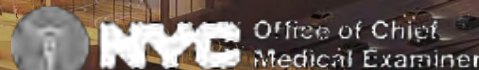


# SPARC Kips Bay Pre-Deconstruction Presentation



# Welcome

We are excited to share more on the current state of SPARC Kips Bay and what to expect during the deconstruction phase of the project.

# SPARC Kips Bay Project Team

We are here

## Deconstruction

## Construction

Project Lead



Construction Manager



Community Outreach



Dattner Architects



ennead

BURO HAPPOLD

# Agenda

1. Introduction to SPARC Kips Bay
2. Overview of Upcoming Deconstruction Activities
3. Q&A with the Project Team
4. Conclusion & Look Ahead

# Project Overview



SPARC Kips Bay is a  
first-of-its-kind life  
sciences innovation,  
career, and education  
hub



*Illustrative Design Concept from 2023  
Master Plan*

SPARC will be a model  
for workforce  
development and  
create direct  
connections between  
education and jobs.



# Cement NYC, and Kips Bay in particular, as a global hub for the life sciences



# SPARC Kips Bay Master Plan

LIFE SCI

LIFE SCI

CUNY

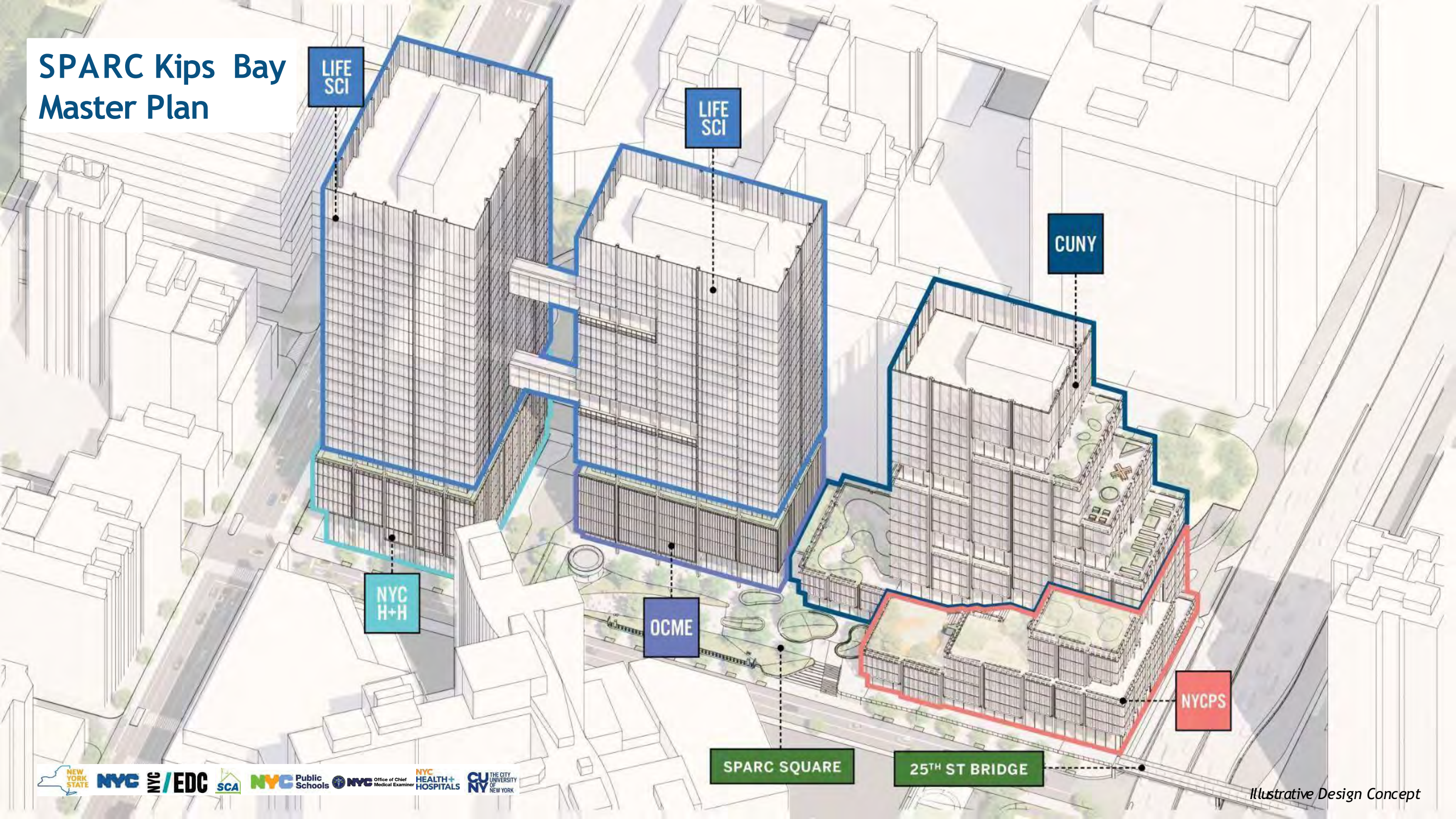
NYC H+H

OCME

NYCPS

SPARC SQUARE

25<sup>TH</sup> ST BRIDGE





# SPARC Community Task Force and Design Principles

- Co-Chaired by Council Member Keith Powers and Community Board 6 Chair Sandra McKee
- 11 task force members and five local elected members
- Announced in November 2023, met 6 times between January 2024 and ULURP approval
