

# SPARC Kips Bay Hunter Brookdale Deconstruction Meeting



# Agenda

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

# SPARC Kips Bay Project Team

We are here

## Deconstruction

## Construction

Project Lead



Construction Manager



Community Outreach



Dattner Architects



ennead

BURO HAPPOLD

# 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.



# SPARC Kips Bay Master Plan

- **Deconstruction (managed by EDC):** Existing Hunter Brookdale Campus
- **SPARC East (managed by EDC):** includes deconstruction and construction of 25th Street bridge
- **SPARC West (managed by TBD developer):** SPARC West

LIFE SCI

LIFE SCI

CUNY

NYC H+H

OCME

NYCPS

SPARC SQUARE

25<sup>TH</sup> ST BRIDGE

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





# 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

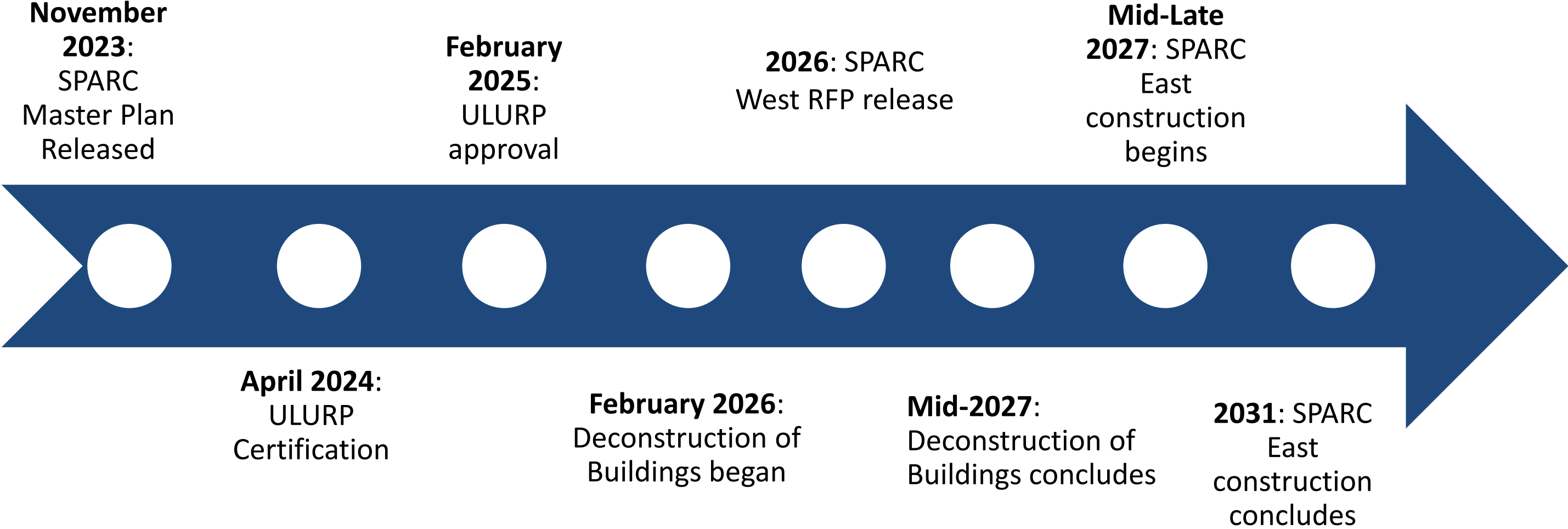
Create a hub that connects the surrounding neighborhoods both physically and socially to SPARC's programs and open space, enhancing existing assets, strengthening communities, and inspiring continued learning and curiosity.

