

THE ROCKEFELLER UNIVERSITY NEW LABORATORY BUILDING

MANHATTAN COMMUNITY BOARD No. 8
13 NOVEMBER 2013

THE ROCKEFELLER UNIVERSITY
RAFAEL VIÑOLY ARCHITECTS
MATHEWS NIELSEN LANDSCAPE ARCHITECTS

0.0 INTRODUCTION

- 1.0 PROPOSED ACTIONS REQUIRED
- 2.0 ROCKEFELLER UNIVERSITY
- 3.0 NEW LABORATORY BUILDING
- 4.0 FITNESS CENTER
- 5.0 ESPLANADE
- 6.0 CONSTRUCTION SCHEDULE AND SEQUENCING
- 7.0 ENVIRONMENTAL ANALYSIS

Rockefeller University

- Founded in 1901 as the first institution in the United States devoted solely to using biomedical research to understand the underlying causes of disease.
- Home to 24 Nobel Laureates in Medicine and Chemistry.
- World-leading research and graduate educational center with an unparalleled record of scientific accomplishment.
- RU is a part of the Upper East Side community. The campus located between 62nd and 68th Streets, and between York Avenue and the FDR Drive.
- We have over 650 families and individuals that live either on-campus or w/in blocks. We patronize local shops and services. Our children go to neighborhood schools, use neighborhood playgrounds and parks, including the East River Esplanade. We walk to work.
- We have programs that engage the community. These include weekly free lunchtime concerts, and evening concert series.

Steady State

- Rockefeller University is small compared to major academic medical centers – about 75 independent labs in a department-free atmosphere that encourages collaboration and stimulates interaction among researchers from widely differing disciplines
- This small size and flat administrative structure help to recruit the very best scientists and nurture their prodigious talent.
- The *Rockefeller University Strategic Plan 2012 – 2020*, was approved by the Board of Trustees on June 6, 2012. The key section “Affirming the Core Principles of the University” includes the goal to:
 - Maintain the institution’s small size and retain its non-departmental structure, so as to preserve its unique collaborative and cross-disciplinary culture.

Master Plan

- The Board commissioned a Master Plan to assess the campus and to recommend steps that will:
 - Ensure that Rockefeller will be able to continue its excellent standards of research and teaching.
 - Provide state-of-the-art research space for a new research programs and constantly changing technologies.
 - Develop plans that are consistent the intention to maintain the current size of the Faculty, and to maximize its physical and intellectual interaction.

Issues and Conditions

- Campus buildings date from every decade of last century.
- Two buildings have modern lab space; many others have completed their operational life and are becoming obsolete.
- It is apparent that much of the research and support space on campus need to be renewed or replaced.
- Existing buildings have these problems:
 - Floors are too narrow and constrained to permit open and flexible laboratories.
 - Floor-to-floor heights are too low.
 - Multistory buildings with small floor areas inhibit communication and collaboration.

Project Goals

The Master Plan proposed a new laboratory building to address the need for state-of-the-art laboratories, and considered several options for where it might be built. The proposed project is the result of these studies. Goals for the new building include:

- To encourage scientific interaction and maintain research excellence.
- To create horizontal, open and flexible lab space that can adapt to future needs.
- To remove the temporary IT building and repurpose substandard lab space in other buildings into more efficient uses: core facilities, equipment spaces, offices and storage.

East River Esplanade

- RU is committed to keeping the East River Esplanade open for community use during construction.
- The only closures will be for short durations when materials are hoisted from barges to the construction site.
- In addition to the project, the University would like to make a contribution by enhancing the design of the esplanade to provide a better experience for our community, rather than just restoring what is now there.
- RU has agreed to repair the seawall bulkhead adjacent to the esplanade.

THE ROCKEFELLER UNIVERSITY NEW LABORATORY BUILDING

0.0 INTRODUCTION

1.0 PROPOSED ACTIONS REQUIRED

2.0 ROCKEFELLER UNIVERSITY

3.0 NEW LABORATORY BUILDING

4.0 FITNESS CENTER

5.0 ESPLANADE

6.0 CONSTRUCTION SCHEDULE AND SEQUENCING

7.0 ENVIRONMENTAL ANALYSIS

1.0 Proposed Actions Required

City Planning Commission ULURP Approvals:

1. A special permit for construction in airspace over the FDR Drive.
2. Demapping of column and foundation volumes and conveyance to the University
3. Modification of Rockefeller University's Large Scale Community Facility Development Plan

Non-ULURP Approvals:

1. CPC and Director of City Planning approvals of a building and column locations in and over the FDR Drive pursuant to 1973 Agreement.
2. City Planning Commission, acting as City Coastal Commission, determination of consistency with Waterfront Revitalization Program.

Other Actions:

Public Design Commission approval of building design and changes to Esplanade.

NYCDOT approval of construction plans as they relate to closure of streets and roadways and rerouting of traffic.

Corps of Engineers, U.S. Coast Guard and NY State Department of Environmental Conservation permits for in-water construction activities.

THE ROCKEFELLER UNIVERSITY NEW LABORATORY BUILDING

0.0 INTRODUCTION

1.0 PROPOSED ACTIONS REQUIRED

2.0 ROCKEFELLER UNIVERSITY

3.0 NEW LABORATORY BUILDING

4.0 FITNESS CENTER

5.0 ESPLANADE

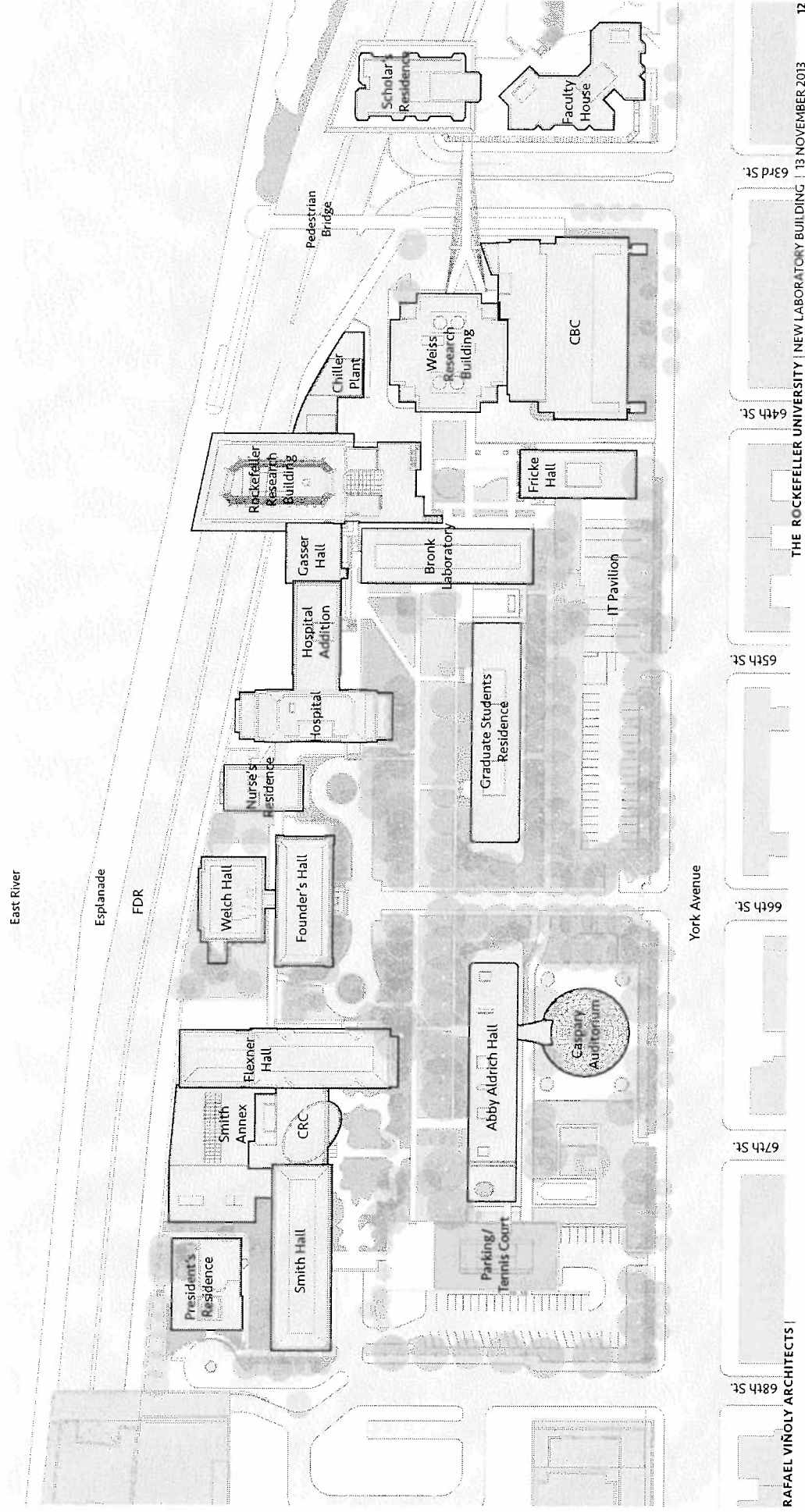
6.0 CONSTRUCTION SCHEDULE AND SEQUENCING

7.0 ENVIRONMENTAL ANALYSIS

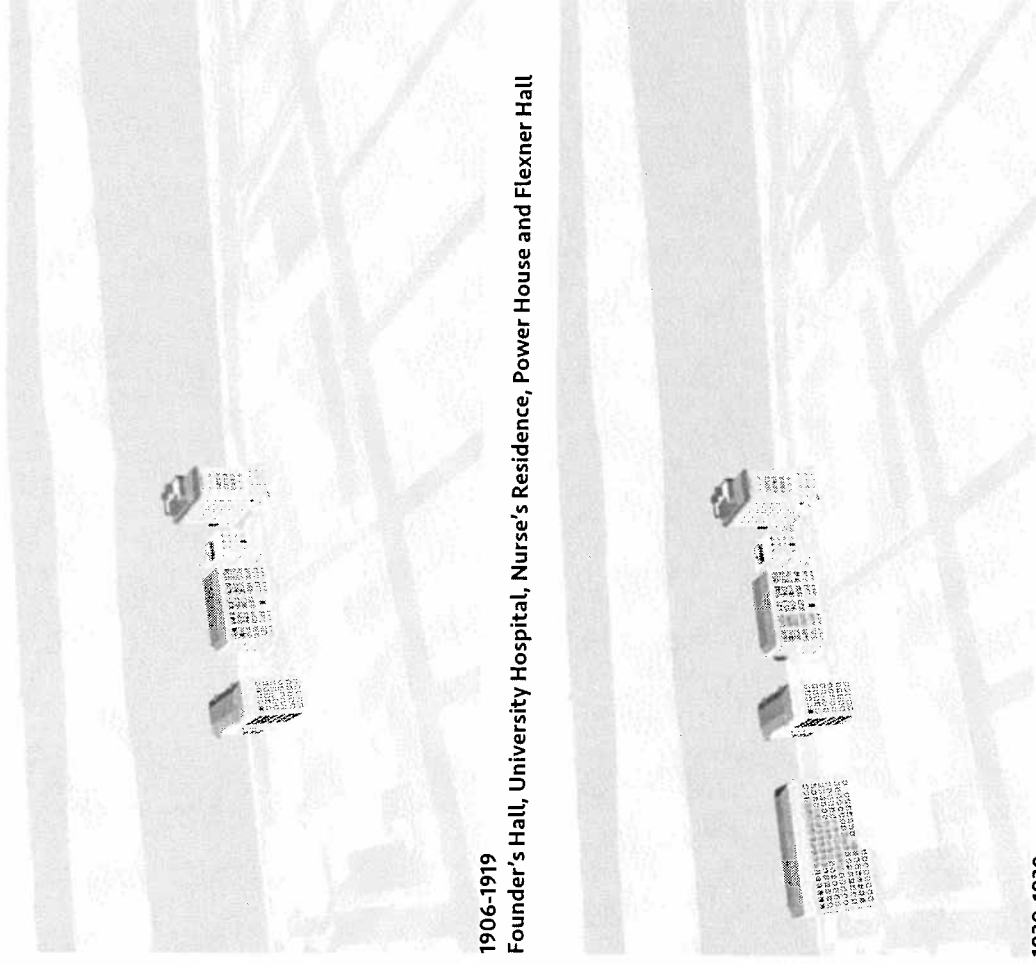
2.0 Rockefeller University Campus Location



