



# SPARC KIPS BAY

SCIENCE PARK AND RESEARCH CAMPUS · GROWING THE LIFE SCIENCES INDUSTRY · CREATING THE JOBS OF TOMORROW



# SPARC KIPS BAY IS...

A first of its kind **jobs and education center**, connecting New Yorkers to **opportunities** in the **public health, healthcare,** and **life sciences** industries.

# SPARC KIPS BAY WILL...

**Be a center of opportunity** for New Yorkers to learn, thrive, and excel.

**Create world-class partnerships** between CUNY, OCME, H+H Bellevue, and NYC Public Schools.

**Improve care** by reducing wait times to see your doctor.

**Bring a new public square** to the neighborhood.

**Strengthen resilience** in the neighborhood by increasing local capacity and fortifying against flooding.

**Increase access to the waterfront** by building a new ADA-accessible pedestrian bridge across the FDR.

**Power prosperity** by helping New York City's economy be more competitive and accessible.

**Train and connect** New Yorkers to good paying jobs in growing industries.

**Be a hub of innovation** by expanding research in the life sciences.

**Pioneer tomorrow's medical breakthroughs.**

# YOUR SPARC KIPS BAY...

Use the sticky notes to put your hopes for SPARC Kips Bay here!





**\$1.6B**  
City & State investment

**\$2B**  
anticipated  
private investment

**\$42B**  
economic impact

**3.1K + 12K**  
permanent jobs      Union construction jobs

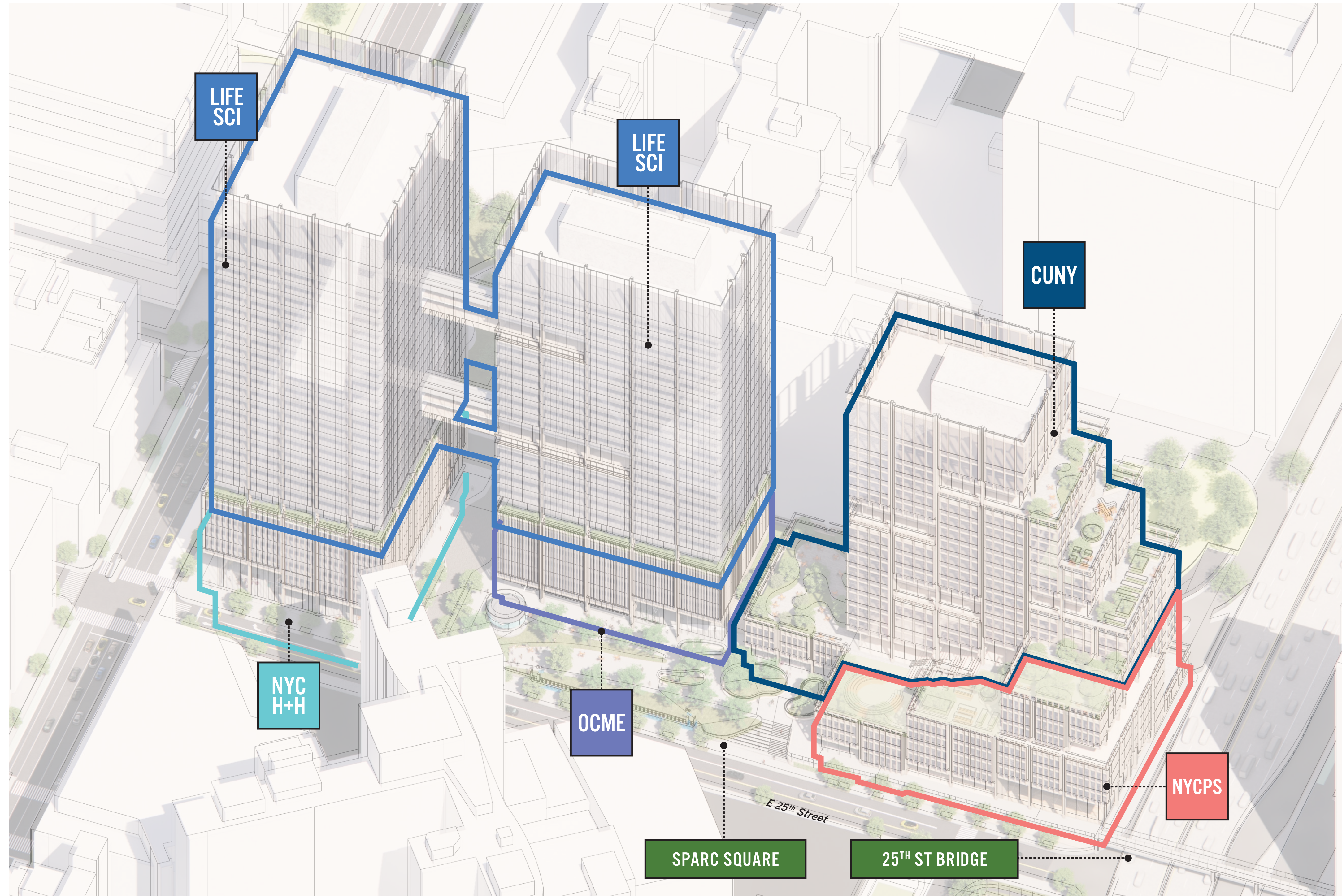
**1 acre**  
public realm improvements

**60**  
Degree & Certificate  
programs offered

**5K**  
annual healthcare  
professionals trained



# SPARC Kips Bay will include new facilities for integrated educational programs, workforce development, and job opportunities in the life sciences, public health, and healthcare sectors. The co-location of these institutions will create a pipeline from local public schools and city universities into these growing fields.



## CUNY

Public University  
+ Career Pipeline

Building new facilities for 60+ CUNY degree programs:

- Hunter College Schools of Nursing, Health Professions, and Arts & Sciences
- BMCC Allied Health Sciences, Health Studies, and Nursing Programs
- CUNY School of Public Health
- Research Labs

## NYC Public Schools

Career-Focused  
Public High School

Creating a brand new high school focused on:

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

## NYC Health + Hospitals

Outpatient Care  
+ Training Center

Expanding existing training programs and Bellevue patient preventative care programs:

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

## Office of Chief Medical Examiner

Forensic  
Pathology Center

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

- Family Services Center
- Toxicology labs, including research and teaching labs
- Forensic anthropology lab
- New Autopsy suite

## LifeSci NYC

Life Sciences  
Research Labs

Creating new cutting-edge life science space that will support:

- Wet labs
- Dry labs
- Translational R&D
- Space for industry collaboration, convening, and exhibitions



Community  
Infrastructure

Addressing long-standing community priorities, such as:

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



# 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 Brookdale Campus into a campus of state-of-the-art academic, health care, and life sciences institutions.



## Bridging Education and Industry

This campus is a unique model for education and job training that co-locates secondary and post-secondary education with industry and public health institutions to better connect New Yorkers to new career pathways through hands-on learning and training at all stages of their careers. By bringing together New York City Public Schools and CUNY alongside workforce opportunities at H+H, OCME, and in the life sciences, SPARC Kips Bay is creating a bridge for the next generation of New Yorkers into growing, good paying industries.



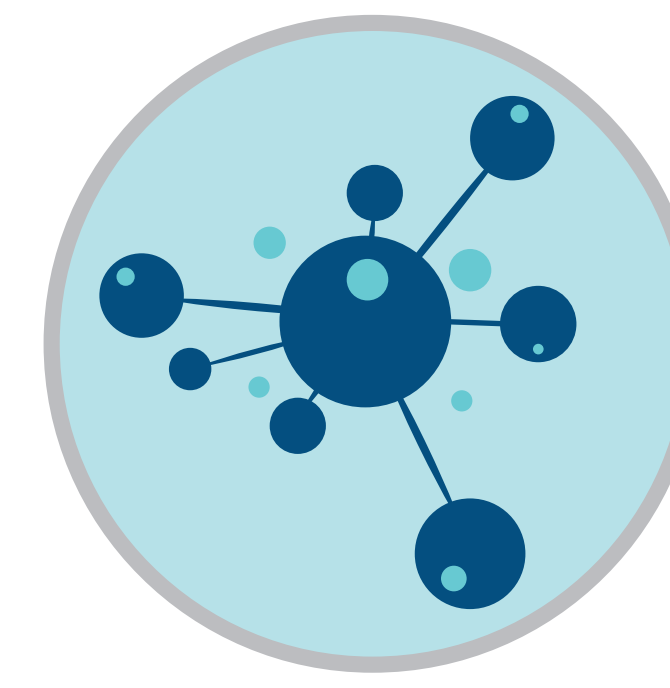
## Delivering Community Needs

SPARC Kips Bay will deliver on long-standing community needs. This includes providing new high quality open space – SPARC Square – that connects to a network of neighborhood open spaces; a new accessible pedestrian bridge across the FDR Drive at east 25th street, and coastal flood protection through tying into the Kips Bay Coastal Resilience project.



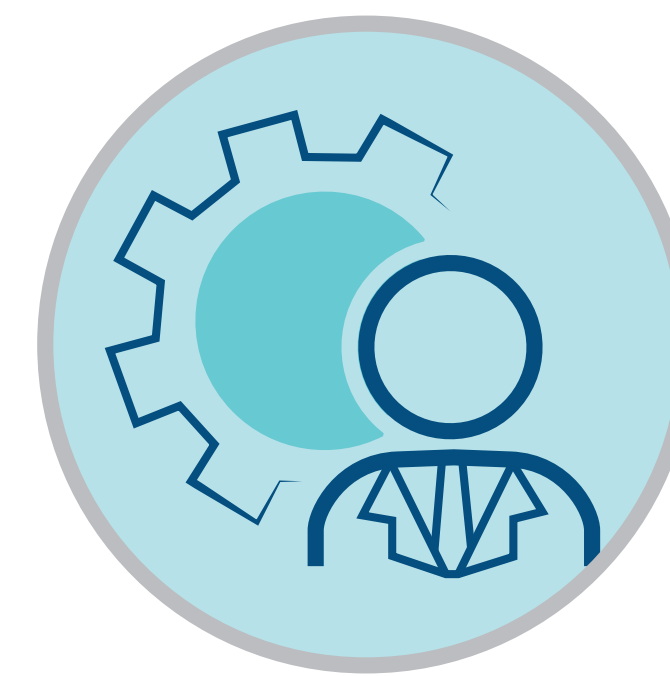
## Bolstering New York's Public Institutions

SPARC Kips Bay will deliver world-class space for critical public-serving institutions, building new facilities that match the caliber of the services they provide. This includes a new ambulatory care center for H+H Bellevue that will expand services and reduce patient wait times, new laboratories, medical and scientific facilities for the Office of the Chief Medical Examiner, and exceptional educational spaces for New York City's high school, college, and graduate students.



## Supporting the City's Life Sciences Industry

As New York City becomes a national leader in life sciences, the Kips Bay Science District is at the center of this growth. SPARC Kips Bay is one of several city-led projects in the area that directly encourages the industry, helping to attract talent and jobs in this field while promoting synergistic connections with public institutions and workforce development programs. Research has shown that forming a physical cluster and network of life sciences companies is essential for the success of the industry, which is why the City is doubling down on its commitment to Kips Bay as the preeminent destination for life sciences.