- 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 Building Deconstruction Activities

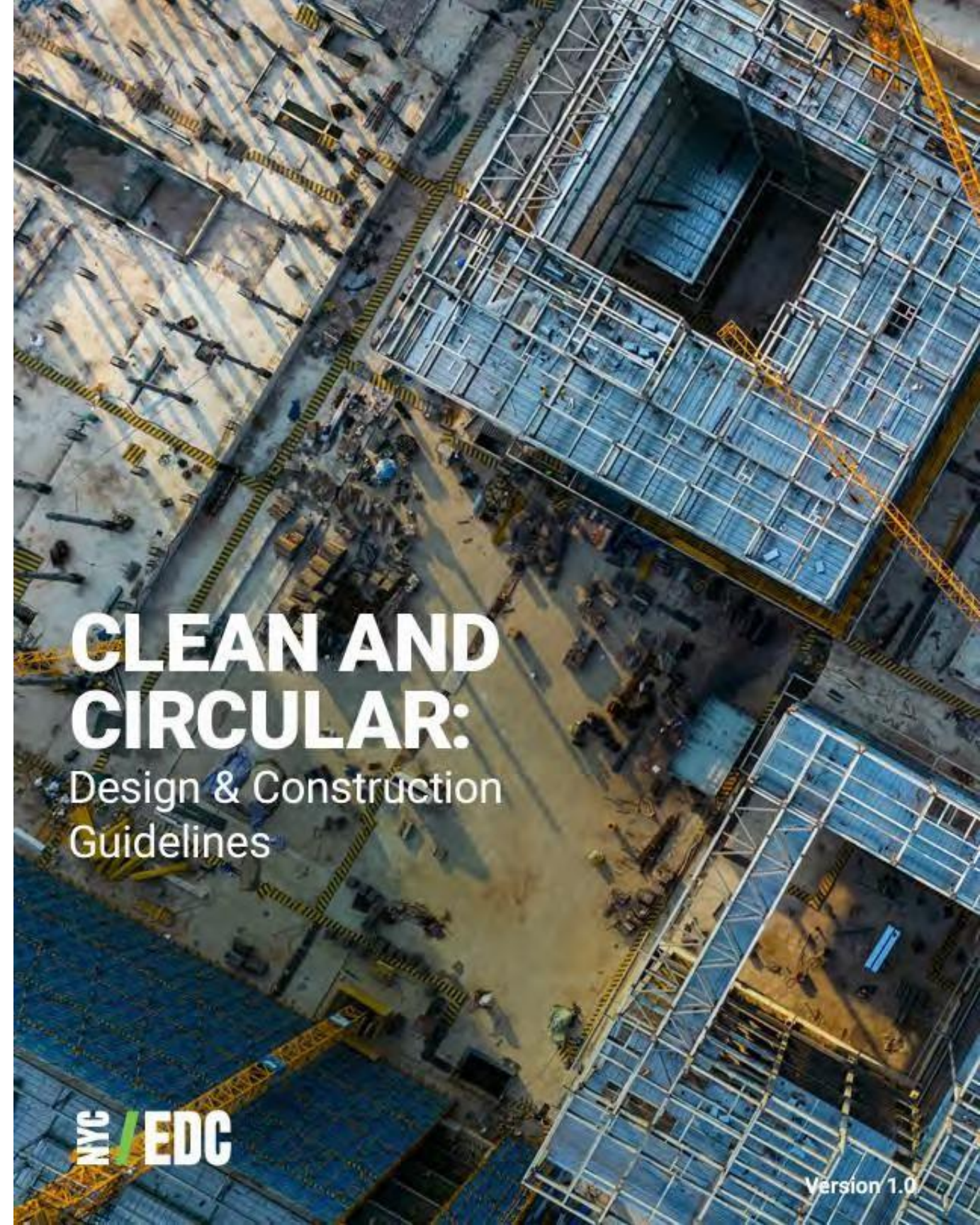


# Why Deconstruction and Not Demolition?

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.*



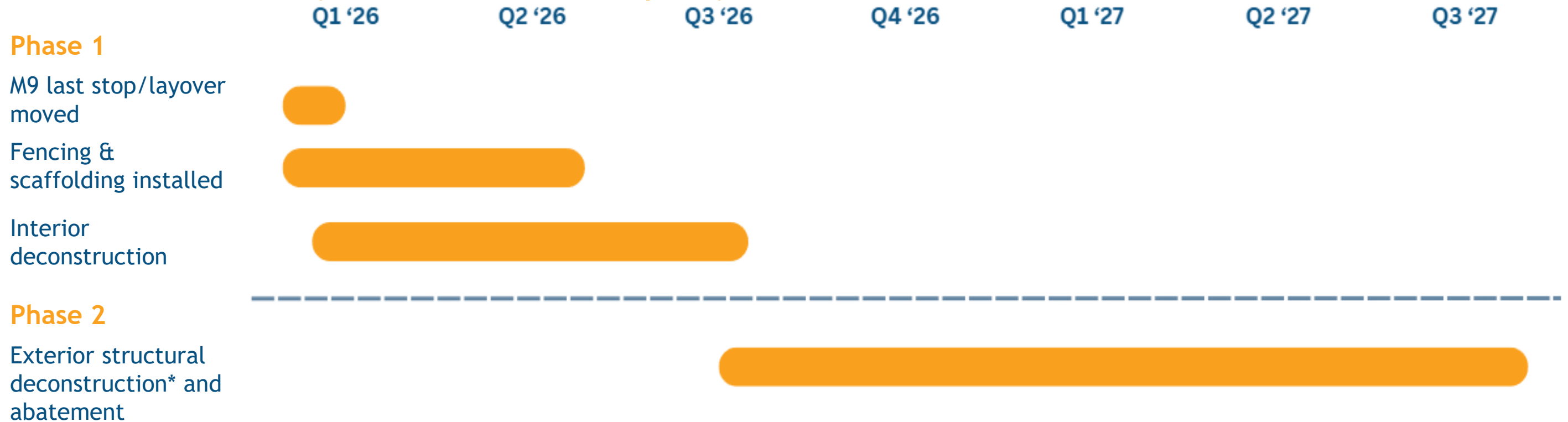
**CLEAN AND  
CIRCULAR:**  
Design & Construction  
Guidelines

# Building 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



\*The Deconstruction phase only includes the Hunter Brookdale campus. Bridge deconstruction is not included in this phase of the project.

