

# MSK Pavilion

## CB8 Task Force Meeting

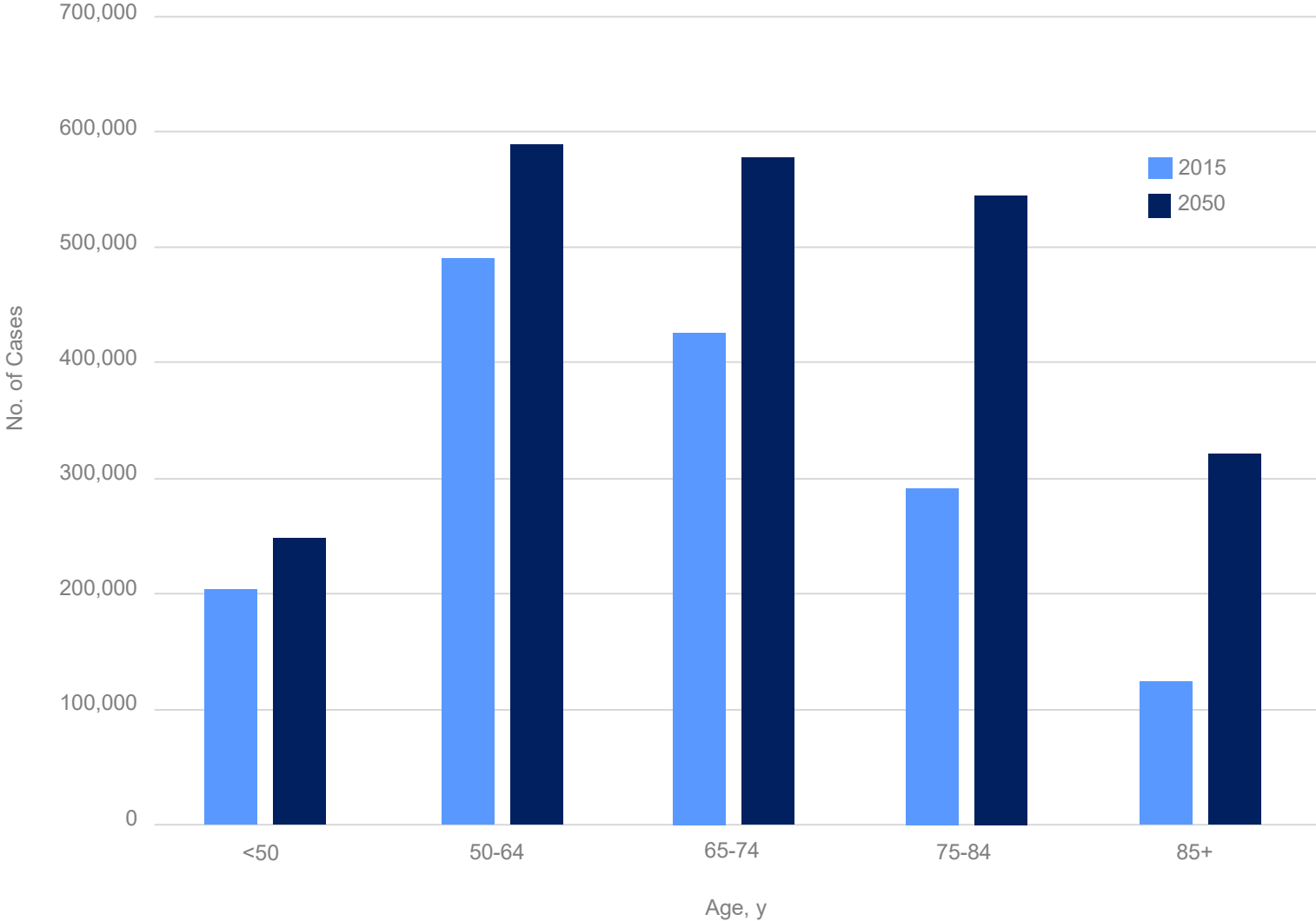
May 4, 2023



Memorial Sloan Kettering  
Cancer Center

# Cancer rates will increase 50% by 2050

- 1 in 3 people will have cancer
- 40,000 new cases per year in New York City
  - 47,000+ cases projected by 2030; 60,000 by 2050
- Two groups particularly concerning:
  - Older New Yorkers
  - Younger New Yorkers with rising rates of prostate, colon, breast cancer



• C.D.C., 2021  
• Ahmad FB, Cisewski JA, Anderson RN. Provisional Mortality Data — United States, 2021. MMWR Morb Mortal Wkly Rep 2022;71:597-600.  
• NYC DOHMH. Available at <https://www1.nyc.gov/site/doh/health/health-topics/cancer-prevention.page>.

# Upcoming Task Force Schedule

## Thursday, May 18 Environmental Impact

- Housing
- Sustainability
- Streetscape
- Noise
- Light
- Transportation:
  - Parking
  - Traffic
  - Pedestrian access
  - Transit

## Thursday, June 15 Construction

- Duration and larger community impact including site safety and cleanliness
- Safeguards for P.S. 183



Memorial Sloan Kettering  
Cancer Center

# Participants

Dr. Jeff Drebin, Chair of the Department of Surgery and Acting Hospital President

Elizabeth McNulty, Director of Nursing, Acute Care

Amador Centeno, Senior Vice President of Real Estate Development and Facilities Management