2.0 Rockefeller University Existing Site Plan



2.0 Rockefeller University *Development of Campus*



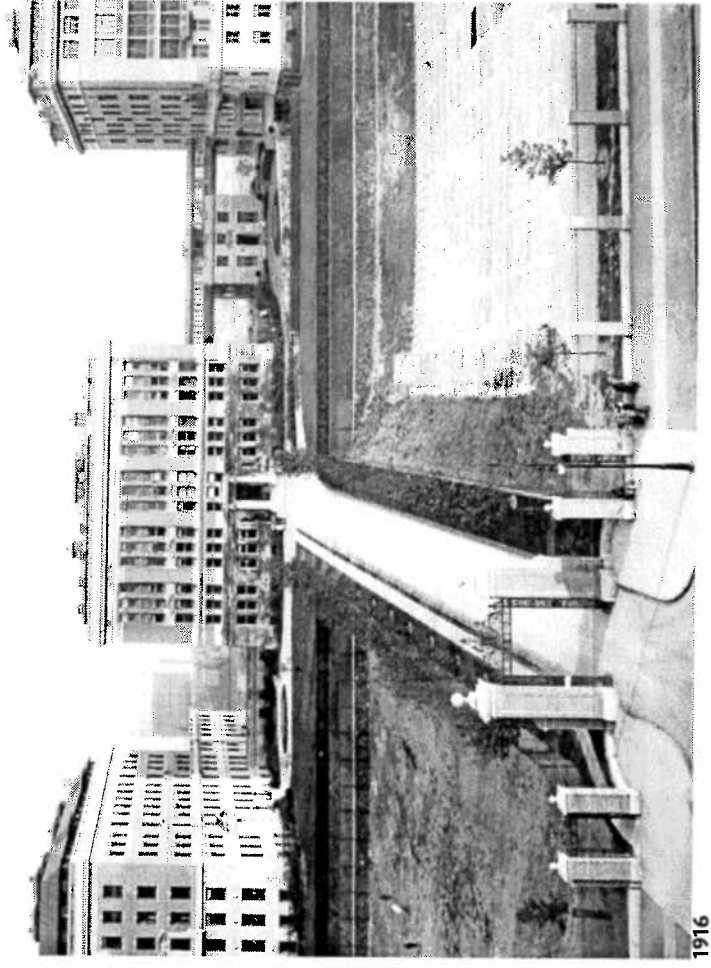
1906-1919

Founder's Hall, University Hospital, Nurse's Residence, Power House and Flexner Hall

1920-1939

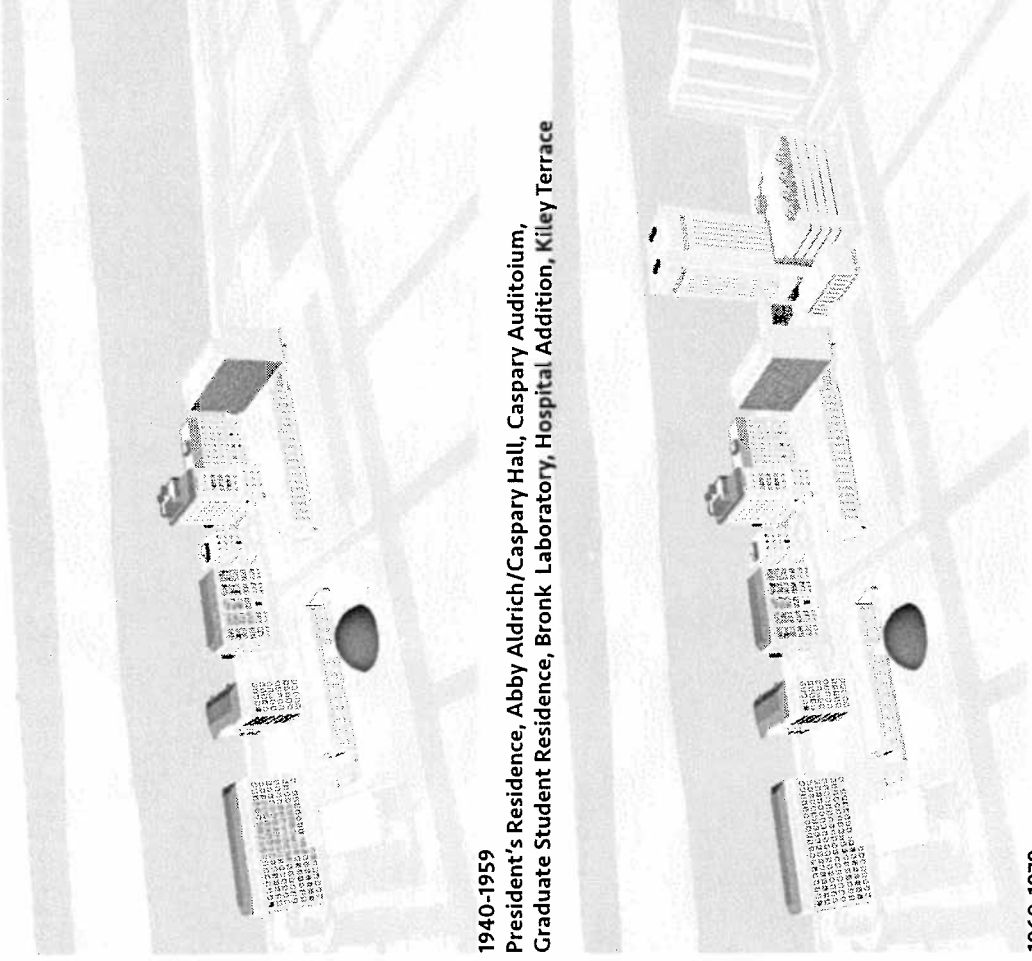
Welch Hall and Smith Hall

RAFAEL VIÑOLY ARCHITECTS |



1916

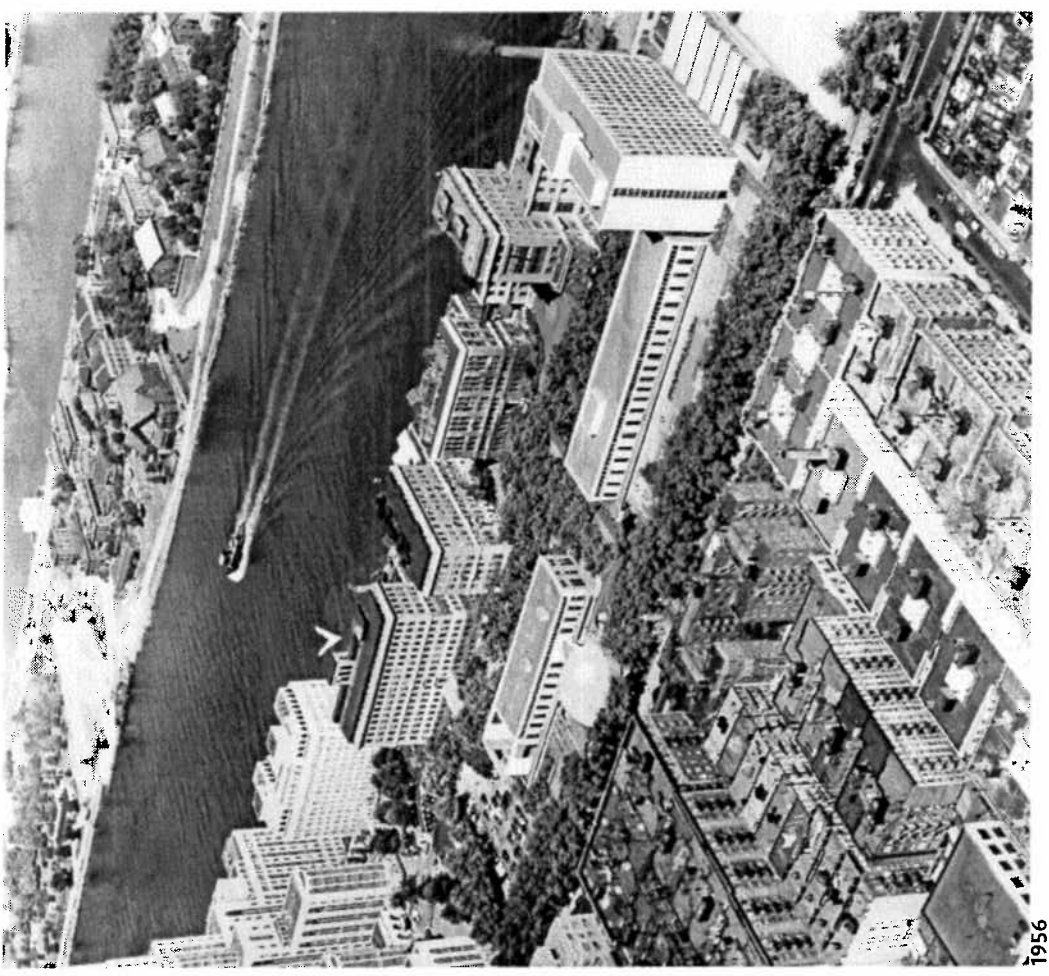
2.0 Rockefeller University *Development of Campus*



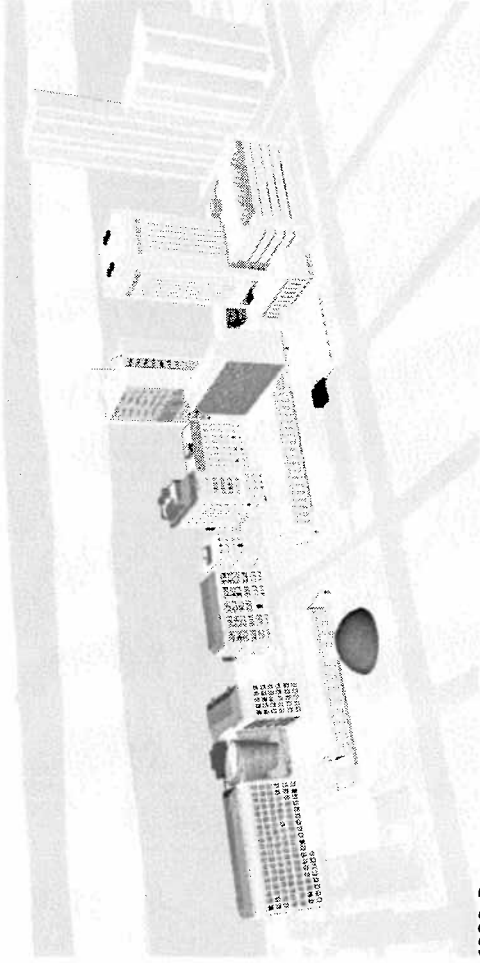
1940-1959
President's Residence, Abby Aldrich/Caspary Hall, Caspary Auditorium,
Graduate Student Residence, Bronk Laboratory, Hospital Addition, Kiley Terrace

1960-1979
Sophie Fricke Hall, Gasser Hall, Weiss Research Building, Faculty House and
Laboratory Animal Research Center