- Produced the SPARC Kips Bay Community Design Principles, which will guide the design of the first phase of SPARC and be attached to the future developer RFP for the second phase of SPARC that includes life sciences, OCME, and H+H

The Design Principles are **Connected, Inclusive, Activated, Safe, Comfortable, and Distinctive**

## SPARC Kips Bay Community Design Principles

### 1. Connected

Create a hub that connects the surrounding neighborhoods both physically and socially to SPARC's programs and open space, enhancing existing assets, strengthening communities, and inspiring continued learning and curiosity.

#### 1.1

Create a seamlessly integrated network of green areas and waterfront, including Asser Levy Park, Stuyvesant Cove Park, and Bellevue Garden, through well-designed pathways, signage, street improvements, and a new, inclusive pedestrian bridge.

#### 1.2

Prioritize shared usage of spaces and programming that are complementary with neighboring sites, respond to the community's needs, and enhance the community's quality of life through continued engagement to create a sense of belonging and ownership.

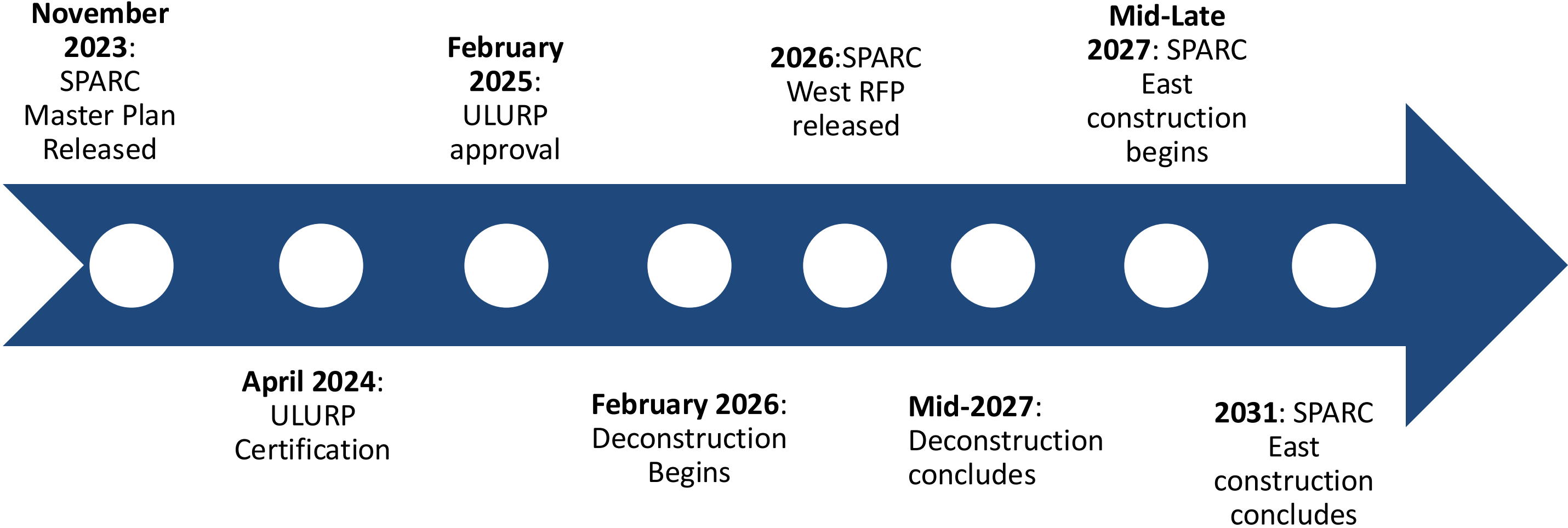
#### 1.3

Establish a center for learning and connect the larger community with educational and career opportunities in healthcare and the life sciences.