Justin Boyer, Pavilion Design Architect, Foster + Partners

Troy Hoggard, Pavilion Design Architect, Cannon Design

Rob Masters, Pavilion Design Architect, Cannon Design

Shelly Friedman, MSK's Land Use Counsel, Friedman & Gotbaum, LLC



# Today

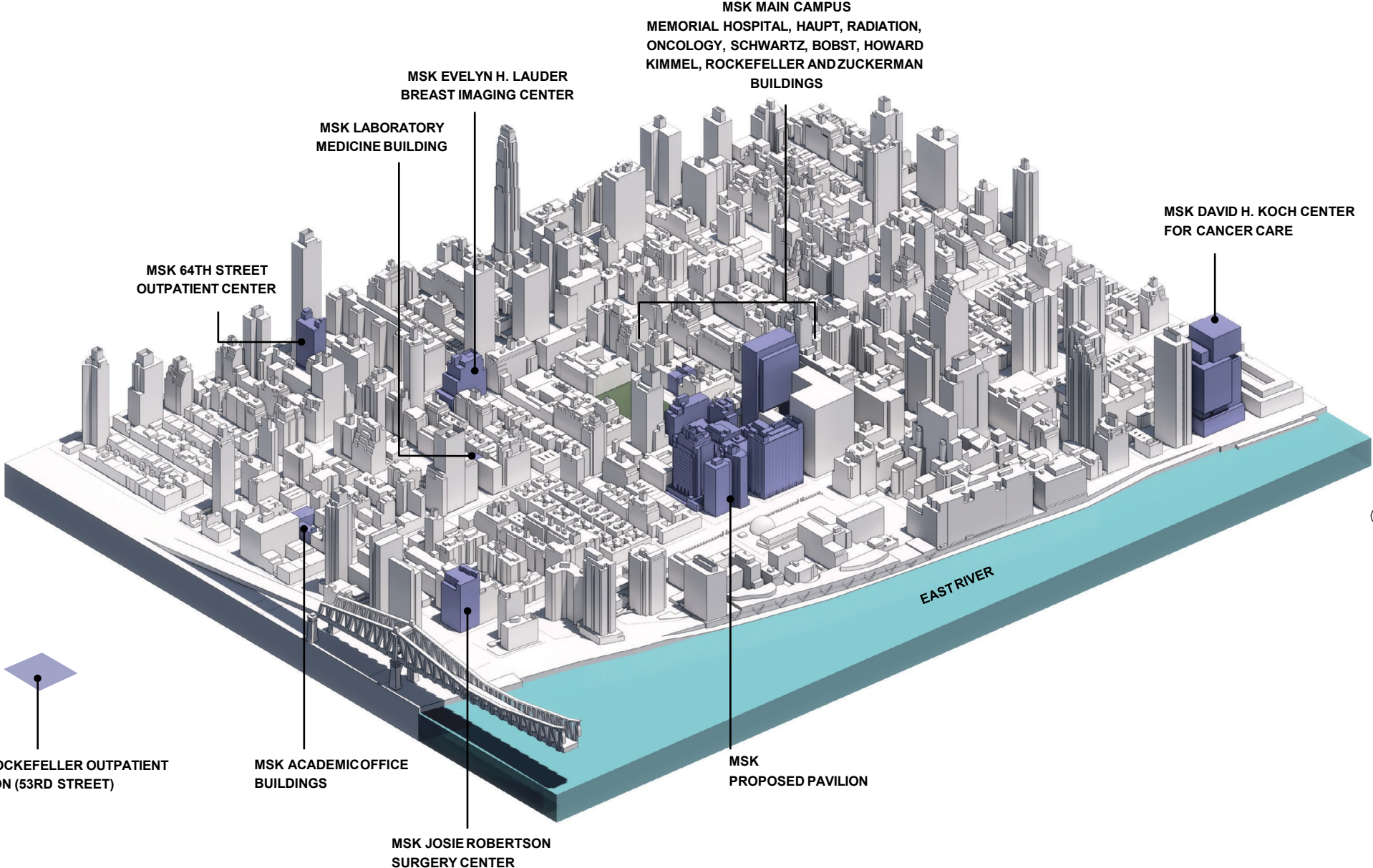
Thursday, May 4

## Zoning and Architectural Response to Programmatic Needs

- Architectural program presentation
- Proposed zoning actions

# Architectural and Zoning Presentation

# MSK UES FACILITIES

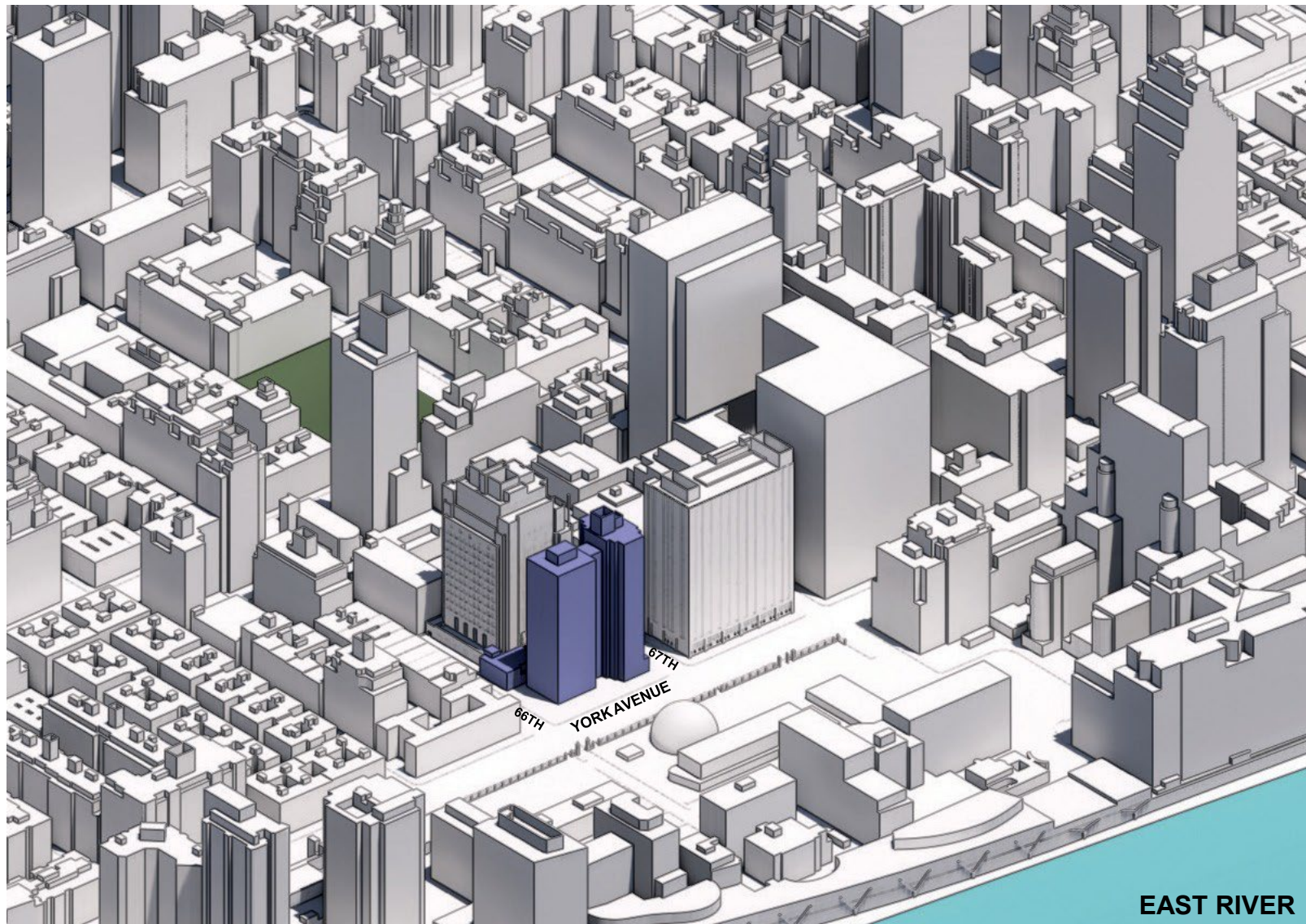


MSK SITES



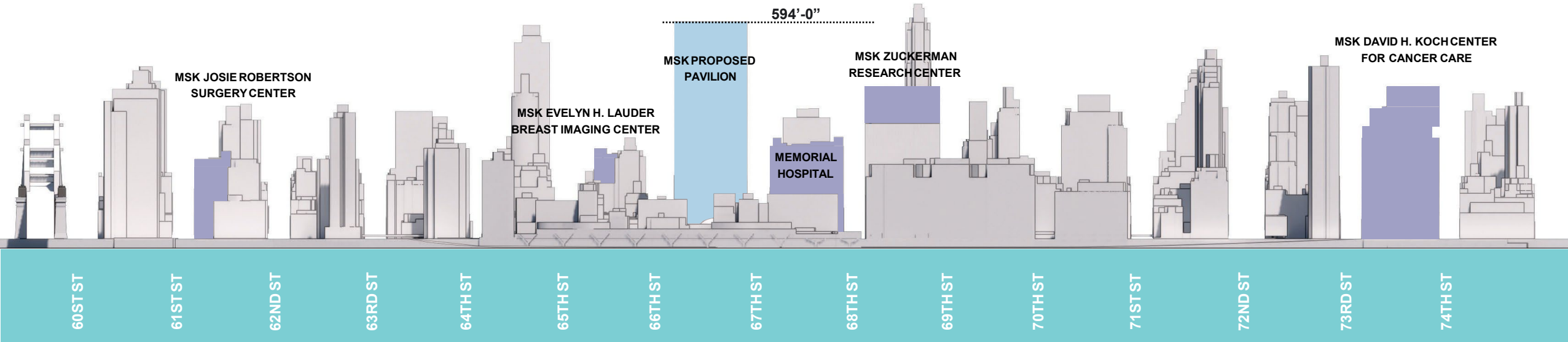
# SCHOLARS & SLOAN HOUSE

## EXISTING CONDITION



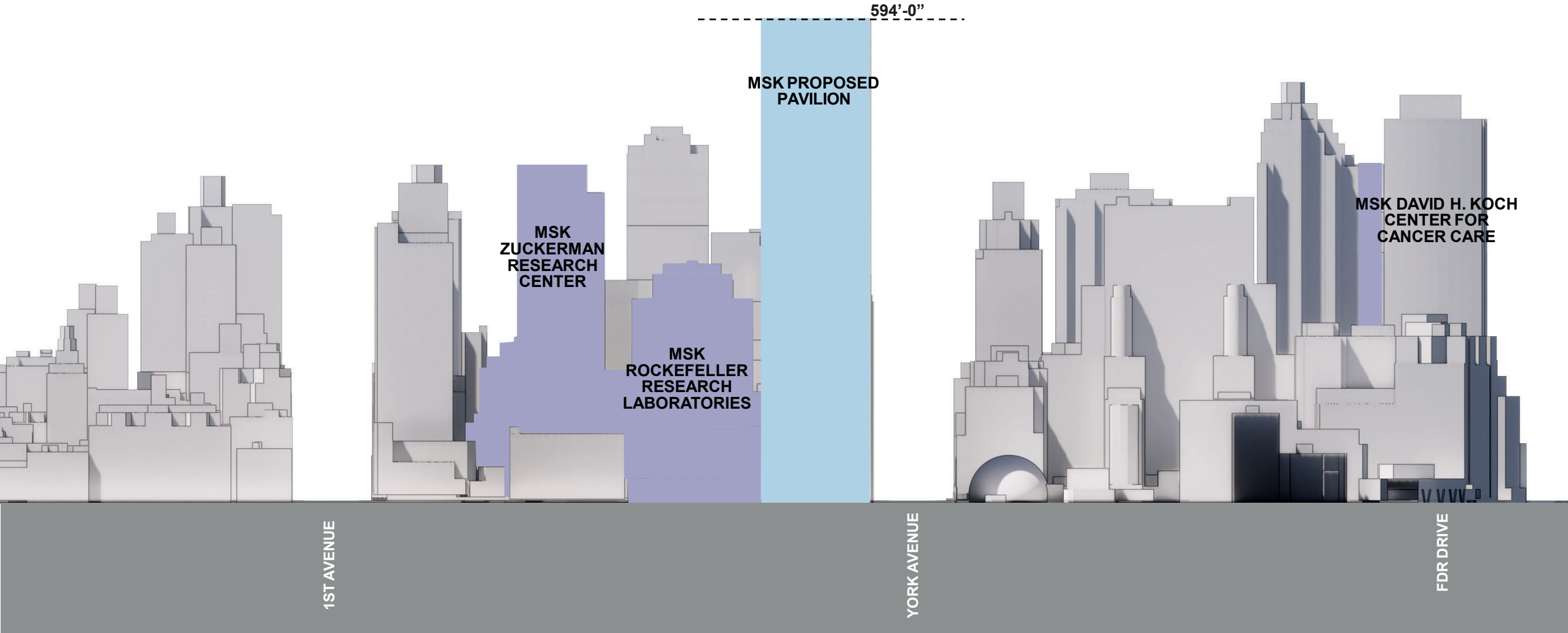
# MSK PAVILION CONTEXT

## EAST ELEVATION FROM EAST RIVER



# MSK PAVILION CONTEXT

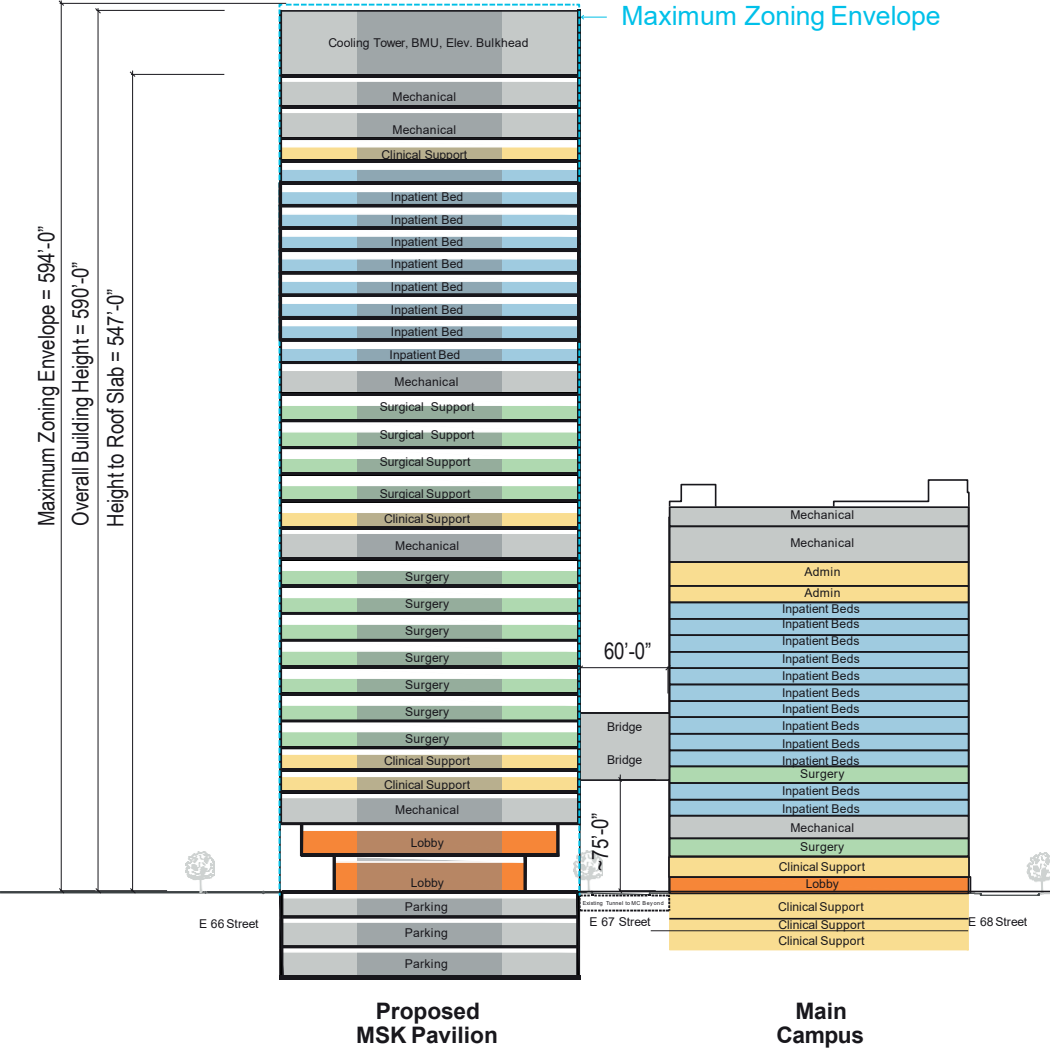
## 66TH STREET ELEVATION



# MSK PAVILION

## PRELIMINARY PROGRAM STACK & CONNECTIONS

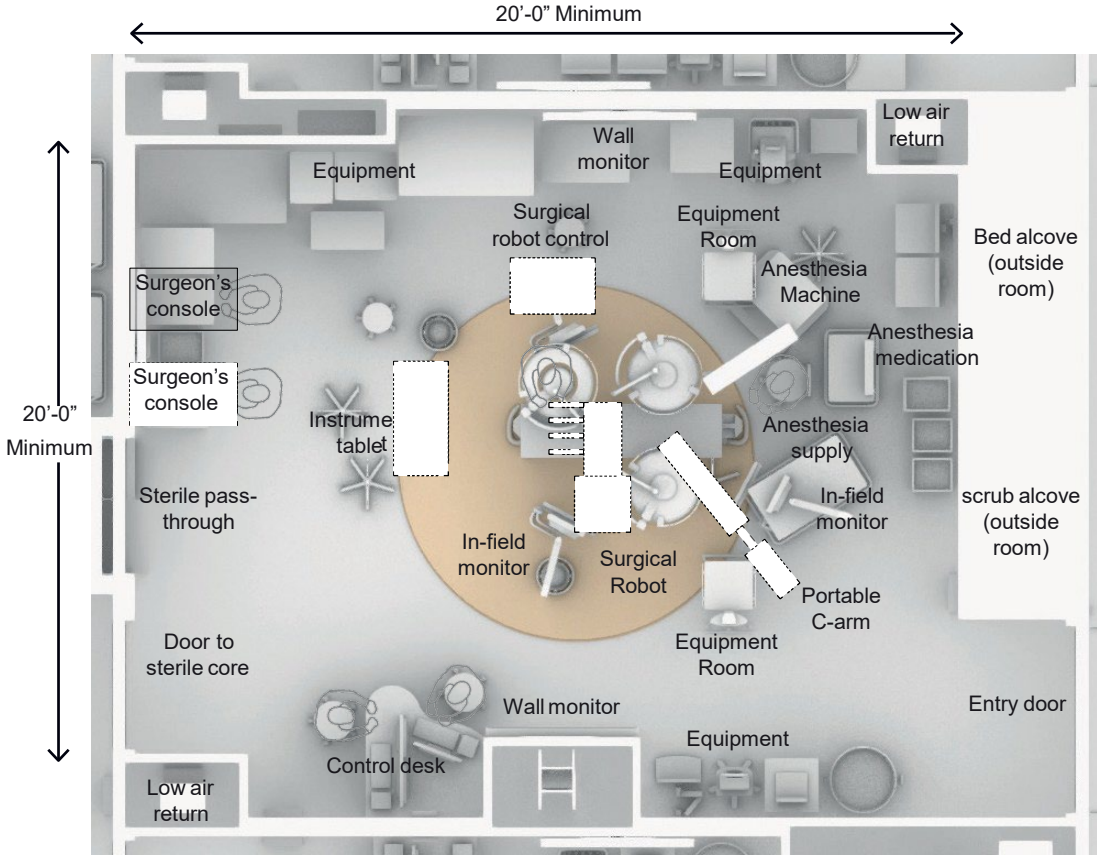
- PATIENT
- SURGERY
- CLINICAL SUPPORT
- LOBBY
- MECHANICAL / PARKING
- CORE (BEYOND)



