

EXTELL

PERKINS—
EASTMAN



1520 First Avenue

Manhattan Community Board 8

Transportation Committee

Public Presentation

6/1/2022

Project Description



- Located on First Avenue between E.79th & E.80th with 100' frontages on cross streets and 204' frontage on First Avenue
- Proposed 382,984 gross square-foot building
- Predominantly medical office space with ground floor retail
- Anchor tenant: Hospital for Special Surgery (HSS)
- Main pedestrian entrance is located on First Avenue
- HSS exclusive pick-up/drop-off area for ambulettes and taxis provided internally with attendant
- The attended pick-up/drop-off area to be accessed via new curb cut on open frontage E.80th Street



Vision to continue leading in musculoskeletal health

HSS

MOVEMENT IS CRITICAL TO OVERALL WELL-BEING

HSS is helping people live longer, healthier lives with high quality care

OUR KNOWLEDGE IS OUR GREATEST ASSET

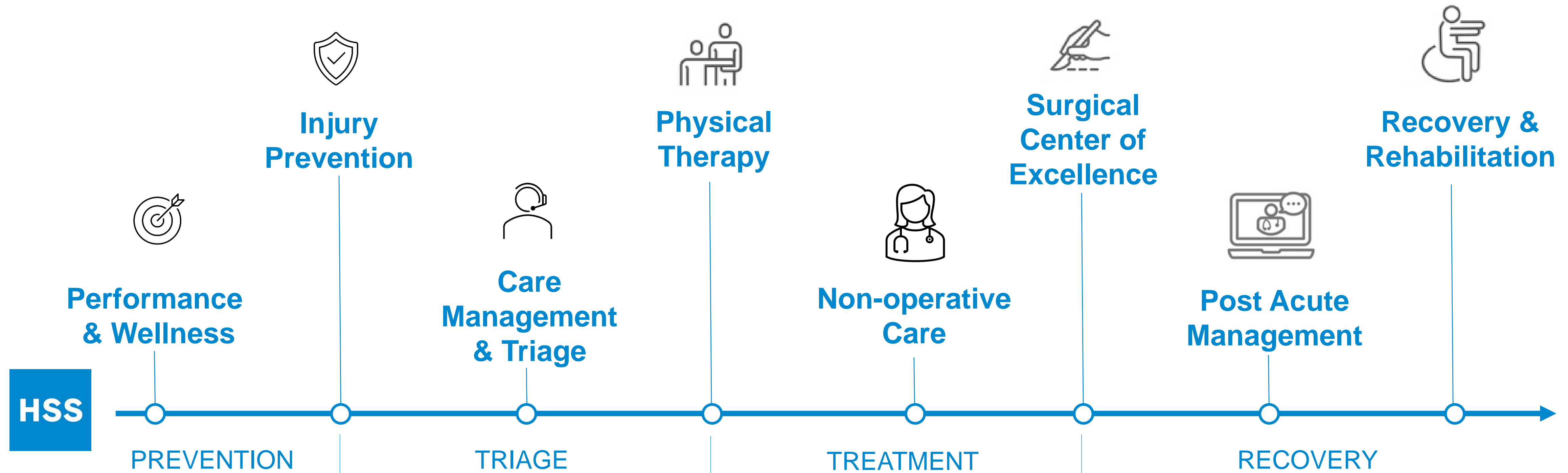
As a trusted source of musculoskeletal expertise, our imperative is to share HSS knowledge with the world

HSS IS UNIQUELY EQUIPPED TO MEET THE NEEDS OF POPULATIONS

HSS is creating a musculoskeletal health ecosystem, scaling HSS influence and impact



Providing the full spectrum of musculoskeletal care



Our footprint

HSS

HSS main campus

Upper East Side, Manhattan, NY



HSS Connecticut campus

Stamford, CT



HSS Florida campus

West Palm Beach, FL



HSS Paramus
HSS Manhattan
HSS Midtown
HSS Westside
HSS Hudson Yards
HSS Westchester
HSS Stamford
HSS Long Island
HSS Queens
HSS Brooklyn

AMBULATORY SURGERY CENTERS

- Manhattan – Upper East Side
- Manhattan – West Side
- Stamford, CT
- West Palm Beach, FL

OUTPATIENT CENTERS

- | | |
|----------------|-----------------------|
| • Brooklyn | • Queens |
| • Hudson Yards | • Stamford |
| • Long Island | • West Side |
| • Midtown | • Westchester |
| • Paramus, NJ | • West Palm Beach, FL |