# 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

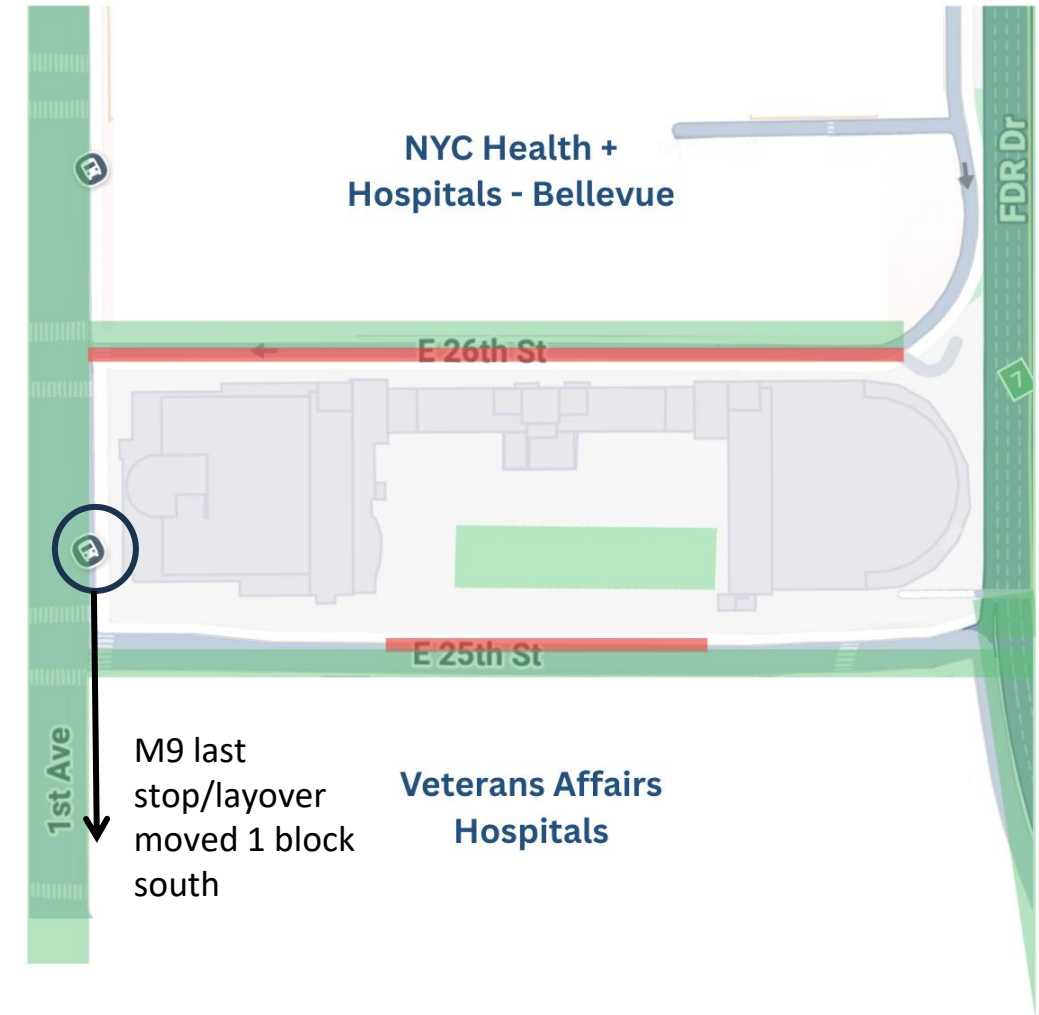


Deploy sustainable and circular construction methods during both phases

# Road Traffic

Quality of Life Impact	Mitigation Activities
<p style="text-align: center;"><b>Road Traffic</b></p>	<p>A portion of the parking lane of 25th Street between the FDR &amp; 1st Ave is closed during the deconstruction phase.</p> <p>The last stop/layover for the M9 located along 1st Ave has been relocated one block south, allowing for no disruption of normal bus operations.</p>

	Parking lane closed during deconstruction
	Traffic lanes open during deconstruction

