

# Innovation East Life Sciences

455 First Avenue  
PDC - Conceptual Submission

Presentation  
December 11, 2023

**ennead**



# Innovation East

Life Sciences



+



with



## Lead Agency

Office of Deputy Mayor for Housing,  
Economic Development and Workforce

# Site Context Neighborhood Plan

## Location Plan



## Neighborhood Context 400' Study Area



Development Site



# Life Sciences in NYC Innovation + Opportunity for New Yorkers



## NYC has:

- Research - academic research centers
- Capital - venture capital
- Talent - diverse workforce

## NYC needs:

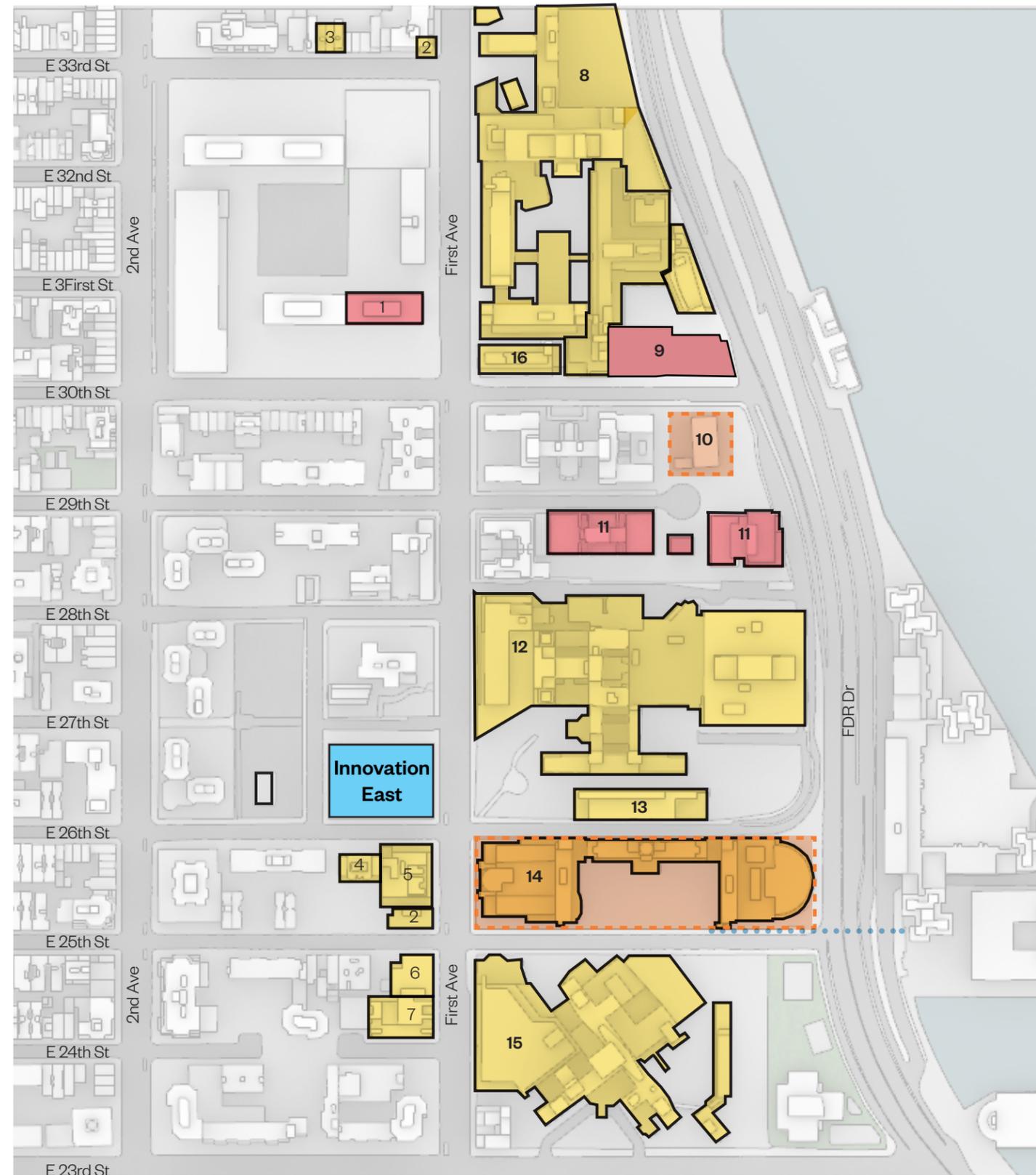
- Sufficient Commercial Life Science space

## NYC EDC launched LifeSci NYC to:

- Facilitate the development of new treatments
- Create healthier communities
- Make a stronger economy
- Connect NYC students to quality jobs

# First Avenue Health + Sciences Corridor

NYC EDC issued an RFEI to experienced life science developers to transform select properties into a life sciences hub including **Innovation East.**



**Site Key**

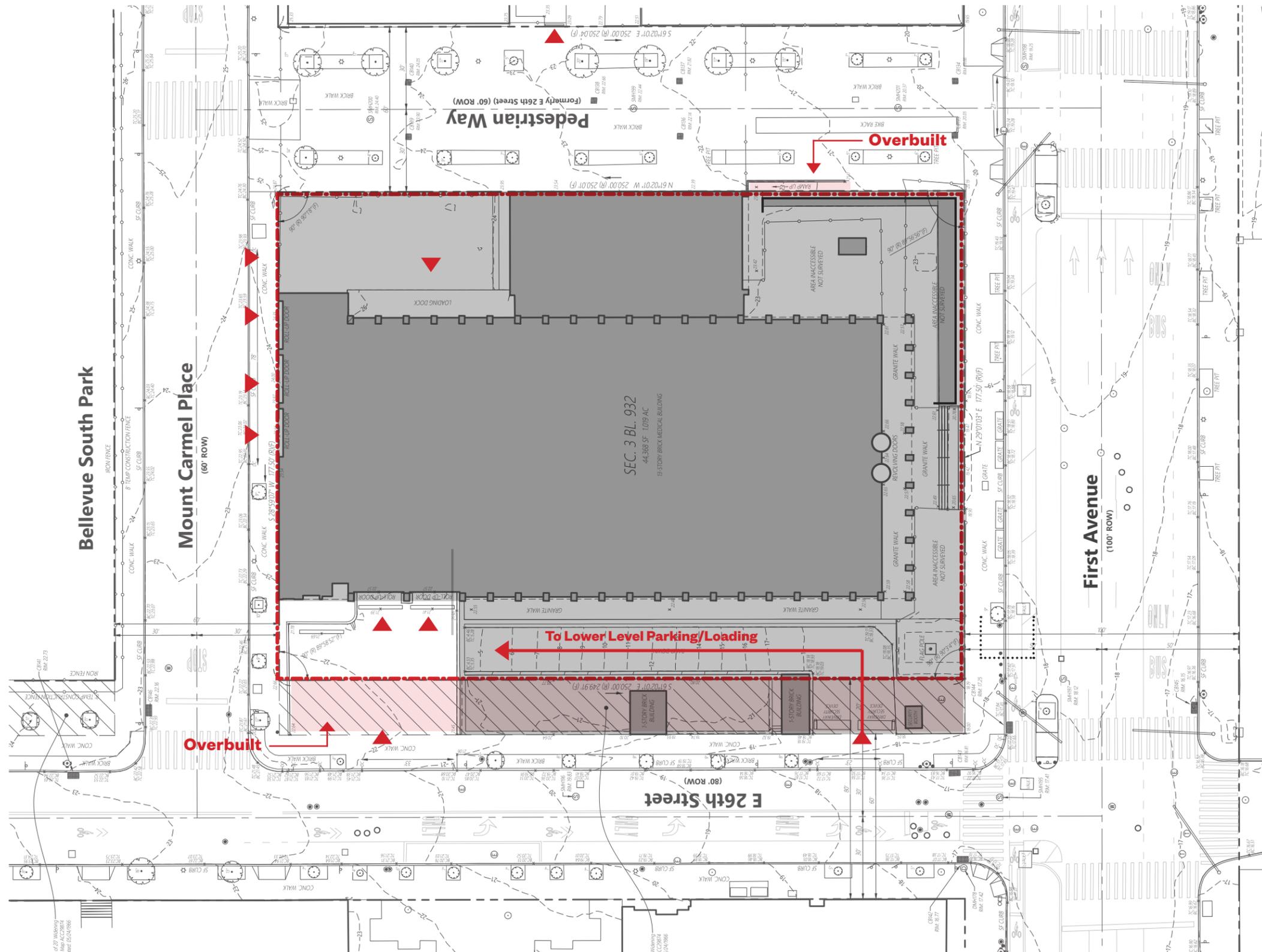
- Existing Life Science Project
- Future Life Science Project
- Existing Medical + Academic
- Project Site

- 1 Shiel Medical Laboratory**
- 2 NYU Grossman School of Medicine**
- 3 NYU Langone Health**  
Inflammatory Bowel Disease Center
- 4 NYU Grossman School of Medicine**  
Vilcek Hall Student Housing
- 5 NYU**  
Rory Meyers College of Nursing
- 6 NYU**  
College of Dentistry
- 7 NYU**  
Dental Urgent Care Center
- 8 NYU Langone Health**  
Manhattan Main Campus
- 9 NYU Grossman School of Medicine**  
Science Building
- 10 Alexandria Center**  
Phase II
- 11 Alexandria Center**  
Phase I + Alexandria Launch Labs
- 12 Bellevue Hospital**
- 13 Hirsch Center for Forensic Sciences**
- 14 CUNY Hunter College**  
**Future Site of SPARC**  
Science Park and Research Campus
- 15 Corbin VA Campus**
- 16 New York City Health Department**  
Chief Medical Examiner

# Existing Conditions Neighborhood Context



# Existing Public Health Lab Building Survey



- Building Height: +/- 192 ft
- Total ZFA: 253,000
- Total GSF: 296,000

- Over-built portion of site
- Development Site
- Loading Vehicular Access

# Existing Public Health Lab Building

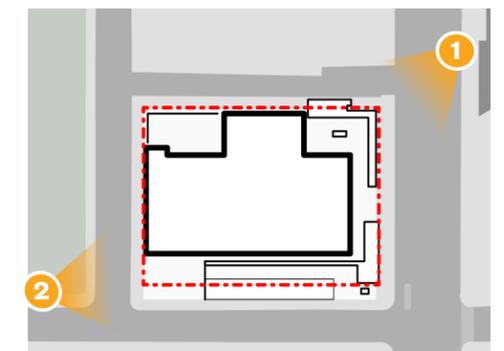
Constructed in 1964, the building is outmoded for commercial life science uses and in disrepair



1 Existing building at corner of First Avenue and 27th Street



2 Existing building at corner of 26th and Mt. Carmel Place



# Existing Public Health Lab Building

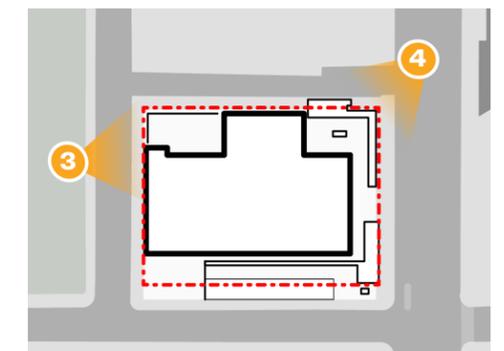
Constructed in 1964, the building is outmoded for commercial life science uses and in disrepair



3 Loading docks on Mt. Carmel Place



4 Edge of Property in disrepair at 1st ave and 27th Street



# Existing Public Health Lab Building

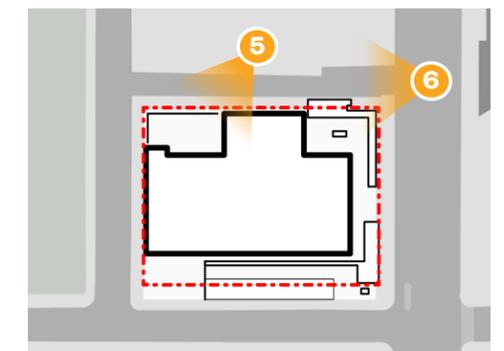
Constructed in 1964, the building is outmoded for commercial life science uses and in disrepair



5 Cars parked on 27th Street pedestrian way



6 Overbuilt and disrepair conditions on 27th Street



# Existing Public Health Lab Building

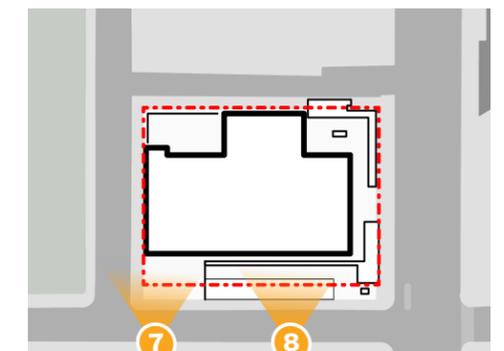
Constructed in 1964, the building is outmoded for commercial life science uses and in disrepair



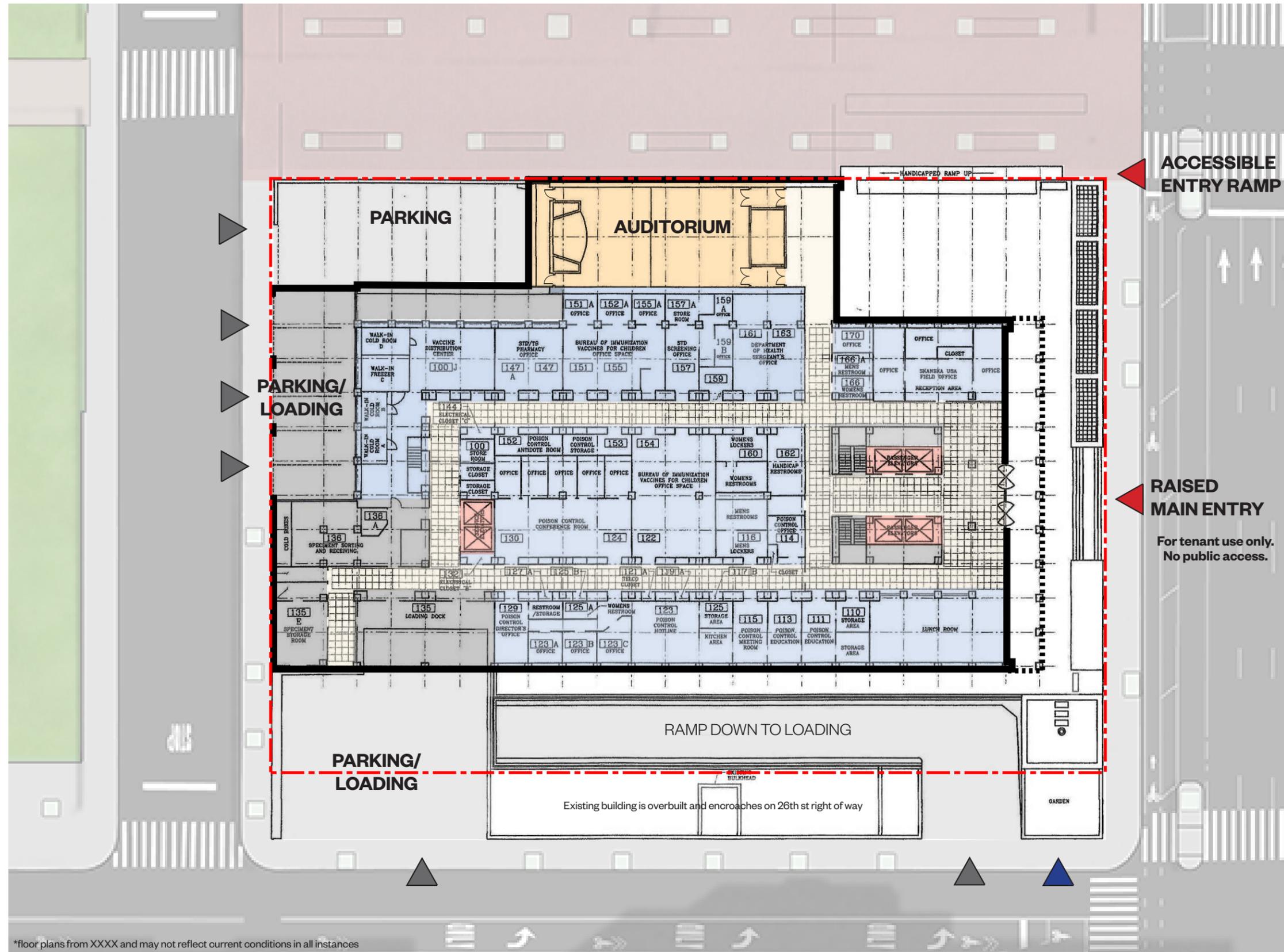
7 Loading docks and overbuilt area at 26th Street