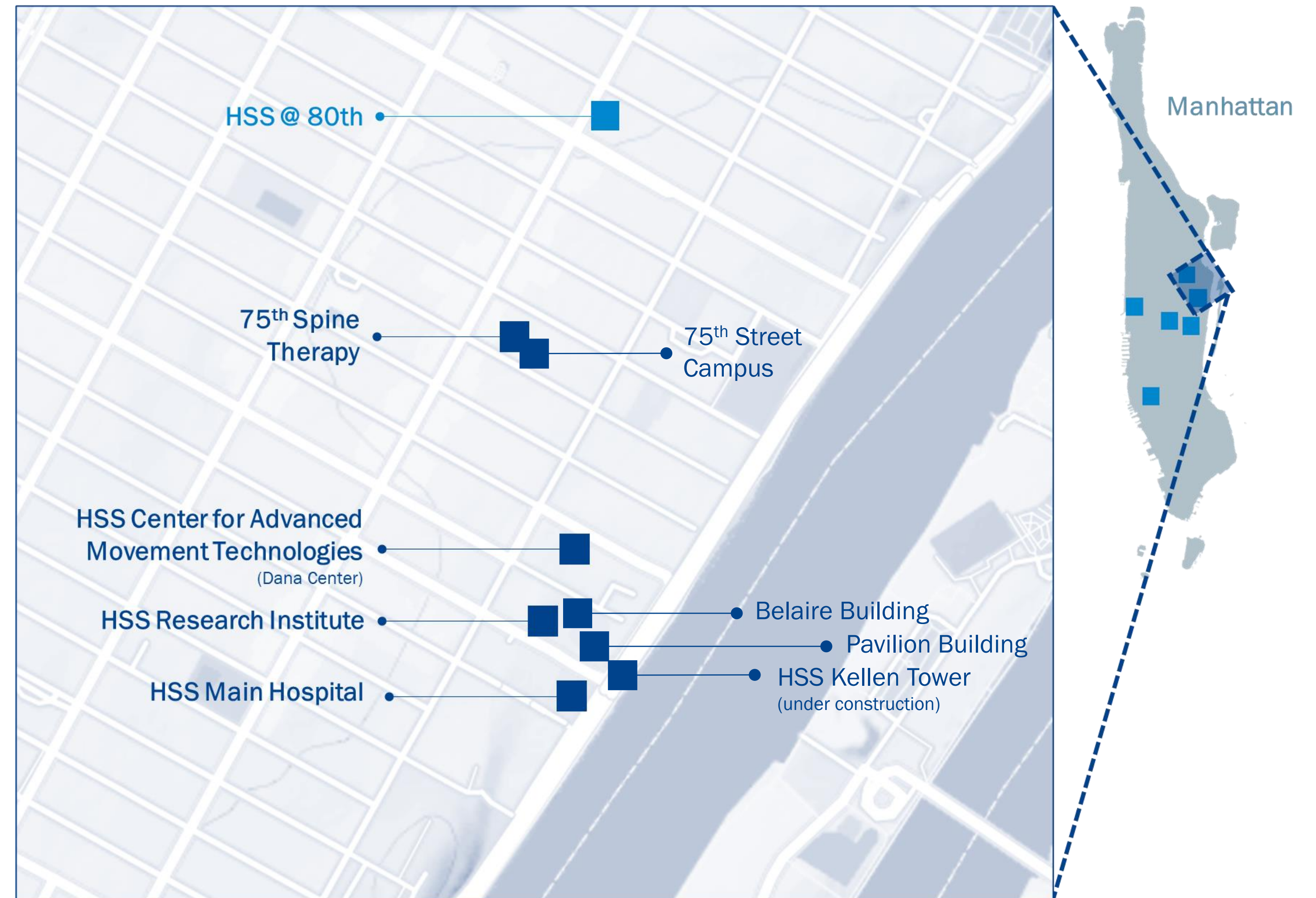
SOUTHERN FLORIDA

HSS Florida*

*Includes HSS FI Main Campus, HSS Florida Wellington

