



Margery Perlmutter
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DEC 10 2012
BY COMMUNITY BOARD 8

December 10, 2012

Ms. Latha Thompson, District Manager
Community Board 8 Manhattan
505 Park Avenue
Suite 620
New York, NY 10022

Bryan Cave LLP
1290 Avenue of the Americas
New York, NY 10104-3300
Tel (212) 541-2000
Fax (212) 541-4630
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Re: New York Presbyterian Hospital Medical Care Facility
1273-1285 York Avenue; 428-436 East 69th Street
Borough of Manhattan (Block 1463, Lots 21, 31)

Dear Ms. Thompson:

Submitted herewith, on behalf of New York Presbyterian Hospital is one copy of an application for variance pursuant to Zoning Resolution Section 72-21 requesting waivers of floor area ratio (ZR 24-11: Maximum Floor Area Ratio); height and setback (ZR 24-522: Front setbacks in districts where front yards are not required), rear yard setback (ZR 24-552: Required rear setbacks for tall buildings), rear yard (ZR 24-36: Minimum required rear yards; ZR 24-382: Required rear yard equivalents), lot coverage (ZR 24-11: Percentage of lot coverage) and parking (ZR 13-133: Community facility commercial or manufacturing developments) regulations. The requested waivers will facilitate construction of New York Presbyterian's new Medical Care Facility on York Avenue, between East 68th and East 69th Streets.

Included in this submission are the following:

- BZ Application Form
- Item 1: Department of Buildings Objection
- Item 2: Affidavit of Ownership
- Item 3: Statement of Facts
- Item 4: Statement of Findings
- Item 5: Current Certificates of Occupancy

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- Item 6: Evidence of Uniqueness/Hardship: Geotechnical Report; Base Project Excavation and Foundations
- Item 8: Zoning Map
- Item 9: BSA Zoning Analysis Form
- Item 10: Tax Map
- Item 11: Radius Diagram/Land Use Map
- Item 12: Photographs
- Item 14: Conforming As of Right Plans
- Item 15: Proposed Conditions Plans
- Item 16: List of Affected Property Owners
- Item 17: CEQR Application/EAS
- Exhibit 1: Site Information
- Exhibit 2: Programmatic Requirements
- Exhibit 3: Zoning Data
- Exhibit 4: Proposed to AOR Comparison
- Exhibit 5: Proposed Building Massing in Neighborhood Context
- Exhibit 6: Travel Demand Factor-Parking Demand Analysis

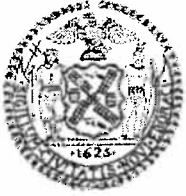
Please do not hesitate to contact me if you have any questions or require any additional information. We look forward to presenting our project to CB8 on Wednesday, December 19, 2012 at 6:30 p.m. at the Full Board Meeting.

Sincerely,

A handwritten signature in black ink, appearing to be 'MP' or similar initials, written over a horizontal line.

Margery Perlmutter, Esq.

Enclosures



City of New York
Board of Standards and Appeals
40 Rector Street, 9th Floor
New York, NY 10006-1705
Phone: (212) 788-8500
Fax: (212) 788-8769
www.nyc.gov/bsa

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ZONING (BZ) CALENDAR
Application Form

BSA APPLICATION NO. _____
CEQR NO. _____

Section A

**Applicant/
Owner**

Margery Perlmutter/Bryan Cave LLP

NAME OF APPLICANT

1290 Avenue of the Americas

ADDRESS

New York, NY 10104

CITY STATE ZIP

212 541 1062

AREA CODE TELEPHONE

212 261 9862

AREA CODE FAX

mhperlmutter@bryancave.com

EMAIL

Royal Charter Properties, Inc for New York Presbyterian Hospital

OWNER OF RECORD

525 East 68th Street

ADDRESS

New York, NY 10021

CITY STATE ZIP

N/A

LESSEE / CONTRACT VENDEE

ADDRESS

CITY STATE ZIP

Section B

**Site
Data**

1273-1285 York Avenue; 428-436 East 69th Street

10021

STREET ADDRESS (INCLUDE ANY A/K/A)

ZIP CODE

West side of York Avenue bounded by East 68th and East 69th Streets

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

1463

21, 31

Manhattan

CB8M

NO

BLOCK

LOT(S)

BOROUGH

COMMUNITY DISTRICT

LANDMARK/HISTORIC DISTRICT

Jessica Lapin

R10/ R8/R9

9a

CITY COUNCIL MEMBER

ZONING DISTRICT

(include special district, if any)

ZONING MAP NUMBER

Section C

**Dept of Building
Decision**

BSA AUTHORIZING SECTION(S) ZR 72-21 for ☒ VARIANCE ☐ SPECIAL PERMIT (Including 11-41)

Section(s) of the Zoning Resolution to be varied ZR 24-522;24-552;ZR 24-36;ZR 24-382;24-11;ZR 13-133

DOB Decision (Objection/ Denial) date: _____ Acting on Application No: _____

Section D

Description

(LEGALIZATION ☐ YES ☒ NO ☐ IN PART)

Application for variances of height and setback, lot coverage, rear yard, floor area and parking to facilitate development of a Use Group 4 maternity hospital and ambulatory diagnostic or treatment health care facilities.

Section E

**BSA History
and
Related Actions**

If "YES" to any of the below questions, please explain in the STATEMENT OF FACTS

YES NO

1. Has the premises been the subject of any previous BSA application(s)? ☒ ☐

PRIOR BSA APPLICATION NO(S): 414-59 BZ (parking variance; term extended 2006)

2. Are there any applications concerning the premises pending before any other government agency?.... ☐ ☒

3. Is the property the subject of any court action?..... ☐ ☒

Section F

Signature

I HEREBY AFFIRM THAT BASED ON INFORMATION AND BELIEF, THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS ARE TRUE.

Signature of Applicant, Corporate Officer or Other Authorized Representative

Margery Perlmutter

Print Name

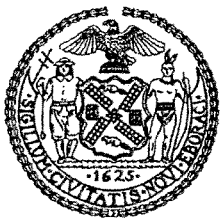
Partner, Bryan Cave LLP

Title

SWORN TO ME THIS 6 DAY OF Dec 2012

ARLENE GORMAN
NOTARY PUBLIC, State of New York
No. 01GO5020996

Qualified in Nassau County
Dec 6, 2013



BOARD OF STANDARDS AND APPEALS

40 Rector Street, 9th Floor

New York, New York 10006-1705

Phone: (212) 788-8500

www.nyc.gov/bsa

AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION

Affidavit of Ownership

Martin A. Cohen

being duly sworn, deposes and says that (s)he resides
at 1813 East 28th Street, in the City of Brooklyn, in the County of Kings, in the
State of New York; that Royal Charter Properties, Inc. is the owner in fee of all that certain
lot, piece or parcel of land located in the Borough of Manhattan, in the City of New York
and known and designated as Block 1463, Lot(s) 21 and 31, Street and House Number
1273-1285 York Ave; 428-436 East 69th St; and that the statement of facts in the annexed application are true.

Check one of the following conditions:



Sole property owner of zoning lot



Cooperative Building



Condominium Building



Zoning lot contains more than one tax lot and property owner

Owner's Authorization

The owner identified above hereby authorizes Bryan Cave, LLP

to make the annexed application in her/his behalf.

Signature of Owner

Print Name

Martin A. Cohen

Print Title

Senior Vice President

Sworn to before me this

Sept 4, 2012 day

Of

LISA DIETZ
Notary Public, State of New York
Qualified in New York County
No. #01DI5038421
My Commission Expires on January 23, 2015

December 10, 2012
New York Presbyterian Hospital
Medical Care Facility
1273-1285 York Avenue; 428-436 East 69th Street
Block 1463, Lots 21 and 31
Borough of Manhattan

STATEMENT OF FINDINGS FOR VARIANCE PURSUANT TO ZR 72-21

Bryan Cave LLP submits this application pursuant to Section 72-21 of the Zoning Resolution of the City of New York (the “ZR” or the “Zoning Resolution”) on behalf of New York Presbyterian Hospital (“NYPH”), the owner of a 42,677.5 square foot zoning lot and development site located at 1273-1285 York Avenue; 428-436 East 69th Street, in the Upper East Side of Manhattan, Community District 8 (Block 1463, Lots 21 and 31; the “Site”). The Site has 275 feet of frontage on East 69th Street, 200.83 feet of full-block frontage on York Avenue and 150 feet of frontage on East 68th Street. The Site is subdivided by three zoning district boundaries: an R10 for the first 100 feet of depth along York Avenue (20,083 square feet of lot area); an R9 for 50 feet of the remaining frontage along East 68th Street (5,021 square feet of lot area); and an R8 for the remaining 175 feet of frontage along East 69th Street (17,573.5 square feet of lot area).

As described in detail in the Statement of Facts, NYPH-Columbia University Medical Center at 168th Street and Broadway and NYPH-Weill Cornell Medical Center at 68th Street and York Avenue is one of the nation’s largest, most comprehensive quaternary and tertiary health care providers and non-profit teaching hospitals offering a variety of services, including a renowned cancer program.

1. The Proposed NYP Medical Facility Project and Requested Variances

It is proposed to construct a 15-story, 568,801 zoning square foot, 13.33 FAR, ambulatory care center (“ACC”) and maternity hospital (“MH”),¹ (collectively the “NYP Medical Care Facility” or

¹ 344,412 square feet of the NYPMCF is devoted to the ambulatory care facility and 224,389 square feet is devoted to the maternity hospital.

“NYPMCFC”), which rises without setback to a roof height of 308.46 feet above average mean curb level for the Site². The NYPMCFC will contain parking for 224 vehicles at the cellar and sub-cellar; a drive-through patient, staff and ambulette drop-off between East 69th Street and East 68th Street, a loading dock on East 69th Street, a multi-purpose conference center, accessory food services and main lobby on York Avenue at the first floor and second floors; radiation oncology and infusion services on the third floor for cancer treatment; interventional radiology and diagnostic imaging services on the fourth floor; ambulatory surgery on the fifth floor; central sterile processing, pre-admission testing and staff support on the sixth floor; endoscopy services on the seventh floor; specialty clinics for digestive diseases on the eighth floor; mechanical on the ninth and ninth mezzanine floors; support for the maternity hospital and mechanical on the tenth floor; labor and delivery on the 11th floor; neonatal intensive care on the 12th floor; post-partum/ante-partum flex beds and maternal fetal medicine on the 13th floor and post-partum beds on the 14th and 15th floors (the “Proposed Project”).

In order to complete the development of a community facility building containing a medical care facility with ambulatory care center and maternity hospital on the Site, NYPH requests the following variances pursuant to Zoning Resolution Section 72-21 (the “Requested Variances”):

- ZR 24-11: Maximum Floor Area Ratio;
- ZR 24-11: Percentage of lot coverage;
- ZR 24-522: Front setbacks in districts where front yards are not required;
- ZR 24-552: Required rear setbacks for tall buildings,
- ZR 24-36: Minimum required rear yards;
- ZR 24-382: Required rear yard equivalents;
- ZR 13-133: Permitted parking for community facility commercial or manufacturing developments.

Each requested variance is described in detail below:

² See Statement of Facts for the Site average mean curb level calculations.