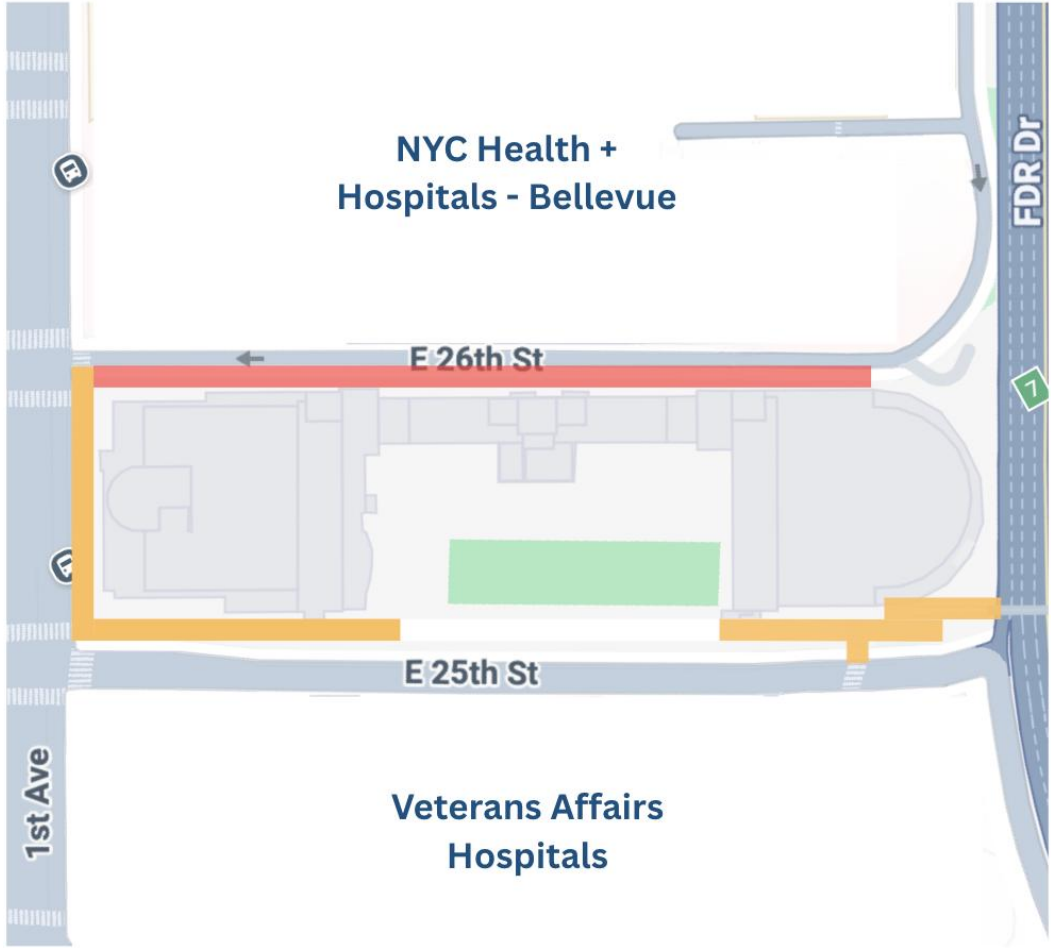


*A map of traffic lanes open and closed around the SPARC Kips Bay project site during deconstruction*

# 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 is closed, and pedestrians can utilize the north side pedestrian walkway on 26th Street.</p> <p>After coordinating with DOT, the team decided to keep the north side of 25th Street open with sidewalk shed protection.