8 Mechanical equipment, gates, fences and scaffolding at overbuilt area at 26th Street



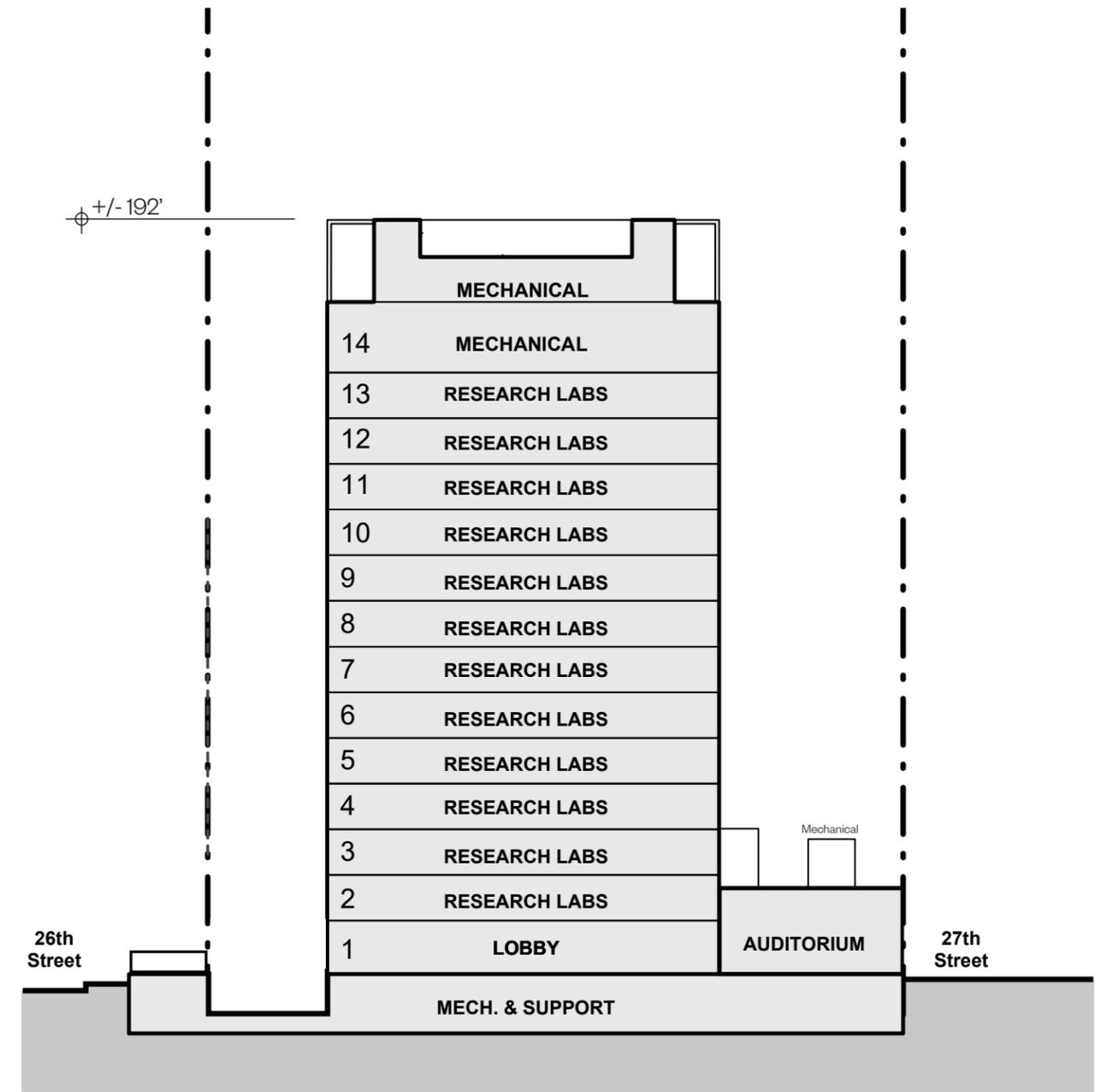
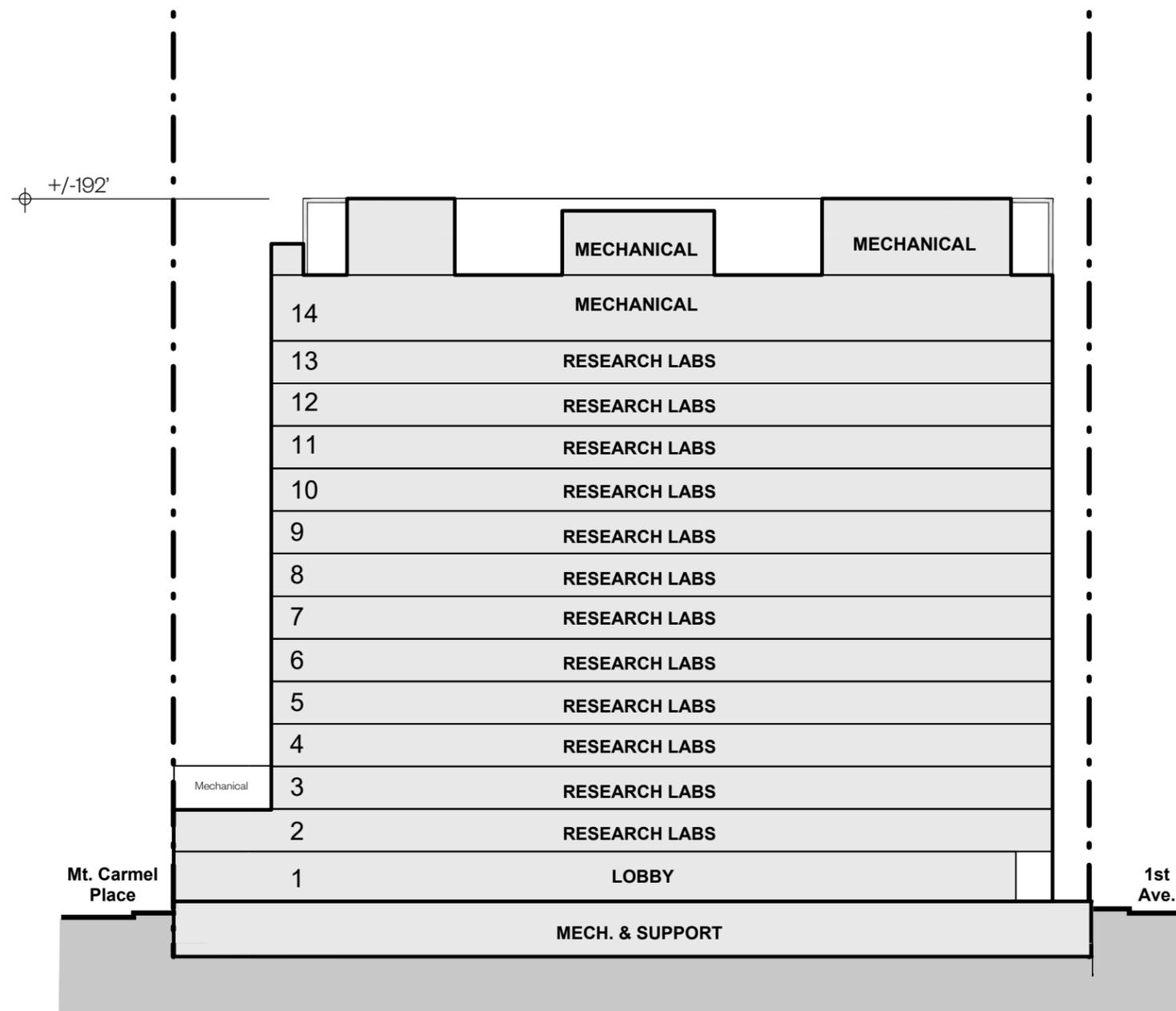
# Existing Public Health Lab Building Ground Floor Plan



\*floor plans from XXXX and may not reflect current conditions in all instances

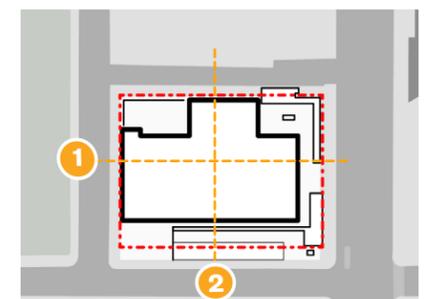
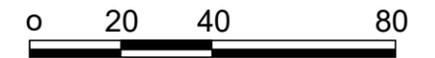


# Existing Public Health Lab Building Sections

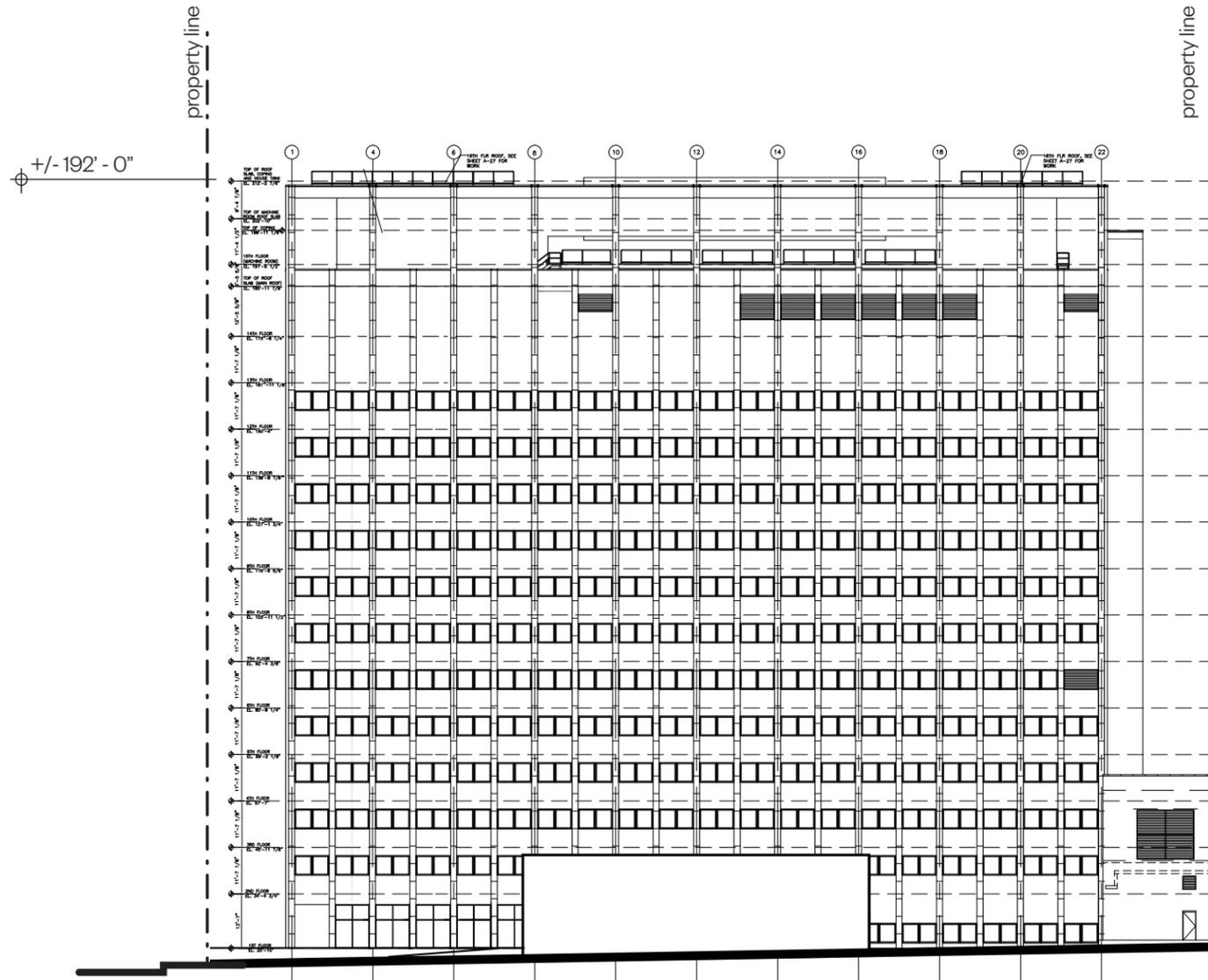


1 E-W Section

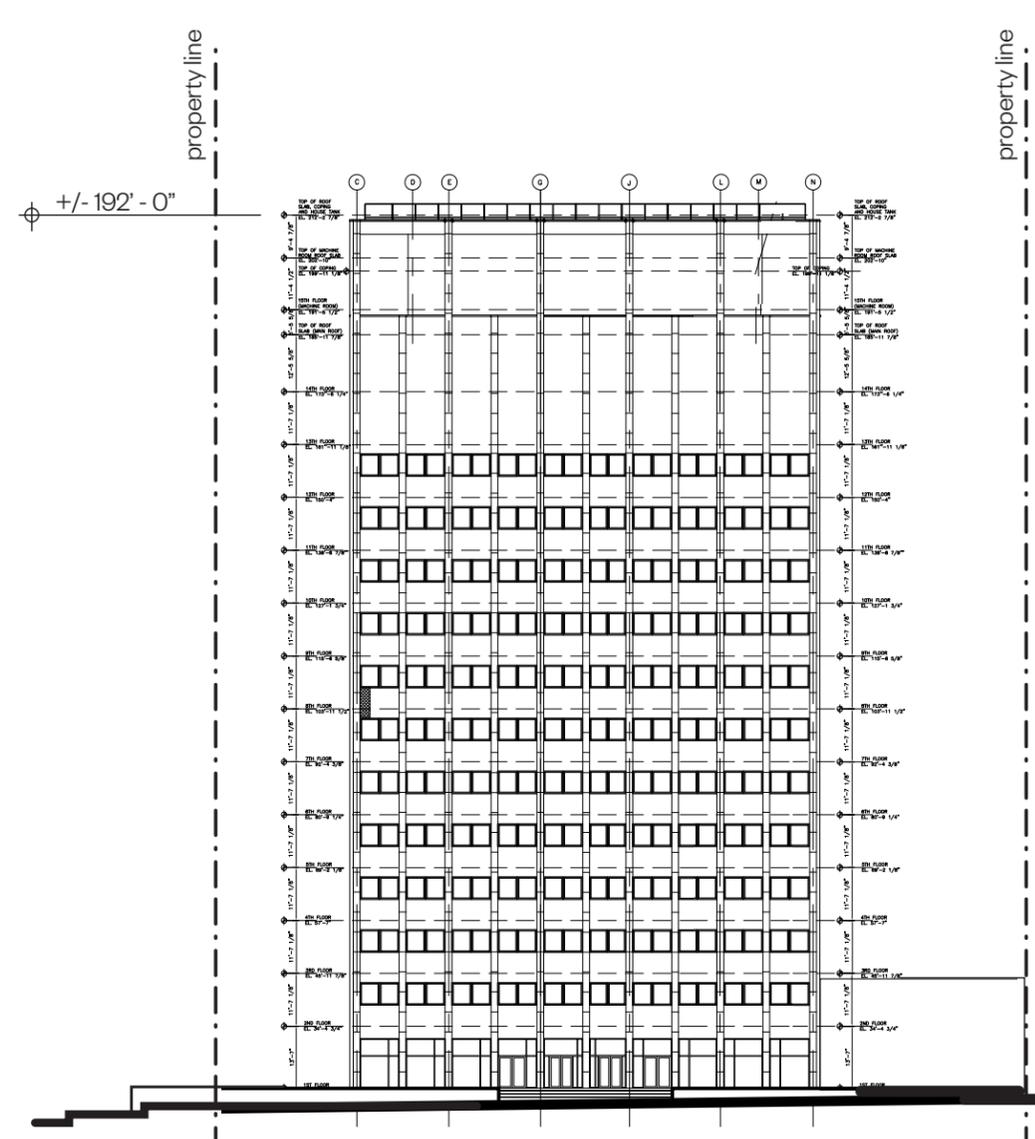
2 N-S Section



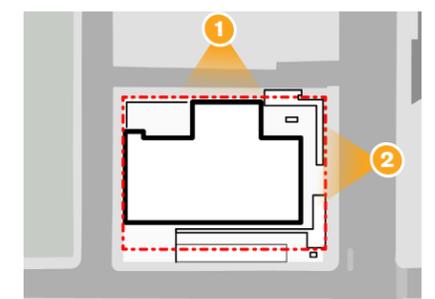
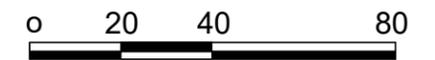
# Existing Public Health Lab Building Elevations