(a) ZR 24-11: Maximum Floor Area Ratio

As described above, the Site is subdivided by three zoning district boundaries. The R10 and R9 districts permit up to 10 FAR of community facility use, while the R8 district permits up to 6.5 FAR for such use, for an adjusted maximum FAR of 8.56 and a total allowable of 365,319.4 square feet for community facility use on the Site. As explained in detail in the Statement of Facts, due to the specific programmatic requirements of the NYPMCF, and in particular the needs of the maternity hospital, it is not possible to develop the Project in conformance with the 8.56 adjusted maximum FAR. In order to accommodate the ambulatory care center in above grade floors that provide the necessary adjacencies between procedural floors and support services, allow access to daylight for an enhanced patient experience, and avoid costly excavation for multiple sub-cellars, approximately 8.07 FAR or 344,412 above grade gross³ square feet are devoted to the ACC, including lobbies and building-wide general services, with very little as-of right floor area available for the MH. Consequently, in order to facilitate development of the 5.26 FAR, 224,389 gross square foot MH, a variance to allow 13.33 FAR, or an increase over the allowable of 4.77 FAR is requested.

(b) ZR 24-11: Percentage of lot coverage

Maximum lot coverage for community facility use in the R8, R9 and R10 zoning districts is 65 percent for interior and through lots (with an adjusted maximum area of lot coverage of 14,686.43 square feet) and 75 percent for corner lots (allowing a total at the corner of 15,062.25 square feet of lot coverage) for a total maximum lot coverage of 29,748.68 square feet on the 42,677 square foot Site. As explained in detail in the Statement of Facts, due to the programmatic requirements of the NYPMCF, and in particular the requirements of the procedural floors in the ACC, a departmental gross floor area of approximately 33,000 square feet is necessary. Applying a 1.3 multiplier to the departmental gross to allow for vertical and horizontal circulation, mechanical and building envelope, a building gross floor area equal to approximately the area of the Site is the minimum workable floor plate for the proposed Project. Consequently, in order to facilitate development of the NYPMCF, a variance to allow 100 percent lot coverage is requested.

³ As mechanical deductions are not yet known at this stage in the planning process, gross floor area is used as zoning floor area.

- (c) ZR 24-522: Front setbacks in districts where front yards are not required;
ZR 24-552: Required rear setbacks for tall buildings

In all three zoning districts, for the portion of the building fronting East 68th and 69th Streets, the building may rise to a height of 85 feet above curb level, but then must set back 20 feet and follow a rise to run sky exposure plane of 2.7:1. On the York Avenue frontage, the building must set back 15 feet and follow a sky exposure plane of 5.6:1. At the rear yard line located 30 feet from the rear lot line on the East 69th Street interior lot, the building may rise to 125 feet, but then must setback 20 feet. The Proposed Project rises without setback along East 68th and 69th Streets and York Avenue to a height of 308.46 feet above average mean curb level to the roof and to 342.46 to the top of the parapet. At the rear lot line, the Proposed Project rises to a height of 267.00 feet above average mean curb level and then sets back 20 feet where it rises to its final height of 308.46 feet to the roof. As explained above, due to the programmatic requirements of the NYPMCF, and in particular the requirements of the procedural floors in the ACC, a building gross floor area equal to approximately the area of the Site is the minimum workable floor plate for the proposed Project. Consequently, in order to facilitate development of the NYPMCF, variances to allow penetrations of the front and rear setback requirements are requested.

- (d) ZR 24-36: Minimum required rear yards;
ZR 24-382: Required rear yard equivalents

A 30 foot rear yard is required along the southern rear lot line of the East 69th Street portion of the Site and a rear yard equivalent is required for the 50 foot wide through-lot portion that runs from East 68th to East 69th Street (either a 60 foot deep open area at the center of the through lot or a total of 60 feet of open area distributed along the front lot lines of both East 68th and East 69th Streets). The Proposed Project occupies the entirety of the Site and does not provide a rear yard or rear yard equivalent. However at a height of 267.00 feet above average mean curb level along the rear lot line, the building sets back 20 feet, where it rises to its final height of 308.46 feet to the roof. As explained above, due to the programmatic requirements of the NYPMCF, and in particular the requirements of the procedural floors in the ACC, a building gross floor area equal to approximately the area of the Site is the minimum workable floor plate for the proposed Project. Consequently, in order to facilitate development of the NYPMCF, variances to allow obstructions of the required rear yards are requested.

- (e) ZR 13-133: Permitted parking for community facility commercial or manufacturing developments

Parking is not required in any of the zoning districts in which the Site is located, but accessory parking for community facility use (ambulatory diagnostic or treatment health care facilities, Use Group 4) is permitted at a rate of one space for every 4000 square feet of ambulatory care facility floor area to a maximum of 100 spaces (ZR 13-133). For hospital developments or enlargements a maximum of 100 spaces are permitted (ZR 13-132) and for multiple use developments the maximum number of spaces for all uses is 225 (ZR 13-134). 108 parking spaces are currently located on the Site in the existing Staff and Phipps Houses, of which 28 are accessory to the buildings and 77 are for transient use. The proposed Project contains 344,412 square feet of floor area for the ambulatory care facility, for which 86 parking spaces ($344,412/4000$) are permitted as-of-right. Due to the loss of the 108 parking spaces and the need to accommodate the approximately 1,097 staff members and 1,671 patients and visitors to the NYPMCF and specifically 1,981 patients, visitors and staff to the ACC (see Parking Demand Analysis at Exhibit 6), 124 spaces for the ACC are required. Consequently, in order to facilitate development of the NYPMCF, a variance to allow 38 additional parking spaces accessory to the ACC is requested.⁴

2. Zoning Resolution Section 72-21

Pursuant to Section 72-21 of the Zoning Resolution, in order to grant a variance, the BSA must make each of the required findings. As set forth below, the Proposed Project meets each and every one of these findings.

- (a) that there are unique physical conditions, including irregularity, narrowness or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to and inherent in the particular zoning lot; and that, as a result of such unique physical conditions, practical difficulties or unnecessary hardship arise in complying strictly with the use**

⁴ Another 100 as-of-right spaces for the MH facility will also be provided, which would result in an as-of-right total of 224 accessory parking spaces in the Project if the requested variance for 38 additional parking spaces for the ACC were granted.

and bulk provisions of the Resolution; and that the alleged difficulties or unnecessary hardship are not due to circumstances created generally by the strict application of such provisions in the neighborhood in which the zoning lot is located.

(1) The *Cornell Doctrine*

It is well-established under New York State case law that educational institutions, by their nature, are presumed to benefit the public's health, safety and welfare, and so are afforded special deference under zoning. *Matter of New York Inst. Of Technology v. Le Boutillier*, 33 N.Y.2d 125; *Cornell University v. Bagnardi*, 68 N.Y.2d 583. Because "a municipality's power to regulate land use is derived solely from its right to use its police powers to promote . . . the health, safety and welfare of the community," it is impermissible to require that educational institutions "make a showing of affirmative need" as a condition of granting a requested special permit or variance. *Cornell University*, 68 N.Y.2d at 594, 597. "In all instances, the governing standard should be the protection of the public's health, safety, welfare and morals." *Id.* at 589. Once an educational institution has identified its own needs and presented them in a special permit or variance application, "it is not the role of zoning officials to second-guess" those needs. *Matter of Pine Knolls Alliance Church v. Zoning Board of Appeals of the Town of Moreau*, 5 N.Y.3d 407, 413. Thus, an application by a university for a zoning special permit or variance must be granted unless there is an evidentiary showing of a "significant" negative effect on "traffic congestion, property values, municipal services and the like." *Cornell University*, 68 N.Y.2d at 595.

Following New York case law, the Board has, on numerous occasions, approved variances for educational and religious institutions based on the programmatic needs of the institution. *See, e.g., Weill Cornell Medical College (Biomedical Research Building)*, BSA Cal. No. 170-08 BZ (January 13, 2009)(Weill Cornell's submissions "provide the required specificity concerning its requirements for laboratory space to establish that the requested variances are necessary to satisfy its programmatic needs, consistent with the *Cornell* decision."); *Memorial Hospital for Cancer and Allied Diseases*, BSA Cal. No. 183-11 BZ (June 19, 2012)("the Board further notes that modern teaching hospitals are affiliated with universities and have staffs that include a significant number of residents, fellows and interns; and . . . the Board finds that MSK is entitled to significant deference . . . as to its ability to

rely upon programmatic needs in support of the subject variance application.”); (*Trevor Day School*, BSA Cal. No. 304-08-BZ (May 19, 2009) (Trevor Day, “as an educational institution, is entitled to significant deference under the case law of the State of New York as to zoning and as to its ability to rely upon programmatic needs in support of the subject variance application.”); see also *Columbia University*, BSA No. 113-06-BZ (September 19, 2006) (same); *Whitney Museum of American Art*, BSA No. 334-05-BZ (July 25, 2006) (“[T]he applicant has sufficiently established that unnecessary hardship and practical difficulty exist in developing the site in compliance with the applicable zoning regulations, due to the... programmatic needs of the Whitney.”); *Sanford Weill Medical College*, BSA No. 71-03-BZ (August 12, 2003) (“[W]here a non-profit community facility’s programming needs create practical difficulties and unnecessary hardship in complying strictly with the Zoning Resolution, a variance should be granted unless it inarguably contravenes public health, safety or welfare or creates a detriment to the character of the neighborhood.”); *Park East Day School*, BSA No. 128-04-BZ (December 14, 2004) (“[T]he enlargement is necessary in order to meet the programmatic needs of the School.”); *The Summit School*, BSA No. 209-07-BZ (March 4, 2008) (“[A]n educational institution’s application is to be permitted unless it can be shown to have an adverse effect upon the health, safety or welfare of the community.” [citing to *Cornell University*]).

In *Columbia University*, 113-06-BZ, the Board granted street wall, height and setback, and lot coverage variances to permit a new science building on Columbia’s Morningside campus, based on Columbia’s programmatic needs and the limitations of existing buildings on the zoning lot, which the Board deemed a unique physical condition. In *Sanford Weill*, 71-03-BZ, the Board approved variances of, *inter alia*, the applicable floor area, height and setback, and rear yard requirements because the medical college’s programmatic needs and “physical conditions attributed to the existing zoning lot, namely inadequate floor plates, split lot zoning designations, the history of development with medical facility uses, and the functional inadequacies of existing buildings,” all contributed to creating the requisite practical difficulties and unnecessary hardship. Similarly, in *Weill Cornell*, 170-08 BZ, the Board granted floor area, height and setback, rear and side yard variances to facilitate construction of a new biomedical research facility on East 69th Street east of York Avenue, finding that the requested waivers “will facilitate construction of a building that will meet the specific needs of Weill Cornell . . . [providing] 14 laboratory floors, which meet the minimum required floor area for modern translational research programs . . .”.

In *Park East Day School*, 128-04-BZ, the Board granted variances from the applicable floor area, height and setback, lot coverage, and rear yard setback regulations for an enlargement to an already overbuilt school on the basis that the programmatic needs of the school, considered in conjunction with unique physical conditions, created practical difficulties and unnecessary hardship in developing the site in strict compliance with the applicable zoning regulations, such that granting the variance was “the only feasible way to construct the enlargement in a way which furthers the goal of providing usable educational space for the School.”

In *The Summit School*, 209-07-BZ, the Board approved, *inter alia*, floor area and front yard variances to allow an enlargement of the school to include additional classrooms that would conform to the school’s standards, finding that “the limitations of the current site..., when considered in conjunction with the programmatic needs of the School, create unnecessary hardship and practical difficulty in developing the site in compliance with the applicable zoning regulations.”

In *Whitney Museum*, 334-05-BZ, the Board granted street wall, height and setback, and other bulk variances to permit an addition to the primary building of the Whitney Museum of American Art (considered by the Board as an educational corporation), based on the Whitney Museum’s programmatic needs, as well as limitations of the site, including built conditions surrounding the site.

(2) Application of the *Cornell Doctrine* to the NYPMCF

As described in the Statement of Facts, NYPH’s position as a world-class medical institution is due in part to its stature as a teaching hospital through its affiliations with Weill Cornell Medical College at the Weill Cornell Campus on York Avenue and Columbia University College of Physicians at the Columbia Campus on 168th Street. The relationship between academic research and clinical care demands and ensures that NYPH will maintain its position at the forefront of medical and technological advancement and innovative care delivery for its local, national and international patient population.

