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February 24, 2014

Via Hand Delivery

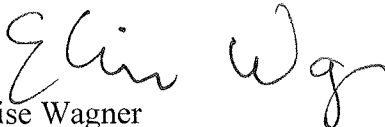
Hon. Meenakshi Srinivasan, Chair
New York City Board of Standards and Appeals
250 Broadway, 29th Floor
New York, NY 10007

Re: New York Methodist Hospital
Center for Community Health
505-525 6th Street (Block 1084, Lots 25, 26, 28,
39-44, 46, 48, 50-59, 164, 1001, and 1002)
BSA Cal. No. 289-13-BZ

Dear Chair Srinivasan:

Here are three (3) hard copies of the presentation made by representatives of New York Methodist Hospital and its consultants at the Board's February 11, 2014, public hearing session.

Very truly yours,


Elise Wagner

Enclosures

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Hon. Meenakshi Srinivasan
February 24, 2014
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cc: Brooklyn Community Board 6
Hon. Eric Adams – Brooklyn Borough President
Hon. Brad Lander – City Council Member 39th District
Ira Gluckman, R.A. – Department of Buildings, Brooklyn
Purnima Kapur – Department of City Planning
Christopher Holme – Department of City Planning

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New York Methodist Center for Community Health

02-11-2014

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Zoning District Plan

R6A / C1-4

R6B

5TH STREET

388'

7TH AVENUE

8TH AVENUE

MEDICAL ARTS
BUILDING
TO REMAIN

BSA VARIANCE
(JANUARY 11, 1994)
CALENDAR # 142-92-BZ

WESLEY HOUSE
TO REMAIN

OUT LOTS

PROPOSED
DEVELOPMENT SITE

R7B

R6B

R6 / C1-3

6TH STREET

NY METHODIST HOSPITAL

R6

R6B

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Methodist Hospital Founded 1881



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New York Methodist Hospital Today



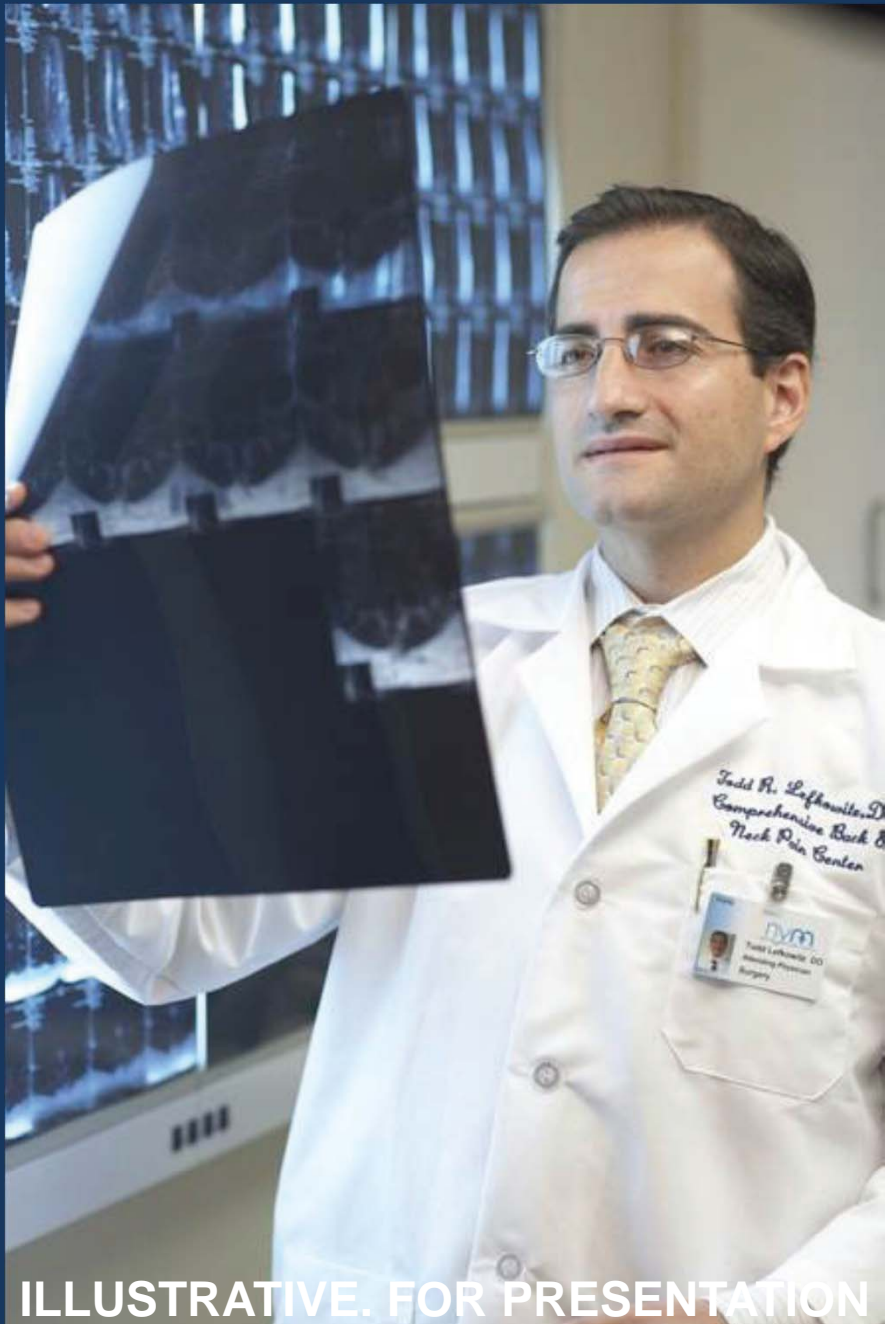
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Programmatic Need