</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*

# Upcoming Sidewalk Shed Installation on E. 25th Street

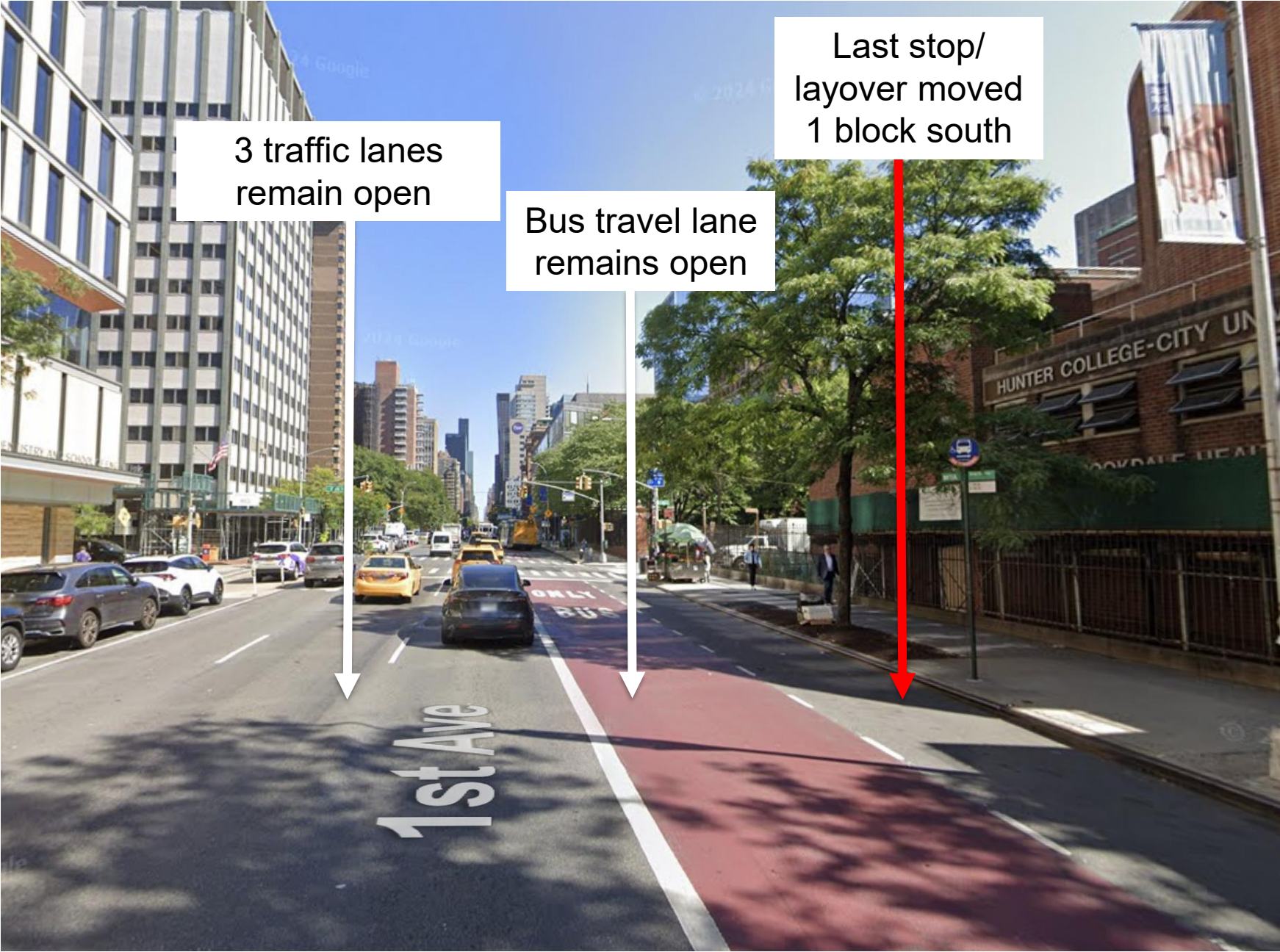
- Sidewalk shed protection will be installed at the corner of **25th Street and FDR Drive** at the pedestrian bridge stairs this **Wednesday, May 13th**
- The backup installation date is **Thursday, May 14th**
- The **bridge will remain open to pedestrians** during the installation