Together with the existing Weill Greenberg Center at 1305 York Avenue on East 70th Street, where many of the faculty practice clinics are located, and the new Belfer Research Building now under construction at 413 East 69th Street, NYPH's creation of a dedicated ambulatory care center will provide a critical component to the overall teaching and research mission of NYPH and Weill Cornell Medical College. The linkage of staff, research and clinical implementation among these institutions will effectuate the development and delivery of translational⁵ research and state-of-the-art treatment that supports national and regional initiatives to speed the application of emerging research to patient treatment protocols (i.e., bench to bedside).

In the ACC portion of the NYPMCF, doctors, students, researchers, and other specialists will be able to move quickly from the research and clinic environment to the patient treatment environment. The proximity of the Weill Cornell Campus to the NYPMCF and the design of the NYPMCF will promote interdisciplinary care and collaboration that leads to better patient treatment outcomes and quality of care. All procedure rooms will be wired for interactive video conferencing for teaching purposes. Conference rooms and classrooms will be provided to support teaching and patient care quality reviews that are essential to the educational mission of the academic medical center.

NYPH's programmatic criteria for the NYPMCF are entirely in alignment with Weill Cornell Medical College's emphasis on development and expansion of cutting-edge research on gastrointestinal and cancer programs in the Belfer Research Building⁶. The combination of physicians' offices in the Weill Greenberg Center, focused research in Belfer, and the NYPMCF's surgical and interventional services, will create a collaborative translational medicine environment on the west side of York Avenue. Consequently, consistent with the BSA's prior decisions, NYPH's status as a teaching hospital and the role that the NYPMCF will play in Weill Cornell Medical

⁵ Translational in this context refers to the fact that results/outcomes of research are directly available to patients through close collaboration between the research scientists and clinical practitioners.

⁶ In granting the variance for the Belfer Biomedical Research Building in 2009, the BSA observed that the proposed location of the Research Building on East 69th Street "is the most viable to satisfy its programmatic needs because the nature of clinical research requires that facilities be located proximate to patient care facilities and the subject site is adjacent to the Weill Greenberg Ambulatory Care Center at the corner of 70th Street and York Avenue."

Center's teaching, research and clinical care programs, entitles it to rely upon programmatic needs in support of the subject variance application as established in *Cornell University*.

(3) Physical Conditions at the Site Imposing Hardship on Development of the
NYPMCF

In addition to the NYPMCF's programmatic needs, which are described in the Statement of Facts, the unique physical conditions inherent in the Project Site create practical difficulties and unnecessary hardship in strictly complying with the applicable bulk regulations.

a. Geotechnical Conditions

A Geotechnical Report, prepared by Mueser Rutledge Consulting Engineers, dated September 5, 2012 (the "MR Report"), attached hereto as Item 6, outlined the Site's subsurface conditions as follows (average mean curb level has been calculated at elevation ("El.") 33.54 above Manhattan Datum; and it is proposed to construct two cellar levels for the Proposed Building down to El. 0.0, or 33.54 feet below curb level):

- The Site is within FEMA flood plain zone C. Groundwater levels range from El. 1 to El. 14.
- The subsurface soil consists of layers of sand fill and natural sand to El. 4 to El.14 along the eastern boundaries of the Site.
- Bedrock was encountered within about 3 feet below the level of the cellar slabs of the existing buildings on the Site (El. 21 and El. 27), except at two points along the eastern boundary of the Site where bedrock depth was detected at approximately 18 to 25 feet below the existing cellar slabs.
- The MSK Building to the west of the Site has the lowest cellar located at El. -26.

As a result of these conditions, Mueser Rutledge determined that in order to accommodate construction of the cellar and sub-cellar down to El. 0.0, up to approximately 27 feet of rock will need to be excavated, in addition to deeper excavation at footing locations. Foundations located adjacent to and within 20 feet of the MSK Building on the western edges of the Site must be extended below the cellar level of that building at El. -26, with column loads supported on caisson

piles with rock sockets, whereas columns located beyond 20 feet of the property line can be supported on footings bearing on rock sub-grade.

With groundwater levels at El. 14, approximately the level of the first cellar floor, dewatering will be required during construction. To address the presence of groundwater on the exterior foundation walls and beneath the sub-cellar slabs, pressure slabs with a sub-slab waterproofing system or an underdrained slab will be required. Foundation walls must also be waterproofed.

NYPH obtained estimates of almost \$19 million for the costs of excavation and foundations at the Site that take into account the need for dewatering, caissons and related below-grade conditions. See Turner Construction Company (“Turner”) Base Project Excavation and Foundations at Exhibit 7 (“Turner Cost Estimate”). Because of the soil, bedrock and groundwater conditions found at the Project Site, resulting in prohibitively expensive costs for below-grade construction, NYPH has limited the extent of excavation for the Proposed Project to El. 0.0, or 27 feet below the level of the slab of the existing buildings on the Site to accommodate one cellar and one sub-cellar only. Turner also provide estimates comparing the actual Site conditions to alternate, less costly conditions, finding that had the Site permitted (i) a traditional slab on grade in lieu of a pressure slab, cost savings would have amounted to approximately \$4.5 million; (ii) excavation in soil in lieu of in rock, cost savings would have amounted to approximately \$5.2 million; and (iii) had caissons due to the deep cellar at MSK Zuckerman not been necessary, savings could have amounted to approximately \$630,000. As shown on the Turner Cost Estimate, additional excavation to locate additional program in deeper sub-cellars would render the project too costly to construct, ranging from \$15 million to \$27 million for each sub-cellar level. As a result, NYPH would be unable to fulfill its programmatic needs by developing the Project Site with an as-of-right medical care facility while complying with all underlying district regulations. The requested modifications result in part from the soil, bedrock and groundwater conditions found at the Project Site that strictly limit below-grade construction, thus creating practical difficulties and unnecessary hardship in strictly complying with the applicable bulk regulations.

As described in greater detail in the Statement of Facts, NYPH studied an as-of-right, complying development scheme (the “AOR Building”) that proposed to locate three procedural floors

(radiation oncology and infusion, diagnostic and interventional imaging, and endoscopy) in sub-cellars three through five. Even if the cost to remove bedrock and provide the structure necessary to withstand water pressure on slabs and foundations at 100 feet below curb level were not prohibitive, sub-grade procedural floors are undesirable for several reasons. As outlined in detail in the Statement of Facts, the quality of the patient's experience is essential to the success of the NYPMCF. The Building must be planned and designed to physically and emotionally support both the patient and the patient's family during the entirety of their visit by reducing anxiety and avoiding delays in the treatment process. An essential component in the healing process, the patient's experience should be as positive and streamlined as possible. Of utmost concern is how the patient and family members are greeted, oriented and guided throughout the Building and specifically to their clinical destination; where patients and families gather in advance of and after procedures; and how the patient moves or is moved through the floors once admitted. The layout and configuration of the patient care areas should be designed to minimize waiting time, enhance patient and family comfort, and ensure quick turnaround times to ensure the highest level of patient satisfaction and convenience. Subterranean procedural floors will not provide the desired quality of patient experience.

As shown on the attached floor plans for the AOR Building, due to the restrictions on massing and floor area, the radiation oncology and infusion, diagnostic and interventional imaging, and the endoscopy departments would all need to be located in three sub-cellars beneath two levels of parking and the lobby, distant from ambulatory surgery at the third and fourth floors, central sterile supplies and staff support at the ninth floor, and gastroenterology at the 14th, 15th and 16th floors. Because of floor plate requirements, the four maternity floors (labor and delivery on the fifth, NICU on the sixth and OB beds on the seventh and eighth floors) would need to be sandwiched between ambulatory surgery on the third and fourth floors, central sterile supply on the ninth floor and GI on 14th to 16th floors. As described above, departmental adjacencies are critical to the efficient functioning of the NYPMCF and to patient well-being. The AOR Building would not provide these essential adjacencies.

b. L-Shaped Site Prevents Optimal Configuration of Floor Plates for the NYPMCF

As described in greater detail in the Statement of Facts, the NYPMCF is designed to be a state-of-the-art surgical care center and maternity hospital delivering modern health care to a demanding and growing patient base. As such, the NYPMCF must accommodate the specific technological requirements associated with each specialty; reduce the need for excessive movement within and between departments; and foster collaboration of care and services among the specialties and specialists in the Proposed Building. Fulfilling this broad array of programmatic requirements for the NYPMCF drives the Proposed Building's layout, massing and appearance. In addition to separate areas or floors for central sterile supply, pre-admission testing, and specialty clinics for digestive diseases, labor and delivery, neonatal intensive care, and maternity care floors, the NYPMCF will contain radiation oncology and infusion, interventional and diagnostic radiology, ambulatory surgery and endoscopy, each on separate procedural floors and each with very specific space requirements.

The ideal depth of a typical procedural floor with an operating suite is 115 feet deep by 200 feet long. As shown on Programmatic Requirements, Exhibit 2, two 27 feet deep by 24 feet wide procedure rooms are balanced on either side of a 17 feet wide clean corridor, each serviced by a 3 feet wide scrub and equipment alcove and accessed by an 8 feet wide perimeter corridor. To achieve a 12-OR suite as is desirable, a minimum 200 feet long by 115 feet deep floor plate is needed. 20 feet floor-to-floor heights are also required on these floors to permit the installation of essential equipment and mechanical systems and to allow for future technological improvements.

Based on industry standards for an operating suite, an average of 3,100 square feet per OR or 37,200 square feet for 12 ORs was determined to be ideal; this figure excludes public areas and elevator/stair cores that account for an additional approximately 30 percent (11,160 square feet), totaling at least 48,360 square feet per floor. A floor plate of 50,000 square feet is an ideal generic module for a procedural floor. This typical module meets the space needs of each of the surgical, endoscopy and interventional radiology clinical floors, allowing for adjustments to the module that are specific to each specialty and permitting all related support services to be colocated on each procedural floor. Applying this ideal model to the ideal stacking diagram, each procedural floor

would be vertically stacked along common mechanical, electrical and plumbing chases, ducts, and pre-operative clean and post-operative soiled service elevators. A 50,000 square foot, 200 feet deep by 250 feet wide simple rectangular floor plate, then, would accommodate all of the programmatic needs described above.

The Site, however, is an L-shaped lot containing only 42,677.5 square feet of lot area in total, hence is not large enough to allow for the ideal 50,000 square foot floor plates. The Program Summary shows the impact of the L-configuration on the ideal in the interventional and diagnostic imaging, ambulatory surgery, endoscopy and GI floors, with shortfalls in floor area on these procedural floors ranging between 2,400 and 4,400 square feet. In total, between 2,400 to 4,400 square feet of desired program space had to be either relocated or eliminated from the procedural floors to accommodate the L-shaped lot. Consequently, modifications to the ideal had to be made to accommodate the Proposed Project, including (i) elimination of zones of flexibility, (ii) relocation of certain support functions, including staff locker rooms and perioperative administrative functions, which had to be moved off of the procedural floors onto a separate support floor; and (iii) loss of efficiency due to less direct relationships among prep/recovery rooms and procedure rooms.

Due both to the Site's constraints and the need to retain linkages among different service groups, support services had to be consolidated onto a single floor, sandwiched between several stacked procedural floors above and below. This separation is not ideal as these services must be accessed by staff either by elevator or stair, and increased travel distances reduce efficiency; however this placement between the procedural floors is optimal in the current design for the L-shaped Site. Exhibit 2, page 9 shows the ideal stacking arrangement of procedural floors around the support floor to adapt the program to the L-configuration.