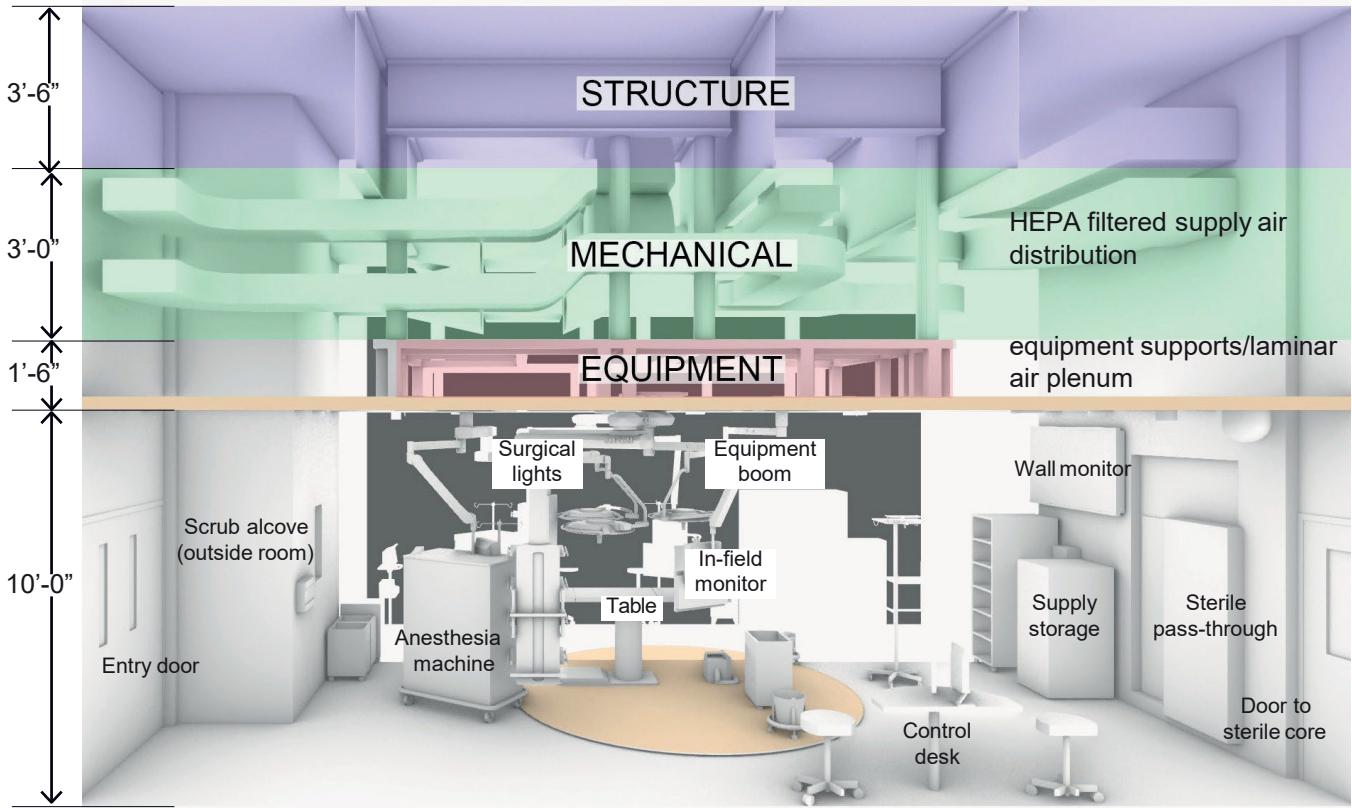


# MSK PAVILION

## OPERATING ROOM PLAN & SECTION



600 SF Minimum Clear Floor Area



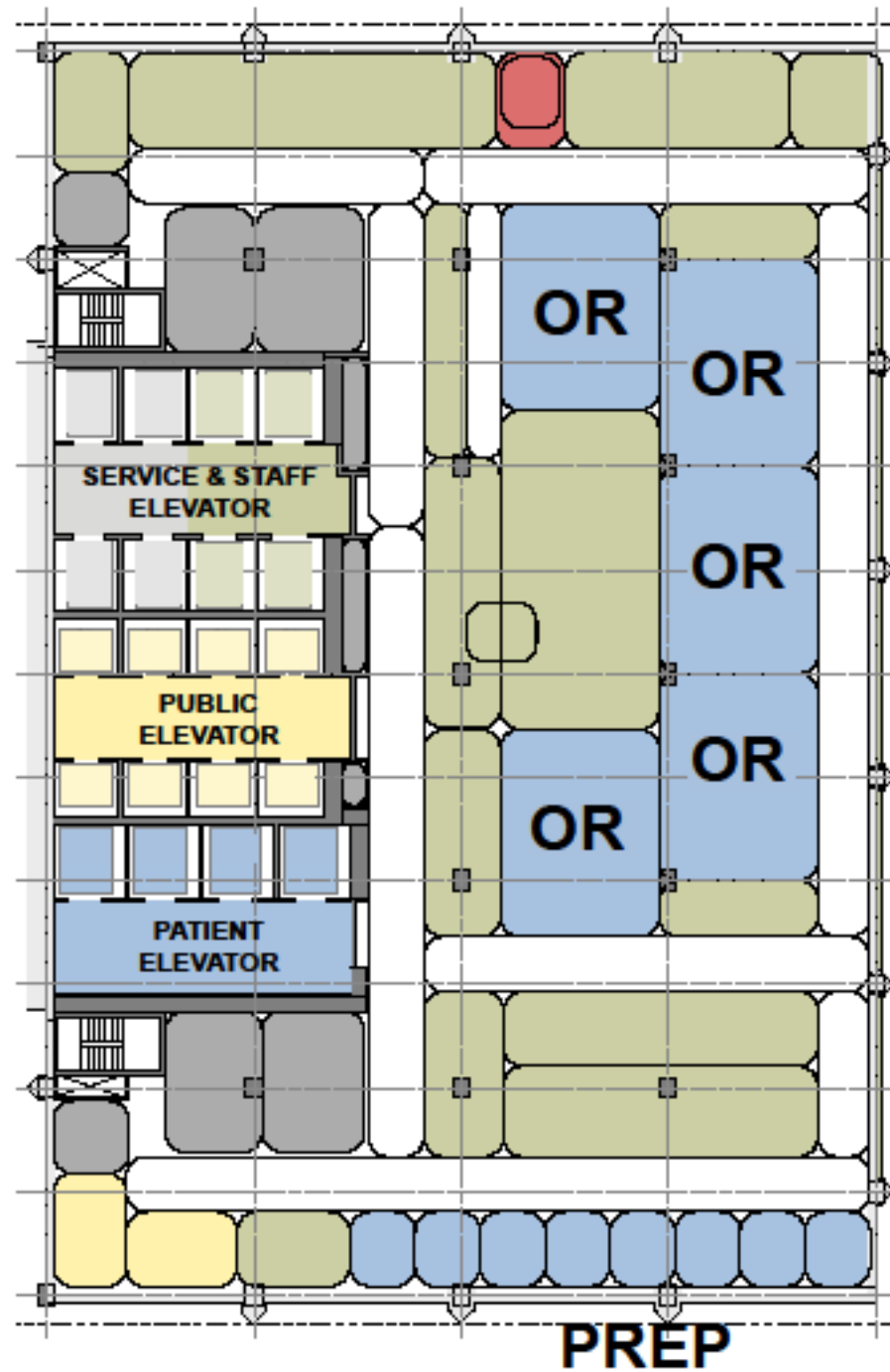


# MSK PAVILION

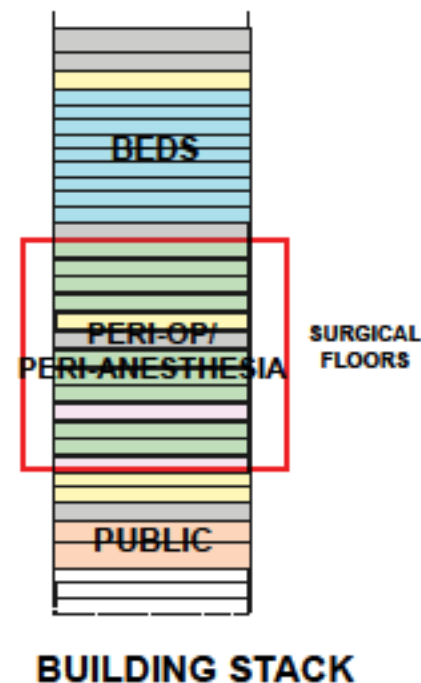
## TYPICAL OPERATING ROOM FLOOR

PLAN LEGEND:

- TREATMENT
- SUPPORT
- MECHANICAL
- PUBLIC



*WIP*



# MSK PAVILION

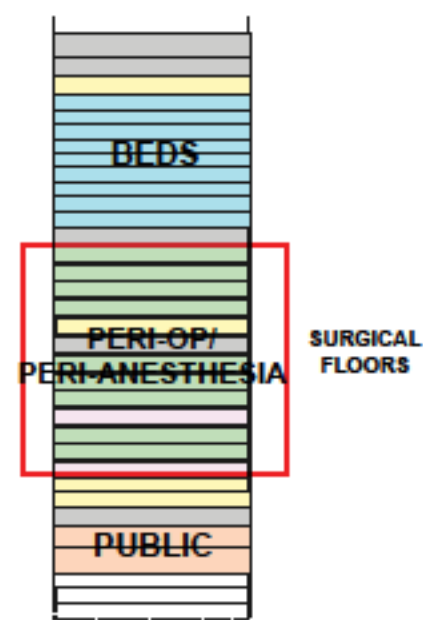
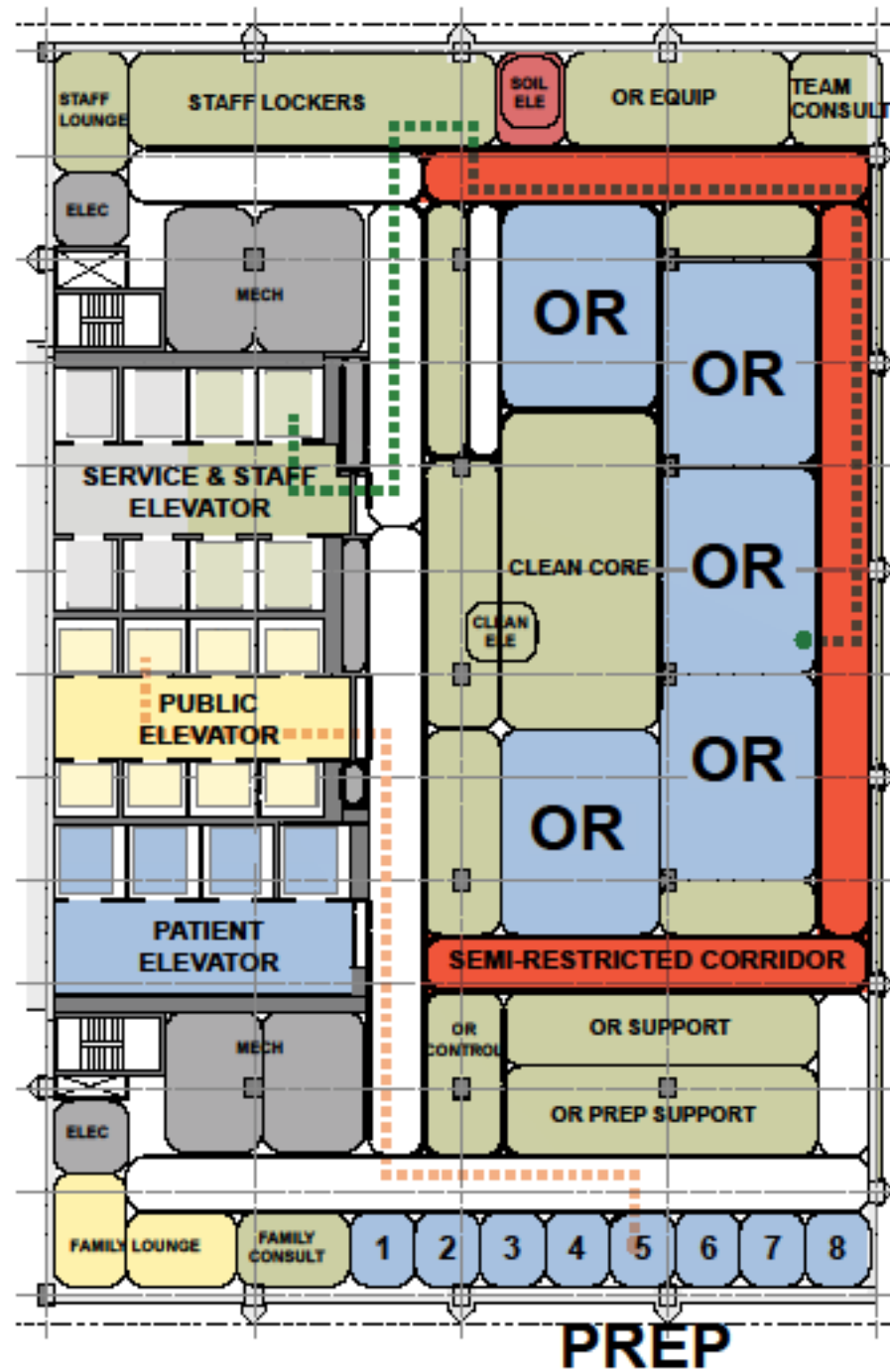
## TYPICAL OPERATING ROOM FLOOR

STAFF TO OR FLOOR VIA STAFF ELEVATORS.

PATIENTS & LOVED ONES TO OR PREP VIA PUBLIC ELEVATORS.

PLAN LEGEND:

- TREATMENT
- SUPPORT
- MECHANICAL
- PUBLIC



BUILDING STACK



# MSK PAVILION

## TYPICAL OPERATING ROOM FLOOR

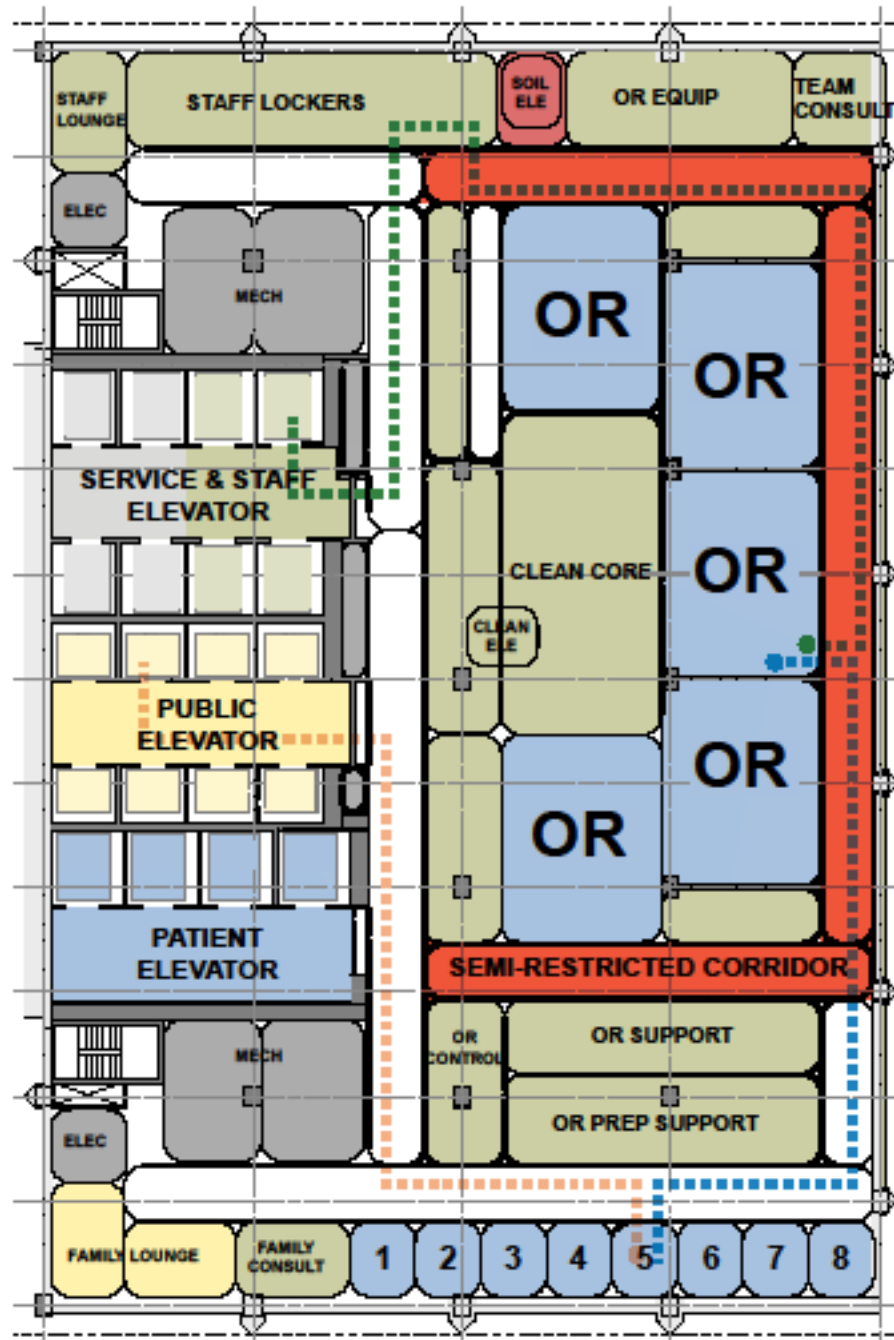
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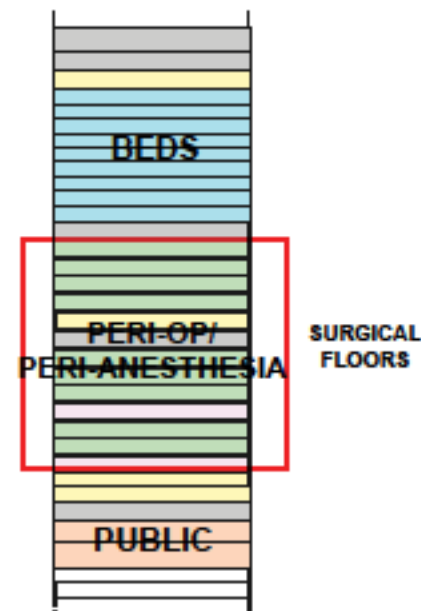
PATIENTS FROM PREP TO OR VIA SEMI-RESTRICTED CORRIDOR

### PLAN LEGEND:

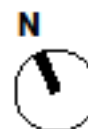
- TREATMENT
- SUPPORT
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*WIP*



**BUILDING STACK**



# MSK PAVILION

## TYPICAL OPERATING ROOM FLOOR

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PATIENTS & LOVED ONES TO OR PREP VIA PUBLIC ELEVATORS.