### 1. Connected



# SPARC Kips Bay Timeline



# Upcoming Deconstruction Activities

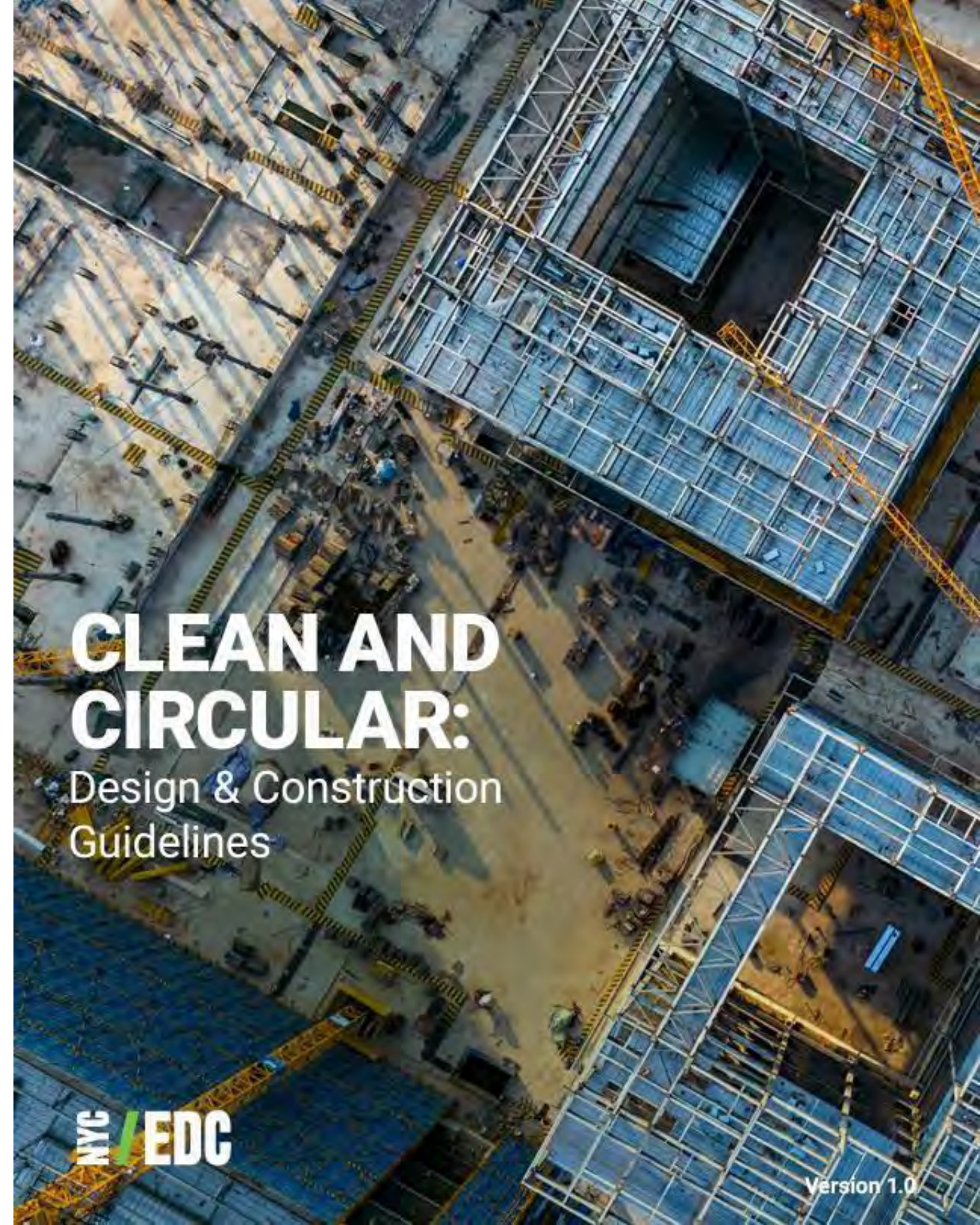


# Why Deconstruction and Not Demolition?

Deconstruction is the selective dismantlement of building components, specifically for reuse, repurposing, recycling, and waste management.