HSS @ 80th | Musculoskeletal Ambulatory Care Center

HSS

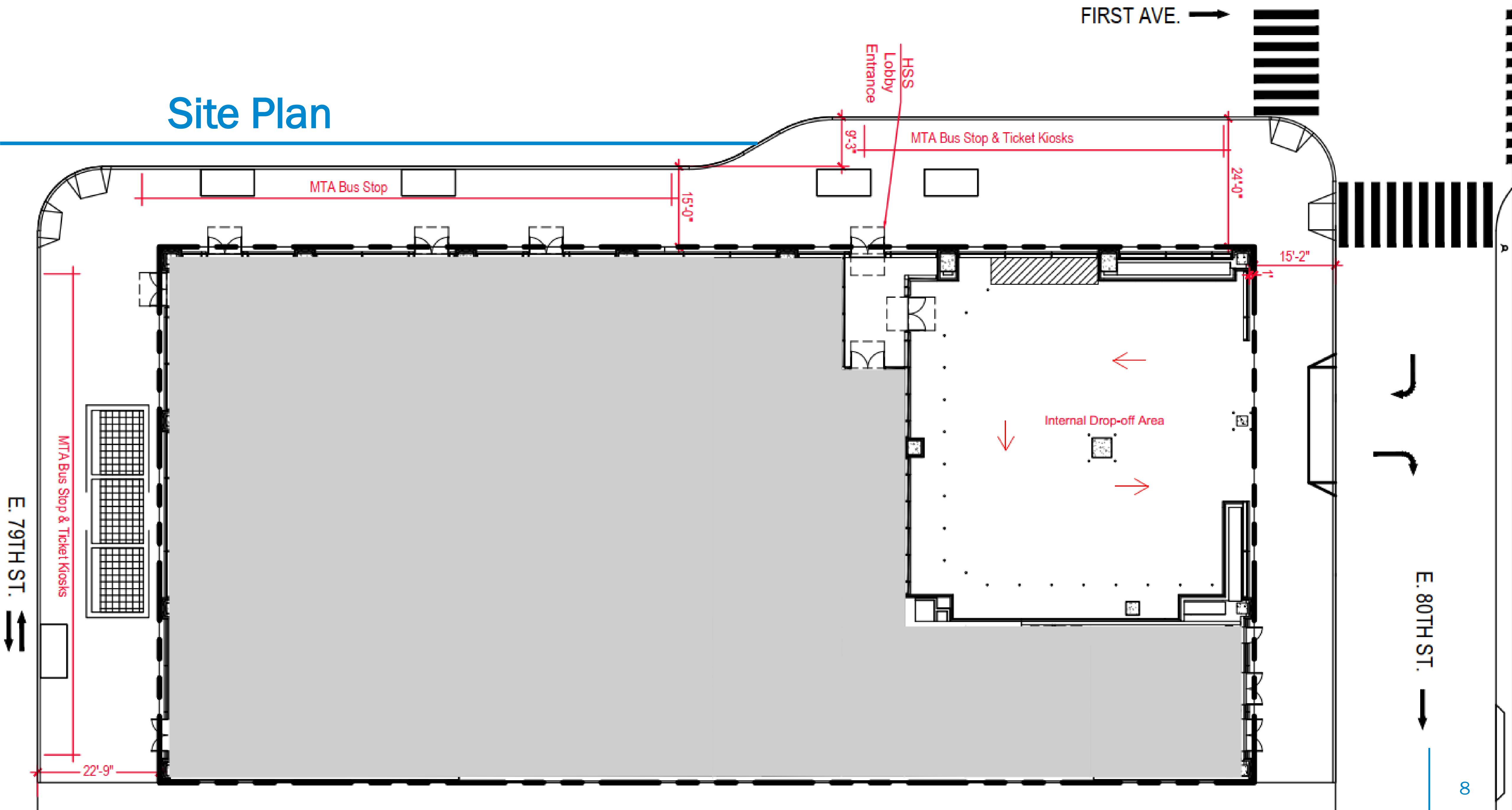


First Avenue Frontage Rendering