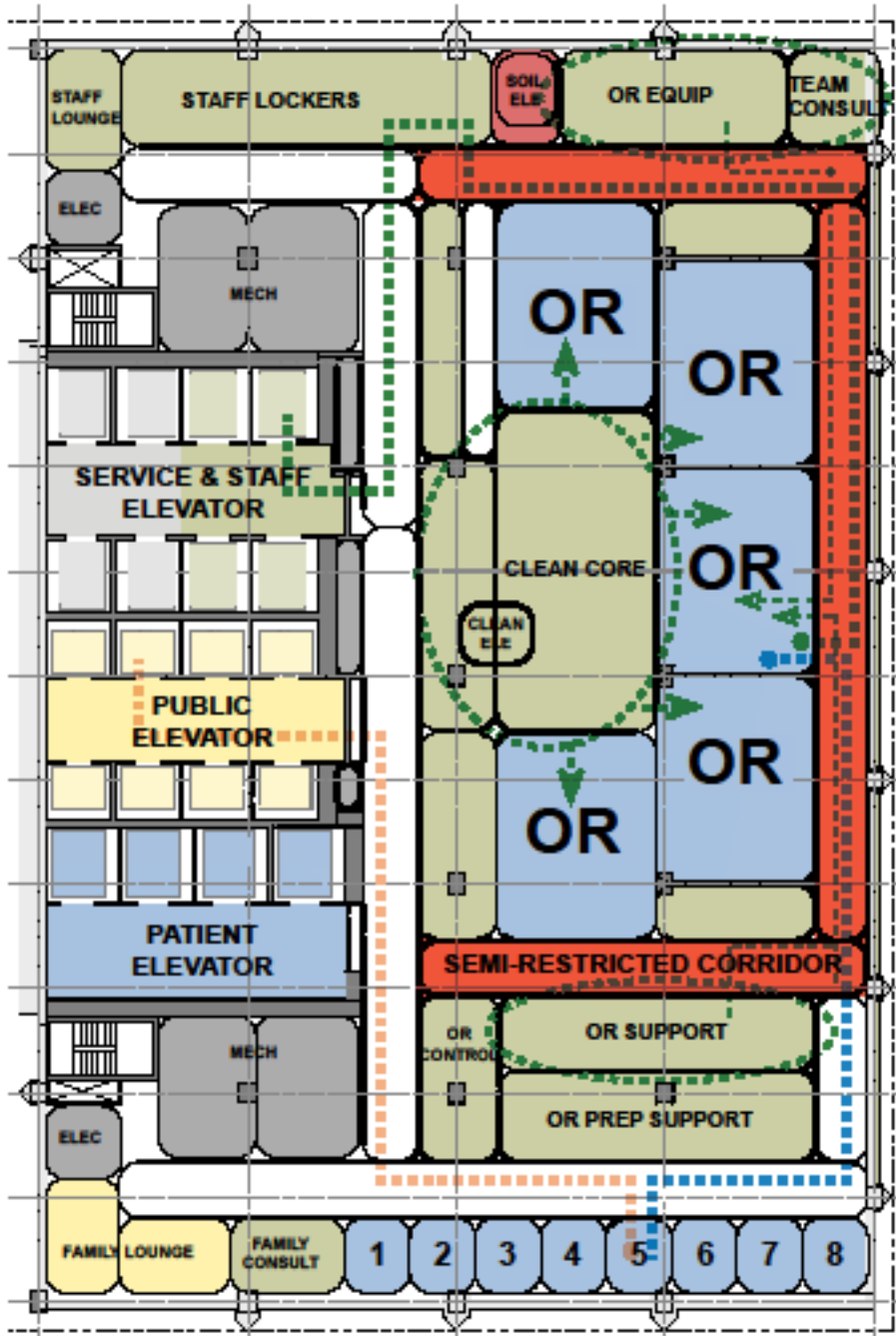
PATIENTS FROM PREP TO OR VIA SEMI-RESTRICTED CORRIDOR

CLEAN CORE SUPPLIES STERILE INSTRUMENTS AND SUPPLIES TO OR

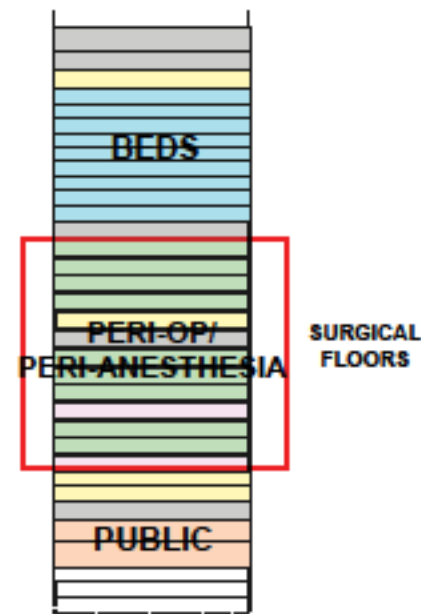
OR EQUIPMENT & OR SUPPORT SPACES ARE DIRECTLY ADJACENT TO ORs

PLAN LEGEND:

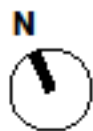
- TREATMENT
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- MECHANICAL
- PUBLIC



*WIP*

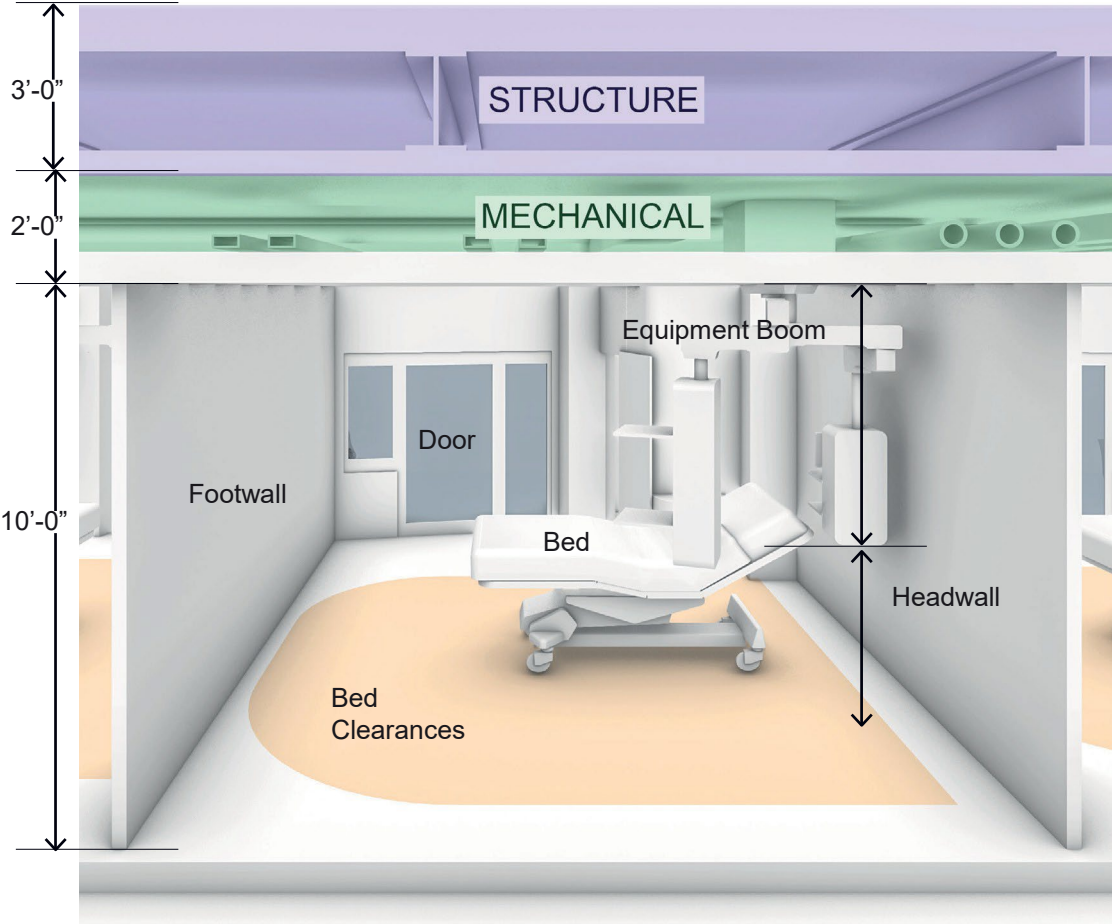
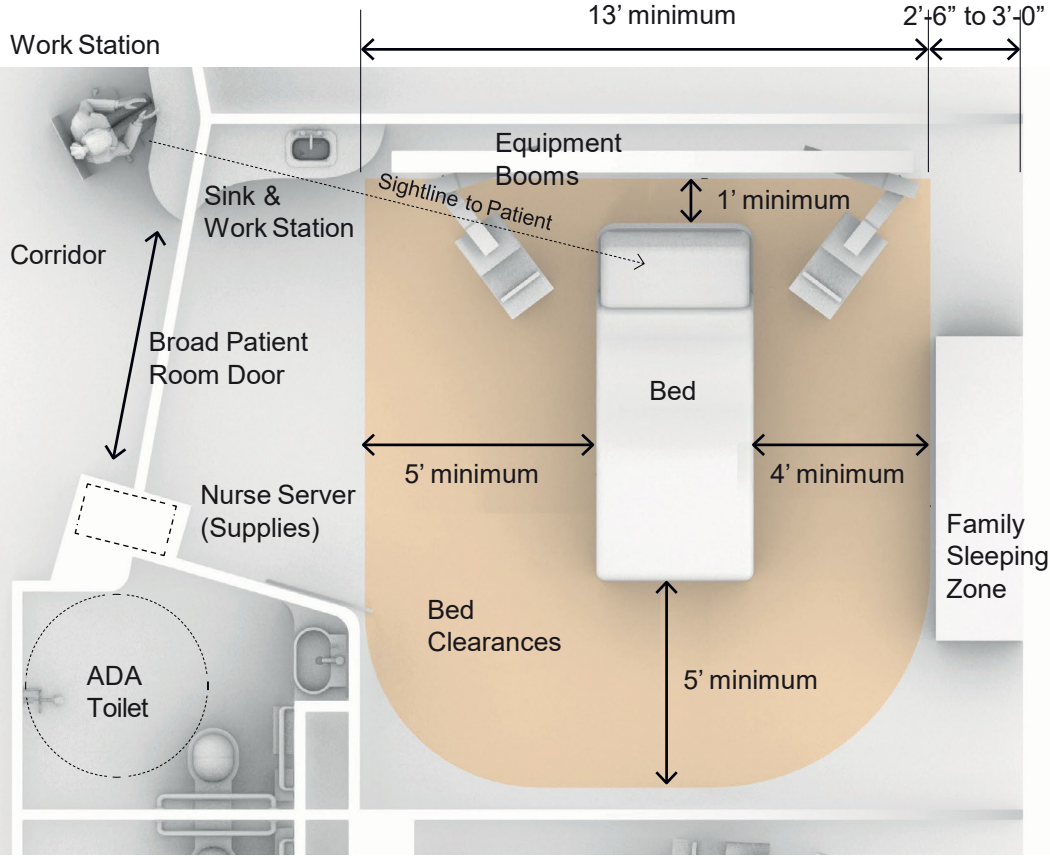


**BUILDING STACK**



# MSK PAVILION

## INTENSIVE CARE UNIT (ICU) PATIENT ROOM PLAN & SECTION



Single-bed patient room: 270 square feet

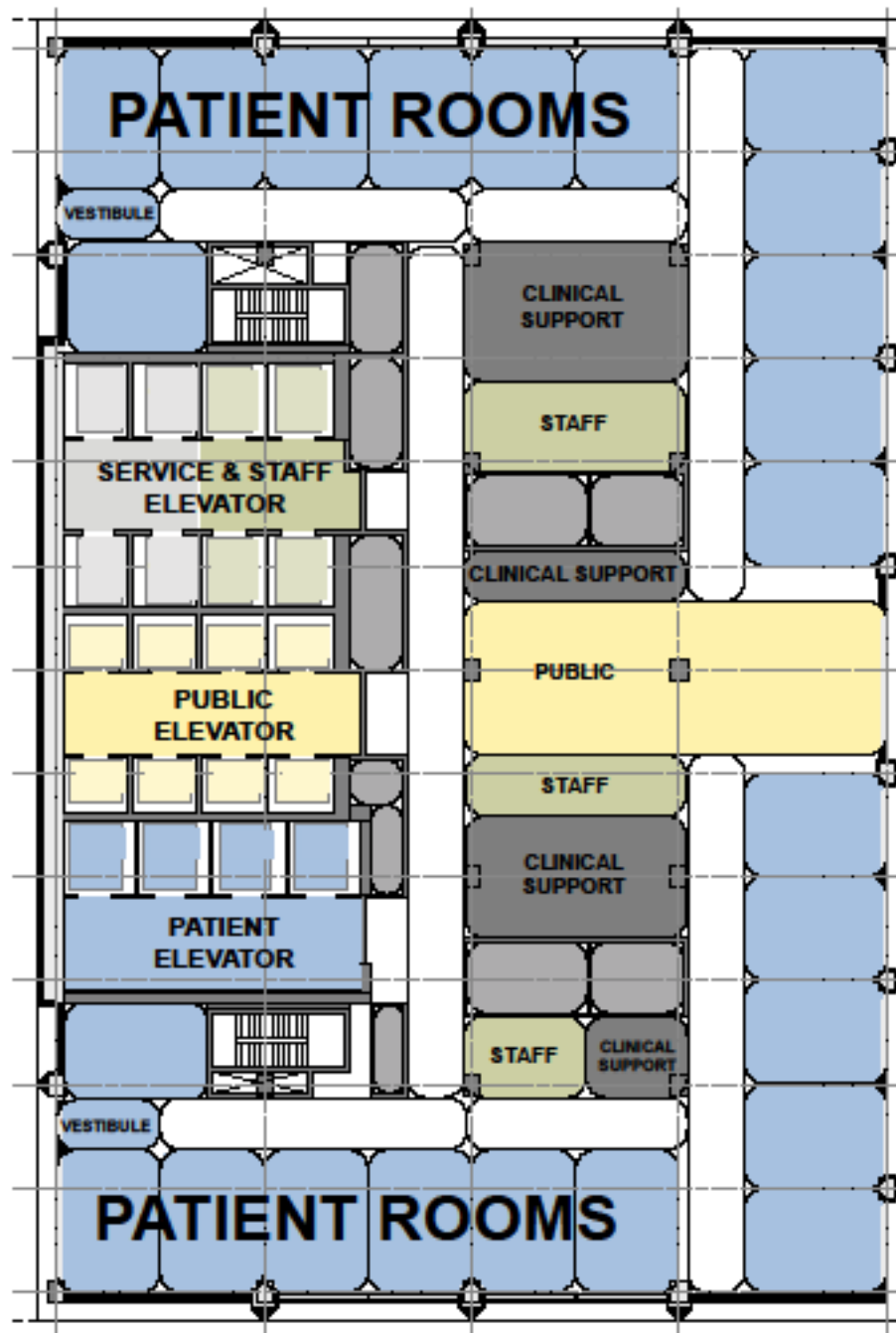


# MSK PAVILION

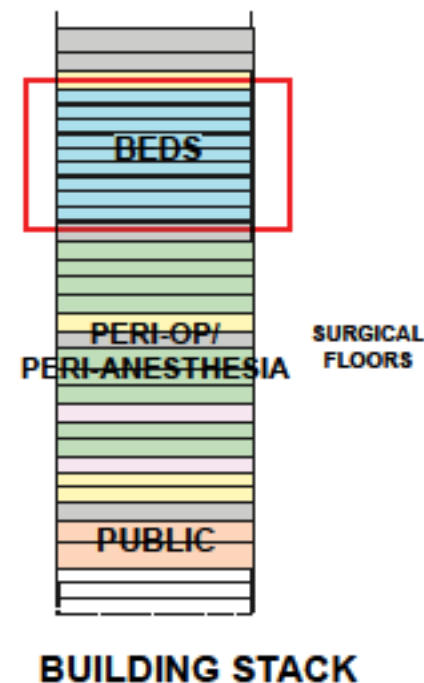
## TYPICAL PATIENT ROOM FLOOR

PLAN LEGEND:

- TREATMENT
- SUPPORT
- MECHANICAL
- PUBLIC



*WIP*



# MSK PAVILION

## TYPICAL PATIENT ROOM FLOOR

24-BED MEDICAL/SURGICAL BED UNITS.