## Creating Jobs and Opportunity

SPARC Kips Bay will create an estimated 3,100 permanent jobs in the growing life sciences sector and nearly 3,800 good paying union construction jobs. The new hub will generate an estimated \$42 billion in economic activity for New York City over the next 30 years. The life sciences field provides accessible, good paying jobs – and for every job that requires an advanced degree or training, there are three that are accessible to individuals with a range of other education and skill levels.



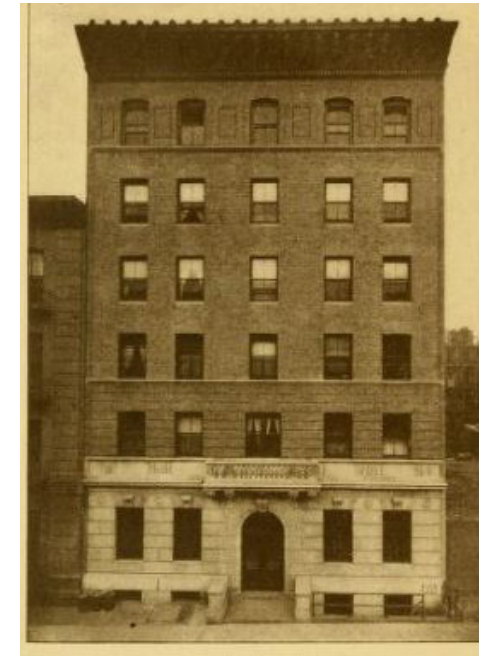


# Kips Bay Science District

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 health care and life sciences industries today, bolstered by four major medical institutions and six institutions of higher education. Alongside a vibrant residential community with access to retail, the waterfront, and nearby attractions, Kips Bay is a natural home to these industries as they grow in the future.

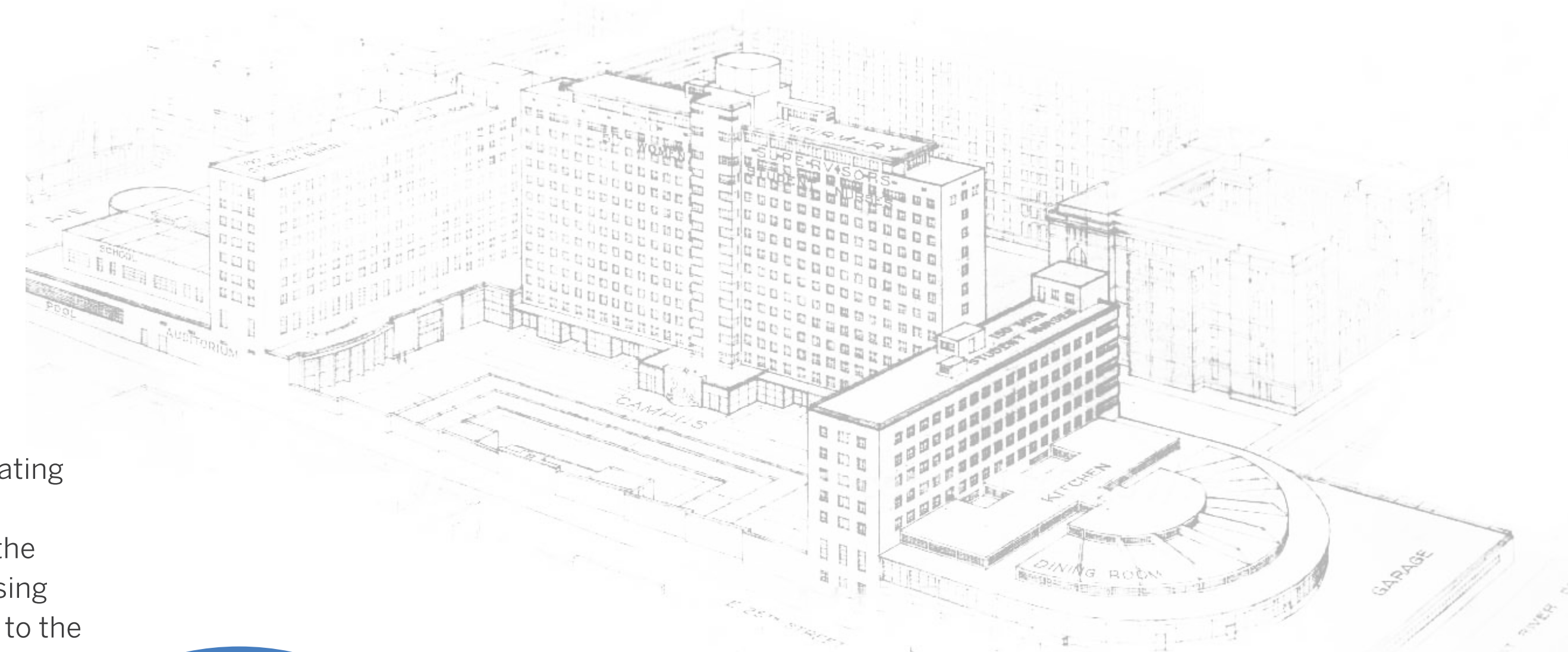
**What makes Kips Bay what it is today?  
Add your thoughts below.**





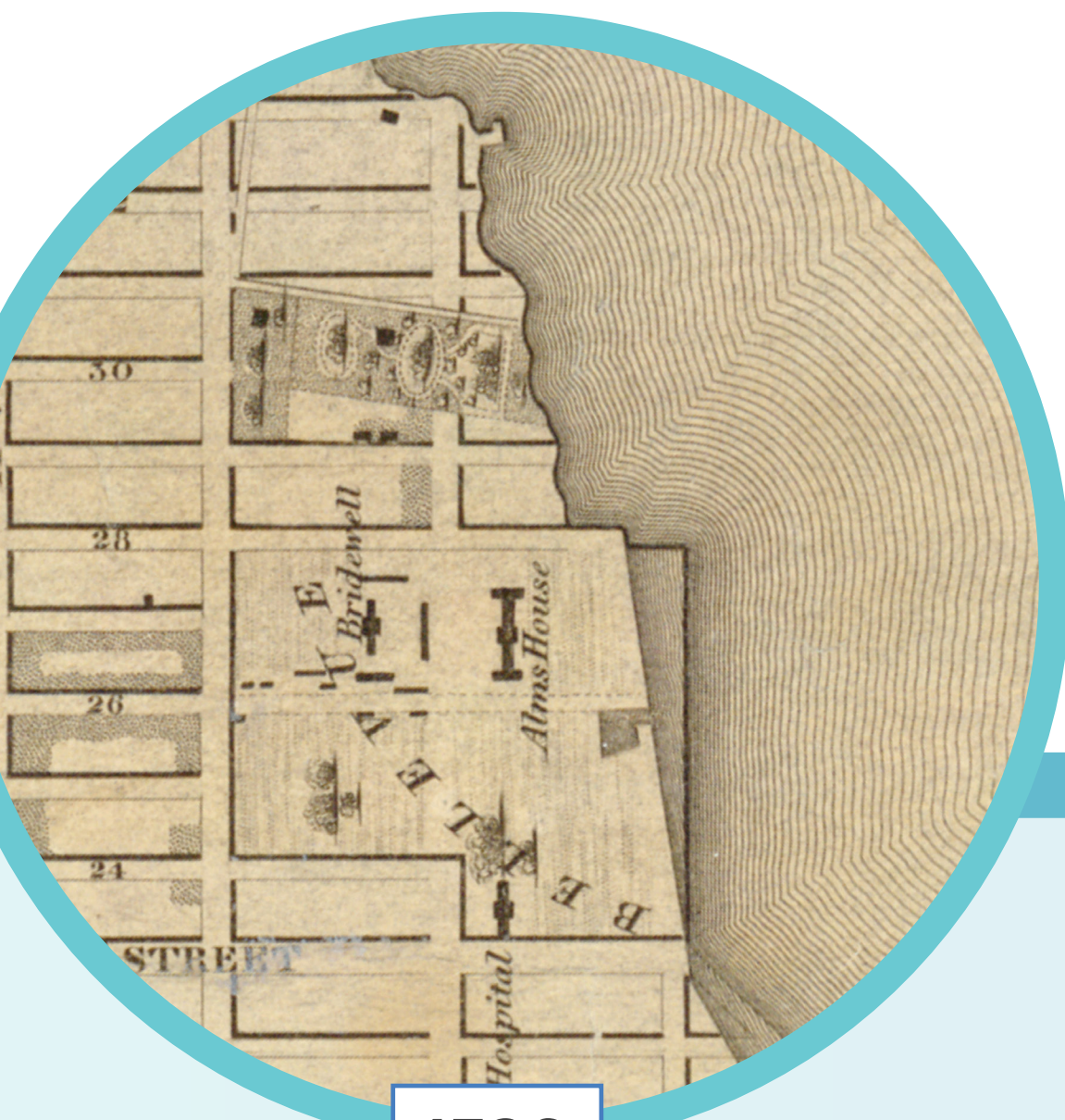
**1873**  
The first official building for a training school, which included both classroom space and student rooms, opened in 1878 at 426 E. 26th Street. The building was purchased by Mrs. William Henry Osborn and leased to the Board of Managers of the Bellevue Training School for Nurses, and it was known as the "Nurse's Home."

**1943**  
Bellevue began educating nurses and admitted the first enrollees in the Basic Collegiate Nursing Program in 1955 and to the graduate program in 1961.



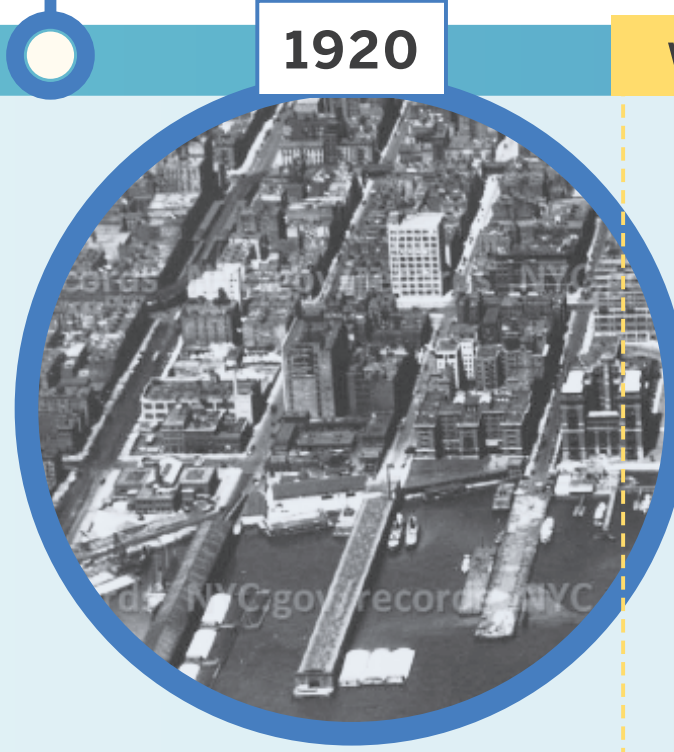
La Pierre, Litchfield and Partners (successor to Alfred Hopkins & Associates) designed the Nurses School and Residence. The main 13-story building featured 517 dormitory rooms, teaching spaces, recreational facilities including 2 gyms, a pool, tennis courts, shuffleboard, and permanent bleachers. The east wing had facilities for 200 male students and a large circular dining room overlooking the East River.

