

MSK Pavilion

Community Board 8 Zoning and Development
Committee Briefing

April 24, 2024



Memorial Sloan Kettering
Cancer Center

MSK Pavilion Briefing: Attendees

Dr. Jeff Drebin, Chair of the Department of Surgery

Elizabeth McNulty, Director, Acute Care Nursing

Roger McClean, Director, Design & Construction

Rob Masters, Cannon Design

Justin Boyer, Foster+Partners

Jason Tavaréz, Turner Lendlease

Matt Carmody, AKRF

Shelly Friedman, Land Use Counsel

Community Board 8 Resolution: Key Topics

Tonight, we will discuss the MSK Pavilion ULURP Application and specific responses to Community Board 8's Pavilion Resolution passed on July 19th, 2023.

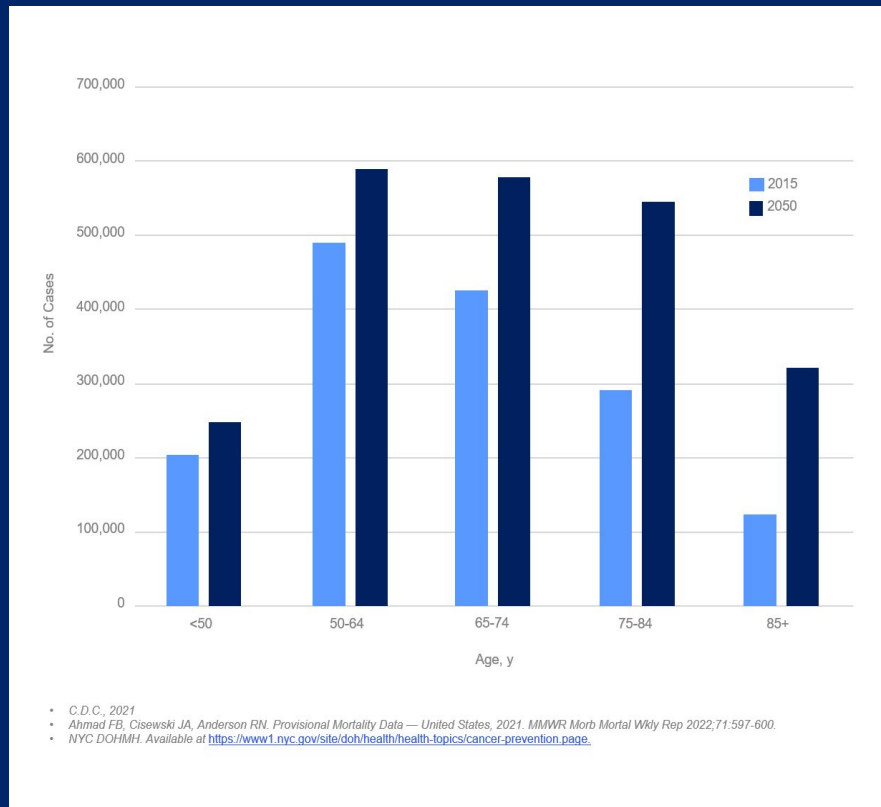
We will focus on key topics addressed in the resolution:

- The request for a lower profile structure than currently proposed
- Mitigating the traffic back-up at the parking garage
- Implementing the highest levels of noise mitigation, dust control, and pest control, including protection for P.S. 183
- That MSK holds monthly meetings with the community during the course of construction to apprise the community of construction progress and next steps, and receive feedback regarding any concerns
- That MSK pay particular attention to the following traffic issues
 - Drop-off on York Avenue
 - Queuing for parking on York and side streets
 - Traffic headed to and from the FDR
 - Nearby garage capacity
 - Congestion pricing

Why Do We Need the Pavilion?

Cancer rates will increase 50% by 2050

- 1 in 3 people will have cancer at some point in their lifetime.
- New York City currently sees 40,000 new cases per year.
 - 47,000+ cases projected by 2030; 60,000 by 2050.
- Two groups of particular concern:
 - Older New Yorkers.
 - Younger New Yorkers with rising rates of prostate, colon, and breast cancer.



Pavilion: Design and Programming

Resolved: A design that meets the needs of MSK to care for the projected increase in cancer patients in a lower profile structure than currently proposed.