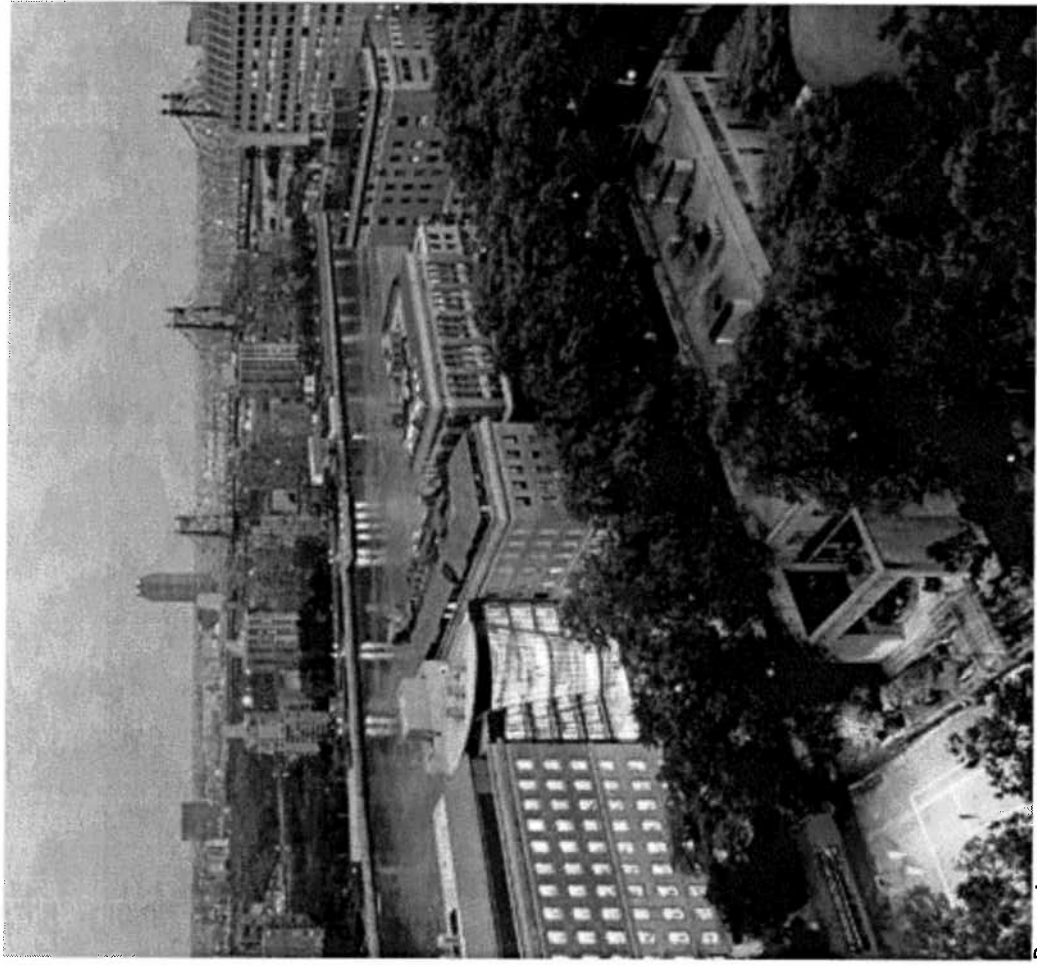
RAFAEL VIÑOLY ARCHITECTS |



2.0 Rockefeller University *Development of Campus*

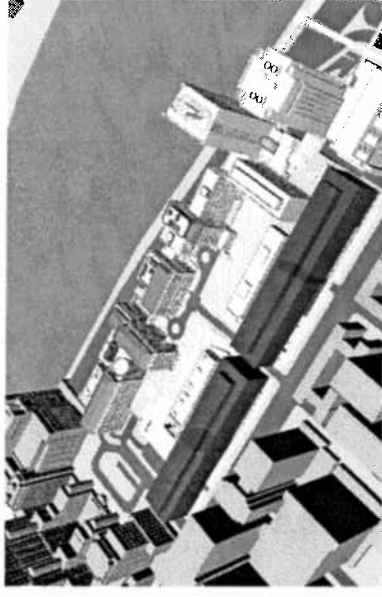


1980-Present
Smith Hall Annex, Scholar's Residence and Rockefeller Research Building,
Comparative Bioscience Center Annex, IT Pavilion and CRC/Greenberg Building



Present

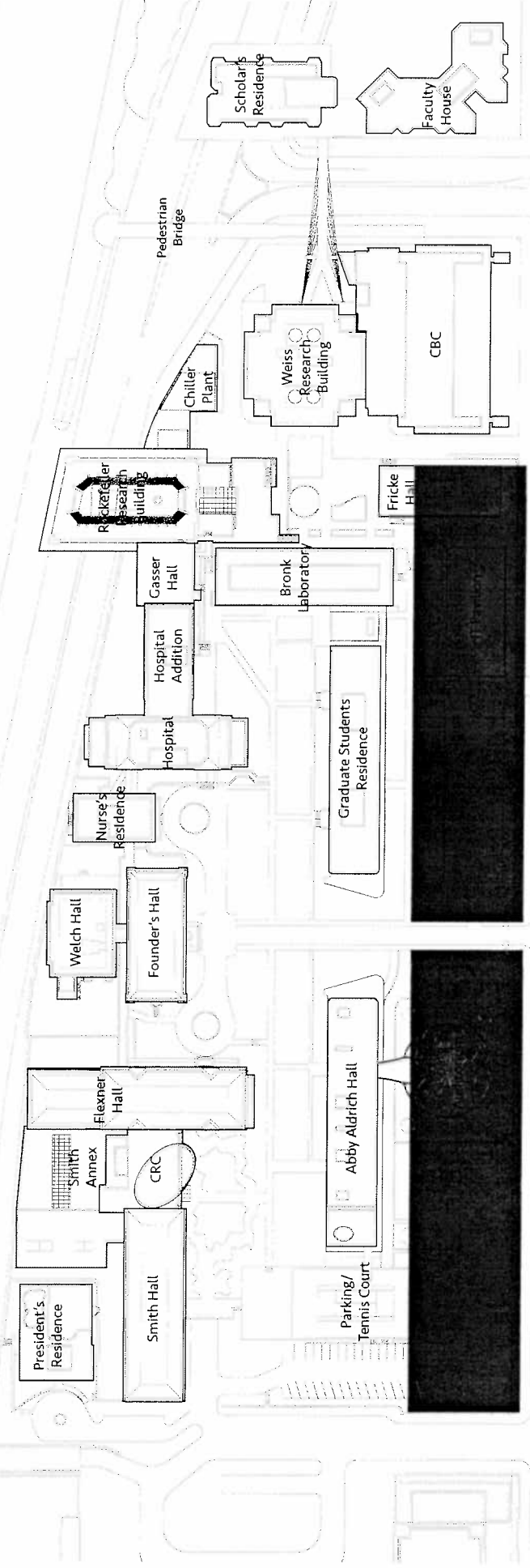
2.0 Available Site for New Laboratory Building Option A



East River

Esplanade

FDR



York Avenue

68th St.

67th St.

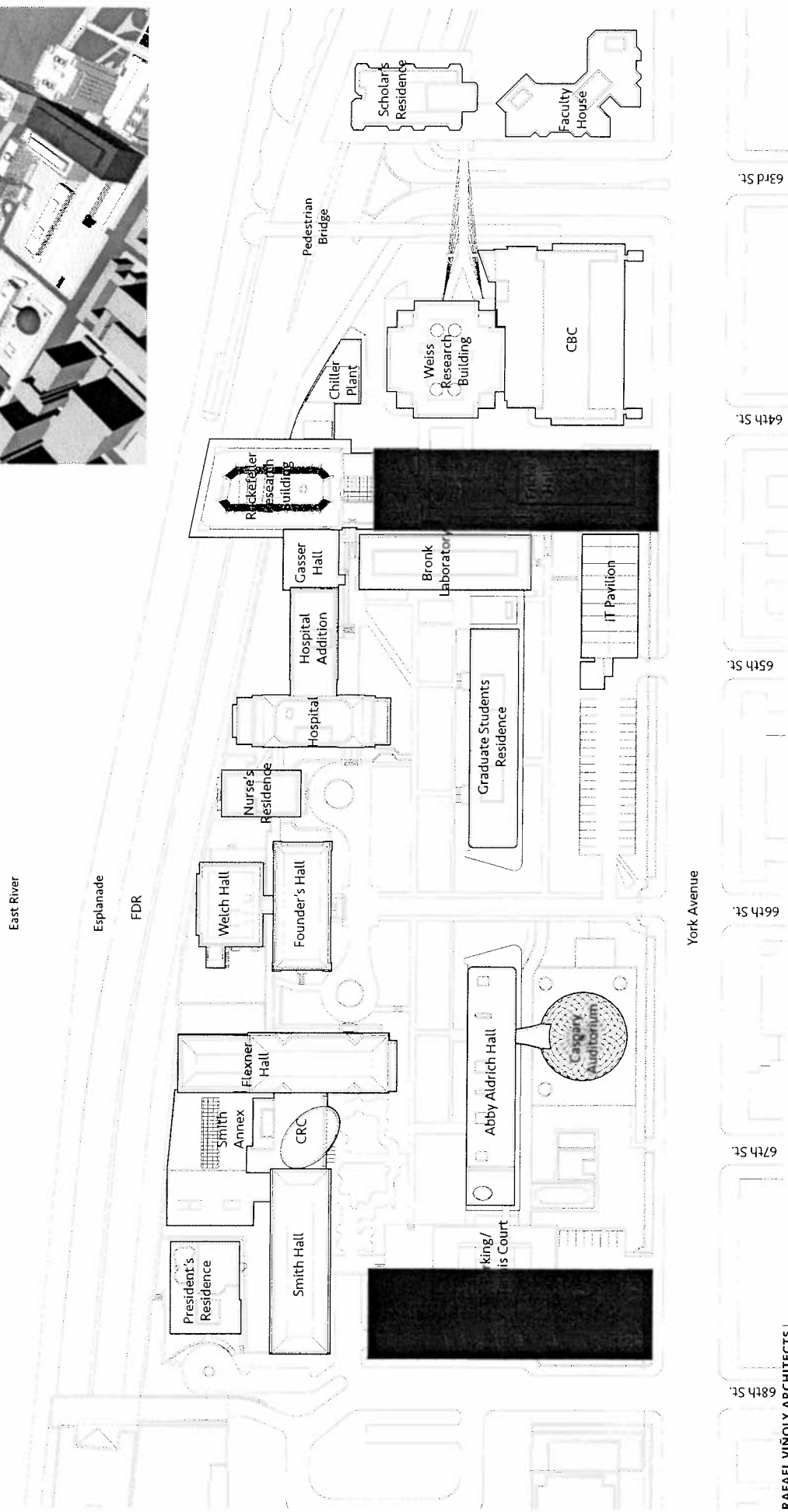
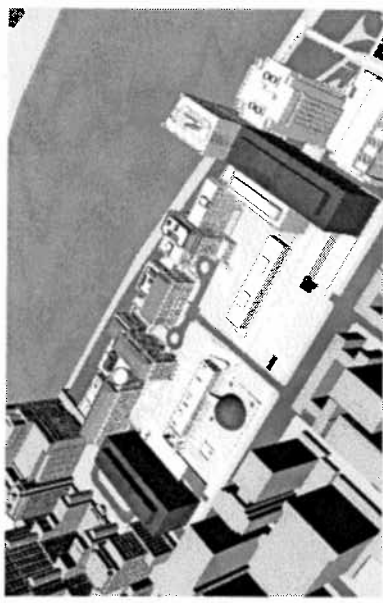
66th St.

65th St.