The City's Economic Development Corporation issued a request for proposals on behalf of the NYC Department of Sanitation (DSNY). The Brookdale site would be a potential candidate for a new DSNY garage. The Brookdale sanitation garage proposal called for a 470,000 square foot facility home to 163 DSNY vehicles.



**1736**

Formerly known as Bellevue Hospital, NYC Health+Hospital/Bellevue originated as the city's first almshouse built in 1736. In 1798, the almshouse converted into a shelter for yellow fever patients and became a formal hospital in 1824.



**1920**

As the site and surrounding neighborhood fabric evolved, the campus was directly situated on the East River and offered direct waterfront access and connectivity.

**WWII (1939-1945)**



**1950s**

The VA Medical Center and NYU Medical Centers opened in Kips Bay, establishing "Hospital Row" as a home to some of America's best hospitals. A new neighbor to Bellevue Hospital, the multidisciplinary NYU campus began the evolution of Kips Bay into a multi-faceted health and science district.

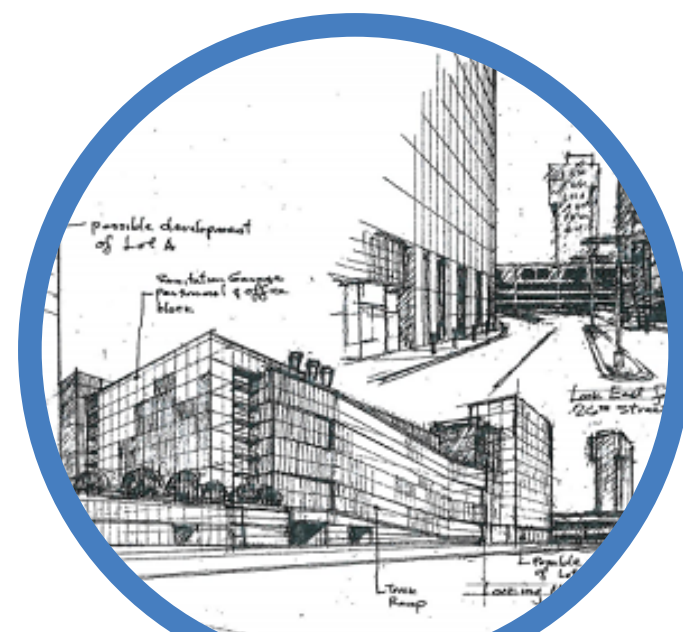
**FDR DRIVE CONSTRUCTION (1930s-1960s)**

**1954**

**1973**  
The United Nations School and Waterside Plaza apartments opened on the east side of the FDR Drive. Originally built as Mitchell-Lama Housing, it is the only residential complex in Manhattan that sits directly on the East River, and includes the portion of East River Greenway that passes along its western edge.

**1967**

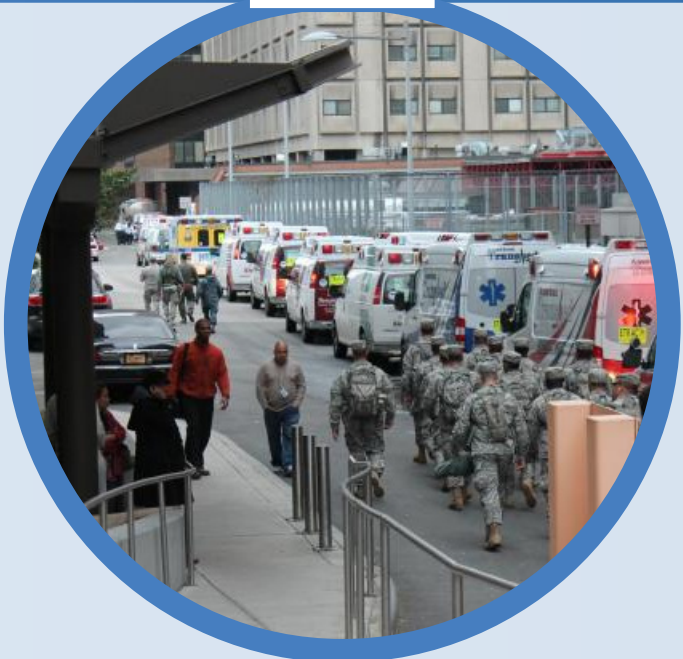
The Training School initiated discussions with Hunter College of the City University of New York about alternate types of nursing programs that might be possible. Negotiations with Hunter College concluded with a contract signed in 1967 that transferred the school facilities to Hunter College, which would offer students a Baccalaureate Degree with four years of study.



**2011**

**2010**

The Alexandria Center for Life Science opened its first tower, NYC's first commercial life sciences campus – designed specifically to foster innovation and collaboration among nearby medical and science institutions. It was followed by a second tower in 2014.



**2012**

Hurricane Sandy ravaged New York City's coastline and caused inundation in and around the Brookdale site. Almost immediately, planning efforts began for future flood protection up and down the East River.



**2014**

Asser Levy Place is closed to traffic and reopens as Asser Levy Playground, connected to Asser Levy Recreation Center that had previously been restored in 2011.



**2022**

A new flood wall, part of the East Side Coastal Resilience project, is added along the western edge of Asser Levy Playground, terminating along the south side of 25th Street.

**2022**

NYCEDC, CUNY, the Mayor's Office, and the State of New York come together to spearhead the SPARC Kips Bay Master Plan in order to transform the campus into a modern public health and education hub to grow the life sciences industry in Kips Bay.

**2023**



Source: <https://www.cfnny.org/archives/bellevue-hospital-school-of-nursing-alumnae-association-records/>