As can be seen from the floor-by-floor descriptions of the NYPMCF provided in the Statement of Facts, the NYPMCF program is packed tightly into the 42,677 square foot L-shaped lot; on procedural floors this has resulted in the loss of flexibility and some program spaces. In combination, the relationships between departments and services, and the industry standards that drive the dimensional and functional requirements in each department, allow little or no room for setbacks that would reduce the floor plates below these essential minimums. The requested

modifications result in large part from the Site's L-shaped configuration that reduces the floor plates below acceptable standards, thus creating practical difficulties and unnecessary hardship in strictly complying with the applicable bulk regulations.

(b) that because of such physical conditions there is no reasonable possibility that the development of the zoning lot in strict conformity with the provisions of this Resolution will bring a reasonable return, and that the grant of a variance is therefore necessary to enable the owner to realize a reasonable return from such zoning lot; this finding shall not be required for the granting of a variance to a non-profit organization.

Because NYPH is a non-profit organization, this finding is not applicable. Rather, as described in the Statement of Facts, the variance requested is necessary to enable the NYPH to meet its programmatic needs.

(c) that the variance, if granted, will not alter the essential character of the neighborhood or district in which the zoning lot is located; will not impair the appropriate use and development of the adjacent property; and will not be detrimental to the public welfare.

As shown on the Neighborhood Context Map and Land Use Area Map at Exhibit 1, the superblock east of York Avenue and bounded by East 68th Street to the south and East 71st Street to the north includes the main hospital campus for NYPH and a portion of the Weill Cornell Medical Center (WCMC), with the main entrance to the campus at East 68th Street. At 1320 York Avenue at 70th Street, the Helmsley Medical Tower provides guest facilities for patients and their families, apartments for staff, and offices. East of the Helmsley Medical Tower and the NYPH Annex building is the Hospital for Special Surgery. West of the Helmsley Medical Tower across York Avenue is the Stich Radiation Oncology Center, at 1315 York Avenue. Olin Hall, at 445 East 69th Street is north of the Project Site and contains offices for WCMC as well as student housing. North

of Olin Hall is the WCMC Weill Greenberg Center at 1305 York Avenue at East 70th Street. West of Olin Hall and to the north of the Site on East 69th Street, WCMC is constructing the Belfer Research Building. Memorial Hospital is located directly south of the Project Site across East 68th Street. Memorial Hospital and other buildings that are part of the Memorial Sloan-Kettering Cancer Center (MSK) occupy the entire block bounded by East 67th and 68th Streets and York and First Avenues. West of the Project Site at 415-417 East 68th Street is MSK's Zuckerman Research Center. South of Memorial Hospital at East 67th Street are MSK's Sloan House Nurses Residence and Scholars Residence at 1233 York Avenue and MSK Rockefeller Research Laboratory at 430 East 67th Street.

The Rockefeller University, a biomedical research institution and graduate school, occupies the area east of York Avenue between East 68th and East 63rd Streets, as well as the block south of East 63rd Street which is connected to it via a pedestrian bridge. A portion of the Rockefeller University campus, including Caspary Hall and the domed Caspary Auditorium, are to the southeast of the Project Site. The Rockefeller University campus is separated from York Avenue by a fence with a gate at East 67th Street.

Besides the Helmsley Medical Tower at East 70th Street, Scholars Residence and Sloan House at East 67th Street on York Avenue, residential uses in the immediate area are concentrated along First Avenue, on the western end of East 69th Street and on East 70th Street. These residential buildings are generally older, five- and six-stories tall, and contain ground floor retail. The Kingsley, a 40-story 16.94 FAR residential tower is located at 400 East 70th Street on the corner of First Avenue. To its east is Lasdon House, a 15-story residential building for WCMC students. Retail uses in the area are primarily local; restaurants generally cater to local residents, as well as staff, faculty, and students at the many nearby medical institutions. One commercial building containing medical offices is located at 407 East 70th Street.

As described in the EAS and above, and as shown on the attached Land Use Area Map, the area between the East River, First Avenue, East 71st Street and East 65th Street is almost entirely institutional in character, home to medical, educational and research institutions of world-class quality and renown and located on large superblock campuses. In addition to NYPH's Main

Campus that spans from the east side of York Avenue to East 68th and East 71st Streets, Weill Cornell Medical School, the Hospital for Special Surgery, Memorial Sloan Kettering and Rockefeller University occupy nearly every lot with institutional buildings. Staff housing for NYPH is also located on York Avenue at 70th Street and at 1st Avenue and 71st Street. These institutions need to be in close proximity to each other to enable collaborative efforts leading to development of cutting-edge medical technologies, education, clinical support and patient care. Such collaboration and advancement also demands that these institutions be able to enlarge and adapt their facilities to continue to meet changing technological and care models, even in the face of limited availability of development sites within these institutional geographical boundaries. In spite of this reality, the Zoning Resolution continues to regulate this area as if it were largely residential in character, ignoring the very special needs of these world-class and essential cultural, educational and health-related institutions. Consequently, the vast majority of institutional buildings developed on these sites have relied on discretionary approvals from the Board of Standards and Appeals (“BSA”) or the City Planning Commission (“CPC”) in order to meet their programmatic needs.⁷ These approvals have in all cases waived lot coverage, rear yard, height and setback and floor area regulations.

The Proposed Building Massing in Neighborhood Context diagram at Exhibit 5 shows that the Proposed Building, at 341.46 feet above Site average mean curb level to the top of the parapet and at elevation 375 feet above Manhattan Datum, is within the range of height and massing of the buildings surrounding it. See Site Information, Exhibit 1. The MSK Zuckerman Research Center

⁷ The following sites, among others, have been the beneficiaries of discretionary approvals from the BSA and CPC: the NYPH-Weill Cornell Medical Center Main Campus (CPC LSCFD special permits allowing modification of height and setback, lot coverage, floor area distribution and FDR overbuild); Hospital for Special Surgery (CPC special permits for FDR overbuild); the Weill Cornell Medical School’s Weill Greenberg Ambulatory Care Center on the west side of York Avenue at East 70th Street (BSA Cal. No. 71-03 BZ) granted at 15-story, 232 ft tall, 11.4 FAR, without rear yard or setbacks, 100 % lot coverage and additional 56 accessory parking spaces in an R8/R10 zoning district; the Belfer Biomedical Research Building on East 69th Street (BSA Cal No. 170-08 BZ) approved at 12.71 FAR, 92% lot coverage, 231 feet street wall height and 302’-7” building height without setbacks, 15 feet rear yard and no rear yard setback; the Memorial Sloan Kettering Zuckerman Biomedical Research Tower adjacent to the Site (CPC map change from R8 to R9 (Cal No. 010549 ZMM); CPC special permit to modify height and setback requirements; and BSA Cal No. 130-01 BZ: approved at FAR 11.24, 23 stories, 419.83 ft above mean curb level; permitted 74.4% lot coverage; rear yard equivalent waived).

located to the immediate south and west of the Site and sharing property lines with it, rises to elevation 443.09 feet above Manhattan Datum. The Belfer Research Building across from the Site on East 69th Street rises to elevation 335.50. The Weill Greenberg Center rises along York Avenue to elevation 267.66. The NYPH-Weill Cornell Main Campus buildings crowd the east side of York Avenue, rising to 26 stories and elevation 395.50. The Helmsley Medical Building rises on York Avenue at 70th Street to 39 floors and elevation 423.91 and the Payson House across the street rises to elevation 332.

With respect to the East 68th and East 69th Streets and York Avenue street walls, the AOR building would set back 12 feet from York Avenue and 15 feet from East 68th and 69th Streets, disrupting the street wall continuity established on both sides of the streets and on York Avenue to comply with the alternate setback requirements of ZR 24-53. See Proposed to AOR Comparison at Exhibit 4. The Proposed Project's street wall condition, which rises to the full height of the building without setback, is more similar in character to the existing conditions in the area: the Memorial Hospital building to the south on York Avenue rises to 19 stories and approximately 275 feet without setback; the Zuckerman Research Center rises without setback on East 68th and 69th Streets to 443 feet; the Belfer Research Building rises without setback on East 69th Street to approximately 335 feet; Weill Greenberg Center rises without setback at the corner of East 70th Street and York Avenue to 267 feet. The attached Renderings of the Proposed Project, at Exhibit 5, show that the Proposed Building will conform well to the neighborhood institutional context of street walls that rise without setback and to buildings of similar massing and height.⁸

With respect to lot coverage and rear yard requirements, in the R10 portion of the lot, a residential building designed according to the Quality Housing regulations would be permitted to occupy 100

⁸ It is worth noting that the zoning map amendment that made construction of the MSK Zuckerman Research Building possible mapped the former R8 district in which it sits as an R9. In order to facilitate future development of the MSK properties, MSK proposed and CPC approved the inclusion of the Project Site in the R9 remapping as well. In connection with several modifications to the proposal at the City Council, however, the Site was removed from the remapping action. Had the Site been remapped as an R9, the allowable floor area for the 42,677.50 square foot Site would have been 426,775, or 10 FAR.

percent of the corner lot in any event. As shown at Exhibit 1, the Proposed Project is adjacent to the MSK Zuckerman Research Center, which received variances in 2001 (BSA Cal. No. 130-01 BZ) that, among others, waived the rear yard equivalent requirement for the majority of the through lot portion of the site. On the balance of that site, the seven story wing on East 68th Street (141.22 above AMCL) contains an auditorium and laboratories located along the rear of the building and set back 30 feet from the rear property line. No residential uses, community facility uses containing sleeping rooms or hospital bedrooms are located in this portion of the Zuckerman Research Center, hence the Proposed Project will be consistent with rear yard conditions on the block and will not deprive residential uses or community facilities with sleeping accommodations of required light and air.

Within a building envelope that conforms to the size and massing of the other buildings within this institutional geographical area, NYPH's proposal will develop the Site with an institutional project that makes the best use of the Site's constraints, will supply its patients and the NYPH community with essential maternity hospital, ambulatory care services, and translational medicine environment, and will facilitate improvement of outdated facilities on the Main Campus.

Accordingly, the requested variance, if granted, would not alter the essential character of the neighborhood in which the Project Site is located and would not impair the appropriate use and development of adjacent properties, would not be detrimental to the public welfare, and would provide a benefit to the neighborhood by permitting a longstanding, world renowned health care provider and teaching hospital – a use that is compatible with and complements the predominantly institutional character of the neighborhood – to continue to contribute to the vitality of the community and to provide state-of-the-art medical care to New York City.

- (d) that the practical difficulties or unnecessary hardship claimed as a ground for a variance have not been created by the owner or by a predecessor in title.**

The practical difficulties and unnecessary hardship to which the NYPMCF is subject result solely from its programmatic needs and the strict application of the provisions of the Zoning

Resolution. Such practical difficulty and unnecessary hardship have not been created by NYPH or its predecessors in title.

- (e) **that within the intent and purposes of this Resolution, the variance, if granted, is the minimum variance necessary to afford relief.**

As described in detail in the Statement of Facts, the planning and programmatic needs of several of the procedural departments require floor plates with more floor area than is actually available on the L-shaped 42,677 square foot Site. In accommodating the programs for radiation oncology, interventional and diagnostic imaging, ambulatory surgery and endoscopy to fit within the confines of a full build-out on the L-shaped Site, between 2,400 and 4,400 square feet of desired program had to be eliminated. Operational efficiencies and procedural standards demand adjacencies between functions and departments that cannot be compromised. Reducing the floor plates any further to comply with the 30 foot rear yard, lot coverage and front and rear height and setback regulations would render the project completely infeasible. At the level of the Maternity Hospital, the Proposed Building sets back as much as possible to accommodate the reduced floor space and building depth requirements of the maternity bed floors beginning on the 13th floor; such a reduction is not possible on the lower floors; such setbacks are not possible at any other floors in the Proposed Building.

