

# MSK Pavilion

## CB8 Zoning & Development Committee

March 28, 2023



Memorial Sloan Kettering  
Cancer Center

# Pavilion Team

Dr. Lisa DeAngelis, Physician-in-Chief and Chief Medical Officer

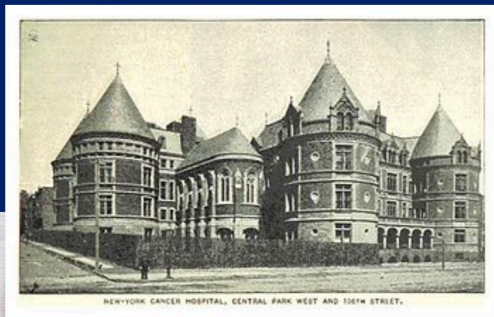
Dr. Jeff Drebin, Acting Hospital President

Justin Boyer, Foster + Partners, Pavilion Design Architect

Shelly Friedman, MSK's Land Use Counsel

# Three Pillars of MSK

The New York Cancer Hospital — what would become MSK today — pictured in 1893 at 455 Central Park West.



**Left:** Memorial Sloan Kettering Cancer Center's main hospital today, located at 1275 York Avenue.



Memorial Sloan Kettering  
Cancer Center

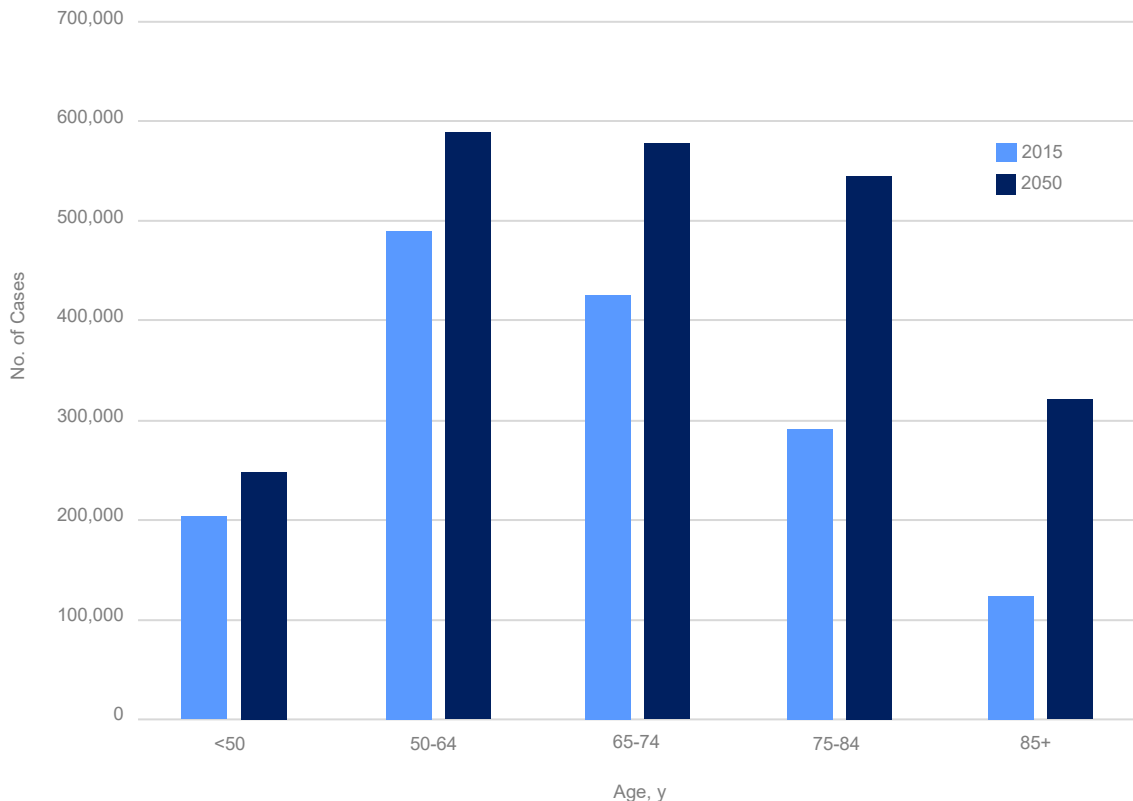
Patient Care

Research

Education

# Cancer rates will increase 50% by 2050

- 1 in 3 people will have cancer
- 40,000 new cases in New York City today
  - 47,000+ cases projected by 2030; 60,000 by 2050
- Two groups particularly concerning:
  - Older New Yorkers
  - Younger New Yorkers with rising rates of prostate, colon, breast cancer



• C.D.C., 2021  
• Ahmad FB, Cisewski JA, Anderson RN. Provisional Mortality Data — United States, 2021. MMWR Morb Mortal Wkly Rep 2022;71:597-600.  
• NYC DOHMH. Available at <https://www1.nyc.gov/site/doh/health/health-topics/cancer-prevention.page>.

# What Does This Mean for the Future of Cancer Care?

- Life expectancy is growing, people are living longer
- Acuity of cancer is growing with aging population
- New technology is required to meet the complexity of care
- MSK requires a modern, state-of-the-art facility to meet the moment





## MSK Requires State-of-the-Art ORs and ICUs to Handle Acuity of Future Care

The Pavilion will be a new state-of-art facility to help us achieve two critical goals:

- Meet the anticipated increased demand for care
- Accommodate modern and future technology

The facility will feature:

- 28 new operating rooms, 200 inpatient beds (with 60 ICU beds)
- New advanced technologies and operating capabilities
- Single rooms for immunocompromised patients

# Integration with MSK Main Campus

The York Avenue location will position the Pavilion at the **core of MSK's most advanced patient care and research**

- Connection to Memorial Hospital via a patient bridge will ensure:
  - Highest quality of care and safety for our patients
  - Access to existing programs, services, and amenities
  - Most efficient and cost-effective hospital operation
- Access to robust research infrastructure
- Attracting top doctors and scientists to NYC



