

# MSK Pavilion

Dept City Planning - Scoping Meeting Presentation

April 27, 2023



Memorial Sloan Kettering  
Cancer Center

# Presenters

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

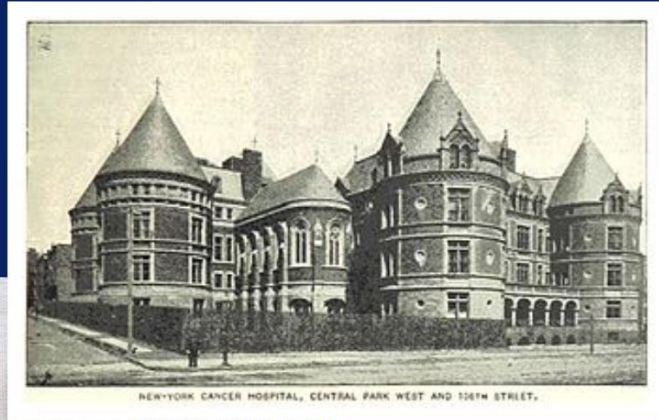
Paul Stanbridge, Foster + Partners

Shelly Friedman, Friedman & Gotbaum, LLC

Noah Bernstein, AKRF

# Three Pillars of MSK

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.

Patient Care

Research

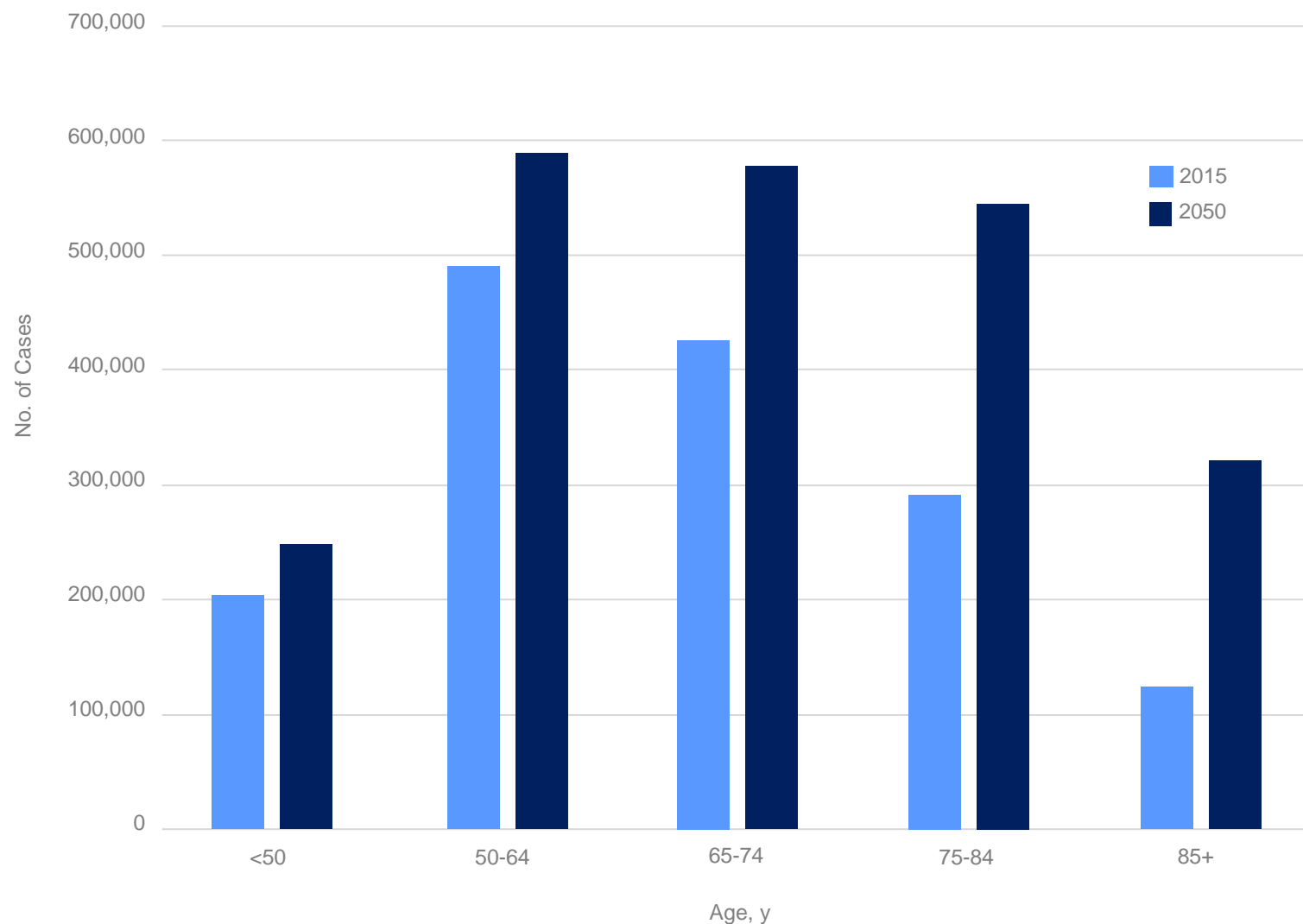
Education



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# 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>.

# 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

# Integration with MSK Main Campus

The York Avenue location will position the Pavilion at the **core of MSK's most advanced patient care and research**

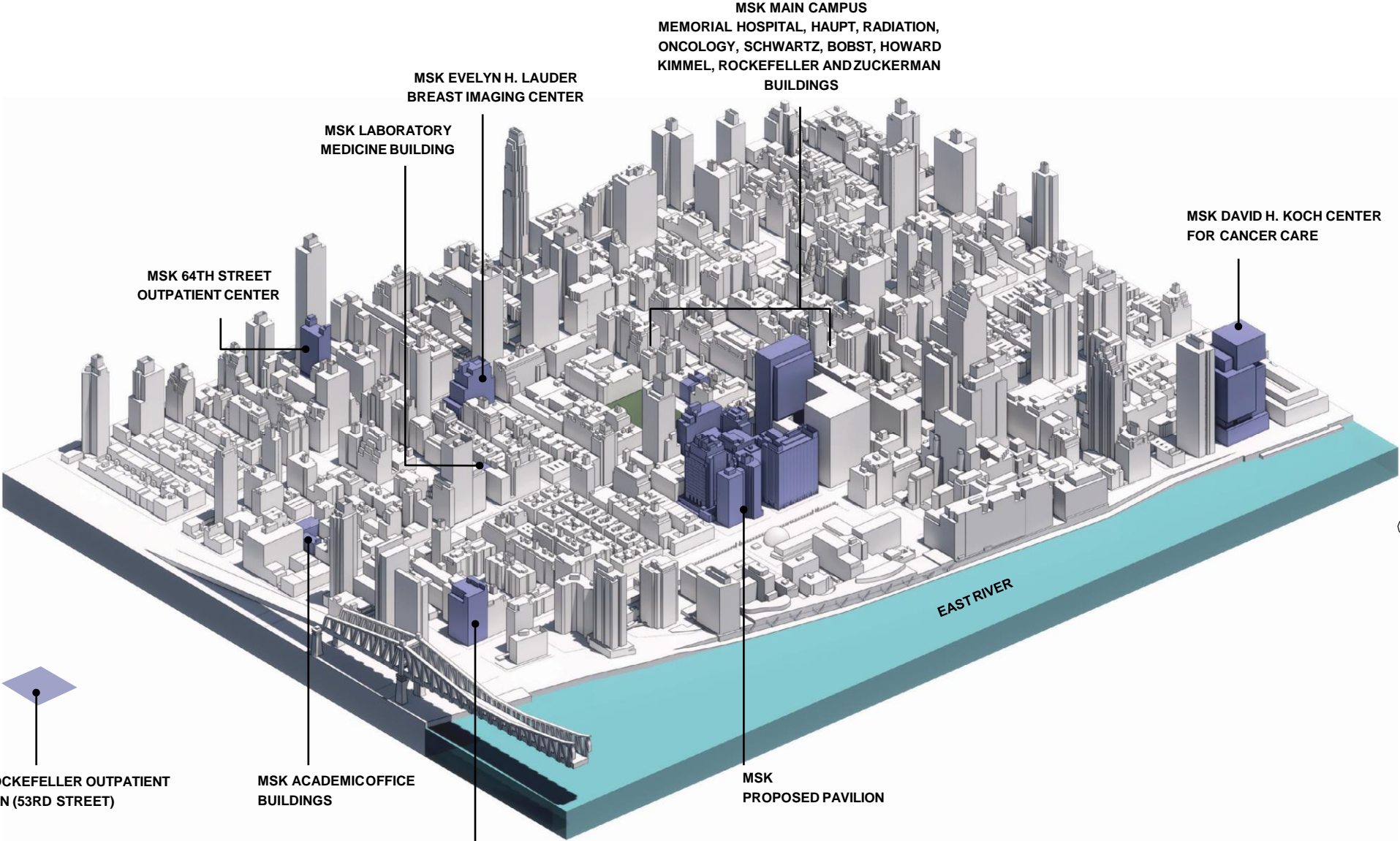
- Connection to Memorial Hospital via a patient bridge will ensure:
  - Highest quality of care and safety for our patients
  - Access to existing programs, services, and amenities
  - Most efficient and cost-effective hospital operation
- Access to robust research infrastructure
- Attracting top doctors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