With respect to the requested floor area modification, the Program Summary indicates the minimum building gross floor area for the MH portion of the Project is 223,952 square feet, or approximately 5.24 FAR⁹, which is 110 percent of the requested 4.77 FAR increase in floor area. Without almost entirely eliminating the Maternity Hospital from the Proposed Project, it is not possible to reduce the amount of floor area to the 8.56 adjusted maximum allowed on the Site. A maternity hospital with fewer floors and functions than those proposed in the NYPMCF will not meet NYPH's requirements and will undermine the entire purpose of the proposed relocation of the existing

⁹ As deductions for mechanical space are unknown at this point in the planning process, they have not been factored into the zoning floor area analysis.

maternity and neonatal services from the Greenberg Pavilion to the NYPMCF. The AOR Building analysis demonstrates clearly that in the effort to reduce the requested zoning floor area by locating procedural floors in sub-cellars, critical adjacencies with allied procedures and support services will be lost, as will the quality of patient care and experience that is the expected minimum standard in today's medical facilities. See Exhibit 4.

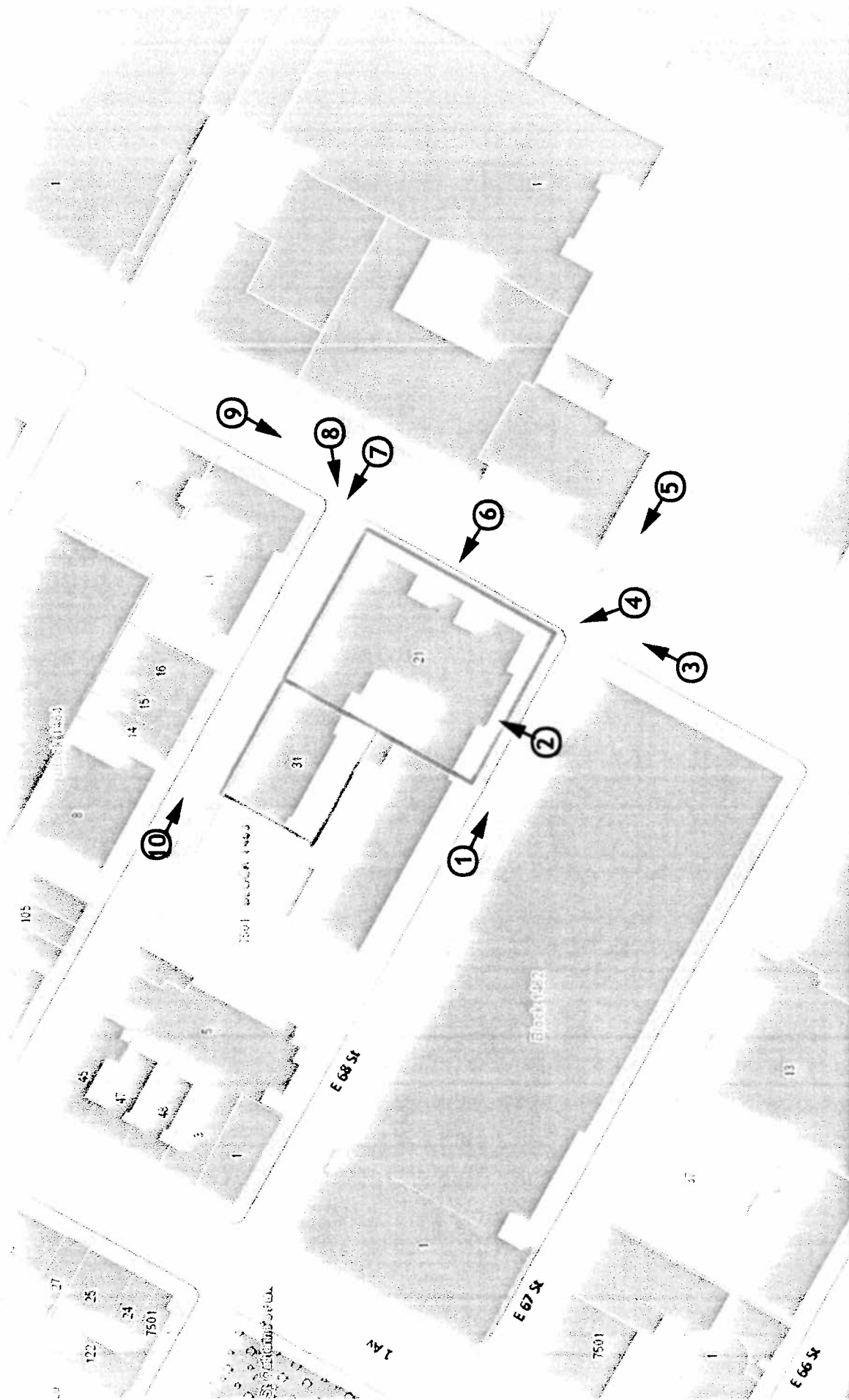
As shown on the Parking Demand Analysis prepared by Sam Schwarz Engineering, attached at Exhibit 6, the 1,981 staff, patients and visitors at the ACC creating a parking demand during peak midday hours of 127 to 129 parking spaces. In combination with the 95 to 98 parking spaces required to meet the parking needs of the 787 staff, patients and visitors at the MH, 224 parking spaces are the minimum necessary to meet the programmatic needs of the NYPMCF.

Accordingly, the requested variances of floor area, lot coverage, rear yard and rear yard equivalent, front and rear height and setback and parking regulations are the minimum necessary to allow the NYPH to develop an ambulatory care center and maternity hospital that meets NYPH-Weill Cornell Medical Center's programmatic needs.

Dated: December 10, 2012
New York, New York

By: _____

Margery Perlmutter



1785 YORK AVENUE, 428-436 E. 69TH STREET

BLOCK: 1463

LOTS: 21,31

BOROUGH OF MANHATTAN

CAMERA POSITION



PHOTOGRAPH LOCATION POINTS

NOT TO SCALE

Photographed by:
GEORGE CONSTANTINOU
24-35 28TH STREET, #3A
LONG ISLAND CITY, NY 11102
Phone: (718) 932-8784
Fax: (718) 932-3685
Date: January 25, 2012



