



Office of the President

September 27, 2011

Re: Weill Cornell Medical College
411-431 East 69th Street, New York, New York
Block 1464, Lots 8, 14, 15, 16 and Part of 21 (Tentative Lot 8)
BSA Cal. No.170-08-BZ

Dear Chair Srinivasan and Commissioners:

We are submitting this letter in support of the application by Weill Cornell Medical College ("WCMC") for an amendment of a variance previously granted under Section 72-21 of the Zoning Resolution of the City of New York (the "Zoning Resolution" or the "ZR") and Section 666 of the New York City Charter under Cal. No. 170-08-BZ on January 13, 2009.

The application relates to a proposal whereby Hunter College of the City University of New York ("CUNY") would occupy one laboratory floor (the 4th floor) in WCMC's Medical Research Building (the "MRB") for research by its biomedical faculty and students. The MRB would be organized as a condominium, with the 4th floor unit owned by CUNY and the other condo unit, consisting of the other 12 laboratory floors and the common areas, owned by WCMC. WCMC would oversee all operations in the building, including safety training, materials deliveries and waste disposal. Hunter researchers located in the MRB would have access to the research cores and services in the building as well as those on the east side of York Avenue in WCMC facilities, and the institutions will seek to develop a process whereby their respective faculty members can obtain joint appointments at Hunter and WCMC.

The proposed change relates to the ownership of the 4th floor of the new MRB and arises from an institutional collaboration between WCMC and Hunter College that has become very important to both institutions since the time the original variance was requested. The collaboration has led to several successful research partnerships between Hunter and WCMC scientists and enhanced the ability of both institutions to attract scarce governmental grants to fund research of the type described in the original variance application which is so fundamental to WCMC and Hunter's respective missions. The proposed change would not change the use of the space, and the type of scientific research undertaken on Hunter's floor in the MRB will be comparable to that done on WCMC's floors. Therefore, Hunter does not anticipate making any design modifications to the 4th floor or the rest of the building.

Hunter College

Hunter College is the largest college in the City University of New York (CUNY) system – itself the largest city university system in the country. Founded in 1870, it is also one of the oldest public colleges in the country. The Princeton Review named Hunter College as one of its top 10 "Best Value Public Colleges" each of the last three years.

Hunter is also a significant research institution. Indeed, Hunter currently receives the highest amount of National Institutes of Health (NIH) funding among all New York State undergraduate educational institutions without medical schools. Hunter received \$16.1 million in NIH grant funding in 2010.

Hunter is a leader – both in New York City and nationwide – in educating women and minorities, with women comprising 71% of Hunter's science programs (much higher than the national average) and minorities comprising 59% (twice the national average).

How Hunter's Biomedical Faculty would benefit from Location in the MRB

Hunter College faculty receive the most NIH funding of any other College within the City University of New York system; as indicated above, in fiscal 2010, its world-class research faculty obtained 39 NIH grants valued at \$16.1 million.

WCMC and Hunter College have important existing research collaborations that will be significantly enhanced through this proposal. In an effort to encourage and advance the nation's translational research mission, the NIH has been incentivizing institutions and investigators to restructure their organizations, increase interdisciplinary investigation, improve access to state-of-the-art scientific technology and speed the application of discoveries to the clinical setting. One such "incentive" was the \$49 million NIH award to establish a "Clinical Translation Sciences Center" (CTSC), obtained by Dr. Julianne Imperato-McGinely of WCMC, which has its "home" at WCMC and includes other institutions as members. The members include (in addition to WCMC) Memorial Sloan-Kettering Cancer Center, Cornell University in Ithaca, Hospital for Special Surgery, Hunter College School of Nursing, the Hunter College Center for Gene Structure and Function and the Cornell University Cooperative Extension in New York City. CTSC inter-institutional collaborations help fulfill the NIH mandate and thus attract NIH funding by opening new and novel pathways for scientific education and investigation. The "partnership" of multiple institutions in a single CTSC is a highly attractive characteristic of our CTSC and Hunter's participation was instrumental to WCMC's successfully obtaining the initial CTSC funding in 2008 and is expected to be an important part of its upcoming renewal application.