20-BED ICUs

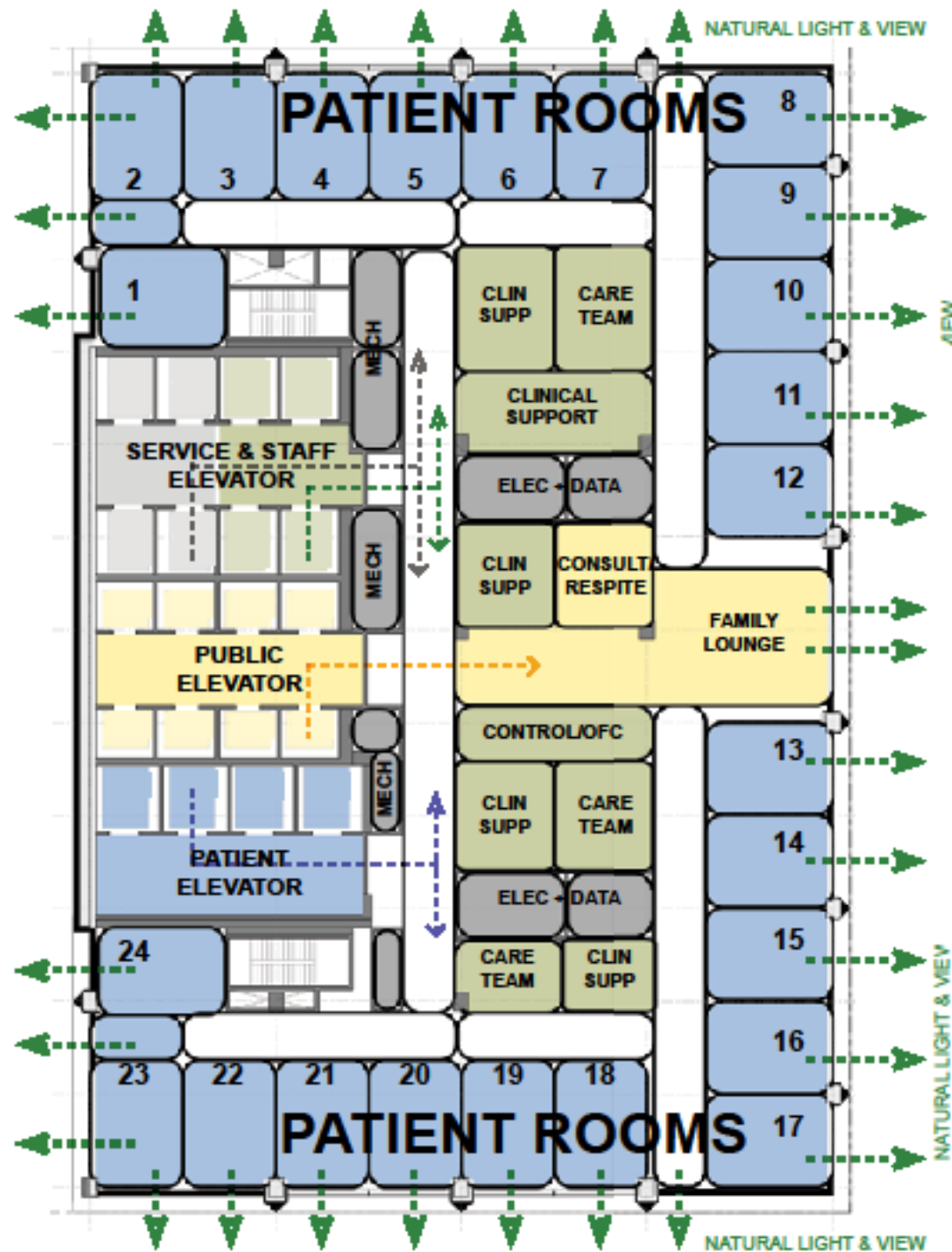
SINGLE PATIENT BEDROOMS  
REQUIRED BY CODE IN NYS SINCE  
2011

CARE TEAM SPACE TO SUPPORT  
EXCELLENCE IN CARE DELIVERY

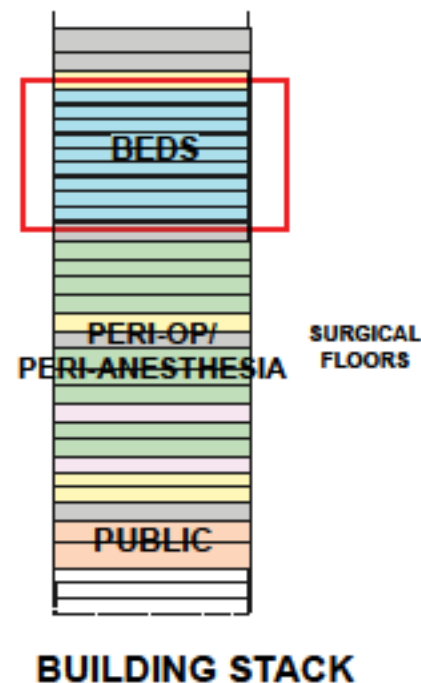
CLINICAL SUPPORT SPACE TO CODE  
REQUIREMENTS & CARE TEAM  
NEEDS ON THE FLOOR

### PLAN LEGEND:

- TREATMENT
- SUPPORT
- MECHANICAL
- PUBLIC



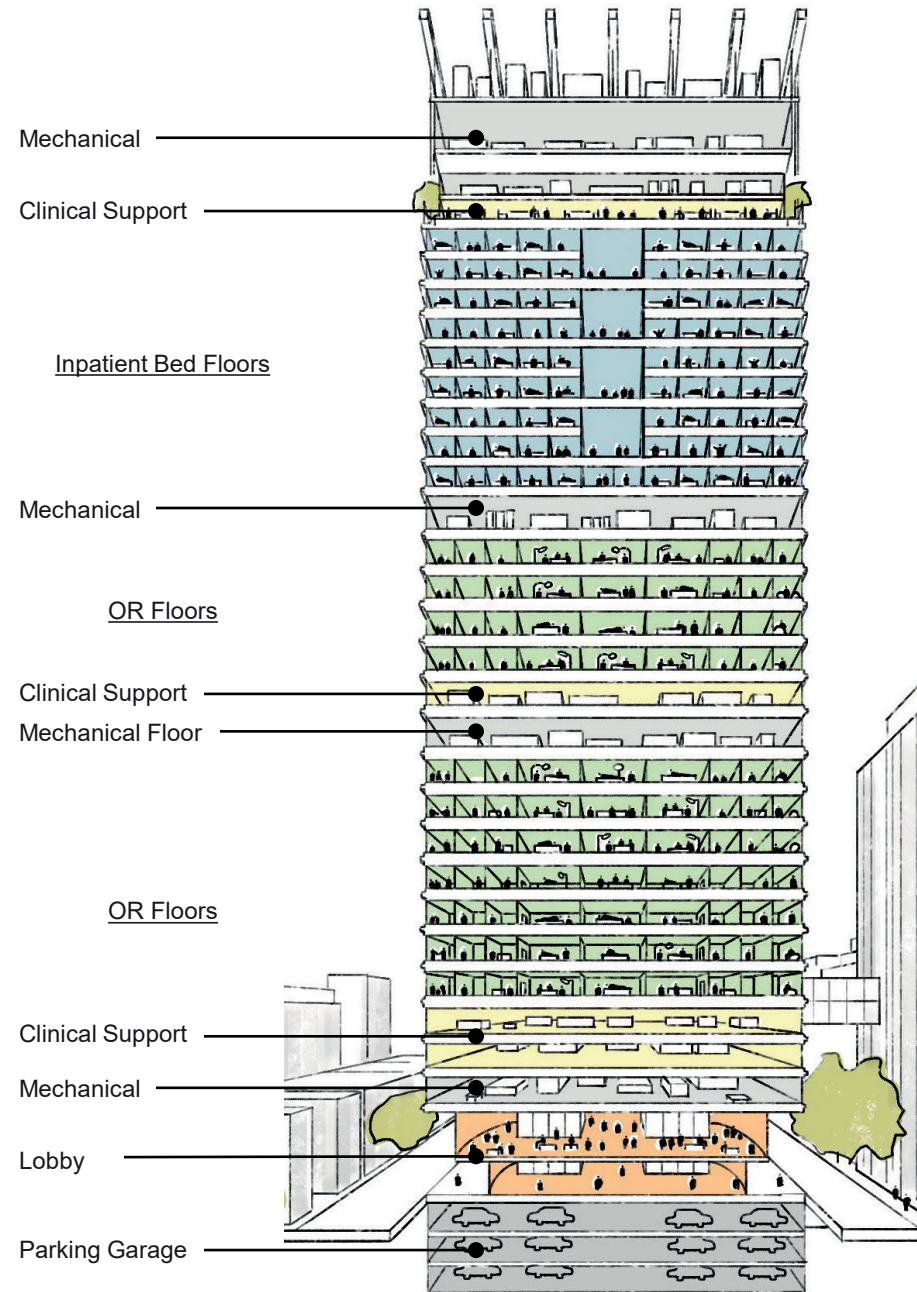
*WIP*



# MSK PAVILION

## SECTIONS

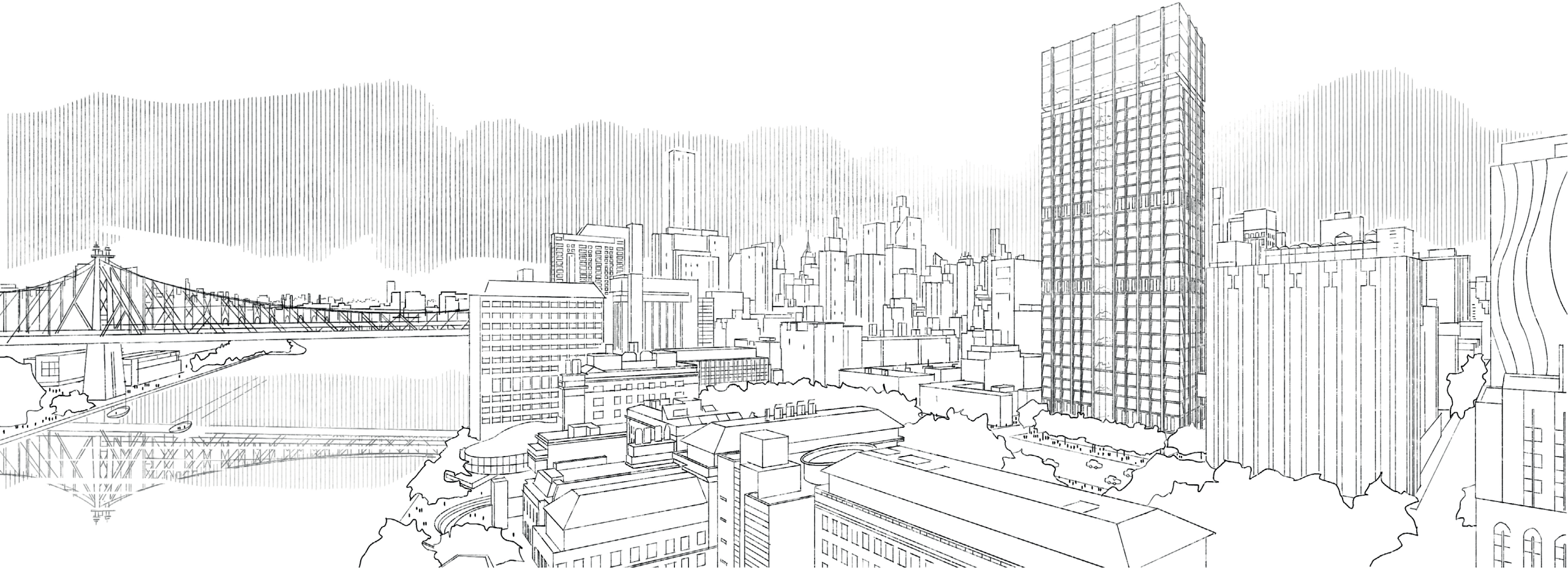
- PATIENT
- SURGERY
- CLINICAL SUPPORT
- LOBBY
- MECHANICAL / PARKING





# MSK PAVILION

CONCEPTUAL RENDERING (ILLUSTRATIVE)