SPARC Kips Bay is the first project to use NYCEDC's Clean and Circular: Design Construction Guidelines to divert up to 95% of construction waste away from landfill.

*By implementing the Clean and Circular: Design Construction Guidelines, SPARC Kips Bay will reduce 26,400 metric tons of carbon emissions equivalent to removing nearly 5,800 cars from the road.*



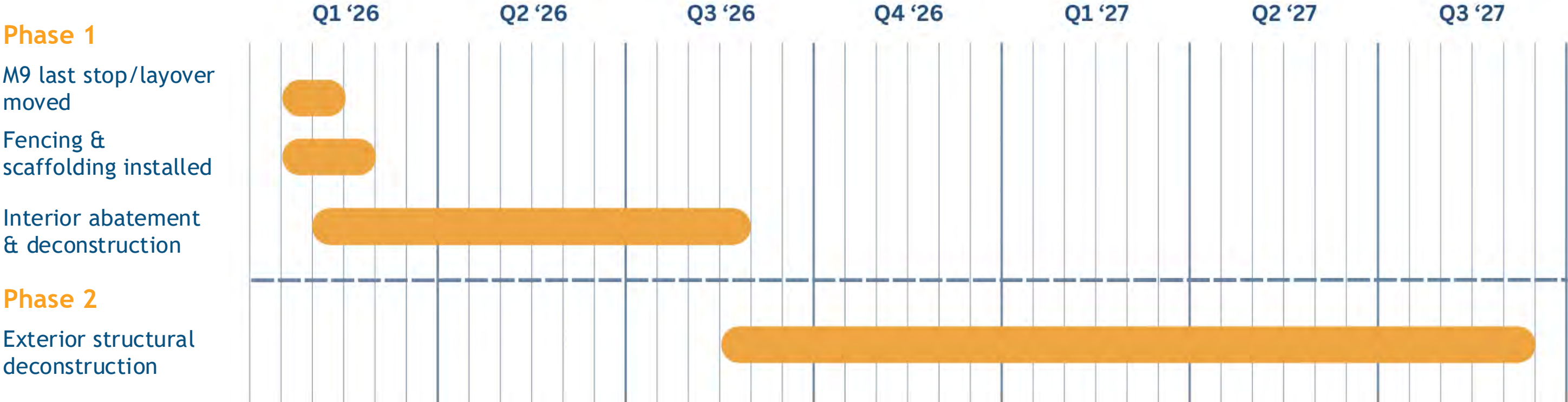
**CLEAN AND CIRCULAR:**  
Design & Construction Guidelines