A key component of the CTSC and a focus of NIH funding efforts is translational research which requires close multi discipline collaboration of bench scientists, physician scientists, and a diverse patient population. Just as WCMC required its new research space to be proximate to patient care facilities, diverse faculty disciplines and state of the art technologies, Hunter needs those same things to be maximize its collaboration with WCMC to the greatest benefit of both Hunter and WCMC. Thus it would be extremely helpful to Hunter in obtaining future grants if some of its research faculty could be located in a physical environment where they can have regular interactions with clinicians that will permit translation of their discoveries to new diagnostic and treatment modalities to the benefit of both researcher and clinicians. The current proposal will allow Hunter to locate between 7 and 10 Hunter bench scientists and their

laboratory teams in the MRB where they will be able to partner and collaborate with WCMC research faculty and physician scientists.

Hunter College does not have a medical school or the clinical infrastructure that exists on the New York Presbyterian/Weill Cornell Medical College Campus. Access to clinicians and the populations they utilize for research is critical to creating a seamless pipeline for translational research that takes basic discoveries from the laboratory and turns them into human therapeutic candidates that are then tested for viability in clinical populations.

The initial steps toward research partnerships have been extremely fruitful for both WCMC and Hunter. The attached Appendix includes a review of collaborative research projects already undertaken and planned between WCMC and Hunter faculty. Nonetheless, Hunter College Faculty's progress in translating its science is limited by the absence of a physician scientist community and patient population with whom our scientists can interact in furtherance of the translation mission. Our faculty would benefit significantly if they were able to easily consult with physician scientists in the initial structuring of their research projects and grant submissions. The on-going participation of scientists from WCMC or the Weill Cornell Graduate School of Medical Sciences (in which Sloane-Kettering Institute, with laboratories on E. 69th Street, is an equal partner) would enrich their investigation effort. And, the large population of patients at WCMC's ambulatory care building, New York Presbyterian Hospital and Memorial Sloan-Kettering Cancer Center, all of which immediately surround the MRB, would be available to participate in clinical trials when projects reach that stage of investigation.

Hunter College is a major educator of PhD candidates in scientific disciplines and many plan to pursue careers in biomedical research. In any given year, Hunter will have approximately 160 graduate students working under the tutelage of faculty in Biology, Physics, Chemistry and Psychology labs, many of who are focused on biomedical pursuits. Those students will have better access to physician scientists in the MRB that will enrich their academic experience and expand their horizons. Additionally, many of Weill Cornell's 450 graduate students will be working under faculty in the MRB and will benefit from interaction with faculty from Hunter who conduct research in different disciplines than their WCMC mentors. These opportunities will make both WCMC and Hunter more attractive to the best and brightest PhD degree applicants.

Hunter researchers located in the MRB will also have easier physical access to the research cores and services in the building as well as those on the east side of York Avenue in existing WCMC facilities. This should improve their investigative techniques and advance their grant-getting capability. The faculty members at Hunter currently have made as much use of the research cores at other CTSC member institutions as is feasible given that they work in remote lab buildings. The Hunter scientists' proximity to WCMC research cores will enhance their collaborative research projects and allow the research to progress past the "seed funding" phases, as well as attract significant new research support from the NIH and other institutions.

Although Hunter has not yet determined which specific researchers will be assigned to lab space on the 4th floor of the MRB, the objective is to achieve a mix of researchers with active externally funded research projects (preferably projects that are currently being

undertaken jointly with one or more faculty of WCMC) in the biological or chemical sciences, including neuroscience research, cancer research and neurodegenerative disease research. These projects will be biomedical in focus and will make use of the superlative research core technology and facilities at WCMC or MSKCC and require wet labs.

Only with proximity to patients and increased interactions with a diversity of students, clinicians and research faculty will Hunter's research move beyond the bench and achieve its disease-oriented potential. This will insure that NIH funding of WCMC and Hunter continues and grows, and insure that these research dollars remain in New York City.

Very truly yours,



Jennifer J. Kaab

Appendix
WCMC – Hunter Collaborative Research Projects

Since 2007, 23 Hunter faculty principal investigators (PIs), have received 19 “seed funding awards” for purposes of supporting collaborative inter-institutional research projects: 18 jointly with 19 WCMC faculty, and 1 with Cornell Ithaca faculty. The majority of these seed grant projects are “wet lab” (like the laboratories that will be built in the MRB) based and a majority use research cores and services at WCMC. These projects are intended to address a variety of clinical diseases and new treatment modalities that depend on the scientific interaction with physicians and patients.