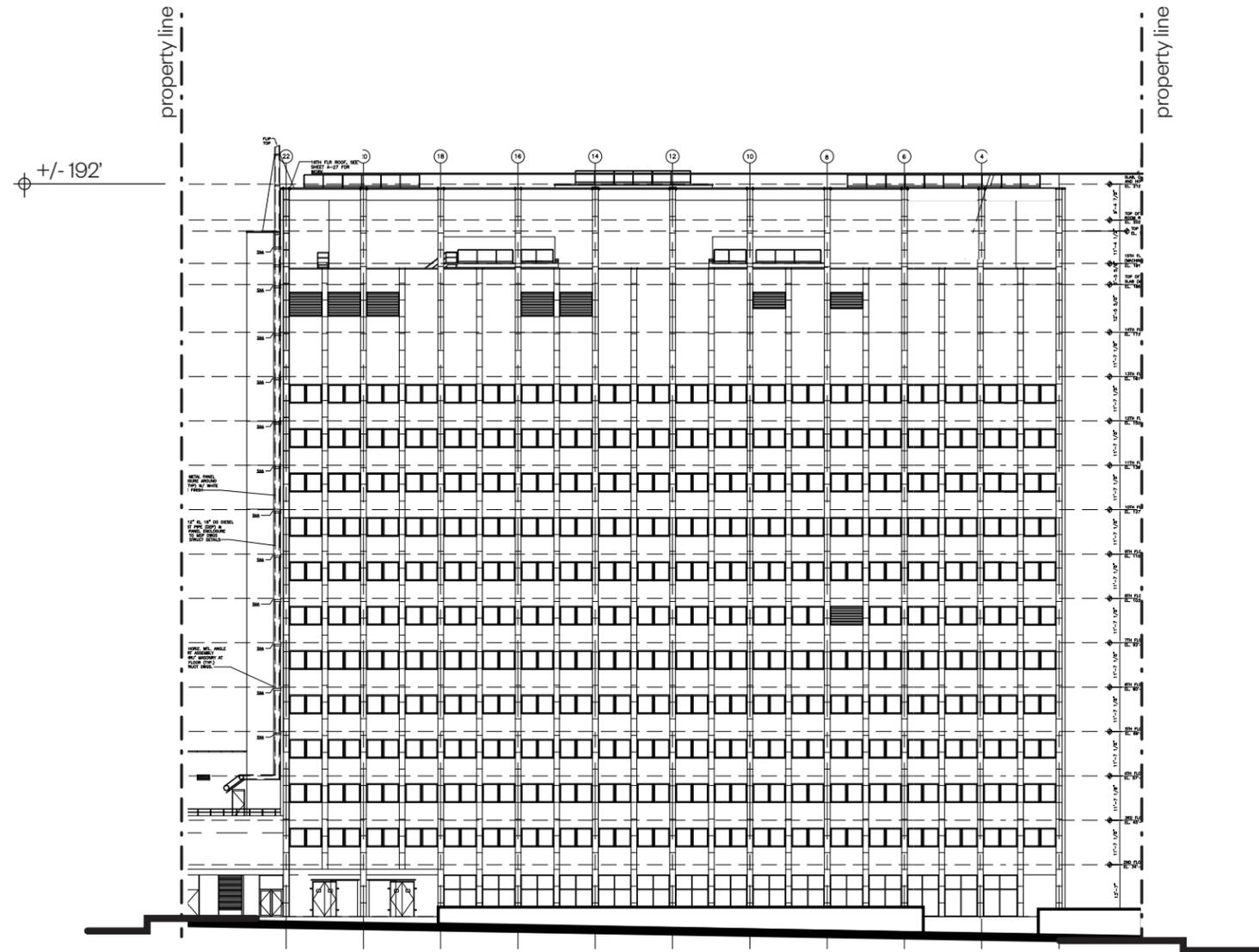
1 North Elevation



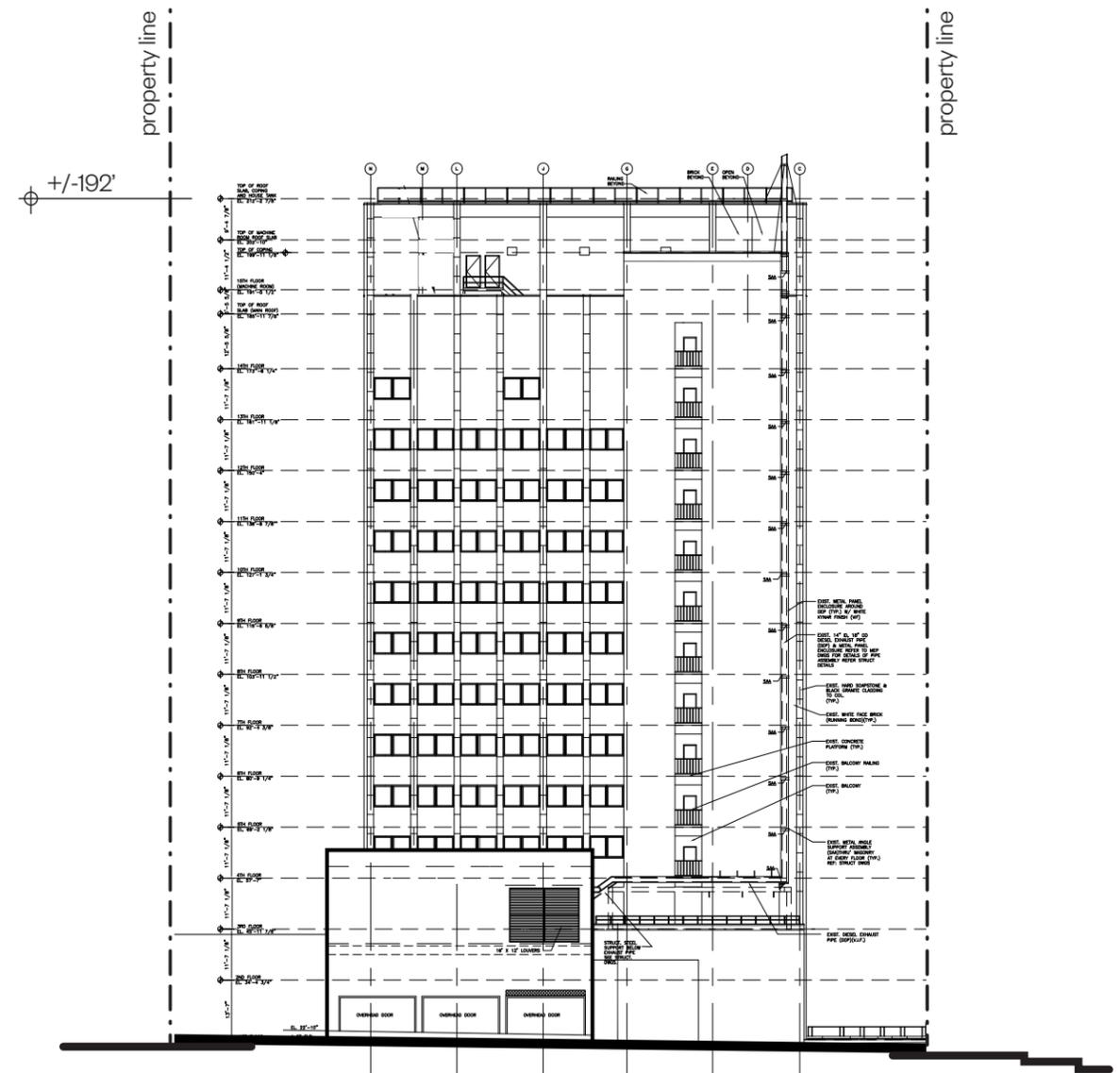
2 East Elevation



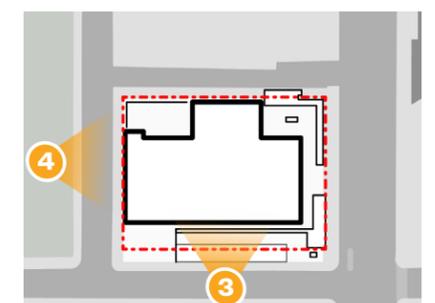
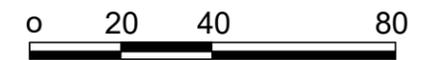
# Existing Public Health Lab Building Elevations



3 South Elevation



4 West Elevation



# Proposed Building

- **Site Context**
- **Typology + Scale**
- **Public Realm**
- **Public Benefits**
- **Schedule**
- **ULURP Actions**

## State-of-the-art life science hub

- Replaces outmoded building
- Delivers needed life science space
- Strengthens First Avenue corridor
- Promotes synergy with other research facilities
- Fosters job training and creation



Future Site  
SPARC Kips Bay



# Site Context

- **East:** First Avenue Health and Sciences Corridor
- **West:** Multi-Family High Rise Residential

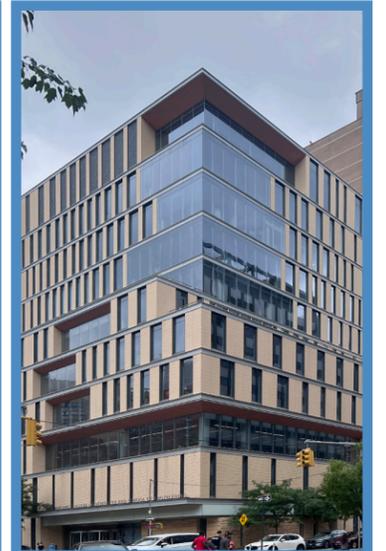
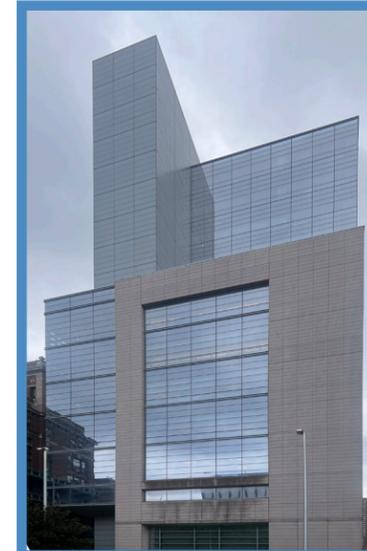
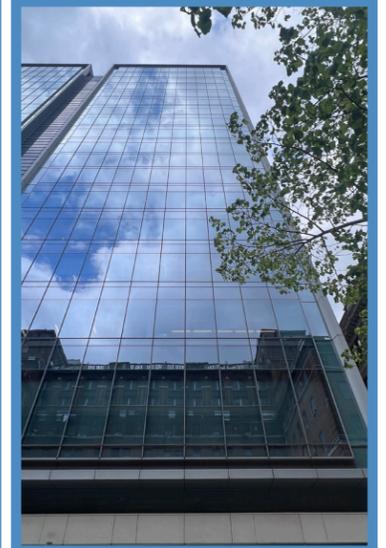
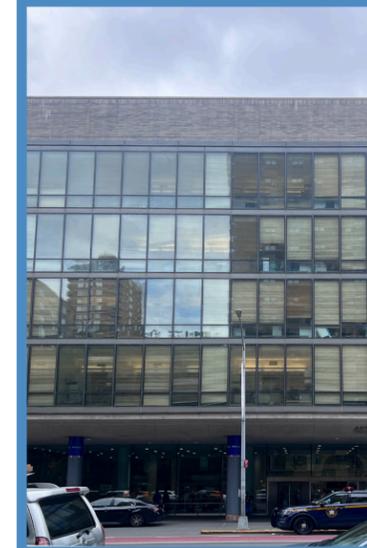
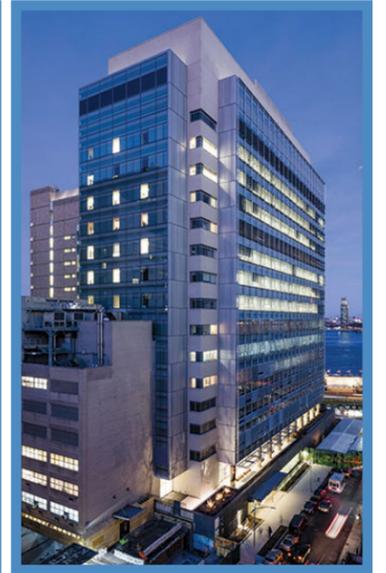
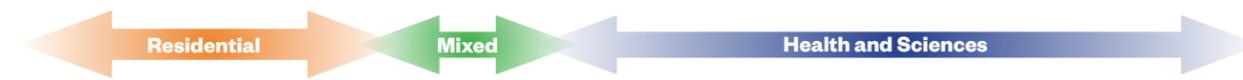
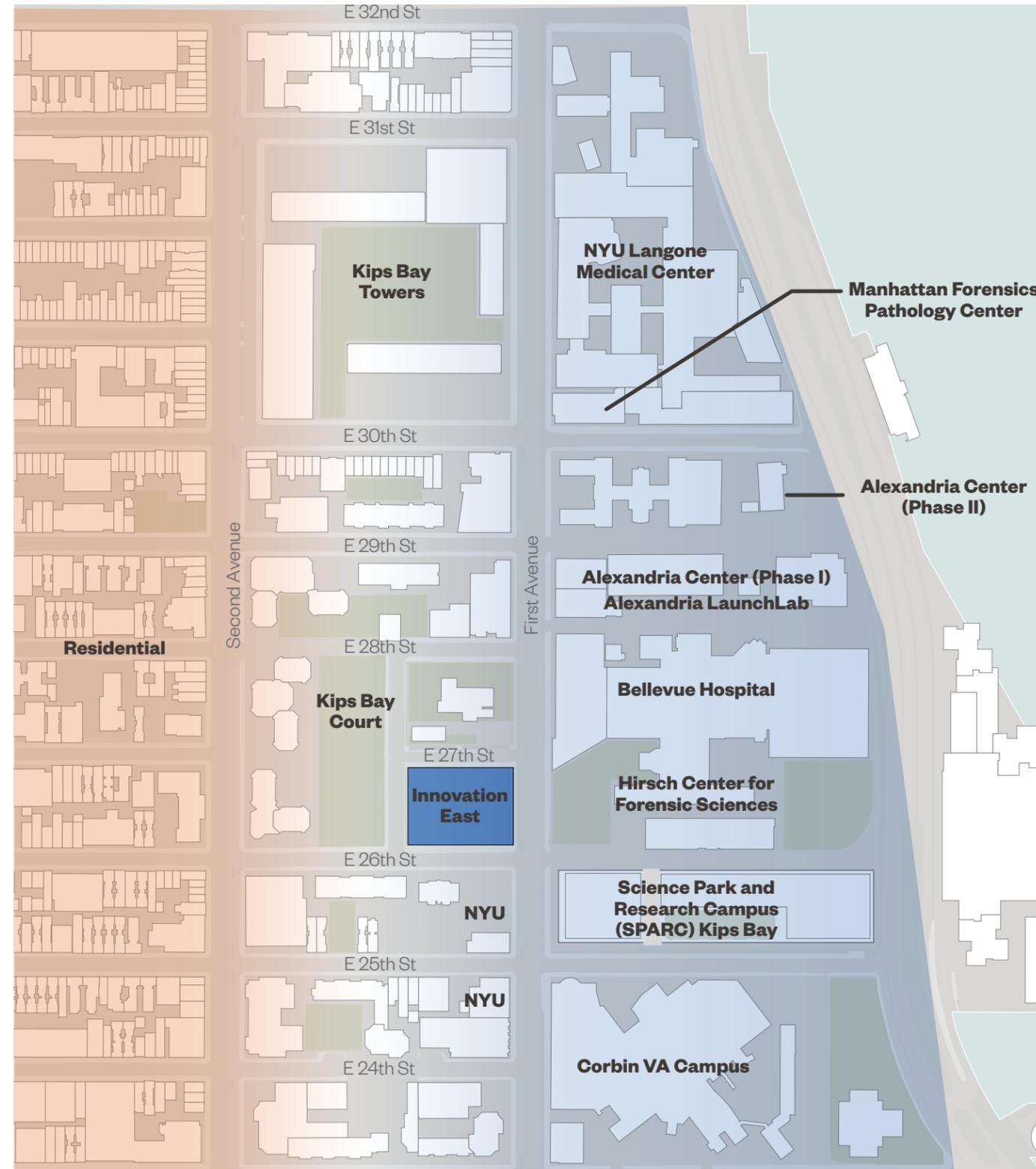
# Innovation East First Avenue Context



## FIRST AVE HEALTH AND SCIENCES CORRIDOR

**Innovation East's presence is marked by a generous sidewalk, a symmetrical entry, and a full block of transparent and active ground floor use that will engage with the entire First Avenue Health and Sciences Corridor.**

# Site Analysis Building Usage in Local Area

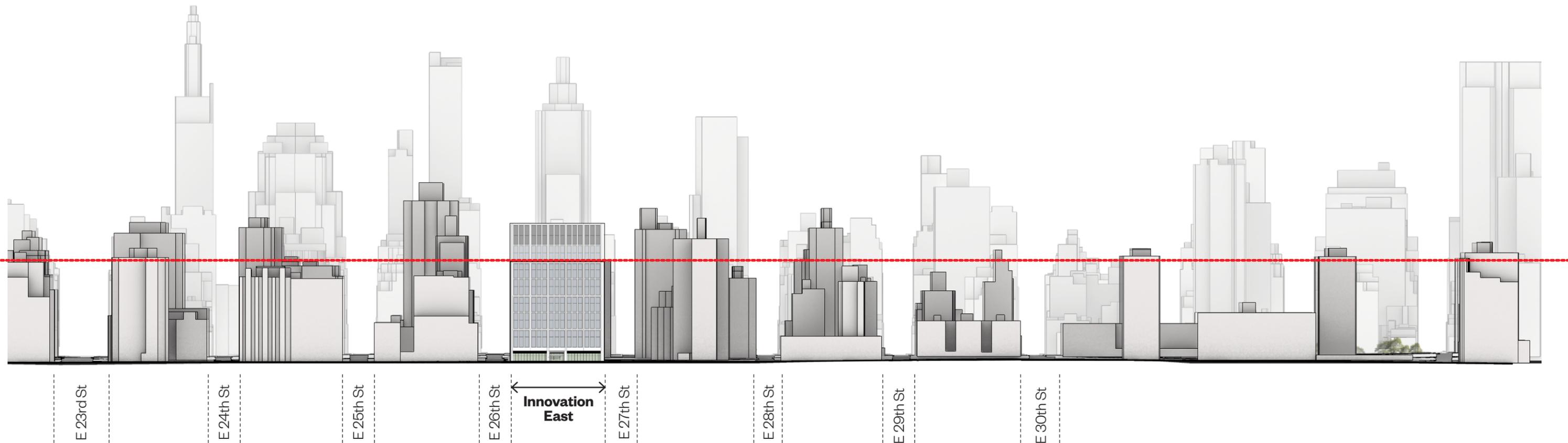


# Advancing the City's Goals to Grow NYC Life Science Sector



Innovation East occupies a pivotal site in the First Avenue Health and Sciences Corridor. Innovation East strives to be a productive addition to this cluster of innovation, science, and health institutes along First Avenue. The NYU Langone Manhattan campus is located north of the project site across First Avenue. Together, these leading academic and medical facilities in the First Avenue Health and Sciences Corridor have created one of the City's fastest-growing Life Science clusters. Innovation East will meet a critical need for commercial Life Science space in this dynamic corridor.

# Site Context North-South Section at First Avenue



# Site Context First Avenue looking North



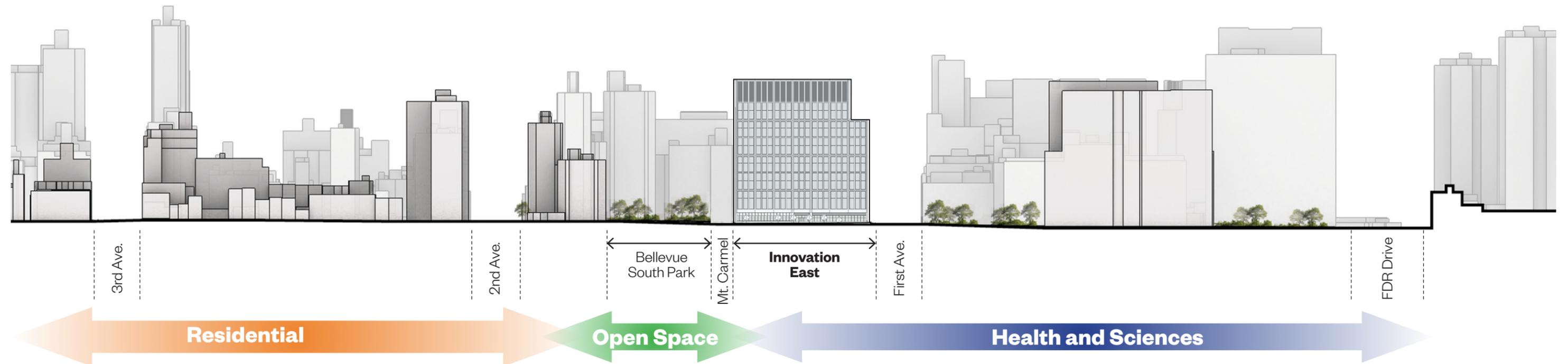
Future Site  
SPARC Kips Bay

The First Avenue Health and Sciences Corridor is characterized by taller and bulkier buildings that support the mix of institutional and commercial uses.

The massing incorporates a set-back facing First Avenue to acknowledge the immediate context while integrating the requirements of a state-of-the-art Life Science facility which benefits from large, regularly shaped, and modular floor plates to support a mix of tenant sizes and laboratory environments.



