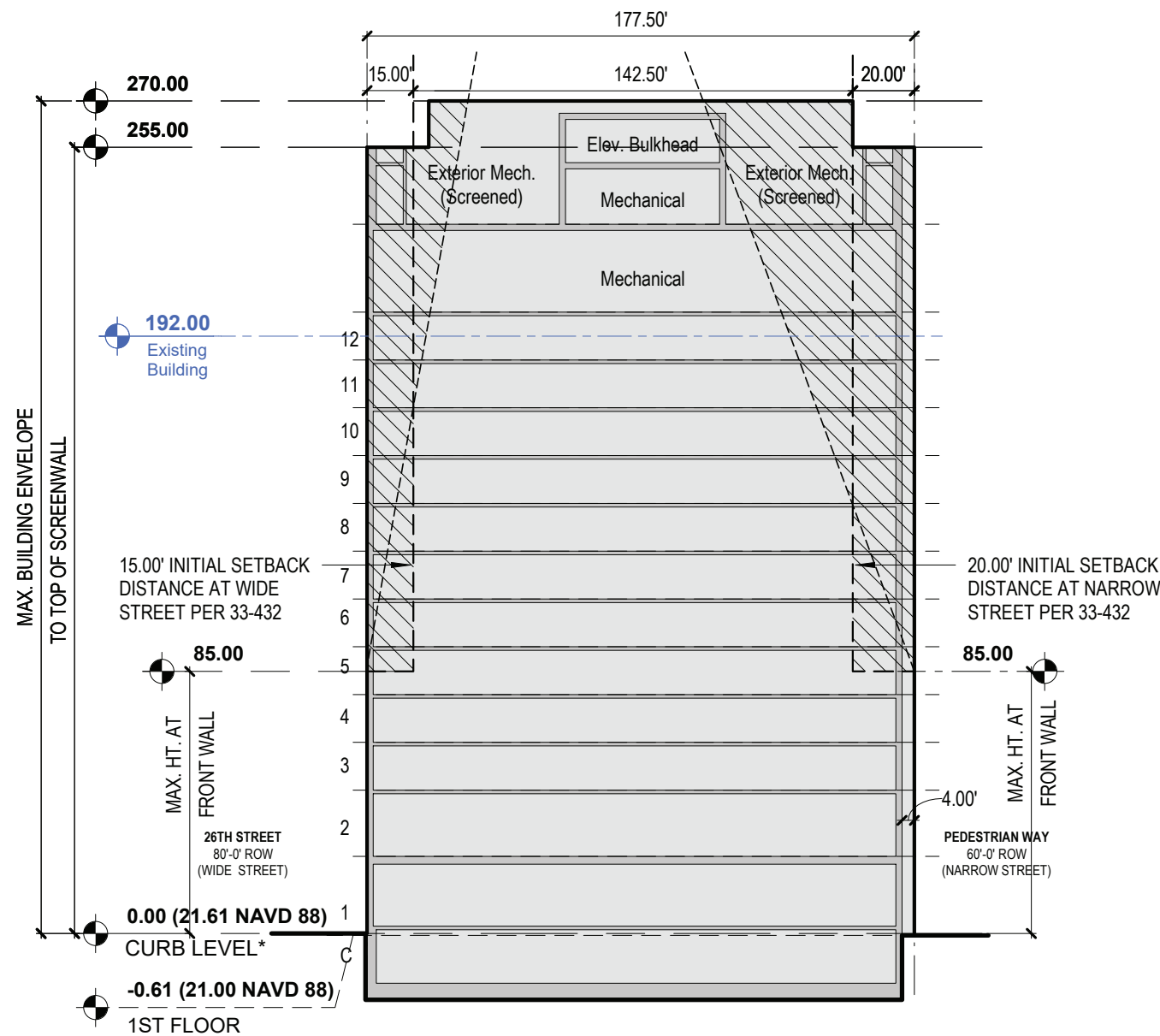
**Flood  
Resiliency**



# Land Use Actions



A. East-West Section



B. North-South Section

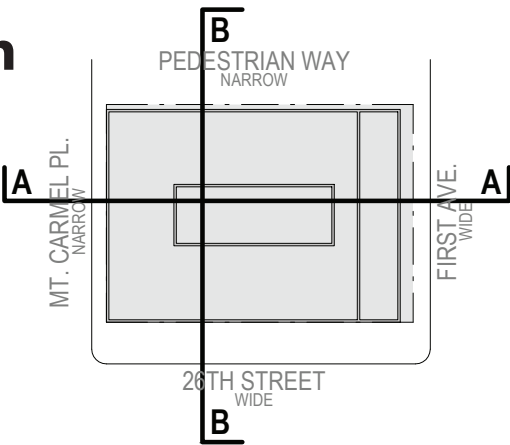
## Proposed Actions

- Zoning map amendment from R8 and R8/C2-5 district to a C6-4 district
- Zoning text amendment to map MIH area
- Special permit pursuant to ZR Section 74-901 to modify height and setback regulations

## Building Information

- 443,680 ZSF
- 270' Max. Building Height

## Key Plan





# Jobs and Opportunity



- Innovation East strives to stimulate growth of a range of companies and organizations together employing approximately 1,000 individuals ranging in skills and education level:
  - Life Science Jobs:  
Faculty researchers, postdoctoral fellows, lab technicians
  - Related Jobs:  
Business managers, administrative assistants, building service workers
- Committed to active participation in MWBE during construction
- Committed to active participation in EDC's HIRE NYC program connecting job seekers to construction and permanent jobs.