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# MSK UES FACILITIES

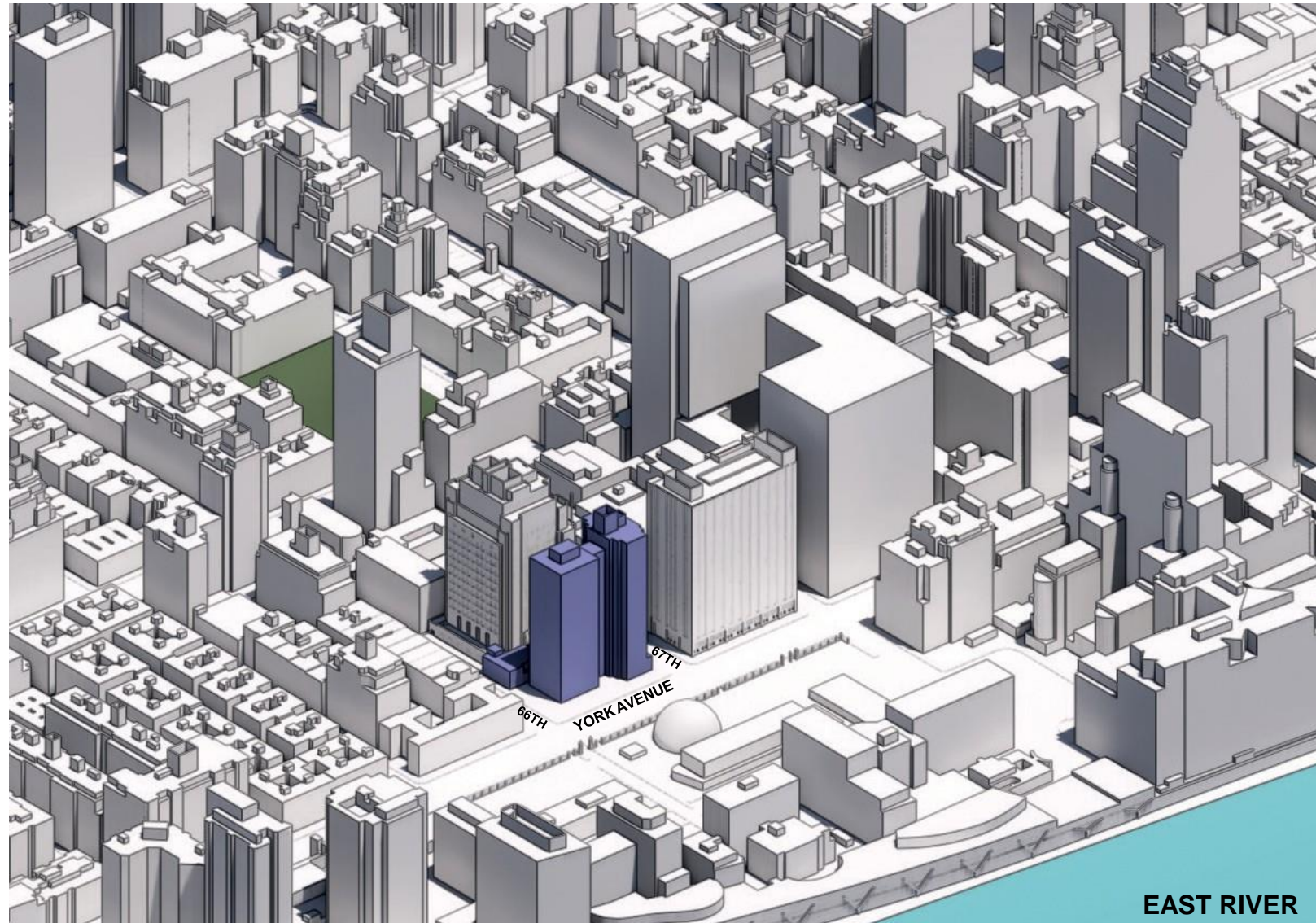


**MSK SITES**

# SCHOLARS & SLOAN HOUSE

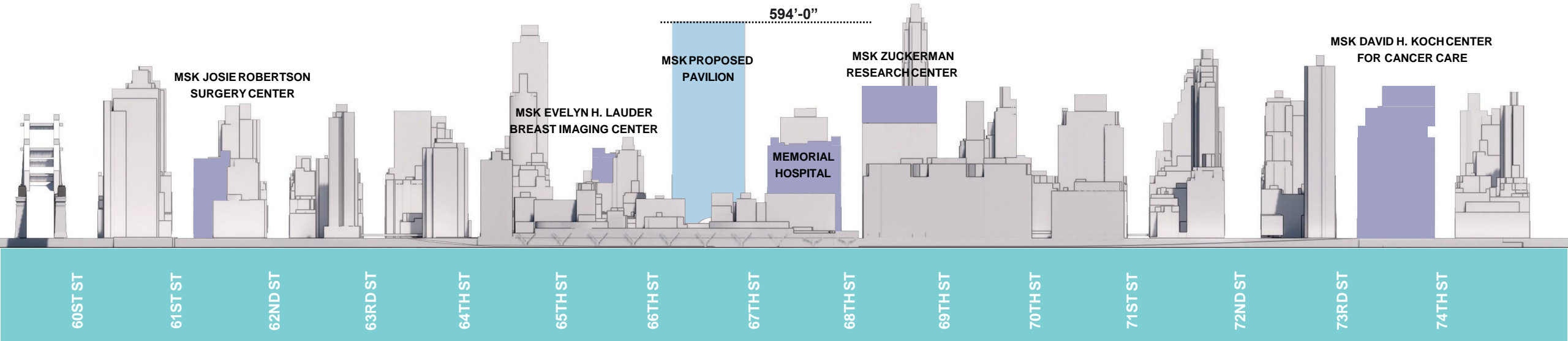
## EXISTING CONDITION

WIP



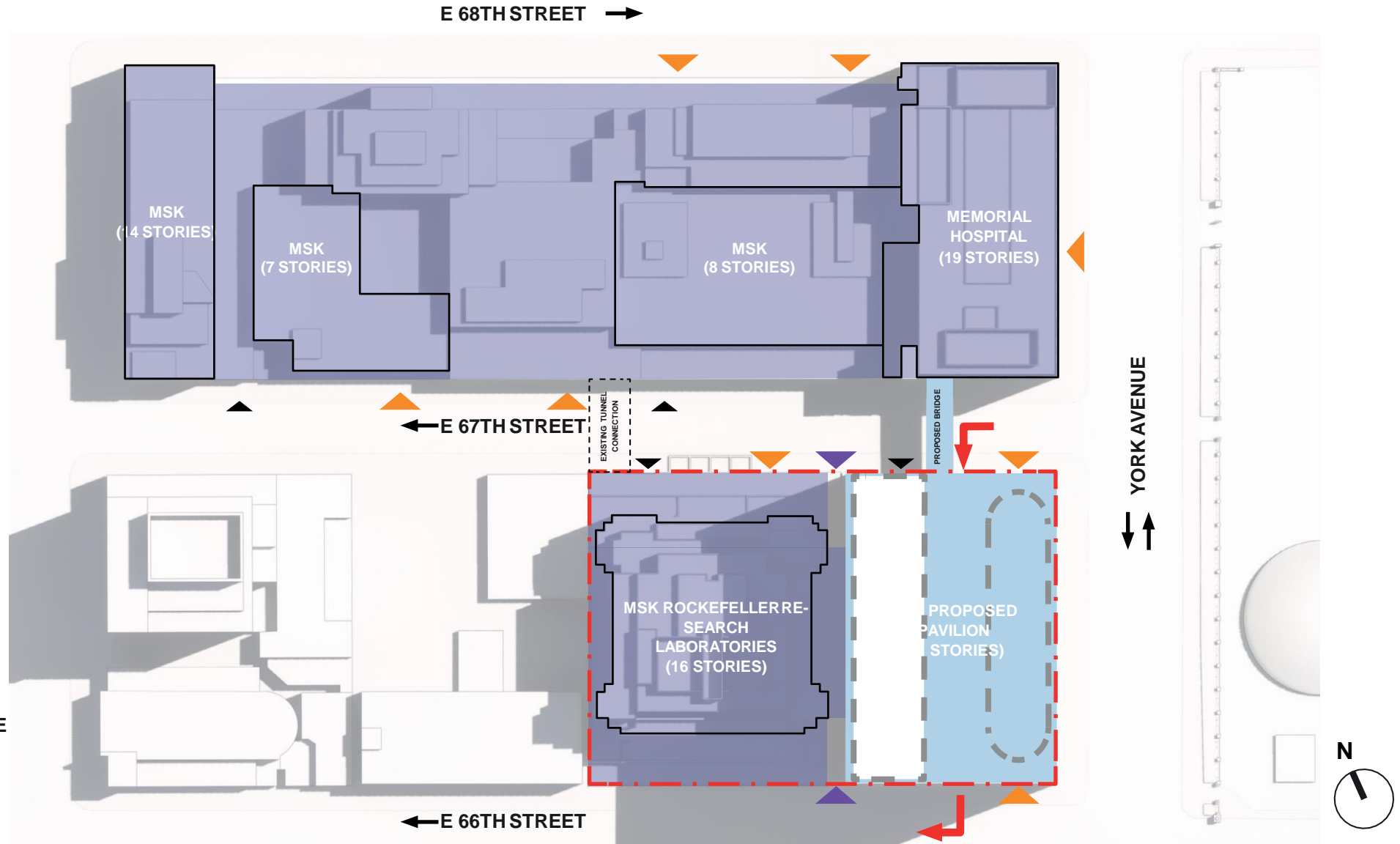
# MSK PAVILION CONTEXT





## EAST ELEVATION FROM EAST RIVER



# MSK PAVILION SITE PLAN

WIP