Location: 1285 York Avenue, 428-436 E 69th Street, Manhattan

Block: 1463

Lots: 21, 31

PHOTOGRAPHED BY: GEORGE CONSTANTINO 24-35 28th STREET #3A ASTORIA NY 11021 718 733 28764

VIEW #2

DATE: August 25, 2012

E 68TH STREET





Location: 1285 York Avenue, 428-436 E. 69th Street, Manhattan

Block: 1463

Lots: 21, 31

PHOTOGRAPHED BY: GEORGE CONSTANTINO 24-35 2ND STREET #3A ASTORIA NY 11102 (718) 932-8784

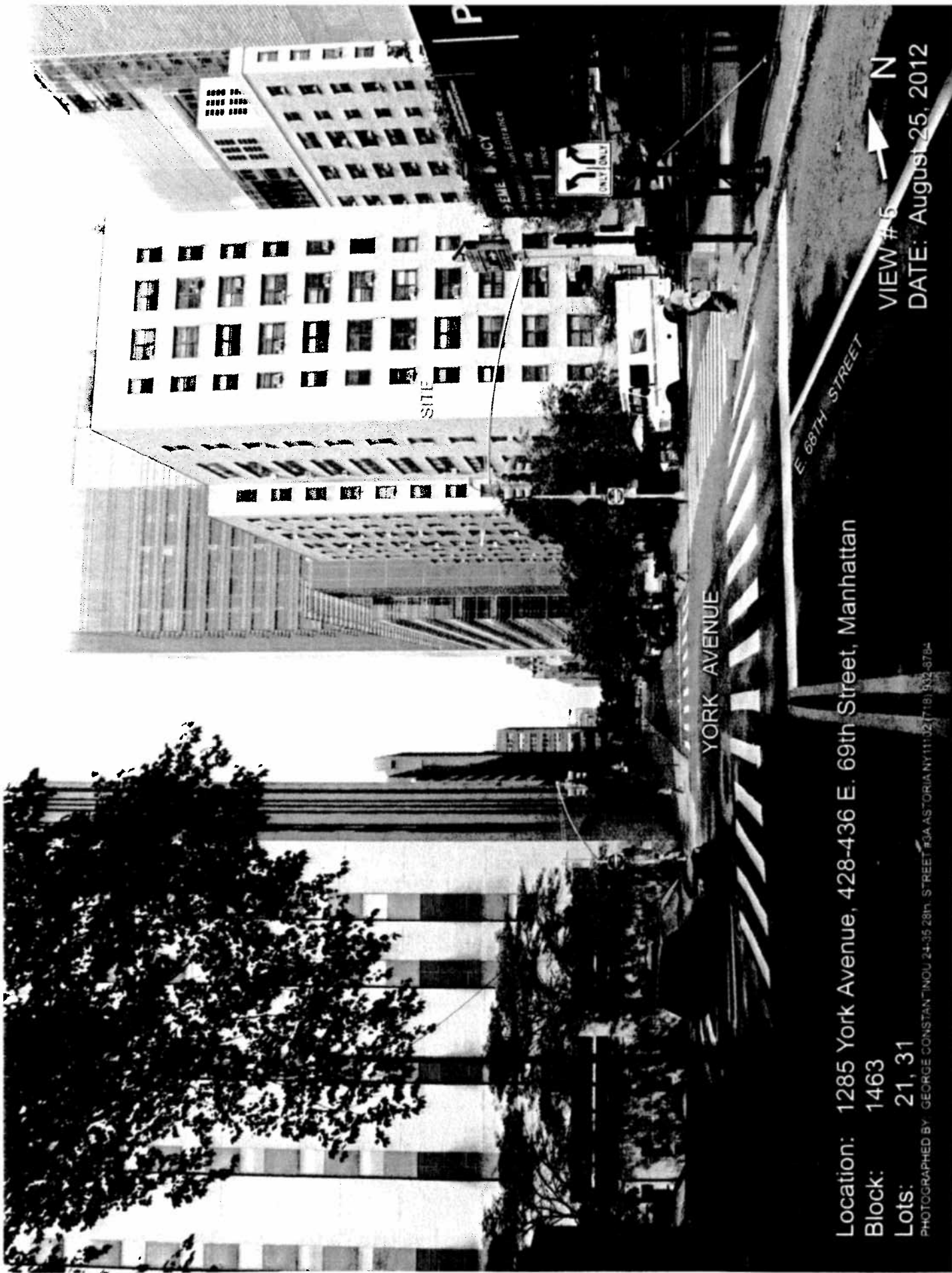
YORK AVENUE

E. 68TH STREET

VIEW #4

DATE: August 25, 2012

N



Location: 1285 York Avenue, 428-436 E. 69th Street, Manhattan

Block: 1463

Lots: 21, 31

PHOTOGRAPHED BY: GEORGE CONSTANTINO 24-35 28th STREET #3A ASTORIA NY 11702 (718) 932-8784

VIEW #5

DATE: August 25, 2012





Location: 1285 York Avenue, 428-436 E. 69th Street, Manhattan

Block: 1463

Lots: 21, 31

PHOTOGRAPHED BY: GEORGE CONSTANTINO 24-35 28th STREET #3A ASTORIA NY 11132 (718) 932-8784

YORK AVENUE

VIEW #7 — N

DATE: August 25, 2012



YORK AVENUE

E. 69TH STREET

Location: 1285 York Avenue, 428-436 E. 69th Street, Manhattan

Block: 1463

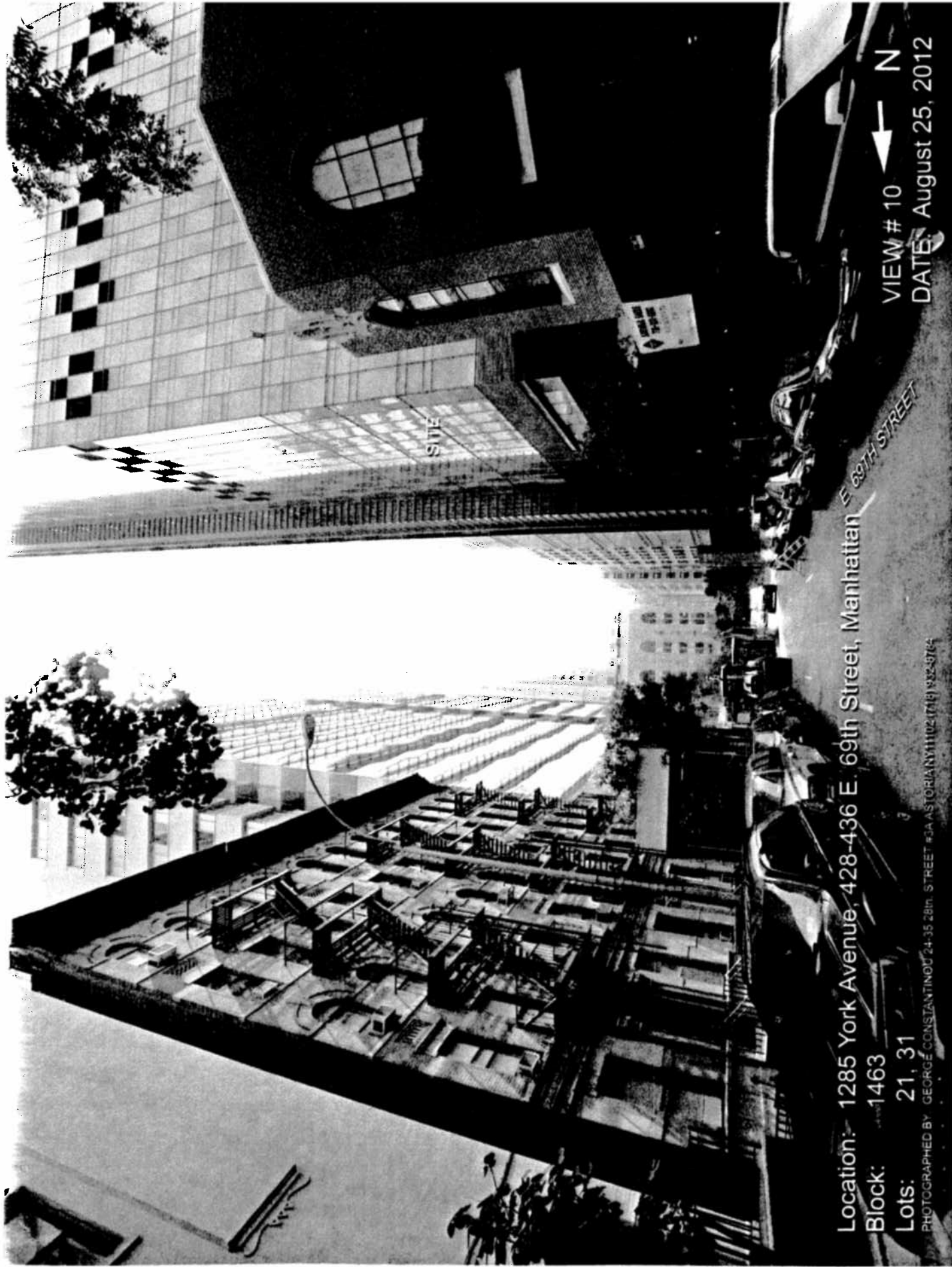
Lots: 21, 31

VIEW # 8



DATE: August 25, 2012

PHOTOGRAPHED BY: GEORGE CONSTANTINO 212-351-2811 STREET #34 ASTORIA NY 11102 (718) 932-8784



Location: 1285 York Avenue, 428-436 E. 69th Street, Manhattan

Block: 1463

Lots: 21, 31

PHOTOGRAPHED BY: GEORGE CONSTANTINO 24-35 28th STREET #3A ASTORIA NY 11021 718 932-9764

VIEW # 10



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DATE: August 25, 2012



VIEW # 1
DATE: August 25, 2012

Location: 1285 York Avenue, 428-436 E. 69th Street, Manhattan
Block: 1463
Lots: 21, 31

PHOTOGRAPHED BY: GEORGE CONSTANTINO 24-35 28th STREET ASTORIA NY 11021 (718) 932-8784



The Five Sister Institutions

NEWYORK-PRESBYTERIAN HOSPITAL - MEDICAL CARE FACILITY
 NYP HCK MKA AKRF SSE MEJ December 6, 2012



NEIGHBORHOOD CONTEXT

	Stories	Building Height	FAR
Baker Tower	26	395.50'	
Phipps Houses 1277-1291 York Avenue	12	176.93'	
Staff House 436 E 69th Street	13	180.97'	
Sitch 1315 York Avenue			
Payson House 435 E 70th Street	39	332.00'	
Helmsley Medical Tower 1320 York Avenue			
Annex	12	423.91'	
Annex Stack	12	167.67'	
Starr Pavilion	11	403.50'	
Greenberg Pavilion	11	218.83'	
Coleman Tower	13		
WCMC (ABCD Buildings)	11	210.15'	
Weill Greenberg Center 1305 York Avenue	15	267.66'	
Lasdon House 420 E 70th Street	15		
Olin Hall 445 E 69th Street	10	142.56'	
Belfer Research Building (Future) 413 E 69th Street	18	335.50'	
Zuckerman Research Center 415-417 E 68th Street	23	443.09'	11.24
Schwartz Building 1250 First Avenue	15		
Howard Building 410 E 68th Street	15		
Bobst Building 444 East 68th Street	15		
Memorial Hospital 1275 York Avenue	19		
Winston Surgical Pavilion 1275 York Avenue			
Enid Haupt Pavilion 425 E 67th Street	11		
Radiation Oncology Building 411-419 E 67th Street	5		
Rockefeller Research Laboratory 430 E 67th Street	15		
Scholars Residence 1233 York Avenue	25		
Sloan House 1233 York Avenue	22		
Hospital For Special Surgery	12	188.42'	
Caspari Hall			
Caspari Auditorium			
The Kingsley 400 E 70th Street	40	406.00'	16.94
Oxford Condominiums 422 E 72nd Street		374.00'	
309 E 70th Street	12		
310 E 70th Street	12		
311-319 E 69th Street	13		
325-339 E 69th Street	13		
333 E 68th Street	16		
St. John Nepomucene Church 411 E 66th Street			
St. Catherine Church 405 E 68th Street			
PS 183 419 E 66th Street			

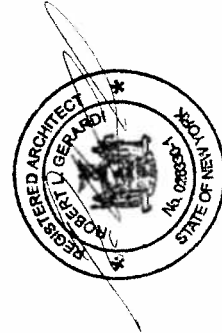
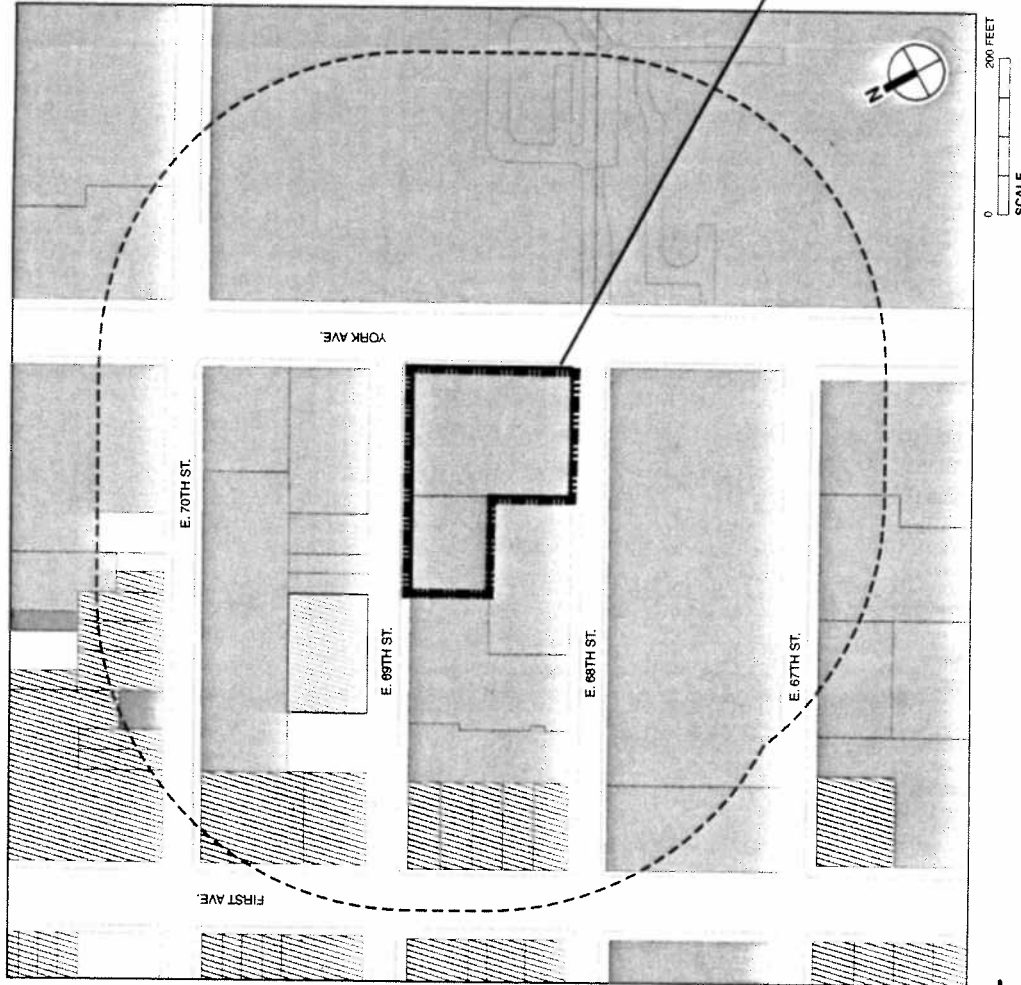
EXHIBIT 1