# Innovation East - Partnering with the Community in a Life Science Ecosystem

Life Science  
Companies

L·E·S·E·N  
LOWER EAST SIDE EMPLOYMENT NETWORK

NewYorkBIO



Anchor Tenant  
NYU Grossman  
School of Medicine

HYPOTHEkids 

 LIFE SCIENCE CARES



# The Nexus Life Science Multipurpose Space

- 9,000 SF +
- Pre-Function Space
- Science-on-Display Exhibits
- Conference Rooms
- Auditorium
- Transparency
- Multiple Points of Entry
- Fully Accessible



For illustrative purposes only



# **Innovation East** Project Benefits



**Substantially Improves  
Public Realm**

**Promotes Vibrant  
Life Science Ecosystem**

**Fosters the Creation of  
Jobs at a Range of Skills**





**Thank you.**

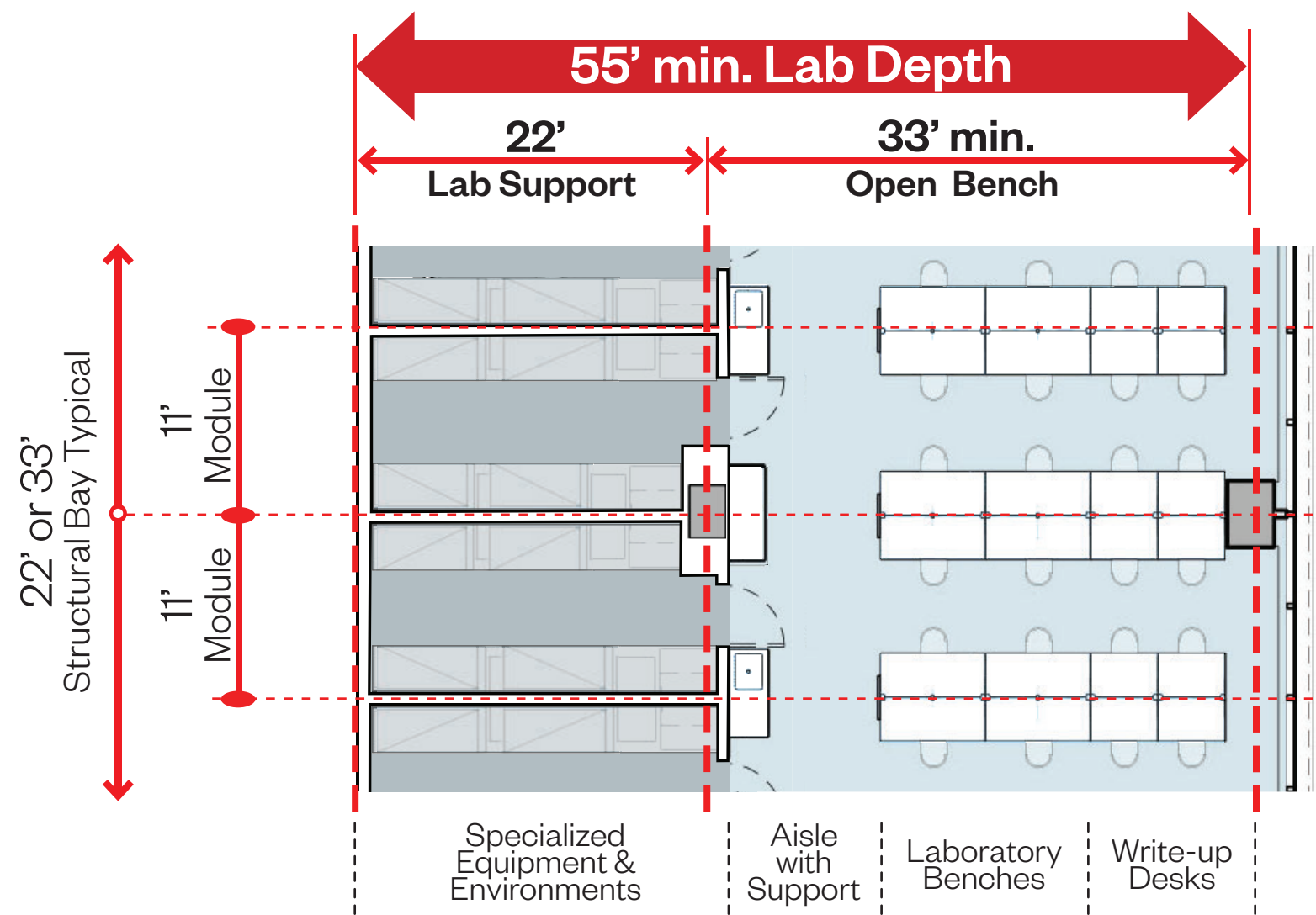




