



# SPARC KIPS BAY

Science Park and Research Campus · Growing the Life Sciences Industry · Linking New Yorkers to the Jobs of Tomorrow

# FOREWORD

Governor Kathy Hochul and Mayor Eric Adams

One year ago we stood with community leaders, elected officials, and industry stakeholders to announce our vision for the Science Park and Research Campus (SPARC) Kips Bay, a first-of-its-kind jobs and education hub. **The release of the SPARC Kips Bay Master Plan celebrates a year of work that brings us closer to delivering this transformative project.** The Plan represents a shared vision that drives innovation in New York City's growing life sciences and healthcare sectors by bringing schools and industry together to provide career pathways for City University of New York (CUNY) and New York City Public School (NYCPS) students. Affirming New York's role as a leader in these industries, the Plan establishes a new model for equitable economic development through the integration of public education, workforce, and industry in one campus. With over \$1.6 billion in City and State investment committed and \$2 billion in private investment anticipated, the project will spur \$42 billion in economic impact to the city, create 3,100 permanent jobs, and thousands of union construction jobs.

The life sciences and tech sectors are becoming increasingly integrated – from drug discovery to healthcare delivery, advanced technologies are accelerating research and enhancing patient care. By creating new pathways for NYC students into these good-paying sectors, we are investing in the workforce of tomorrow. With nearly one million square feet of life sciences space planned for the campus, SPARC Kips Bay will support and attract large anchor institutions and emerging life sciences startups. Along with modern facilities for CUNY and NYCPS, the Office of the Chief Medical Examiner (OCME) and NYC Health +



Hospitals / Bellevue, the new campus will support job training and workforce development for both public and private sector institutions. Together, this investment helps secure Kips Bay's identity as the premier hub of New York City's life sciences and healthcare industries.

SPARC Kips Bay is also an opportunity to address long-standing community needs, bringing nearly one acre of public realm improvements, a more vibrant First Avenue, and a universally accessible pedestrian bridge across the FDR at East 25<sup>th</sup> Street. As we move into implementation, we look forward to continued partnership and community engagement to ensure the project's success. The creation of the *SPARC Kips Bay Community Taskforce* and the *Education, Training, and Workforce Development Taskforce* in partnership with our elected leaders, community partners, and industry stakeholders, will help guide the next phases of design and implementation.

Investing in SPARC Kips Bay's promise to create an educational pipeline from NYC schools into the life sciences and healthcare industries is pivotal for the future of New York's economy and the economic mobility of its residents. **We are proud of our work to date and committed to realizing the full promise of SPARC Kips Bay – a project that will benefit generations of New Yorkers to come.**

**New York Governor  
Kathy Hochul**

**New York City Mayor  
Eric Adams**

*"I am pleased to see NYCEDC advancing its plans for SPARC Kips Bay. Life sciences are a strength of our local economy, and this project holds the promise of further supporting this sector and making it more inclusive of CUNY, Hunter, and BMCC students of diverse backgrounds, bringing together professionals across the industry. This project will also include upgraded facilities for NYC Health + Hospitals' ambulatory care and training facilities and a lab for the Office of the Chief Medical Examiner. To top it off, open space and public realm improvements will secure this campus' status as an asset for the neighborhood. This Master Plan is an important milestone on the path to making all of these pieces come together in a cohesive way. I look forward seeing this plan materialize through a robust public process that is inclusive of all perspectives."*

*"SPARC Kips Bay is an opportunity for New York City and Kips Bay to become the health and life sciences hub of the country. From a new specialized high school to advanced commercial labs, all of SPARC's users will have a role to play in making this vision a reality. The investment being made here will have a tremendous impact, creating thousands of new jobs, stitching the area together with new public spaces, and ensuring we maintain our momentum as a global life sciences hub. Most importantly, it will result in improved health outcomes for New Yorkers. As the City Council Member for Kips Bay, I've seen firsthand how the area has grown into a thriving life sciences district – and how much more potential there is. I am excited to support SPARC Kips Bay and look forward to the day when New Yorkers can tour the campus."*



**Manhattan  
Borough President  
Mark Levine**



**Council Member  
Keith Powers  
District 4**



# SPARC KIPS BAY

## The Opportunity

**Science Park and Research Campus (SPARC) Kips Bay will be a first-of-its-kind job and education center in the heart of New York City.** It will transform Hunter College’s antiquated Brookdale Campus into nearly two million square feet of state-of-the-art academic, healthcare, and life sciences space; including classrooms and labs across three integrated CUNY schools – Hunter College School of Nursing, CUNY Graduate School of Health & Health Policy, and Borough of Manhattan Community College (BMCC); an NYCPS health-and-science-focused high school; ambulatory care services and a training simulation center for NYC Health + Hospitals (H+H); a new OCME forensic pathology center and medical examiner facility; life sciences research labs for companies of all sizes; and community and retail spaces. This historic investment will create a pipeline from NYC’s public education system into careers in the life sciences, healthcare, and public health sectors.

**Unprecedented Partnership:** The collaboration between the City and State of New York, CUNY, and the New York City Economic Development Corporation (NYCEDC) to develop a modern life sciences and education hub is a watershed moment in City-State collaboration for economic development. The connections to adjacent life sciences activity and the established healthcare sector in Kips Bay will further cement this area’s identity as the city’s central hub for life sciences, public health, and healthcare.

**Unified and Synergistic:** To make the most of this opportunity, SPARC Kips Bay will create a community of institutions and facilities with spaces that come together as a holistic campus connected to the broader neighborhood. The campus is thoughtfully arranged

to maximize opportunities for interaction and collaboration across institutions through colocation and shared spaces.

**Critical Neighborhood Infrastructure:** The project provides an opportunity for public realm improvements in a part of the city generally characterized by large-scale buildings and highway infrastructure. Addressing this responds to long-standing community requests to create more high-quality open space, better pedestrian accessibility, and improved vehicular circulation in the surrounding community. SPARC Kips Bay will bring new public open space that connects to a network of existing neighborhood open spaces, a new accessible pedestrian bridge over the FDR Drive at East 25<sup>th</sup> Street, and tie-in to the Kips Bay Coastal Resiliency (KBCR) project, formerly known as the Bellevue Campus Coastal Resiliency project.

**Historic Investment:** Already, City and State commitments total \$1.6 billion in funding to support the education, public health, and healthcare components of the project, alongside critical community infrastructure. This initial investment will leverage over \$2 billion in private funding to help realize the project and grow the life sciences industry in Kips Bay.

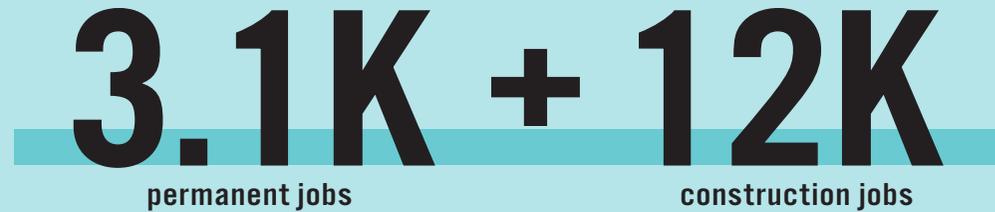
**Delivering Results:** SPARC Kips Bay will create an estimated 3,100 permanent jobs in the growing life sciences sector and nearly 12,000 construction jobs. The new hub will generate an estimated \$42 billion in economic activity for New York City over the next 30 years.