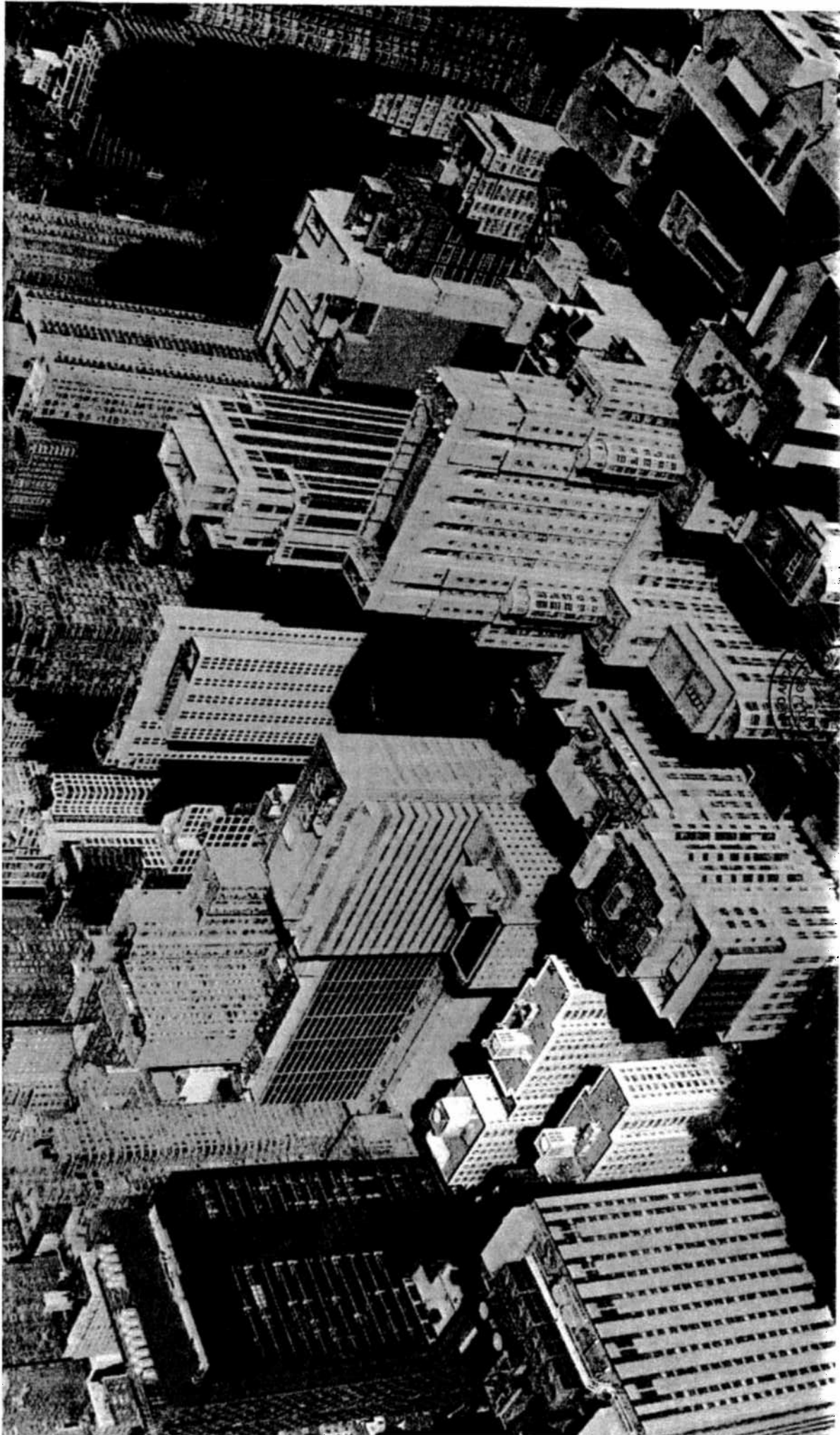
Building Heights in Neighborhood Context

Site Information
 Page 1

LAND USE AREA MAP

- Project Site Boundary
- Study Area Boundary (400-Foot Perimeter)
- Residential
- Residential with Commercial Below
- Commercial and Office Buildings
- Public Facilities and Institutions
- Open Space and Outdoor Recreation
- Under Construction



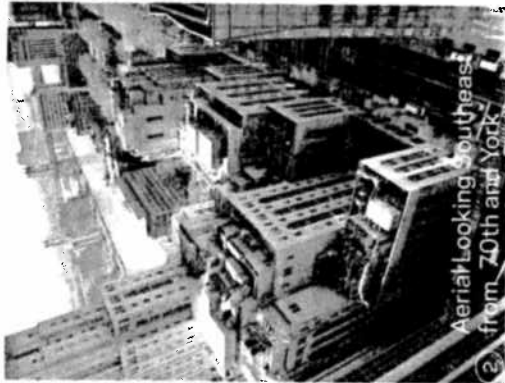
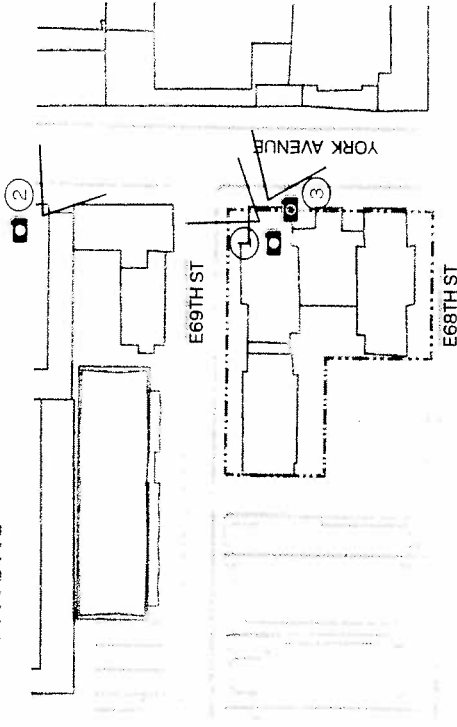


NEWYORK-PRESBYTERIAN HOSPITAL
NYP HOK BC MKA AKRF SSE MEI
MEDICAL CARE FACILITY
December 6, 2012

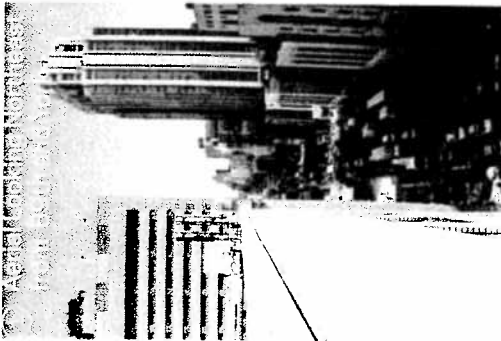
Site Information
Page 10



EAST SIDE OF YORK AVENUE EXISTING CONDITIONS

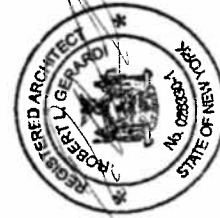


Aerial Looking Southeast from 20th and York

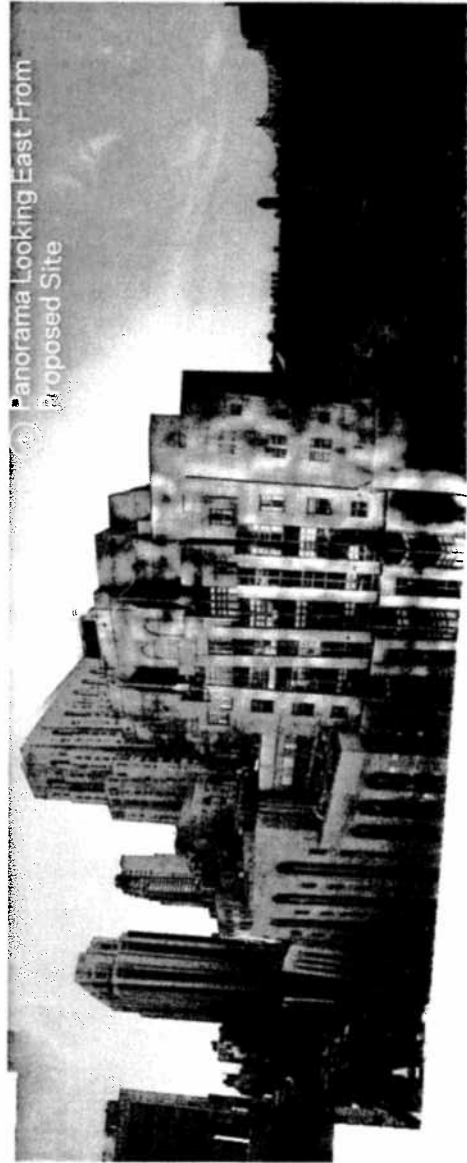


Looking Southeast from 69th and York

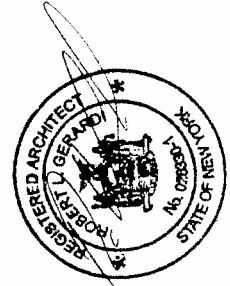
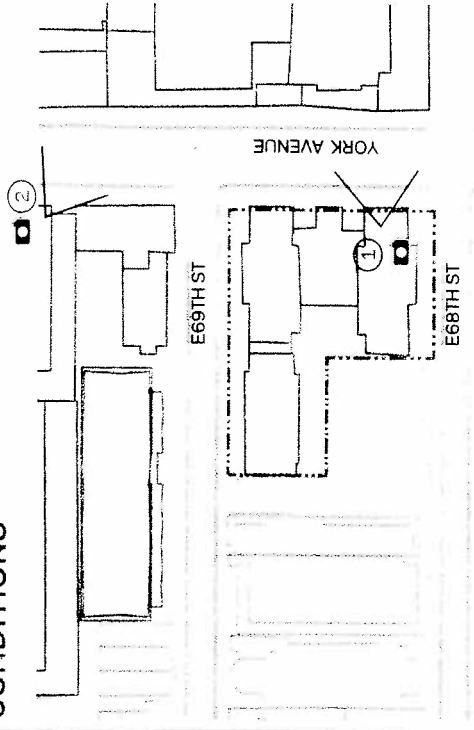
NEWYORK-PRESBYTERIAN HOSPITAL - MEDICAL CARE FACILITY
 NYP HOK BC MKA AKRF SSE MEI
 December 6, 2012



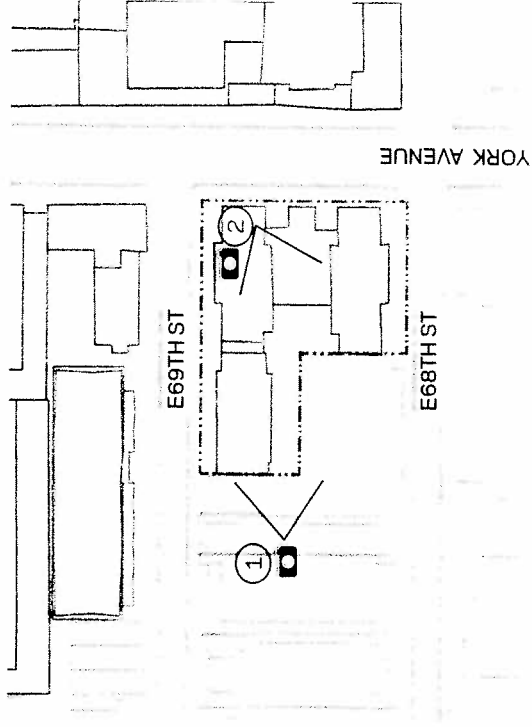
① Panorama Looking East From Proposed Site