# Site Context East-West Site Section at E. 26th Street



# Site Context 26th Street looking east



The space between First and Second Avenues, which includes the Innovation East site, has a highly variable character and is a mix of the residential and Institutional uses. Large scale residential developments, including Kips Bay Court occupy this zone and are comparable in height and density to Innovation East.

To the west of the project site, Bellevue South Park provides an area of open space between the residential community to the west and the First Avenue Health and Sciences Corridor.



# Typology + Scale

- Massing + Bulk Requirements
- Flexibility
- Program

# Innovation East Advancing the City's Goals: To Deliver Commercial Life Science Space



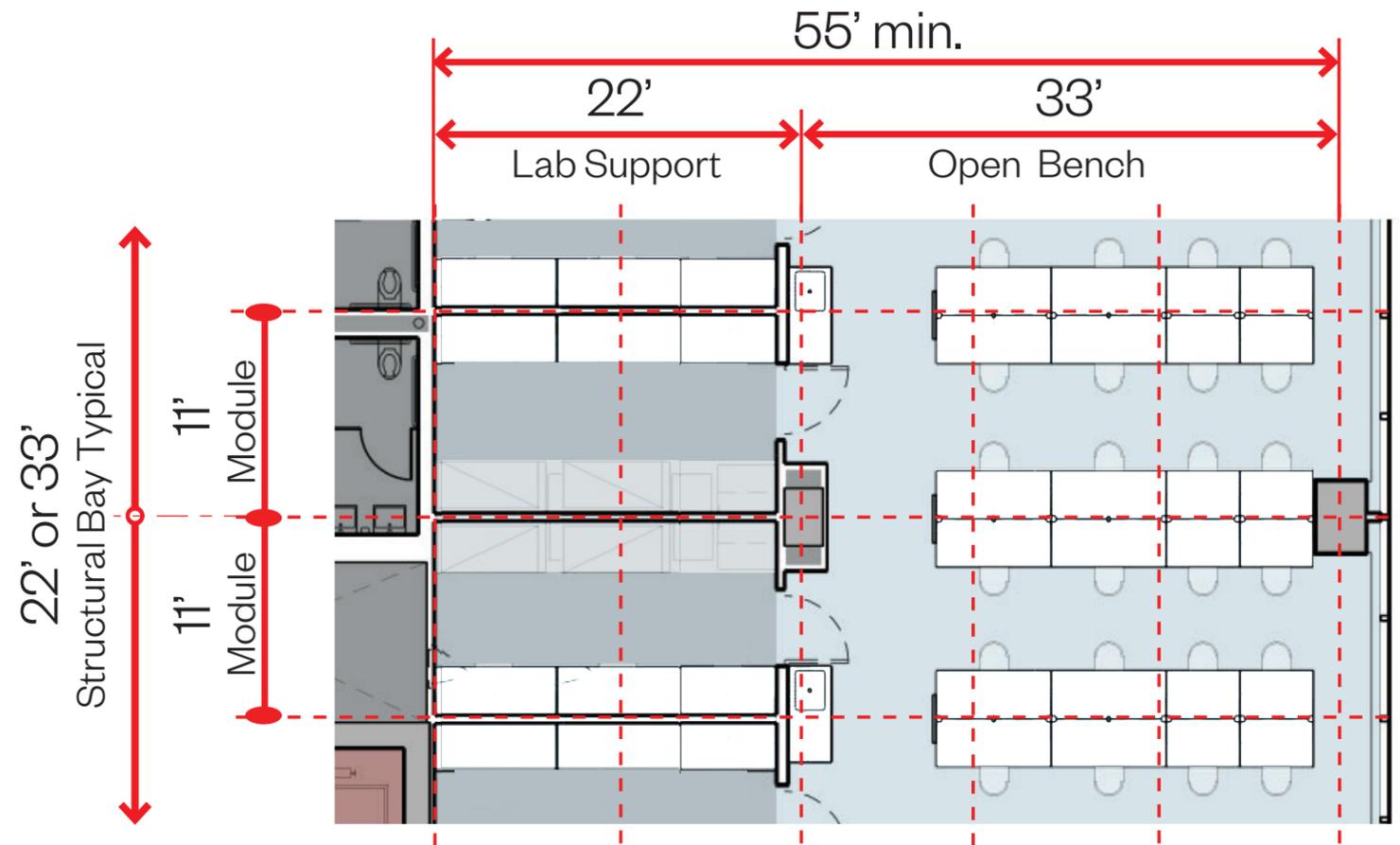
**Innovation East**

**Future Site**  
SPARC Kips Bay

**Life science projects benefit from large, regularly shaped floorplates organized on a strict 11-foot planning module that optimizes laboratory efficiency and flexibility.**

The 40,000 square-foot floorplates at Innovation East adhere to these laboratory planning requirements, offering versatile space for academic, institutional, and commercial labs at various stages of development.

# Purpose-Built to Incorporate Best Lab Planning Principles



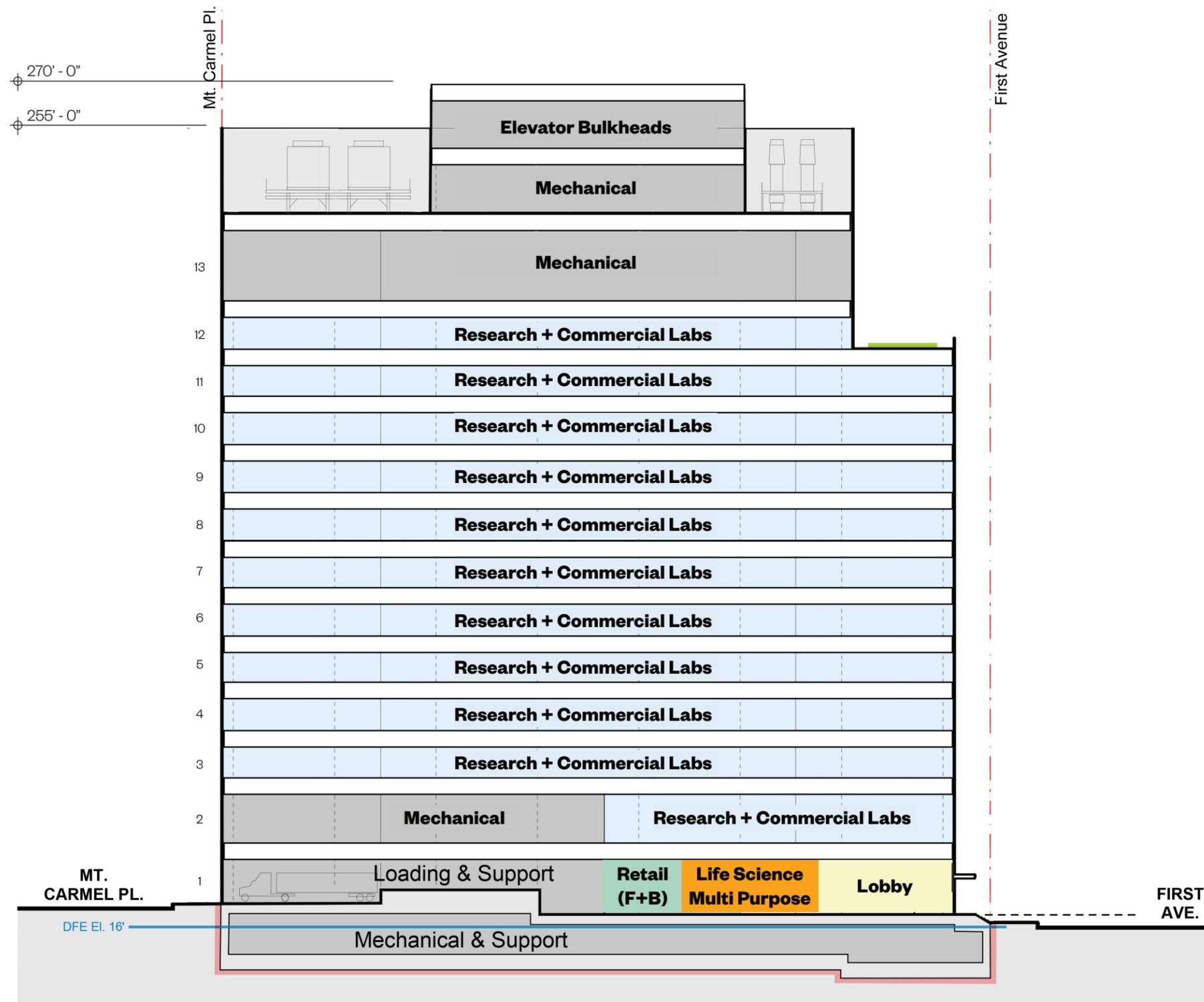
**Large floorplates for life science**

**11' bay dimension for lab planning**

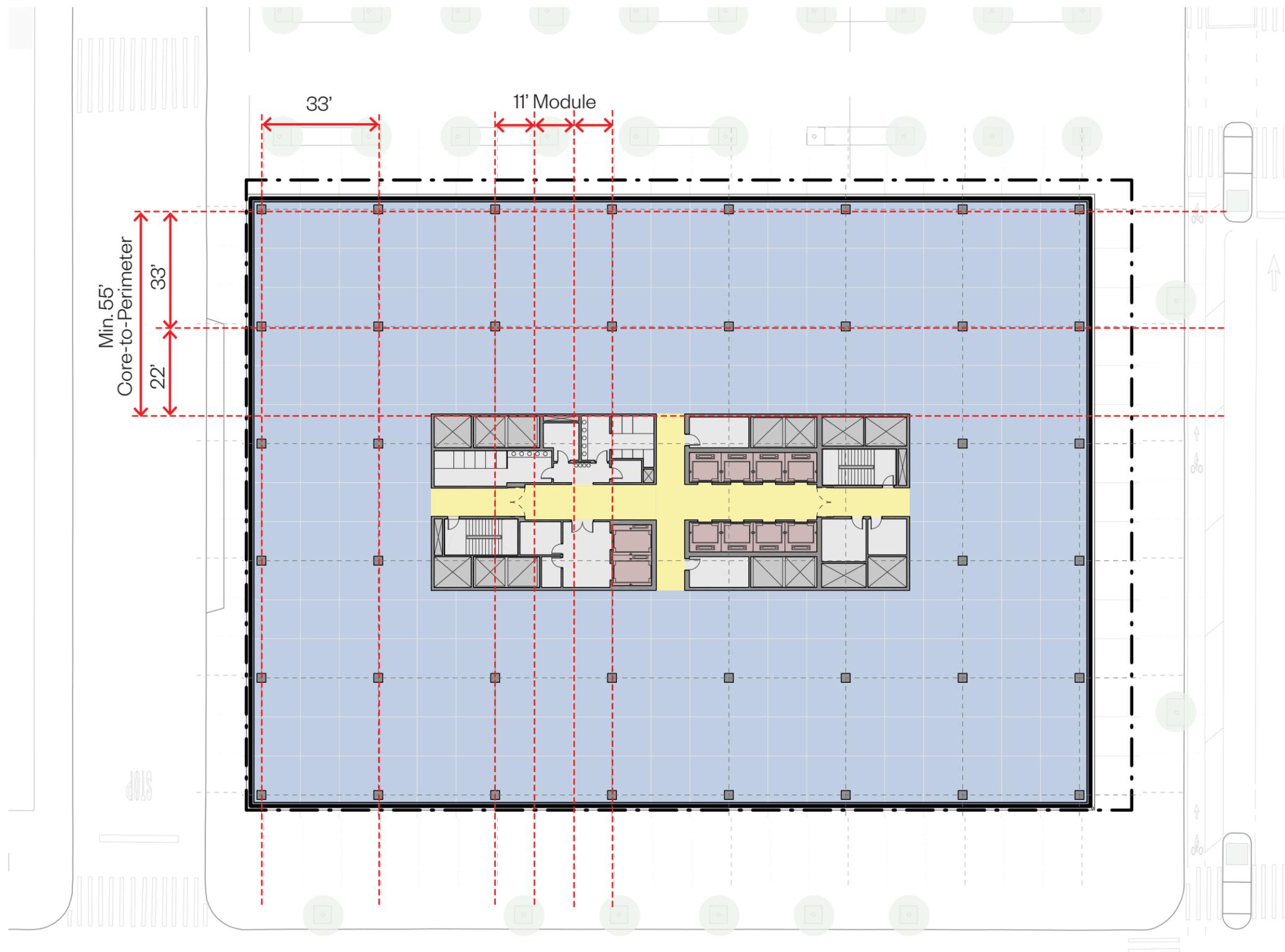
**Higher floor-to-floor than office buildings**

**Enhanced building systems**

# Innovation East E-W Stacking Section



# Typical Floor Plan Core & Shell



## Typical Lab Floor

- **40,000 SF** Floorplate supports multiple-size tenants with varying needs
- **Min. 55' Core-to-Perimeter** dimension and **11' Lab Module** supports efficient and flexible lab design

# Typical Floor Plan Tenant Flexibility

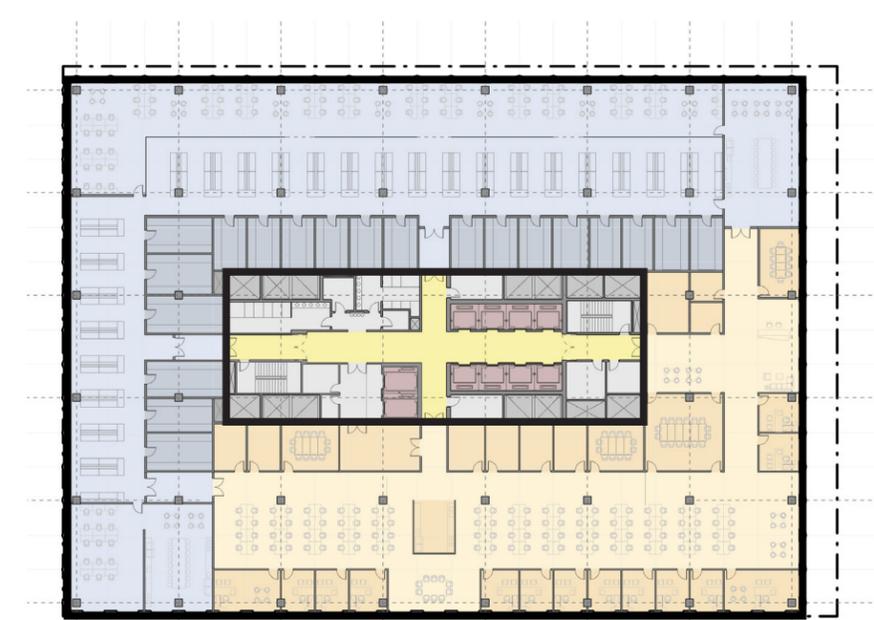
## Flexible Floor Plate

- Incubator and Start-ups
- Growth-Stage
- Mature R&D Companies

**4-Tenants per Floor**

**2-Tenants per Floor**

**1-Tenant per Floor**



- Research Labs
- Office/Support

# Life Science Ecosystem

Innovation East will create a vibrant Life Science ecosystem within the building, including state-of-the-art lab space for companies at all stages of growth – from incubator space for start-ups to R+D labs for mature companies – as well as NYU Grossman School of Medicine research labs. The building will feature space for collaboration within the Life Science community, including Life Science multi-purpose space, breakout and conference rooms and a ground-floor retail cafe.