# Deconstruction Activities & Timeline

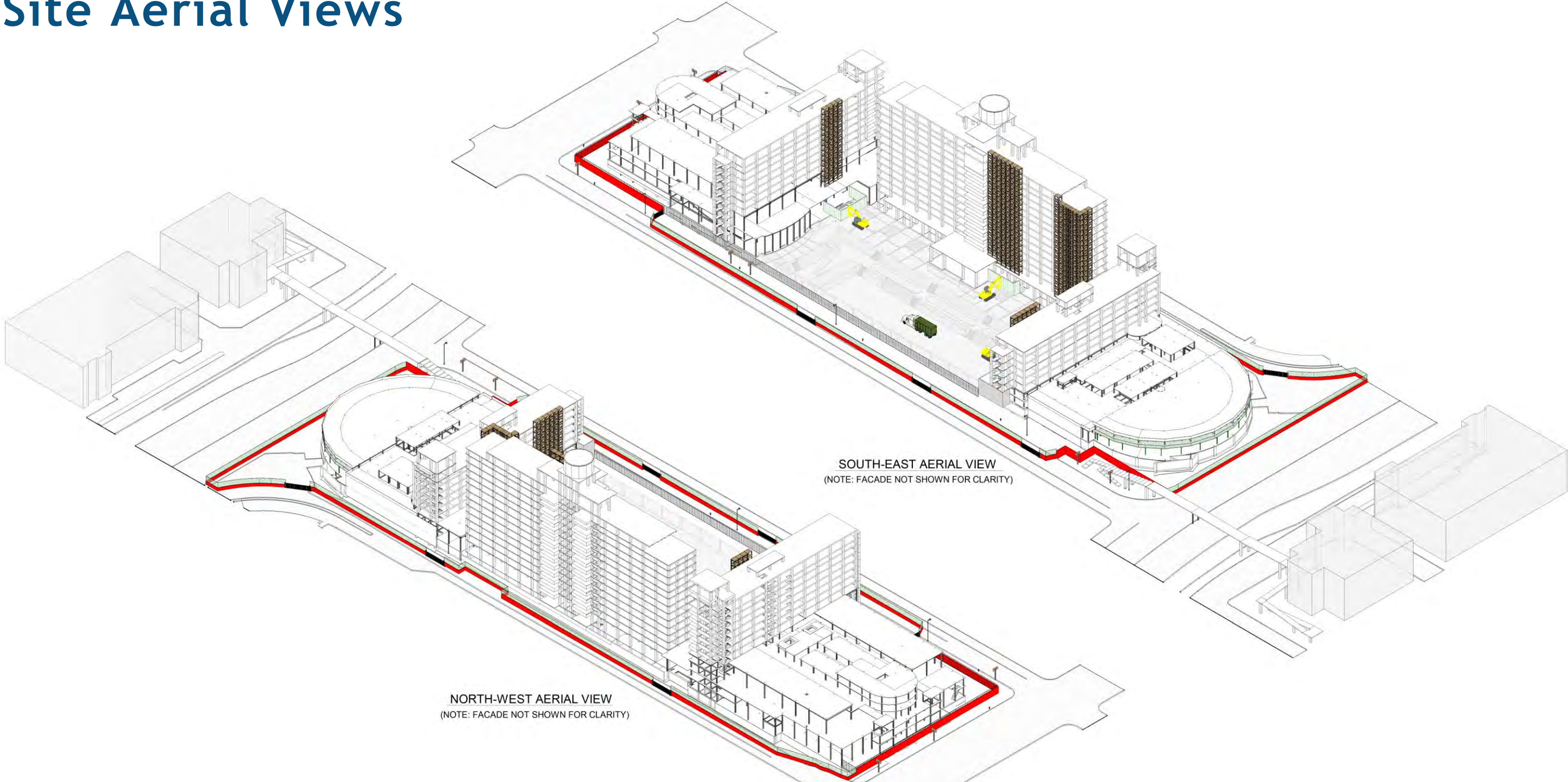
All three buildings on the current SPARC site are set to be deconstructed. Deconstruction will be conducted in two phases: interior abatement + deconstruction and exterior structural deconstruction.

Work during BOTH phases will be conducted between Monday - Friday from 7 AM - 4:30 PM.

## Deconstruction Activity Timeline for SPARC Kips Bay



# Site Aerial Views



SOUTH-EAST AERIAL VIEW  
(NOTE: FACADE NOT SHOWN FOR CLARITY)

NORTH-WEST AERIAL VIEW  
(NOTE: FACADE NOT SHOWN FOR CLARITY)

# SPARC Kips Bay Deconstruction & Construction Objectives

The SPARC project team is committed to mitigating potential quality of life impacts by working together with the Kips Bay community.

## KEY OBJECTIVES:



Complete both deconstruction and construction phases as quickly and safely as possible