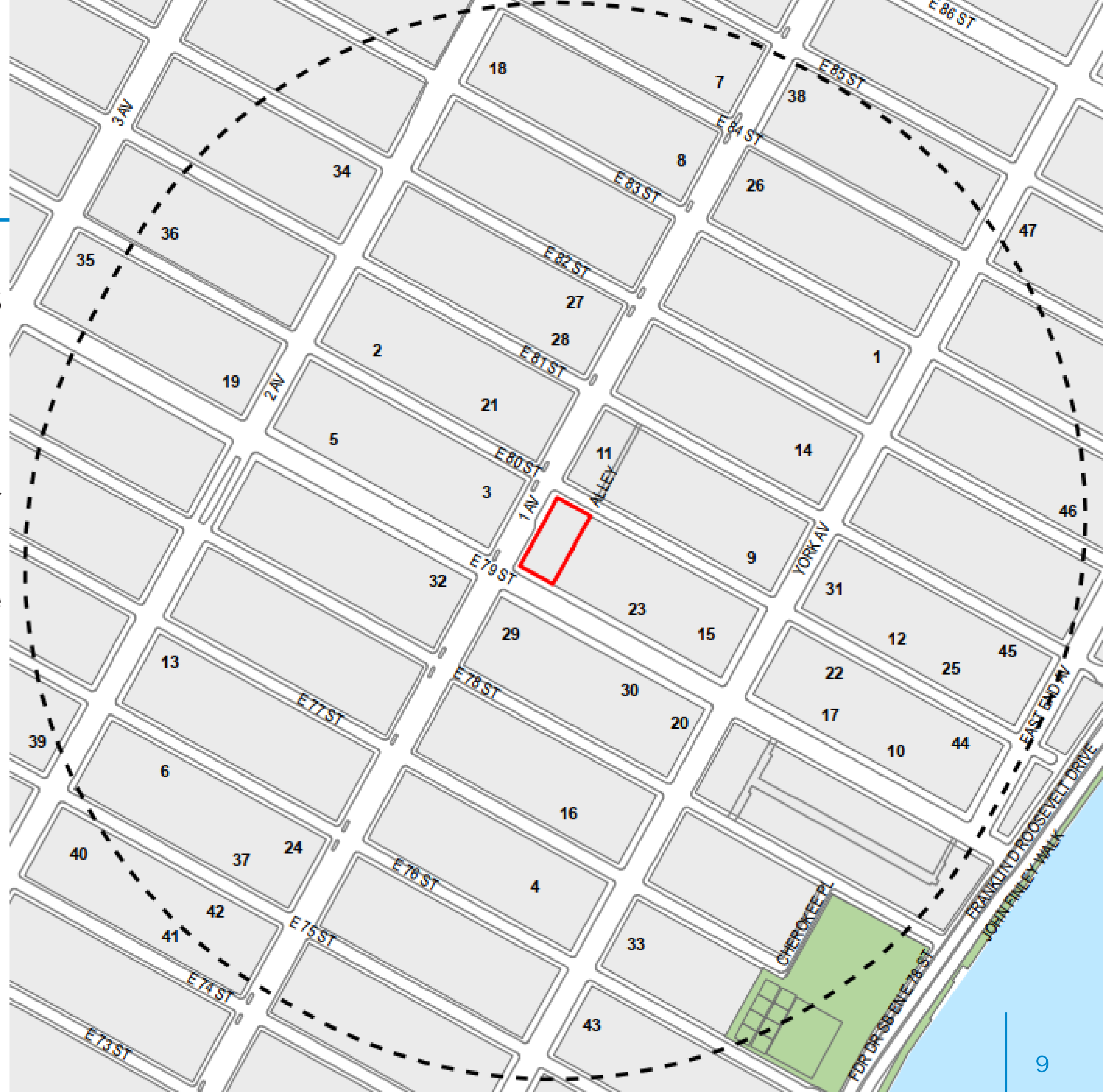
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Site Plan