LIFE SCIENCE MULTI PURPOSE LOBBY CAFE

LIFE SCIENCE ECOSYSTEM



Incubator Space



Mature R+D Labs



NYU Grossman School of Medicine Labs



Life Science Interaction

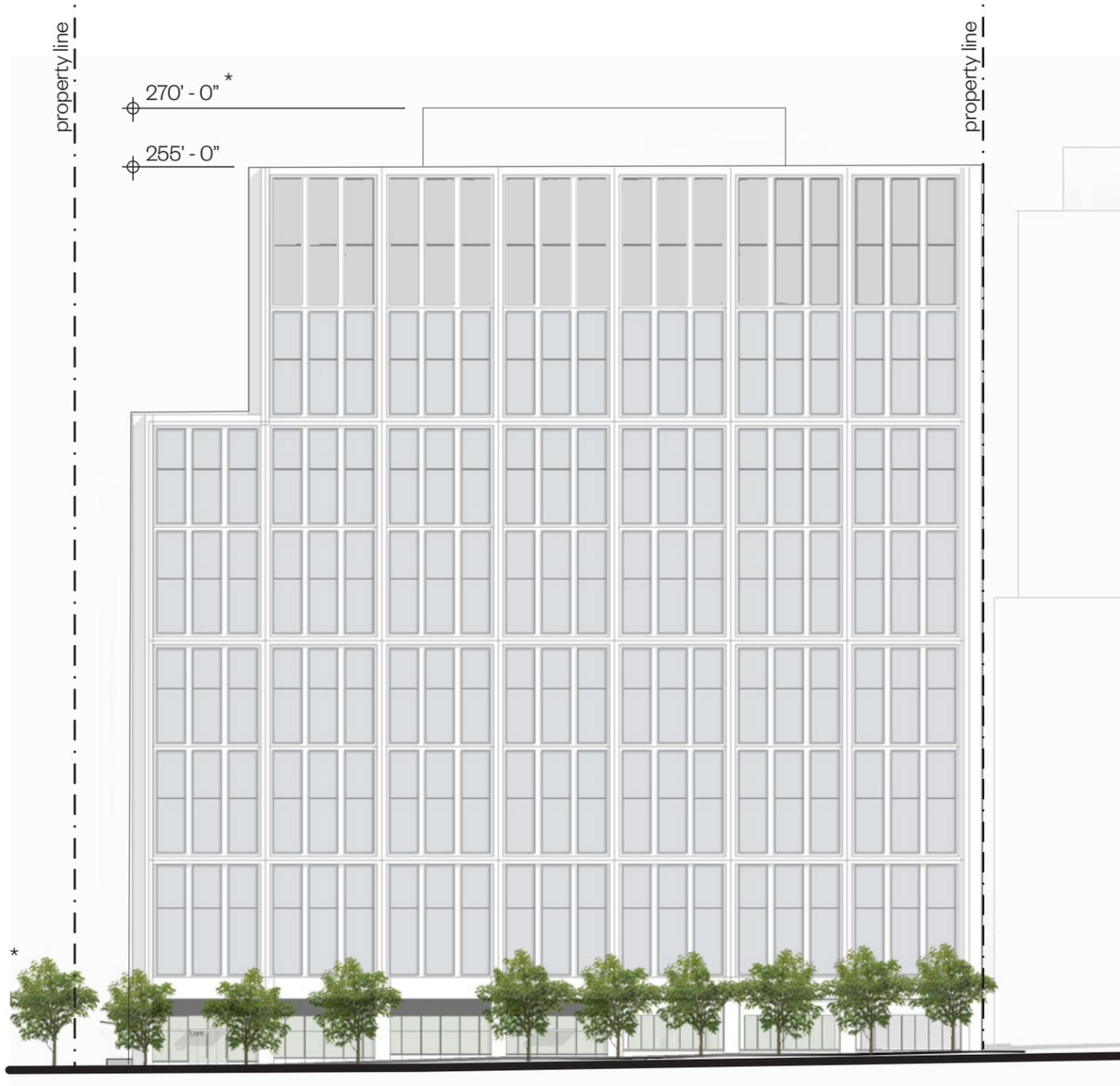


Food + Beverage



Life Science Multi-Purpose

# Building Elevations



**1 North Elevation - 27th Street Elevation**

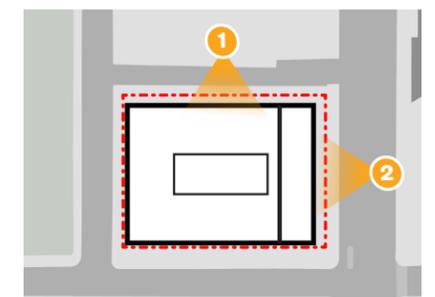


**2 East Elevation - First Avenue Elevation**



\* Quantity of street trees tbd

\* Elevation measured from base plane



# Building Elevations



**3 South Elevation - 26th Street Elevation**

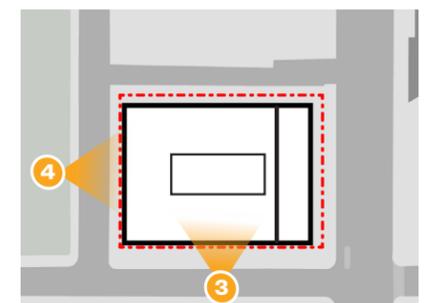


**4 West Elevation - Mt. Carmel Place Elevation**



\* Quantity of street trees tbd

\* Elevation measured from base plane



# Building Views First Avenue looking South



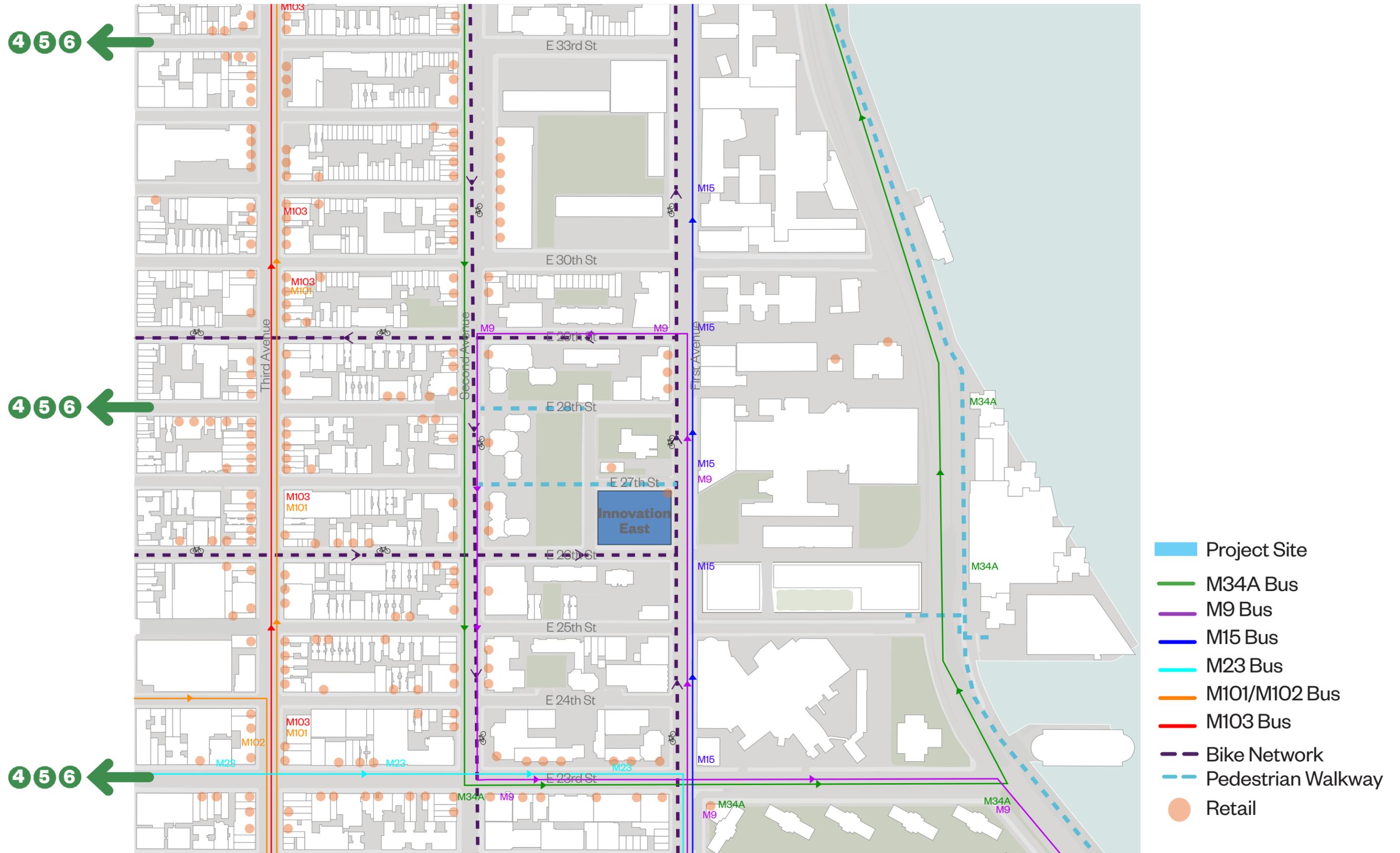
The building façade is at a conceptual level of development. The project team has been studying opportunities to optimize the window-wall ratio to align with sustainability and energy reduction objectives while balancing equitable access to daylight and views.

The façade rhythm celebrates the repetitive rigor of the 11-foot life science planning module and incorporates a multi-story façade element. The solid portions of the façade provide an organizing framework and an opportunity to explore materials that complement the surrounding neighborhood.

# **Pedestrian Experience**

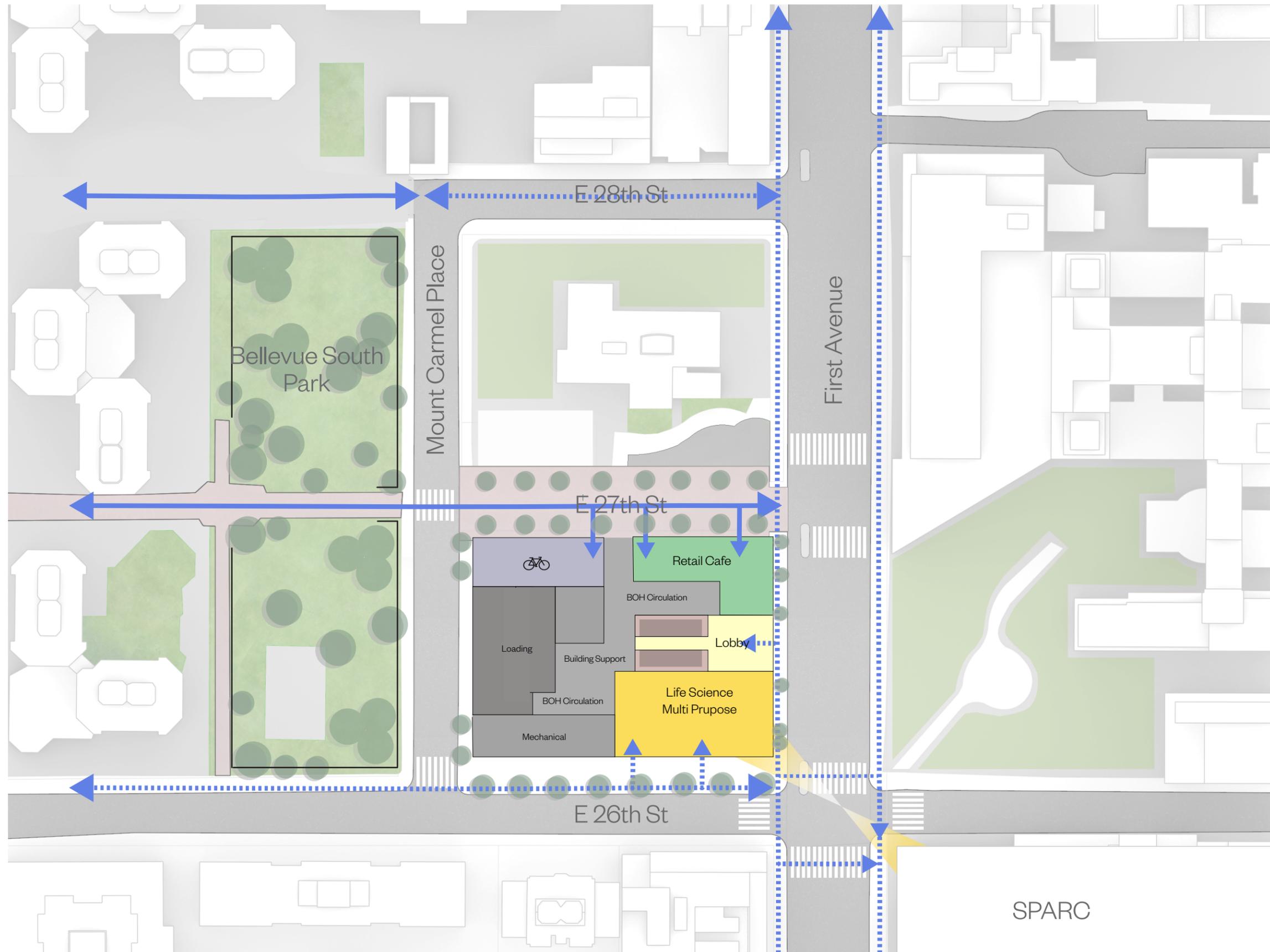
- **Site Accessibility**
- **Public Facing Program**
- **Loading Requirements**
- **Public Realm Improvements**

# Site Analysis District Plan



- Project Site
- M34A Bus
- M9 Bus
- M15 Bus
- M23 Bus
- M101/M102 Bus
- M103 Bus
- Bike Network
- Pedestrian Walkway
- Retail

# Ground Floor Circulation

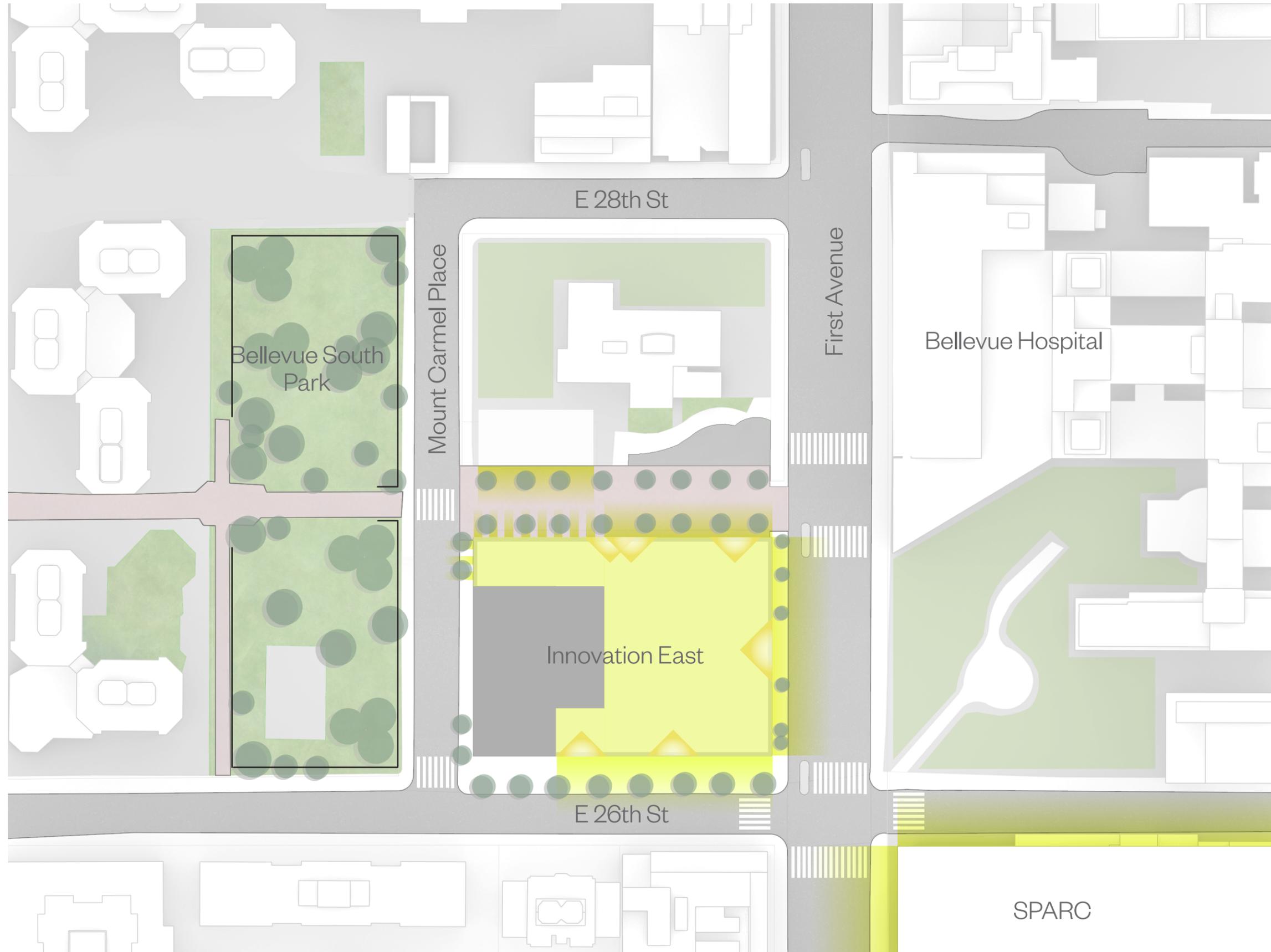


## Innovation East will:

- Enhance east-west pedestrian connection through the 27th Street pedestrian way to Bellevue South Park
- Activate 1st Avenue and 27th Street with a neighborhood cafe
- Promote awareness of Life Science innovation and opportunities
- Encourage bike use

- Bike Route
- - - Pedestrian Walkway
- Dedicated Pedestrian Walkway

# Ground Floor Active Facades



# Site Plan Points of Entry and Context



- ▶ Main Entry
- ▶ Retail Entry
- ▶ Life Science Multi-Purpose Entry
- ▶ Bike Room Entry
- ▶ Service and Loading



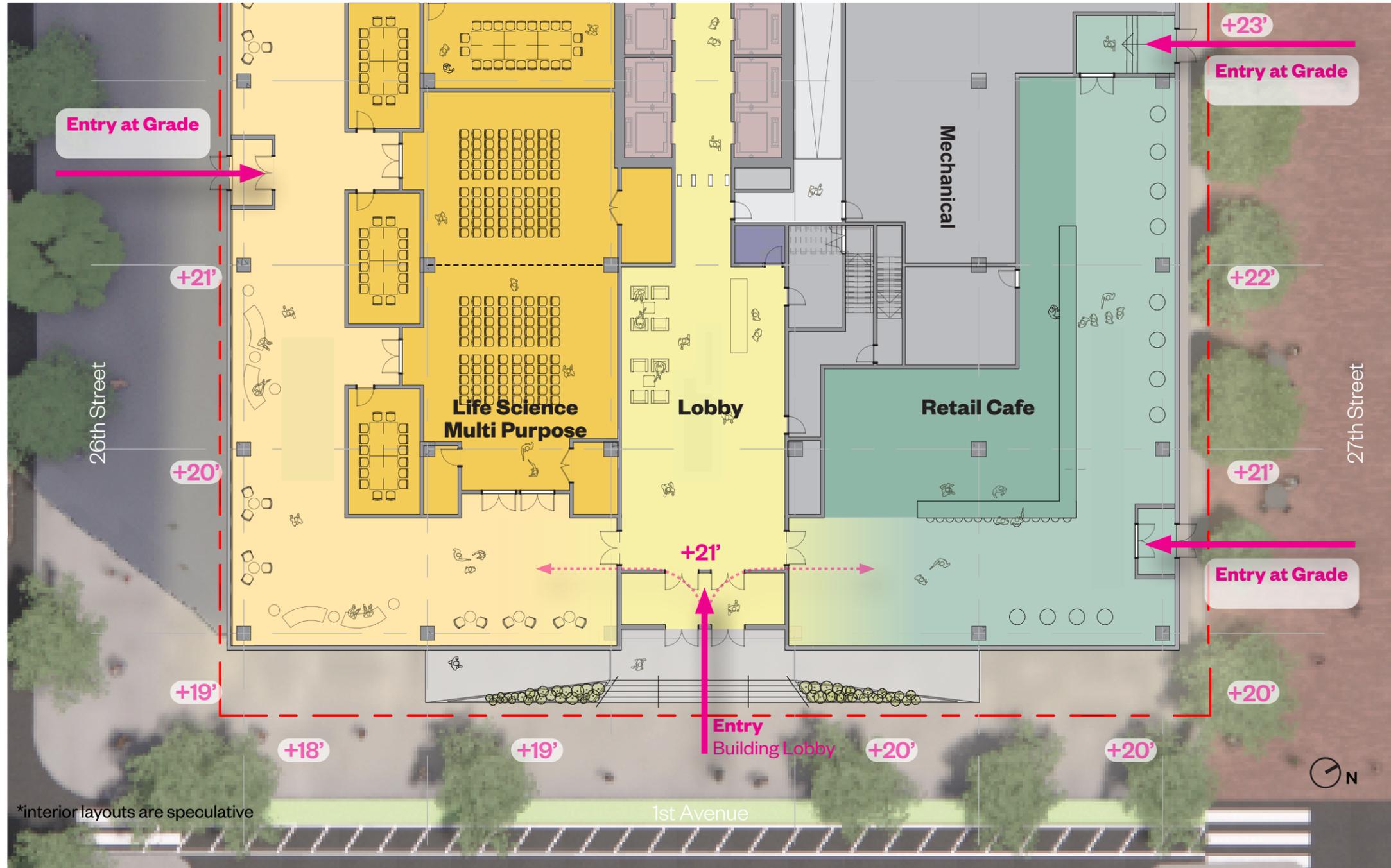
# Ground Floor Plan



- ▶ Main Entry
- ▶ Retail Entry
- ▶ Life Science Multi-Purpose Entry
- ▶ Bike Room Entry
- ▶ Service and Loading

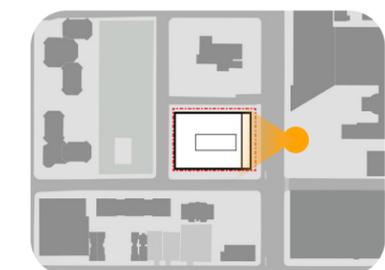
\*interior layouts are speculative

# Ground Floor Site Grading and Points of Entry



Innovation East prioritizes direct connections and pedestrian engagement from sidewalk elevation to the Life Science Multipurpose space and the Retail Cafe.