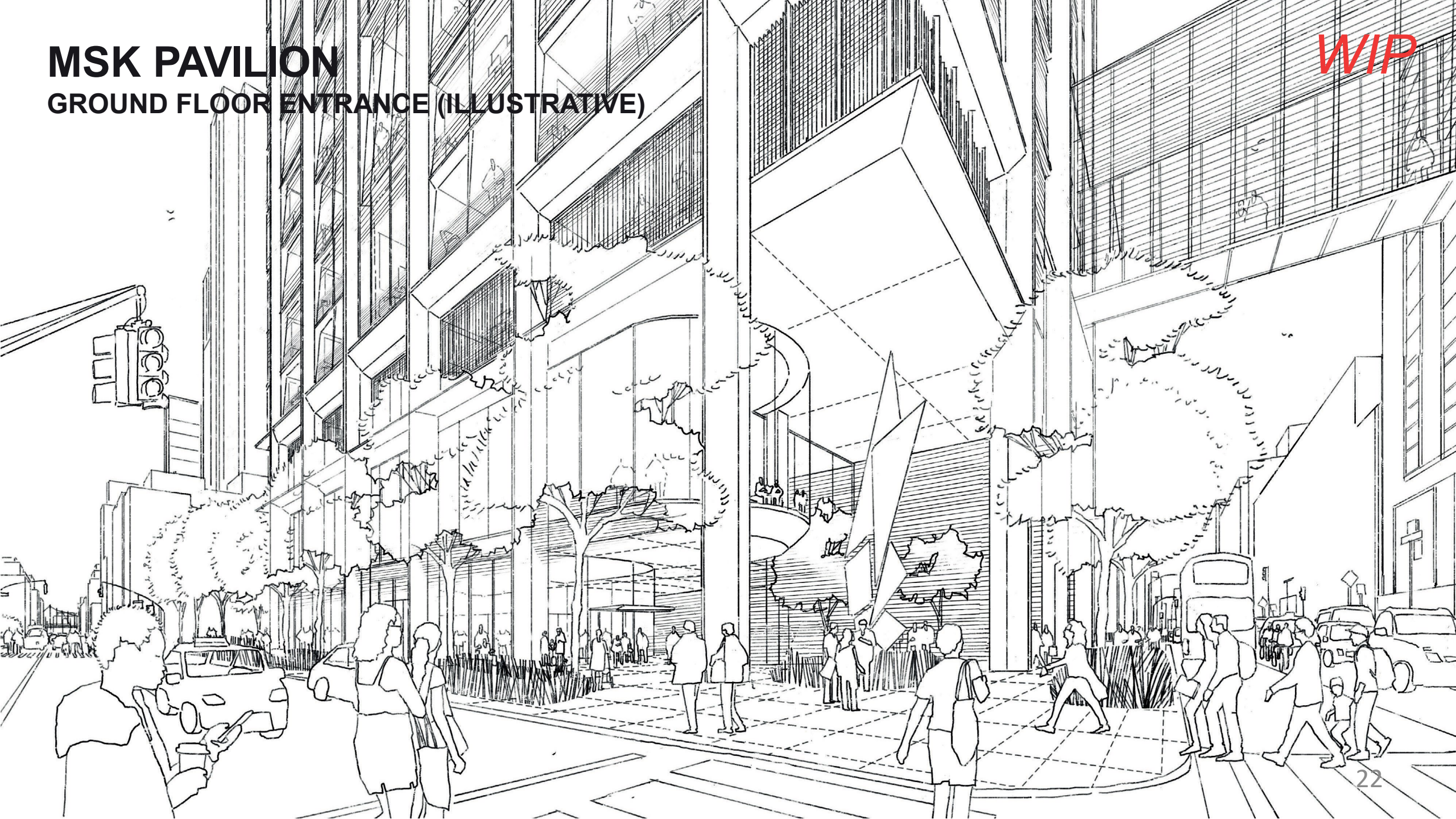




# MSK PAVILION

## GROUND FLOOR ENTRANCE (ILLUSTRATIVE)

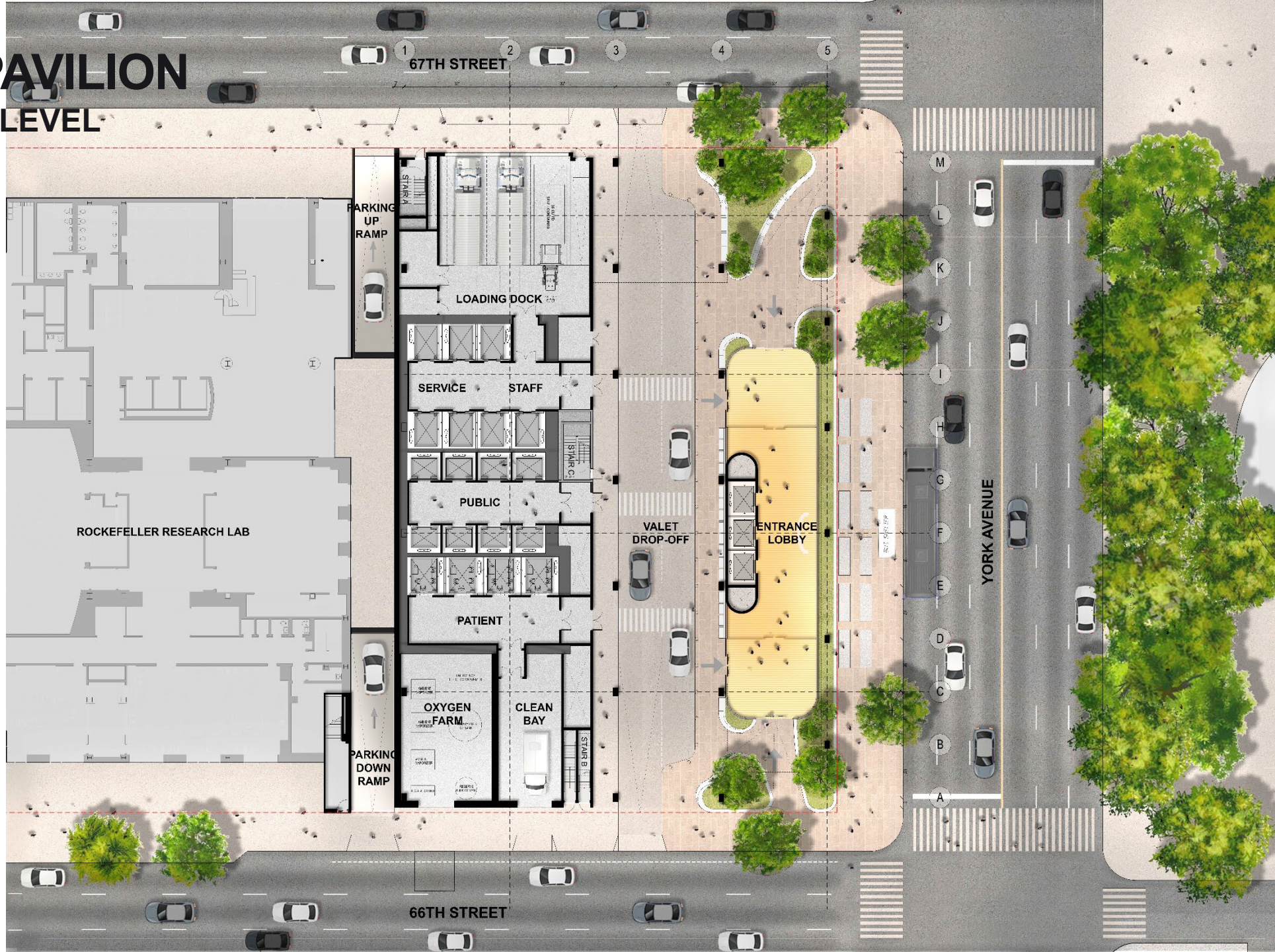
WIP





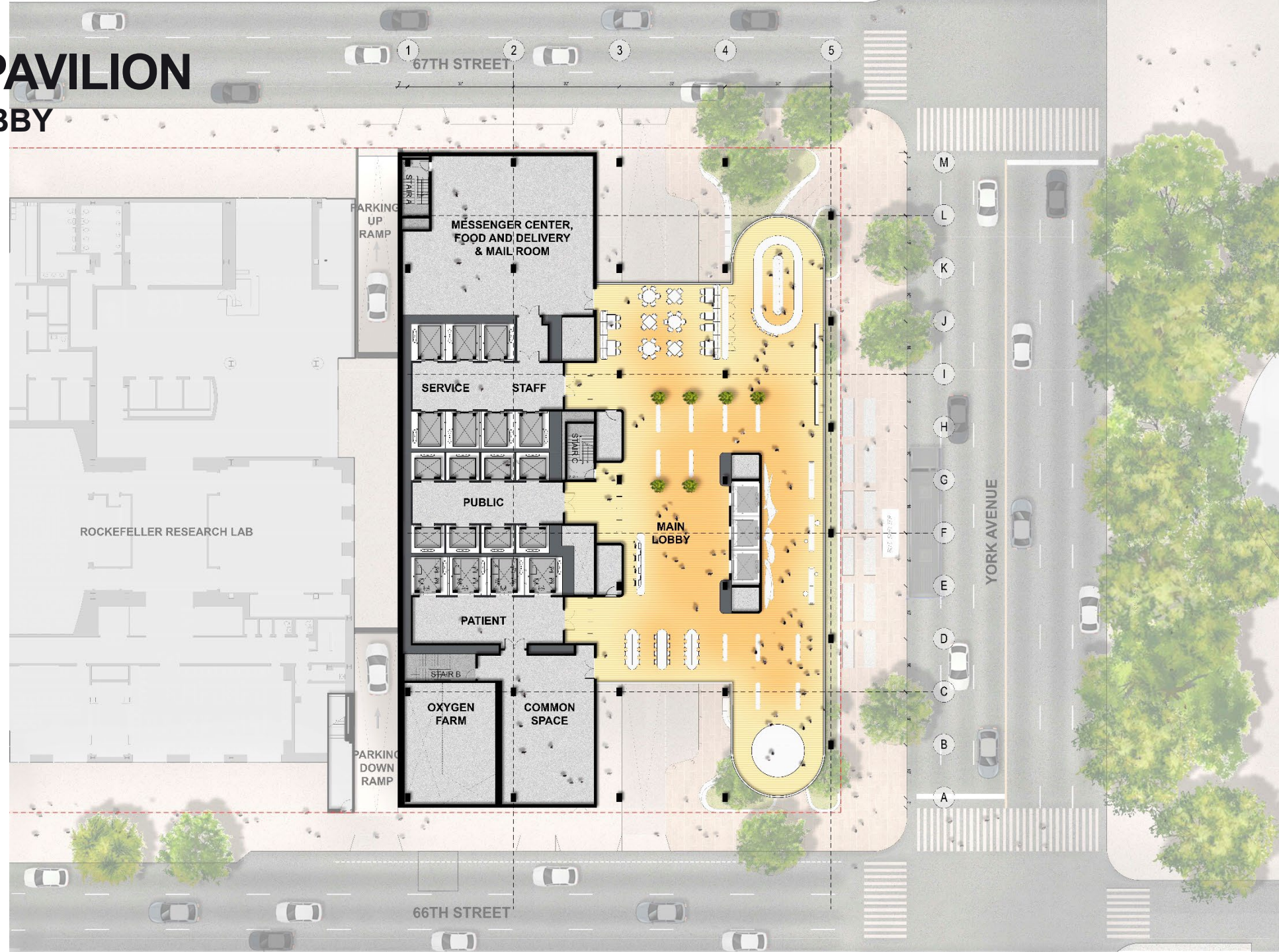
# MSK PAVILION

## GROUND LEVEL





# MSK PAVILION MAIN LOBBY



# SUMMARY OF ZONING ACTIONS (CPC)

*WIP*

- 1. Zoning map amendment to re-zone the RRL site and a portion of the Pavilion site from R8 to R9**
- 2. Zoning text amendment to amend LSCFD Section 79-43 Special Permit text to modify lot coverage and signage**
- 3. Modification pursuant to ZR Section 79-21 to adjust the 2001 LSCFD site plan and zoning calculations**
- 4. Special Permit pursuant to ZR Section 79-43 to modify height, setback, lot coverage and signage**
- 5. Authorizations pursuant to ZR Section 79-21 to modify height and setback and rear yard equivalent regulations**
- 6. Related modifications to the 2001 LSCFD restrictive declaration and drawings**

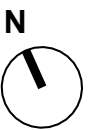
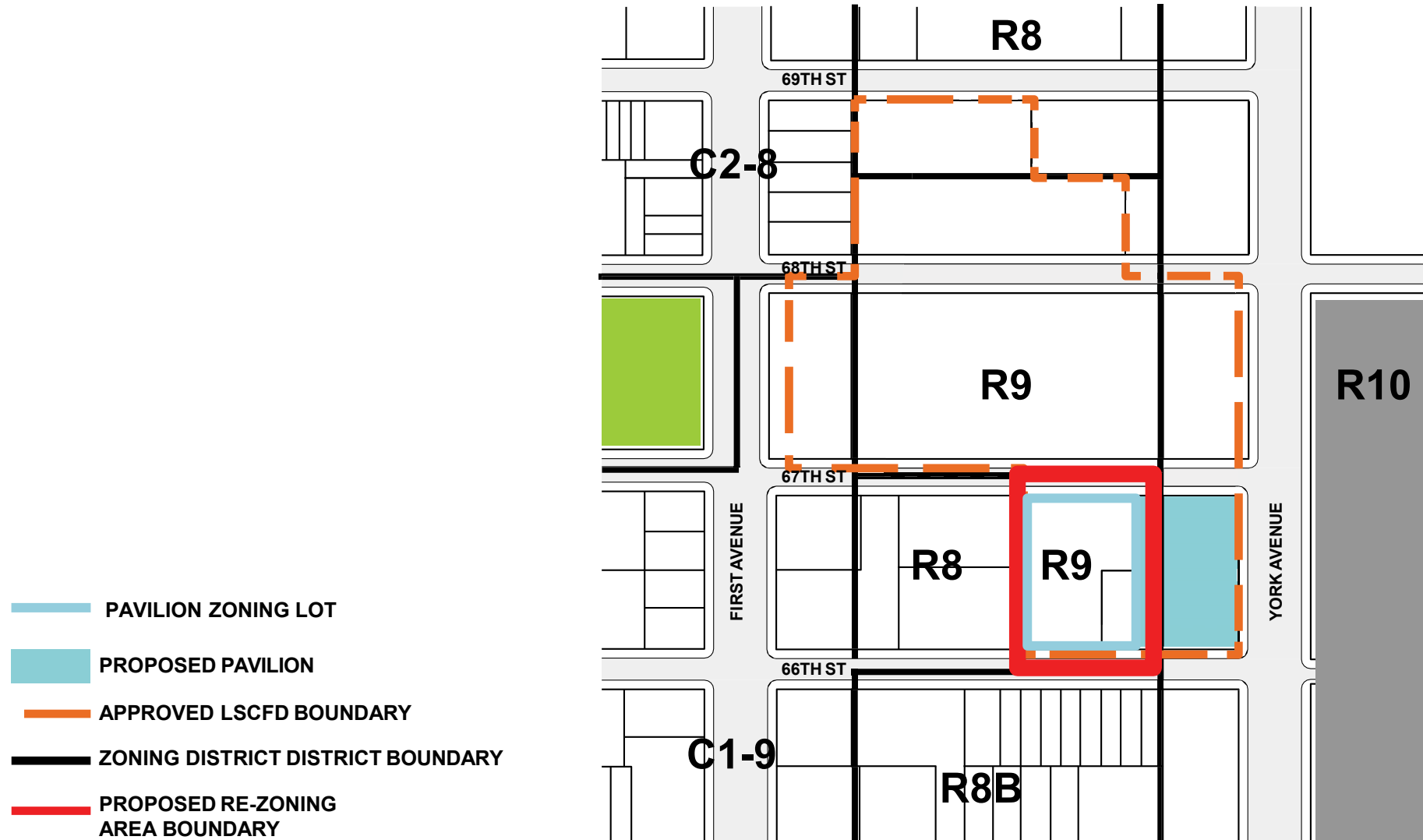
## REVOCABLE CONSENT (NYCDOT)

**Approval of a revocable consent for a two-story patient bridge over East 67<sup>th</sup> Street connecting the MSK Pavilion to the Memorial Hospital building on the Main Block.**

