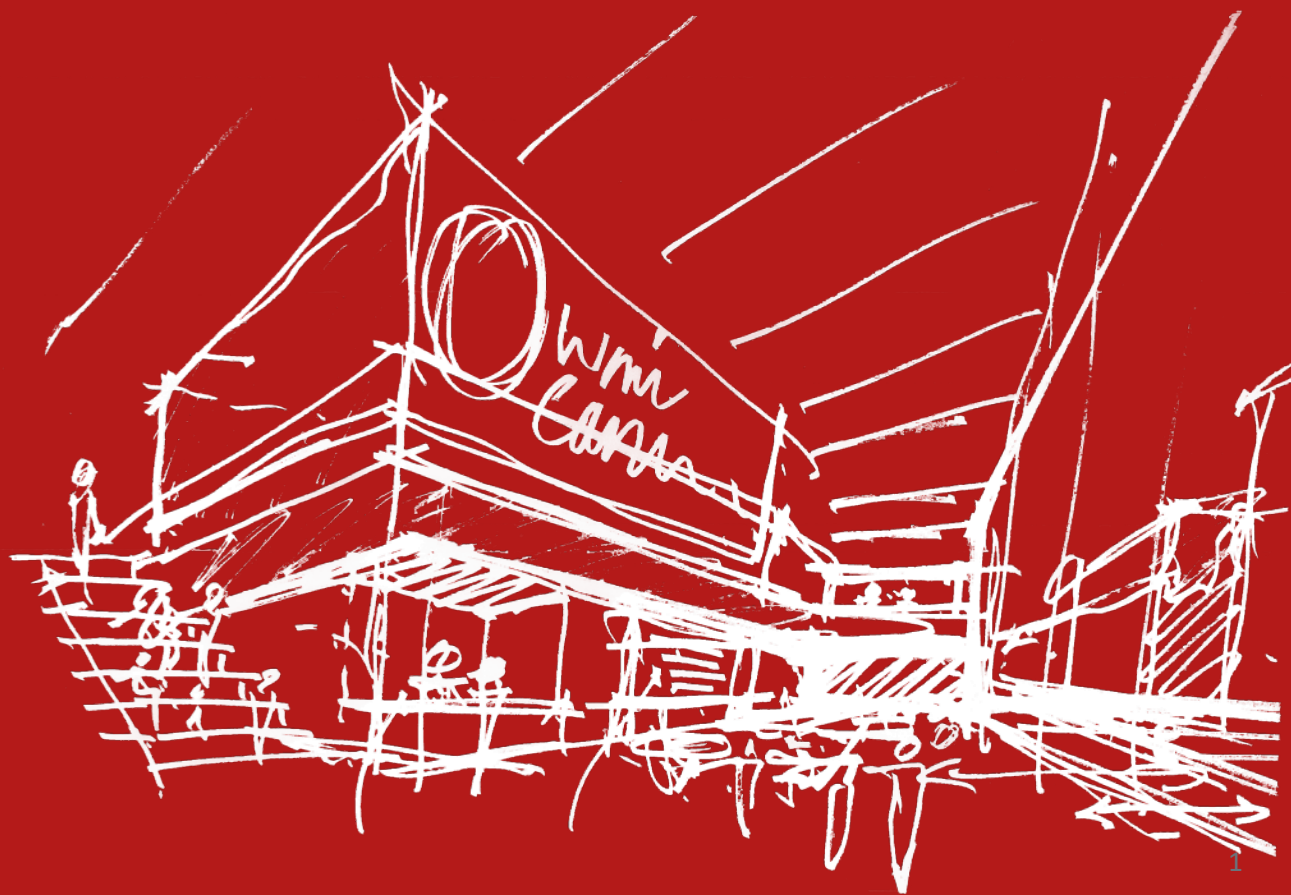




# Weill Cornell Medicine

## New Student Residence

February 2022



**Weill Cornell Medicine has been part of the Yorkville Community on the Upper East Side since the 1930s:**

- Affiliated with New York-Presbyterian Hospital since 1913
- A top ranked medical school

**Weill Cornell Medicine mission:**

- Care
- Discover
- Teach





Innovative Medical Curriculum

Year 1	Year 2	Year 3	Year 4
Foundational Sciences	Clinical Clerkship	Scholarly Project	4th Year Electives