LifeSci Labs

H+H Outpatient  
Care and  
Simulation  
Training Center

LifeSci  
Labs

OCME  
Forensic  
Pathology  
Center

CUNY Hunter  
College, BMCC,  
and School of  
Public Health

NYCPS  
High School

**CREATING CONNECTIONS BETWEEN STUDENTS, RESEARCHERS, AND THE COMMUNITY**

**SPARC** KIPS BAY





**CURRENT VIEW OF CAMPUS COURTYARD & BUILDING ENTRANCE**





**SPARC SQUARE: A GREAT NEW PUBLIC SPACE**

**SPARC** KIPS BAY





CURRENT VIEW OF THE HUNTER BROOKDALE CAMPUS, MID-BLOCK AT EAST 25TH STREET, LOOKING NORTH





INTEGRATED COMMUNITY INFRASTRUCTURE

SPARC KIPS BAY





CURRENT VIEW OF FIRST AVENUE AND EAST 25TH STREET, FACING NORTH

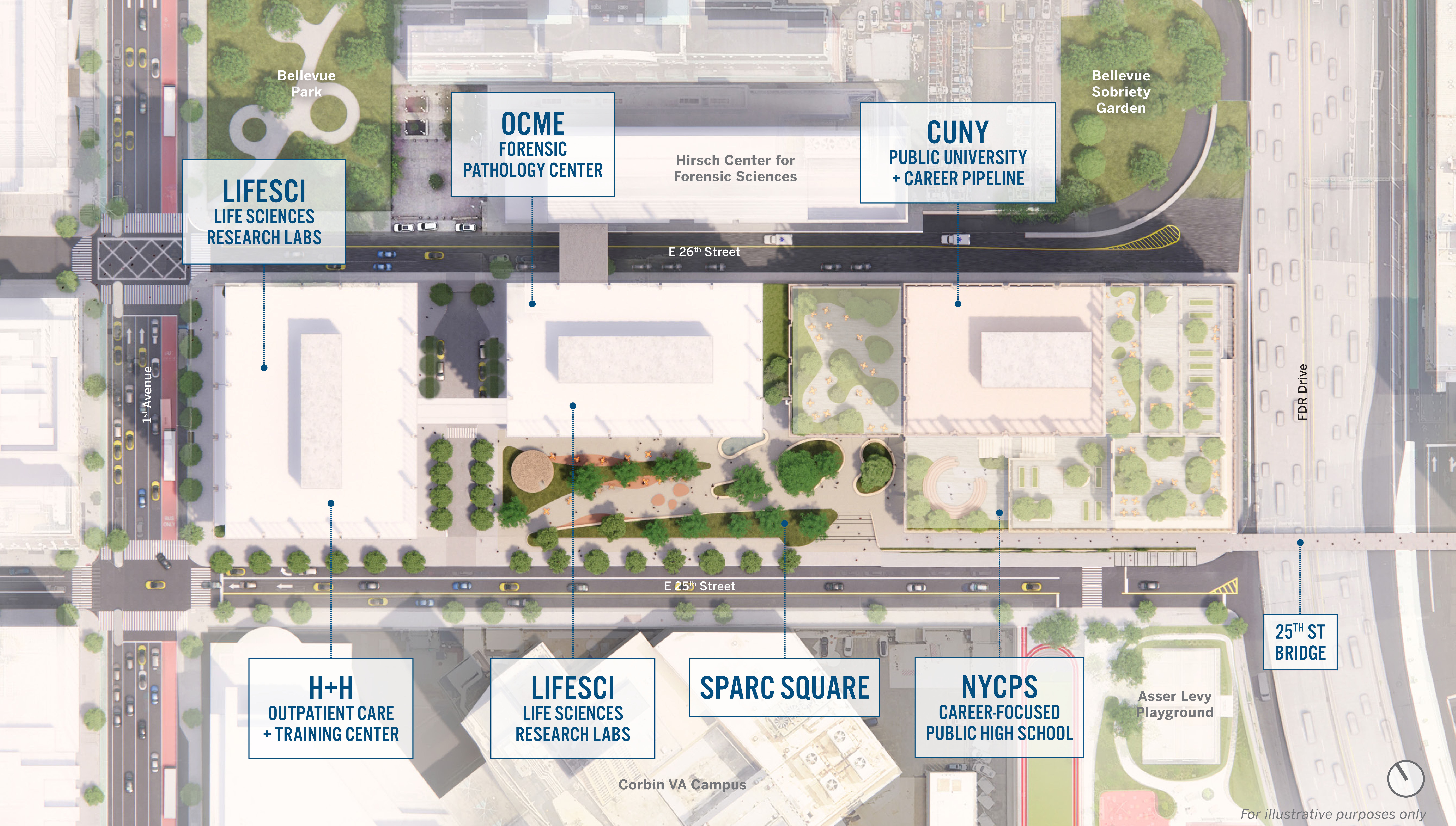




A DISTINCTIVE FIRST AVENUE IDENTITY

SPARC KIPS BAY





**LIFESCI**  
LIFE SCIENCES  
RESEARCH LABS

**OCME**  
FORENSIC  
PATHOLOGY CENTER

**CUNY**  
PUBLIC UNIVERSITY  
+ CAREER PIPELINE

**H+H**  
OUTPATIENT CARE  
+ TRAINING CENTER

**LIFESCI**  
LIFE SCIENCES  
RESEARCH LABS

**SPARC SQUARE**

**NYCPS**  
CAREER-FOCUSED  
PUBLIC HIGH SCHOOL

**25<sup>TH</sup> ST  
BRIDGE**

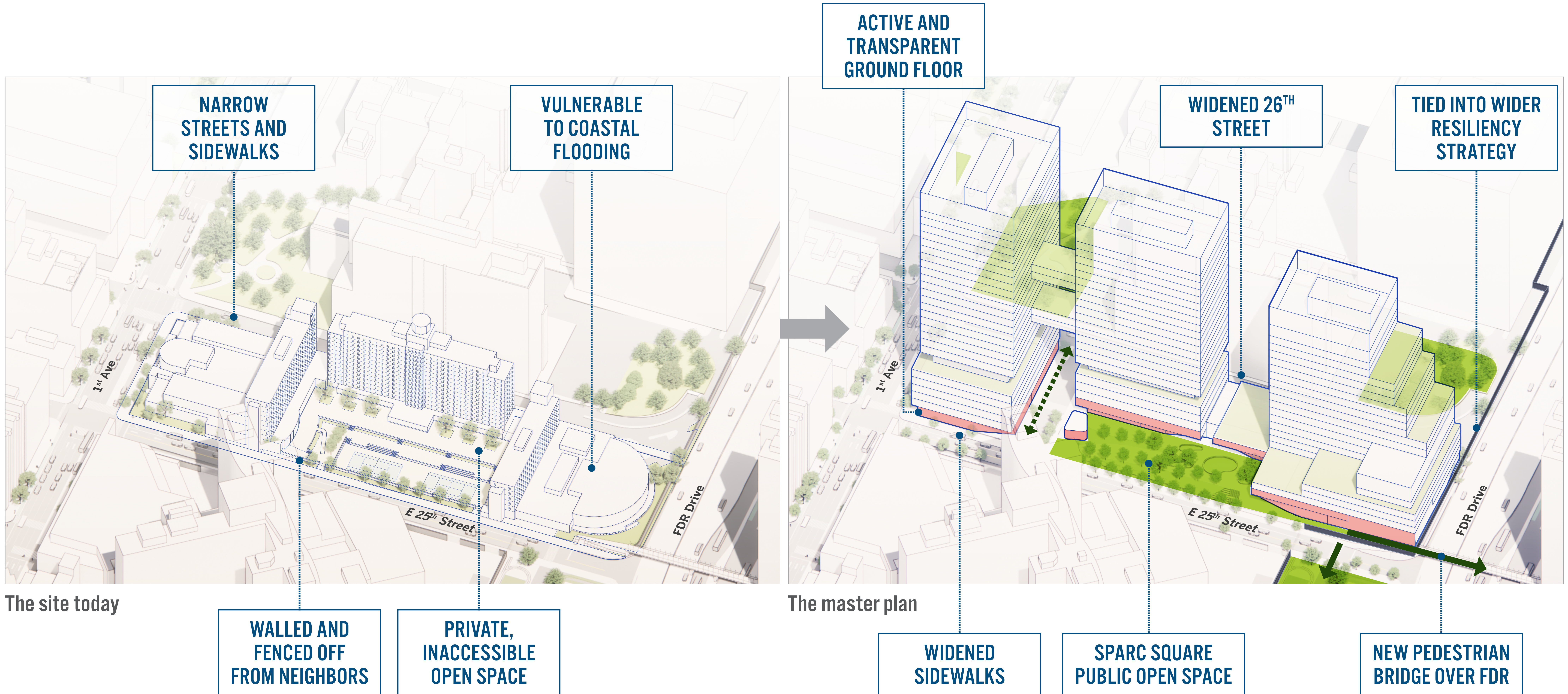
**AN ENTIRE CITY BLOCK, TRANSFORMED**

**SPARC** KIPS BAY

*For illustrative purposes only*



# SPARC Kips Bay will deliver long-standing community asks, including an accessible pedestrian bridge across the FDR at East 25<sup>th</sup> Street, new quality open space, and climate resilience.