**SPARC Kips Bay is expected to begin construction in late 2025 and continue through the end of 2031.**

## BY THE NUMBERS

*"To be successful, SPARC Kips Bay must be transformative: **We must build a place of opportunity.** Not just a beautiful campus, but a place that serves this larger mission."*

*Deputy Mayor Maria Torres-Springer*



## WHY SPARC KIPS BAY – AND WHY NOW?

### A Unique Moment of Change

New York City is home to one of the most diverse and talented workforces in the nation, so it's no wonder that the life sciences and healthcare industries – good-paying, high-growth fields – are expanding here. **SPARC Kips Bay will support the growth of these industries through delivery of new, state-of-the-art facilities and cultivation of New York City's talent pipeline.**

Growing the life sciences industry in New York has been a focus of the City and State over the past decade through programs like the City's \$1 billion LifeSci NYC Initiative and New York State's \$620 million Life Science Initiative. These investments are paying off – the broader New York City metro area is now home to over 5,100 life sciences companies and nearly 150,000 jobs, representing the most companies and jobs in the nation. Most recently, the Chan Zuckerberg Initiative (CZI) announced the CZ Biohub NY, a new biomedical research hub that will leverage \$300 million in public-private investment.

In New York City, employment in the life sciences sectors has increased by over 50 percent since 2017 alongside an almost 20 percent increase in annual wages in these fields. New York City continues to receive large shares of research funding and grants; in 2022 alone, the City received over \$3 billion in funding from the National Institutes of Health (NIH) and has seen more companies spin out

of its academic research and medical institutions than ever before. Growth of the industry is not only limited to the most specialized jobs – for every job that requires an advanced degree or training, there are three good-paying technical jobs that are accessible to individuals with a range of education and skill levels, starting from associate's and bachelor's degrees.

LifeSci NYC has an ambitious goal of creating 10 million square feet of life sciences space in New York City. Meeting the expected growth of this industry requires investment today, and SPARC Kips Bay presents a unique and exciting opportunity for new, ground-up construction.

In this context, the historic partnership between the City, State, CUNY, and NYCEDC could not be more opportune. As New York emerges as a life sciences leader in the United States, the investment at SPARC Kips Bay doubles down on this momentum by continuing to grow this robust and future-facing sector. The continuum of accessible educational and workforce opportunities within the project will ensure that the City remains highly competitive for these industries. **By educating new scientists, nurses, and other health professionals, SPARC Kips Bay will support good jobs and ensure that New York City and State continue to be a hub for innovation.**

*"Each year, CUNY enrolls thousands of students in health and human services programs, and this state-of-the-art facility will prepare them to work in New York's growing life sciences and public health sectors as well as create much-needed jobs in these fields to help our economy. CUNY is proud to be part of this partnership."*

# WHY KIPS BAY?

## Center of a Growing Life Sciences District

**New York City has emerged as a national leader in the life sciences industry, and Kips Bay is at the center of this growth.**

Research has shown that forming a physical cluster and network of life sciences companies is essential for the success of this industry, which is why the City is doubling down on its commitment to Kips Bay as the preeminent destination for life sciences. SPARC Kips Bay is one of several city-led projects in the area that directly encourages this growth, helping to attract talent and jobs.

Anchored by rich transit access and proximity to premier institutions for education, healthcare, and life sciences, Kips Bay is home to over 44,000 jobs in the healthcare and life sciences industries today, bolstered by three major medical institutions – H+H / Bellevue, NYU, Veterans Affairs (VA) Healthcare – and six institutions of higher education: Hunter College School of Nursing, NYU Grossman School of Medicine, Yeshiva University, Baruch College, Bellevue School of Radiologic Technology, and the School of Visual Arts. Alongside a vibrant residential community with access to a diverse array of retail services and amenities, the East River waterfront, and nearby attractions, Kips Bay is a natural home to these industries as they grow in the future.

Today, the cluster features over one million square feet of life sciences office and lab space across the Alexandria Center for Life Science and Deerfield's Cure Innovation Campus, totaling over 1,000 jobs and providing space for established companies like Ely Lilly and Pfizer as well as emerging businesses and startups. Planned developments like Innovation East at 455 First Avenue and Alexandria's third tower will nearly double Kips Bay's existing life sciences lab and office space.

SPARC Kips Bay is expected to deliver up to one million square feet of life sciences space. This is crucial for meeting LifeSci NYC's goal to create 10 million square feet citywide by 2030. With the addition of SPARC Kips Bay, the neighborhood will be home to almost one-third of this goal, strengthening its position as a burgeoning anchor for the life sciences and helping to support the ecosystem across the city and metro area. The Plan allows for phased development to grow these facilities at a pace that both matches and induces the industry's expansion.

**SPARC Kips Bay will anchor NYC's life sciences activity by driving companies and talent to choose NYC and promoting the growth of this important sector in the heart of Kips Bay.**



# KIPS BAY SCIENCE DISTRICT



### Alexandria Center for Life Science

NYC's first commercial life sciences campus, designed specifically to foster innovation and collaboration among nearby medical and science institutions. The campus currently comprises 720,000 SF of state-of-the-art life sciences lab and office space in two towers, with plans for a third underway.



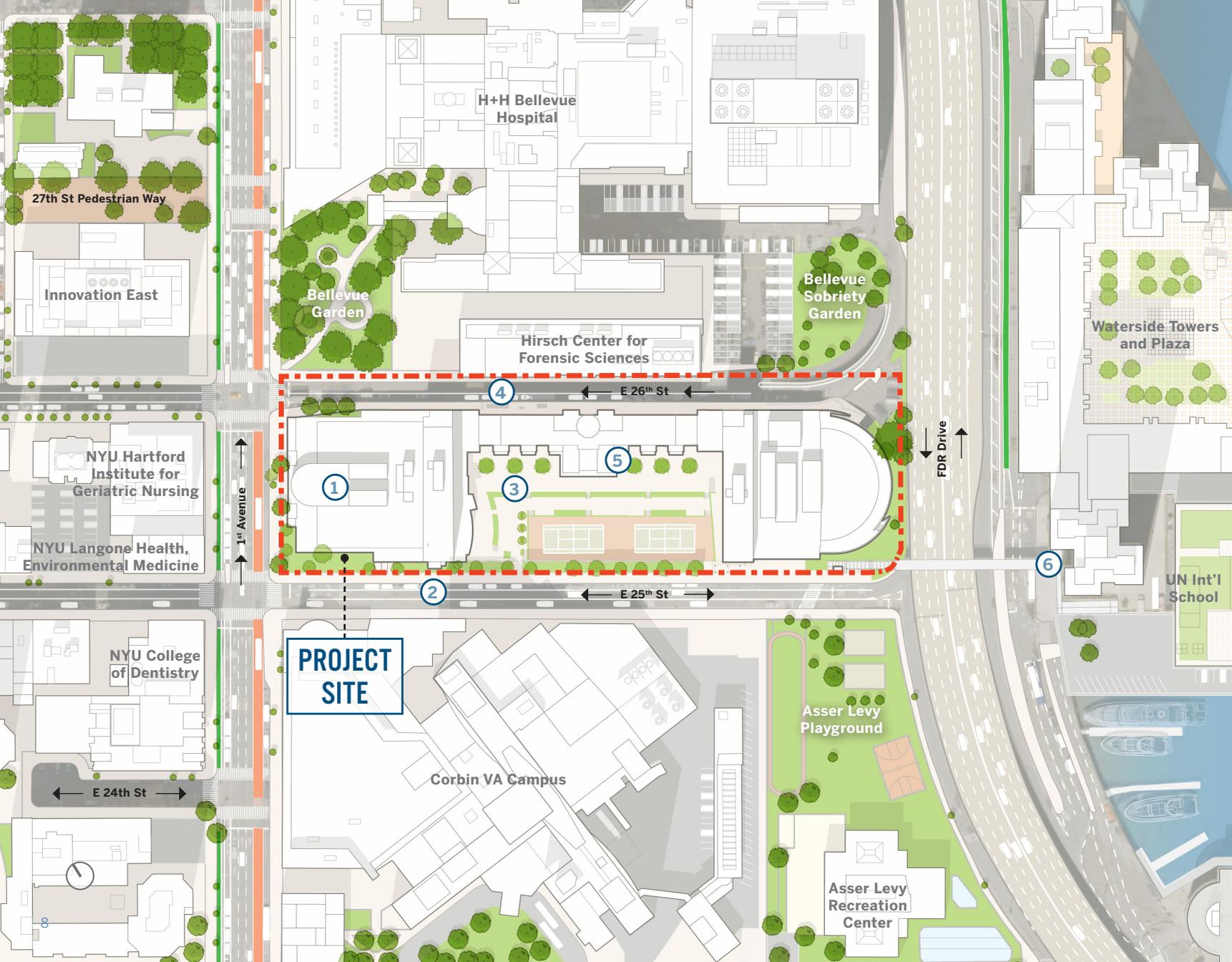
### Innovation East (455 First Ave)