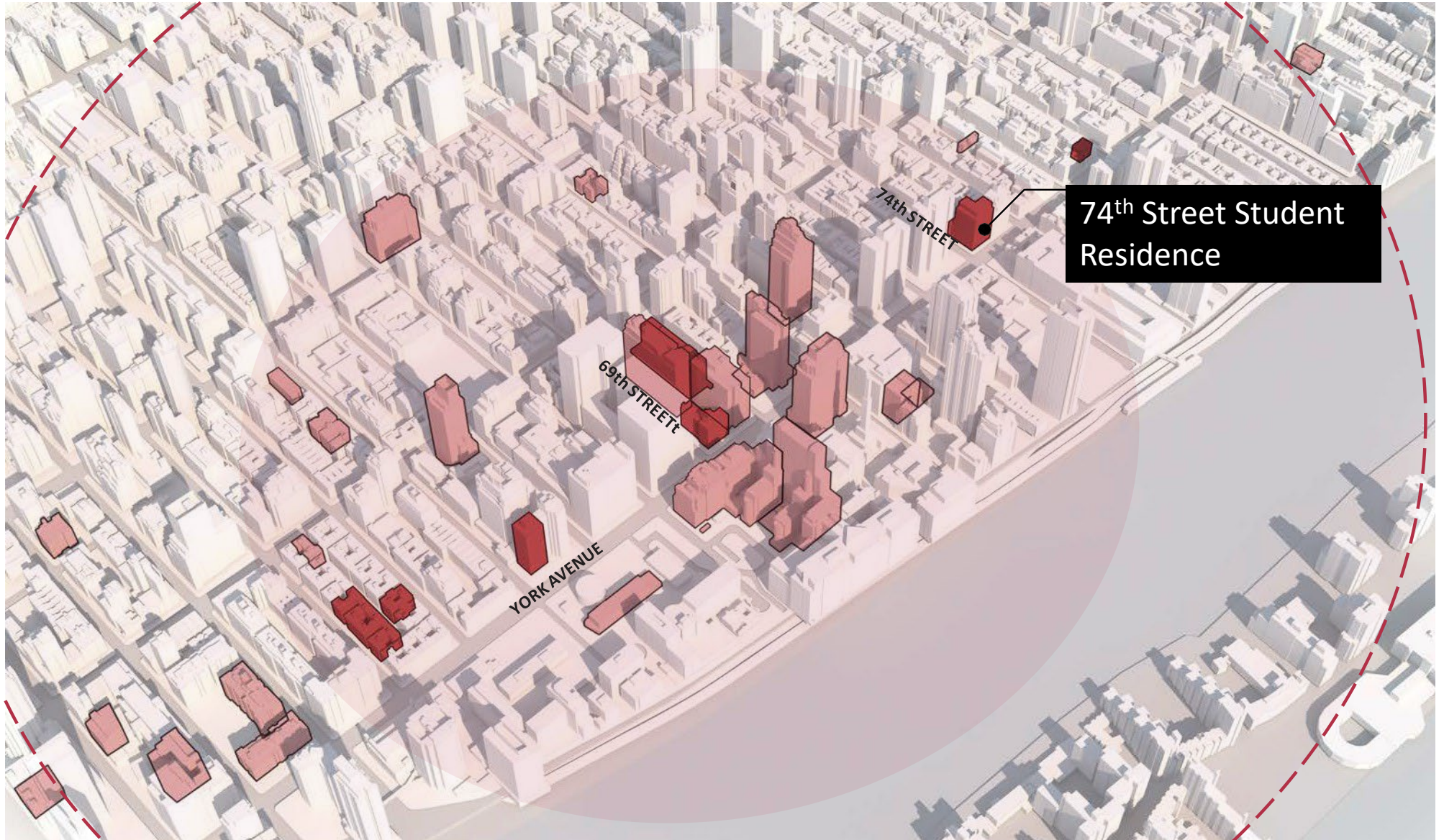




## Weill Cornell Medicine Locations

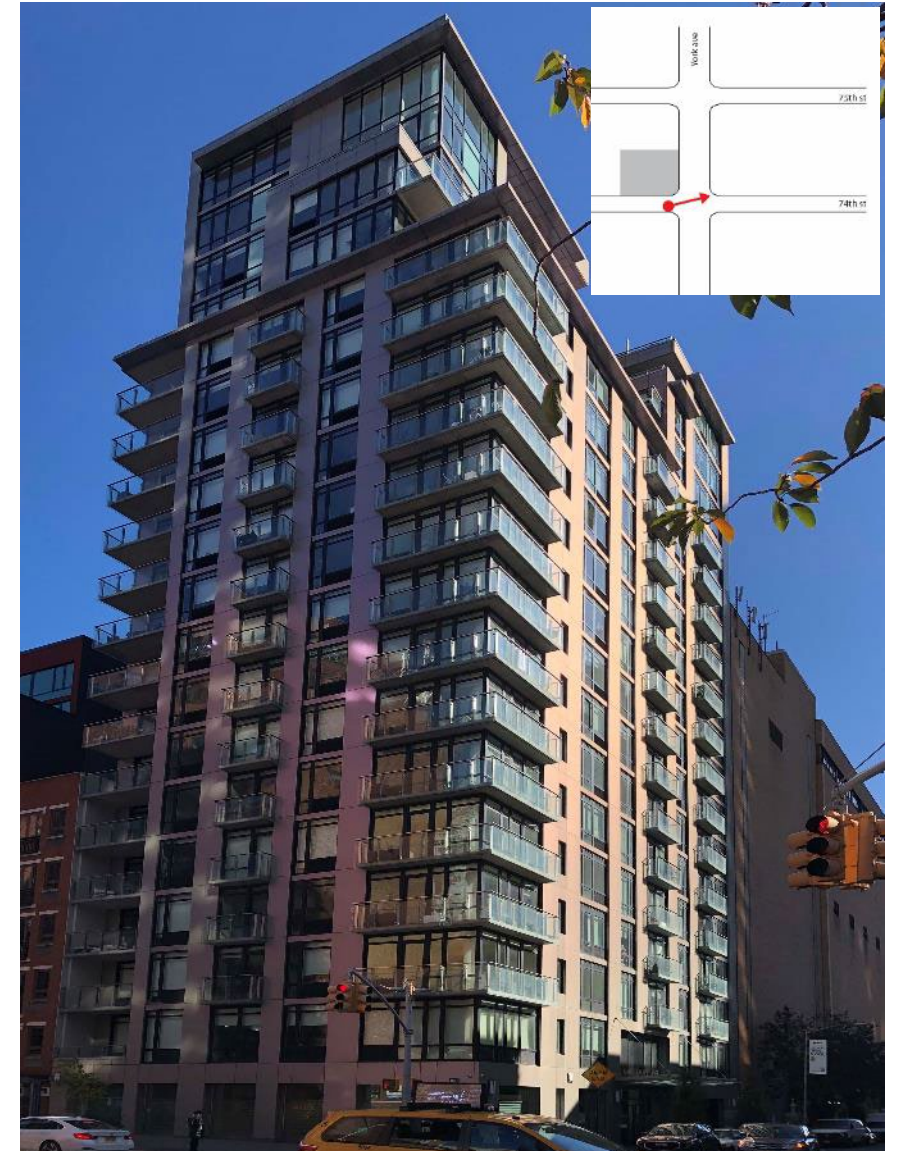
- WCM Occupied Properties
- WCM Student Residences

The 74<sup>th</sup> Street Student Residence at 74th and York is a 5-minute walk from the college's main academic buildings and is a continuation of student residences along York Avenue.