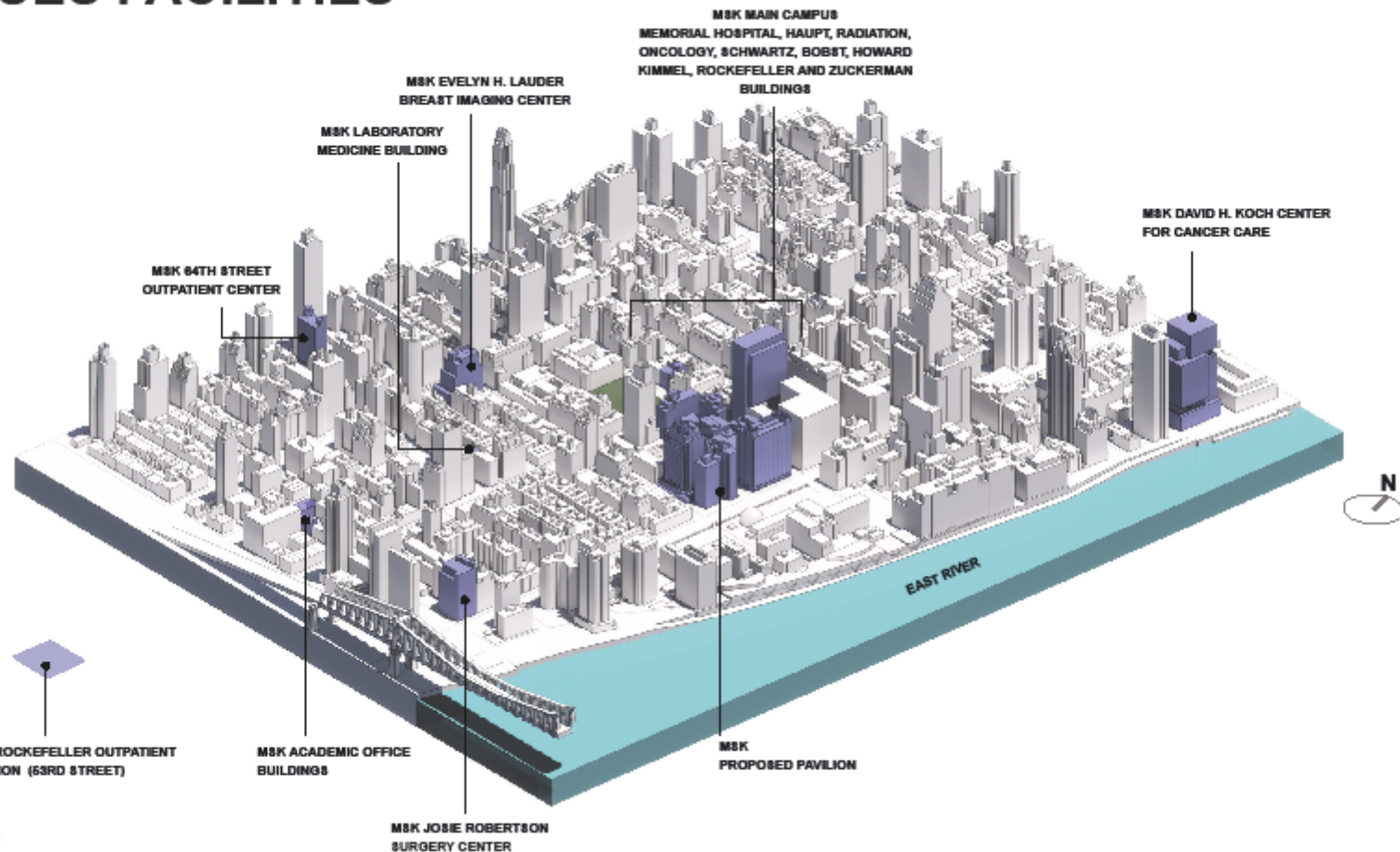
Memorial Sloan Kettering  
Cancer Center