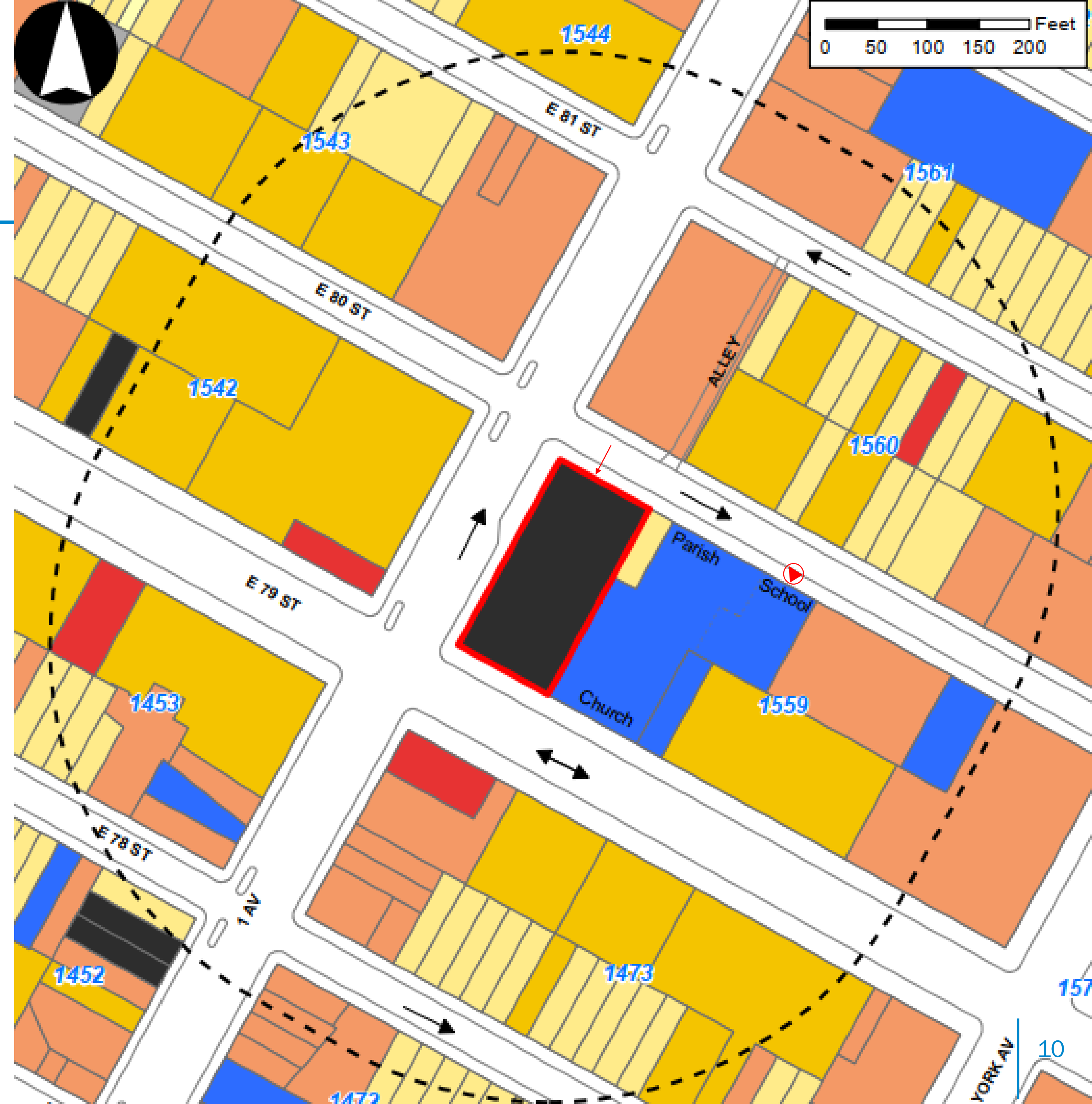
Nearby Parking

- 47 facilities with total capacity of 4,356 spaces
 - 20 within two block radius
- Facilities were surveyed using DCA & ParkMe during last week of January 2022
- Overnight: 76% utilized, 1,038 available spaces
- 10 AM: 76% utilized, 1,064 available spaces
- 2PM: 66% utilized, 1,500 available spaces
- Similar utilization rates at 20 closest facilities



Nearby Land Uses & Caedmon School

- Predominantly residential and mixed-use building, and to a lesser extent public & institutional buildings
- The most active nearby land use is the Caedmon School (part of adjacent church – St. Monica's)
- 190 enrollment (ages 2 to 10)
- Peak demand and operation hours:
 - 8:00-9:00AM, 11:15AM-12:00PM, & 3-4PM
 - Beginner or early programs (students < age 4) start at 8:45 AM and dismissed at 11:45AM, 3:30PM, or 5:45PM. K-5 (elementary) start at 8:30 AM and are dismissed at 3:30PM.
- Proposed curb cut is located ~185 feet from school entrance.



Vehicular counts were conducted on E. 80th St – low vehicular activity

- AM – 9:00 – 10:00am – 78 vph (vehicles per hour)
- Midday – 12:15 – 1:15pm – 159 vph
- School PM – 3:15 – 4:15pm – 191 vph
- PM – 4 – 5pm – 194 vph

Pedestrians counts were conducted on south sidewalk of E. 80th St – consistent with adjacent uses

- AM – 8:00 – 9:00am – 330 pph (pedestrians per hour)
- Midday – 11:30 – 12:30pm – 135 pph
- School PM – 3:00 – 4:00pm – 260 pph
- PM – 4:15 – 5:15pm – 217 pph

Line of sight of those using drop-off area & adjacent sidewalk

- Inbound drivers' line of sight would be partially obstructed by parked cars along south curb
- Outbound drivers' line of sight would be obstructed by the building wall along E.80th Street

