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The City of New York
Community Board 8 Manhattan
Memorial Sloan Kettering Cancer Center Pavilion Task Force
Thursday May 18, 2023, 6:30pm
Conducted Remotely via Zoom

MINUTES:

CB Members Present: Felice Farber, Ed Hartzog, Michele Birnbaum, Elizabeth Ashby, Adam Wald, John McClement, Marco Tamayo, Judy Schneider, Anthony Cohn, Craig Lager, Mrs. Brown, Sahar Husain, Valerie Mason, Russell Squire

Item 1: Environmental Impact Presentation including sustainability, housing, traffic and transportation.
https://www.cb8m.com/wp-content/uploads/2023/04/MSK-Pavilion-Task-Force-Community-Board-8-presentation-5-18-23.pdf

Dr. Jeff Drebin, Chair of the Department of Surgery and Acting Hospital President was joined by:

- Anne Locke, Environmental and Land Use Planning, AKRF,
- Matthew Carmody, Traffic & Transportation Engineering, AKRF,
- Jay Johnson, VP, Facilities Operations,
- John Koch, Mechanical and Electrical Engineering, JB&B
- Roger McClean, Director, Design & Construction for MSK (available for Q&A) and
- Shelly Friedman, Land Use Counsel

Anne Locke: AKRF is doing the environmental review of the project focusing on the change to the Large-Scale Community Development and the rezoning for this project. They are currently preparing the DEIS. Ms. Locke reviewed the steps in the environmental review process and the topics covered by the EIS, including looking at open space, shadows, urban design, transportation, and greenhouse gas emissions.

- Open space considerations: Fewer residents are using the open space and are replaced by staff and visitors. Open space resources include St. Catherines Park and Roosevelt Island.
- Urban Design Considerations and issues: Height of the proposed pavilion, patient bridge and open space and landscaping near lobby. The lobby setback will have open space for landscaping and seating for public.
- Traffic and Transportation: also includes parking, pedestrians and vehicular and pedestrian safety. Roger Mclean from MSK added that the through block drive through will manage traffic within the MSK footprint.

Jay Johnson stated that the project will impact 355 Housing units for MSK professional staff and trainees. He noted that 83% have accepted alternate MSK housing and the remaining 17% have been offered alternatives.

Discussion:

- Concerned about impact on St. Catherines Park, about the loss of housing, and the lack of creation of additional housing.
- Concerned about traffic and ability of garage to manage increased volume. The current layout results in significant traffic backup. MSK responded that the traffic will be untangled, with separate entrance and exits to the garage and drop off area. The garage currently manages 700-800 cars daily

and is licensed for 263 spots. The size of the garage will not increase. The traffic analysis will be presented in the DEIS.

- Concerned about the environmental impact of the size of the building, the energy intensive uses in the building, and urban heat island effect of a building that size. MSK response – the building will be designed for sustainability and consistent with the state's decarbonization goals, 210' height cap will not allow MSK to meet patient needs. There are no administrative offices at the Pavilion.
- Questions were raised about the impact on other neighborhood Parks. AKRF responded that they will look into whether 24 Sycamores Park and Andrew Haswell Green Park are in the study area. Requests the hospital to consider adding greenery in front of the Schwartzman building.
- MSK said the building will fully comply with Local Law 97.
- Questions raised about the impact of other vehicles on traffic. MSK responded that Ambulances will be handled in the clean bay which is sized for 1 ambulance. Pick-ups will be handled through the basement, drop-offs on the drive through. For-hire vehicles will be handled in the drive through.
- June meeting will focus on construction logistics.
- There will not be an entrance on York Avenue
- Bicycle parking will be required by the zoning.
- Concerned about the potential for drivers to seek to go around traffic by cutting through the drive through. MSK said will look into this issue.
- The 263 parking spots will be by reservation only for patients and caregivers. The current 263 spots are open to the public. The parking facility in Pavilion will not be a public lot.
- Congestion pricing will be considered when it is decided what the tolls would be.
- Concerned about whether there will be an impact on cars dropping off at the new facility on the M31 bus.
- A revocable consent process is needed for the bridge only. MSK would like the Community Board to opine in favor of the revocable consent now.
- Concerned about the loss of 355 housing units in the community. Cornell Weill recognized issue and is building housing. MSK made an investment into 200 units on Roosevelt Island – those units will be available in January 2025. (86 units are currently vacant (24%). 152 trainees completing trainees by June next year. 26 Nursing students accepted options.
- Questions about MSKs statements about being sustainable – MSK stated they will be recycling energy. The focus will be on reducing energy on all design aspects, and recycling as they can. Concerned about impact of air quality on the community.
- Asked for traffic analysis to consider impact on ambulances.
- Facility will utilize existing tunnel to handle waste.

The Next Task Force meeting is scheduled for Thurs, June 15 to discuss Construction Duration and longer community impact, including site safety and overall cleanliness, and Safeguards for P.S. 183.

--** NOTE: The Thursday, June 15th meeting was postponed to June 29, 2023 and will also include a discussion of the proposed revocable consent. **--

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