# MSK UES FACILITIES

WIP



# SCHOLARS & SLOAN HOUSE

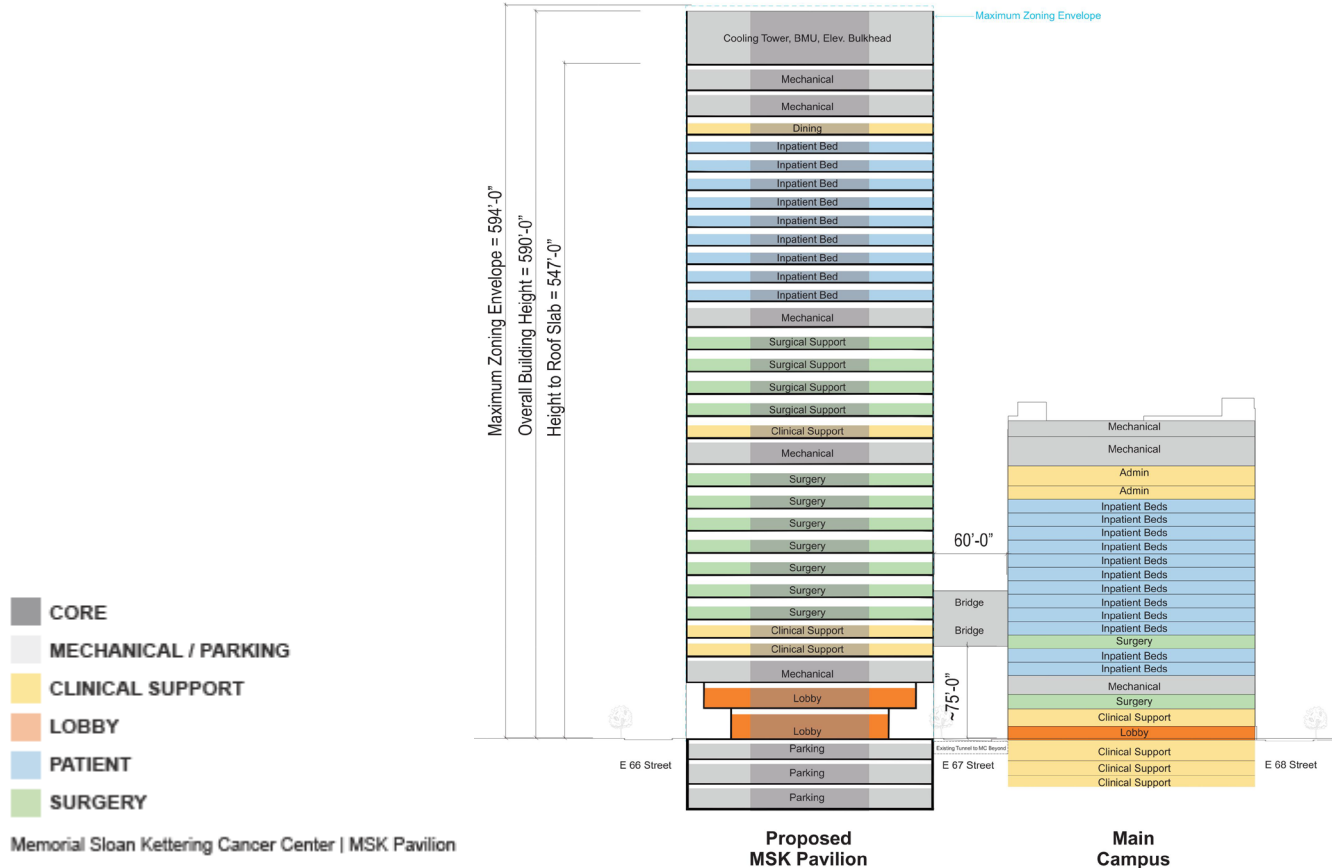
## EXISTING CONDITION

WIP



# MSK PAVILION

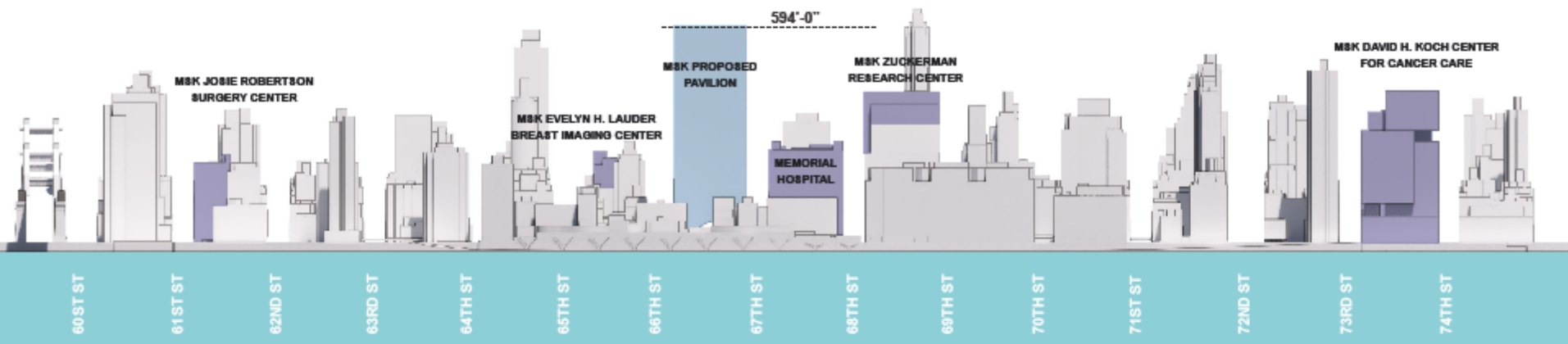
## PRELIMINARY PROGRAM STACK & CONNECTIONS