10 Year Surgical Case Summary

	<u>2003</u>	<u>2013</u>
Total Inpatient	23,238	32,506
Total Ambulatory	14,537	18,957
Ambulatory Endoscopy	4,900	7,000
Ambulatory Gynecology	1,919	2,067
Ambulatory Orthopedics	677	916
Ambulatory Urology	97	706
Minimally Invasive/Interventional Radiology	34	979

Need for Out Patient Center



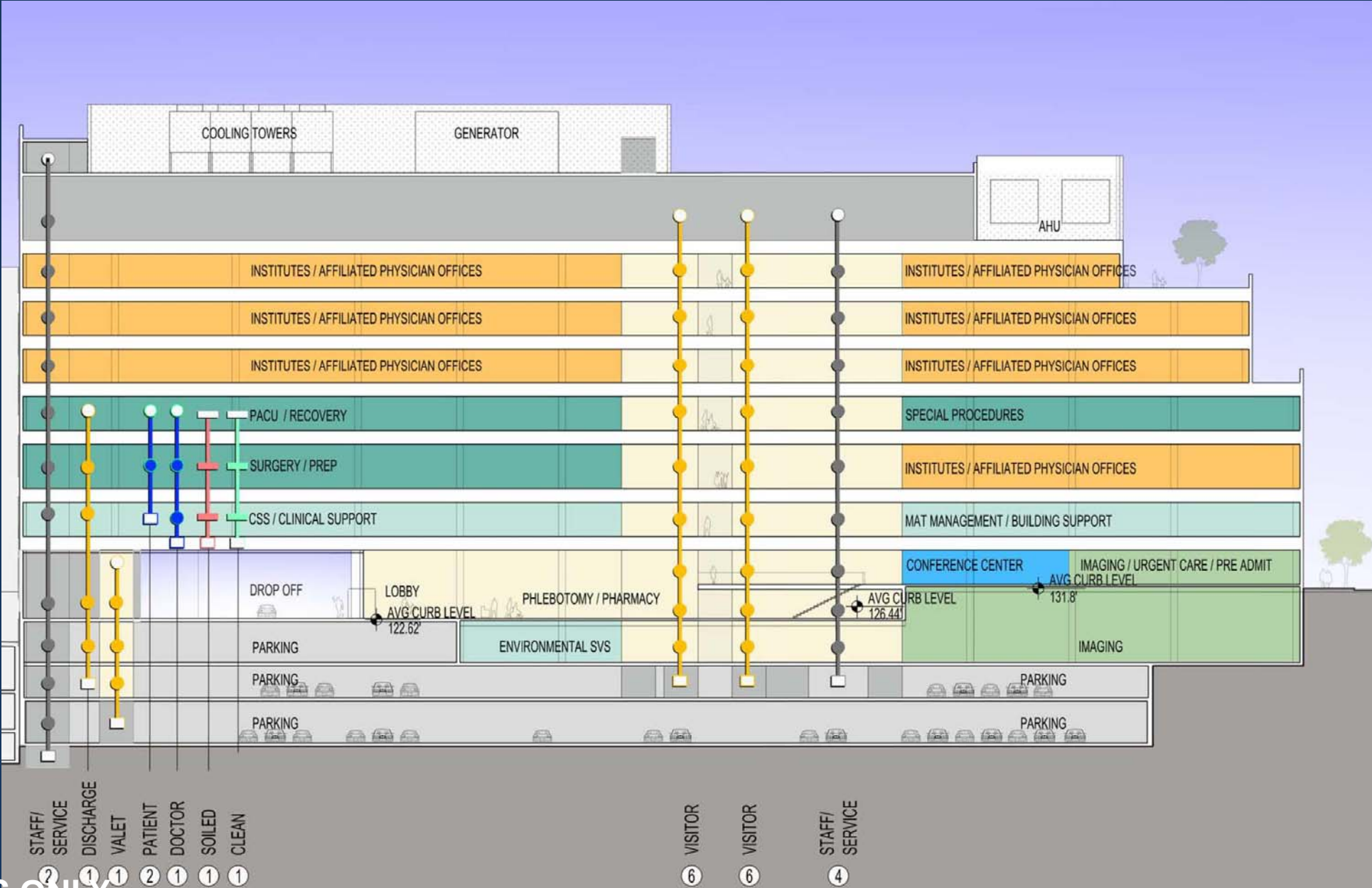
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Need for Right-Sized Facilities



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Integrated Services



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The Institutes

- Orthopedic Medicine and Surgery
- Neurosciences
- Cancer Center
- Cardiology and Cardiac Surgery
- Women's Health
- Men's Health



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Quality of Health Care



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Summary of Discharges by Neighborhood