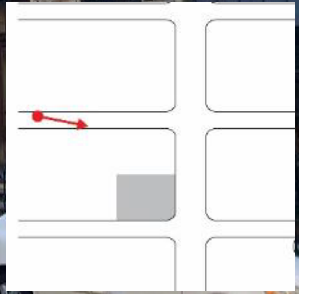


## 74<sup>th</sup> Street and York Location





# Neighborhood Character





## 74<sup>th</sup> Street Zoning Regulations

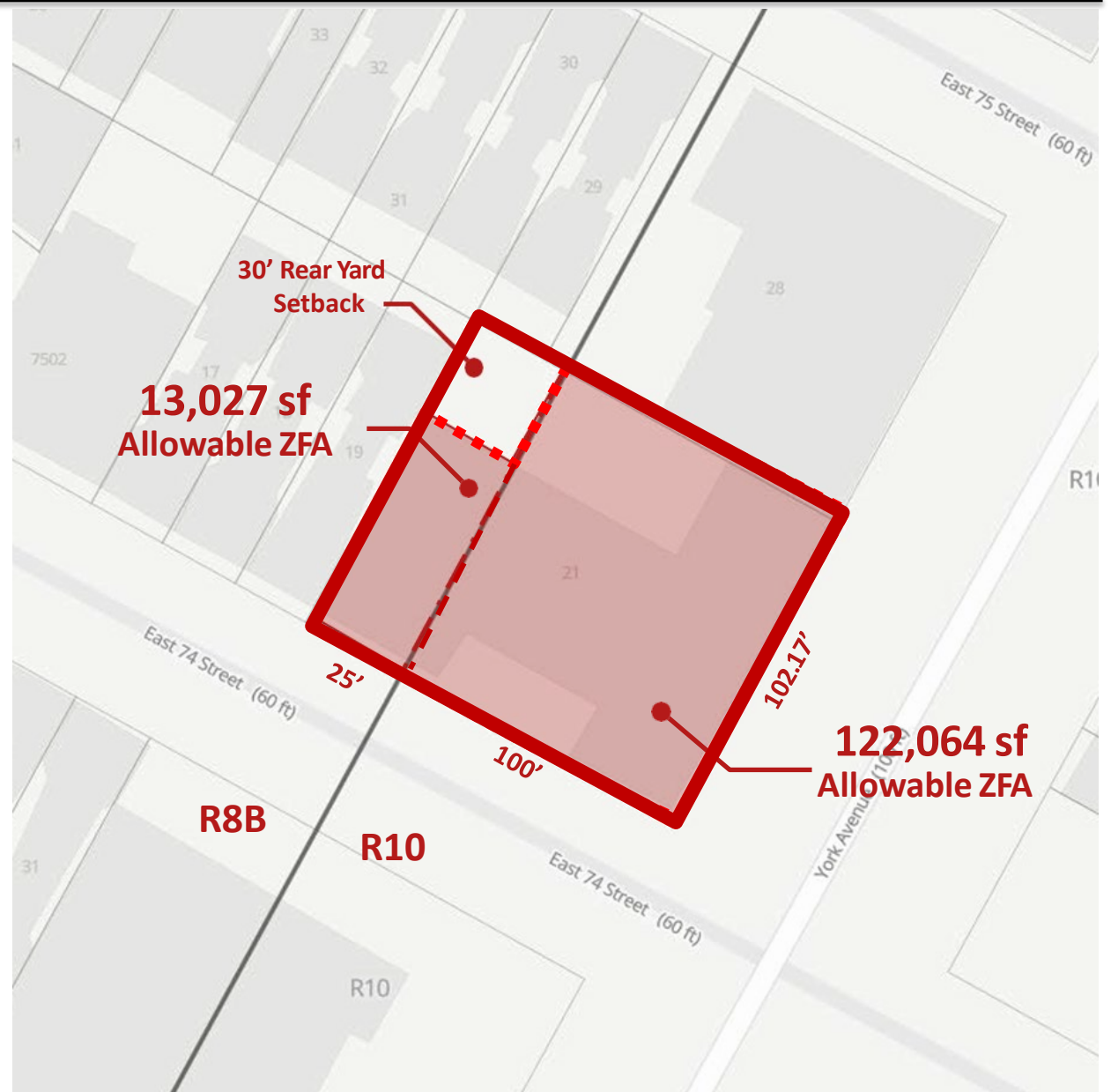
### R10 Zoning District

Area in District	10,217 sf
FAR	10.0
Allowable ZFA	102,170 sf
Allowable IAR (20%)	20,434 sf
Total Zoning Floor Area	122,604 sf