# MSK PAVILION CONTEXT

## EAST ELEVATION FROM EAST RIVER

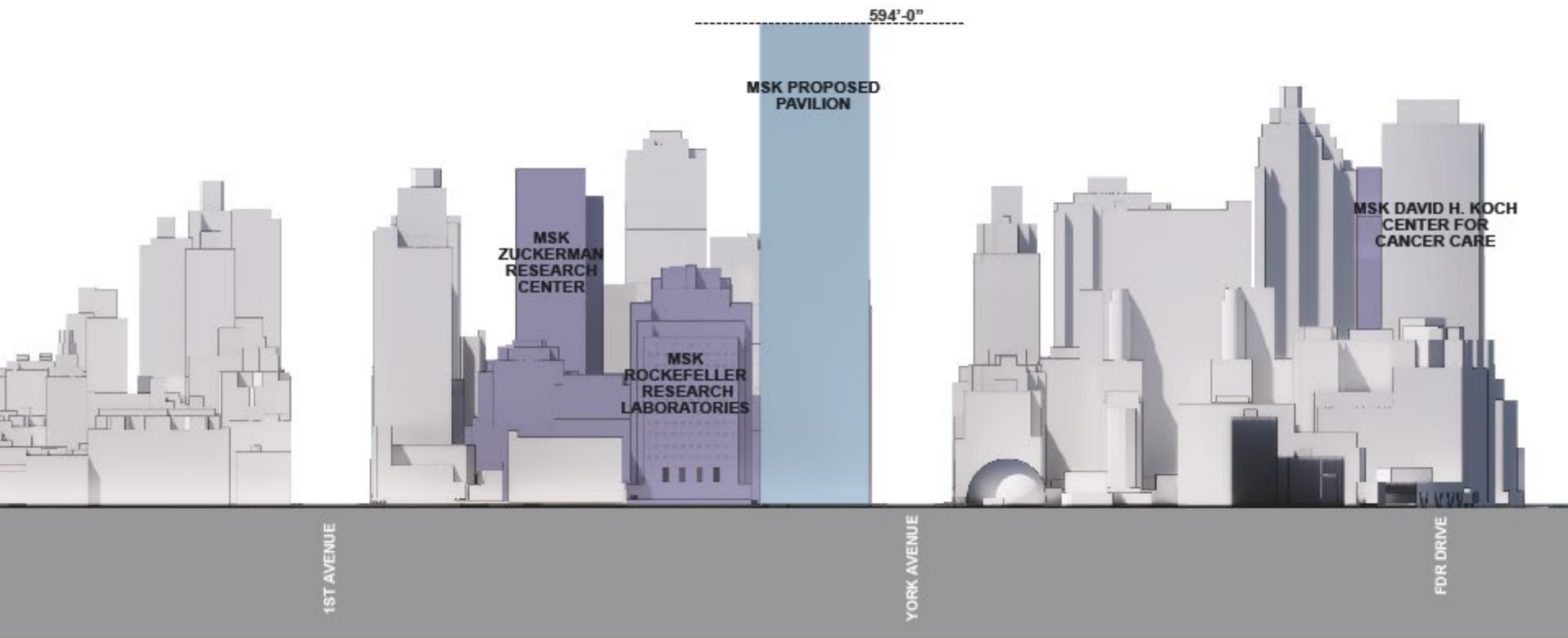
WIP



# MSK PAVILION CONTEXT

## 66TH STREET ELEVATION

WIP

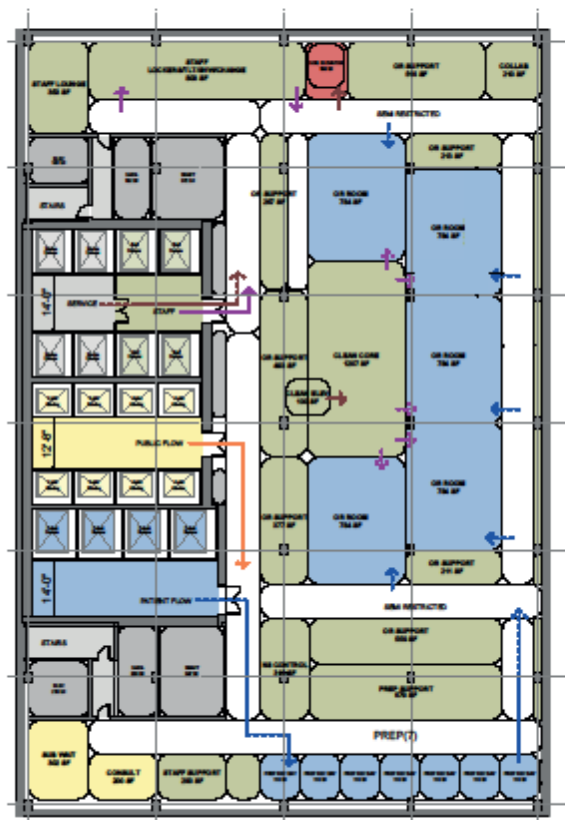


# MSK PAVILION

## TYPICAL OPERATING ROOM (ILLUSTRATIVE)

WIP

28 OPERATING ROOMS  
DESIGN APPROACH FROM THE INSIDE-OUT



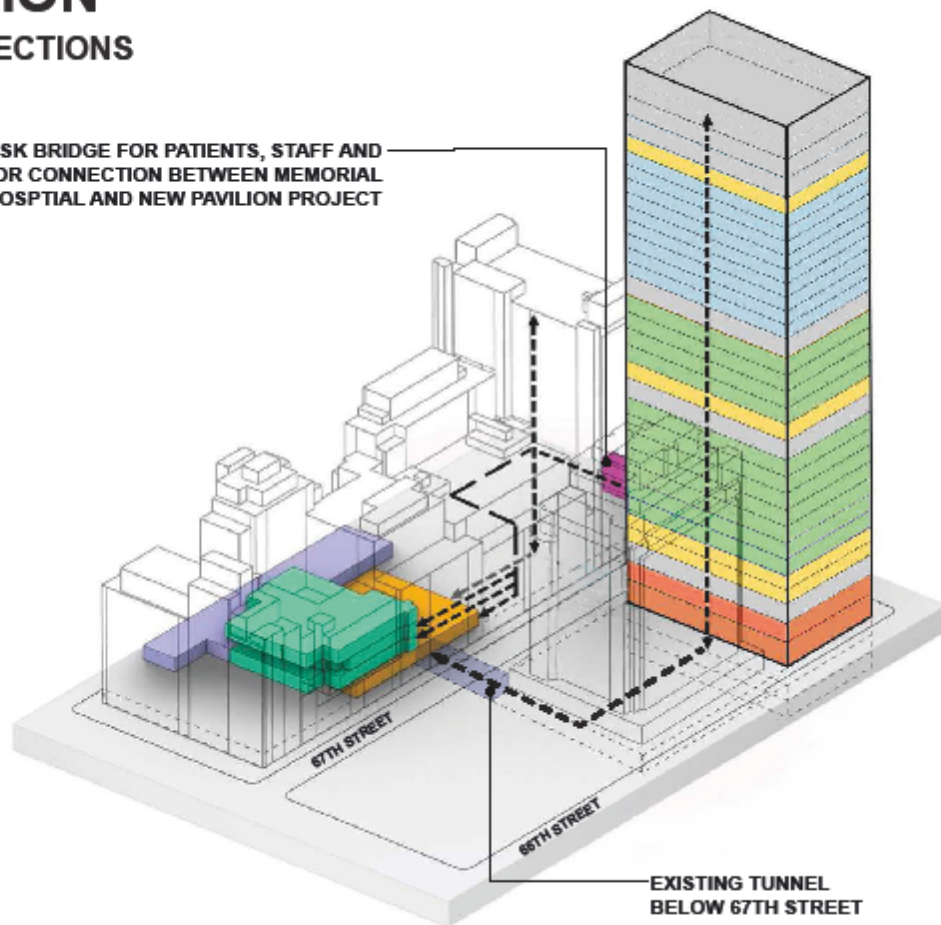
# MSK PAVILION

## STACK AND CONNECTIONS

WIP

NEW MSK BRIDGE FOR PATIENTS, STAFF AND VISITOR CONNECTION BETWEEN MEMORIAL HOSPITAL AND NEW PAVILION PROJECT

- MECHANICAL / PARKING
- CLINICAL SUPPORT
- LOBBY
- PATIENT
- SURGERY
- RADIATION ONCOLOGY
- RADIOLOGY DEPT
- URGENT CARE