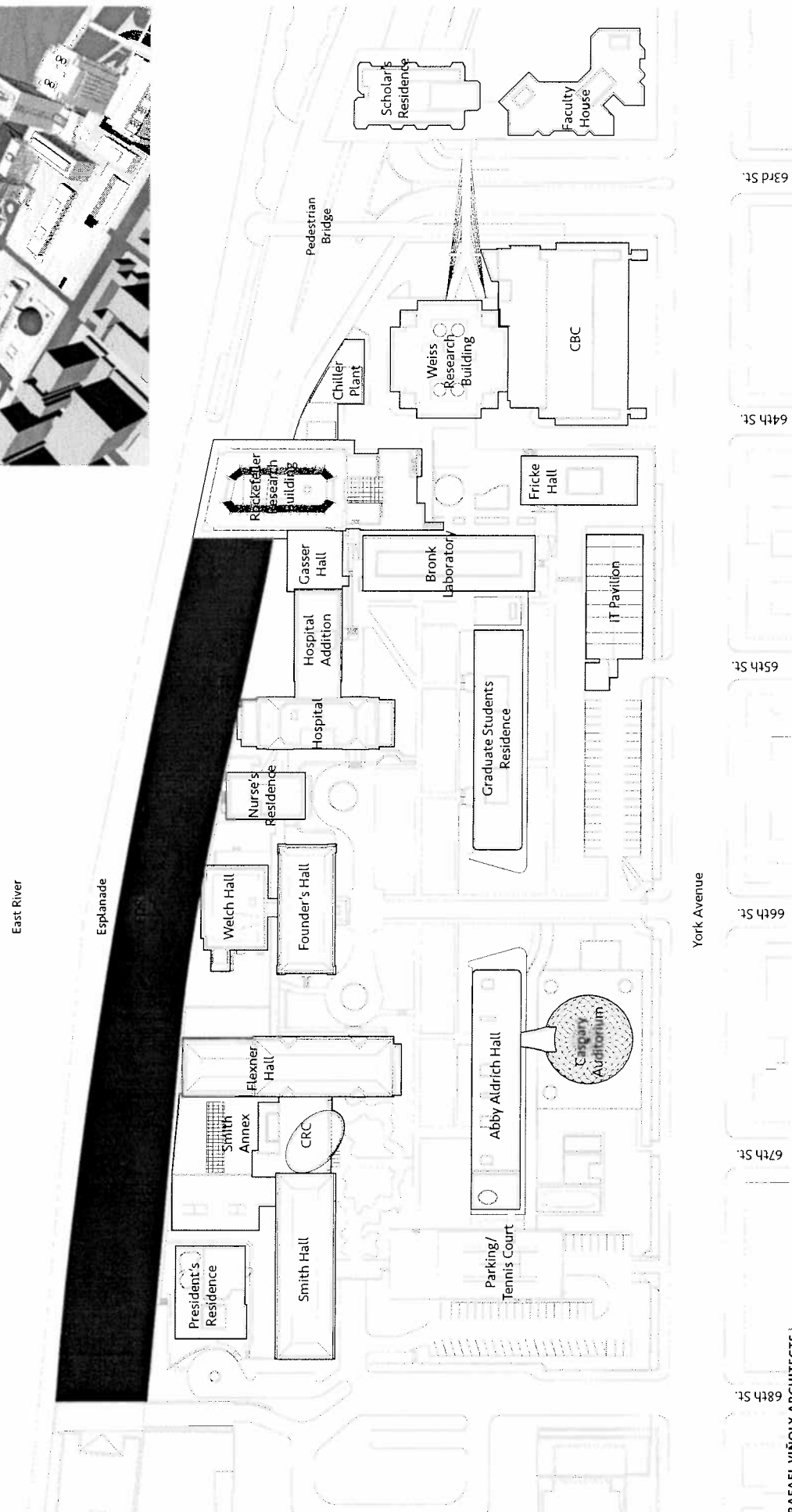
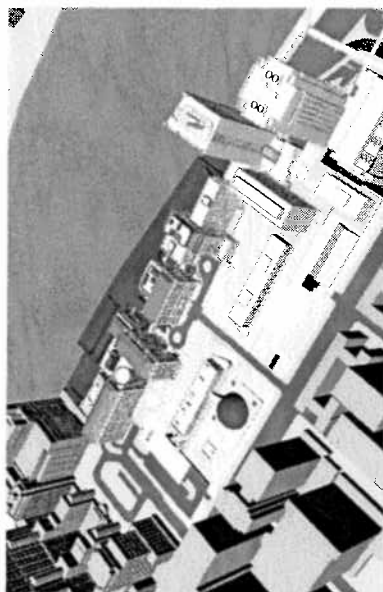
64th St.

63rd St.

2.0 Available Site for New Laboratory Building Option B



2.0 Available Site for New Laboratory Building Option C



THE ROCKEFELLER UNIVERSITY NEW LABORATORY BUILDING

0.0 INTRODUCTION

1.0 PROPOSED ACTIONS REQUIRED

2.0 ROCKEFELLER UNIVERSITY

3.0 NEW LABORATORY BUILDING

4.0 FITNESS CENTER

5.0 ESPLANADE

6.0 CONSTRUCTION SCHEDULE AND SEQUENCING

7.0 ENVIRONMENTAL ANALYSIS

3.0 New Laboratory Building

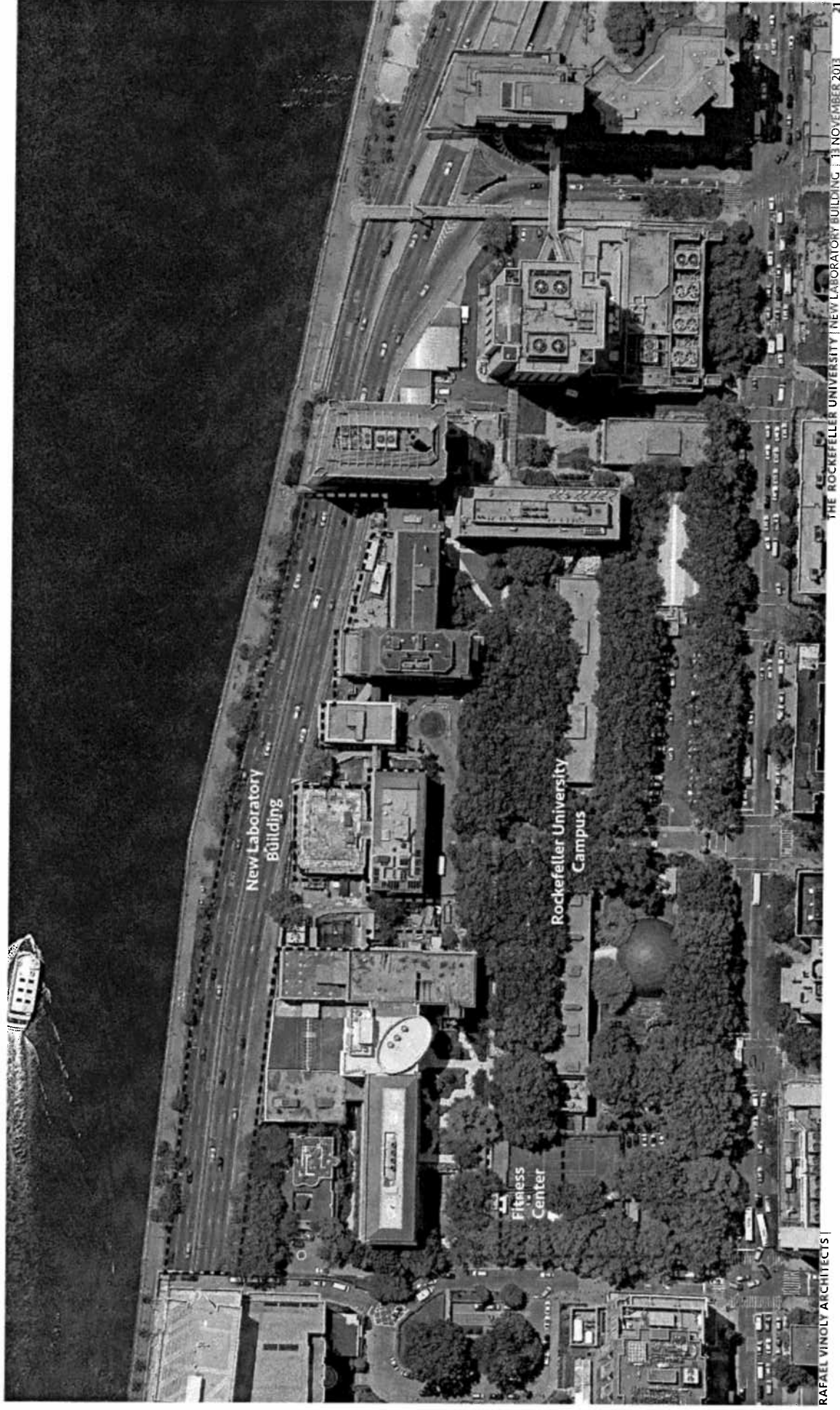
PROGRAM

The total gross building is approximately 181,000 gsf and includes the following:

• Research Laboratory	108,000 gsf
• Common space to Labs	21,500 gsf
• Cafeteria	10,700 gsf
• Interactive Conference Center	3,300 gsf
• Other (mechanical, circulation)	21,500 gsf
• Fitness Center	16,000 gsf
• Total	181,000 gsf

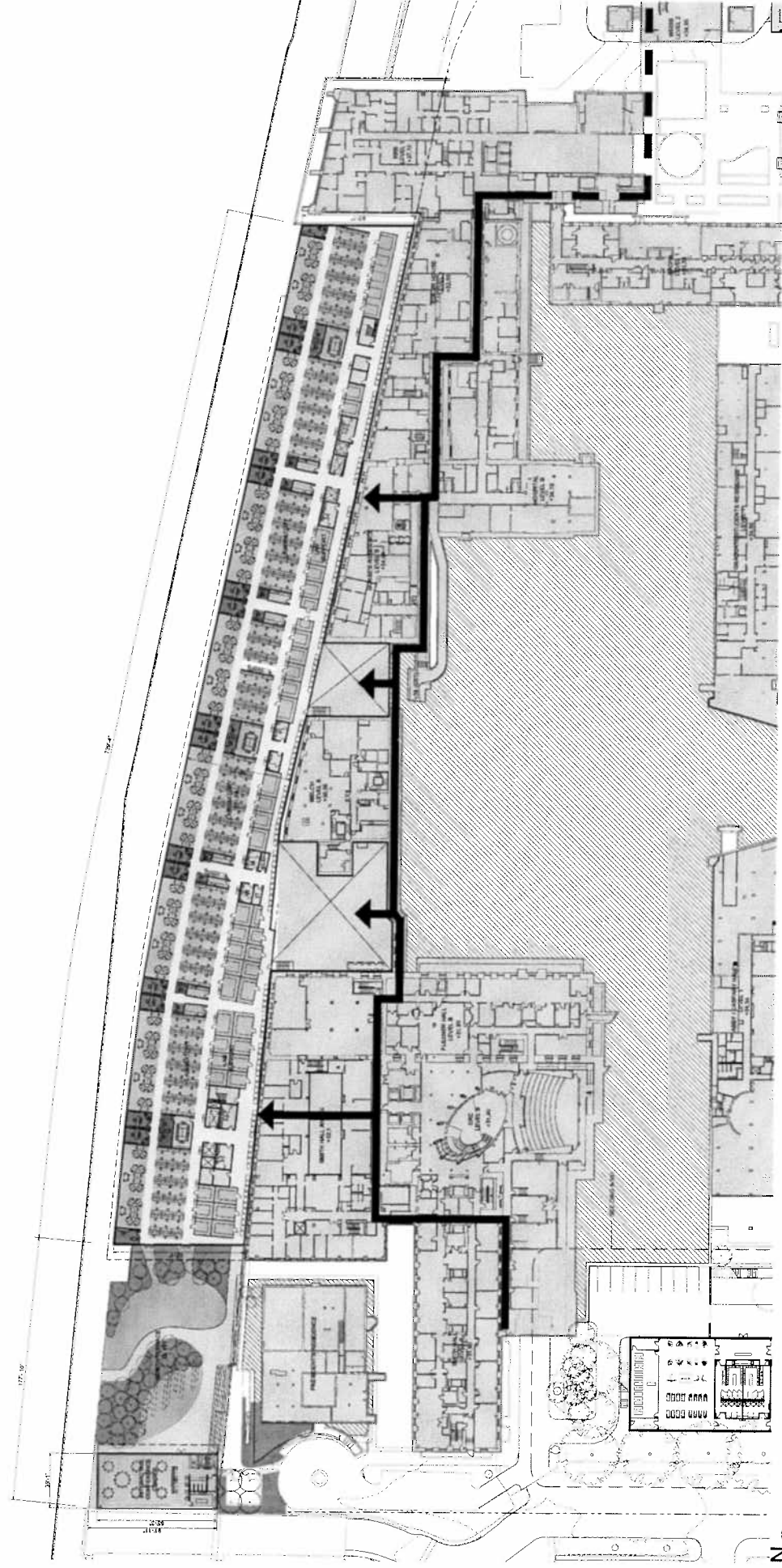
3.0 New Laboratory Building

Aerial View of Campus with Proposed Buildings



Architectural site plan of the New York University Medical Center campus. The plan shows various buildings including the President's Residence, Smith Hall, Flexner Hall, Founder's Hall, Welch Hall, Hospital Addition, Hospital, Graduate Students Residence, Weiss Research Building, Collaborative Bioscience Center (CBC), Sophie Fricke Hall, and the Caspary Auditorium. It also shows the East River, Esplanade, FDR Drive, and York Avenue. A scale bar indicates 0 to 100 feet.