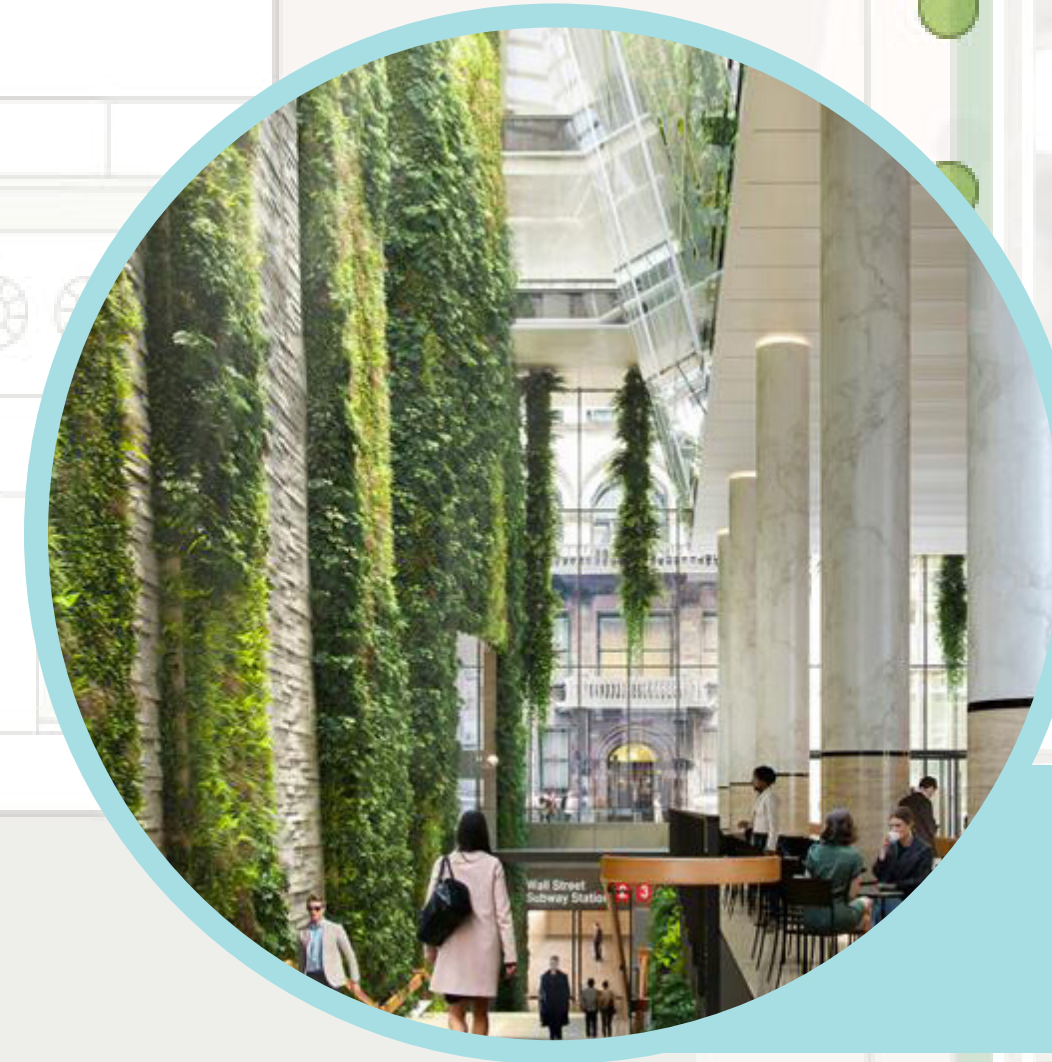
AN ENTIRE CITY BLOCK, TRANSFORMED

**SPARC** KIPS BAY



# What could an active and community-focused ground floor look like?

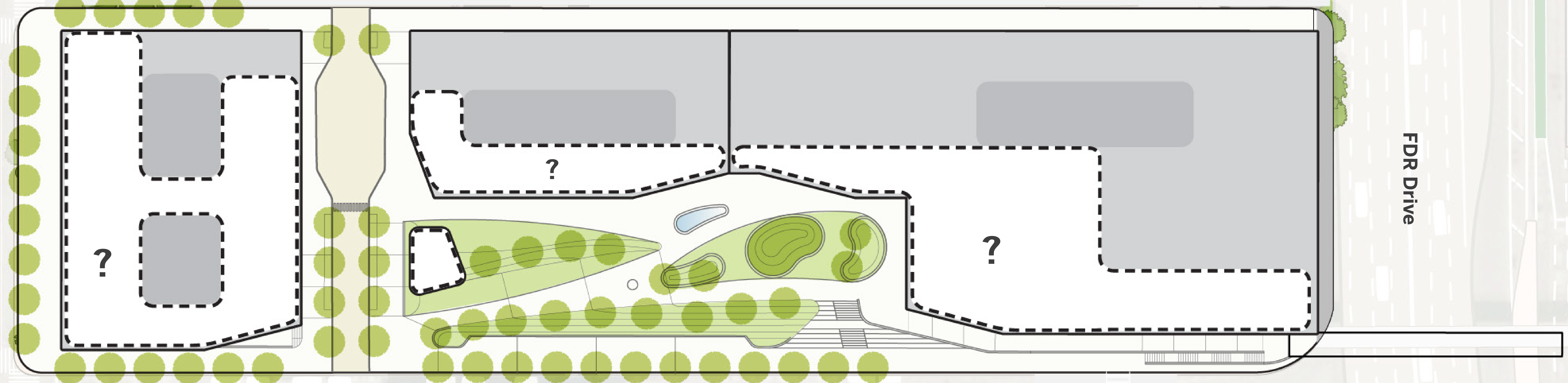
Place your top 3 amenities on the plan



LOBBIES



COLLABORATION



FOOD / CAFE / RETAIL



COMMUNITY / EXHIBITION



# What outdoor amenities are most important to you?

Choose your top 3 amenities

## WATER FEATURES



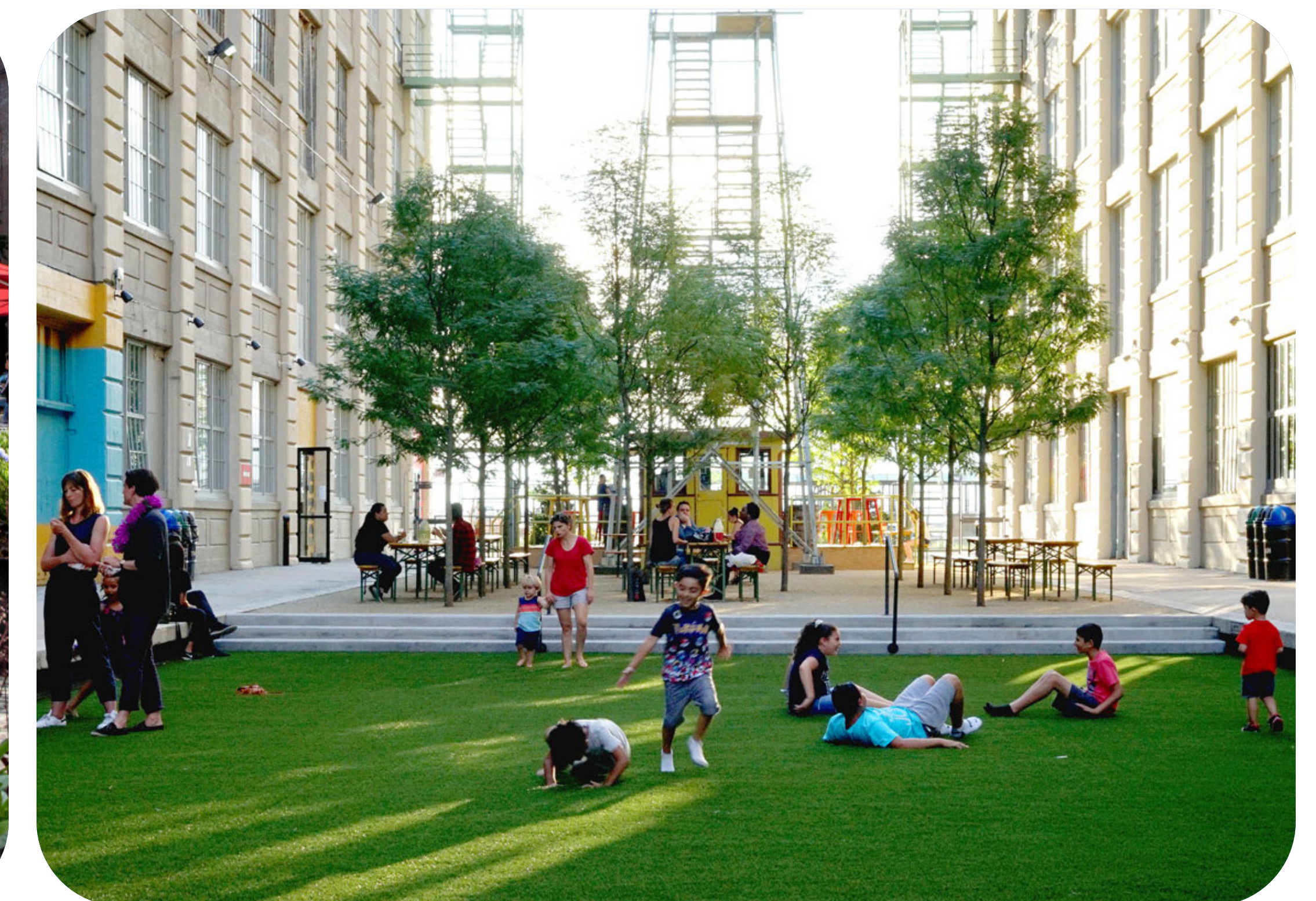
## PUBLIC ART



## FLEXIBLE SEATING



## OPEN LAWN



## RETAIL OR FOOD KIOSKS



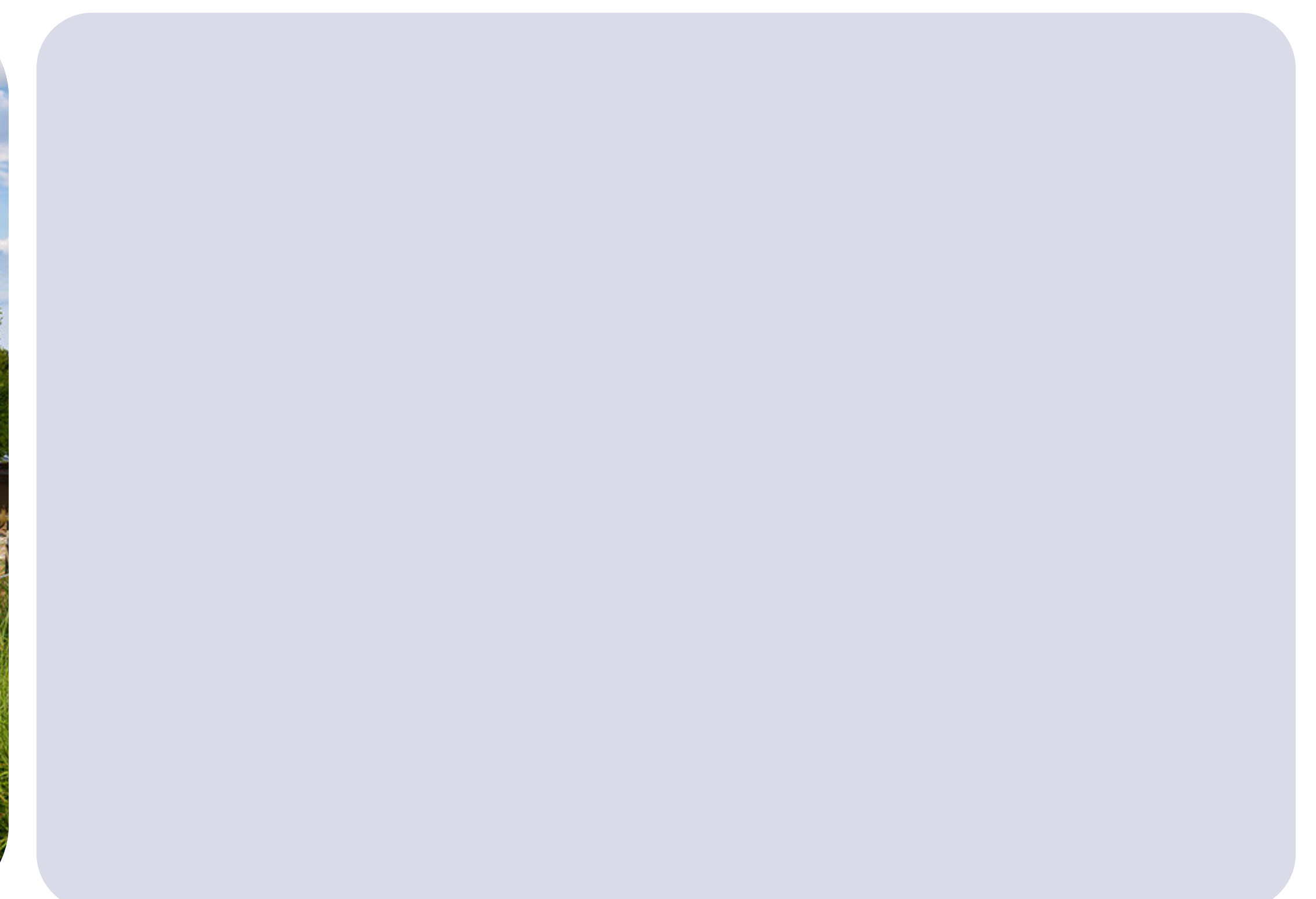
## BIKE STORAGE



## VEGETATION



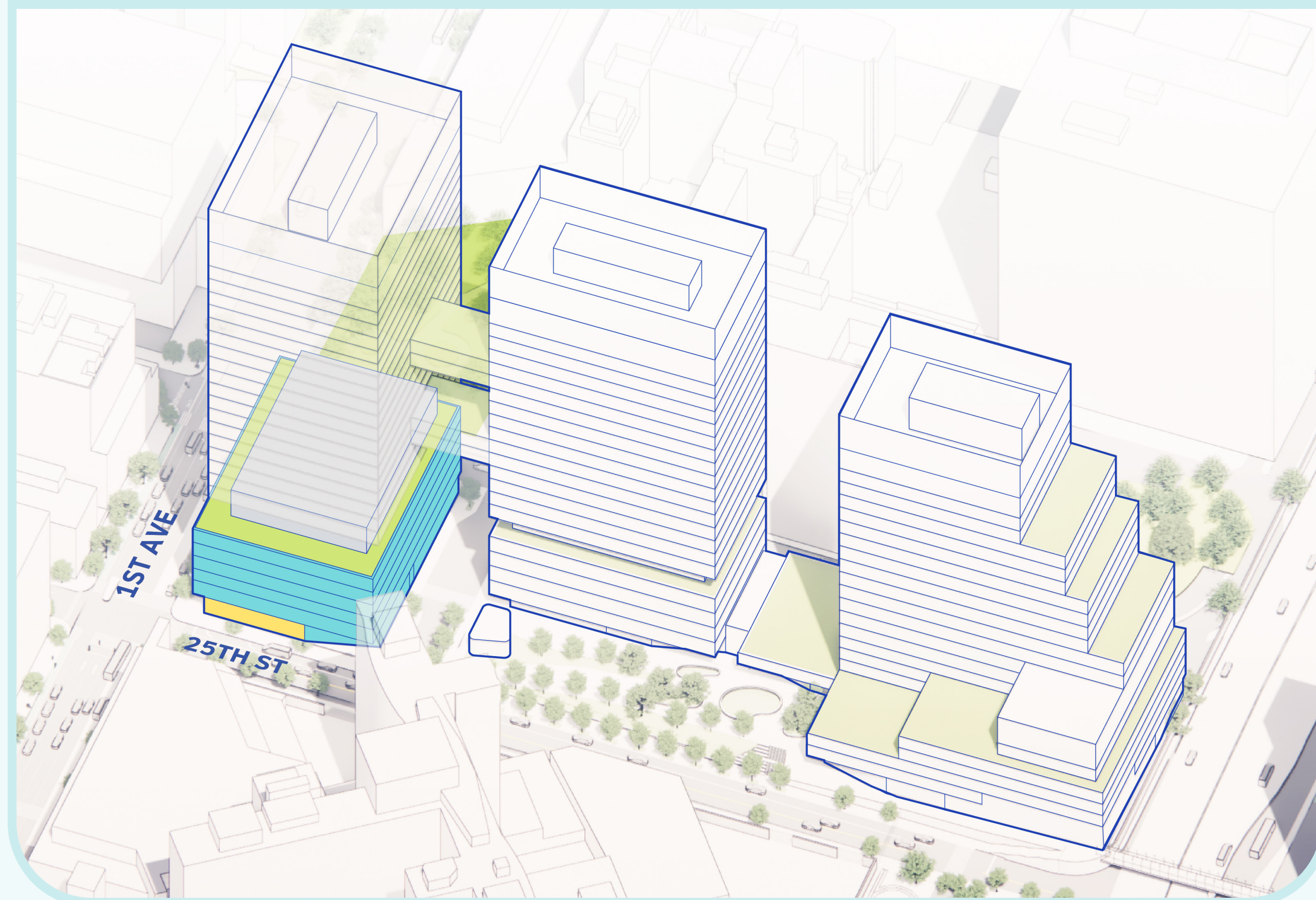
## ADD YOUR OWN THOUGHTS!





# NYC Health + Hospitals

NYC Health + Hospitals is New York City's oldest public health institution and the nation's largest safety net system. Bellevue Hospital has been a presence in NYC for nearly 300 years, providing high quality care to all New Yorkers.



## OUTPATIENT CARE AND SIMULATION TRAINING CENTER

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

- The **Ambulatory Care and Wellness Center** will focus on preventative care, diagnostics, and same day procedures. The new Ambulatory Care Center will expand Bellevue's capacity and reduce average wait times for patients by up to 7 days.
- Newly available space at Bellevue Hospital will allow for expanded specialty outpatient care, enabling doctors and nurses to better serve patients and in a timely manner.
- A new **Simulation Training Center**, which replicates real life medical situations in a supportive educational setting, and Nursing Advanced Practice Center, will offer courses designed for all H+H health professionals – with a focus on nursing. 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.