# MSK PAVILION BRIDGE

67TH STREET FROM YORK AVENUE  
ARTIST'S VISUALISATION

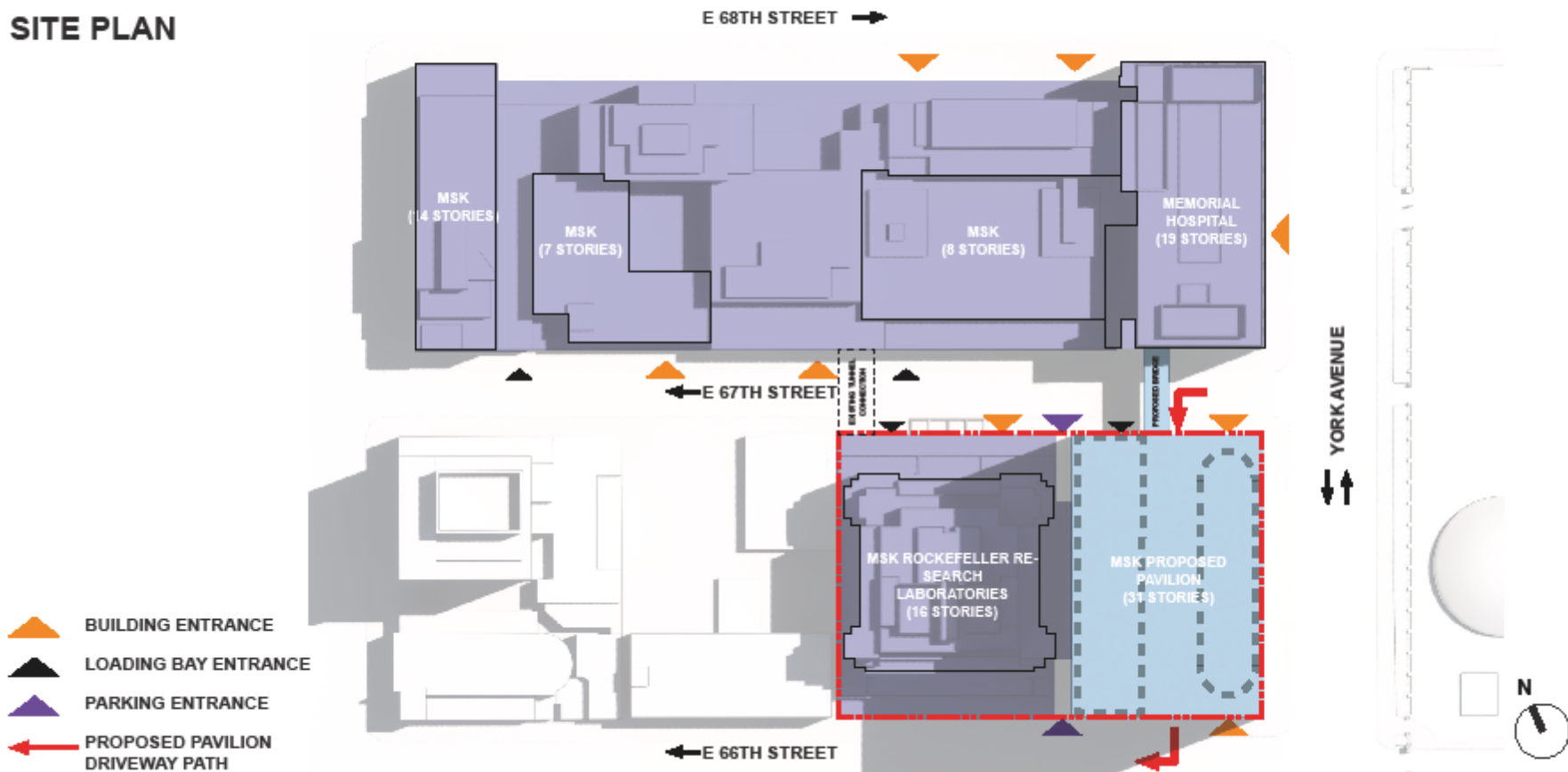
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# MSK PAVILION SITE PLAN

WIP

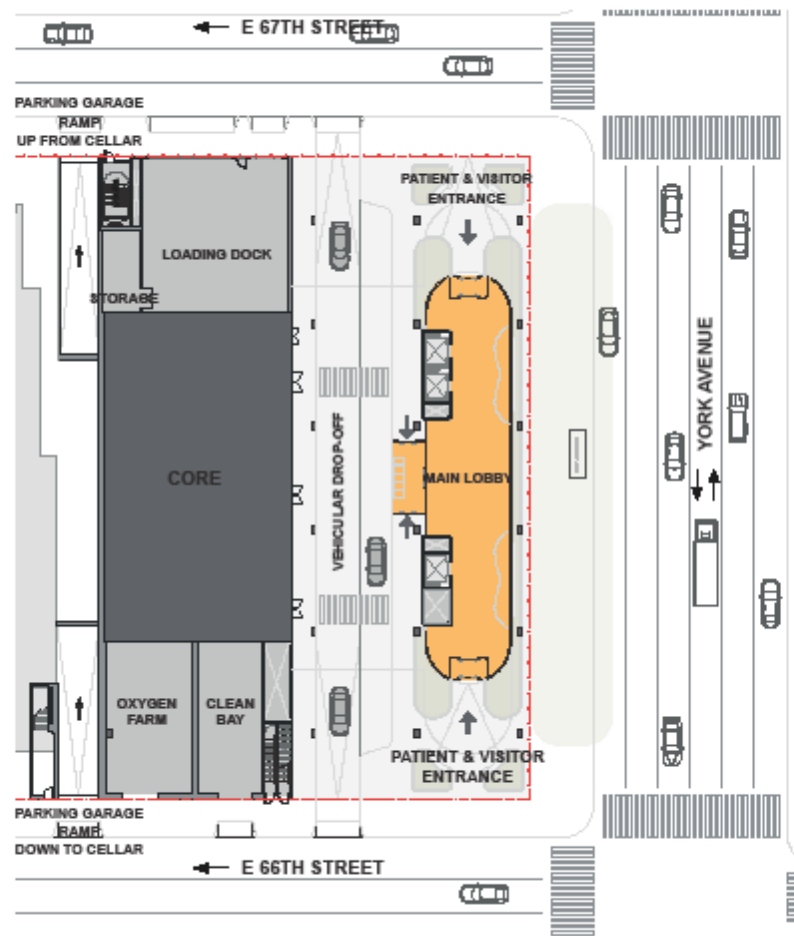


# MSK PAVILION

## GROUND FLOOR PLAN

(ILLUSTRATIVE)