3.0 New Laboratory Building First Floor Plan



3.0 New Laboratory Building

Existing Conditions at New Laboratory Building Site

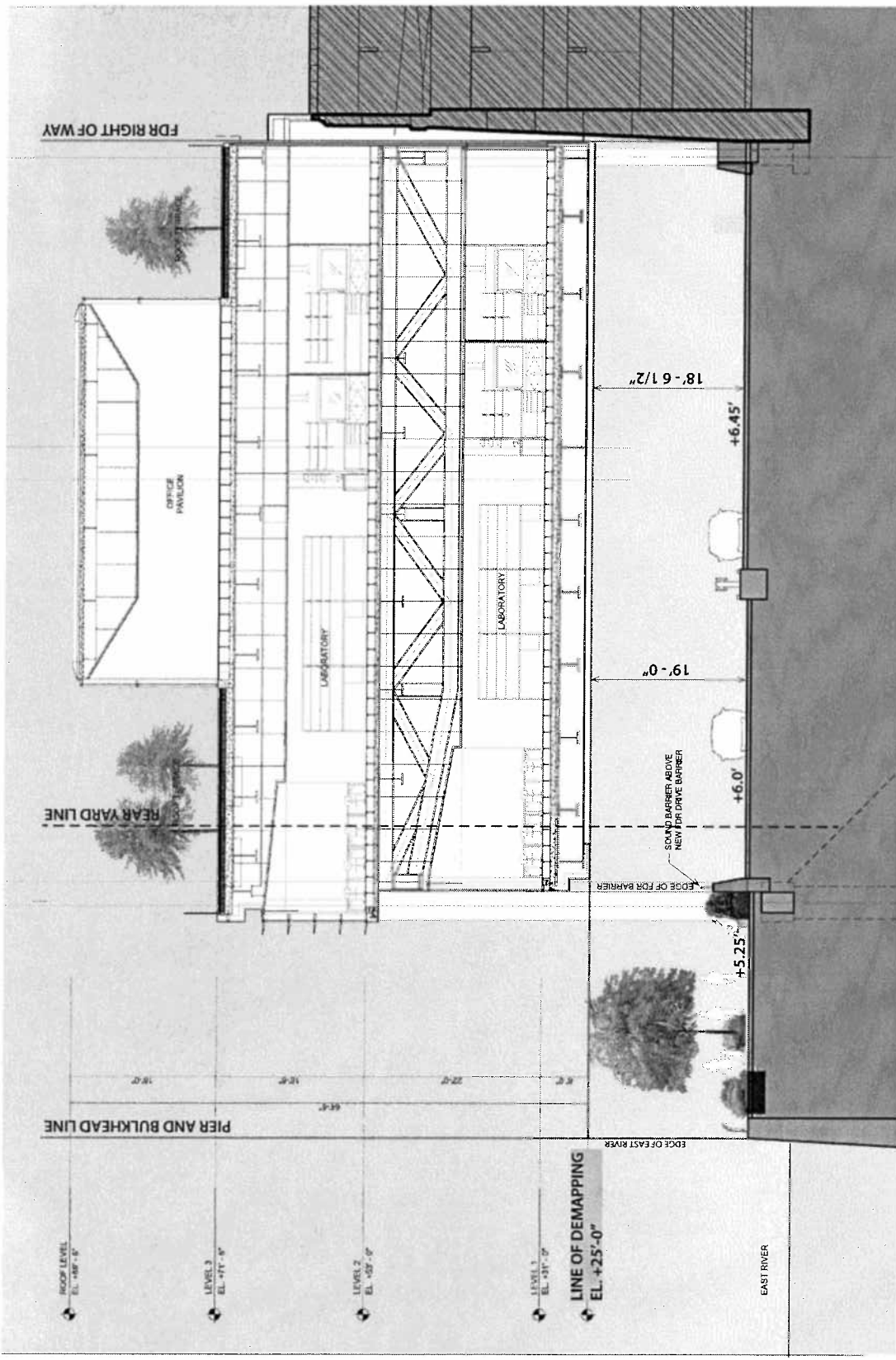


3.0 New Laboratory Building

Campus View from Roosevelt Island with Project



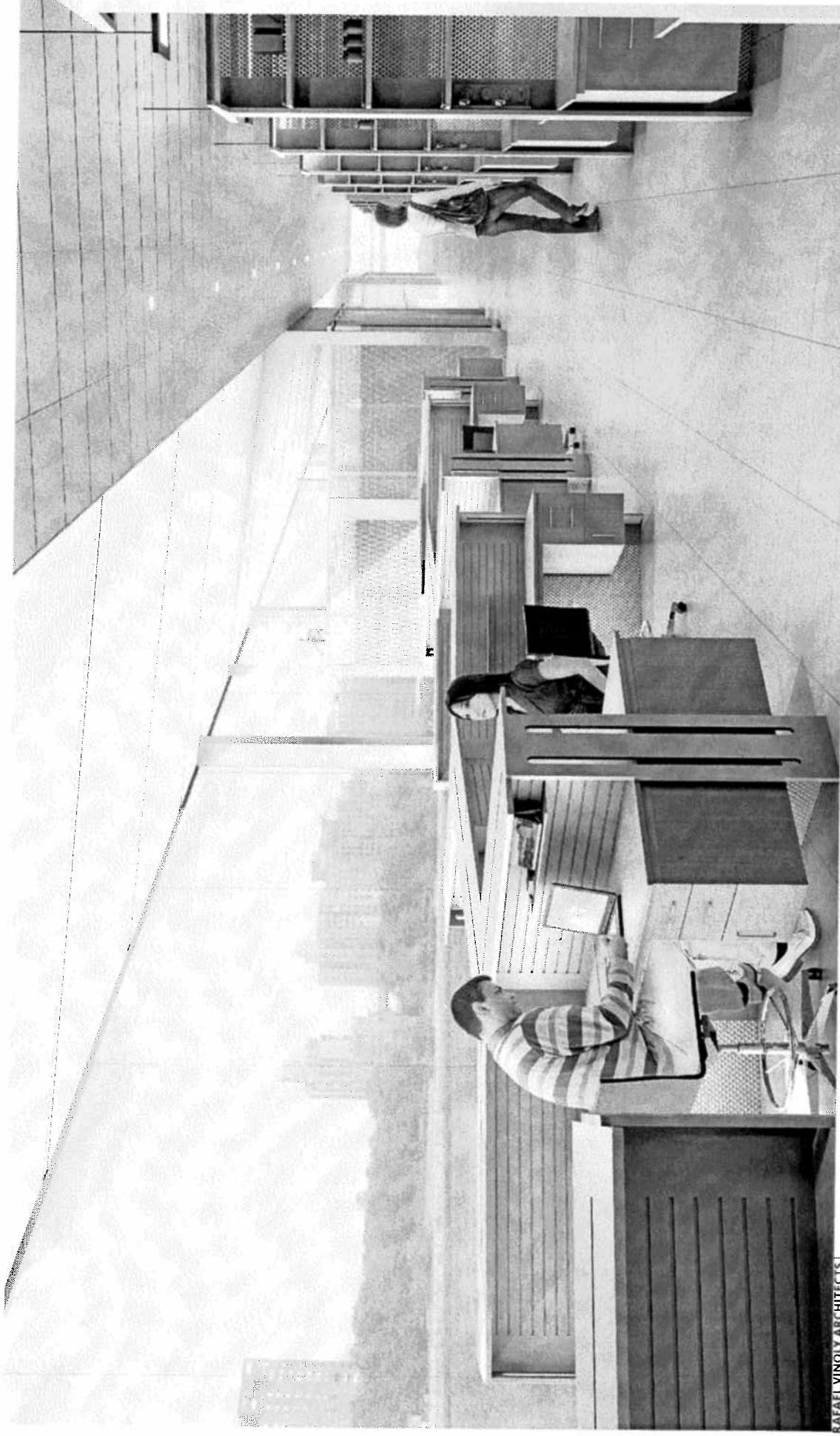
3.0 New Laboratory Building Section B



3.0 New Laboratory Building *Interior View of Laboratory Space*



3.0 New Laboratory Building *Interior View of Laboratory Space*



THE ROCKEFELLER UNIVERSITY NEW LABORATORY BUILDING

0.0 INTRODUCTION

1.0 PROPOSED ACTIONS REQUIRED

2.0 ROCKEFELLER UNIVERSITY

3.0 NEW LABORATORY BUILDING

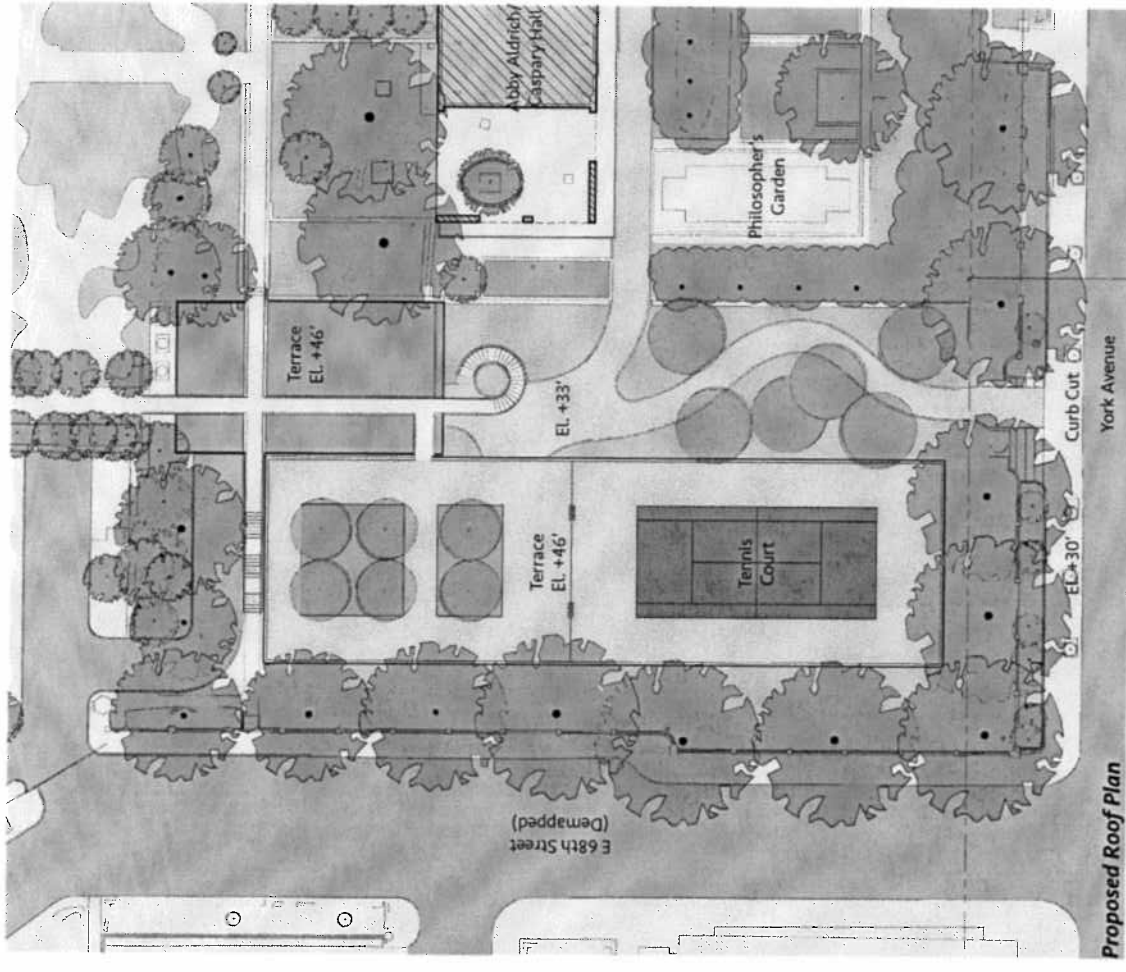
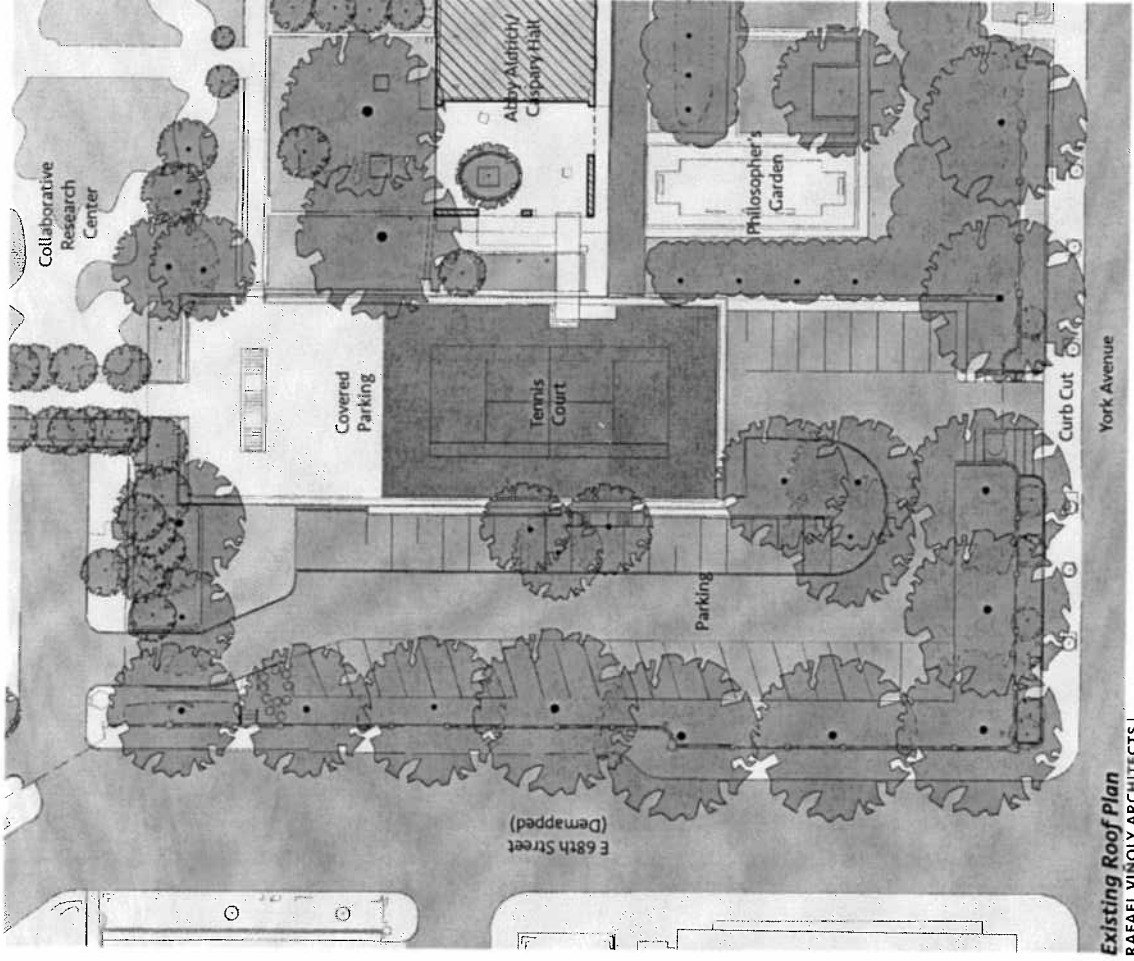
4.0 FITNESS CENTER