Existing Patient and Simulation Spaces



New, Modern Spaces



# Office of the Chief Medical Examiner

The New York City Office of the Chief Medical Examiner serves the public health and criminal justice systems through forensic science. OCME provides independent investigations of deaths and analysis of evidence for the benefit of families and communities. OCME is committed to developing advanced research and training the next generation of forensic pathologists.

## FORENSIC PATHOLOGY CENTER

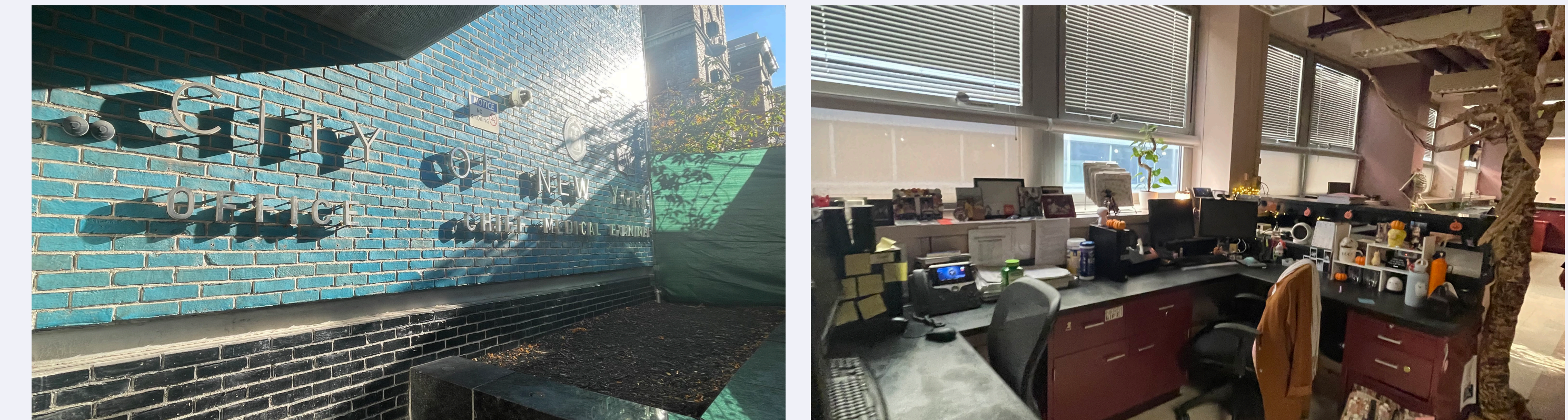
At SPARC Kips Bay, OCME will replace its antiquated 520 First Avenue facility with the most advanced forensic pathology facility and forensic toxicology laboratory in the world, employing roughly 250 medical examiners, forensic toxicologists, technicians, employees, and training fellows.

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 its critical talent pipeline.

The facility will include a new **Forensic Toxicology Lab**, continuing to test hundreds of novel substances in support of public health and safety.

This will become the agency's primary disaster response mortuary providing surplus capacity if needed.

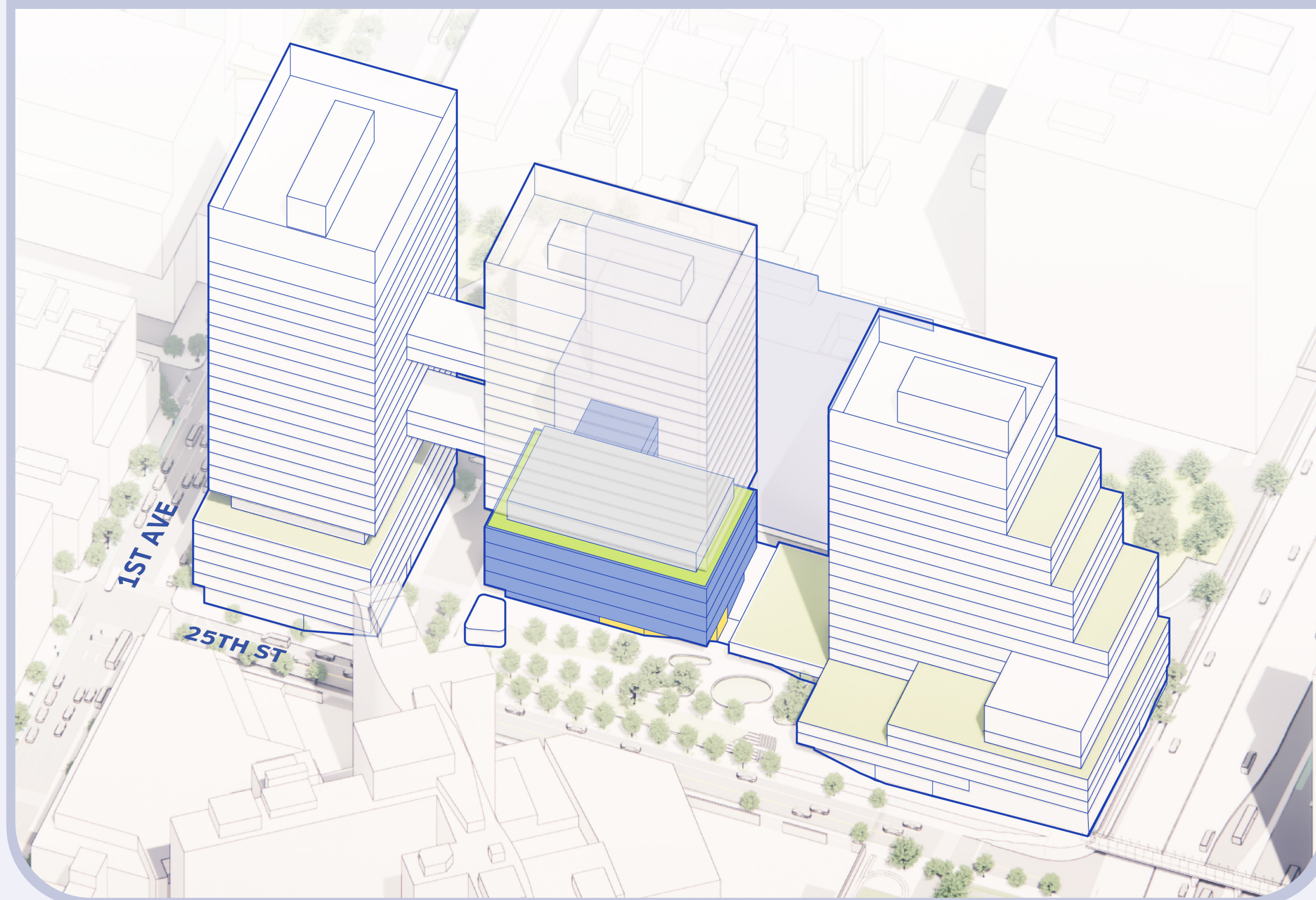
The new OCME facility will be adjacent to the OCME Hirsch Center for Forensic Sciences, which houses the agency's Molecular Genetics Lab, Histology Lab, and Forensic Biology Lab – including the largest and most advanced public DNA lab in North America. The proximity of the buildings will enable the secure travel of sensitive evidence and improve medical efficiency.



Existing 520 First Avenue Facility



New, Modern Spaces





# NYC Public Schools

New York City Public Schools serves over 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.

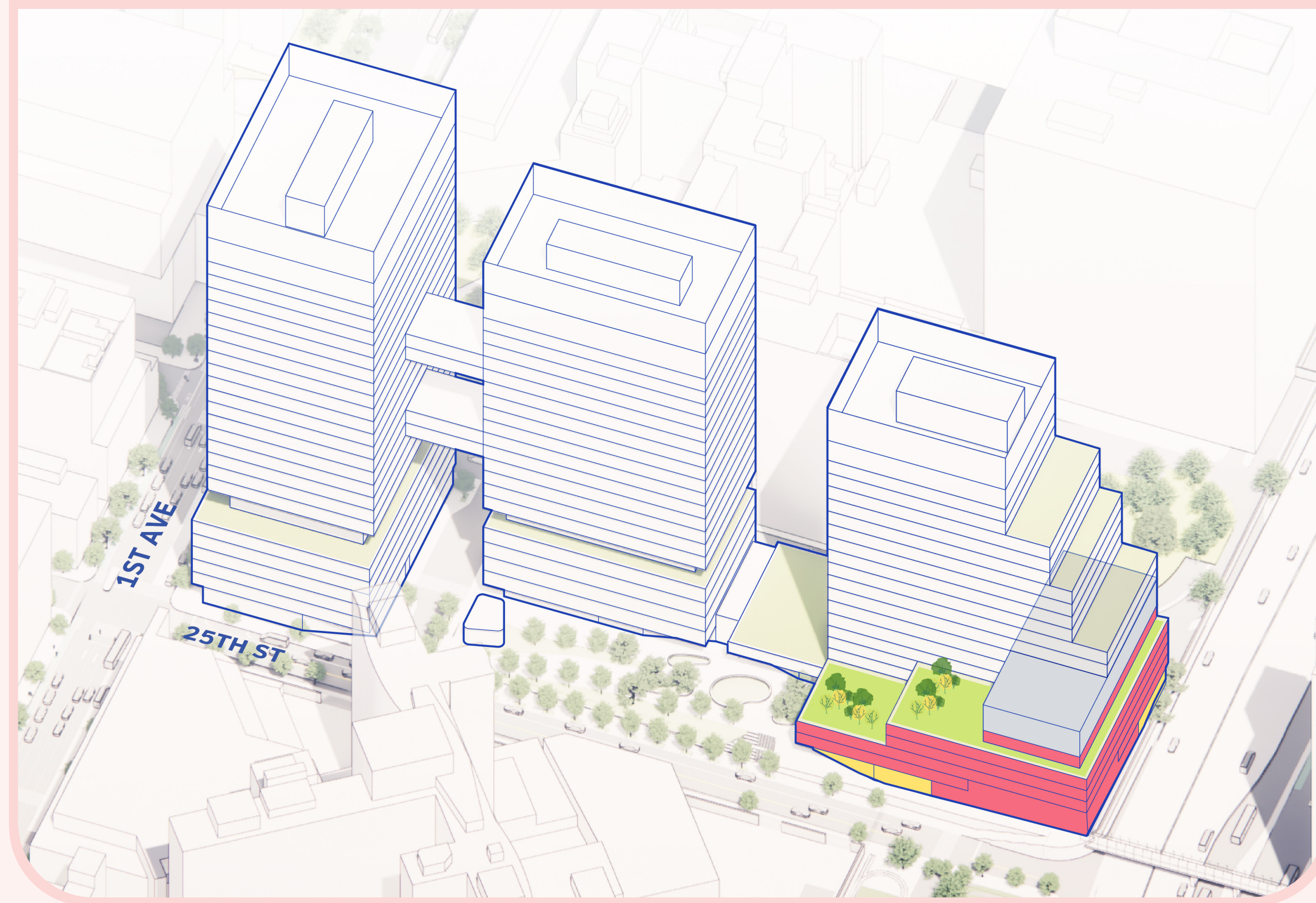
# CAREER-FOCUSED PUBLIC HIGH SCHOOL

At SPARC Kips Bay, NYCPS envisions a new high school facility focused on health and science for students from all five boroughs.