	Closed sidewalks
	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



# 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 Buildings 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 are constantly monitored throughout deconstruction via sensors along the site fencing to ensure compliance with NYC Department of Buildings <b>Technical Policy and Procedure Notice #10/88.</b></p>

# Air Quality

Quality of Life Impact	Mitigation Activities
<p style="text-align: center;"><b>Air Quality</b></p>	<p>Air quality will be regularly monitored during indoor and exterior abatement to ensure compliance with the NYC Department of Environmental Protection's regulations (<b>15 RCNY § 1-42</b>). Air-quality sensors are installed outside of abatement areas to ensure that regulatory thresholds are not exceeded.</p> <p>A Community Air Monitoring Plan (CAMP) was developed in compliance with NYS DEC regulations (<b>DER-10 Technical Guidance - Appendix 1A</b>). This plan is in place using real-time air monitors by an independent 3rd party consultant. If air quality thresholds are exceeded, an alert is sent to EDC and Skanska, work is stopped, and the alert is investigated.</p> <p>There will be an independent third-party inspections during soil disturbing activities using visual and olfactory observations as well as a photoionization detector (PID). Activities are monitored for compliance with NYC Office of Environmental Remediation's guidelines.</p>

# Dust

Quality of Life Impact	Mitigation Activities
<p style="text-align: center;"><b>Dust</b></p>	<p>Dust control is a primary priority for the project. All required dust-control permits have been obtained and the site has water sprayers regularly activated to mitigate any dust. Site conditions are monitored daily for compliance with <b>15 RCNY § 13-05, § 13-06</b>, and dust-suppression efforts increase during dry or windy weather. Barriers and site fencing are used to prevent particulates from drifting into neighboring streets and homes.</p>

# Mitigation Measures: Air Quality and Dust



*Real-time air quality monitor*



*Misting system*

# Inspections & Labor + Public Safety

Quality of Life Impact	Mitigation Activities
<p><b>Inspections</b></p>	<p>The project is subject to both environmental (DEC) and city (DOB) inspections throughout both the deconstruction and construction phase.</p>
<p><b>Labor &amp; Public Safety</b></p>	<p>The project complies with 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 is 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



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

# Q&A



*Thank you*