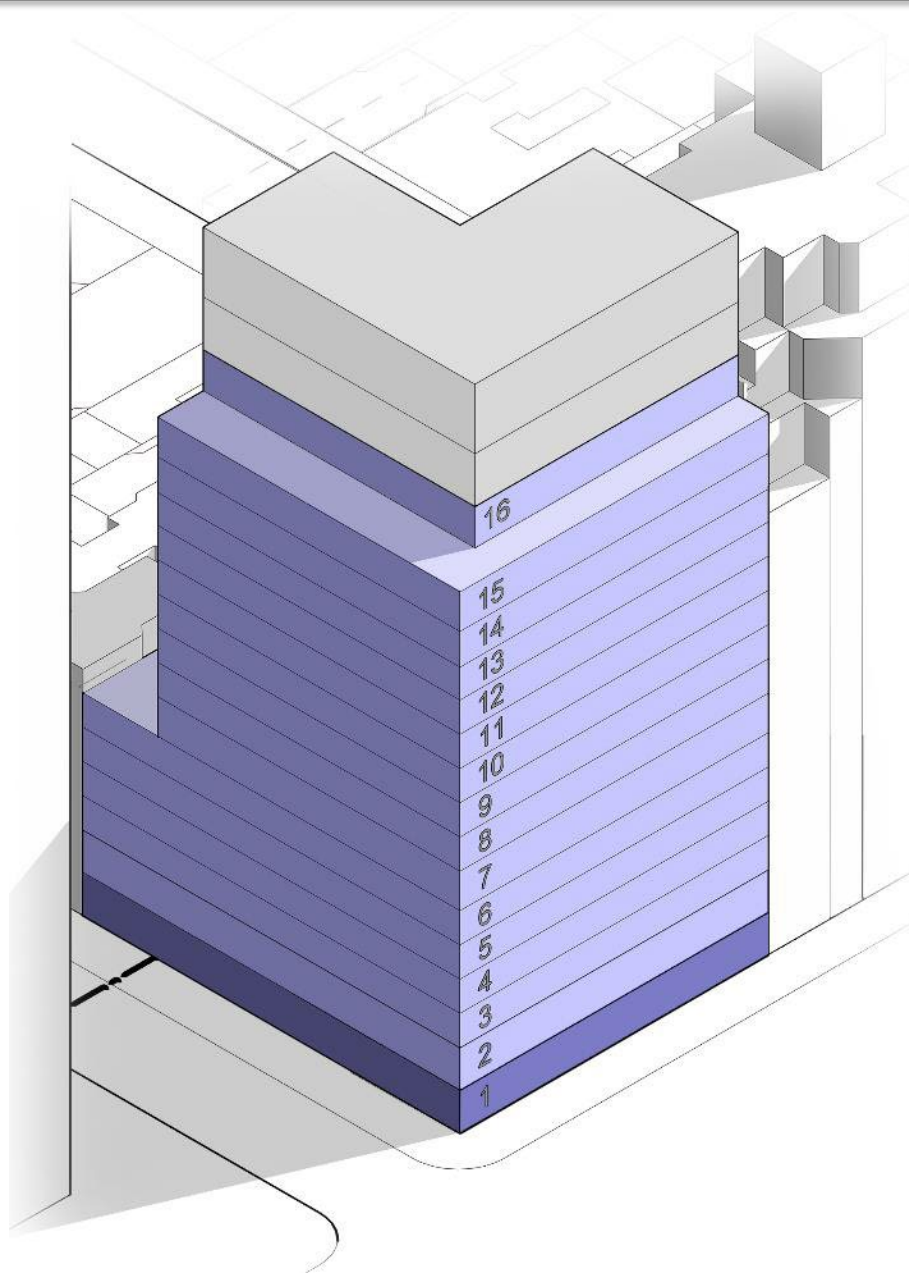
### R8B Zoning District

Area in District	2,554.25 sf
FAR	5.1
Total Zoning Floor Area	13,027 sf

**Approx. Project ZFA 135,630 sf**



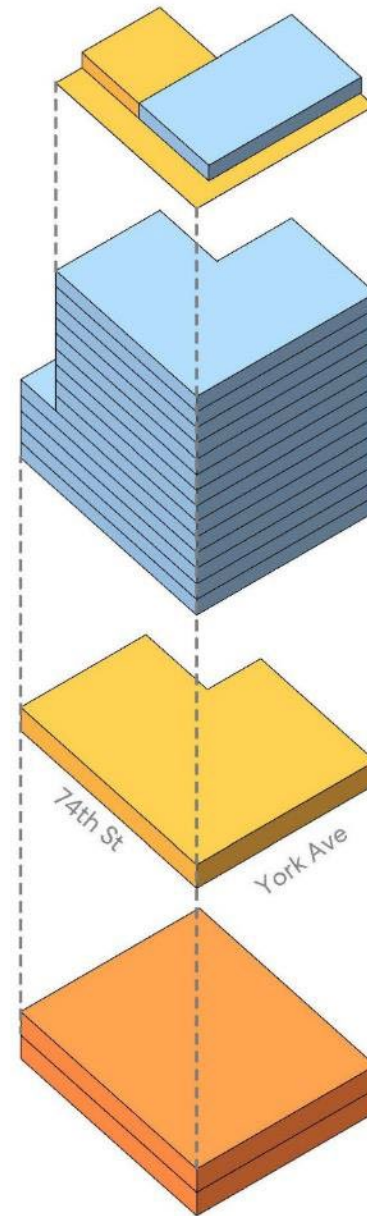
# Building Massing





Unit Mix		
	Number of Units	Number of Beds
Studios	163	163
One Bedrooms	7	7
Two Bedrooms	51	102
<b>TOTAL</b>	<b>221 units</b>	<b>272 beds</b>

Other student amenities include study areas and lounges (the Student Commons), music practice rooms, fitness and yoga rooms, multi-purpose activity room, and event spaces



**L 16**  
Student Residences and  