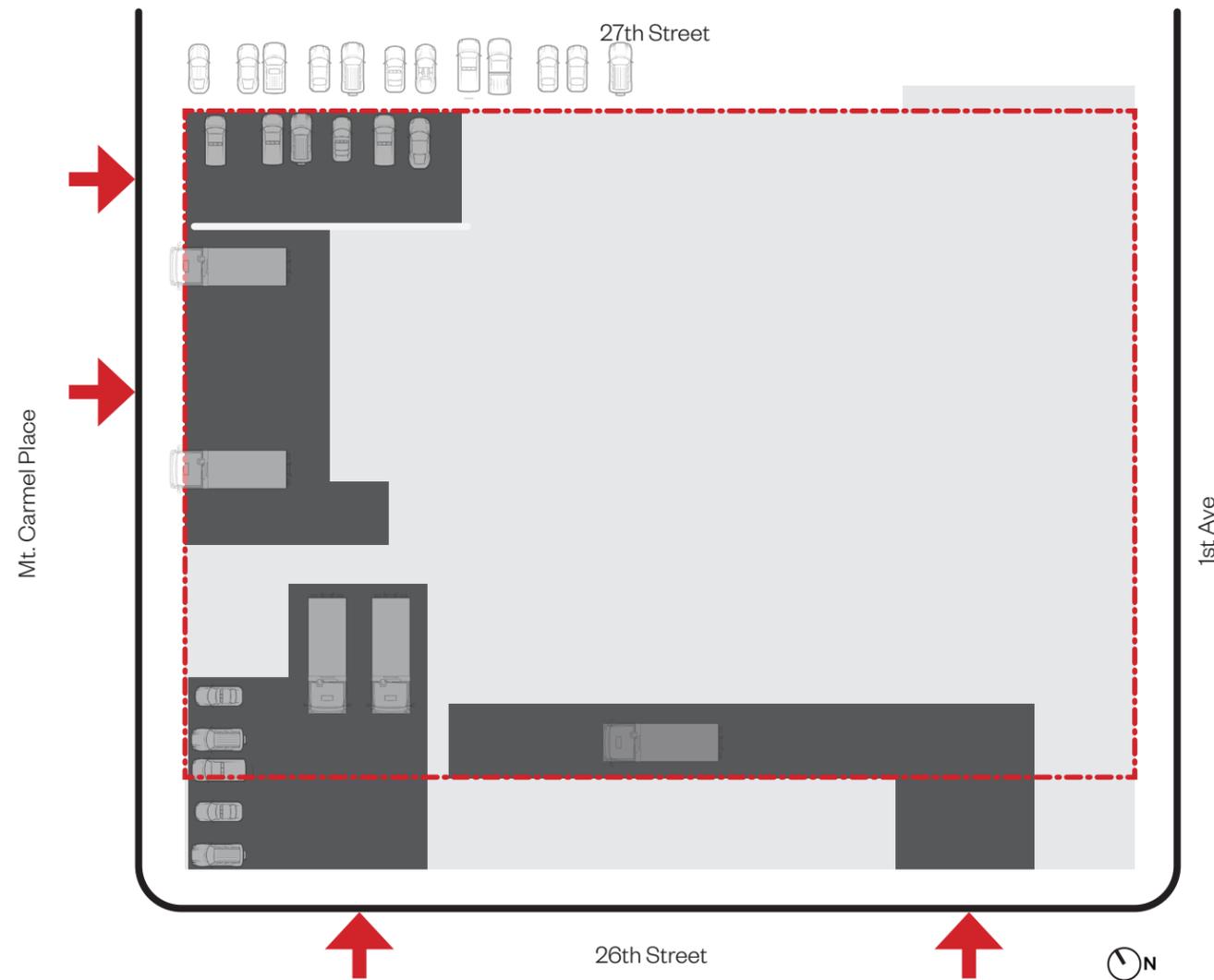
- Site planning mitigates a 5' height differential at primary entrances
- Ground floor is aligned to 27th and 26th Street sidewalk elevations
- Stairs and ramps are located within the site footprint at the First Avenue tenant entrance (no encroachment on right-of-way)



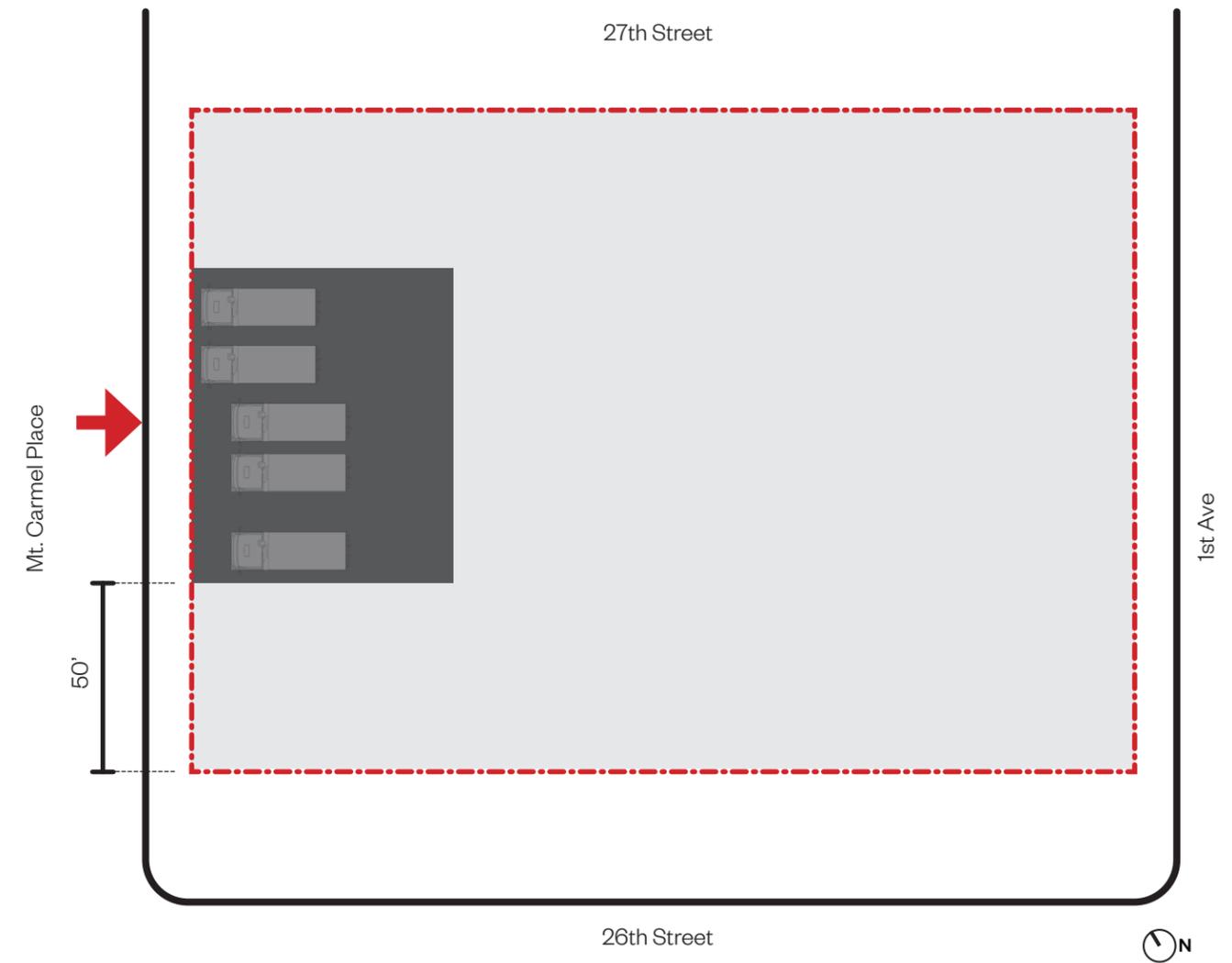
\*All Elevations NAVD 88

# Public Realm Improvements Reduced Loading and Parking Frontage

## Existing



## Proposed

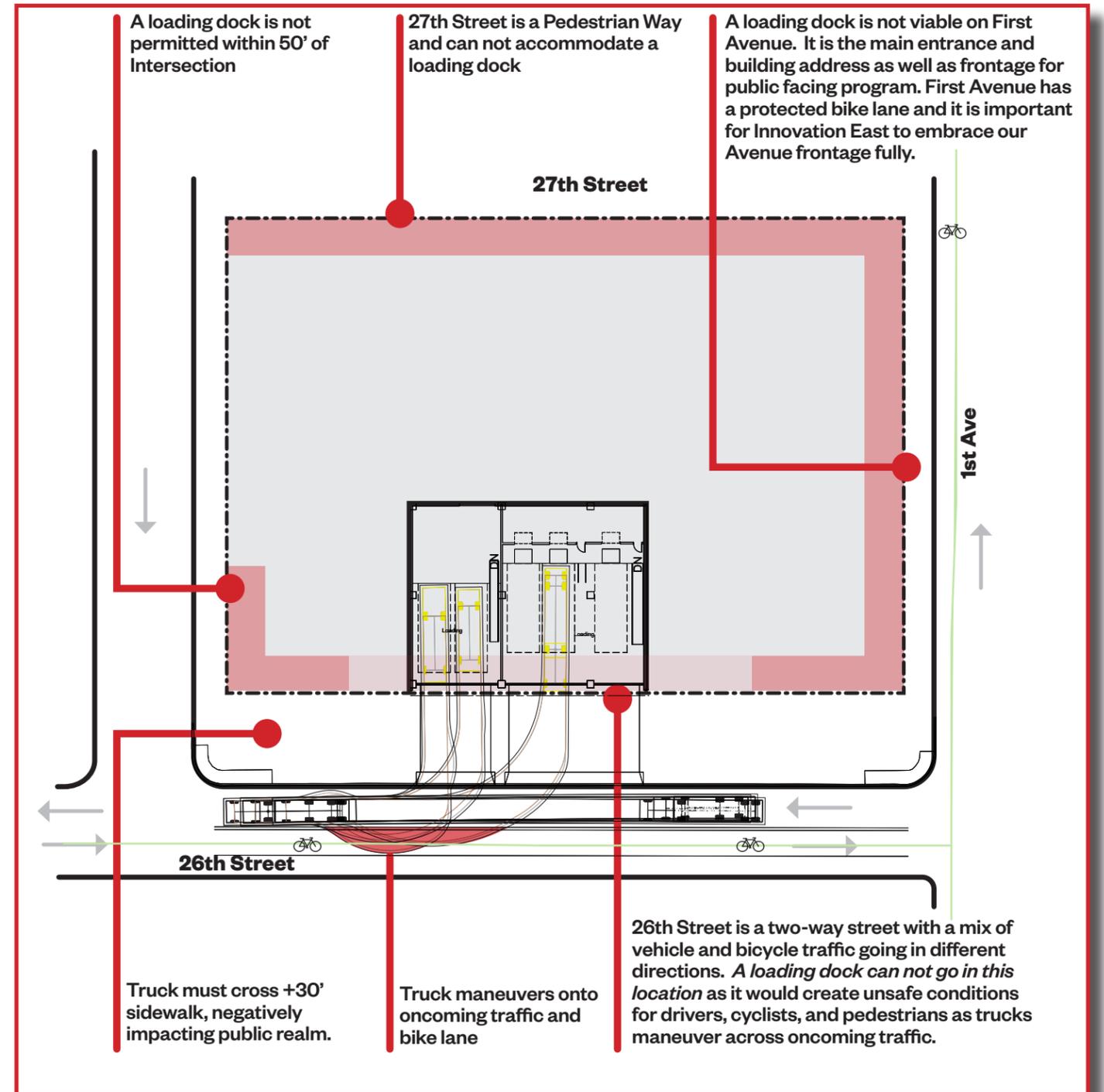
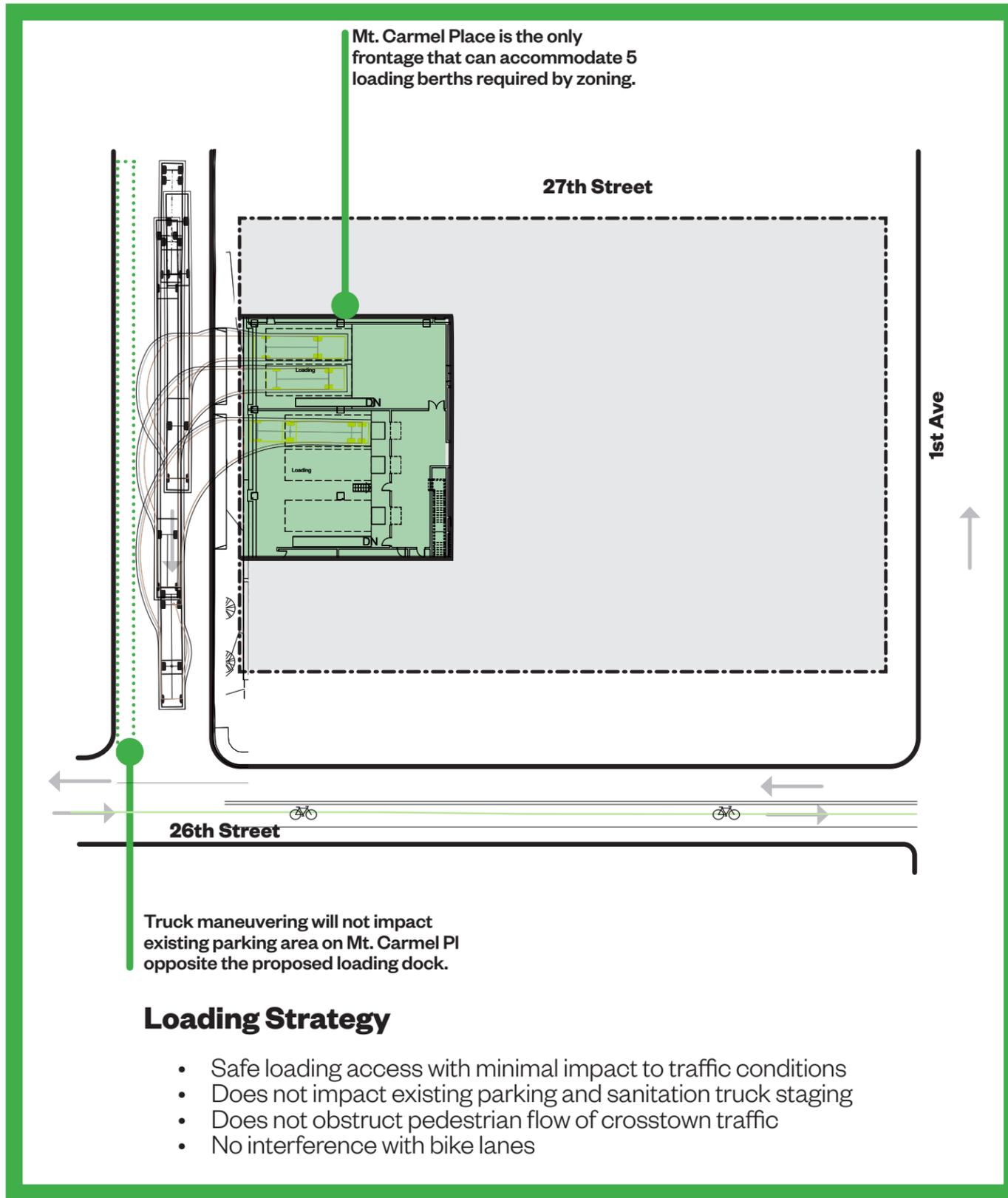


- Loading + Parking
- Built Footprint
- Property Line

### Innovation East will:

- Provide 5 Loading Berths required by zoning fully within footprint of the building
- Consolidate loading at one location on Mt. Carmel Place, a low traffic one way street with sufficient width for maneuvering safely
- Remove loading and parking from 26th Street, a higher-traffic, two-way street with an unprotected bike lane
- Return overbuilt loading and parking areas to the public ROW
- Respect the pedestrian way and protected bike lanes at First Ave