Communicate consistently and transparently with the Kips Bay community

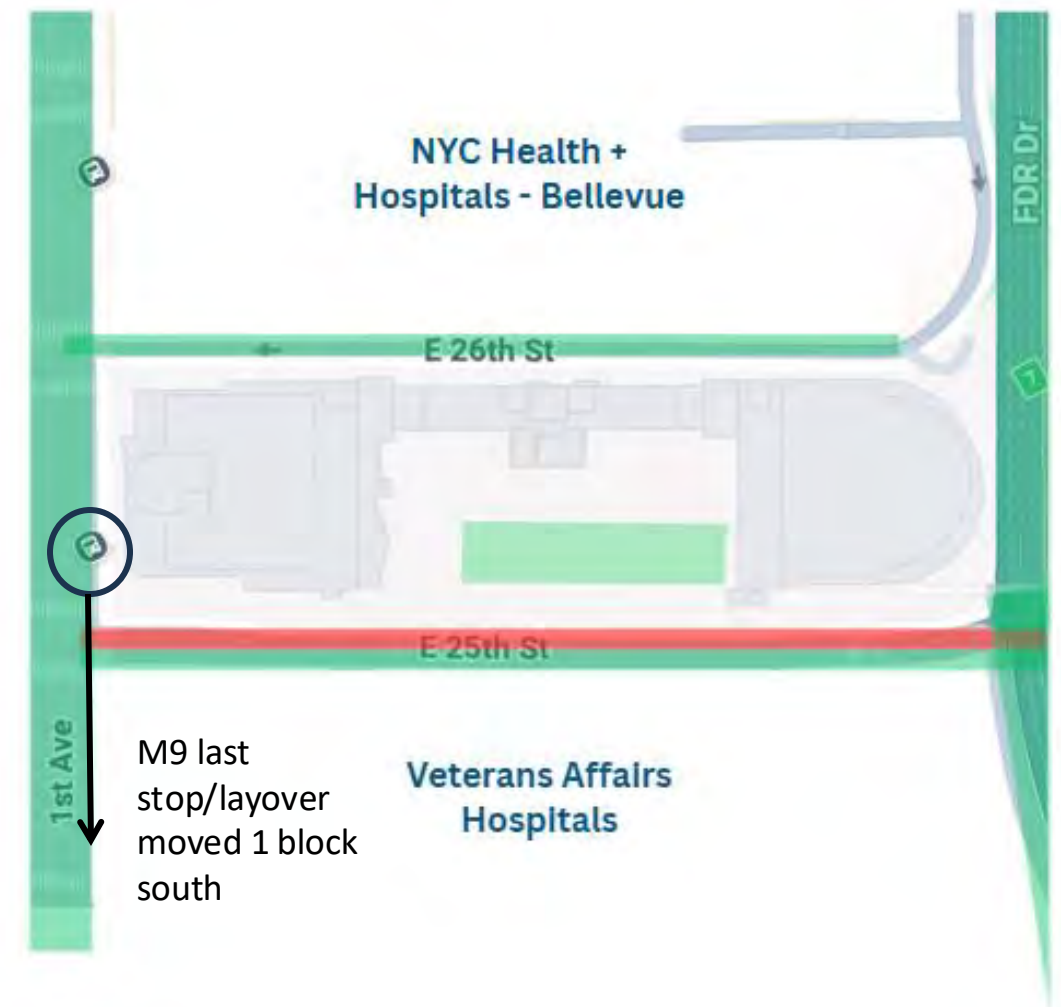


Deploy sustainable and circular construction methods during both phases

# Road Traffic

Quality of Life Impact	Mitigation Activities
<p style="text-align: center;"><b>Road Traffic</b></p>	<p>The North parking lane of 25th Street between the FDR &amp; 1st Ave will be closed during the deconstruction phase.</p> <p>The last stop/layover for the M9 located along 1st Ave will be relocated one block south, allowing for no disruption of normal bus operations.</p> <p>We have identified which neighboring buildings will need additional parking considerations and are working with them directly.</p>

	Parking lane closed during deconstruction
	Traffic lanes open during deconstruction