WIP



# SUMMARY OF ZONING ACTIONS (CPC)

(AS OF 03/24/23)

*WIP*

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. Special Permit pursuant to ZR Section 79-43 to modify height, setback, lot coverage and signage
4. Modification pursuant to ZR Section 79-21 to adjust the 2001 LSCFD site plan and zoning calculations
5. Authorizations pursuant to ZR Section 79-21 to modify height and setback and rear yard equivalent regulations
6. Related modifications to the 2001 LSCFD restrictive declaration and drawings

# REVOCABLE CONSENT (NYCDOT)

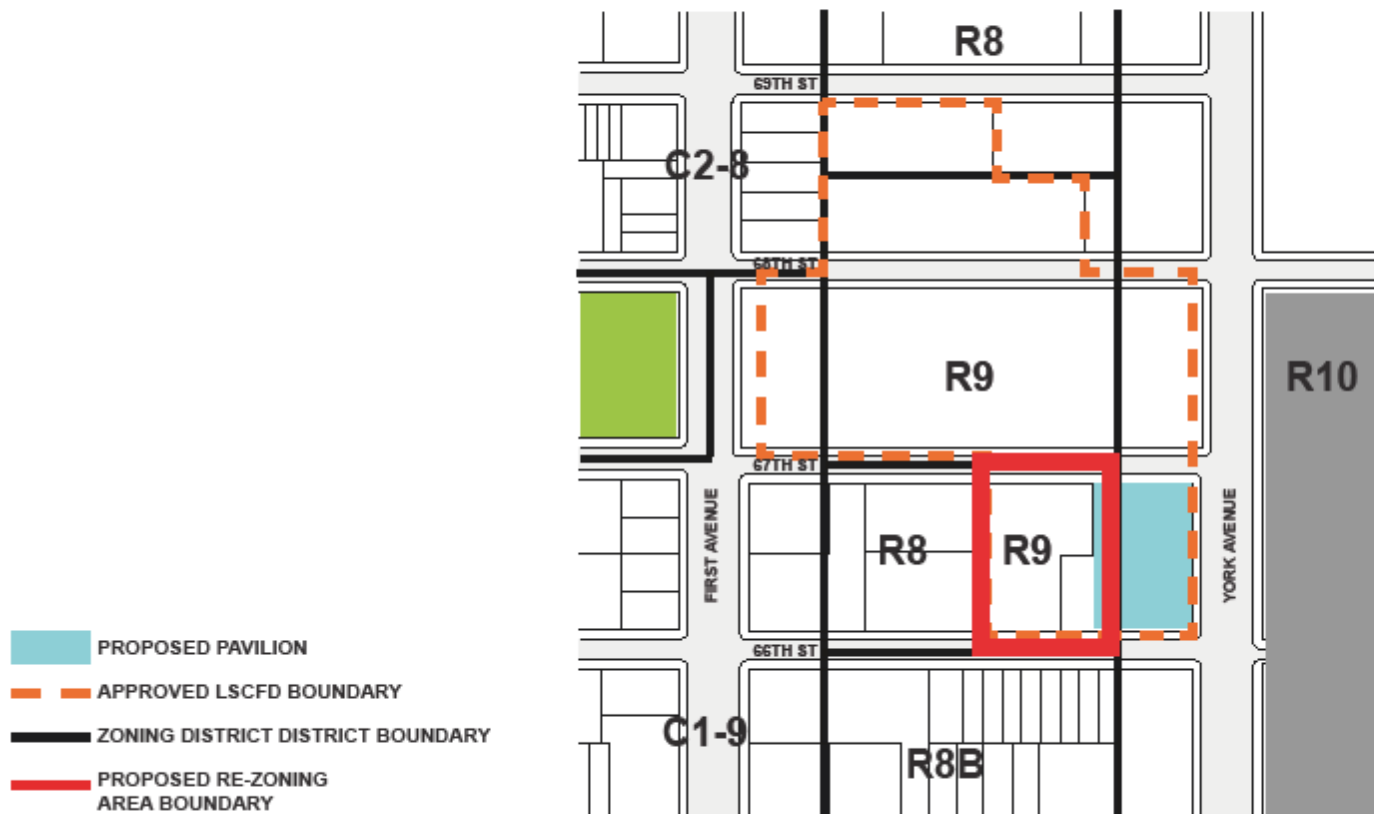
(AS OF 03/24/23)

Approval of a revocable consent for a two-story patient bridge over East 67<sup>th</sup> Street connecting the MSK Pavilion to the Memorial Hospital building on the Main Block.