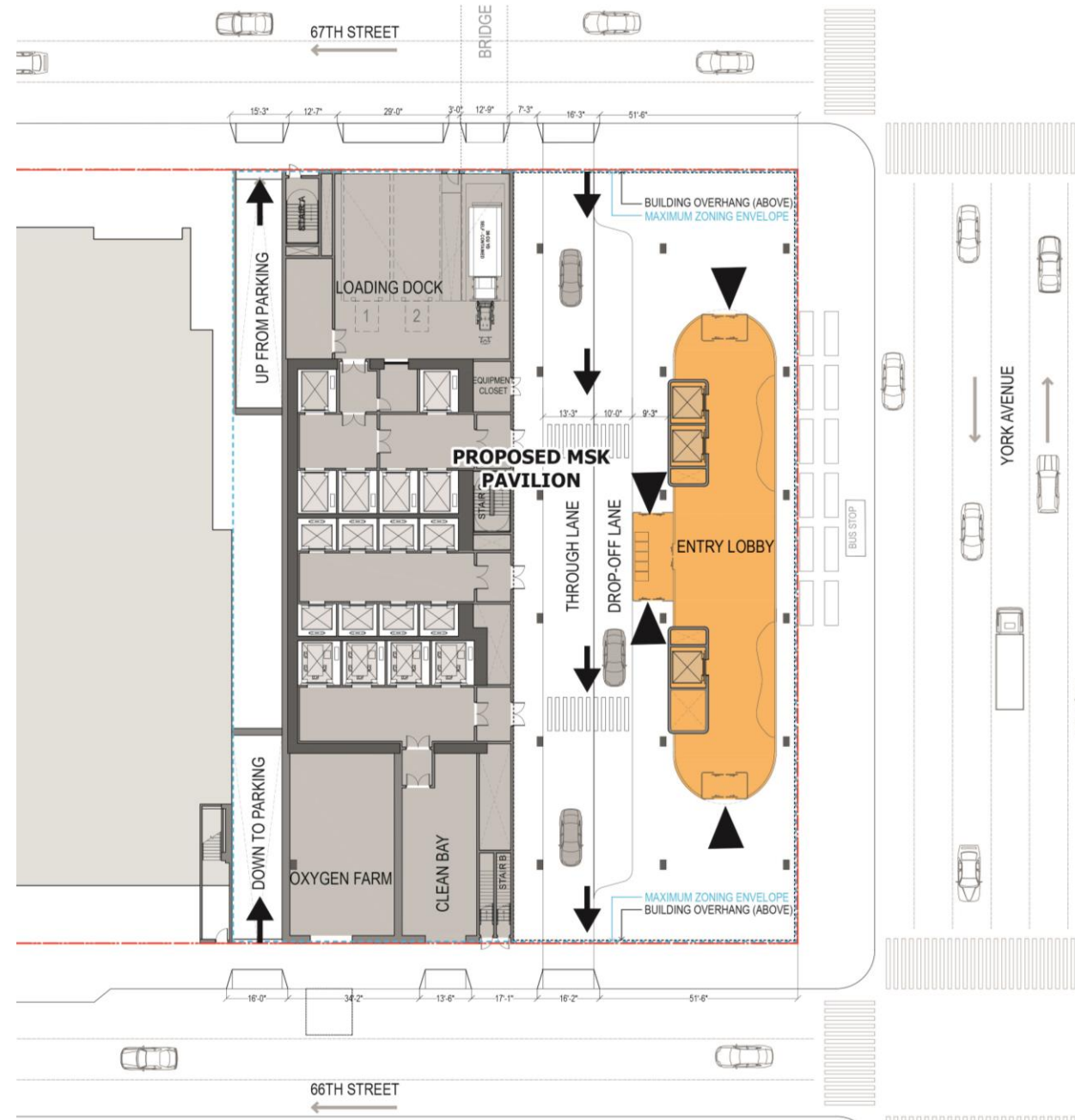


-  BUILDING ENTRANCE
-  LOADING BAY ENTRANCE
-  PARKING ENTRANCE
-  PROPOSED PAVILION DRIVEWAY PATH

# MSK PAVILION

## SITE PLAN

WIP

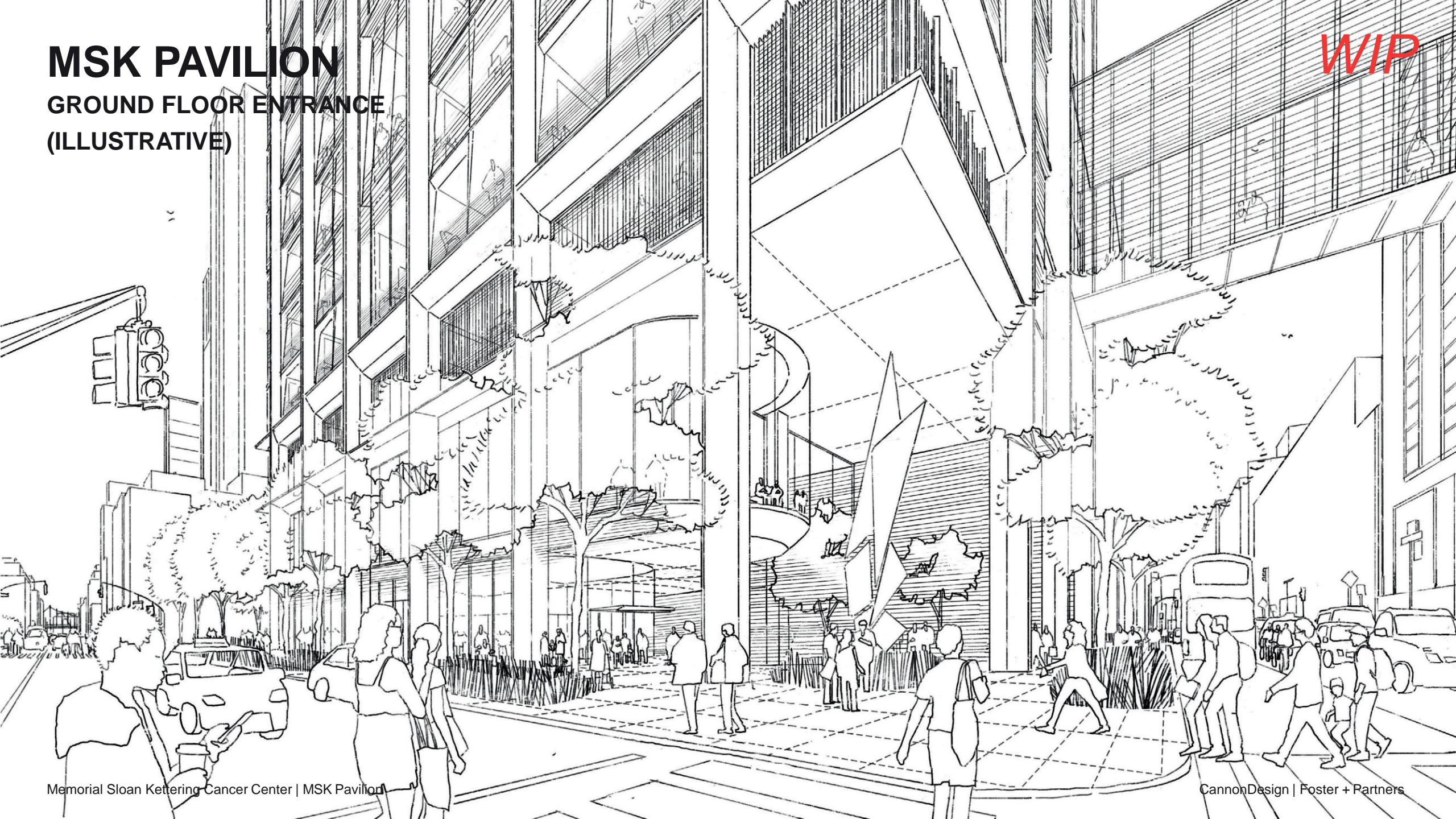


# MSK PAVILION

## GROUND FLOOR ENTRANCE

(ILLUSTRATIVE)

WIP



# MSK PAVILION

## CONCEPTUAL RENDERING (ILLUSTRATIVE)

*WIP*



