Presenters

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

Paul Stanbridge, Foster + Partners

Shelly Friedman, Friedman & Gotbaum, LLC

Noah Bernstein, AKRF
Three Pillars of MSK

Patient Care

Research

Education

Memorial Sloan Kettering Cancer Center

The New York Cancer Hospital — what would become MSK today — pictured in 1893 at 455 Central Park West.

Left: Memorial Sloan Kettering Cancer Center’s main hospital today, located at 1275 York Avenue.
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
- NYC DOHMH. Available at https://www1.nyc.gov/site/doh/health/health-topics/cancer-prevention.page
What Does This Mean for the Future of Cancer Care?

- Life expectancy is growing, people are living longer
- Acuity of cancer is growing with aging population
- New technology is required to meet the complexity of care
- MSK requires a modern, state-of-the-art facility to meet the moment
MSK Requires State-of-the-Art ORs and ICUs to Handle Acuity of Future Care

The Pavilion will be a new state-of-art facility to help us achieve two critical goals:

• Meet the anticipated increased demand for care
• Accommodate modern and future technology

The facility will feature:

• 28 new operating rooms, 200 inpatient beds (60 ICU beds)
• New advanced technologies and operating capabilities
• Single rooms for immunocompromised patients
The York Avenue location will position the Pavilion at the **core of MSK’s most advanced patient care and research**

- Connection to Memorial Hospital via a patient bridge will ensure:
  - Highest quality of care and safety for our patients
  - Access to existing programs, services, and amenities
  - Most efficient and cost-effective hospital operation

- Access to robust research infrastructure
- Attracting top doctors and scientists to NYC
SCHOLARS & SLOAN HOUSE
EXISTING CONDITION
MSK PAVILION
SITE PLAN

Memorial Sloan Kettering Cancer Center | MSK Pavilion

CannonDesign | Foster + Partners
MSK PAVILION
CONCEPTUAL RENDERING
(ILLUSTRATIVE)
SUMMARY OF ZONING ACTIONS (CPC)

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. Special Permit pursuant to ZR Section 79-43 to modify height, setback, lot coverage and signage
4. Modification pursuant to ZR Section 79-21 to adjust the 2001 LSCFD site plan and zoning calculations
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 67th Street connecting the MSK Pavilion to the Memorial Hospital building on the Main Block.
2023 PROPOSED ZONING MAP
AMENDMENT ENABLING MSK PAVILION

PROPOSED PAVILION
APPROVED LSCFD BOUNDARY
ZONING DISTRICT DISTRICT BOUNDARY
PROPOSED RE-ZONING AREA BOUNDARY

Memorial Sloan Kettering Cancer Center | MSK Pavilion
CannonDesign | Foster + Partners
### MSK PAVILION

**AVAILABLE ZFA ANALYSIS**

<table>
<thead>
<tr>
<th>Description</th>
<th>ZFA (sq ft)</th>
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<tr>
<td>ZFA TO BE GENERATED BY PROPOSED UPZONING</td>
<td>140,581 ZFA</td>
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<tr>
<td>ZFA AVAILABLE FROM LSCFD</td>
<td>264,938 ZFA</td>
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<tr>
<td>PERMITTED ZFA FOR SLOAN &amp; SCHOLARS,</td>
<td>236,069 ZFA</td>
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<tr>
<td>TOTAL AVAILABLE ZFA</td>
<td>641,588 ZFA</td>
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</table>

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EAST RIVER
- Zoning Text Amendment to:
  - Include LSCFD Special Permit text to modify lot coverage regulations within a LSCFD.
  - Add an authorization to permit modifications of regulations relating to navigation and identification signs within a LSCFD.
  - LSCFD Special Permit to modify height, setback and lot coverage regulations within a LSCFD.
  - LSCFD Modification to adjust the 2001 LSCFD site plan and zoning calculations
  - LSCFD Authorization modify height and setback regulations and rear yard equivalent regulations within a LSCFD
  - Modifications to the 2001 LSCFD restrictive declarations.
MSK PAVILION
MAXIMUM ZONING ENVELOPE
A. Special Permit for Height & Setback

B. Authorization for Height & Setback

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

B. Rear Yard Equivalent:
Environmental Impact Statement (EIS) will consider:

- Existing Conditions
- 2030 Future Without the Proposed Project (the No Action Condition)
- 2030 Future With the Proposed Project (the With Action Condition)
Existing and Proposed Zoning
# Project Increment

<table>
<thead>
<tr>
<th>Components</th>
<th>Existing/No Action Condition</th>
<th>With Action Condition</th>
<th>Increment</th>
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<tbody>
<tr>
<td>Development Site</td>
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<tr>
<td>Residential (gsf)</td>
<td>224,291</td>
<td>0</td>
<td>-224,291</td>
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<tr>
<td>Residential (DUs)</td>
<td>308</td>
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<tr>
<td>Hospital Support/Office (gsf)</td>
<td>45,039</td>
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<td>Inpatient Hospital (gsf)</td>
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<td>850,287</td>
<td>850,287</td>
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<tr>
<td>Inpatient Hospital (beds)</td>
<td>0</td>
<td>202</td>
<td>202</td>
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<tr>
<td>Parking (spaces)¹</td>
<td>263</td>
<td>263</td>
<td>0</td>
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<tr>
<td><strong>Total (gsf)</strong></td>
<td><strong>292,837²</strong></td>
<td><strong>901,193²</strong></td>
<td><strong>606,276²,3</strong></td>
</tr>
</tbody>
</table>

**Notes:**
- gsf = gross square feet; Square footages shown are approximate and include mechanical/utility space.
- DUs = dwelling units
- 1) Parking facility encompasses the Rockefeller Research Labs (RRL) (Lot 13) and the MSK Pavilion (Development Site) cellars.
- 2) Includes parking square footage.
- 3) Includes loss of approximately 2,080 gsf of RRL conference room space located above proposed garage exit.

**Source:** MSKCC, Adamson Associates International, Foster+Partners
EAS and Draft Scope of Work

EAS Determined No Significant Adverse Impacts to:

- Socioeconomic Conditions
- Natural Resources
- Solid Waste and Sanitation
- Energy

https://zap.planning.nyc.gov/projects/2022M0359
DEIS CEQR Technical Areas

As described in the Draft Scope of Work, the analyses to be presented in the DEIS will assess future conditions without the Proposed Actions (the “No Action Condition”) and with the proposed actions (the “With Action Condition”) in 2030 (the “Build Year”).

- Land Use, Zoning and Public Policy
- Community Facilities and Services
- Open Space
- Shadows
- Historic and Cultural Resources
- Urban Design and Visual Resources
- Hazardous Materials
- Water and Sewer Infrastructure
- Transportation

- Air Quality
- Greenhouse Gas Emissions and Climate Change
- Noise
- Public Health
- Neighborhood Character
- Construction Impacts
- Mitigation
- Alternatives