EAST SIDE OF YORK AVENUE EXISTING CONDITIONS

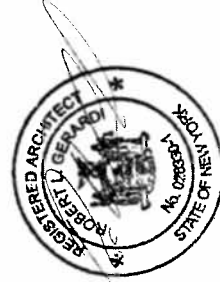


EXISTING SITE

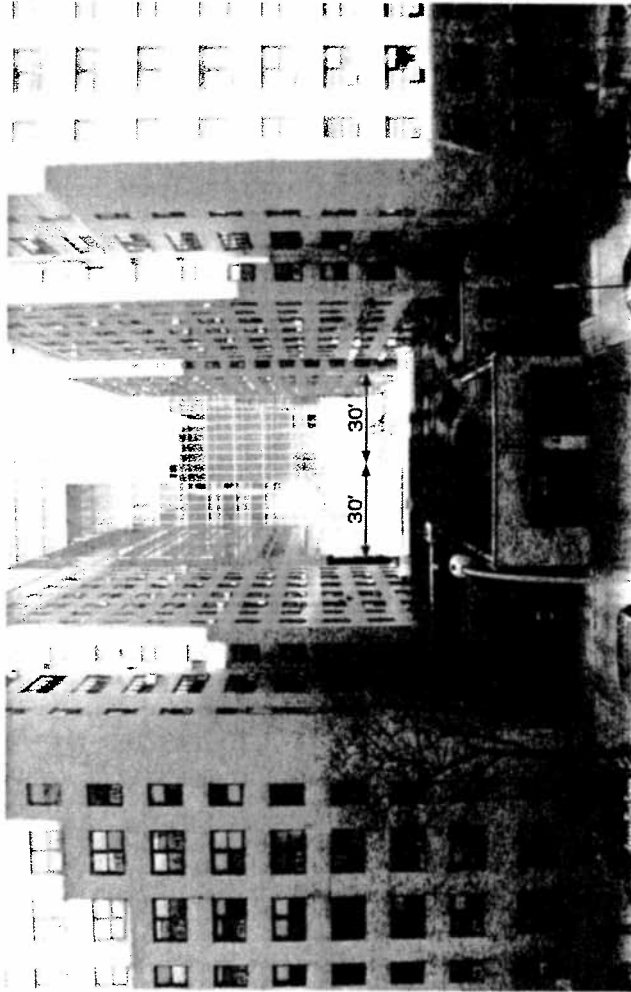


- ① Rear Yard Looking East
- ② Rear Yard Looking West

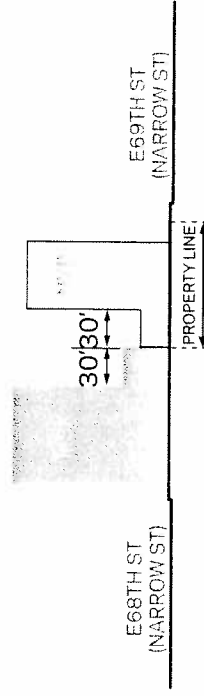
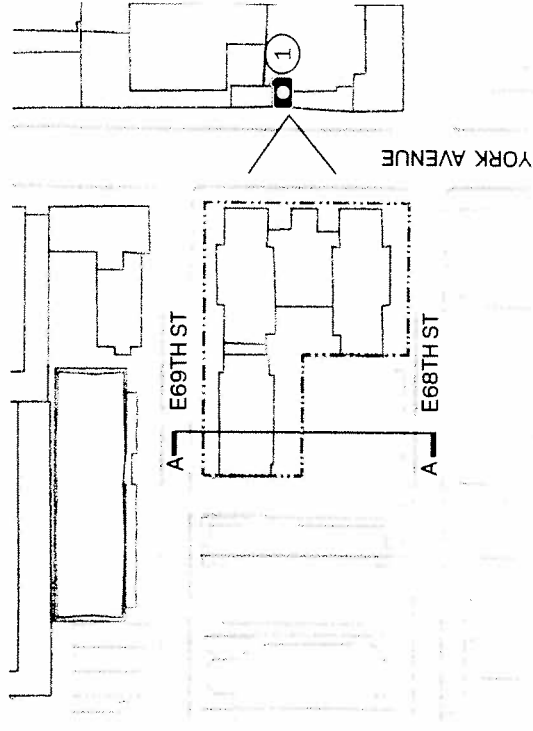
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 NYP HOK BC MKA AKRF SSE MEI December 6, 2012



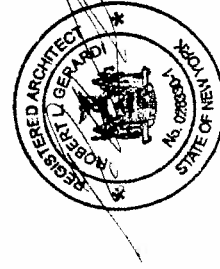
EXISTING SITE



① Rear Yard from York Ave



Existing Section A-A at Rear Yard



EXISTING SITE



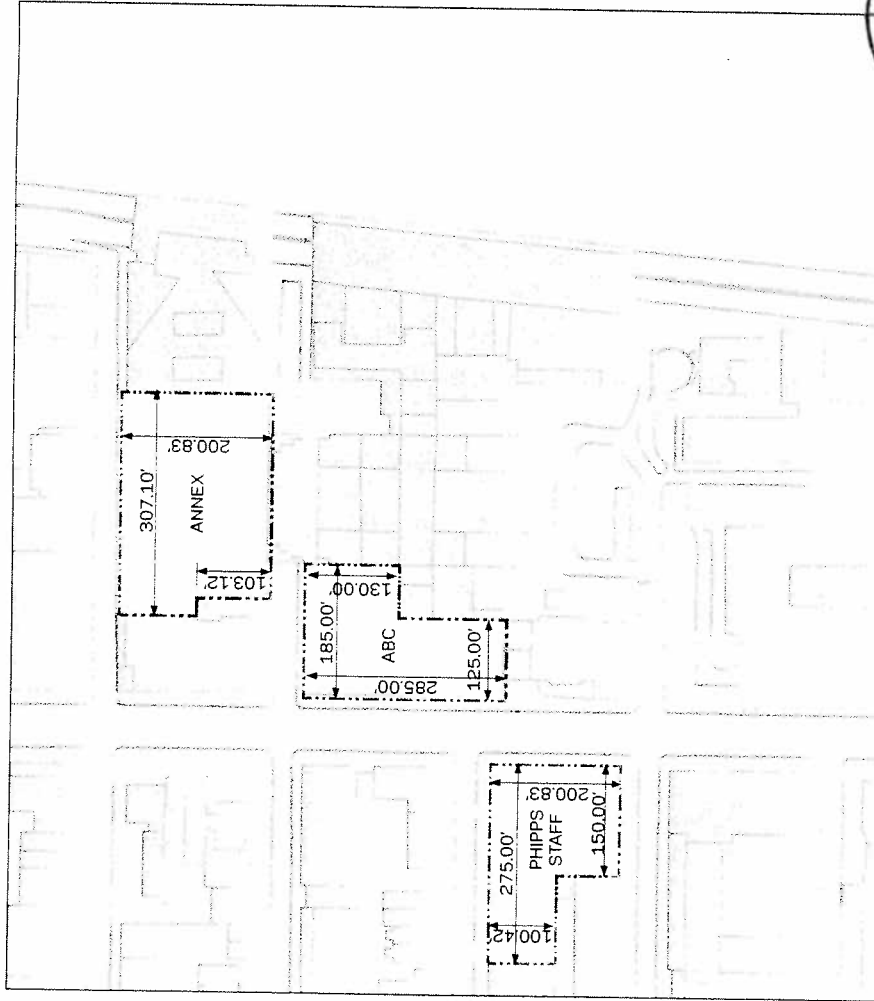
View looking West



Project Site
Lot Area = 42,677.5 Sq. Ft.

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SITE SELECTION

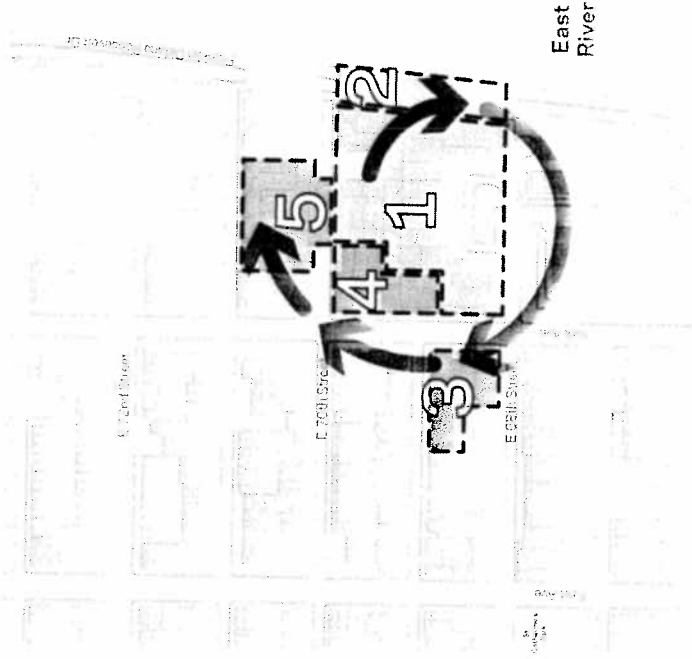


Previously Evaluated Sites

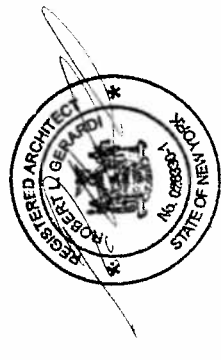
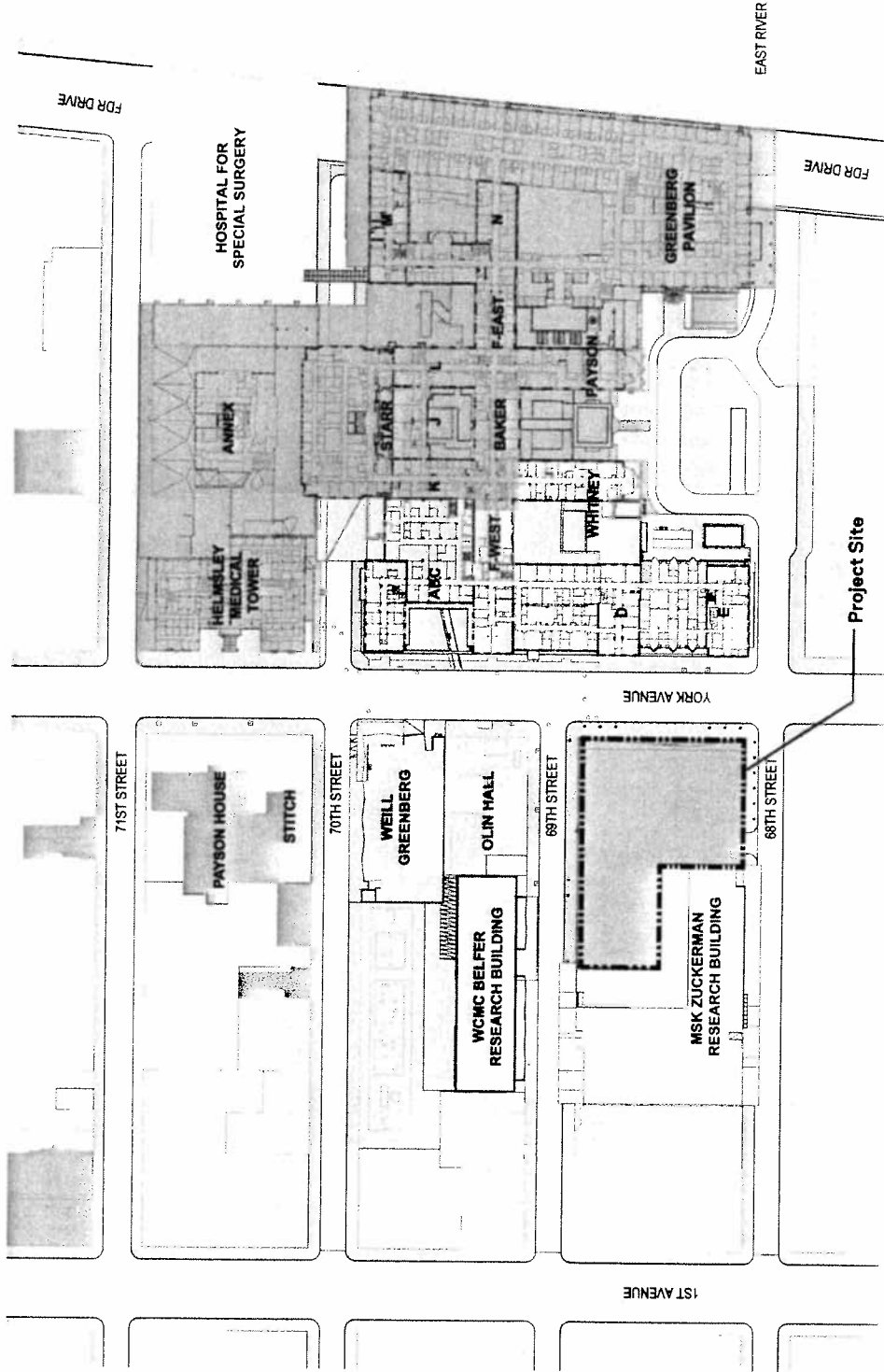
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Future Cycle of Growth



WHY THIS SITE?



New York-Presbyterian Hospital
Weill Cornell Medical College
Site Information
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