# 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. 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)

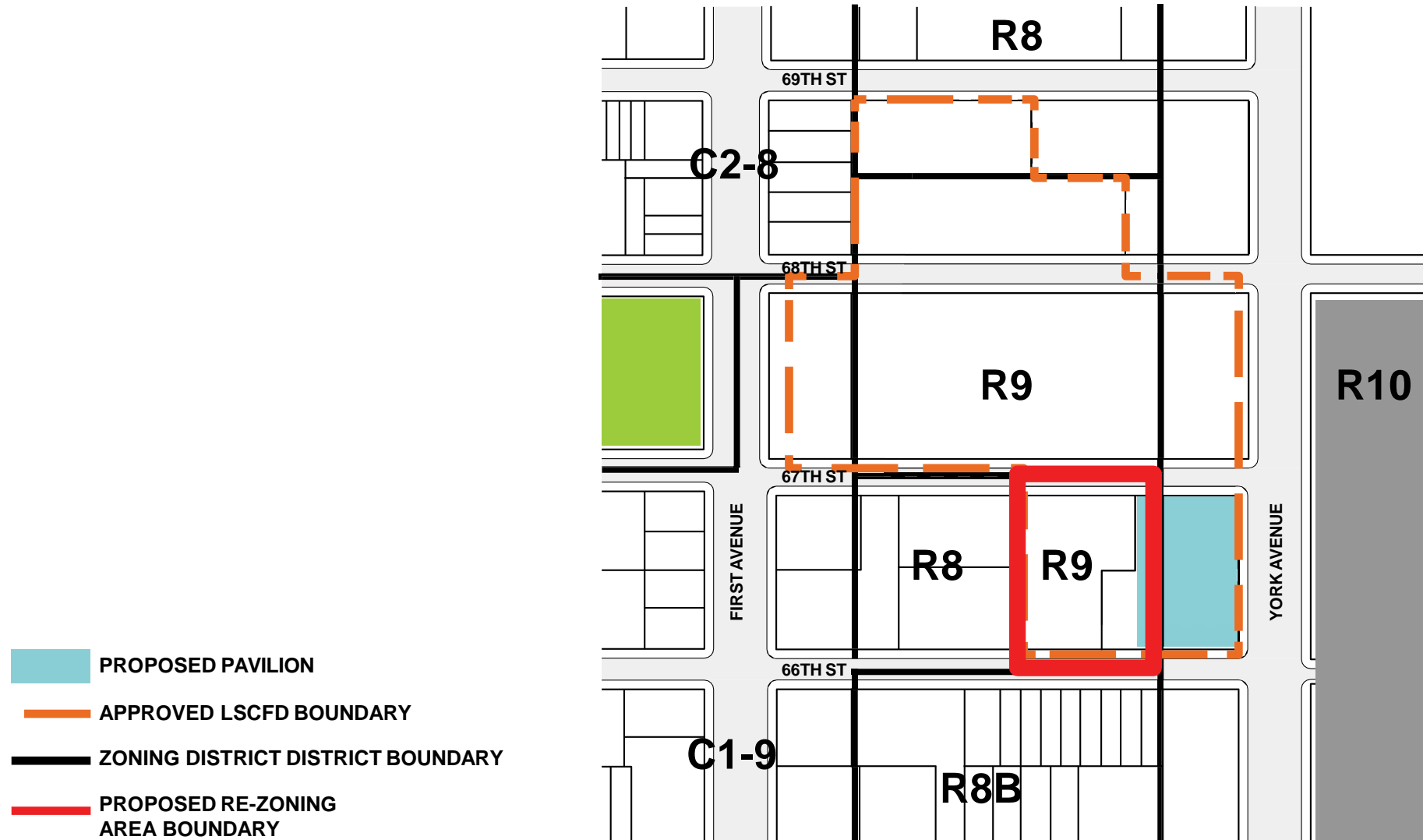
**Approval of a revocable consent for a two-story patient bridge over East 67<sup>th</sup> Street connecting the MSK Pavilion to the Memorial Hospital building on the Main Block.**