Suggestions:

- Direct pedestrians away from building wall and into a path with line of sight for existing cars
- Remove parked cars near the corner that obstruct sight for arriving cars
- Sidewalk illumination
- Audio/visual alert systems for outbound vehicles

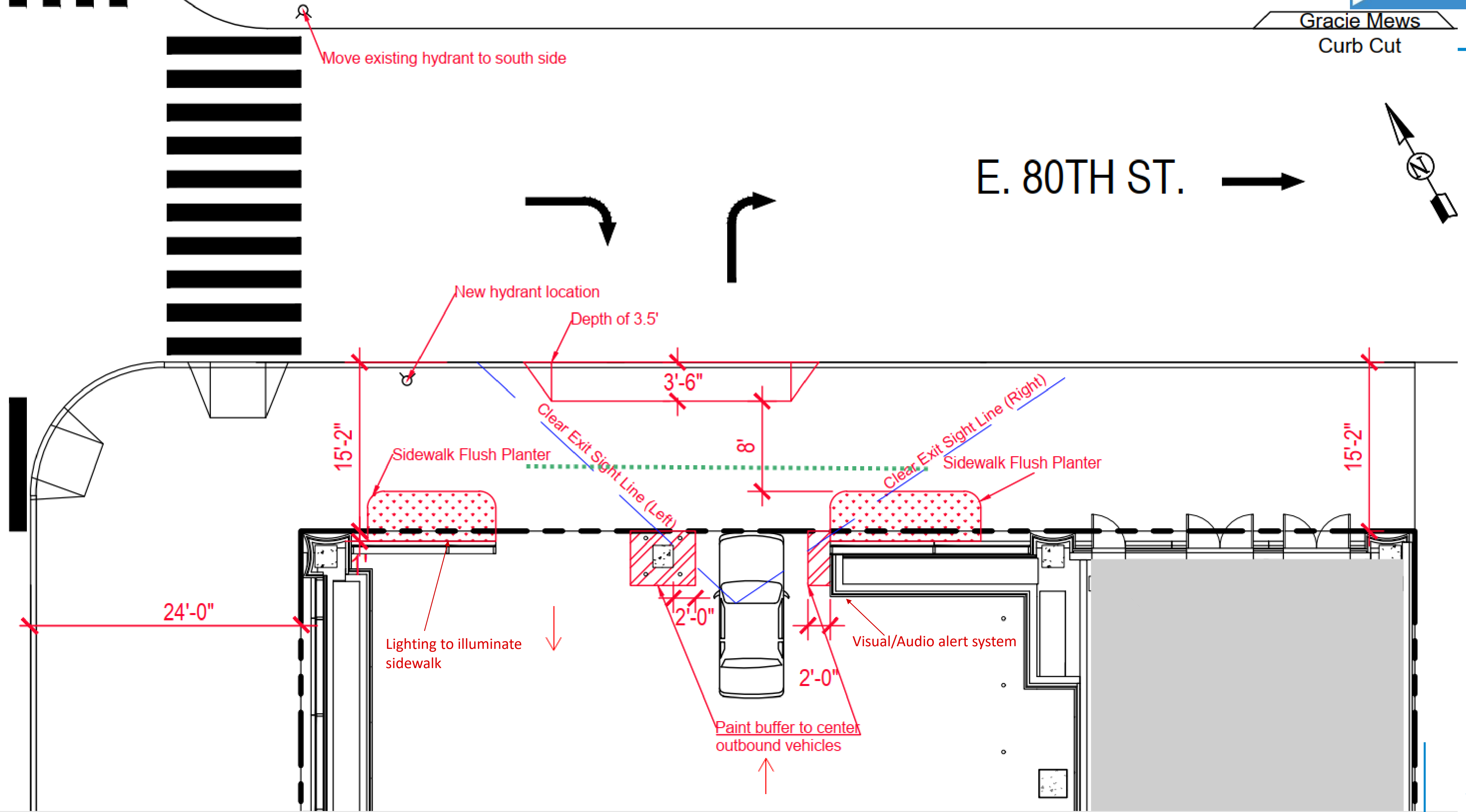
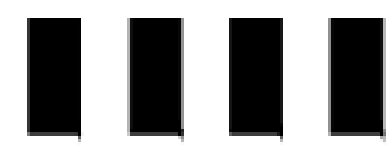
Site Plan Considerations

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Gracie Mews
Curb Cut



Questions?