# 2023 PROPOSED ZONING MAP

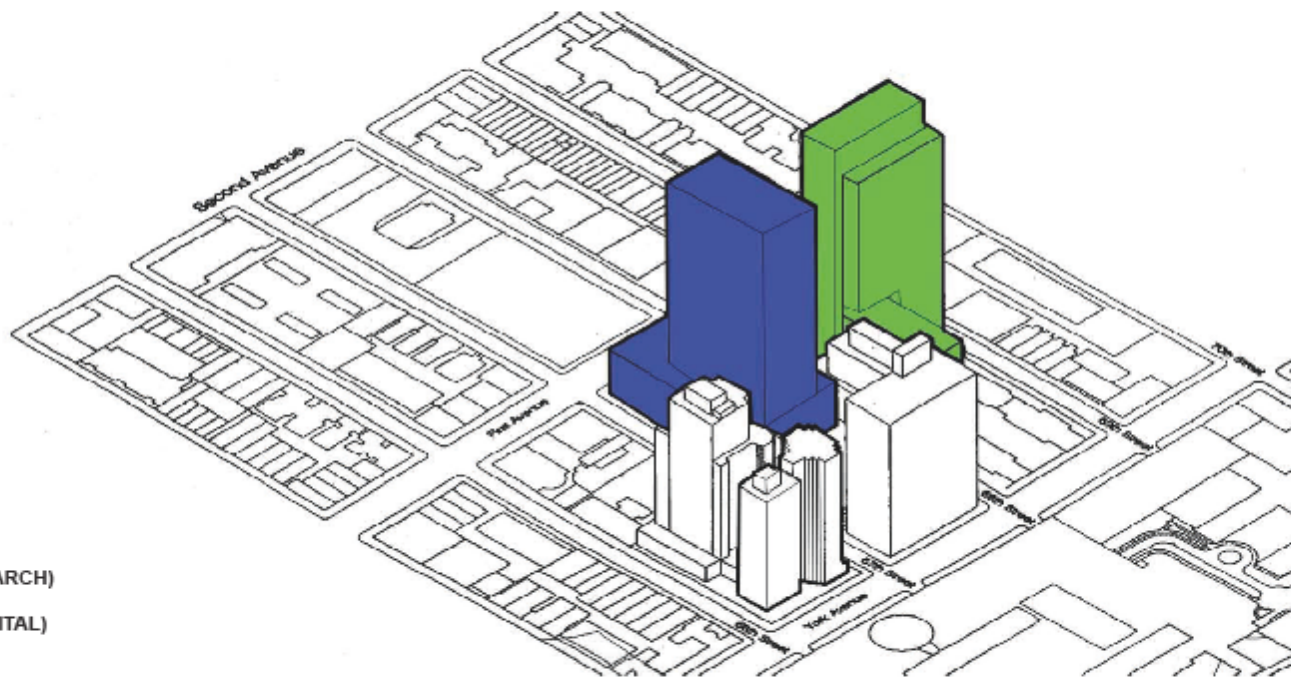
## AMENDMENT ENABLING MSK PAVILION

WIP



# 2001 FEIS IMAGE OF MID-BLOCK HOSPITAL BUILDING

WIP



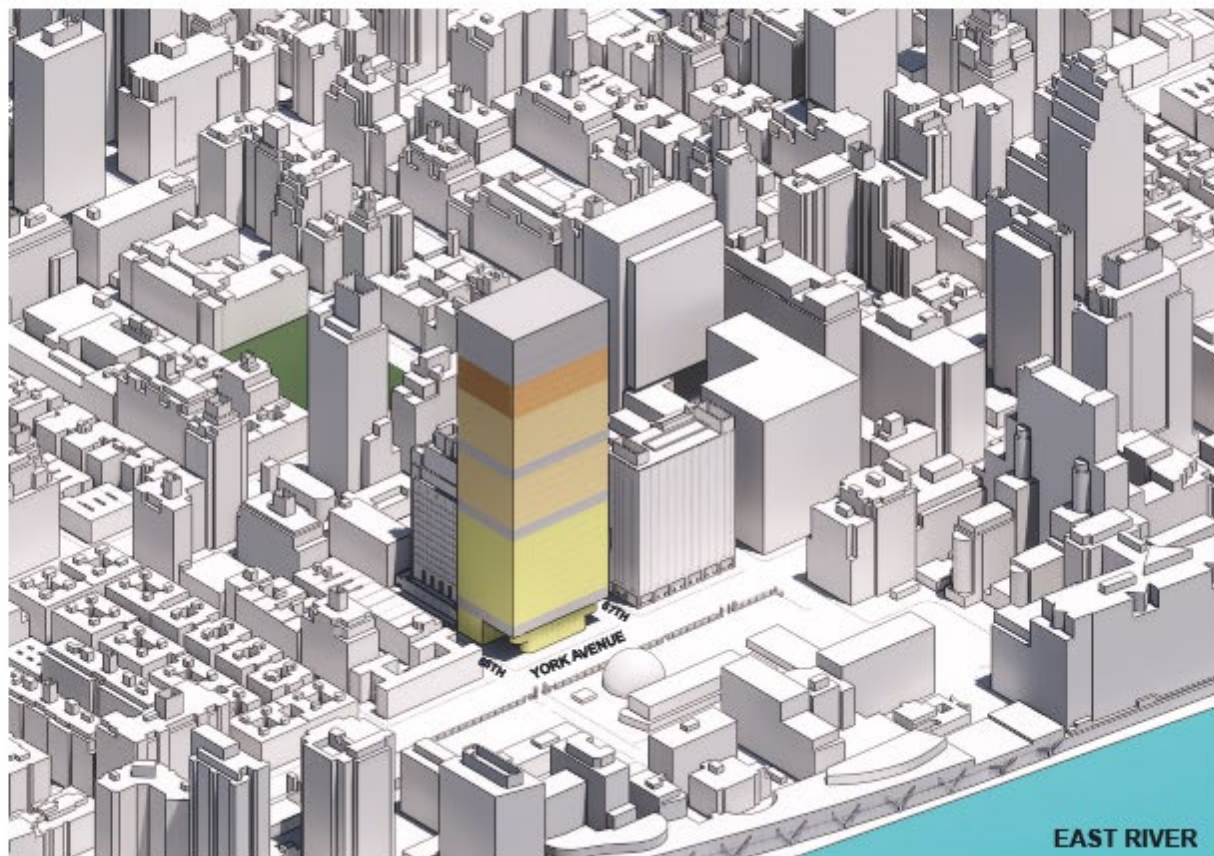
- PHASE I (RESEARCH)
- PHASE II (HOSPITAL)