# 2023 PROPOSED ZONING MAP

## AMENDMENT ENABLING MSK PAVILION

WIP

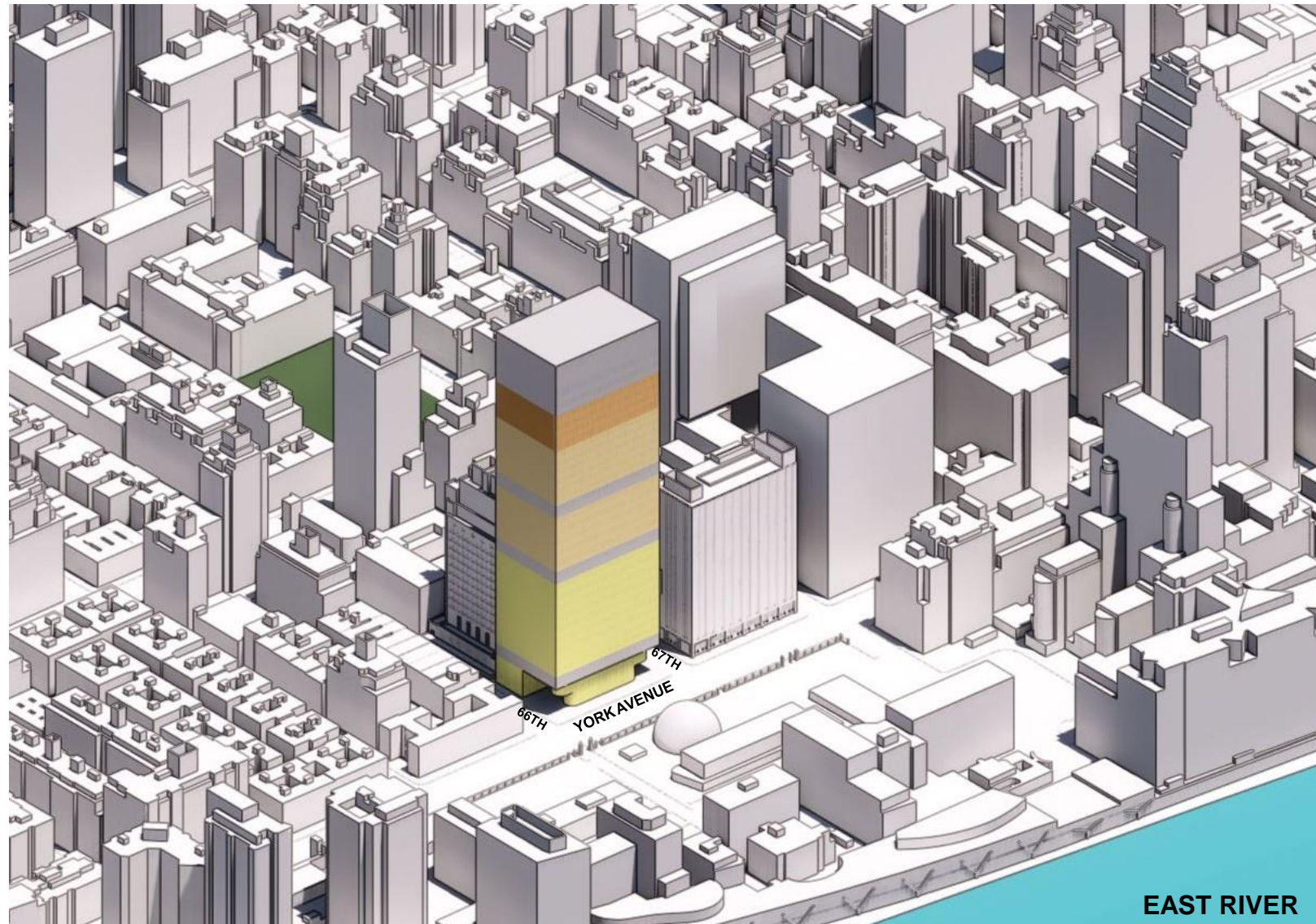


# MSK PAVILION

## AVAILABLE ZFA ANALYSIS

WIP

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 LSCFD SITE PLAN (PROPOSED)

- Zoning Text Ammendment to:

- Include LSCFD Special Permit text to modify lot coverage regulations within a LSCFD.

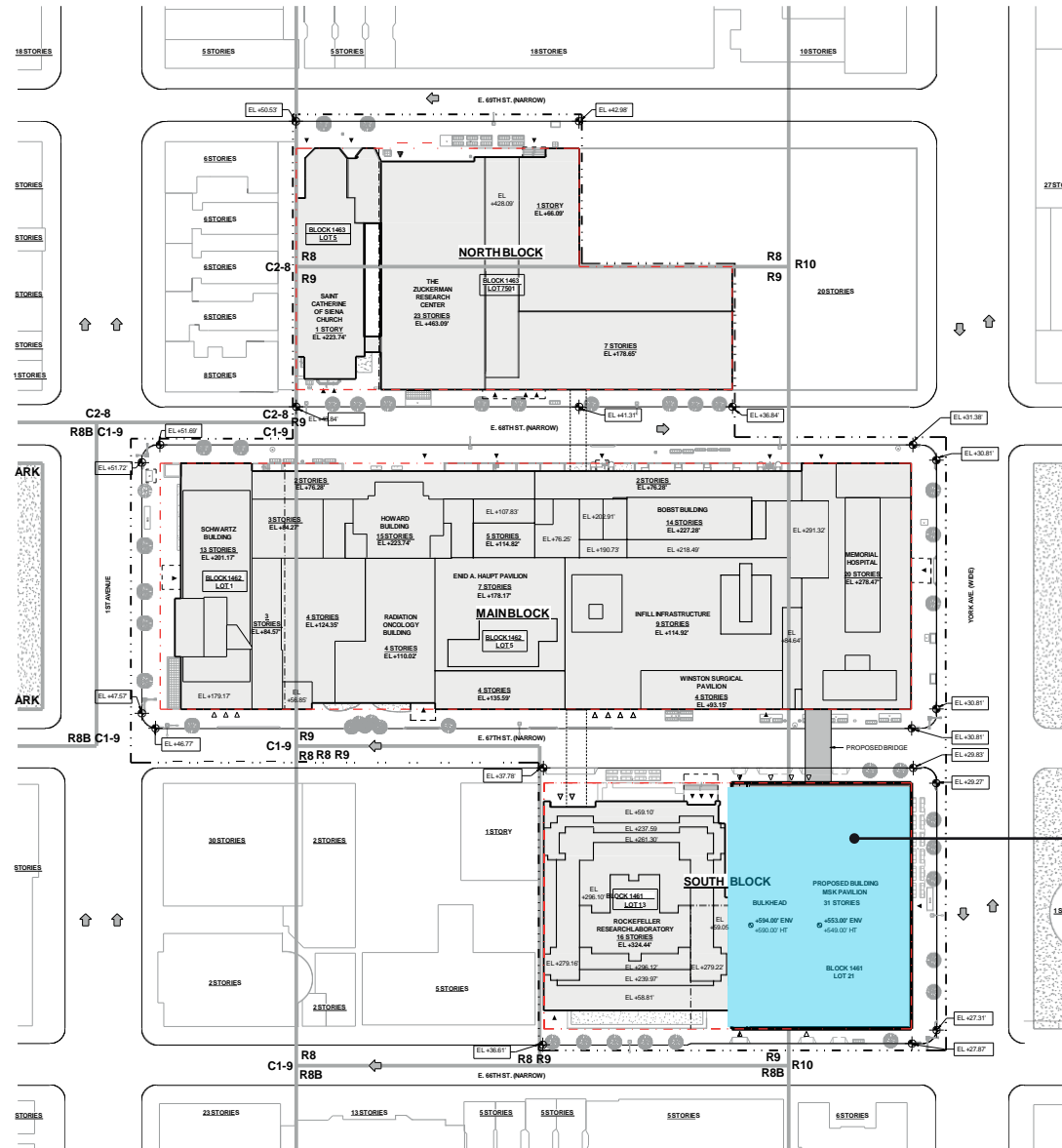
- Add an authorization to permit modifications of regulations relating to navigation and identification signs within a LSCFD.

- 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.