Located on the site of the former NYC Public Health Lab, this project will bring 460,000 SF of modern, innovative life sciences lab space to Kips Bay. NYCEDC is currently constructing the new Public Health Lab at the Harlem Hospital complex on West 137th Street.



### Deerfield Cure (345 Park Ave S)

Cure offers 300,000 SF of premier life sciences lab space designed to support life sciences, digital health, and tech-enabled companies from across the world for innovation in healthcare and developing cutting-edge solutions for those in need.



## WHY BROOKDALE?

### A Block Primed for Transformation

The CUNY Hunter College Brookdale site spans the full 4.75-acre block from First Avenue to the FDR Drive, between 25<sup>th</sup> and 26<sup>th</sup> Streets. The existing campus includes the Hunter College School of Nursing, School of Health Professions (including Physical Therapy, Speech Language Pathology, and Medical Lab Sciences), and dorms. As CUNY's flagship nursing school, it prepares nurses for 21<sup>st</sup> Century practice in complex urban environments with diverse populations.

But the campus, built in 1954, is antiquated and in need of transformation. Aging buildings and infrastructure do not adequately support the educational efforts of CUNY's talented faculty, students, and staff. Outdoor spaces are largely inaccessible and set back from the street behind fencing. Indoor community spaces that closed during the COVID-19 pandemic remain shuttered.

This is a rare opportunity to build new facilities for CUNY, while supporting critical city services for H+H, OCME, and NYCPS. It will allow CUNY – and its partner institutions – to upgrade education and research facilities to match the quality and ambition of the programs they house.



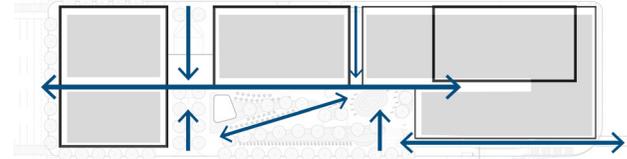
# THE MASTER PLAN

## An Entire City Block, Transformed

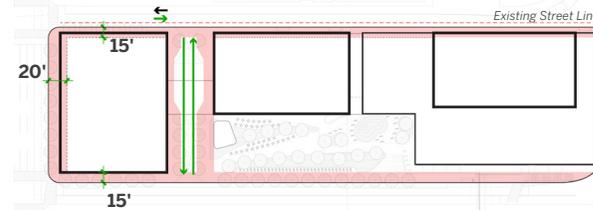
The development of an integrated hub for research, training, and the delivery of public health and patient care – the first of its kind – requires a bold vision, strong visual identity, and a seamless transition into the fabric of Kips Bay. The master plan for SPARC Kips Bay envisions the transformation of the impermeable block into a **connected series of buildings**, arranged to create a sizable open space that is accessible to all. It will support a **connected network of parks**, forming a link between Bellevue South Park, Bellevue Garden, and Asser Levy Playground. It will enhance a **connected bicycle and pedestrian network**, with new accessible routes, wider sidewalks, and linkage to the Manhattan Waterfront Greenway. And it will **improve circulation** in and around the site, including widening and making 26<sup>th</sup> Street a two-way street.

### Master Plan Goals:

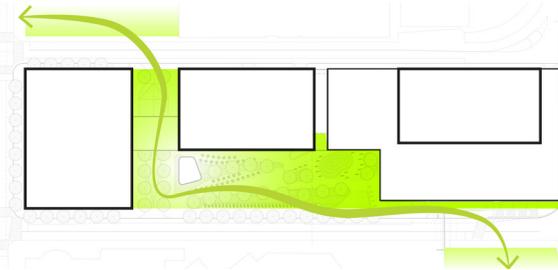
- 1 Create new career pathways and workforce development opportunities in life sciences, public health, and healthcare.
- 2 Establish a unified plan for a cutting-edge campus that meets the needs of both campus institutions and the broader neighborhood.
- 3 Create a more connected, green, and resilient site through new open spaces, integration of a new accessible pedestrian bridge, and tie-in to KBCR.
- 4 Ensure a clear plan for implementation, considering cost efficiency, continuity of operations for the Hunter College Schools of Nursing and Health Professions, and entitlements pathways.
- 5 Leverage synergies between institutions to support a connected health, science, and education ecosystem.