5.0 ESPLANADE

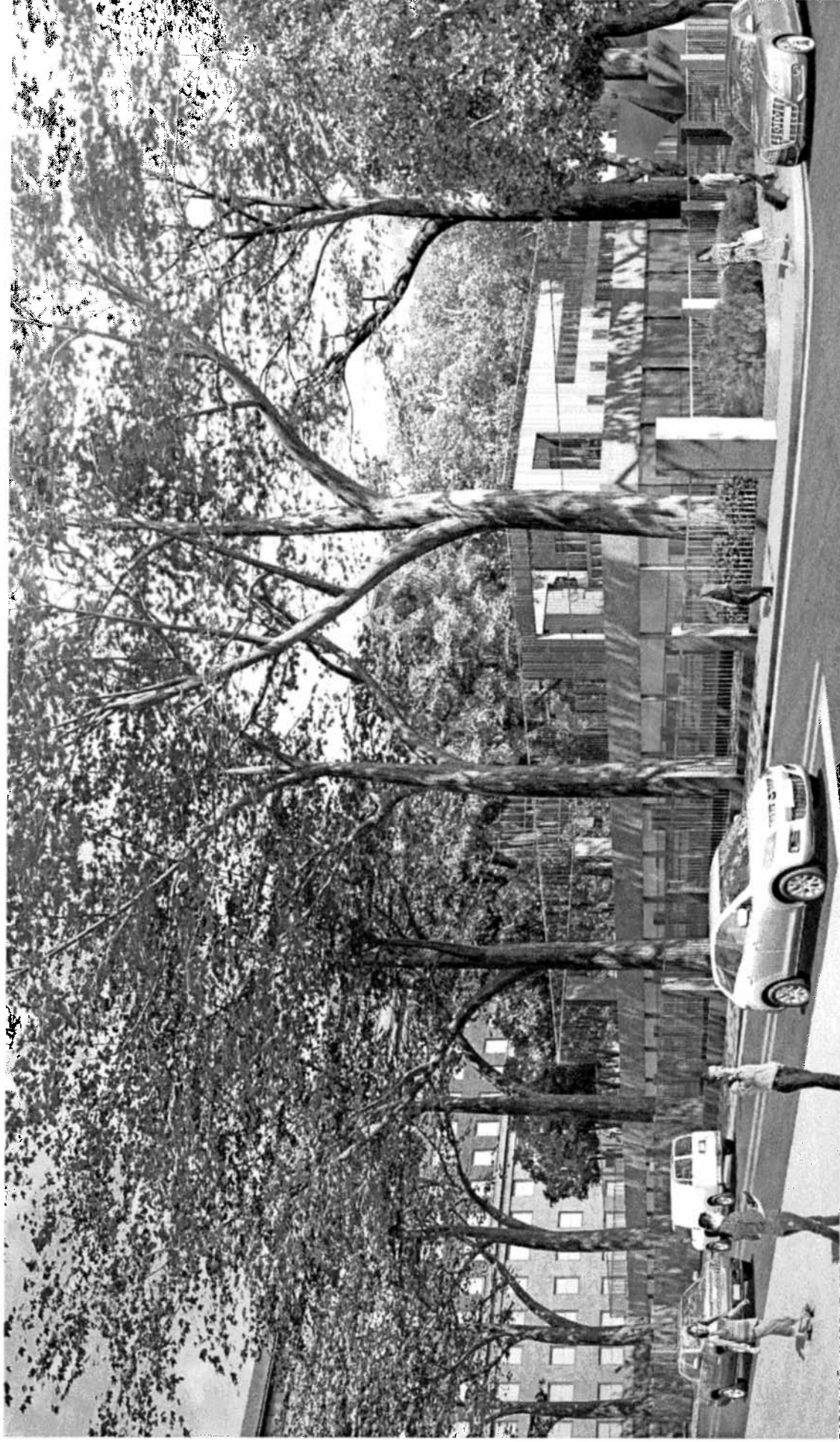
6.0 CONSTRUCTION SCHEDULE AND SEQUENCING

7.0 ENVIRONMENTAL ANALYSIS

4.0 Fitness Center Floor Plans



4.0 Fitness Center
Pedestrian View of Fitness Center



RAFAEL VINOLY ARCHITECTS

THE ROCKEFELLER UNIVERSITY | NEW LABORATORY BUILDING | 13 NOVEMBER 2013

THE ROCKEFELLER UNIVERSITY NEW LABORATORY BUILDING

0.0 INTRODUCTION

1.0 PROPOSED ACTIONS REQUIRED

2.0 ROCKEFELLER UNIVERSITY

3.0 NEW LABORATORY BUILDING

4.0 FITNESS CENTER

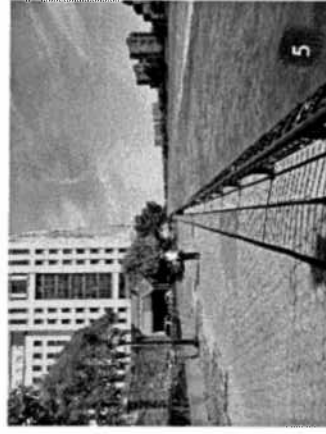
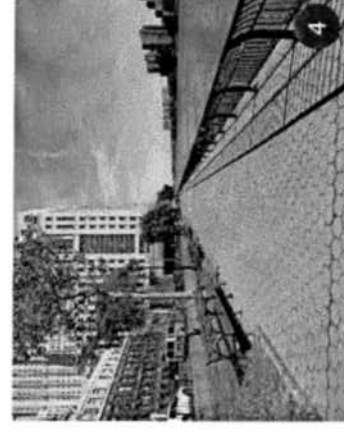
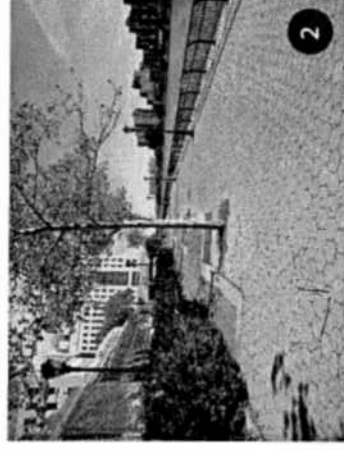
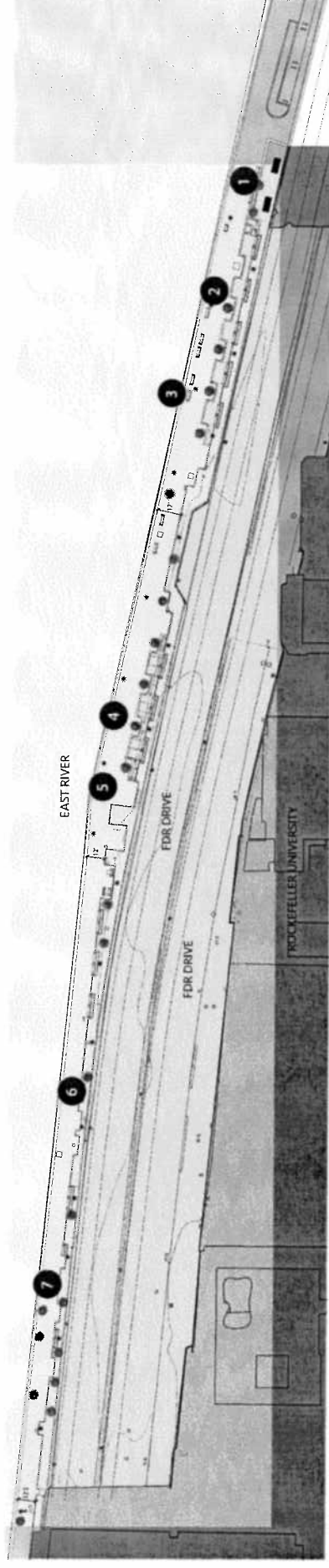
5.0 ESPLANADE