# Mt. Carmel Place Loading Dock

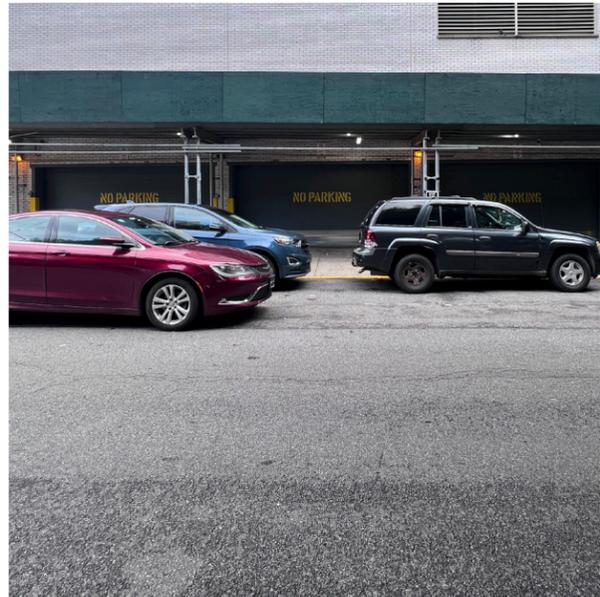


# Public Realm Improvements Mt. Carmel Street

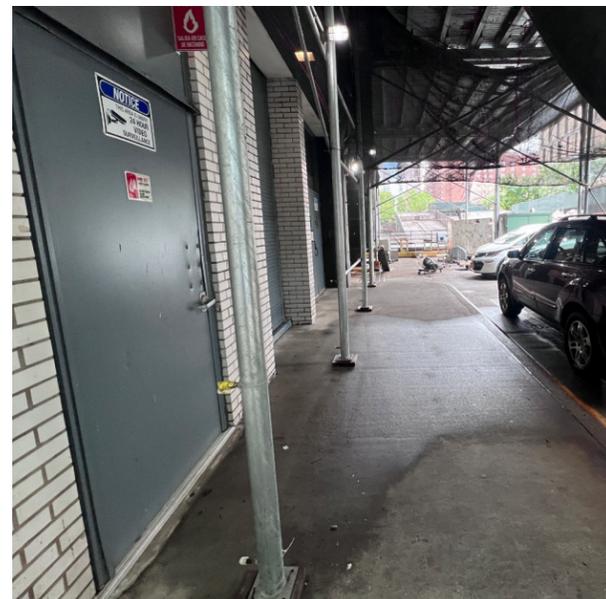
## Existing



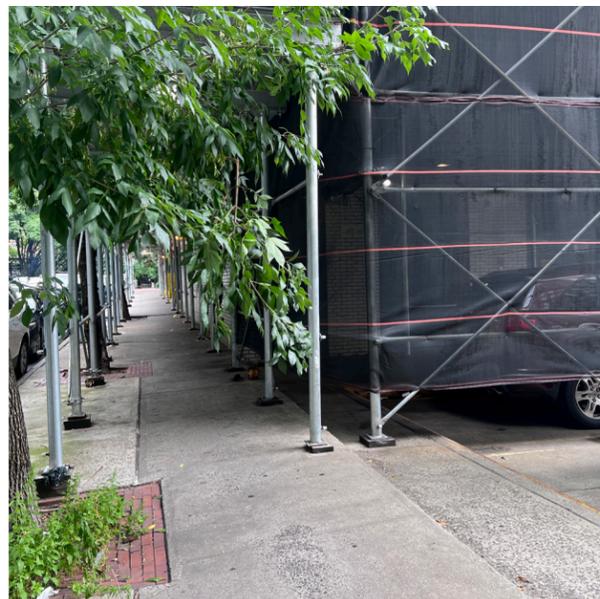
Fenced Parking



Loading



BOH/Mech



Parking/Scaffolding

## Proposed



Transparent Bike Room and Consolidated Loading

Improve community safety and 27th Street and Mt. Carmel Place

# Public Realm Improvements Existing 27th Street Pedestrian Experience

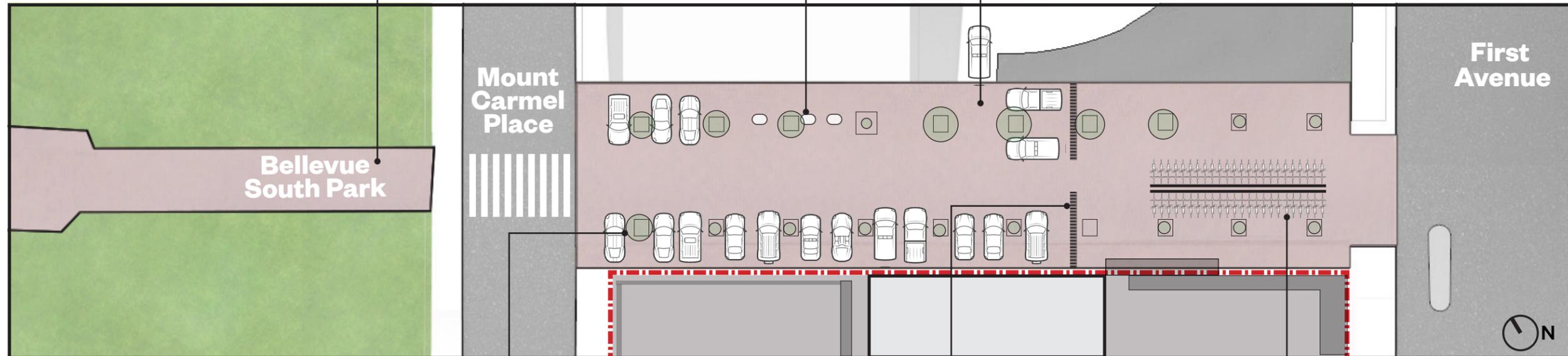
Bellevue South Park connection at 27th Street



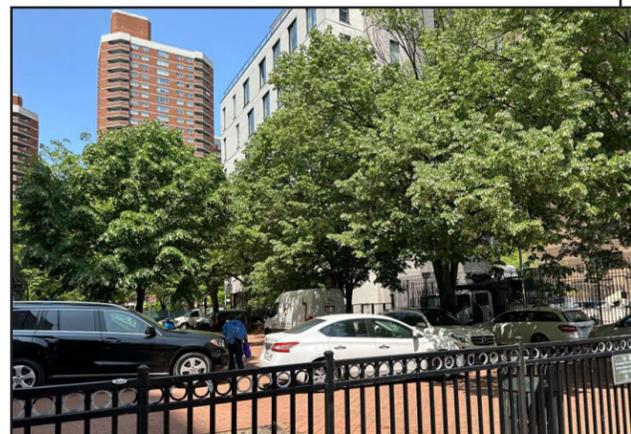
Outdoor cafe seating at Carmel Place Microunits



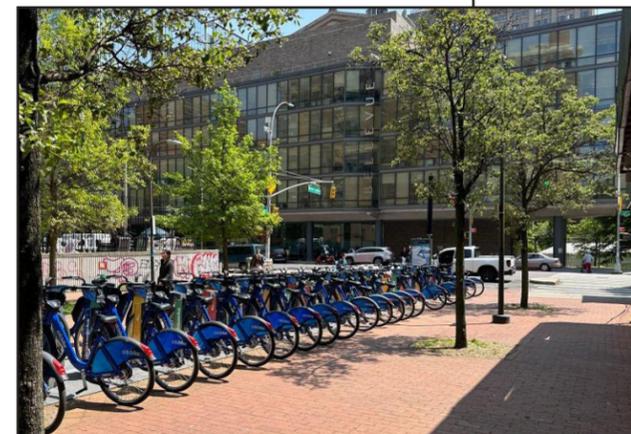
Truck access to NYCHA housing service yard



Intermittent Parking at west end of 27th Street



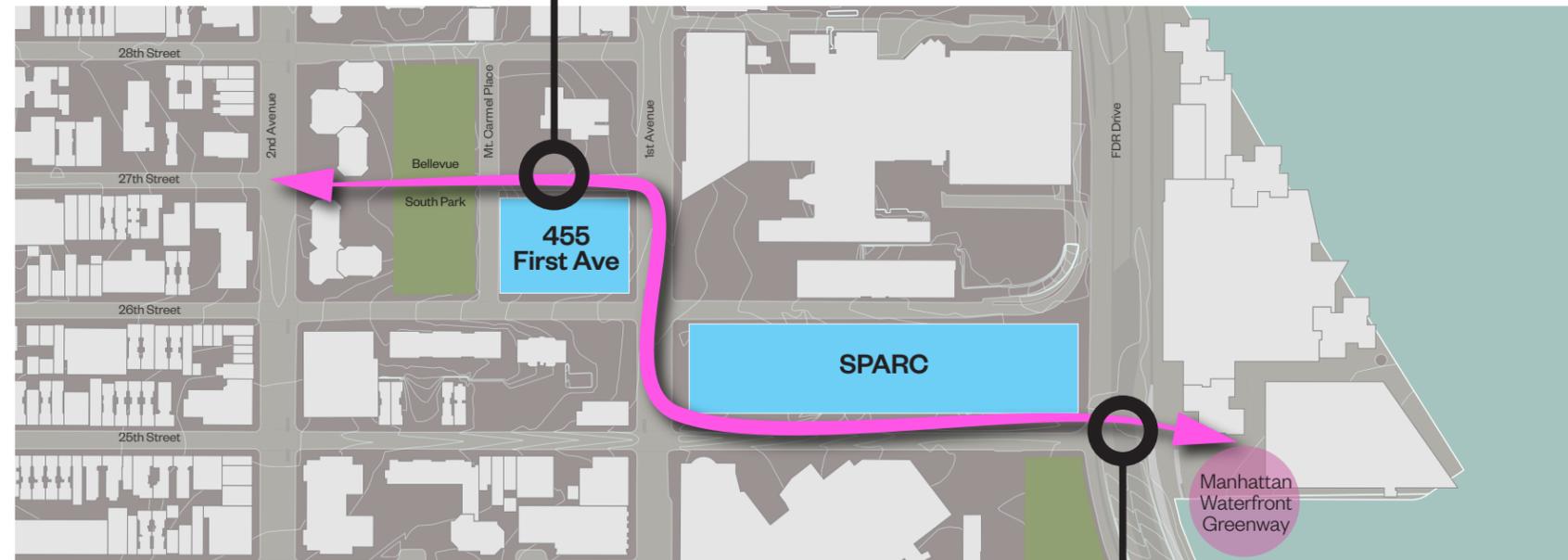
Fence separating intermittent parking area on 27th Street



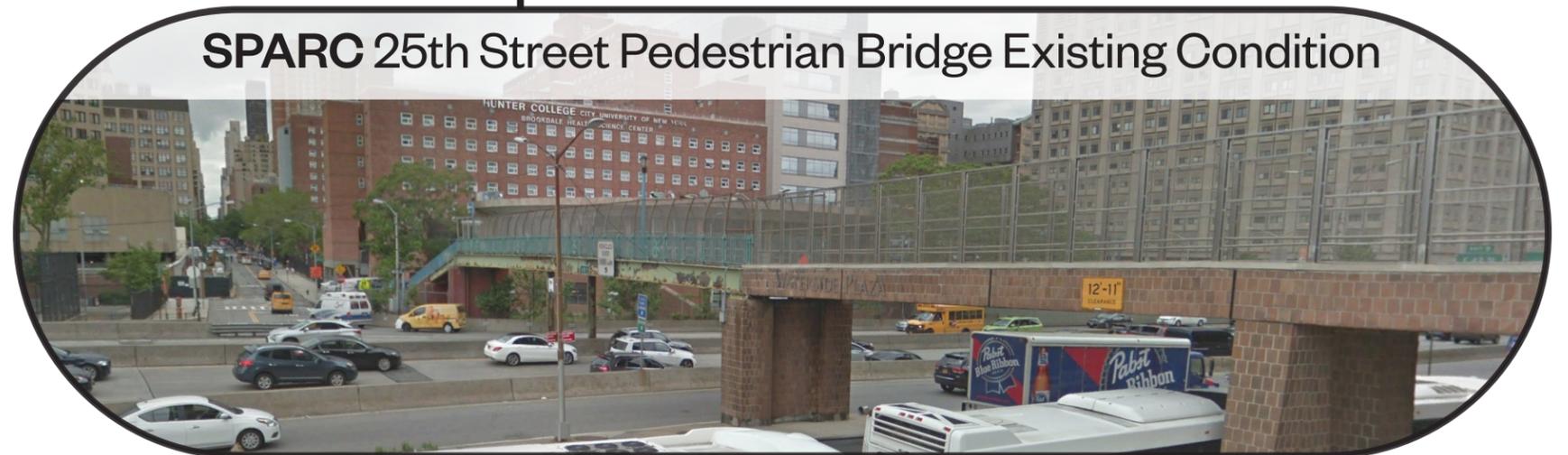
Citi Bike station

# Restore Network of Open Space Across First Ave Health and Sciences Corridor

455 First Ave 27th Street Pedestrian Way



SPARC 25th Street Pedestrian Bridge Existing Condition



# Public Realm Improvements 27th Street Pedestrian Experience

## Existing



Scaffolding, Citi Bike Docks, Overbuilt Structures



Fenced Parking, Opaque Walls, Intermittent Street Parking

## Proposed



Retail Cafe with Loose Tables and Chairs



Transparent Bike Room Facade

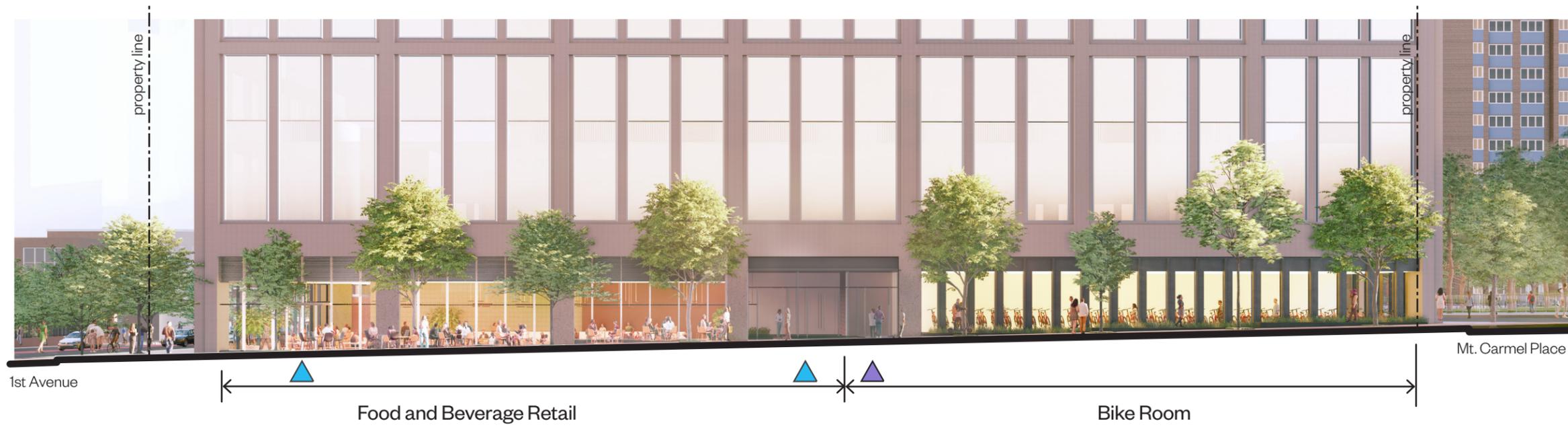
# Public Realm Improvements 27th Street Pedestrian Experience

Innovation East will restore an active and safe pedestrian condition to the East 27th Street Pedestrian Way. The proposed project will activate the streetscape with a neighborhood-centered retail café that opens directly onto 27th Street at the corner of First Avenue. The building bike room is located along the west side of 27th Street and will incorporate a transparent and well-lit facade.

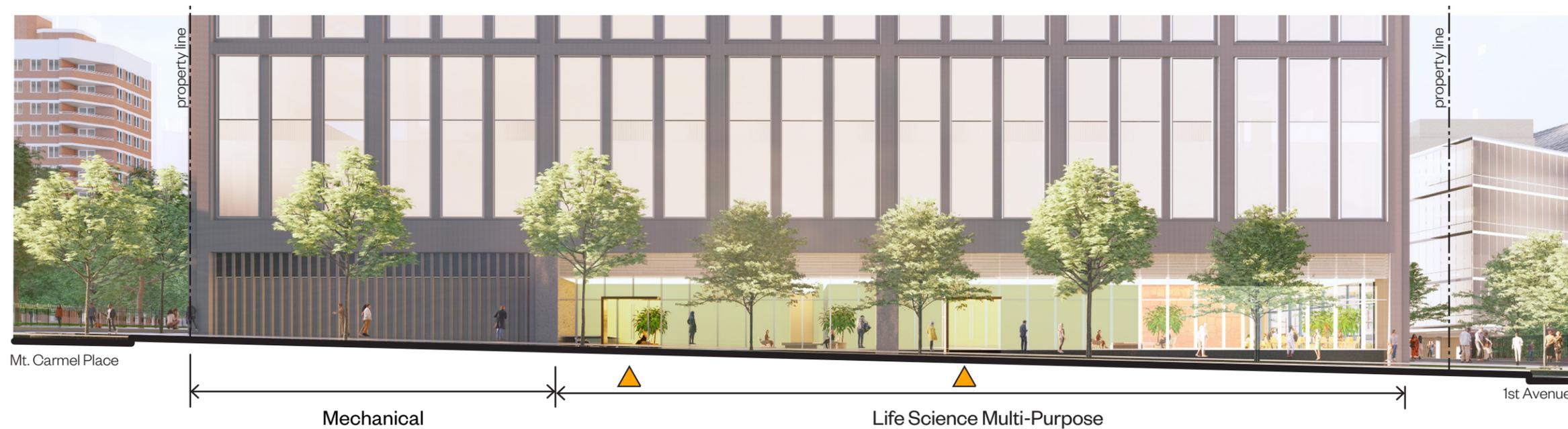
The project team is exploring options to relocate the CitiBike station to a new location adjacent to the First Avenue protected bike lane, giving more space back to pedestrians. The west end of 27th Street is currently intermittently congested with illegally parked cars. The project team intends to work with the city to remove parking from 27th Street which can be restored to pedestrian and community use with direct access and proximity to Bellevue South Park.