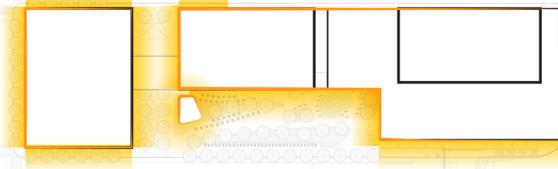
More Open and Porous Block



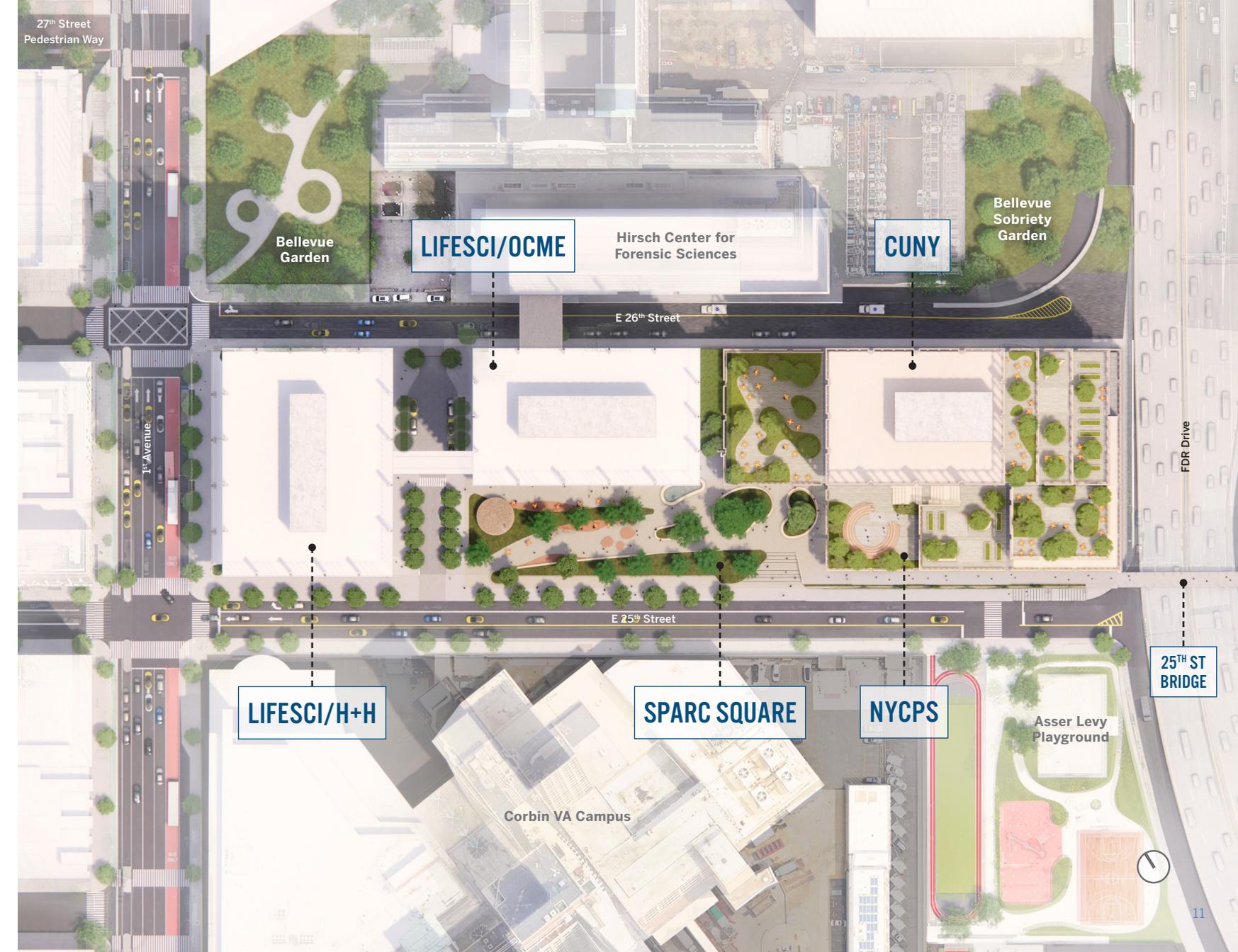
Widened Sidewalks, Improved Access

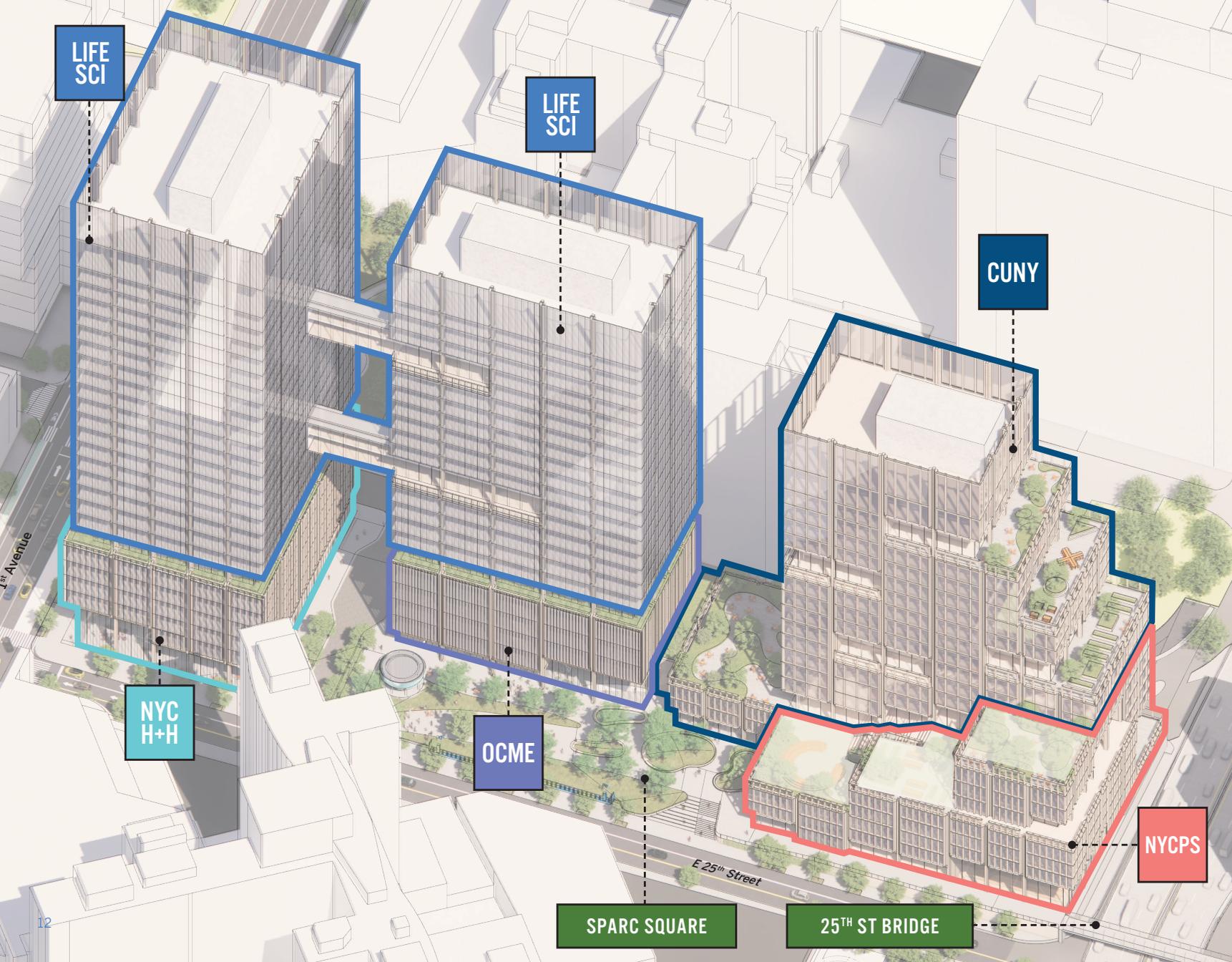


Publicly Accessible Open Space

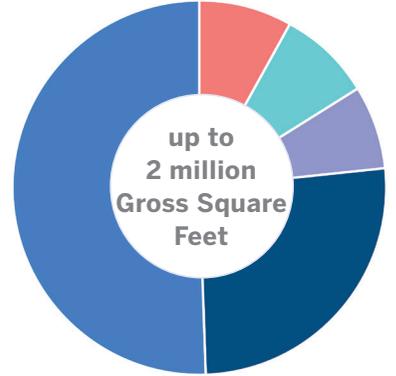


Active and Transparent Ground Floor





## SIX INSTITUTIONS, ONE CONNECTED VERTICAL CAMPUS SUPPORTING THE NEIGHBORHOOD



SPARC Kips Bay will include up to two million square feet for educational programs, workforce development, and job opportunities in the life sciences, public health, and healthcare sectors. The colocation of these institutions will create a pipeline from local public schools and city universities into these growing fields. The campus is planned to meet the needs of each institution and program while leveraging adjacencies for collaboration and synergies and providing community benefit.