# 2023 PROPOSED ZONING MAP

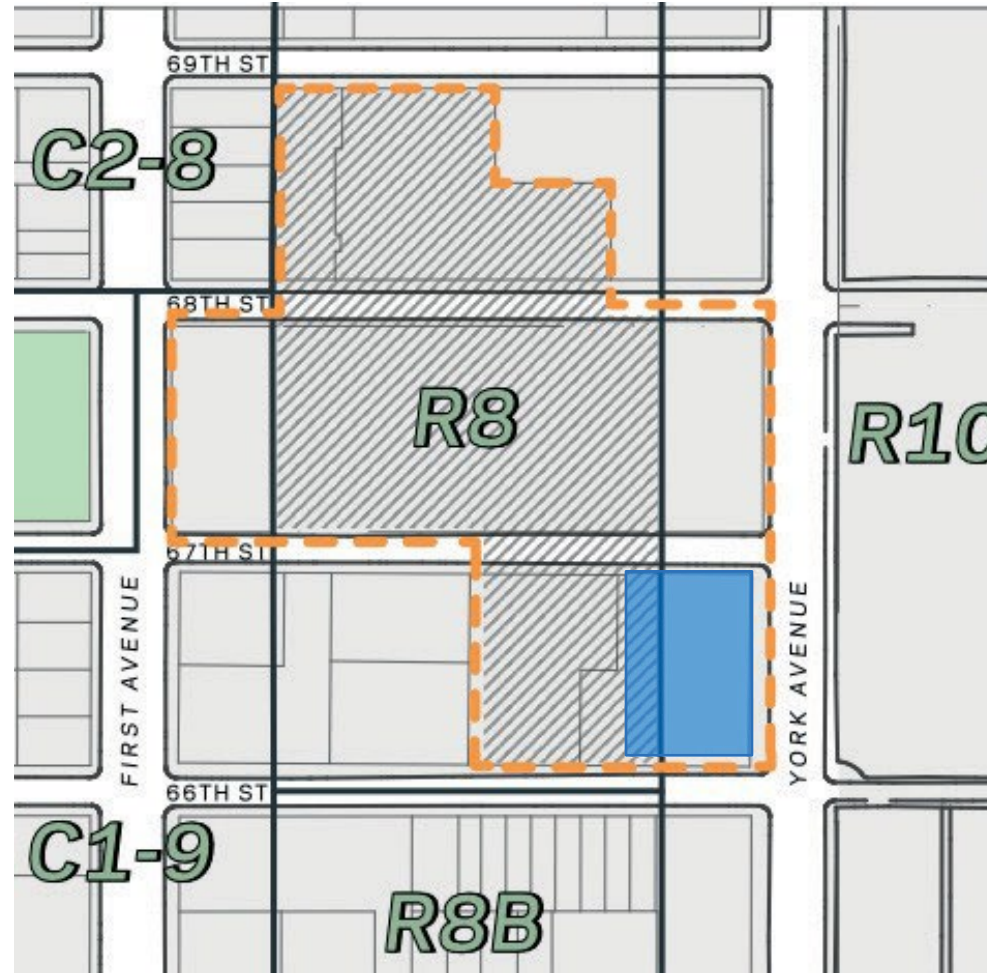
## AMENDMENT ENABLING MSK PAVILION

WIP



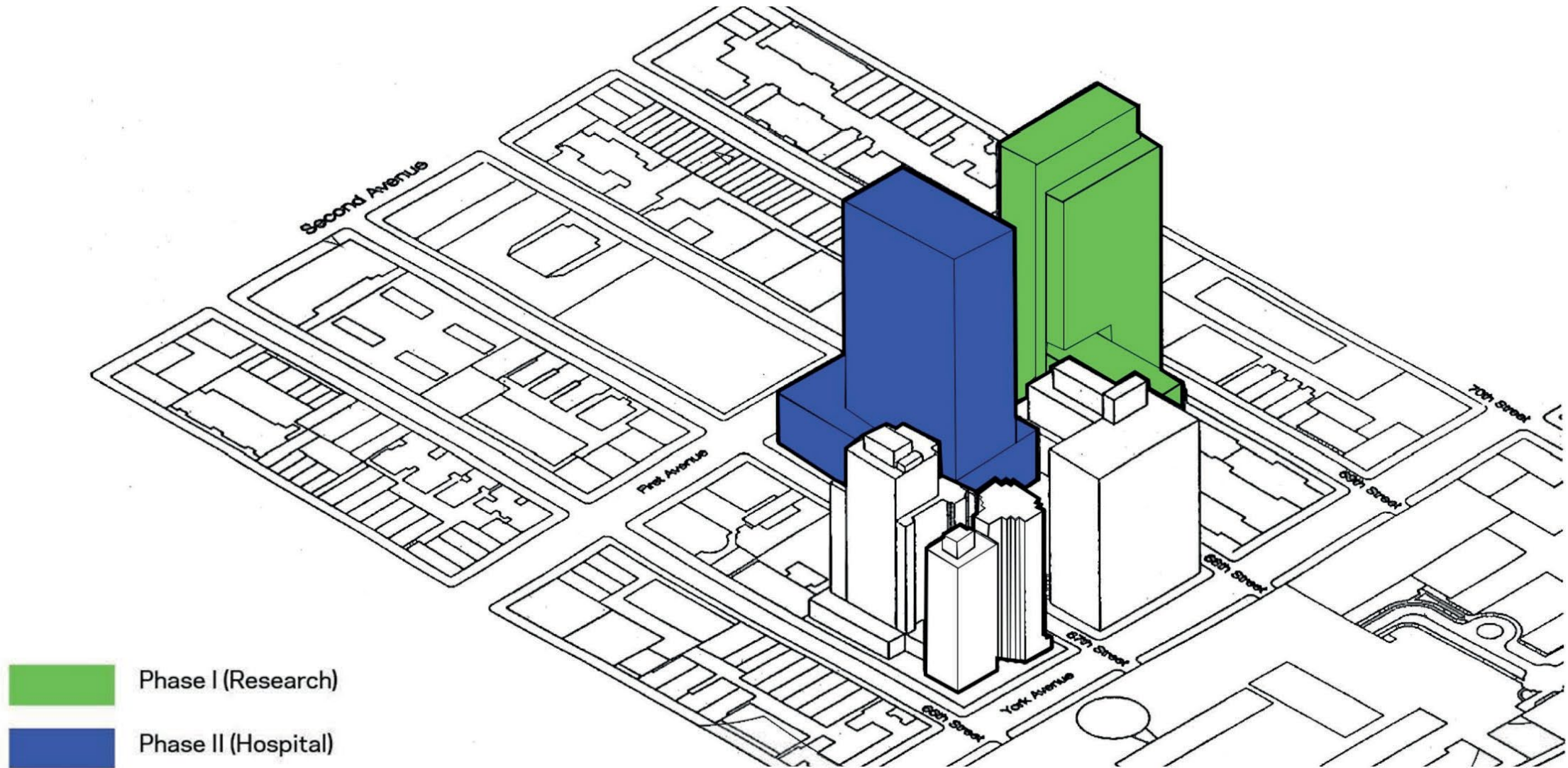


# PRE-2001 ZONING DISTRICTS



-  Proposed Pavilion
-  Approved LSCFD Boundary
-  MSK Campus Midblock
-  Zoning District Boundary

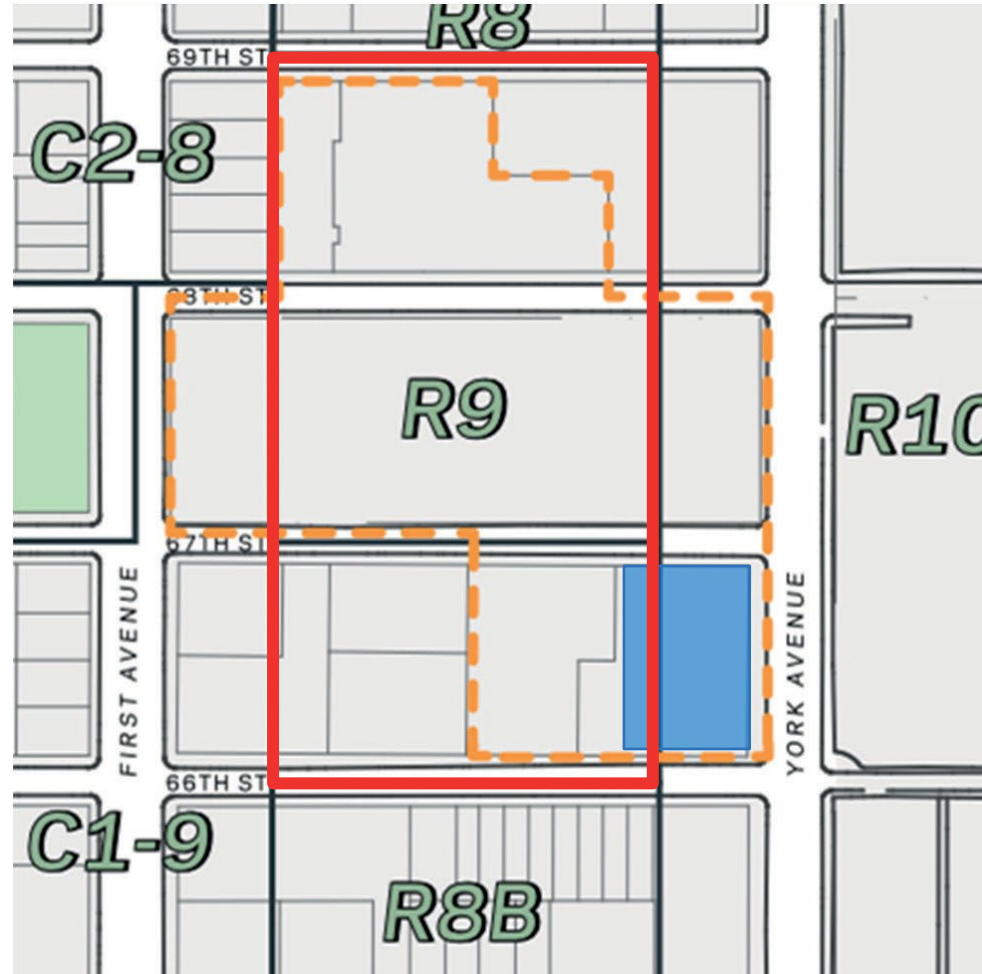
# 2001 FEIS IMAGE OF MID-BLOCK HOSPITAL BUILDING









# CERTIFIED MAP AMENDMENT – C010547 ZMM JUNE 4, 2001

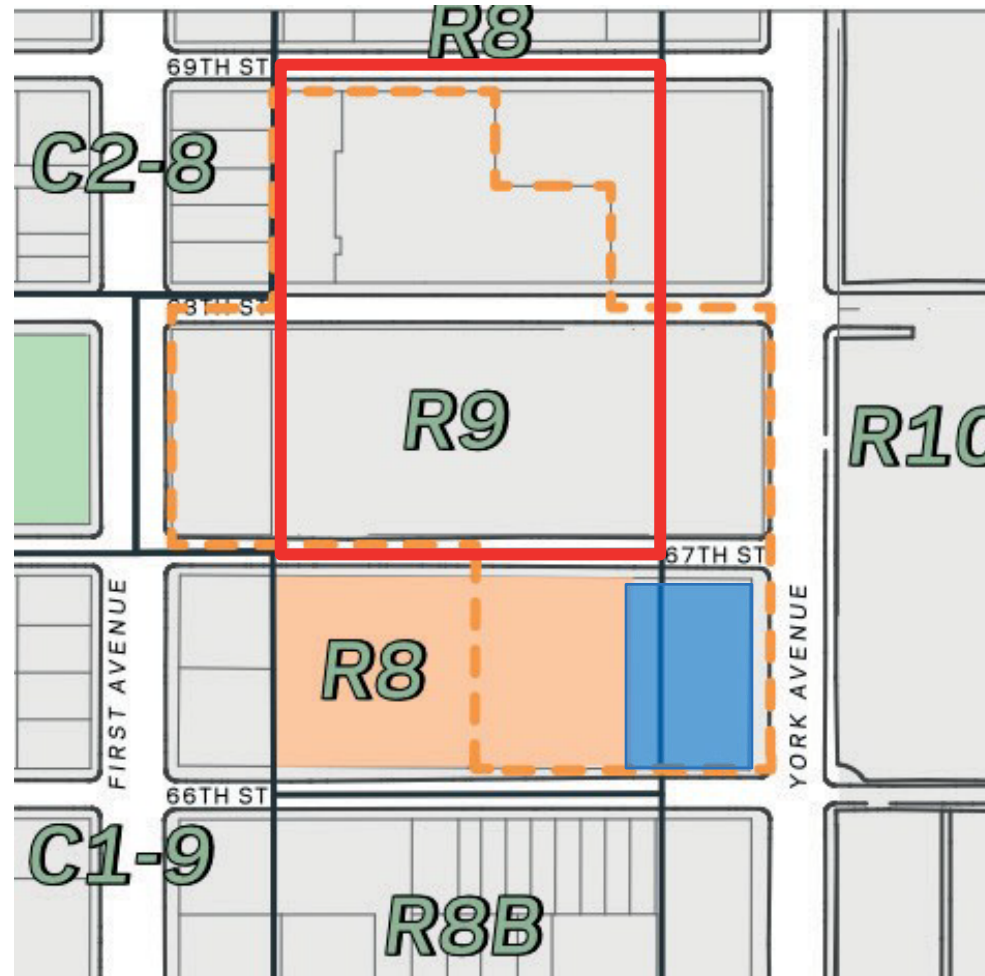
WIP



-  Proposed Pavilion
-  R9 Re-zoning as Certified
-  Approved LSCFD Boundary
-  Zoning District Boundary

# LARGE-SCALE COMMUNITY FACILITY DEVELOPMENT AND MODIFIED MAP AMENDMENT APPROVED BY CPC NOVEMBER 28, 2001

WIP



-  Proposed Pavilion
-  Approved Large-Scale Community Facility Development Boundary
-  Approved by CPC
-  Zoning District Boundary

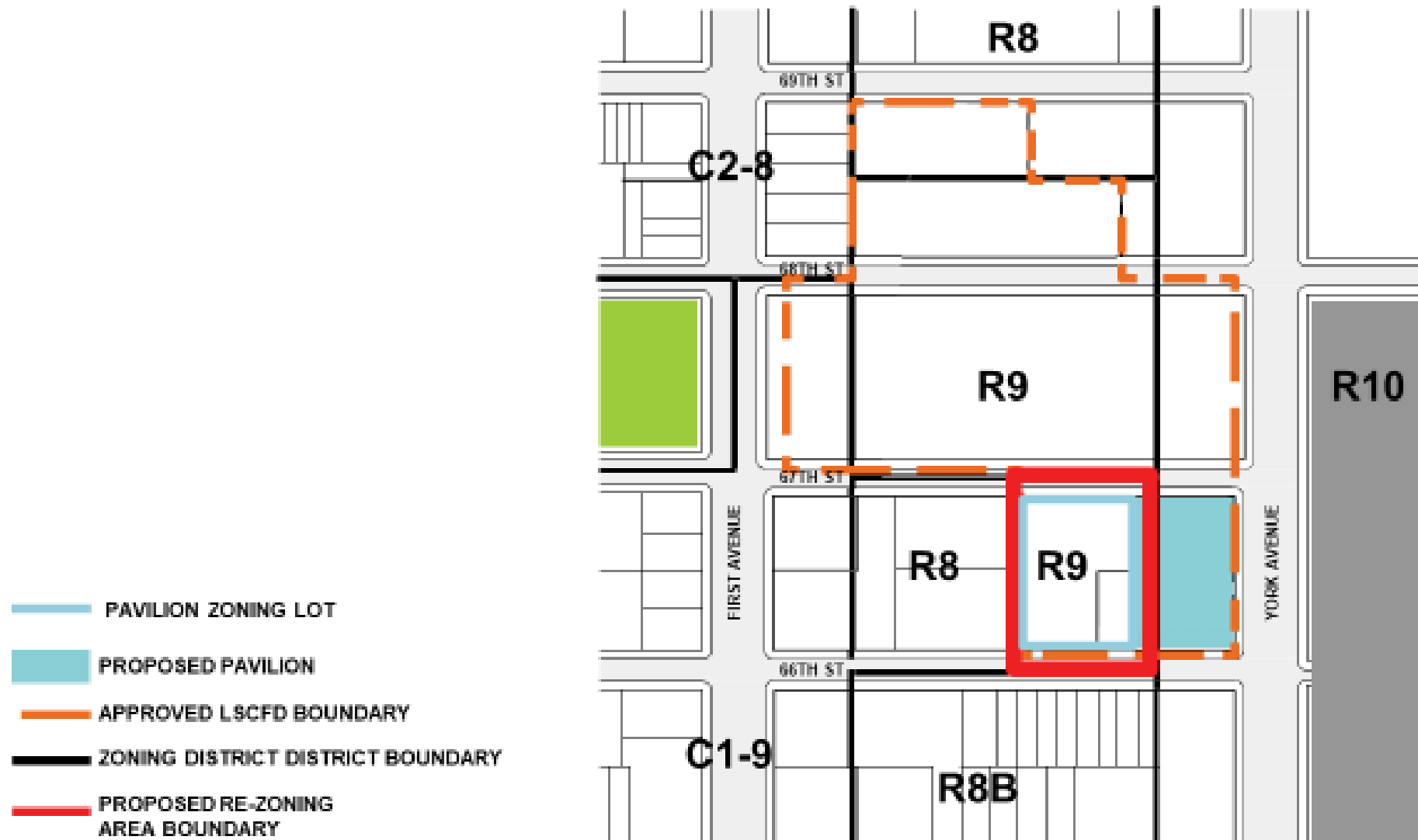
**CPC Report (C 101548 ZSM) expert regarding withdrawal of R9 Request for South Midblock (Page 45):**

**“Because the concept plan for the southern block is likely to change over time as the development and expansion plans proceed on the northerly two blocks, the Commission believes that the south campus block should remain in the R8 district until the plans for this block are more concrete.”**