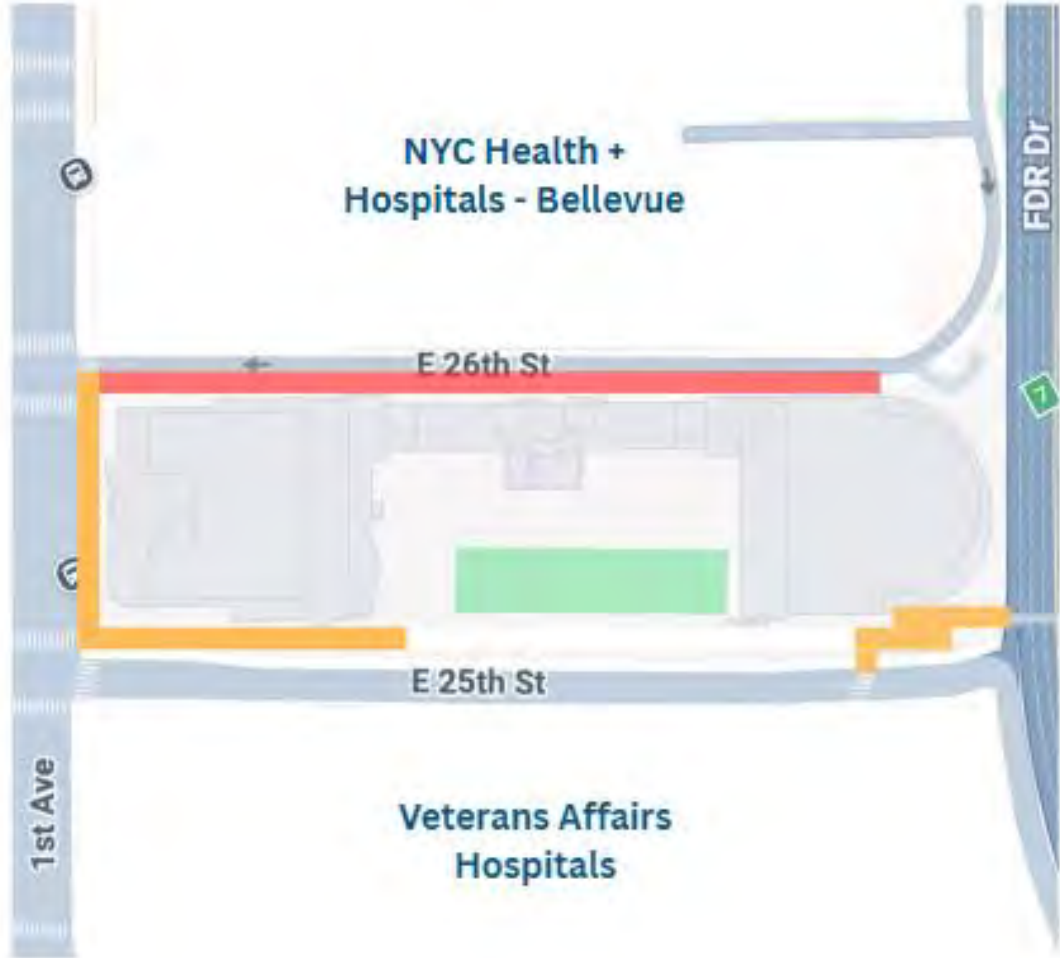


*A map of traffic lanes open and closed around the SPARC Kips Bay project site during deconstruction*

# Transit Users & Pedestrians

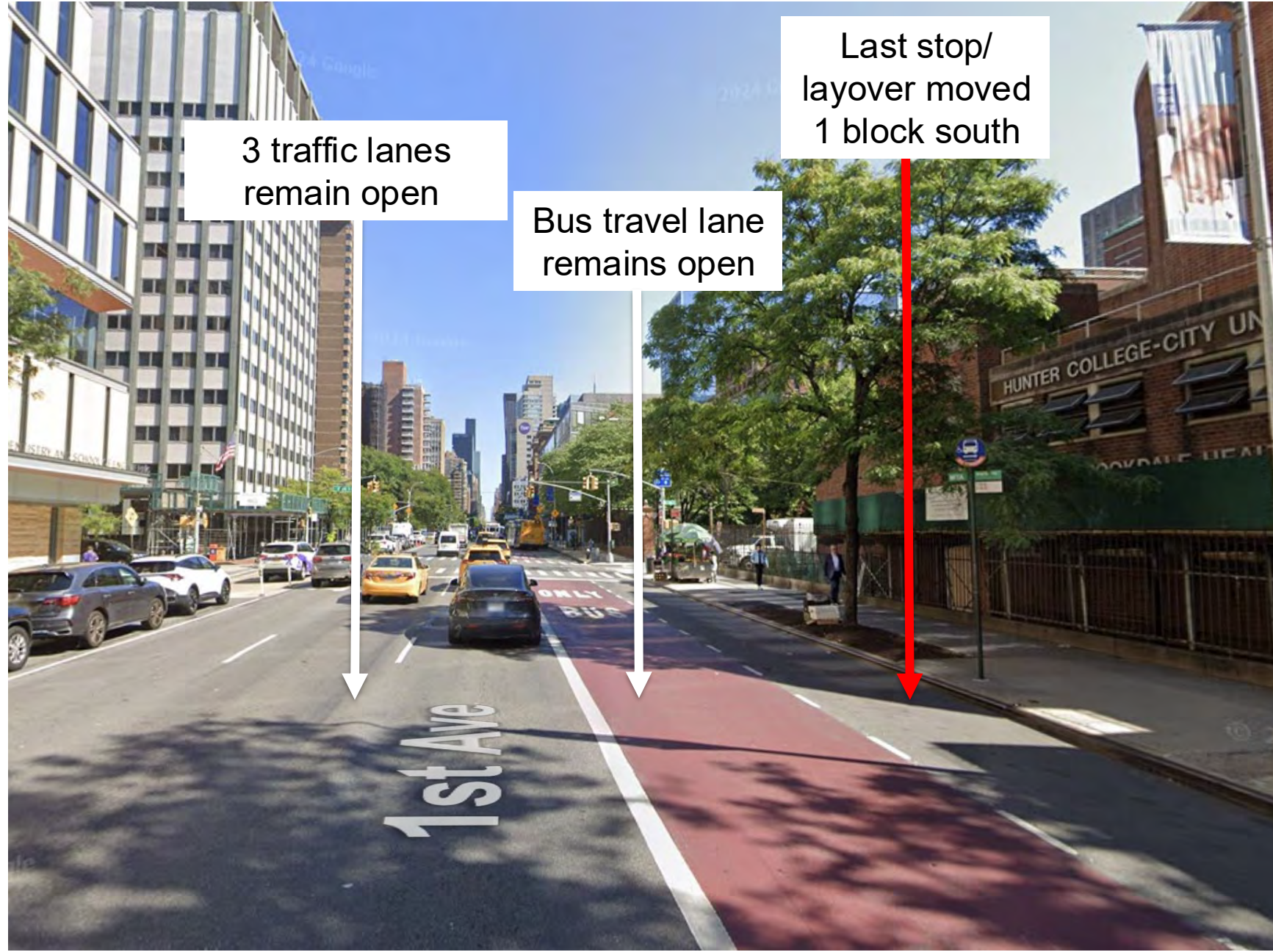
Quality of Life Impact	Mitigation Activities
Transit Users	No impacts.
Pedestrians	<p>The pedestrian walkway on the south side of 26th Street will be closed, and pedestrians will utilize the north side pedestrian walkway on 26th Street.</p> <p>The team is coordinating with DOT to optimize pedestrian flow on 25th Street.</p>