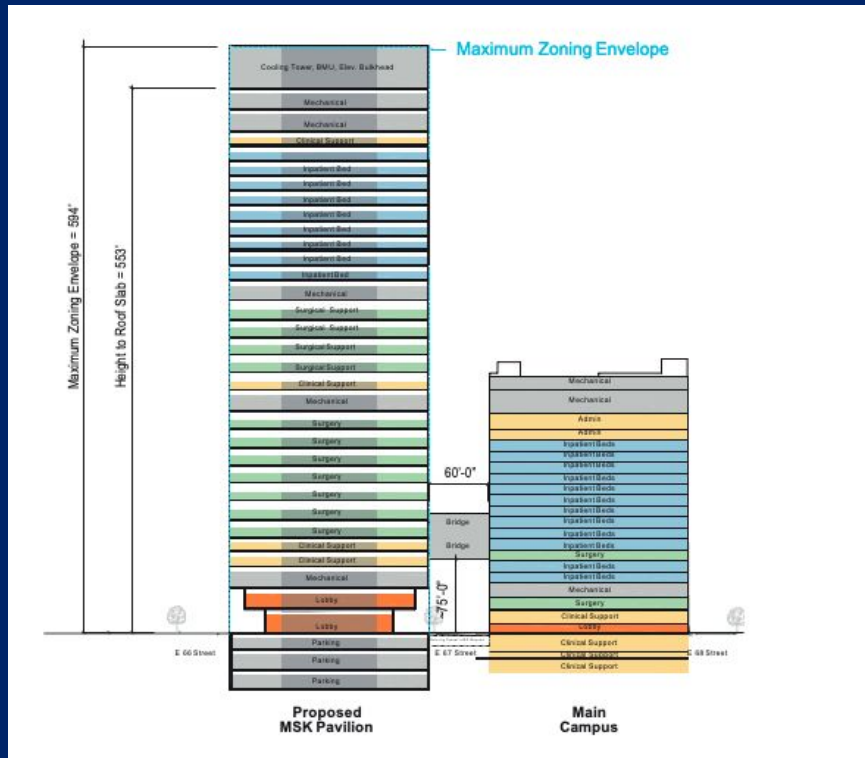
Pavilion: Programming and Design

The Pavilion has been designed to meet the projected cancer care needs of the future.

The Pavilion will only include clinical space, which includes:

- 28 operating or interventional radiology rooms
- 206 patient beds to support the operating and interventional radiology rooms
- Limited clinical support space (lab, pharmacy, etc)

Combined with the necessary mechanical space, the Pavilion will have a zoning envelope of 594 feet.



Pavilion: Traffic Mitigation

Resolved: That MSK work to mitigate the traffic back-up at the parking garage

Resolved: That MSK, in their traffic studies, pay particular attention to the following issues:

- **Drop-off on York Avenue**
- **Queuing for Parking on York Avenue and Both Side Streets**
- **Traffic headed to and from the FDR at 62nd Street**
- **Garage capacity both in the Pavilion and surrounding neighborhood**

Pavilion: Traffic Mitigation

Congestion surrounding MSK can be attributed to two factors:

- Overuse of existing parking garage ramp on East 66th street.
- Inability to curtail garage availability on a first come-first serve basis.

MSK has made significant changes to reduce congestion and will enact the following traffic mitigation measures:

- Restricting the parking garage to patients and visitors through an online reservation system with dedicated arrival times.
 - Used in tandem with drive-through valet service to directly reduce the use of the East 66th street ramp.
- Constructing a new exit ramp to further reduce usage of East 66th street ramp.
- Larger staging area in garage to prevent back-up on street.

Pavilion: Traffic Analysis Findings

MSK's traffic analysis, available as part of the EIS, concludes that there will not be any permanent traffic impacts attributable to the Pavilion's opening in 2030.

Specifically, the analysis finds:

- No adverse York Avenue traffic impacts associated with the Pavilion's future vehicular traffic.
- No adverse impacts at intersections heading to and from the FDR, including First Avenue and East 67th Street, as well as Second Avenue and East 67th Street.
- Adequate accommodation of parking volume and no significant parking shortfall.

MSK has also voluntarily agreed to implement a traffic monitoring plan after the Pavilion opens to review post-opening vehicular movements.

Pavilion: Construction Mitigation

Resolved: That MSK implement the highest levels of noise mitigation, dust control, and pest control as proposed by MSK.

Resolved: That MSK holds monthly meetings with the community during the course of construction to apprise the community of construction progress and next steps, and receive feedback regarding any concerns, as proposed by MSK.