6.0 CONSTRUCTION SCHEDULE AND SEQUENCING

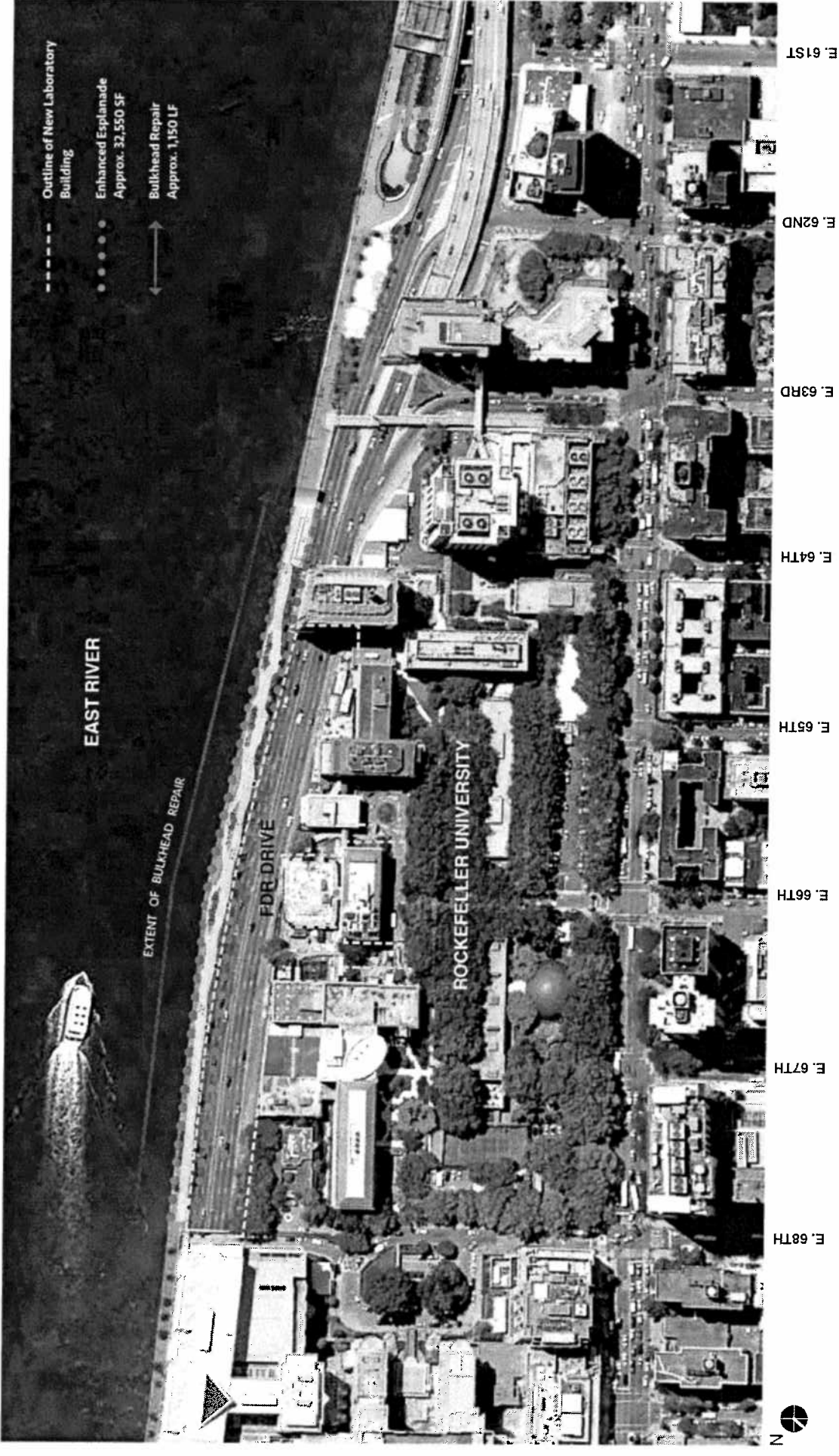
7.0 ENVIRONMENTAL ANALYSIS

5.0 Esplanade

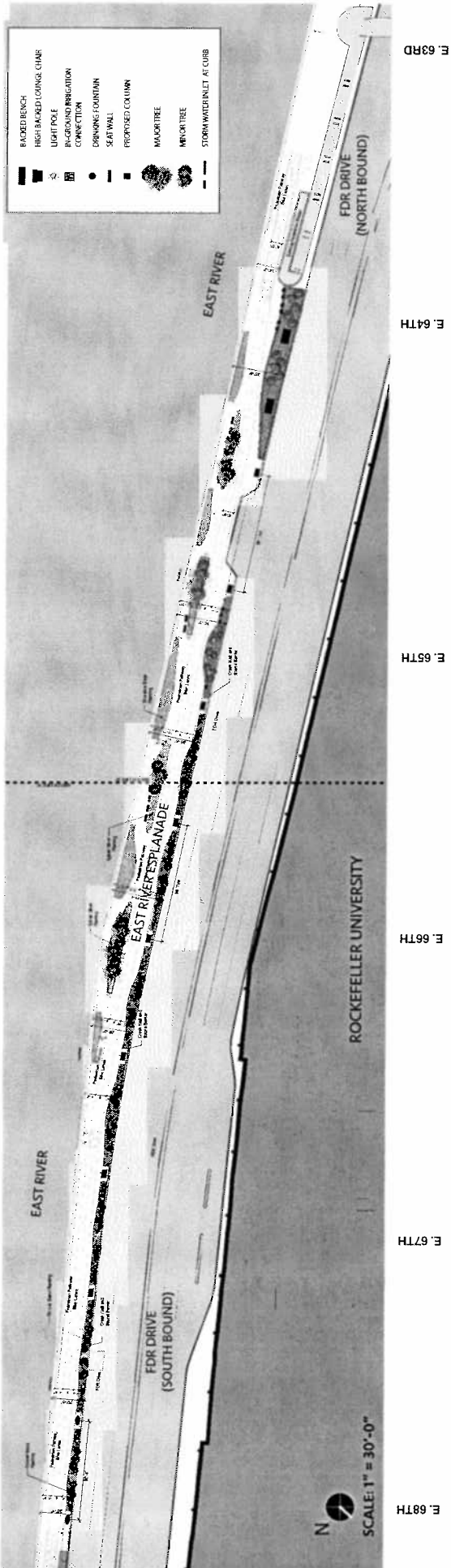
Existing Conditions- Site Photos



5.0 Esplanade Aerial View - Proposed



5.0 Esplanade Proposed Site Plan

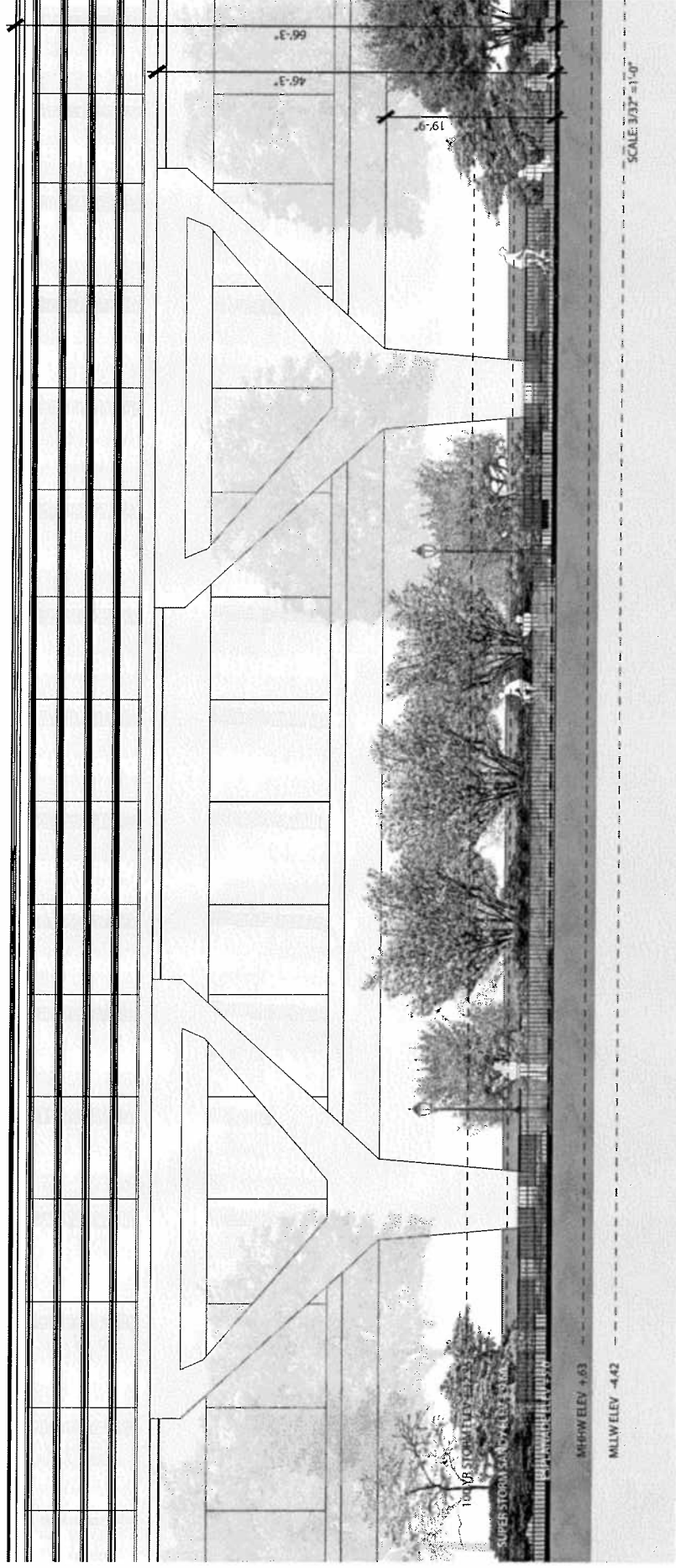


SITE AMENITY COMPARISON CHART

EXISTING SITE AMENITIES	PROPOSED SITE AMENITIES
MAJOR TREES: 17 EA	MAJOR TREES: 19 EA
MINOR TREES: 11 EA	MINOR TREES: 74 EA
PLANTED AREA (TURF AND EVERGREEN SHRUB): 7,168 SF	PLANTED AREA: 7,397 SF
SEATING: 264 LF	SEATING: 955 LF (LOUNGE: 54LF, BENCH:52LF, SEATWALL: 805LF)
DRINKING FOUNTAIN: 0	DRINKING FOUNTAIN: 2 EA
CLEAR PATH WIDTH: NON-DESIGNATED PED VS. BIKE	CLEAR PATH WIDTH: 12 FT (4' PEDESTRIAN, 8' BIKEWAY - SEPARATE FOR PEDESTRIAN AND BIKES)
IRRIGATION SYSTEM: NONE	IRRIGATION SYSTEM: 7 (IN GROUND QUICK COUPLERS)



