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The City of New York
Community Board 8 Manhattan
Zoning and Development Committee
Tuesday, January 25, 2022 – 6:30 PM
Conducted remotely on Zoom

Minutes

Present: Elizabeth Ashby, Gayle Baron, Michele Birnbaum, Loraine Brown, Alida Camp, Anthony Cohn, Felice Farber, Billy Freeland, Craig Lader, Valerie Mason, Sharon Pope-Marshall, Rita Popper, Barbara Rudder, Barry Schneider, Rami Sigal, Cos Spagnoletti, Russell Squire, Marco Tamayo, Adam Wald, Elaine Walsh, and Sharon Weiner.

The meeting was called to order at 6:30 PM

Item 1: Extell Presentation - Representatives of Extell discussed their as-of-right proposal for the 79th-80th Street block front of First Avenue. A copy of their presentation report is attached.

The building will be 29 stories tall. Eight floors will be occupied by the Hospital for Special Surgery, where ambulatory services will be provided, including occupational, physical and speech therapy, and medical offices will be located. Currently there is no tenant for the rest of the building.

There will be no parking garage. Extell will report back regarding required retail on the street level.

Neighbors of the building were concerned about the effect of the proposed building on their apartments and their views. There was considerably more concern about the effect on traffic and transportation.

This is already a heavily trafficked area – both pedestrian and vehicular. The bus stops, bus routes, sidewalks, and roadways are under constant use.

The Community Board will work on the issues with the developer.

Item 2: Special Zoning Districts

It was reported that the Department of City Planning has asked that the two Special District proposals be combined into one Application. Our planner is currently working on that and will forward the drafts to us before filing the joint Application.

In order to advance the proposal as quickly as possible, getting the support of elected officials and civic organizations was recommended.

Item 3: Old Business

Item 4: New Business

The need for consideration of zoning and ULURP matters by the Zoning and Development Committee before presentation to the full Board was discussed. The request to discuss the threat to R8B zoning was held over, given the lateness of the evening

The meeting was adjourned at 9:15 PM.

Elizabeth Ashby and Anthony Cohn, Co-Chairs



Gary Barnett (...)



EXTELL

1520 First Avenue

**Manhattan Community Board 8
Zoning and Development Committee
Public Presentation**

It's a medical building, like we've already announced

11/25/2022





to Perkins easement to actually go through the property

zoom



Project Facts

- **Location:** 79th-80th Street blockfront of First Avenue
- **Building Footprint:** 20,434 SF
- **Zoning:** C1-9, C1-5/R10A
- **Use:** Community Facility (Ambulatory Care), Retail
- **Project GSF:** 372,142 GSF
- **Stories:** 29

Project GSF Breakdown

- **Ambulatory Care:** 345,084 GSF (Floors 2 – 28)
- **Retail:** 27,059 GSF (At and Below Grade)

Anchor Tenant

- **Hospital for Special Surgery:** Floors 2 – 8

Project Timeline

- **Ground Break:** 2Q2022
- **Project Completion:** 3Q2024

that we might be going out for early foundations it's like





DEVELOPER



CONSTRUCTION MANAGEMENT



ARCHITECT



STRUCTURAL ENGINEER



BUILDING SERVICES ENGINEER



VT ENGINEER



CIVIL ENGINEER



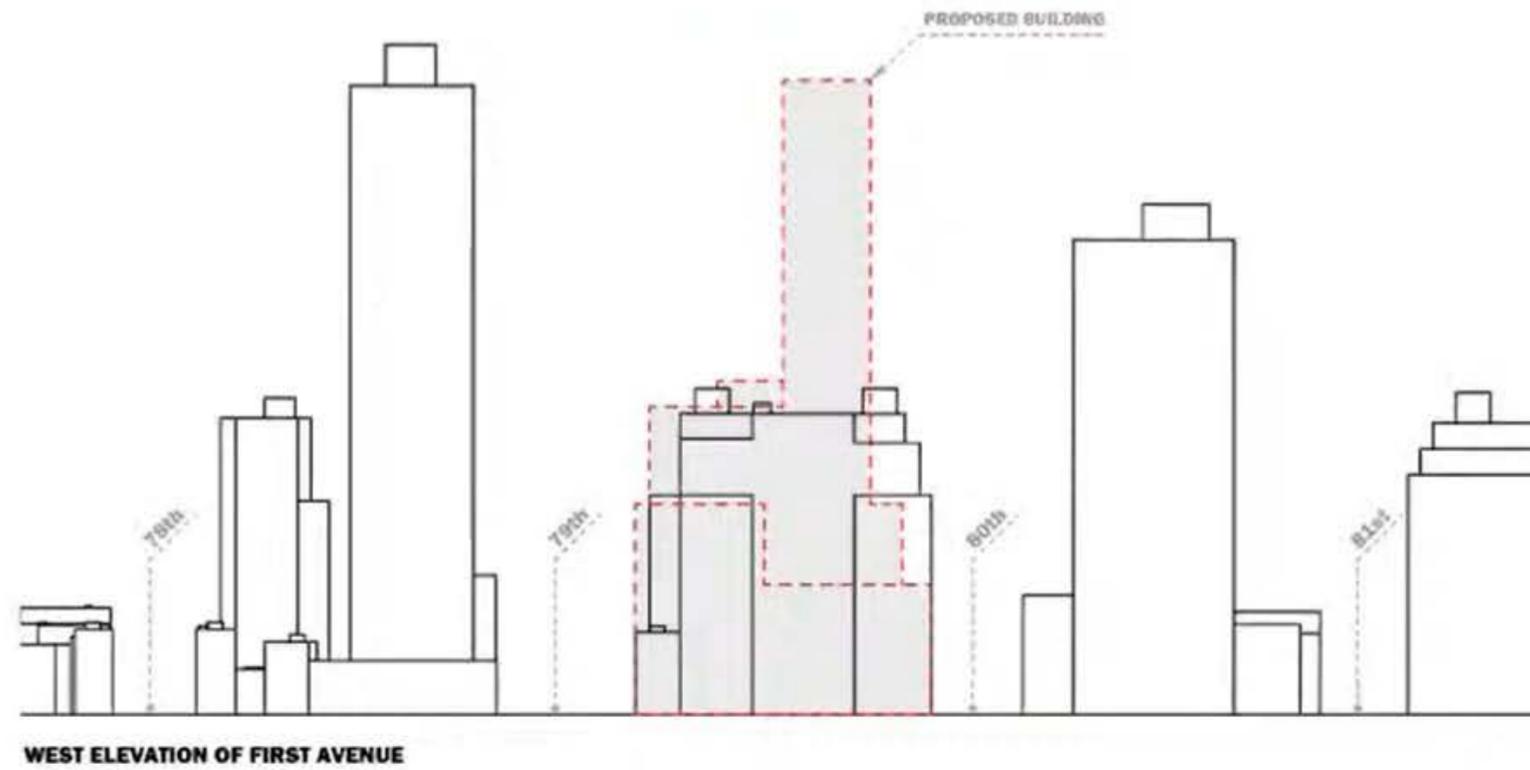
Excel is you know as a developer all over the air