<b>CUNY</b> Public University + Career Pipeline	<b>NYC PS</b> Career-Focused Public High School	<b>NYC H+H</b> Outpatient Care + Training Center	<b>OCME</b> Forensic Pathology Center	<b>LIFE SCI</b> Life Sciences Research Labs	Community Infrastructure
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*Building new facilities for 60+ CUNY degree programs:*

- Hunter School of Nursing; Depts. of: Speech-Language Pathology, Physical Therapy, Medical Laboratory Sciences
- BMCC Health Sciences, Health Studies, and Nursing
- Graduate School of Public Health and Health Policy
- Research Labs

*Creating a brand-new high school with a focus on:*

- Science and health professions and career-connected learning
- Connections to CUNY and career prep

*Expanding existing preventative care programs for Bellevue patients:*

- Nursing Advanced Practice Center and Simulation Training Center
- Adult primary care
- Wellness programs
- Ambulatory care center
- Phlebotomy and radiology services

*Replacing outdated facilities to support the daily needs of OCME, including:*

- Toxicology and pathology lab
- Forensic anthropology lab
- Morgue facilities
- Autopsy suite

*Creating new cutting-edge life sciences space that will support:*

- Wet labs
- Dry labs
- Translational R&D
- Tech-forward life sciences capabilities
- Space for industry collaboration, convening, and exhibitions

*Addressing long-standing community priorities, such as:*

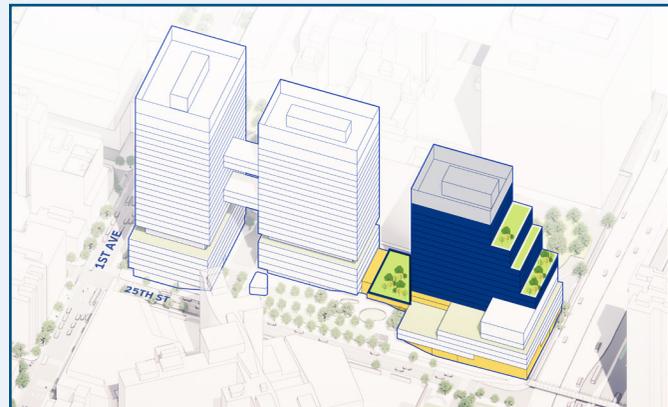
- New public open space and improved walkability
- A new accessible pedestrian bridge
- Neighborhood resiliency
- Expanded sidewalks and safer street crossings
- Food and retail at the ground level

# CUNY PUBLIC UNIVERSITY AND CAREER PIPELINE

The City University of New York is the nation's largest urban public university, a transformative engine of social and economic mobility that is a critical component of the lifeblood of New York City. More than 80 percent of the University's graduates stay in New York, contributing to all aspects of the city's economic, civic, and cultural life and diversifying the city's workforce in every sector.

At SPARC Kips Bay, CUNY envisions a new healthcare and public health campus that brings together programs from three of its flagship schools – Hunter College, Borough of Manhattan Community College (relocating Allied Health, Health Education, and Nursing Programs from Lower Manhattan), and the Graduate School of Public Health & Health Policy (relocating from Harlem) – to advance research, education, and practice in these critical fields. Together, they represent 4,900 students across nearly 60 degree and certificate programs, spanning the full range of health-related fields from health education to patient care to epidemiology and biostatistics. CUNY provides a top-notch education and continuing education training in growing sectors like healthcare and health sciences resulting in lasting career pathways for many first-generation college students and members of the BIPOC community.

Integration with the broader SPARC Kips Bay program will afford and promote unique internship, apprenticeship, fellowship, and training opportunities for CUNY students with H+H, OCME, and SPARC Kips Bay life sciences partners.



The Plan achieves core CUNY objectives including:

- **New modern educational facilities will support CUNY students and faculty in their research and learning**
- Academic programs will be concentrated in a single building, delivered in the first phase of construction
- Shared spaces will bring together all schools (classrooms, teaching labs, auditorium, cafeteria, fitness) and connect to the outdoors

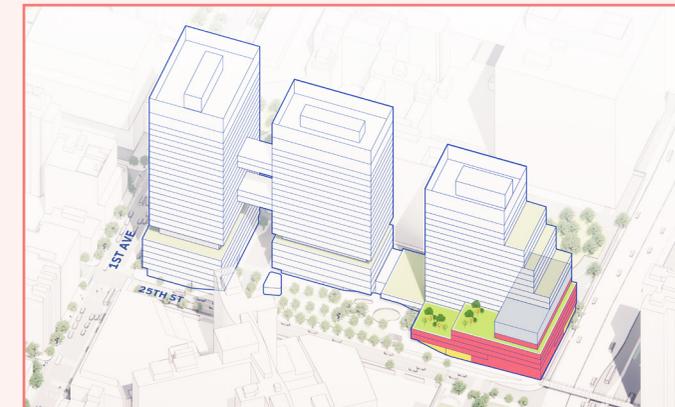
NYC  
PS

# CAREER-FOCUSED PUBLIC HIGH SCHOOL

New York City Public Schools serves over 1.1 million students in 1,800 schools across the five boroughs. Its mission is to ensure that each student graduates on a pathway to a rewarding career and long-term economic security, equipped to be a positive force for change.

NYCPS envisions a new high school facility focused on healthcare, public health, and life sciences serving students from across the five boroughs. The school will integrate and reinforce core instruction with career connected learning (CCL) and benefit from direct adjacency to post-secondary schools and jobs in these in-demand fields. This type of learning environment prepares students with real world experiences, a strong plan for their path after high school, and a head start for where they are going.

The opportunity for CCL is most acute through direct integration with CUNY and industry; this colocation facilitates collaborative programming, which enables NYCPS students to earn early college credits, industry validated credentials, and paid work-based learning experiences. As a FutureReadyNYC school, the SPARC Kips Bay High School would bring the best of college and career preparation to all students.



The Plan achieves core NYCPS objectives including:

- **A school that is integrated with CUNY and industry, creating opportunities for hands on learning and career pathways for high school students**
- Adjacency to Asser Levy Park will increase access to recreational spaces and playgrounds
- A shorter building with larger floors will reduce travel time for students between classes
- Access to natural light will enhance classrooms and shared spaces

## OUTPATIENT CARE AND SIMULATION TRAINING CENTER

NYC Health + Hospitals is New York City's oldest public health institution and the nation's largest municipal health system, empowering New Yorkers to live their healthiest lives. Bellevue Hospital has had a presence in Kips Bay for nearly 300 years, serving the City's most vulnerable while leading cutting-edge research and medical innovation.

At SPARC Kips Bay, H+H will deliver new primary care, expanded wellness programs, ambulatory care, and simulation training facilities.

The improved and expanded Ambulatory Care and Wellness Center will focus on screening, same day procedures, diagnostics, and preventative care. With clinical space to accommodate roughly 250 doctors and staff, the Center will significantly expand ambulatory surgical capacity, reducing average wait times by up to seven days. Consequently, existing space at Bellevue Hospital will become available for expansion of specialty outpatient care, enabling doctors and nurses to better serve patients and expand access to timely and high-quality ambulatory care.

A new Simulation Training Center and Nursing Advanced Practice Center will offer courses designed for all health professionals – with a focus on nursing – across the H+H system. The center will replicate real life medical situations in a supportive educational setting. The center will be a shared resource for H+H personnel and other on-campus partners, including CUNY and NYCPS students, serving over 5,000 trainees annually.



*The Plan achieves core H+H objectives including:*

- **New state-of-the-art healthcare facilities to increase the health and wellness of New Yorkers through reduced wait times and enhanced primary care offerings and supportive training for medical personnel**
- The main lobby entrance will be located at the corner of First Avenue and 26<sup>th</sup> Street adjacent to Bellevue Hospital and Bellevue Garden
- Primary public functions will be located on the ground level, including check-in, pharmacy, phlebotomy, and healthy concessions

## OCME FORENSIC PATHOLOGY CENTER

The New York City Office of the Chief Medical Examiner serves the public health and criminal justice system through forensic science. OCME is the largest medical examiner's office in the country, providing investigations of deaths and analysis of evidence to provide answers to families and communities during times of profound need. It remains committed to developing advanced research and training the next generation of forensic pathologists.