# Street-Level Elevations Pedestrian Realm



**North Elevation** 27th Street Elevation



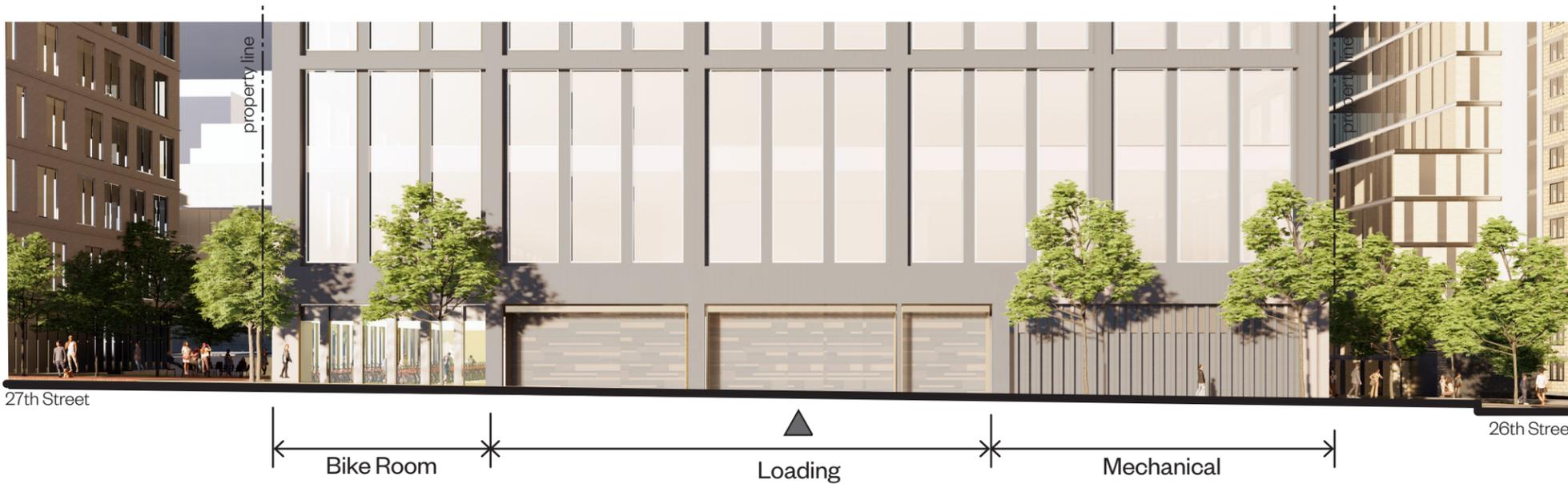
**South Elevation** 26th Street Elevation

- ▶ Main Entry
- ▶ Retail Entry
- ▶ Life Science Multi-Purpose Entry
- ▶ Bike Room Entry
- ▶ Service and Loading

# Street-Level Elevations Pedestrian Realm



**East Elevation** First Avenue Elevation



**West Elevation** Mt. Carmel Place

- ▶ Main Entry
- ▶ Retail Entry
- ▶ Life Science Multi-Purpose Entry
- ▶ Bike Room Entry
- ▶ Service and Loading

# Building Views First Avenue looking West



# Building Views First Avenue looking West



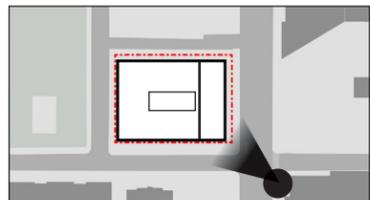
# Innovation East: State-of-the-art lab space in First Avenue Health + Sciences Corridor

## Existing Building

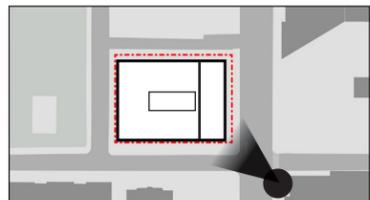
\*Google Maps photo from 2014



## Proposed Building



# Innovation East: State-of-the-art lab space in First Avenue Health + Sciences Corridor



# Innovation East Community Benefits



## Substantially Improves Public Realm

- Replaces outdated building
- Engaging, transparent ground floor
- Neighborhood-oriented retail
- Remove overbuilt structures from public ROW for enhanced pedestrian mobility
- LEED Gold standard, fully electric, flood resilient, bike friendly



## Fosters Vibrant Life Science Ecosystem

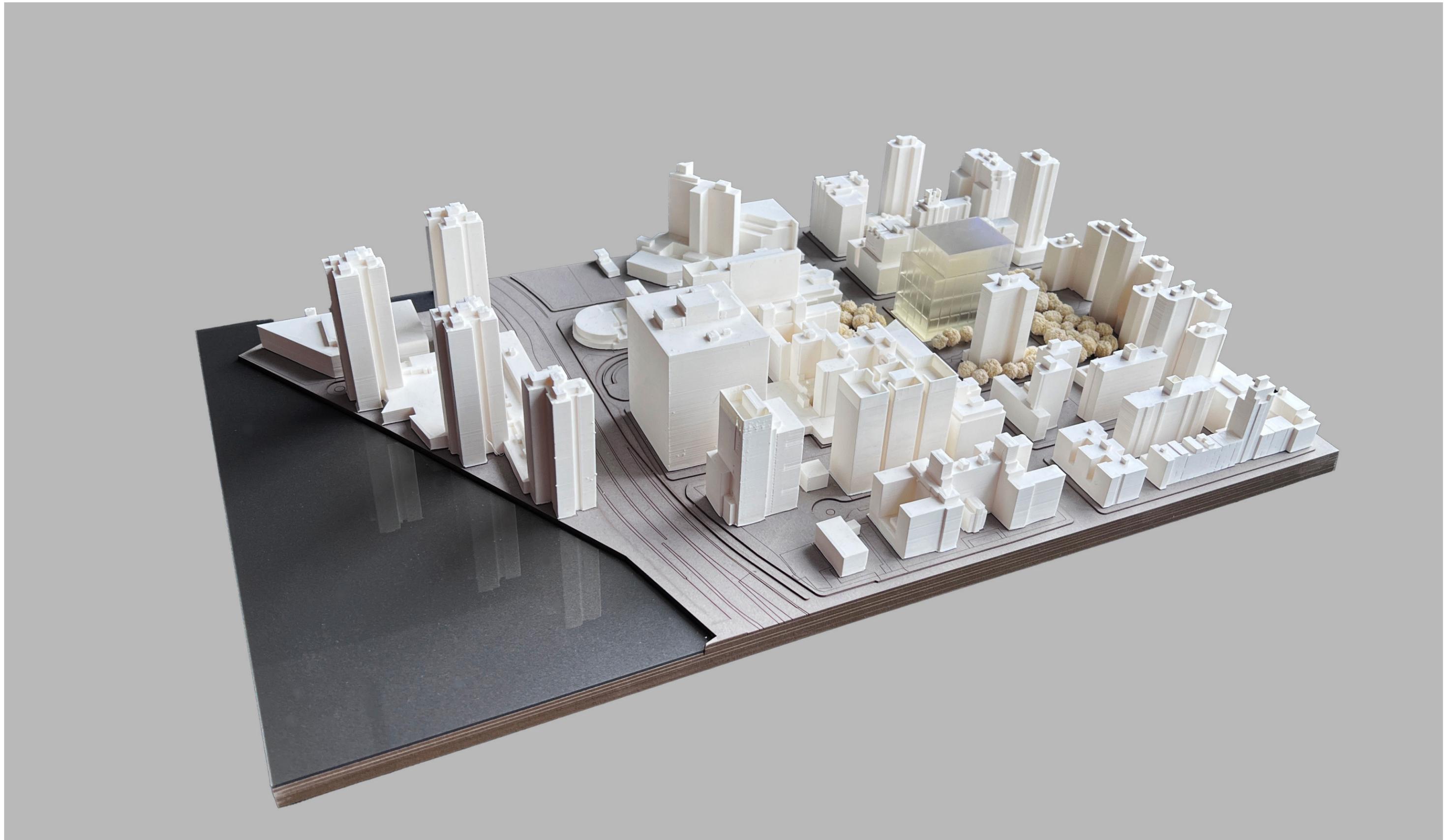
- Space for growing Life Sci companies + academia
- Opportunities for collaboration in Life Sci community
- Facilitates R+D of new treatments and cures
- Engages community through Science Fair, Demonstration Lab, Science on Display
- New investment strengthens NYC economy

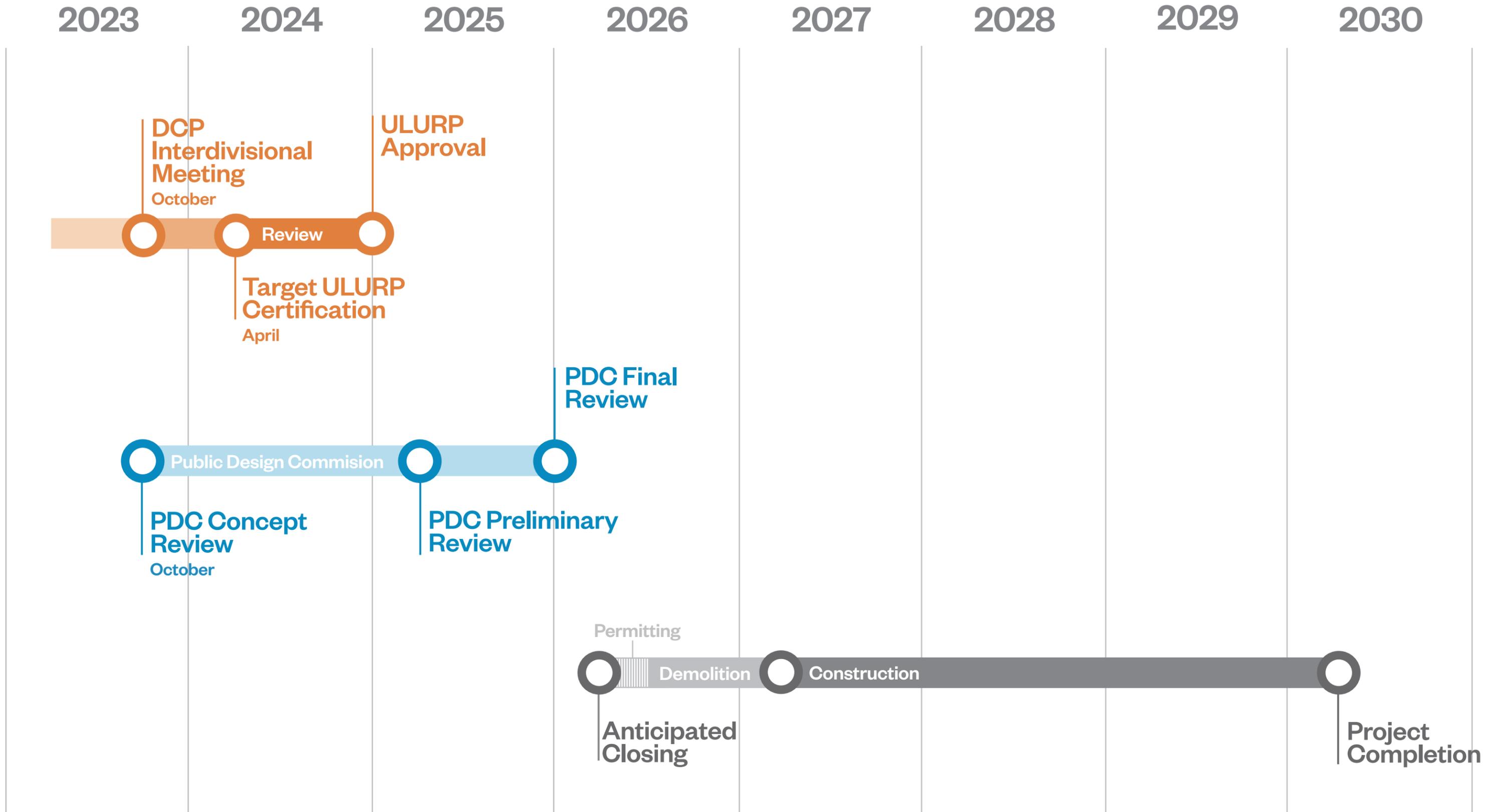


## Creates Quality Jobs For A Range of Skills

- R+D positions in commercial, academic labs
- Jobs for NYC graduates
- Internships for NYC students
- Awareness of Life Science as career path
- Supports life sci workforce pipeline, including future students at SPARC
- Participating in MWBE during construction
- Participating in HIRE NYC - construction and permanent jobs

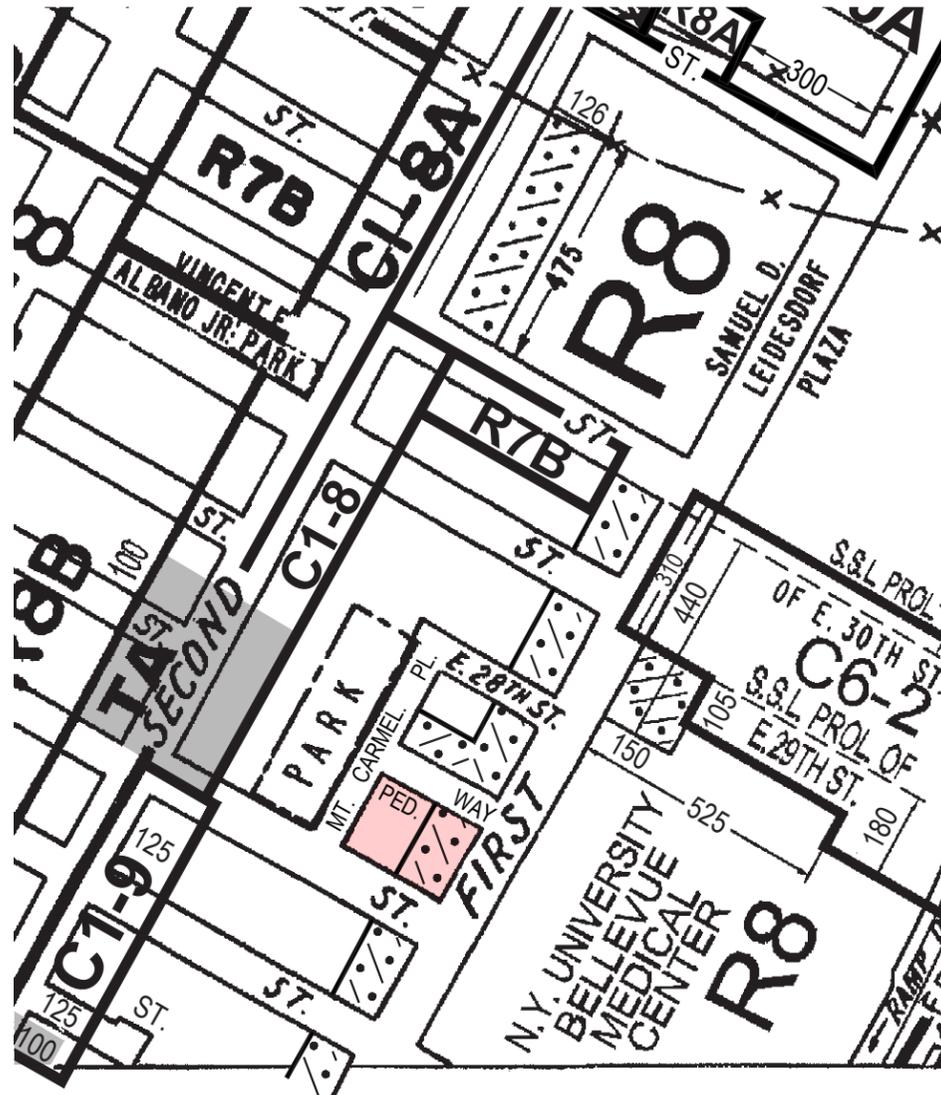
# Innovation East Model Photo



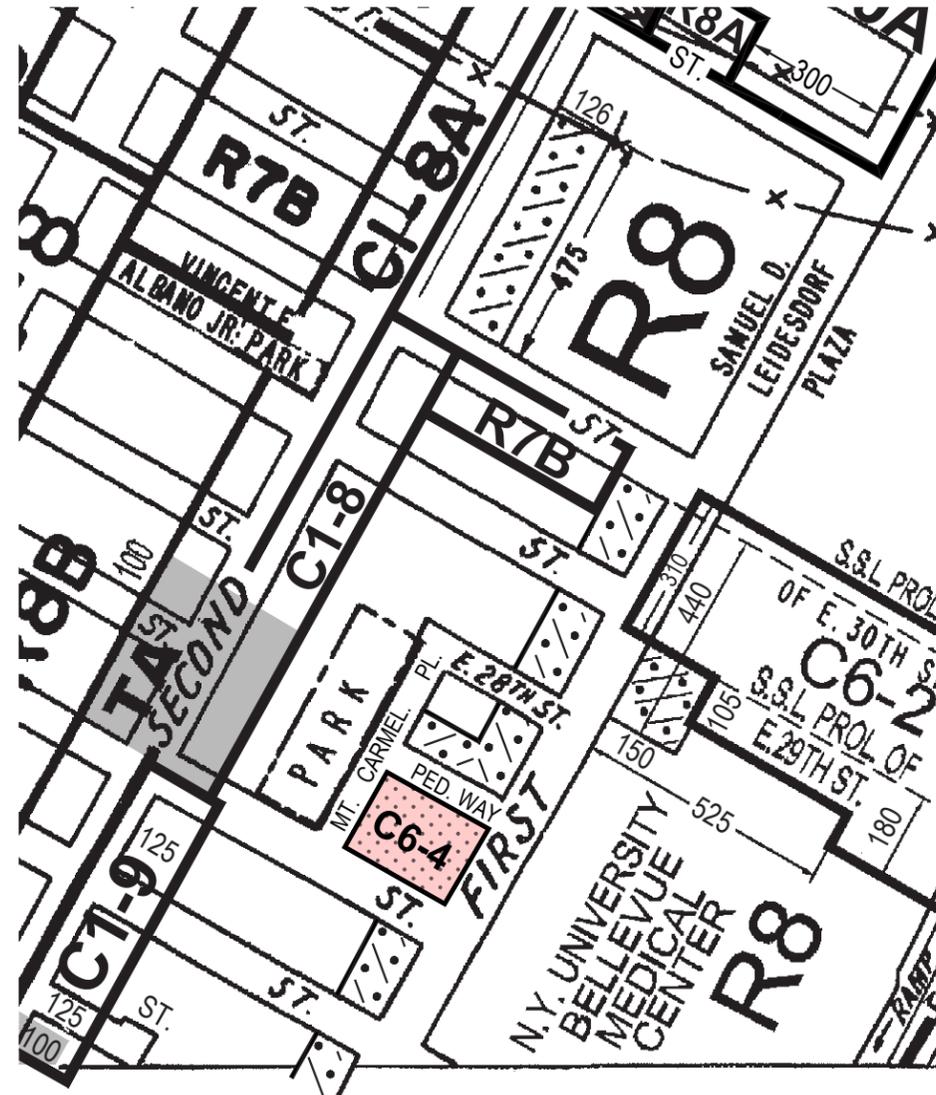


## Approximate Anticipated Timeline

# ULURP Actions and Zoning Map Amendment



Existing Map



Proposed Map

## Proposed Actions

- Disposition of City-owned property for a long-term lease
- Zoning map amendment from R8/C2-5 district to a C6-4 district
- Special permit pursuant to ZR Section 74-48 (Scientific Research and Development Facility) to modify height and setback regulations



**Thank you.**