Pavilion: Construction Mitigation

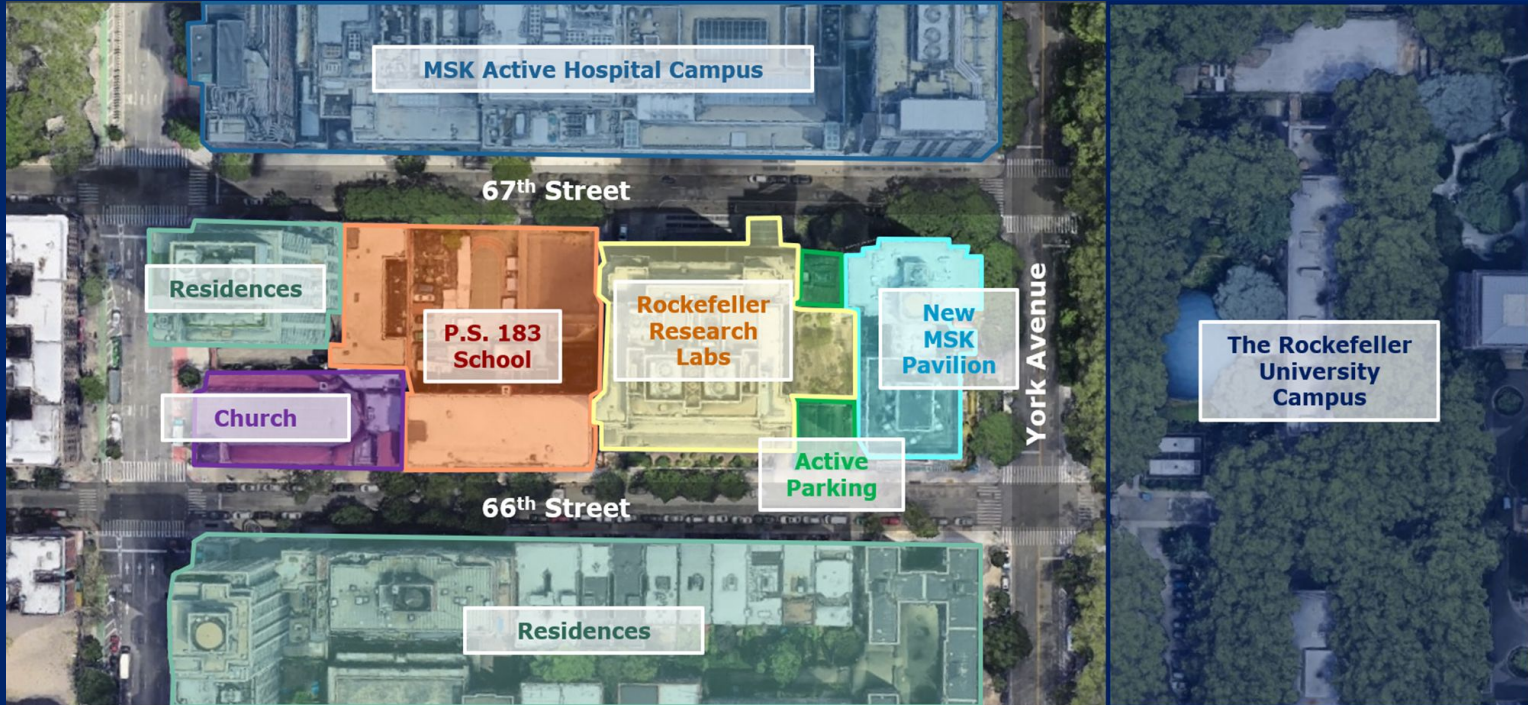
MSK remains committed to the highest standards of noise, dust, vibration, and pest mitigation, and will enact measures, including but not limited to:

- **Third-party noise monitors; sound baffles/insulation; strategically placed site sensors**
- **Surface wetdowns; vehicle washdowns; screens/barriers; low speed limits**
- **Internal debris chutes; channeling rock to separate areas before chopping**
- **Pest control; heightened standards of cleanliness**

MSK has also committed to hosting routine meetings with a Pavilion Community Working Group.

In fact, we have already begun engaging with our neighbors, most recently meeting with PS 183 leadership to discuss safety and construction mitigation measures.

Pavilion: PS 183 in Relation to Site



Pavilion: PS 183 Engagement

We are committed to working in partnership with PS 183 to minimize construction impacts on the school community.

We have already met with school leadership and believe we have a clear path toward addressing their concerns, which include:

- Safety during arrival and dismissal
- Noise disruption
- Air quality during demolition

We are addressing these concerns through various construction mitigation measures and ongoing communication with PS 183 leadership.

Thank You



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