At SPARC Kips Bay, OCME will replace its inadequate and antiquated 520 First Avenue facility with a cutting-edge medical examiner facility and forensic toxicology laboratory, employing roughly 250 medical examiners, toxicologists, technicians, employees, and training fellows. The facility will advance OCME's position as the global leader in forensic science and medicine and allow for expansion of its fellowship and training program – the largest in the world – to support the critical talent pipeline it needs to stay ahead. The United States has roughly 500 trained Medical Examiners, and 15 percent are employed by OCME; in a field facing an acute shortage of these professionals, the quality of the program has enabled the city to remain competitive.

The new facility will offer synergies with adjacent life sciences research and educational programs. It will include a new Forensic Toxicology Lab, with a scope of testing that covers hundreds of novel substances. And it will become the agency's primary disaster response mortuary providing surplus capacity should the need arise in the future.



OCME also operates the Hirsch Center for Forensic Sciences on 26<sup>th</sup> Street adjacent to SPARC Kips Bay, which houses the largest DNA crime lab in the country, evidence facilities, and offices. Proximity of the two buildings is essential to enable the secure travel of sensitive evidence and other materials between facilities.

*The Plan achieves core OCME objectives including:*

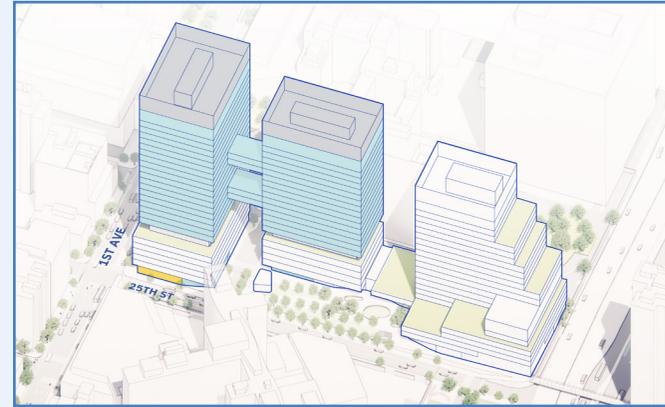
- **Upgraded, modern facilities to support New York City's Medical Examiners and the vital services they provide to the City**
- Security and privacy for family viewing areas, access, and staff areas along 26<sup>th</sup> Street
- Ground level amenities will be clearly separated from the morgue and toxicology lab, ensuring privacy of these sensitive spaces

**Kips Bay is the center of New York's life sciences industry and is helping to position the NYC metropolitan region as the national leader for employment in this industry.**

At SPARC Kips Bay, NYCEDC will deliver modern life sciences space along First Avenue and 25<sup>th</sup> Street, establishing Kips Bay as a hub for this growing and future forward industry. The development will consist of dry and wet labs, translational research and development (R&D) facilities, convening and exhibition spaces. It will create new synergies across SPARC Kips Bay, including the potential for new clinical research and partnerships with H+H and OCME, and educational and training opportunities to create more visible career pathways in the life sciences sector for CUNY and NYCPS students. The two life sciences buildings will be developed with a private development partner who will be procured through a public RFP in 2025.

Specific programming will be developed based on growth trends in the life sciences industry, but could include:

- Advances in tech such as artificial intelligence and machine learning for drug discovery, devices, and robotics
- Incubator space to accommodate life sciences start-ups
- Step-out and graduation space to house growth-stage companies
- Translational R&D to bring forward basic research to clinics and patients
- Programming to cultivate a life sciences ecosystem and develop talent, including events, symposia, and other activities that connect industry, talent, partners, and SPARC Kips Bay institutions



*The Plan enables the development of premier life sciences programming including:*

- **Growing the industry in Kips Bay and connecting companies and research institutions to the workforce training pipeline**
- Prominent First Avenue presence and identity, with main lobby at the corner of First Avenue and 25<sup>th</sup> Street
- Market-standard floor plates greater than 25,000 rentable square feet per floor, with additional flexibility to bridge between buildings for larger connected spaces
- Two separate buildings, which can be phased as needed

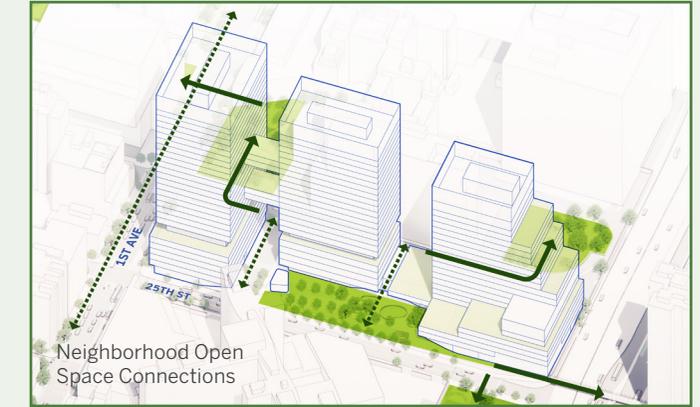


**The Kips Bay community – and the broader public – is itself a core stakeholder that the Plan benefits in many ways.**

Kips Bay is a vibrant, mixed-use neighborhood that is home to several of the city's leading medical and educational institutions. However, it is an area that has limited open space, with circulation and connectivity challenges for pedestrians, bikers, and vehicles. SPARC Kips Bay is an exciting opportunity to address longstanding community priorities to expand access to new educational and primary care facilities, while also enhancing the public realm and neighborhood resiliency.

Through the master planning process, community partners have asked that the Plan address the following needs:

- 1 Access to high quality open space
- 2 Improved vehicular circulation and connectivity across all modes of transportation
- 3 Safer pedestrian crossings and accessible connections for all ages and abilities
- 4 Active ground floor spaces and a range of retail
- 5 Coastal and flooding resiliency
- 6 Public space for community



*The Plan will deliver key community infrastructure including:*

- **Addressing long-standing community priorities to improve the public realm, increase access to open space, enhance overall connectivity, and more**
- One acre of new and enhanced public realm, including SPARC Square, a publicly accessible central open space
- New ADA accessible 25<sup>th</sup> Street pedestrian bridge over the FDR
- Tie-in to KBCR, as part of the larger plan for continuous flood protection for the neighborhood
- An active and transparent ground level, including neighborhood serving retail and amenity spaces
- Increased access to healthcare and community services
- Ability for New York City youth, young adults, and continuing education seekers to learn, develop, and grow in place

## SUPPORTING A DIVERSE GROUP OF PEOPLE AND PROFESSIONS

SPARC Kips Bay is conceived to uplift future generations of New Yorkers by creating new programmatic connections and workforce opportunities in the healthcare, public health, and life sciences sectors. Featured here are real New Yorkers who will benefit from SPARC Kips Bay, including current and recent graduates of NYCPS and CUNY and employees from H+H and OCME.



**Michelle Li, BSN**  
Graduate of the Hunter School of Nursing (Class of '23, Honors)

*"As someone who graduated from the Hunter School of Nursing, I understand the value of simulation experiences in nursing education. My own experiences in simulation training provided a glimpse into the potential of hands-on learning and its impact on clinical preparedness. The integration of different health science professions at SPARC Kips Bay will undoubtedly strengthen the foundations of Hunter College's nursing practice and position our alma mater for success in an ever-evolving healthcare landscape."*

**Michelle** is the first in her family to attend college. She is also a graduate of the NYC Public School system at Fiorello H. LaGuardia High School.