The school will integrate and reinforce core instruction with **career connected learning (CCL)**, preparing students with real world skills, a plan for their path after high school, and a head start for where they are going.

CCL will involve direct integration with CUNY and industry at SPARC Kips Bay; this co-location facilitates collaborative programming and will enable 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 will bring the best of college and career preparation to its students.





# The City University of New York

The City University of New York is the nation's largest urban public university, an 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.

## PUBLIC UNIVERSITY AND CAREER PIPELINE

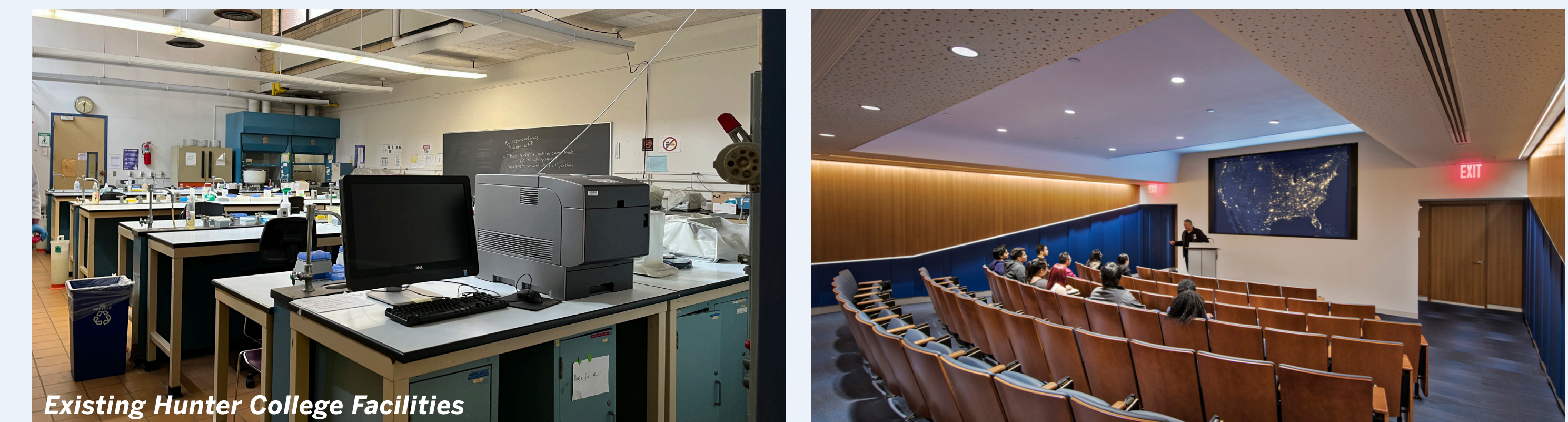
At SPARC Kips Bay, CUNY envisions a new healthcare and public health campus that brings together programs from three of its flagship schools to advance research, education, and practice in these critical fields.

The institutions that will locate together on a shared campus at SPARC Kips Bay include:

- **Hunter College** (including School of Nursing, School of Health Professions, and select programs from School of Arts and Sciences)
- **Borough of Manhattan Community College** (relocating Allied Health Sciences, Health Studies, and Nursing from Lower Manhattan)
- **CUNY Graduate School of Public Health & Health Policy** (relocating from Harlem)

Together, they represent 4,900 students across nearly 60 degree and certificate programs, spanning the full range of health-related fields.

Integration with other SPARC Kips Bay users will afford unique internship, apprenticeship, fellowship, and training opportunities for CUNY students.





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

## LIFE SCIENCES PROGRAMMING

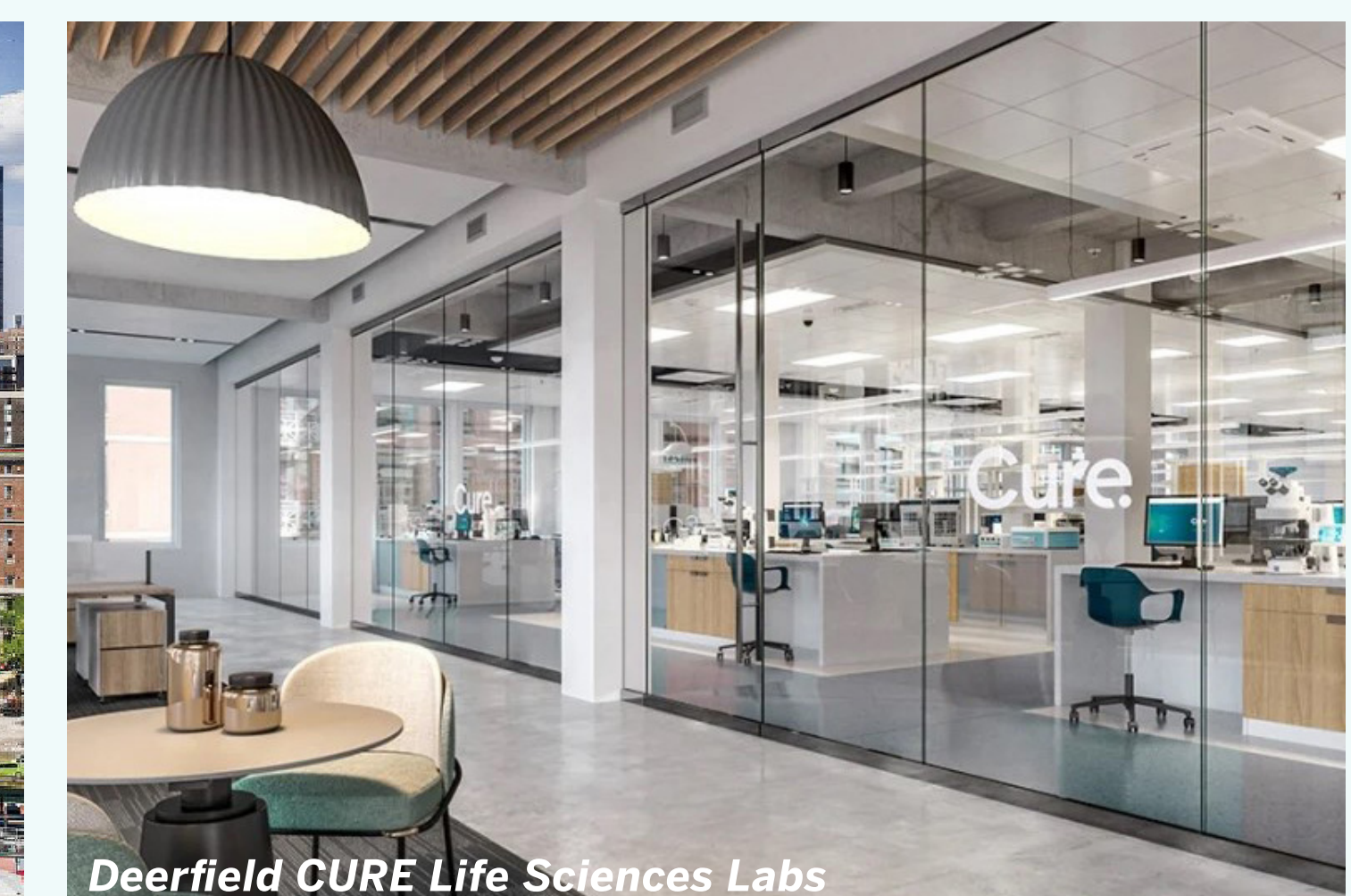
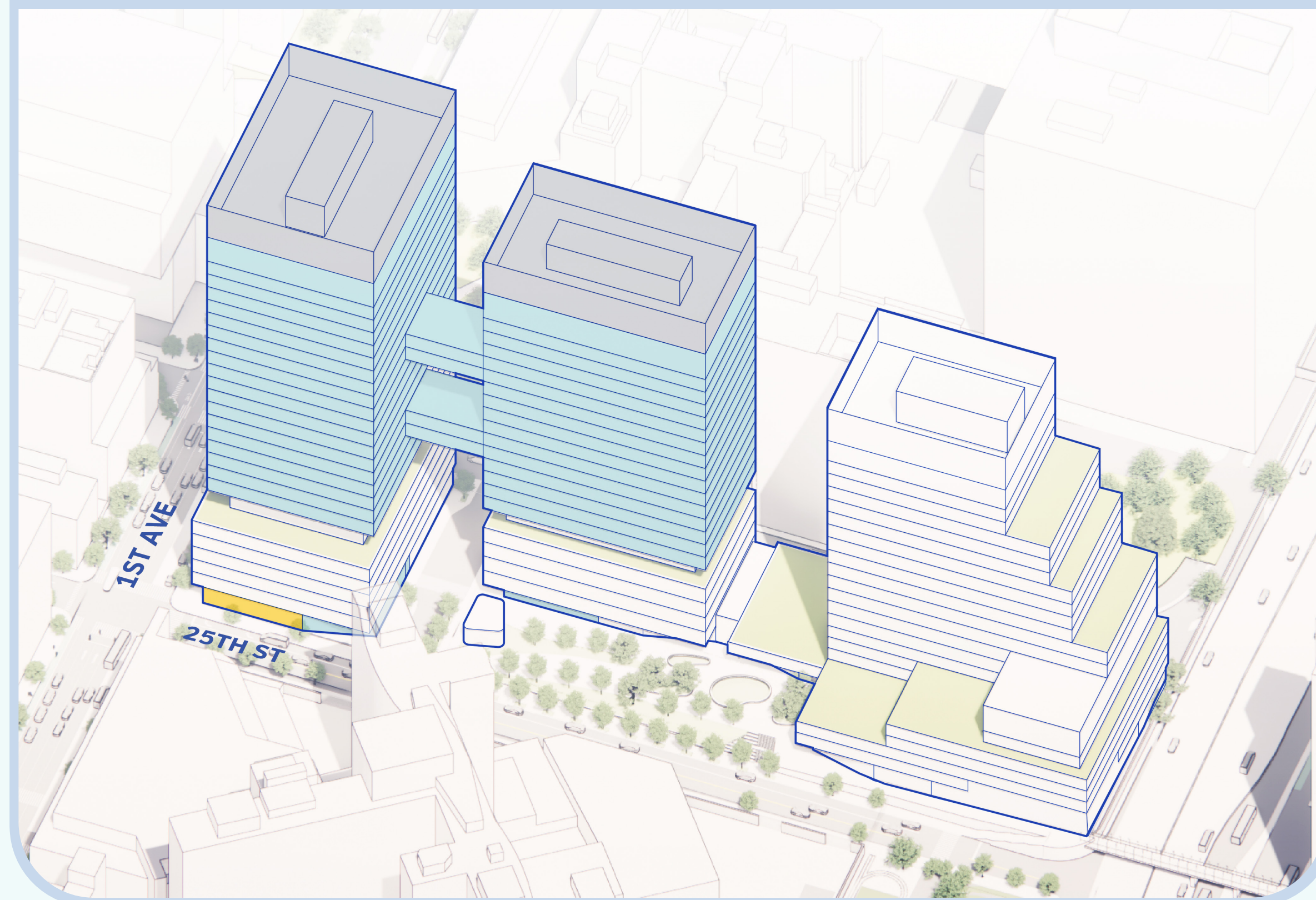
At SPARC Kips Bay, NYCEDC will deliver modern life sciences space fronting on First Avenue and 25<sup>th</sup> Street, anchoring the Science District and further establishing Kips Bay as a hub for this growing and future forward industry.