# 2023 PROPOSED ZONING MAP

## AMENDMENT ENABLING MSK PAVILION

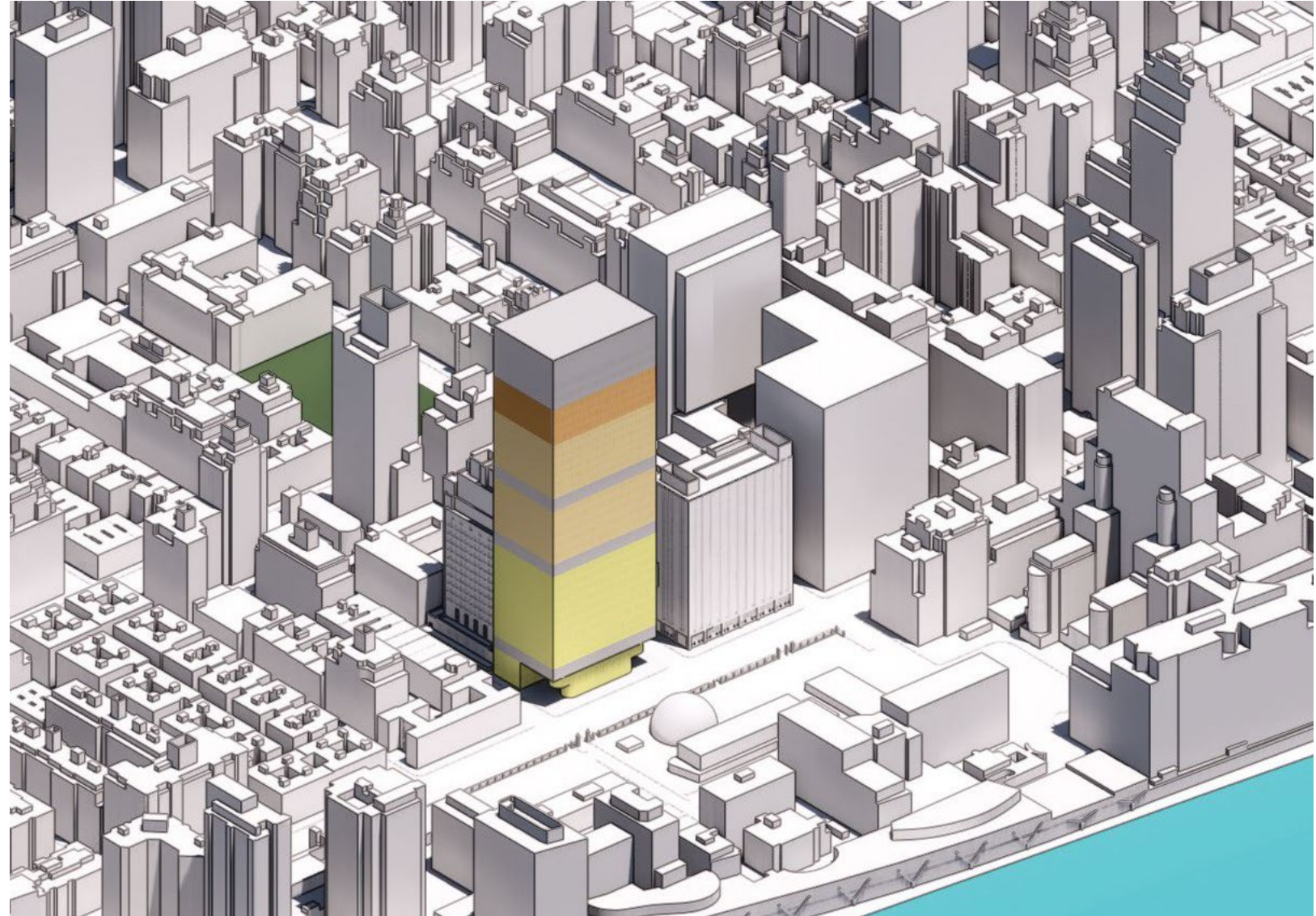
WIP



# MSK PAVILION

## AVAILABLE ZFA ANALYSIS

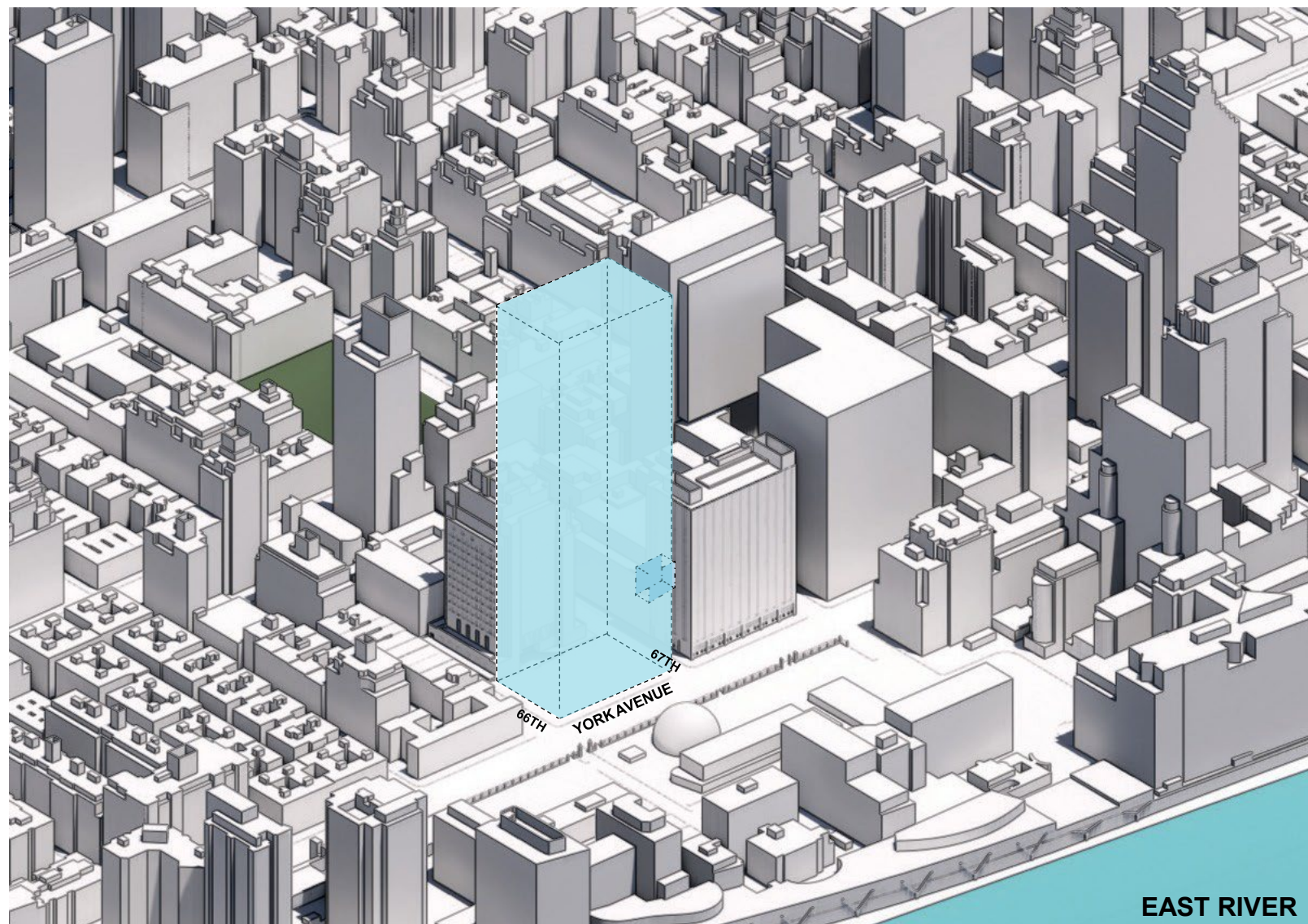
ZFA TO BE GENERATED BY PROPOSED UPZONING	140,581 ZFA
ZFA AVAILABLE FROM LSCFD	264,938 ZFA
PERMITTED ZFA FOR SLOAN & SCHOLARS,	236,069 ZFA
TOTAL AVAILABLE ZFA	641,588 ZFA





# MSK PAVILION

## MAXIMUM ZONING ENVELOPE



# MSK PAVILION

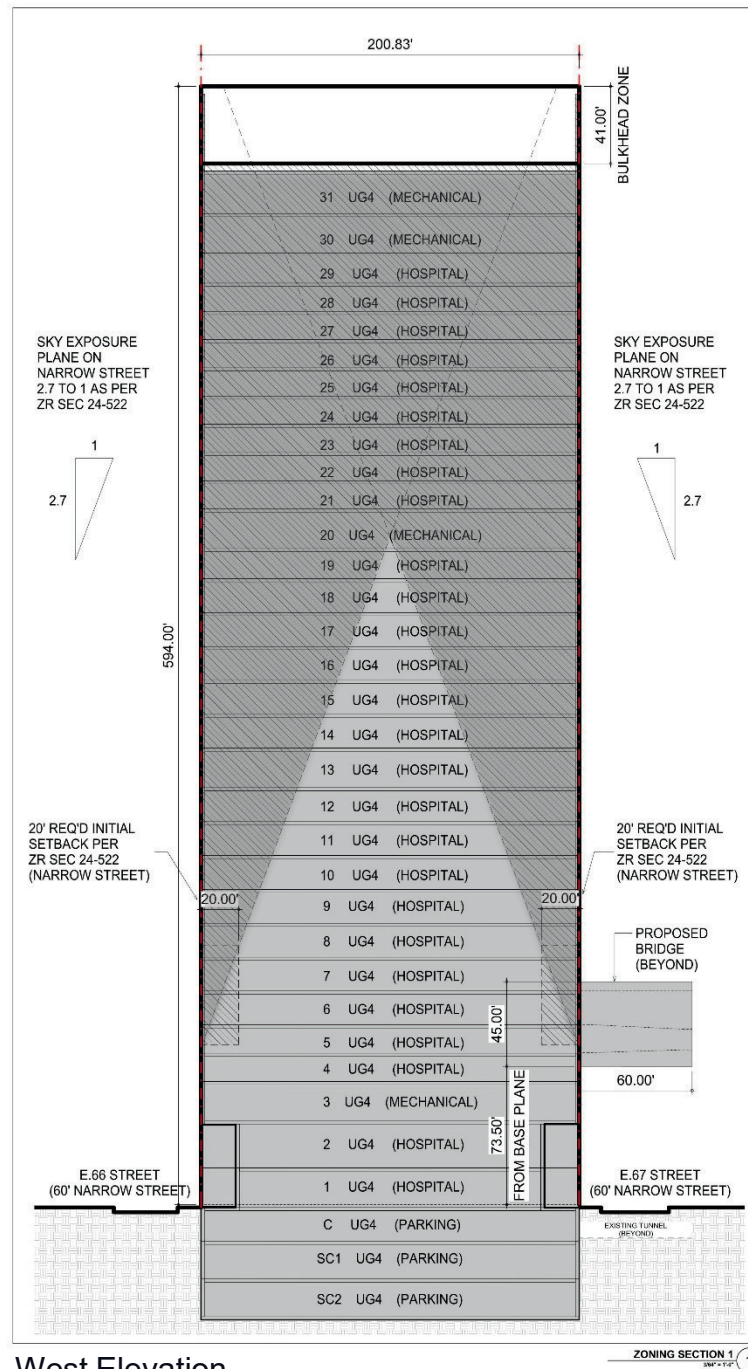
## SKY EXPOSURE & REVOCABLE CONSENT

WIP

A.Special Permit for Height & Setback

B.Authorization for Height & Setback

C.Revocable Consent



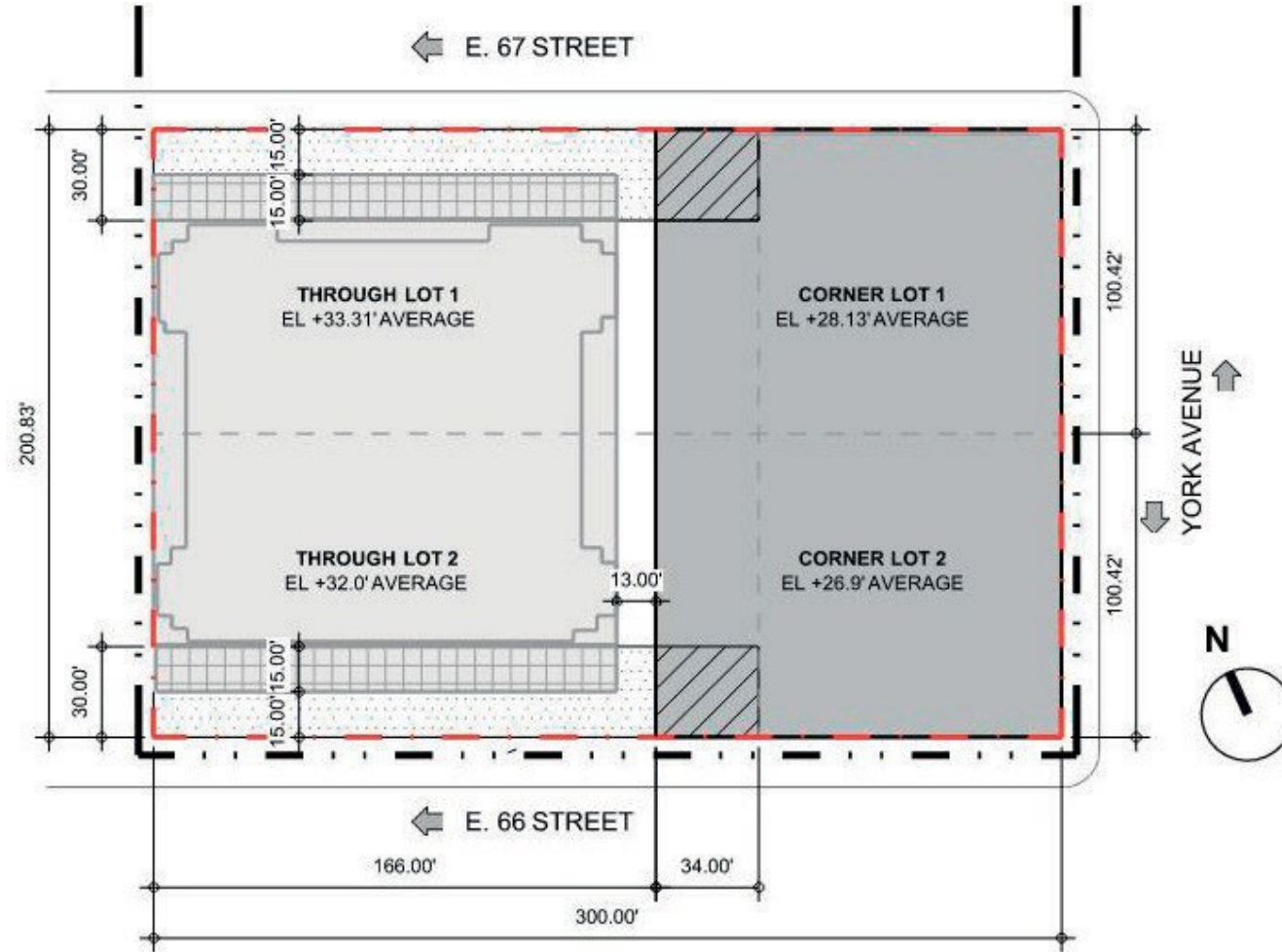


# MSK PAVILION

## PROJECT SITE ZONING LOT / REAR YARD EQUIVALENT & LOT COVERAGE

A. Lot Coverage over LSCFD increases from 50.2% to 75.5%

B. Rear Yard Equivalent:







Memorial Sloan Kettering  
Cancer Center