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**The City of New York  
Community Board 8 Manhattan  
Memorial Sloan Kettering Cancer Center Pavilion Task Force  
May 4, 2023, 6:30pm  
Conducted Remotely via Zoom**

**MINUTES:**

**CB Members Present:** Felice Farber, Judy Schneider, Ed Hartzog, Anthony Cohn, John McClement, Adam Wald, Marco Tamayo, Michele Birnbaum, Elizabeth Ashby, Barbara Rudder, Shari Weiner, Bill Angelos

**Item 1:** Presentation by Dr. Jeff Drebin, Acting President of MSK and Chairman of the Surgical Dept. On Architectural and Zoning Responses. Dr. Drebin was joined by Elizabeth McNulty Director of Acute Care Nursing, Amado Centeno, SVP of RE Development and Facilities Management, Justin Boyer, Pavilion Design Architect, Foster & Partners, Troy Hoggard, Pavilion Design Architect, Cannon Design, Rob Masters, Pavilion Design Architect, Cannon Design, and Shelly Friedman, MSKs Land Use Counsel

Dr. Drebin discussed the growth of rates of cancer and the need for expanded capacity at MSK to treat the expected growth in cancer treatments and cancer surgery.

Cannon Design and Foster and Partners are the facility designers. They explained the building layout and design considerations. The Main MSK campus is between 66<sup>th</sup> and 69<sup>th</sup> Street and 1<sup>st</sup> and York Aves. The new facility will be located where the existing Sloan and Scholars buildings are located between 66<sup>th</sup> and 67<sup>th</sup> Street on York Avenue. The new building will be integrated into the MSK campus. The team will work within the Zoning envelope and showed a diagram how the facility fits within the existing MSK facilities. The buildings will be joined by a 2-story connecting bridge above 67<sup>th</sup> Street for material, staff and patient transfer. There is an existing tunnel below 67<sup>th</sup> Street that will be refurbished.

**Building Layout**

- Discussed the stacking of the building and the design from the inside out. The proposed Pavilion will have 3 levels of underground parking, a two-level lobby that pulls the ends of lobby area in to provide more space for the public, followed by operating and clinical support floors and then patient floors on top. The majority of the functions of the building are surgical areas and patient floors. Patient check-in will be on the second floor of the lobby. There will be an interior driveway for patient drop off.
- MSK discussed the space and height needs for the operating room including mechanical space, HEPA filter supply air distribution, and other equipment. The height needed for operating floors to meet technological needs is 18 feet. New Building will include a total of 28 operating rooms.
- ORs will be clustered around support spaces on each floor. MSK discussed flow and circulation of patients and doctors on the floors.
- Discussed the layout of patient rooms and patient floor layout, including improved sight lines for nurses, improved patient and family space, and natural light. There will be single-bedded rooms, the current standard. Rooms need overhead booms and other technology requiring 15-foot floor height and certain square footage requirements.
- MSK Wants building to be more residential in character rather than looking like an office building.

## Zoning:

Shelly Friedman explained the Zoning Actions required and the history of the project. This is a continuation of 2001 ULURP application for the Zuckerman building and the future replacement hospital – a phase 2 project to follow Zuckerman. The City Planning Commission approved phase 1 of the application with phase 2 voluntarily withdrawn until plans were more complete – as a result of delays due to 9/11. The ULURP application hearing was scheduled for 9/12/2001. The 2001 ULURP application was partially approved with the remainder delayed until MSK was ready to proceed with more defined plans. The Pavilion project is a resumption of the 2001 plan.

He explained the 6 zoning actions and explained that this is a continuation of land use actions begun in 2001. The zoning actions will permit a building at a maximum of 594 feet at full lot coverage. There will be no remaining unused floor area. There are no bonuses in the actions. The facility will be a 10 FAR building. The zoning actions increase zoning the lot coverage from 50.2% to 75.5%.

The 6 zoning actions requested are:

1. Zoning map amendment to re-zone the RRL site and a portion of the Pavilion site from R8 to R9
2. Zoning text amendment to amend LSCFD Section 79-43 Special Permit text to modify lot coverage and signage
3. Modification pursuant to ZR Section 79-21 to adjust the 2001 LSCFD site plan and zoning calculations (permits redistribution of zoning floor area)
4. Special Permit pursuant to ZR Section 79-43 to modify height, setback, lot coverage and signage
5. Authorizations pursuant to ZR Section 79-21 to modify height and setback and rear yard equivalent regulations on East 67<sup>th</sup> Street
6. Related modifications to the 2001 LSCFD restrictive declaration and drawings – Updates 2001 approval

The revocable consent for the pedestrian bridge is not part of the ULURP application, but the Department of Transportation expects the community board to issue its opinion on the revocable consent as part of our ULURP resolution.

## Q&A

- Floor height: There was a discussion about whether the floor heights can be reduced. MSK stated that the operating floors need to be 18 feet and patient floors need to be 15 feet. Overhead booms for example need a certain height. Questions were also raised about the need for as many operating room floors and patient floors.
- 2001 Approval: The Large-Scale Zoning Map amendments are meant to be used over time. The construction of Zuckerman included a construction time frame that was met.
- Building Exterior: MSK was asked to consider the type of glass/exterior fitting — to minimize the impact of light and heat reflections on nearby buildings.
- Housing: The project will result in the loss of 300 units of housing, 200 of which will be replaced at Roosevelt Island and the remaining 100 will be absorbed into existing MSK facilities. Housing will be discussed in more detail at the next meeting. A request was made for more information from MSK on the housing plan and the replacement of housing units.
- Windows: The windows cannot open because of need to manage airflow, pressurization
- Architecture: In response to questions about building setbacks, MSK responded that it was premature to answer the question because the building is being designed from the inside out based on functional needs of the hospital. If there is some articulation in the building, there will be some FAR available.

- Parking Facilities – There will be bike parking. Transportation issues to be discussed in more detail at the next meeting.
- Sustainability: The building will not be net zero – Hospitals are energy intensive. MSK is looking at LEED certification for the building. While getting to true net zero is not feasible, MSK is looking to drive down energy use as much as possible.
- Streetscape: MSK was asked to restore the greenery and benches in front of the Schwartz building.
- Construction: MSK was asked if there will be PLA and the response was that the building will be primarily union labor.

**The next meeting will take place on May 18<sup>th</sup> to discuss the environmental impact including housing, sustainability, streetscape, noise, light, and transportation.**

Respectfully submitted, Anthony Cohn & Felice Farber, Co-Chairs