Terrace

**L 02 - 15**  
Student Residences

**L 01**  
Student Commons and Building  
Operations

**C 01 - C 02**  
Fitness and Wellness  
and Building Operations



## New Residence Hall and Neighborhood Context





## Exterior Renderings



*\*façade material still to be finalized*

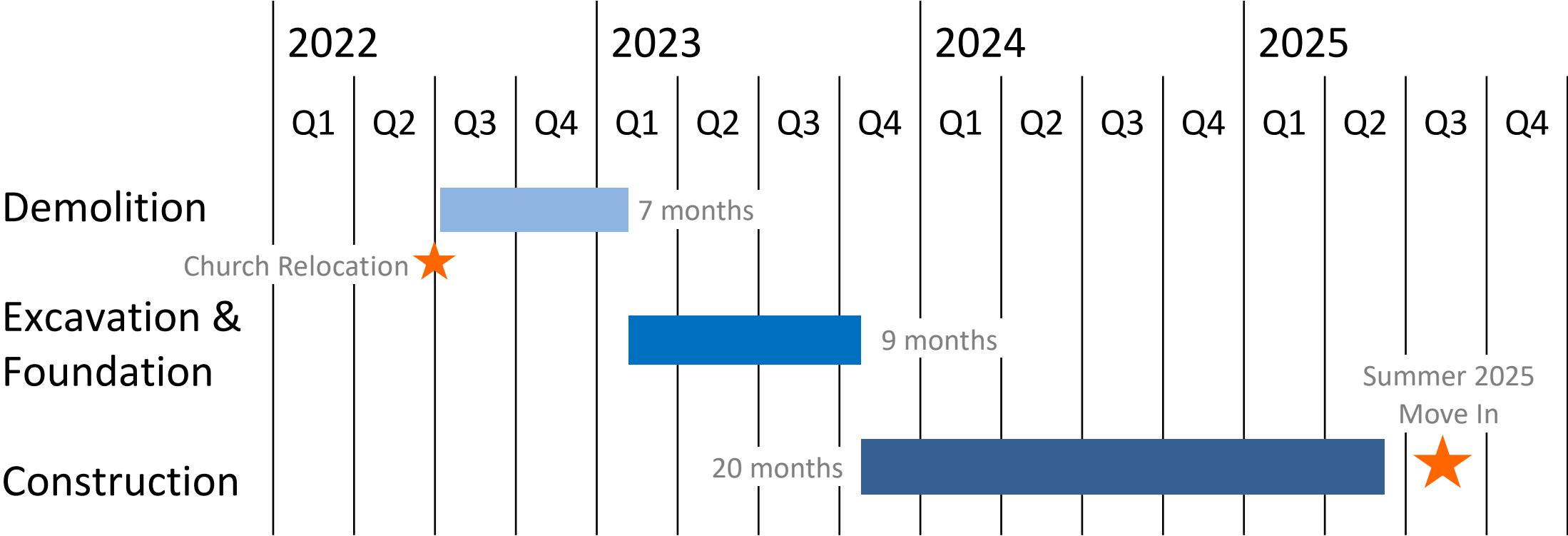


## Exterior Renderings



*\*façade material still to be finalized*

Construction Timeline





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# Any questions or comments?

*please contact*

Dan Pollay

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