Diseases of the Brain and Spine

Several of the initial WCMC-Hunter collaborative lab research projects have been focused on diseases and trauma to the brain, nerves and spine and are specifically applicable to treatment of neurodegenerative diseases that afflict hundreds of thousands of people including Alzheimer’s Disease and Parkinson’s Disease. Other projects are looking into the path physiology of the central nervous system (CNS).

Disease/Project Focus	Hunter Scientist	WCMC Scientist
Pain & Drug Addiction (2 grants)	Vanya Quinones-Jenab	Charles Inturrisi
Alzheimer’s, Parkinson’s & ALS – changes to brain & nerve cells & develop targeted treatments	Maria Figueridedo-Pereira	Gunnar Gouras
CNS Injury – what causes cell death & how to regenerate cells	Marie Filbin	Lonny Levin & Jochen Buck
Drug Addiction (methamphetamine)	Shirzad Jenab	Yuan-Shan Zhu
Prevention of neurodegenerative diseases by reducing proteasomes to damage proteins in a cell	Thomas Schmidt-Glenewinkel & Maria Figueridedo-Pereira	Giovanni Manfredi
Role of PKMz in models of schizophrenia in adolescent rats	Peter Serrano	Adam Savitz

Cancer Diagnosis and Treatment

Using new technologies to detect, diagnosis by type and treat Cancer in ways that are less invasive and toxic are important goals in modern medical research. Several labs at Hunter and WCMC are collaborating to consider these new approaches.

Disease/Project Focus	Hunter Scientist	WCMC Scientist
Prostate Cancer Diagnosis- using zinc probe	Richard Chappell	Douglas Scherr
Cancer – Solid Tumor Detection –	Hiroshi Matsui	Neil Bander

antibodies in nanotubes		
Cancer - Imaging with Dyes for Diagnosis & Therapy	Michael Drain	Sushmita Mukherjee
Developing a new agent for Cancer detection & Therapy	Michael Drain	Fredrick Maxfield

New Techniques and Technology for Diagnostics & Therapeutics

Many research opportunities exist for combining the skills of scientists and physicians to develop new ways to diagnose and treat many diseases. Several seed projects are underway that fall into this category and will need wet lab research space as they progress and grow.

Disease/Project Focus	Hunter Scientist	WCMC Scientist
Tracing Drug Deliver by MRI	Steve Greenbaum	Pascal Spincemaille
Plaque in the Brain & Arteries: Creation, collection, detection & dissolving	Michael Drain	Fred Maxfield
Targeted Drug Delivery by permeating cells with electrons	Yuhang Ren	Hazel Szeto
Coupling molecular beacons with new fluorescent dyes	Diana Bratu	Scott Blanchard-
Creating a one-step method for pathogen identification	Noel Goddard	Francis Barany-
How RNA structure determines the Design of genetic tools for Gene Therapy to treat disease	Nancy Greenbaum	Stefano Rivello

All of the above projects utilize wet bench laboratory space of the type that will be in the MRB. If these preliminary projects are successful, grant applications will be submitted to the NIH to fund the next level research, and at that time, the faculty of Hunter will need additional wet lab bench space, hopefully in proximity to their partners at Weill Cornell and near patients who can participate in clinical trials.

Progress in obtaining new extramural research funding

Both Hunter College and WCMC have benefited from their collaboration and anticipate that further benefit will accrue with closer physical proximity. Already several seed grants have been successful and extramural grants have been obtained from outside agencies. Recently the National Center for Research Resources awarded a grant to Dr. Y.C. Chu, Chairman of Hunter's Physics Department, for continuation of a research project on photo-acoustic imaging of the eye. This project was the successful collaboration of an ophthalmology faculty member at WCMC with an expertise in ultrasound technology, and Dr. Chu, whose background is in applied laser technology. They are combining these two methods in novel ways to facilitate early diagnosis of eye diseases such as retinal disease and macular degeneration. Similarly, the New York State Department of Health has provided funding for further spinal cord injury research based on the

work of a Hunter faculty member, Dr. Marie Filbin, with Dr. Jochin Buck of WCMC as subcontractor. And a seed grant to research the neurotoxicity of methamphetamines has been given additional funding by a CUNY Collaborative Grant