5.0 Esplanade Elevation



5.0 Esplanade

Section A - Narrow Section

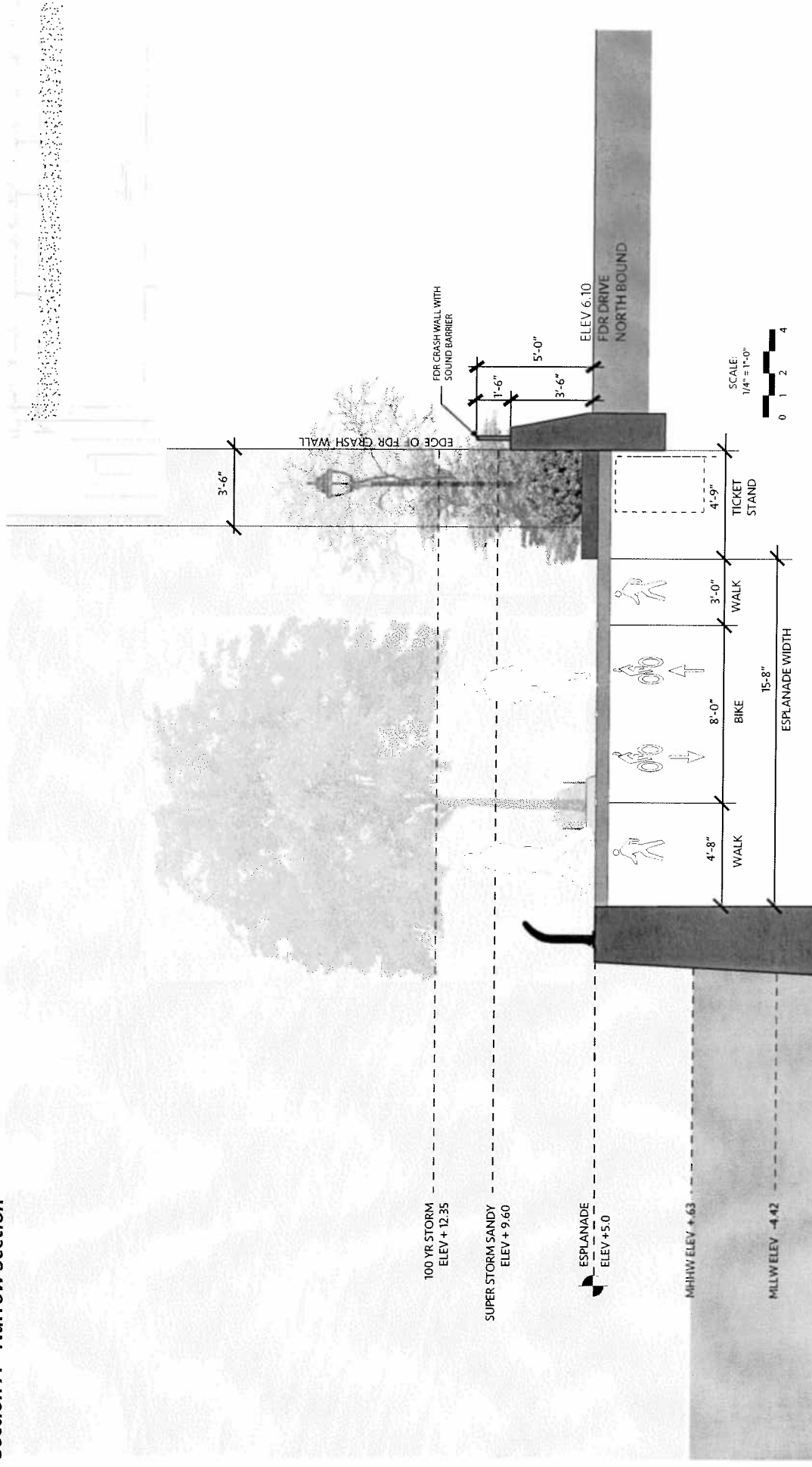
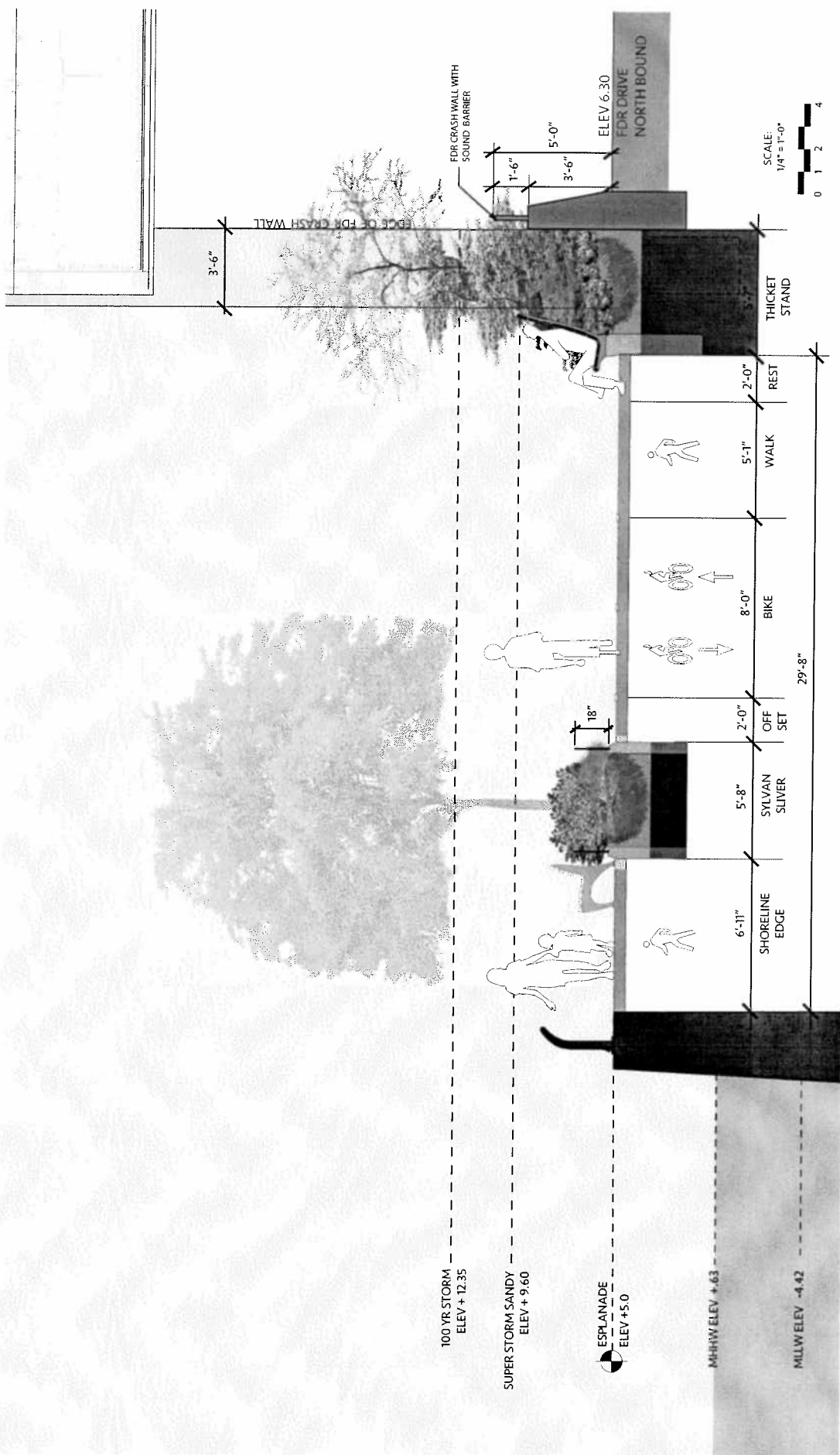


Diagram illustrating a cross-section of a coastal esplanade design, showing various zones and elevations.

Key Features and Dimensions:

- ESPLANADE WIDTH:** 24'-9"
- ESPLANADE ZONES (from left to right):**
 - SHORELINE EDGE: 4'-9"
 - WALK: 5'-10"
 - BIKE: 8'-0"
 - WALK: 4'-2"
 - REST: 2'-0"
 - THICKET STAND
- Elevations (from bottom to top):**
 - MLLW ELEV -4.42
 - MHHW ELEV +63
 - ESPLANADE ELEV +5.0
 - SUPER STORM SANDY ELEV +9.60
 - 100 YR STORM ELEV +12.35
- Structural Details:**
 - EDGE OF CRASH WALL
 - FOR CRASH WALL WITH SOUND BARRIER
 - FOR DRIVE NORTH BOUND
 - ELEV 6.30
 - 5'-0"
 - 3'-6"
 - 1'-6"
 - 3'-6"
- Scale:** 1/4" = 1'-0"
- North Arrow:** Indicated by a small arrow pointing towards the top right.

5.0 Esplanade Section C - Wide Section



5.0 Esplanade
View Looking North



RAFAEL VINOLY ARCHITECTS | MATHEWS NIELSEN LANDSCAPE ARCHITECTS

THE ROCKEFELLER UNIVERSITY | NEW LABORATORY BUILDING | 13 NOVEMBER 2013

THE ROCKEFELLER UNIVERSITY NEW LABORATORY BUILDING

0.0 INTRODUCTION

1.0 PROPOSED ACTIONS REQUIRED

2.0 ROCKEFELLER UNIVERSITY

3.0 NEW LABORATORY BUILDING

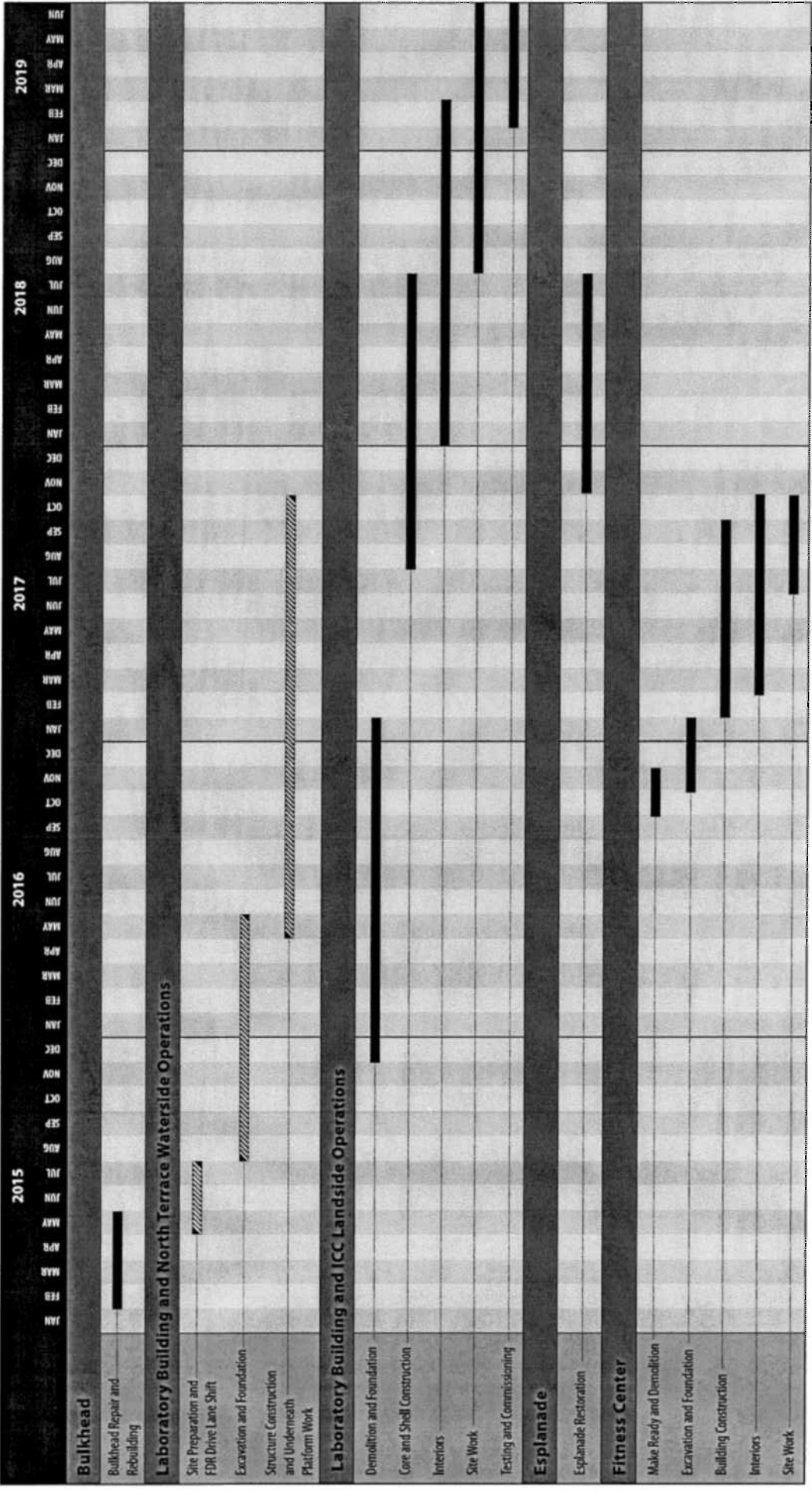
4.0 FITNESS CENTER

5.0 ESPLANADE

6.0 CONSTRUCTION SCHEDULE AND SEQUENCING

7.0 ENVIRONMENTAL ANALYSIS

6.0 Construction Schedule



THE ROCKEFELLER UNIVERSITY NEW LABORATORY BUILDING

0.0 INTRODUCTION

1.0 PROPOSED ACTIONS REQUIRED

2.0 ROCKEFELLER UNIVERSITY

3.0 NEW LABORATORY BUILDING

4.0 FITNESS CENTER

5.0 ESPLANADE

6.0 CONSTRUCTION SCHEDULE AND SEQUENCING

7.0 ENVIRONMENTAL ANALYSIS

7.0 Environmental Analysis

DEIS Technical Analysis

- Land Use, Zoning, and Public Policy
- Open Space
- Shadows
- Historic and Cultural Resources
- Urban Design and Visual Resources
- Hazardous Materials
- Air Quality
- Noise
- Public Health
- Neighborhood Character
- Construction

7.0 Environmental Analysis

DEIS Technical Analysis

- Mitigation
- Alternatives
- Growth-Inducing Aspects of the Proposed Project
- Irreversible and Irretrievable Commitments of Environmental Resources
- Unavoidable Adverse Impacts

7.0 Environmental Analysis

DEIS Significant Impacts

- Shadows
- Historic Resources
- Construction-related effects:
 - Open Space
 - Noise

Measures have been proposed to mitigate these impacts

THE ROCKEFELLER UNIVERSITY NEW LABORATORY BUILDING