The development will consist of dry and wet labs, translational research and development facilities, convening and exhibition spaces.

It will create new synergies across SPARC Kips Bay, including the potential for new partnerships across the campus and the cluster, and educational and training opportunities to create more visible career pathways in the life sciences sector for CUNY and NYCPS students.

Specific programmatic needs will be developed based on future trends in the industry, but could include:

- Advances in tech such as AI and machine learning for drug discovery, devices, and robotics
- Incubator space to accommodate 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 an ecosystem and develop talent, including events, symposia, and other activities that connect industry, talent, and partners





# Industry

The life sciences sector combines biology and technology for the advancement of humanity. This sector spurs groundbreaking research that leads medical cures for diseases, innovation in vaccine technologies, and more.

Commercial life sciences draw from many science-related fields including:

BIOLOGY	BIOTECHNOLOGY	BIOPHARMA
MEDICAL TECHNOLOGY	BIOPROCESSING	GENOMICS

# Impact

The life sciences are a major focus of City and State investment to spur economic growth and create jobs.

Growth of the life sciences industry in New York has been a focal point of the City and State over the past decade through programs like the City's \$1 billion **LifeSci NYC Program** and New York State's \$620 million **Life Science Initiative**.

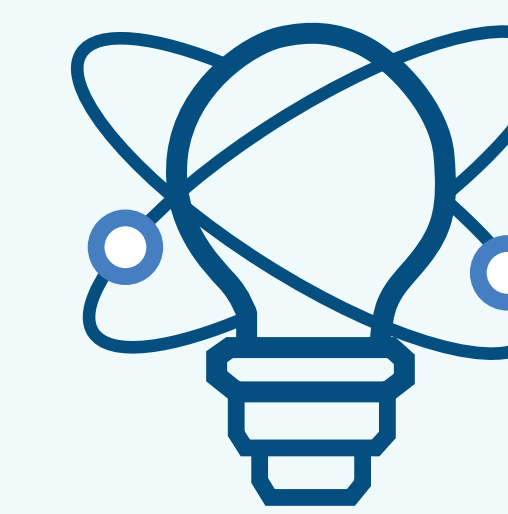
The broader New York Metro area is now home to over **5,100 life sciences companies and nearly 150,000 jobs**. In New York City, employment in this sector has increased by over 50% since 2017, alongside a 20% increase in annual wage growth.

These are good-paying jobs, with average annual wages in the sector of **\$140,000/year**. And for every one job that requires an advanced degree, there are three technical jobs that are accessible to individuals with a range of education and skills.

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 poses a unique and exciting opportunity for ground-up new construction.

# Infrastructure

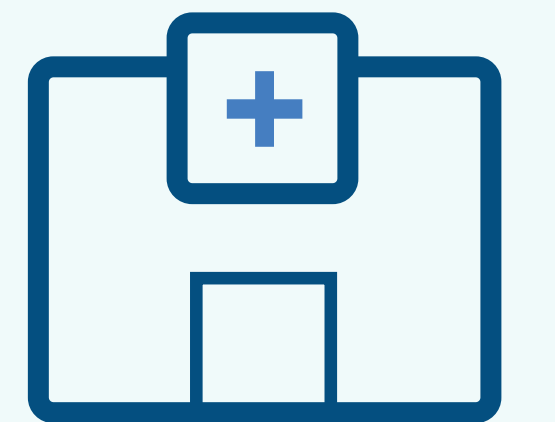
New York City already has a deep talent pool, premier academic medical centers, modern lab space, and access to funding.



**9** academic medical centers



**50+** hospitals



**370** federally qualified healthcare centers



**~7,000** graduate students and postdocs



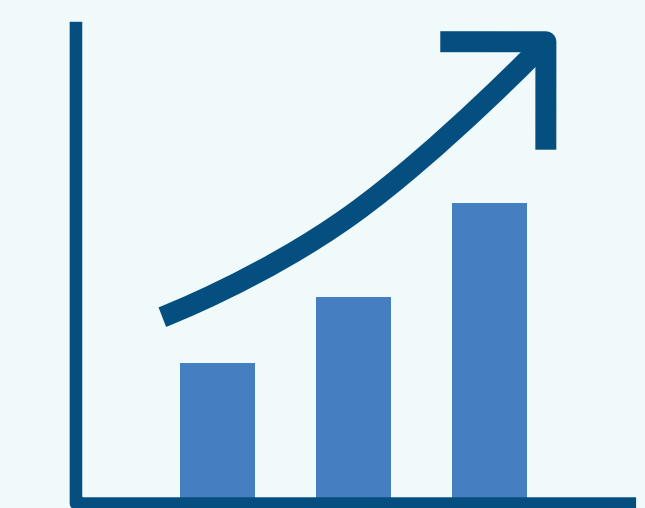
**~500,000** healthcare workers



**100** disease Specialty foundations



Nearly **\$3 billion** in annual NIH research funding



Pharma and biotech companies attracted **\$1+ billion** in 2022, up from \$130 million in 2016



SPARC will be home to a range of jobs across the public health, healthcare, and life sciences industries.

**Within those fields, what types of jobs do you think you will see?**

**What resources might be helpful to ensure these opportunities are accessible to local residents and community members?**

**What would you like to know more about?**

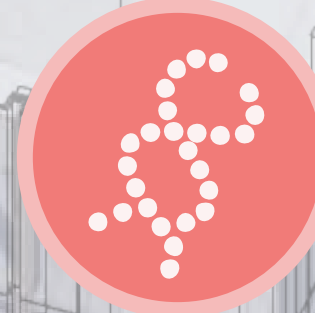
Lucas is a high schooler who lives in Straus Houses and sometimes goes with his Mom to her appointments at the NYC H+H ambulatory care facility at SPARC, which inspires him to learn about science and healthcare.



As an NYC H+H Nurse, Ava takes continuing education classes at the H+H Simulation Center on campus.



After graduating from CUNY, Lucas gets a job as a Data Scientist with a biotech company on the SPARC campus.



Ava's experience is recognized with a promotion to a role with more responsibility at H+H Bellevue.



Ava is a BMCC student getting her bachelor's degree in nursing. She's excited to pursue a health degree without taking on too much debt.

While in school, Ava applies to nursing jobs all over the city and is delighted to land a job next door with NYC H+H.



As a student at CUNY Hunter College, June studies audiology and works in CUNY's community clinic to give back to her community.



In high school, June takes classes in CUNY's research labs and likes them so much that she decides to go there for college.



After high school, Lucas enrolls at CUNY Hunter College School of Arts & Sciences to earn his BS in Medical Laboratory Sciences.



June decides the NYCPS high school at SPARC is an exciting opportunity and enrolls when she finishes middle school.



June is a middle schooler who lives in East Midtown Plaza. A Life Sciences exhibit on First Avenue ignites her curiosity about the high school on SPARC's campus.



CORBIN VA CAMPUS

SPARC SQUARE

NYCPS

CUNY

LIFE SCI

LIFE SCI

H+H BELLEVUE HOSPITAL

HIRSCH CENTER FOR FORENSIC SCIENCES

NYU COLLEGE OF NURSING

NYU DENTISTRY

*potential career pathways shown for illustrative purposes only*





A PLACE TO EDUCATE AND TRAIN THE WORKFORCE OF THE FUTURE

**SPARC** KIPS BAY



# Innovation East will advance NYC's goal to grow the Life Sciences sector and enhance its surroundings in Kips Bay:

**Replacing the outmoded Public Health Lab building**

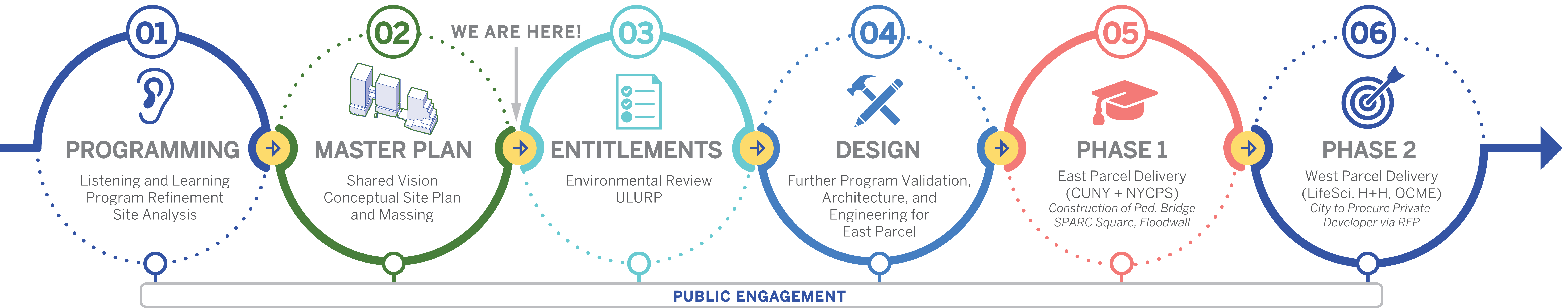
**Delivering a much-needed modern lab building** that can accommodate Life Science companies in all stages of development, as well as labs for NYU Grossman School of Medicine

**Enlivening the streetscape** with a welcoming and transparent ground floor, Life Science multi-purpose space and a neighborhood cafe

**Fostering skills training and Life Sciences jobs** for New Yorkers

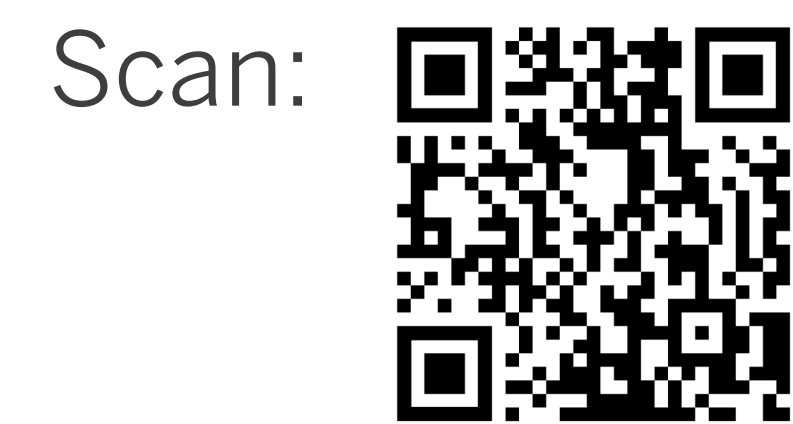






The work of designing and building SPARC Kips Bay still remains – and will benefit from continued community input.

Stay involved by connecting with NYCEDC!



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