Other grants have been awarded for social sciences, nursing and workforce development research that has greatly benefited from collaborations between the two institutions. An external grant that has been awarded to a WCMC faculty, Dr. Carla Boutin, from the National Center on Minority Health and Health Disparities in which Hunter faculty are subcontractors. Additionally, Hunter College researchers have been awarded three "Education Training Awards in Clinical and Translational Research" for support of graduate student research activities in ALS (Lou Gehrig's Disease), pancreatic cancer and imaging therapeutics. Students and faculty at both institutions are finding new and important opportunities for collaboration that will be multiplied with Hunter's faculty located in MRB laboratories.



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NEW YORK, NY

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Atlant
HOUSING & LEASING
3001 ROCKAWAY BLVD.
BROOKLYN, NY 11216
718.628.0511
FAX: 718.628.0511

Building on excellence
Expanding our research space
Leading the way in translational medicine
Advancing Science
Enhancing Medicine
What's Going On Here?
NO STANDING ANYTIME
FIRE DEPARTMENT CONNECTION 260' AHEAD
SIDEWALK CLOSED AHEAD PLEASE CROSS AT INTERSECTION

NO STANDING ANYTIME
FIRE DEPARTMENT CONNECTION 260' AHEAD
SIDEWALK CLOSED AHEAD PLEASE CROSS AT INTERSECTION

WHEN TRUCKS ENTER/EXIT WORK SITE



NO PARKING ACTIVE DRIVEWAY 24 HOURS

CAUTION WATCH FOR MOVING EQUIPMENT DANGER HARD HAT AREA

LANE CLOSED

NO PARKING ACTIVE DRIVEWAY 24 HOURS

NO PARKING ACTIVE DRIVEWAY 24 HOURS



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E. 69th

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ATTENTION
ALL FOOTRAID
MUST CHECK IN
AT ENTRY POINT
OF CONSTRUCTION
KEEP OUT

**WHEN TRUCKS
INTERACTING
WITH SIGNS**

DANGER
HARD HAT AREA

CAUTION
WATCH FOR
MOVING
EQUIPMENT

STREET CLOSED
AHEAD
PLEASE CROSS
AT INTERSECTION

What's Going On Here?

Medical Emergency Fire Police Emergency Services

Clear Street

Children's Health Adult Health and Wellness Senior Health and Wellness

Disasters Building Damage and Cleanup New City Development Emergency Services and Safety Building for the Future Building for the Future

Keeping the city safe and secure Keeping the city safe and secure



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**SIDEWALK CLOSED
AHEAD
PLEASE CROSS
AT INTERSECTION**

YORK
AVE.

69th St.



VIEW - 3

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1st AVE.

E. 69th ST.

VIEW - 4 9-11-11



SITE

1st

E. 69th

VIEW - 5

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ST.



E. 69th ST. 4 N YORK AVE. VIEW - 6 9-11-11

E. 70th

ST.