[Red Box]	Closed sidewalks
[Orange Box]	Areas with sidewalk sheds/scaffolding



*A map of sidewalk sheds/scaffolding around the SPARC Kips Bay project site during deconstruction*

# M9 Last Stop/Layover on 1st Ave Moved 1 Block South



# 25th Street Pedestrian Route



# Noise & Vibration

Quality of Life Impact	Mitigation Activities
<p><b>Noise</b></p>	<p>Exterior noise levels will remain within the limits allowed by the NYC Department of Building and Department of Environmental Protection's 'NYC City Noise Code'.</p> <p><b>Deconstruction activities will take place within permitted work hours. Noise will be limited outside of this established schedule.</b></p>
<p><b>Vibration</b></p>	<p>Vibrations will be constantly monitored throughout deconstruction.</p>

# Air Quality & Dust

Quality of Life Impact	Mitigation Activities
Air Quality	Air quality will be regularly monitored during abatement to ensure compliance with the NYC Department of Environmental Protection's standards. Air-quality sensors will be installed throughout the buildings to ensure that established thresholds are not exceeded.
Dust	Dust control is a primary priority for the project. All required dust-control permits will be obtained and the site will have water sprayers regularly activated to mitigate any dust. Site conditions will be monitored daily, and dust-suppression efforts will increase during dry or windy weather. Barriers and site fencing will be used to prevent particulates from drifting into neighboring streets and homes.

# Inspections & Labor + Public Safety

Quality of Life Impact	Mitigation Activities
<p><b>Inspections</b></p>	<p>The project will be subject to both environmental and city inspections throughout both the deconstruction and construction phase.</p>
<p><b>Labor &amp; Public Safety</b></p>	<p>The project will comply to the Occupation Safety and Health Administration (OSHA) and NYC Department of Buildings regulations and standards.</p>
<p><b>Rodents &amp; Pests</b></p>	<p>A professional rodent control company will be engaged throughout the duration of the deconstruction and construction phases.</p>

# Public Outreach During Deconstruction

In addition to the different quality of life impact mitigation activities, the SPARC project team will continue to conduct the following public outreach activities during the duration of the deconstruction process:



Ad-hoc briefings with local stakeholders such as elected officials, CB6, tenant associations, and other community groups



Public townhall prior to the beginning of deconstruction Phase 1 to inform the Kips Bay community of the purpose & benefits of SPARC Kips Bay as well as upcoming deconstruction and quality of life mitigation activities



Onsite information booths and flyering throughout the neighborhood to inform residents, commuters, and businesses of the upcoming deconstruction activities



Project email for questions, comments, and concerns about deconstruction:  
[SPARC@skanksa.com](mailto:SPARC@skanksa.com)

# Q&A



*Thank you*



**NYC**

**NYC / EDC**



**NYC**

Public Schools



**NYC**

Office of Chief Medical Examiner

**NYC HEALTH + HOSPITALS**

**CUNY** THE CITY UNIVERSITY OF NEW YORK