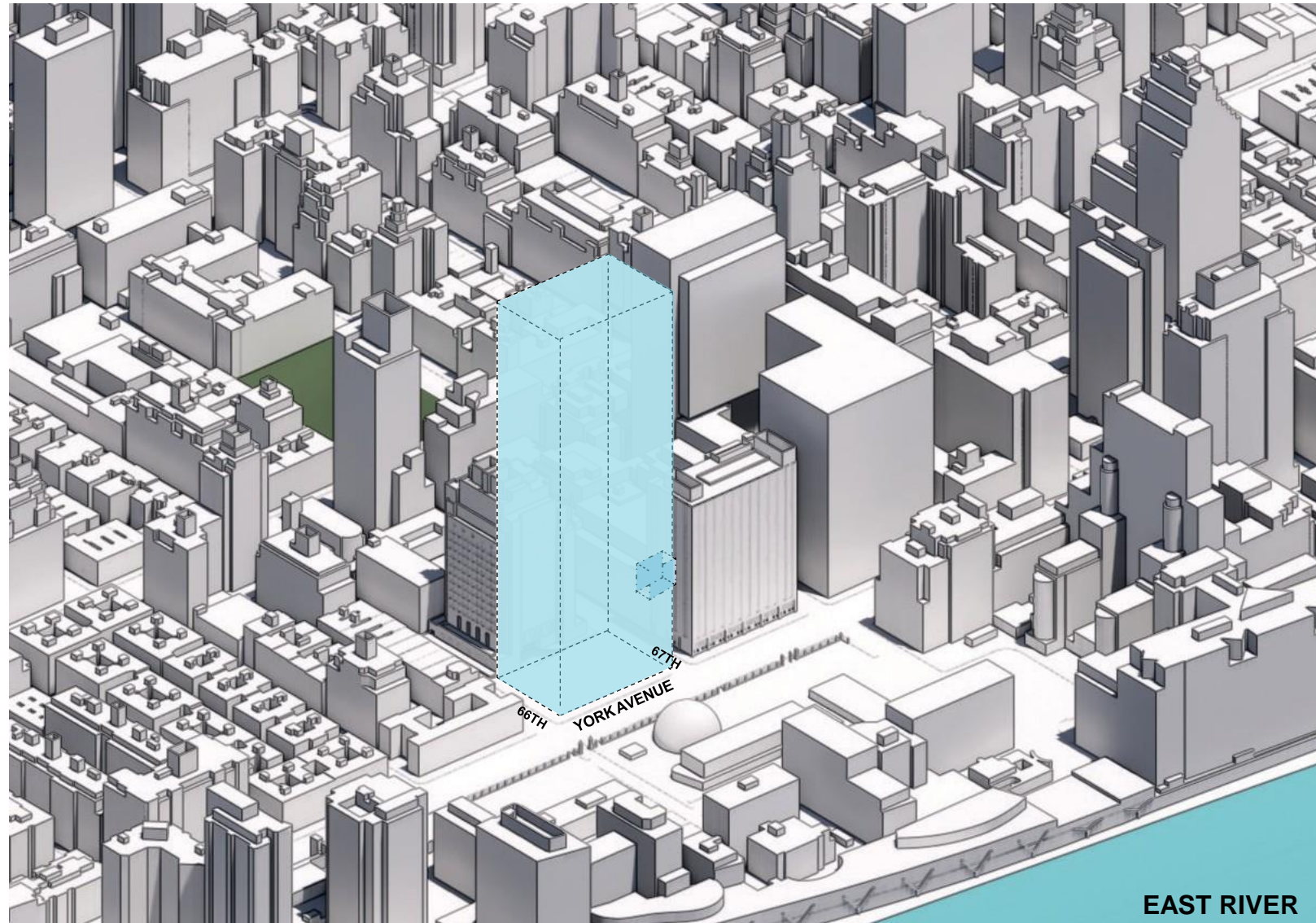


MSK Pavilion Site

# MSK PAVILION

## MAXIMUM ZONING ENVELOPE

WIP

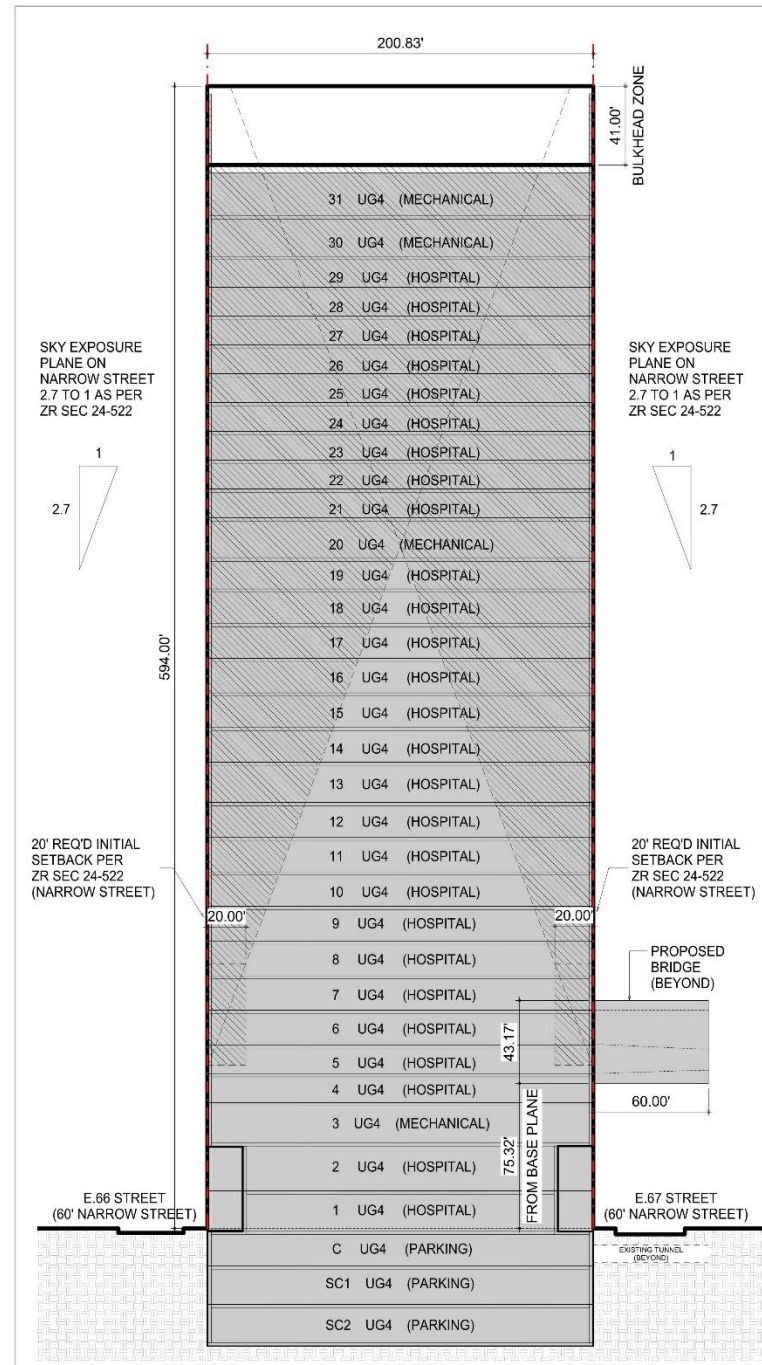


# MSK PAVILION

## Sky Exposure Planes & Revocable Consent

WIP

- A. Special Permit for Height & Setback
- B. Authorization for Height & Setback
- C. Revocable Consent