**Ambilica Baldeo**  
College Student, State University of New York at Stony Brook

*"Having a life sciences high school on a campus shared with actual life sciences organizations would allow students a real-world opportunity to put into practice what they're learning every single day while also placing the student perspective front and center for the organizations. This new campus will also act as an eye opener for job opportunities for students who are undecided on their future career path."*

**Ambilica** is a graduate of Hillcrest High School, a FutureReadyNYC school. Through this program she had the opportunity to intern at Northwell Health, where she learned skills like CPR and was able to assist in the maternity ward. Ambilica is a first-generation college student at SUNY Stony Brook where she studies biology and is on the pre-med track.



**Anny Lebrón, BSN**  
Head Nurse, Ambulatory Primary Care Clinic, NYC H+H / Bellevue

*"The idea of a bigger, more advanced space for Ambulatory Care is exciting. We have a very high demand for outpatient services from patients across the city, including from our neighbors here in this community. Having this new bigger space would mean that we can deliver more services for our patients, including preventative care to newer and younger patients, while also expanding outreach to CUNY and other partners at SPARC Kips Bay. As a graduate of BMCC's Nursing Program and CUNY myself, I know that many of the students are first generation and immigrant families who may not be aware of these services."*

**Anny** has been a nurse for 10 years, the last 5 of which have been spent at Bellevue Hospital. Anny was born in the Dominican Republic and grew up in Richmond Hill, Queens. She earned an Associate Degree in Nursing from BMCC, a Bachelor of Science in Nursing from the CUNY School of Professional Studies, and is currently pursuing her Master's degree.



**Dr. Gail Cooper**  
Director of Forensic Toxicology, OCME

*"The NYC Office of Chief Medical Examiner has a proud history as the first forensic toxicology laboratory in the nation, established over 100 years ago. The laboratory continues to innovate and adapt to changing drug use trends, including a 56 percent increase in cases submitted for testing over the past 10 years. The new SPARC Kips Bay campus will provide us with the opportunity to work within bespoke state-of-the-art facilities, to collaborate with colleagues and educate and train the forensic toxicologists of the future, as we continue to serve the people of New York City."*

**Dr. Cooper** has worked in the forensics toxicology field for over 20 years. She is a Chartered Chemist, a Fellow of both the Royal Society of Chemistry and the Higher Education Authority, and is regularly called to give evidence as an expert witness. In addition to her role at OCME, she is a Clinical Assistant Professor at New York University and adjunct Assistant Professor at John Jay College of Criminal Justice and has published several peer-reviewed papers and book chapters.



**Abir Banik**  
College Student, Hunter College; former LifeSci NYC intern

*"I'm excited about the new SPARC Kips Bay campus because it will be a place where innovation and public health intersect seamlessly, offering a dynamic environment for opportunities and growth. This type of innovation is similar to the work I did in my internship where I built a system for patients that generates individualized reports based on test results and offers recommendations."*

**Abir** had the opportunity to work at Syntheses Physical Therapy through the LifeSci NYC Internship Program in 2023, where he built on his software engineering and web design skills. Abir is a first-generation college student studying computer science. In addition to his studies, Abir works as an undergraduate Teaching Assistant at Hunter College, a middle and high school math tutor, a software engineering fellow at Google, and an engineering intern at Accenture.



LifeSci Labs



H+H Outpatient Care and Simulation Training Center



OCME Forensic Pathology Center



CUNY Hunter College, BMCC, and School of Public Health



NYCPS High School

LifeSci Labs

## AN ACTIVE, CONNECTED SCIENCE PARK AND RESEARCH CAMPUS

The Plan for SPARC Kips Bay imagines a consolidated education campus on the east side, bringing together the premier health and science programs of Hunter College, BMCC, and Graduate School of Public Health and Health Policy with the NYCPS high school. On the site's west side, a research and public health campus includes two commercial life sciences buildings, with lower levels dedicated to H+H (on First Avenue) and OCME (on 26<sup>th</sup> Street). The horizontal and vertical integration of these institutions will create a hive of activity, connections, synergies, and interactions that will enliven the campus and further its core mission.

Together, this new health and life sciences commons will make visible the education, job training, and workforce development pathways between each of these different but intrinsically connected institutions.



## SPARC SQUARE: A GREAT NEW PUBLIC SPACE

Generous outdoor space is central to making SPARC Kips Bay into a vibrant hub for research and education that is also an integrated part of the Kips Bay neighborhood. **At three quarters of an acre, SPARC Square is nearly the size of Bellevue Garden just across the street or Zuccotti Park in Lower Manhattan.**

Opening onto 25<sup>th</sup> Street and providing a front door for multiple institutions, SPARC Square is a welcoming and engaging shared space for students, employees, patients, visitors, and the broader public. The open space will be a place for respite, allowing campus visitors and the public to seek shade, refreshment, places to study and collaborate, and new amenities. It will facilitate easy navigation between buildings, create an accessible route from First Avenue to all campus locations, and connect to the new pedestrian bridge that crosses the FDR. It will provide new green space in a community that has expressed a strong need for new open space and better connectivity among existing open spaces.

# INTEGRATED COMMUNITY INFRASTRUCTURE

**SPARC Kips Bay will deliver community improvements within and beyond the block to enhance public access, pedestrian safety, and open space.**

The existing East 25<sup>th</sup> Street pedestrian bridge – a critical connection for the Waterside Towers community and United Nations International School – will be replaced with a universally accessible pedestrian bridge over the FDR that is physically incorporated into the project site while providing direct egress onto 25<sup>th</sup> Street, resulting in enhanced connectivity for a variety of users traveling east to the Manhattan Waterfront Greenway or west towards First Avenue. Raised crosswalks and other traffic calming measures will make the surrounding streets safer and more welcoming to those on foot or bicycle. 26<sup>th</sup> Street, which today is narrow and congested yet a vital travel route for ambulances and OCME vehicles, will be widened and converted for two-way traffic to ease congestion for the larger Bellevue Hospital campus and surrounding community.

Critically, the campus will be protected by a new link to the Kips Bay Coastal Resiliency project, providing long-term resiliency for both the site and broader neighborhood. This floodwall – incorporated into the building along 25<sup>th</sup> Street and the FDR Drive – is a missing link in the City's larger strategy to protect the east side of Manhattan from storm surge and coastal flooding.



View of SPARC Kips Bay, looking north from 25th St 27

## A DISTINCTIVE FIRST AVENUE IDENTITY

SPARC Kips Bay will activate and improve the First Avenue corridor with new modern buildings and vibrant ground floor spaces enhancing the overall corridor for all users of the campus and community.

The planned development will transform the currently outdated facilities and inaccessible public spaces on the current Brookdale campus by creating widened sidewalks on all street frontages, highly transparent and active ground floors accommodated via airy and inviting lobbies. Amenities will include new food and beverage, exhibition, neighborhood-serving retail, and shared educational and public spaces, which will wrap around 25<sup>th</sup> Street. More private and back-of-house functions are clustered along the eastern side of 26<sup>th</sup> Street to prioritize new and existing pedestrian connections along 25<sup>th</sup> Street. These design elements will support placemaking and create a visible center for the district along First Avenue from 25<sup>th</sup> to 26<sup>th</sup> Streets.