# MSK PAVILION

## AVAILABLE ZFA ANALYSIS

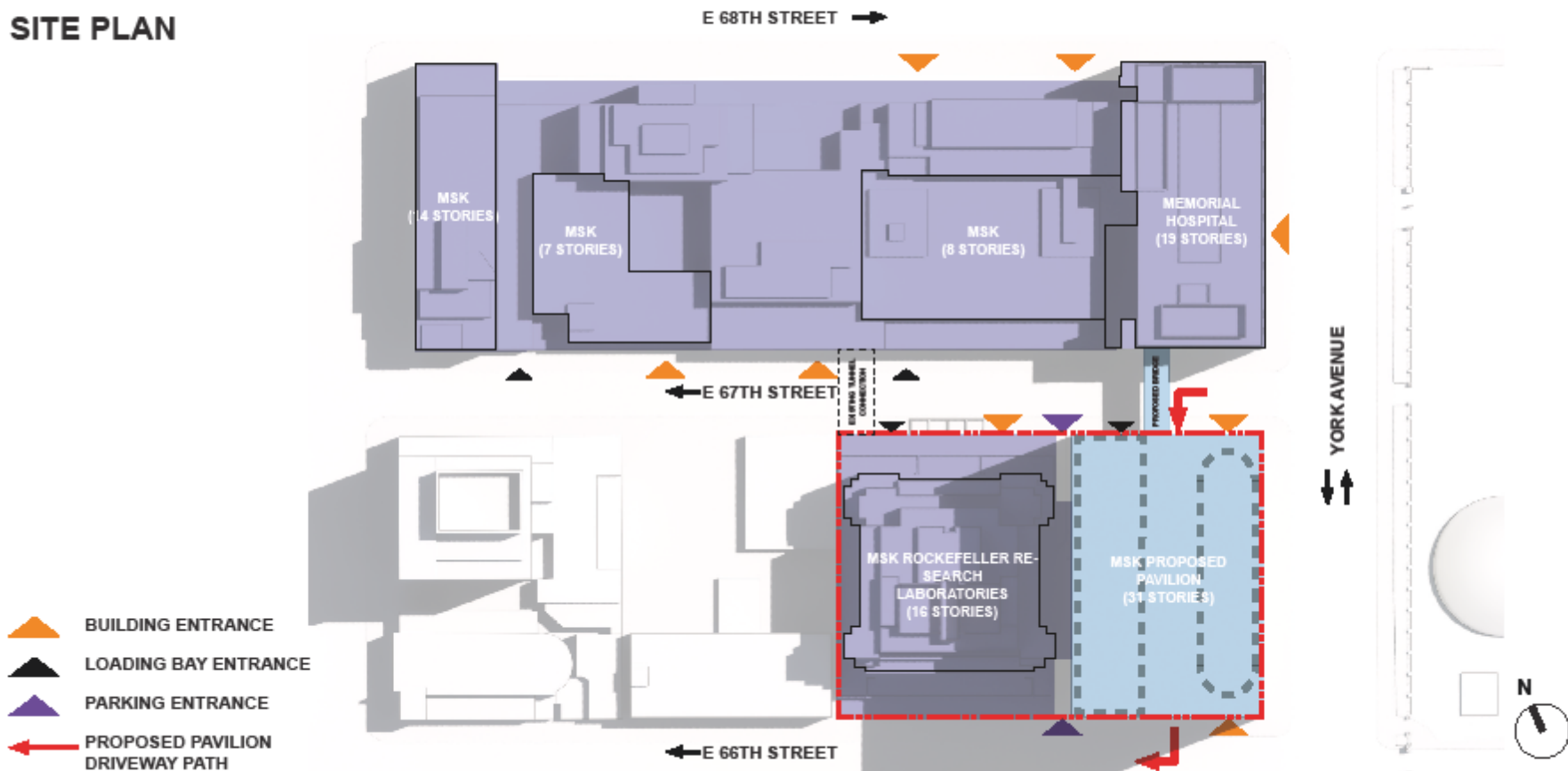
WIP





|                                          |             |
|------------------------------------------|-------------|
| ZFA TO BE GENERATED BY PROPOSED UPZONING | 140,581 ZFA |
| ZFA AVAILABLE FROM LSCFD                 | 264,938 ZFA |
| PERMITTED ZFA FOR SLOAN & SCHOLARS,      | 236,069 ZFA |
| TOTAL AVAILABLE ZFA                      | 641,588 ZFA |



# MSK PAVILION SITE PLAN

WIP



-  BUILDING ENTRANCE
-  LOADING BAY ENTRANCE
-  PARKING ENTRANCE
-  PROPOSED PAVILION DRIVEWAY PATH

# MSK CB 8 FACILITIES

NEW BUILDINGS 1973-2019

1973 - Memorial Hospital modernized (built 1939)

1989 - Rockefeller Research Labs

2001 - Large Scale CF Rezoning Approved\*

- Zuckerman Research Center Approved\*

2002 - Sidney Kimmel Center (Ambulatory)

2009 - Evelyn H. Lauder BAIC Center (Ambulatory)

2015 - Josie Robertson Surgical Center\*

2015 - David H. Koch Center (Ambulatory)\*

2020 - 64<sup>th</sup> St Medical Labs Building



MSK DAVID H.  
KOCH CENTER  
FOR CANCER CARE

WIP

## MSK CAMPUS:

MEMORIAL HOSPITAL, HAUPT RADIATION  
ONCOLOGY, SCHWARTZ, BOBST, HOWARD,  
ROCKEFELLER AND ZUCKERMAN BUILDINGS

MSK SIDNEY KIMMEL CENTER  
FOR PROSTATE AND UROLOGIC  
CANCERS

MSK PAVILION

EVELYN H. LAUDER BREAST  
MSK IMAGING CENTER

MSK 64TH STREET  
OUTPATIENT CENTER

MSK LABORATORY  
MEDICINE BUILDING

MSK AC-  
ADEMIC  
OFFICE  
BUILDINGS

JOSIE ROBERTSON  
SURGERY CENTER

16 EAST 60TH STREET