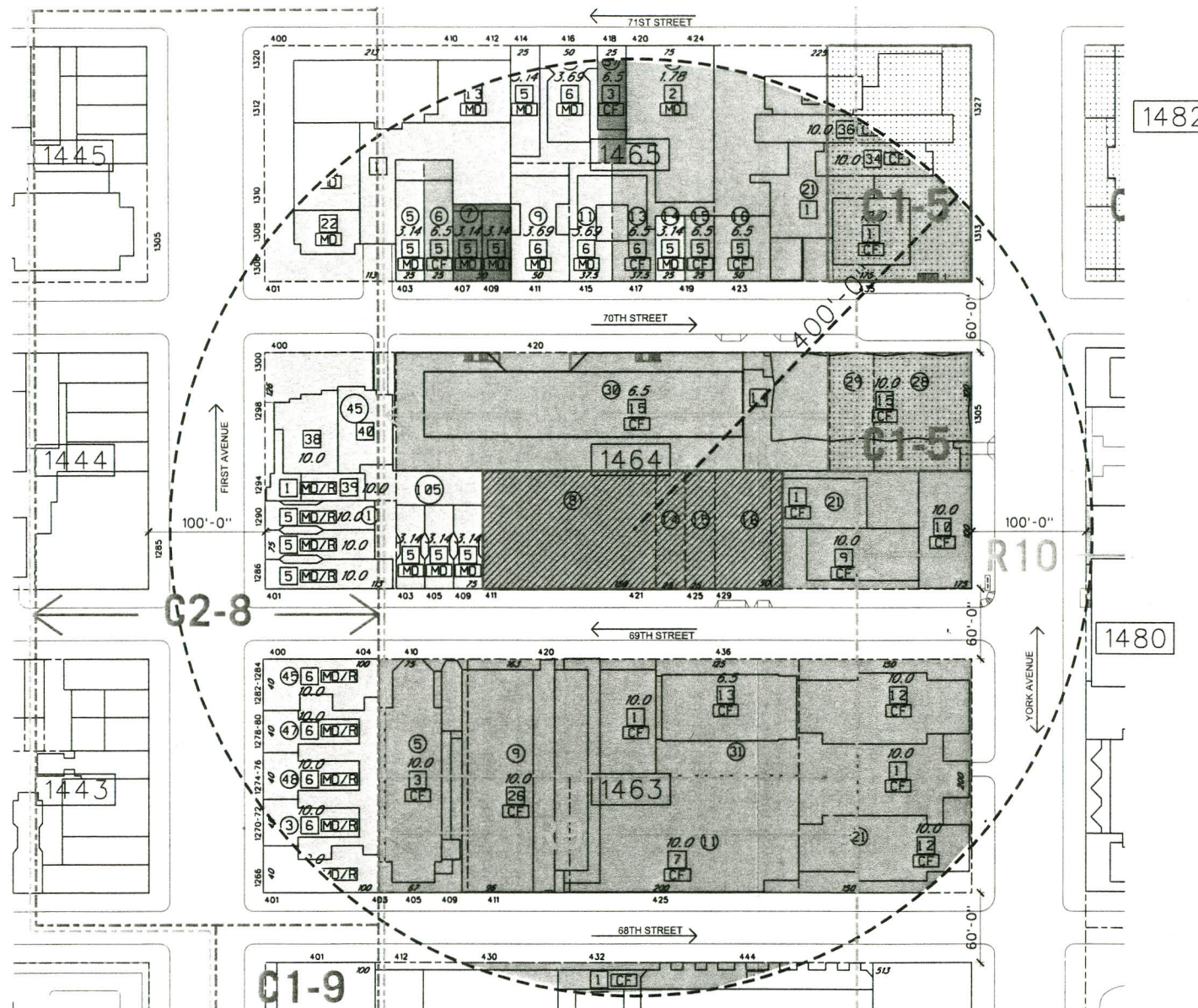
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NewYork-Presbyterian
Weill Cornell Medical Center

AMAZING
THINGS
ARE
HAPPENING
HERE



KEY

- FUTURE BUILDING SITE
- 400' RADIUS FROM BUILDING SITE
- DISTRICT BOUNDARY
- R8** ZONING DISTRICT
- COMMERCIAL OVERLAY
- RESIDENTIAL
- COMMUNITY FACILITY
- COMMERCIAL

1464 BLOCK NUMBER

② LOT NUMBER

429 ADDRESS NUMBER

10 LOT FRONTAGE & DEPTH

10.0 FLOOR AREA RATIO (FAR)

12 NUMBER OF STORIES

COMMERCIAL

COMMUNITY FACILITY

DWELLING

GARAGE

INDUSTRIAL

MANUFACTURING

MULTIPLE DWELLING

RETAIL

WAREHOUSE

NORTH ARROW

WEILL CORNELL MEDICAL COLLEGE
 BIOMEDICAL RESEARCH BUILDING
 413 EAST 69TH STREET
 NEW YORK, NY 10021

POLSHEK PARTNERSHIP ARCHITECTS LLP
 320 WEST 13TH STREET
 NEW YORK, NY 10014



SCALE:	1" = 100'-0"
DATE:	SEPTEMBER 26, 2008 SEPTEMBER 26, 2011
PROJECT NO:	0705
SHEET TITLE:	LAND-USE DIAGRAM
SHEET NO:	Z-1.00D