Ground floor space can further showcase the cutting-edge research being conducted at SPARC Kips Bay, capturing the interest of the general public and connecting neighborhood youth to professions in public health and life sciences.



View of SPARC Kips Bay, looking northeast from First Avenue and 25<sup>th</sup> Street



## A CONNECTED LIFE SCIENCES ECOSYSTEM

**Kips Bay continues to be New York City's answer to the life sciences industry's need for a centralized hub to promote the growth of the ecosystem both within the neighborhood and citywide.**

This concentration of life sciences activity will also bolster this industry citywide, helping draw researchers and companies to the metro region and continuing to meet the demands of this growing sector.

At SPARC Kips Bay, the potential connections between community, industry, and educational institutions are abundant, including historic Bellevue Hospital to the north, NYU College of Nursing to the west, and the future Innovation East development just across the street at 455 First Avenue.

**Transformation of this block will further establish the Kips Bay life sciences ecosystem, creating new connections across a network of medical and academic institutions that will extend the impact of SPARC Kips Bay in service of the entire neighborhood and the City's economic growth.**

## A PLACE TO EDUCATE AND TRAIN THE WORKFORCE OF THE FUTURE

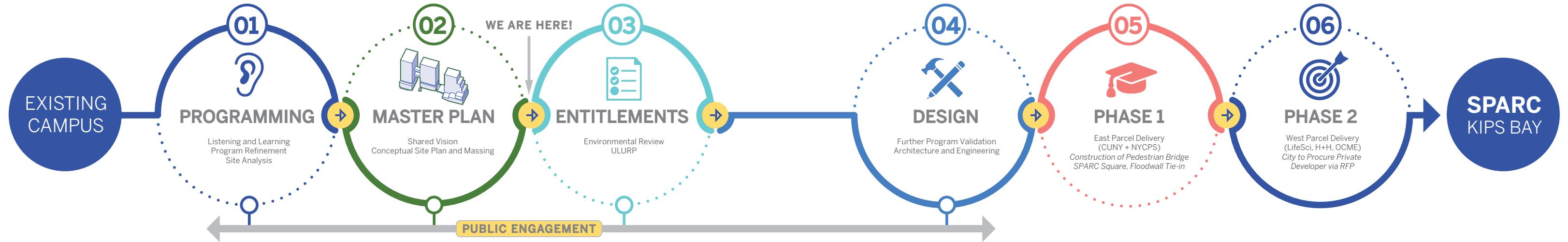
SPARC Kips Bay is about educating, training, and providing jobs for the workforce of the future, in the critical and growing health and science industries, within a more connected and resilient community. Spaces for learning, research, and delivery of care will be modern, light-filled, and connected to outdoor spaces. Connections between the various program components will be on display so that the full ecosystem of health and science can be seen and experienced by everyone from high school students and nurses-in-training to forensic pathologists, lab technicians, doctors, patients, and innovators in these industries.

**SPARC Kips Bay is the anchor for these growing sectors where new career pathways will be found through hands-on training and learning at all stages – ultimately powering the economic engine of New York and lifting up future generations of New Yorkers in the process.**



# WHERE WE GO FROM HERE

## Delivery and Implementation



### A Plan to Quickly Deliver on Public Uses

City and State commitments totaling more than \$1.6 billion, along with over \$2 billion from the private sector expected, represent an unprecedented collaboration and enable the project to advance.

NYCEDC, as project lead, will oversee entitlements, planning, design, and construction. NYCEDC will deliver the project's first phase on behalf of CUNY and the City, along with the community infrastructure – including SPARC Square, the new 25<sup>th</sup> Street pedestrian bridge, and floodwall tie-in. Prioritizing CUNY in the first phase is critical to minimizing disruptions to current academic programs on site, which will be temporarily relocated off site during construction. As a first step, the full site will undergo environmental review and land use entitlements. Construction is expected to start in late 2025 and continue through the end of 2031.

### A Public-Private Partnership to Complete the Vision

NYCEDC will release a *Request for Expressions of Interest* in early 2024 to inform and build on the programmatic vision for this historic investment and help shape a future procurement for the western half of the site, with particular focus on leading efforts for tech forward life sciences driven by data science in the heart of Kips Bay. Calls for interest will be open to institutional partners, non-profits, industry, and other interested life sciences groups.

NYCEDC will procure a private developer following completion of the Uniform Land Use Review Procedure (ULURP) to deliver the life sciences development and colocated permanent facilities for H+H and OCME.

### A Robust Engagement Process

Public engagement is an important through-line of the project, starting in the master plan and extending throughout the design and entitlement process. Building upon recent engagement with local elected leaders, community stakeholders, civic advocates, industry, and workforce leaders as part of the Master Plan effort, NYCEDC, the City of New York, CUNY, and SPARC Kips Bay agencies will continue to coordinate with the local community to solicit input and integrate community priorities into the design and implementation of future phases of the project. In addition to broader community engagement, the *SPARC Kips Bay Community Taskforce* will be formed to help guide these processes and to share feedback on design and other elements of the project.

### An Integrated Education and Workforce Strategy

SPARC Kips Bay will create new pathways, partnerships, and shared resources for educational and workforce development opportunities in life sciences, healthcare, and public health. Campus institutions and relevant City, industry, and workforce partners will form the *SPARC Kips Bay Education, Training, and Workforce Development Taskforce* to create and support integrated academic and career pathways for the campus population and beyond.



## ACKNOWLEDGMENTS

*Completed in Fall 2023, the SPARC Kips Bay Master Plan is a joint effort between the project stakeholders, in collaboration with coordinating agencies and public participants, to establish a shared vision for redevelopment of the Hunter College-Brookdale site into an integrated education, health, and life sciences hub. This plan serves as a framework to help guide the future phases of the project alongside continued community engagement and public participation.*

### **Project Stakeholders**

- NYC Mayor's Office
- State of New York
- City University of New York (CUNY)
- New York City Economic Development Corporation (NYCEDC)
- NYC Office of the Chief Medical Examiner (OCME)
- NYC Public Schools (NYCPS)
- NYC School Construction Authority (SCA)
- NYC Health + Hospitals / Bellevue Hospital (H+H)

### **Coordinating Agencies**

- NYC Department of City Planning (DCP)
- NYC Department of Design and Construction (DDC)
- NYC Department of Transportation (DOT)

### **Civic Engagement**

*The following elected leaders and local and citywide stakeholders and organizations provided input during the master planning process:*

- Council Member Keith Powers
- Manhattan Borough President Mark Levine
- Assembly Member Harvey Epstein

- Office of Congressman Jerry Nadler
- Office of State Senator Kristen Gonzalez
- Community Board 6
- 344 East 28<sup>th</sup> St. (NYCHA) Tenants Association
- Alliance for Kips Bay
- Association for a Better New York
- Biolabs
- Center for an Urban Future
- Henry Street Settlement
- JobsFirstNYC
- Lower East Side Employment Network
- Manhattan Chamber of Commerce
- New York Alliance for Careers in Healthcare
- NY Association of Training and Employment Professionals
- NYC City Council Committee on Land Use
- NYC Employment and Training Coalition
- NYU Langone
- Partnership Fund for NYC
- Solar One
- Stuyvesant Town–Peter Cooper Village Tenants Association
- Waterside Tenants Association

### **Consultant Team**

- Skidmore, Owings & Merrill | Master Planning
- MNLA | Landscape Architecture
- HERA | Lab Programming
- Sherwood Engineering | Stormwater and Resiliency
- Philip Habib & Associates | Transportation
- James Lima Planning + Development | Market Advisory
- Ellana | Cost Consulting



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