# Appendix



# Keys to Success A Specialized Purpose-Built Environment



**Enhanced building systems with specialized infrastructure**

**Higher floor-to-floor than office buildings**

**11' planning module**

**55' minimum Core-to-Perimeter dimensions**

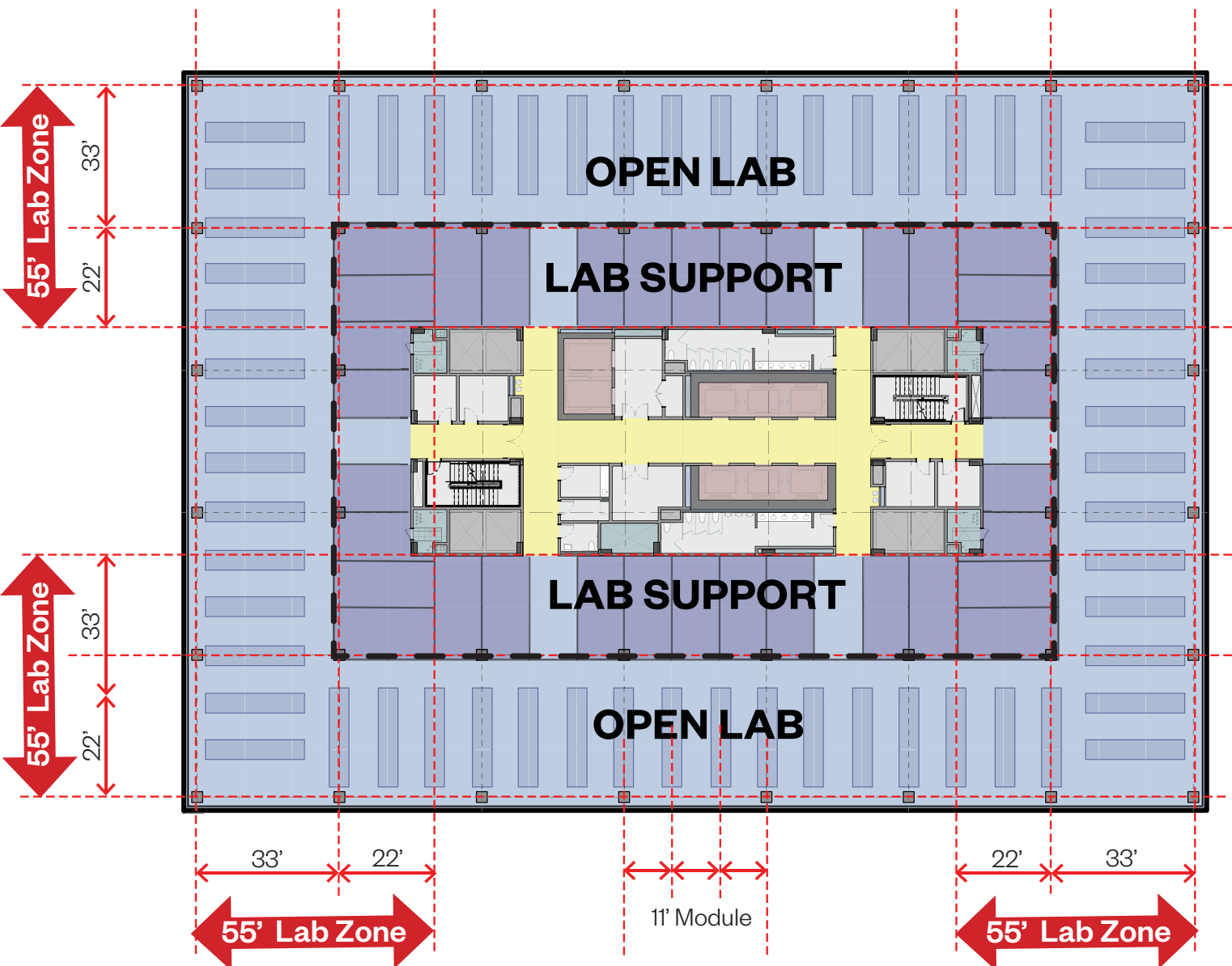
**Standardized equipment dimensions**

**Flexibility supports changing research needs**

**Efficient planning off-sets high cost to develop Life Science space**



# Keys to Success A Specialized Purpose-Built Environment



**33' Open Bench**  
Write-up Desks  
Lab Bench  
Support Aisle

**22' Lab Support**  
Specialized  
Environments &  
Equipment



**11' Lab Module**  
Safety,  
Flexibility,  
& Efficiency