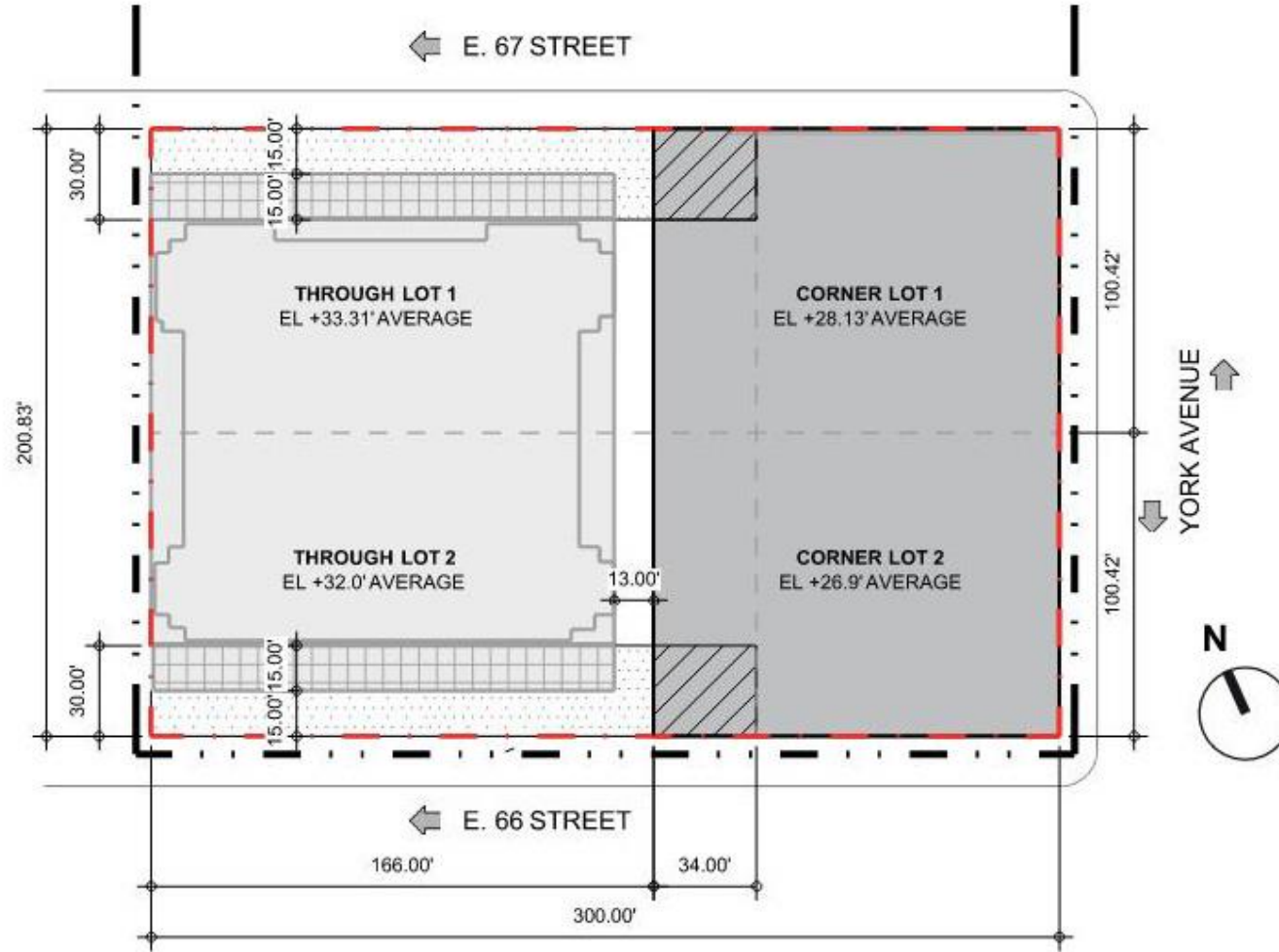
# MSK PAVILION

## 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:



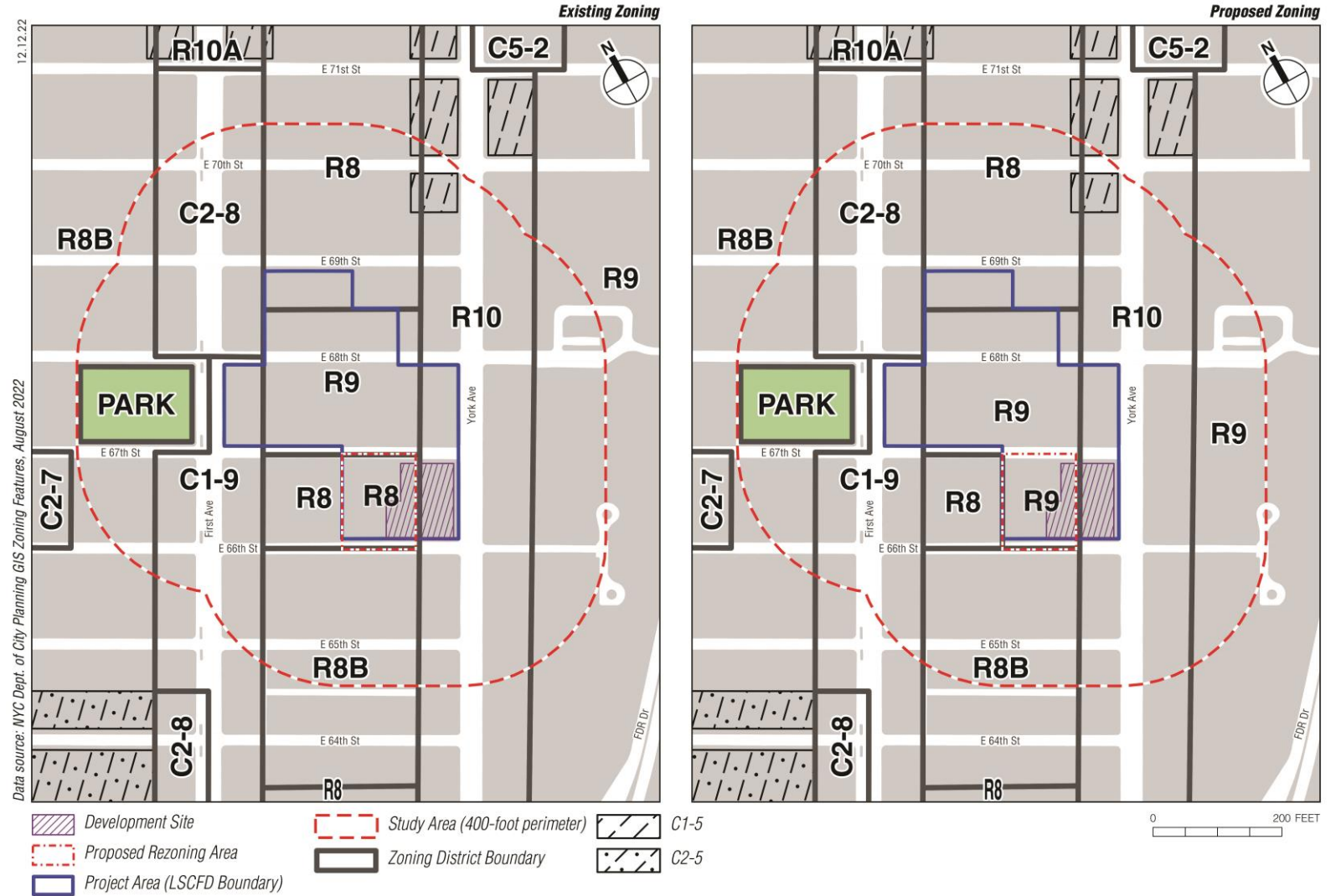
# MSK Pavilion

## Environmental Review

Environmental Impact Statement (EIS) will consider:

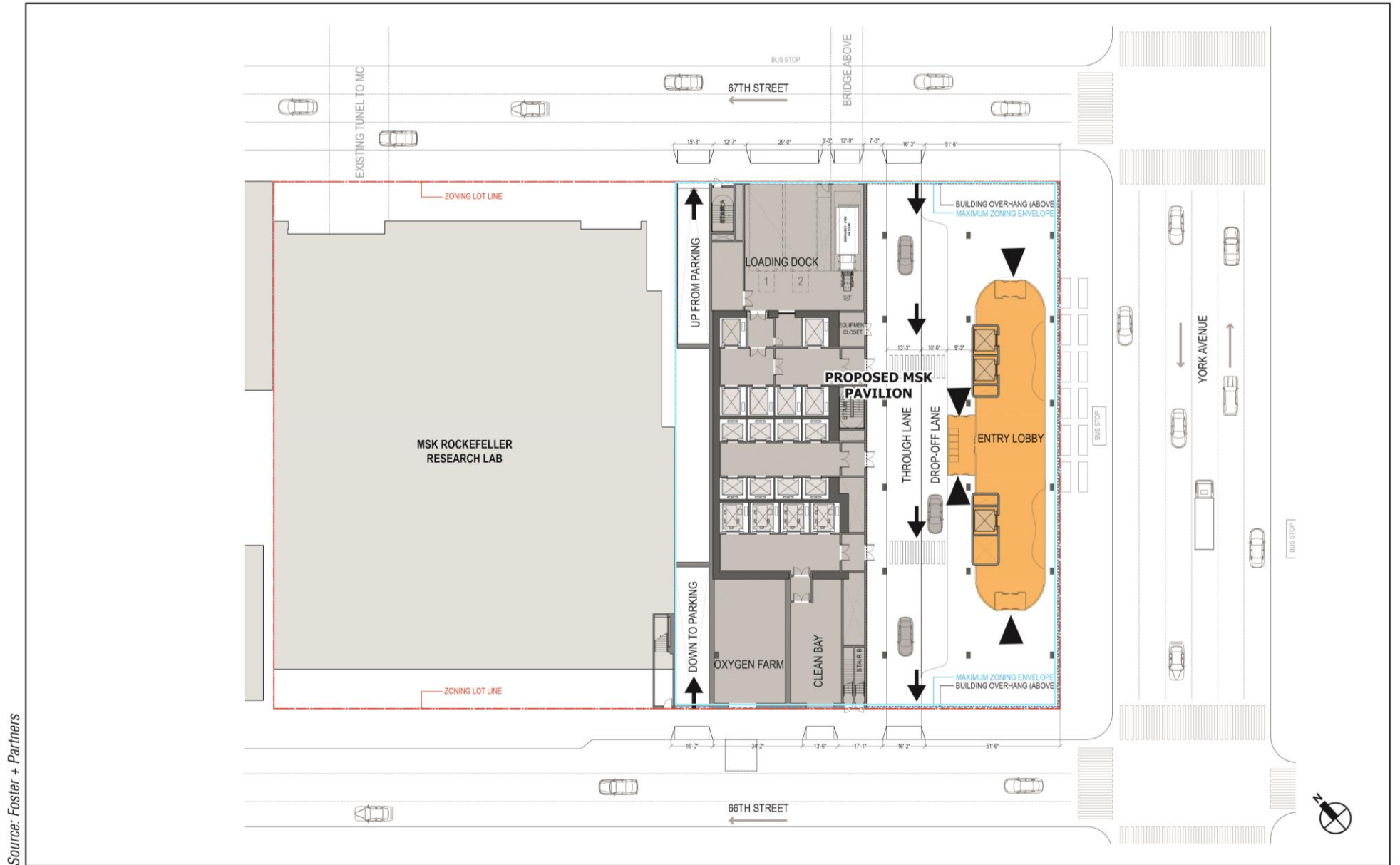
- Existing Conditions
- 2030 Future Without the Proposed Project (the No Action Condition)
- 2030 Future With the Proposed Project (the With Action Condition)

# Existing and Proposed Zoning





# Site Plan



Source: Foster + Partners

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

# Project Increment

Components	Existing/No Action Condition	With Action Condition	Increment
<b>Development Site</b>			
Residential (gsf)	224,291	0	-224,291
Residential (DUs)	308	0	-308
Hospital Support/Office (gsf)	45,039	0	-45,039
Inpatient Hospital (gsf)	0	850,287	850,287
Inpatient Hospital (beds)	0	202	202
Parking (spaces) <sup>1</sup>	263	263	0
<b>Total (gsf)</b>	<b>292,837<sup>2</sup></b>	<b>901,193<sup>2</sup></b>	<b>606,276<sup>2, 3</sup></b>

**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.

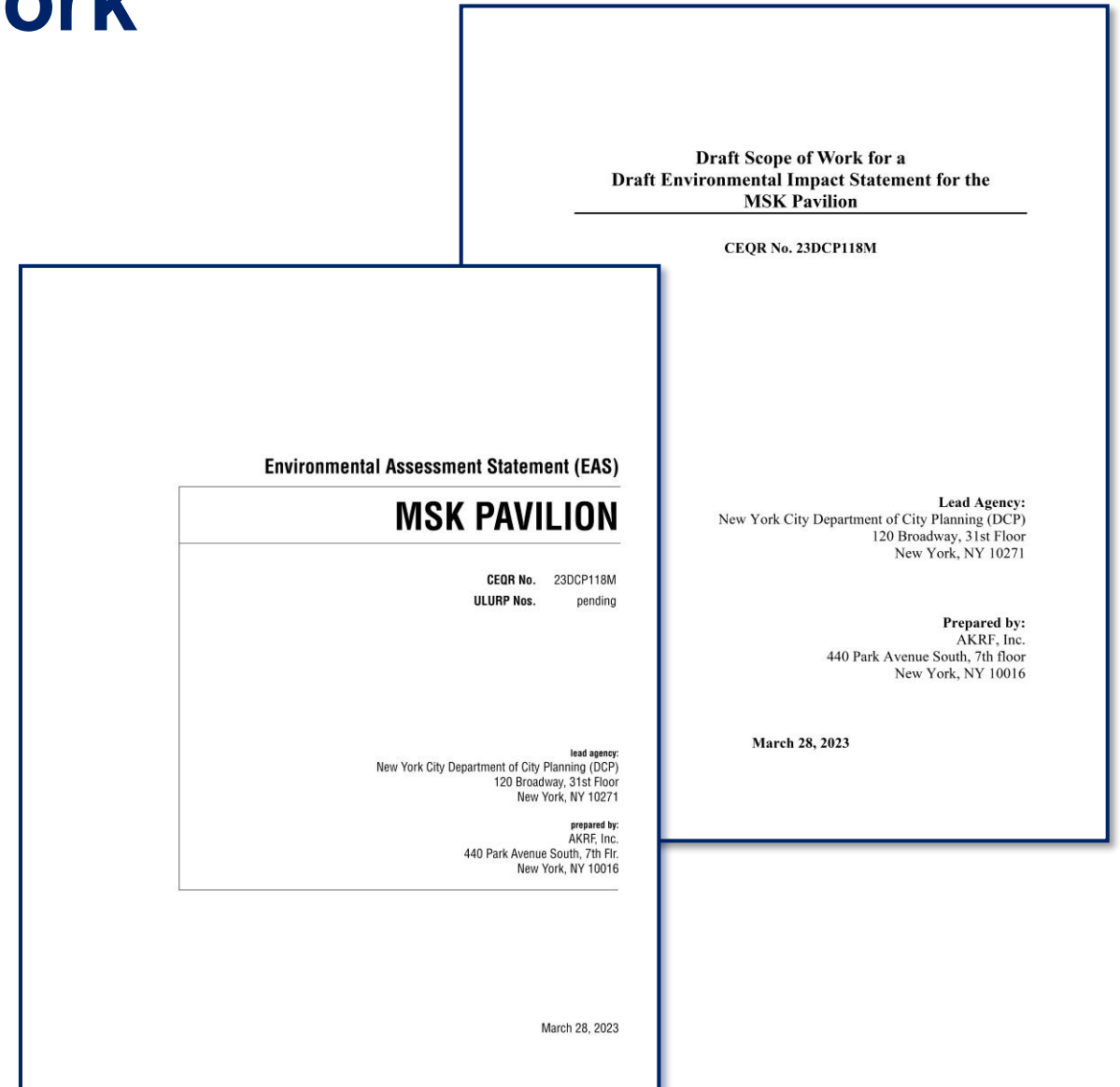
**Source:** MSKCC, Adamson Associates International, Foster+Partners

# 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



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