taking a closer look at the building this view that

zoom



The materials that were using or hopefully integrated



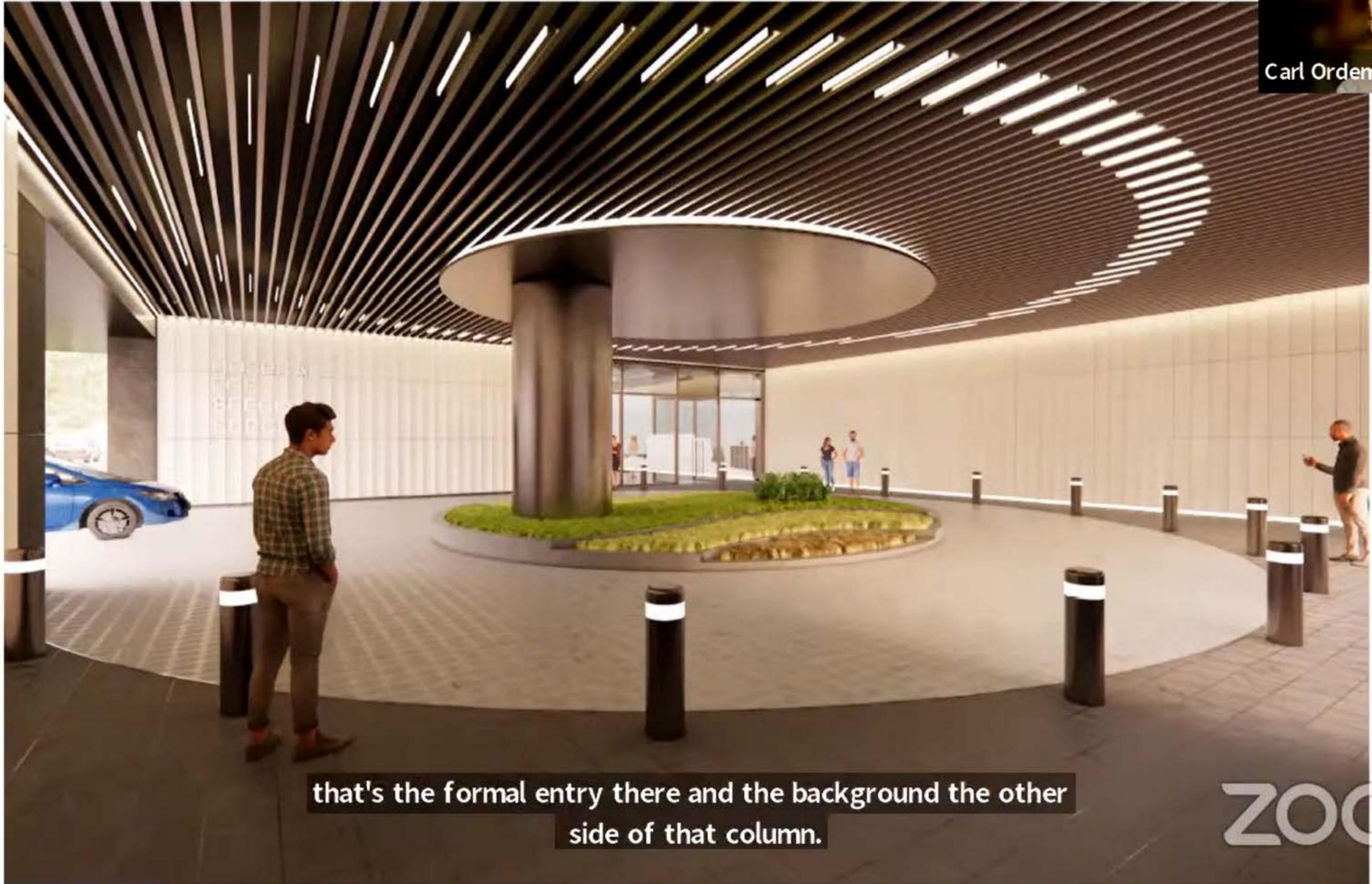


This is the corner and 79th street and first Avenue.



The, we have 200 pieces on first Avenue, the first one

zoom



that's the formal entry there and the background the other side of that column.





Q & A

Information Phone Line: 646-790-4040

Information Email: information@79and1st.com



south belong facade along First Avenue of

zoom