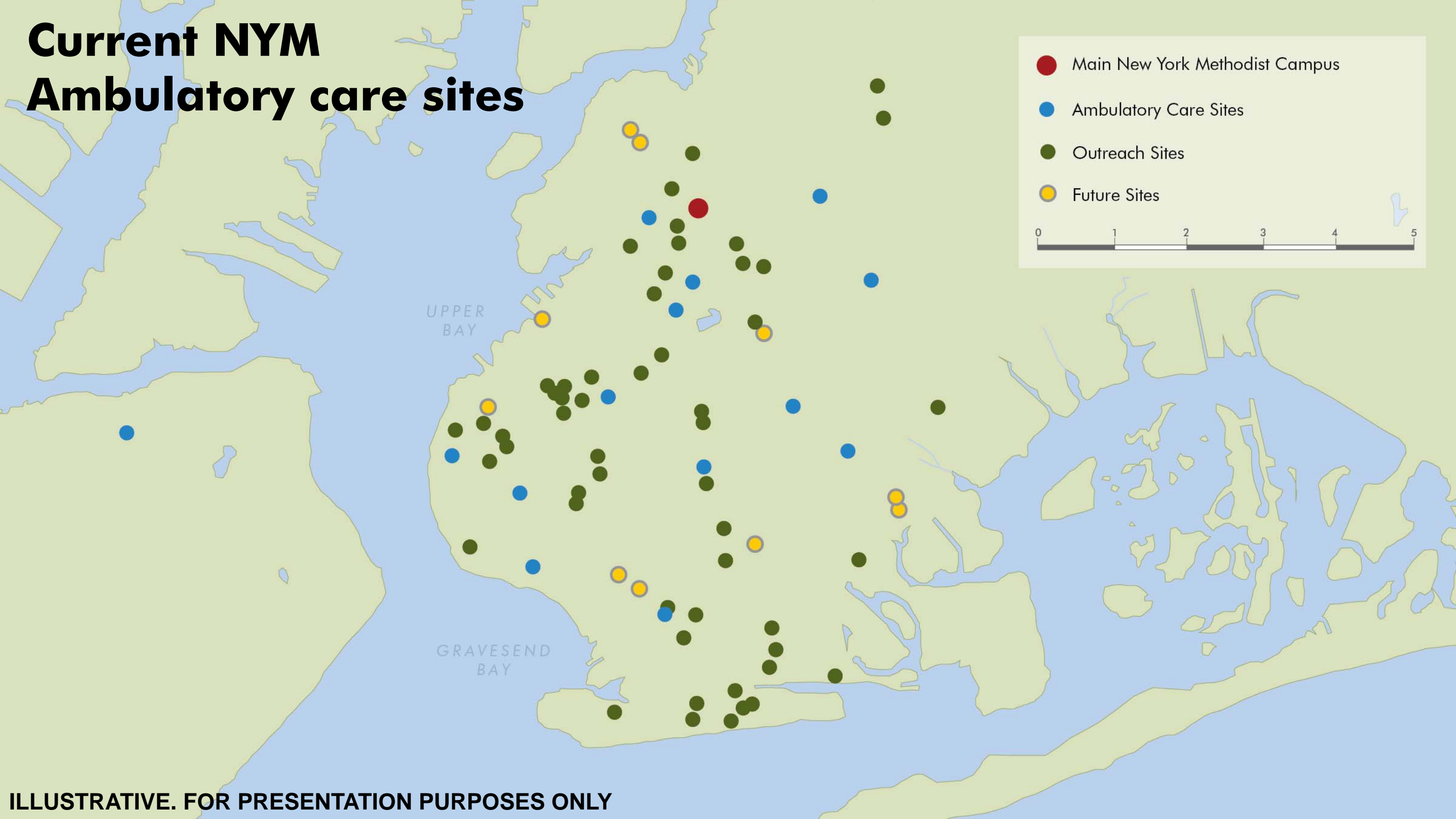
New York Methodist Hospital
Summary of Discharges by Neighborhood, 1990-2012

Neighborhood	1990	2000	2010	2012	Percentage Change (rounded)
					1990-2012
Greenpoint/ Williamsburg	244	563	815	902	270%
Downtown B'klyn / Heights / Slope	5,700	5,452	5,845	6,162	8%
Bed Stuy / Crown Hts	1,424	3,449	6,781	7,284	412%
East New York	367	643	1,308	1,547	322%
Sunset Park	1,040	1,059	948	840	-20%
Borough Park	2,109	2,911	3,127	3,044	44%
Flatbush / East Flatbush	1,252	2,650	4,070	4,327	246%
Canarsie / Flatlands	763	1,296	1,982	2,149	182%
Bensonhurst / Bay Ridge	1,679	1,838	2,022	1,967	17%
Coney Is / Sheepshead Bay	1,599	3,418	3,031	3,271	105%
Other/Unknown	1,653	2,042	2,954	3,033	83%
Subtotal	17,810	25,321	32,883	34,526	94%
Newborn	2,886	3,520	4,593	5,033	74%
Total	20,696	28,841	37,476	39,559	91%

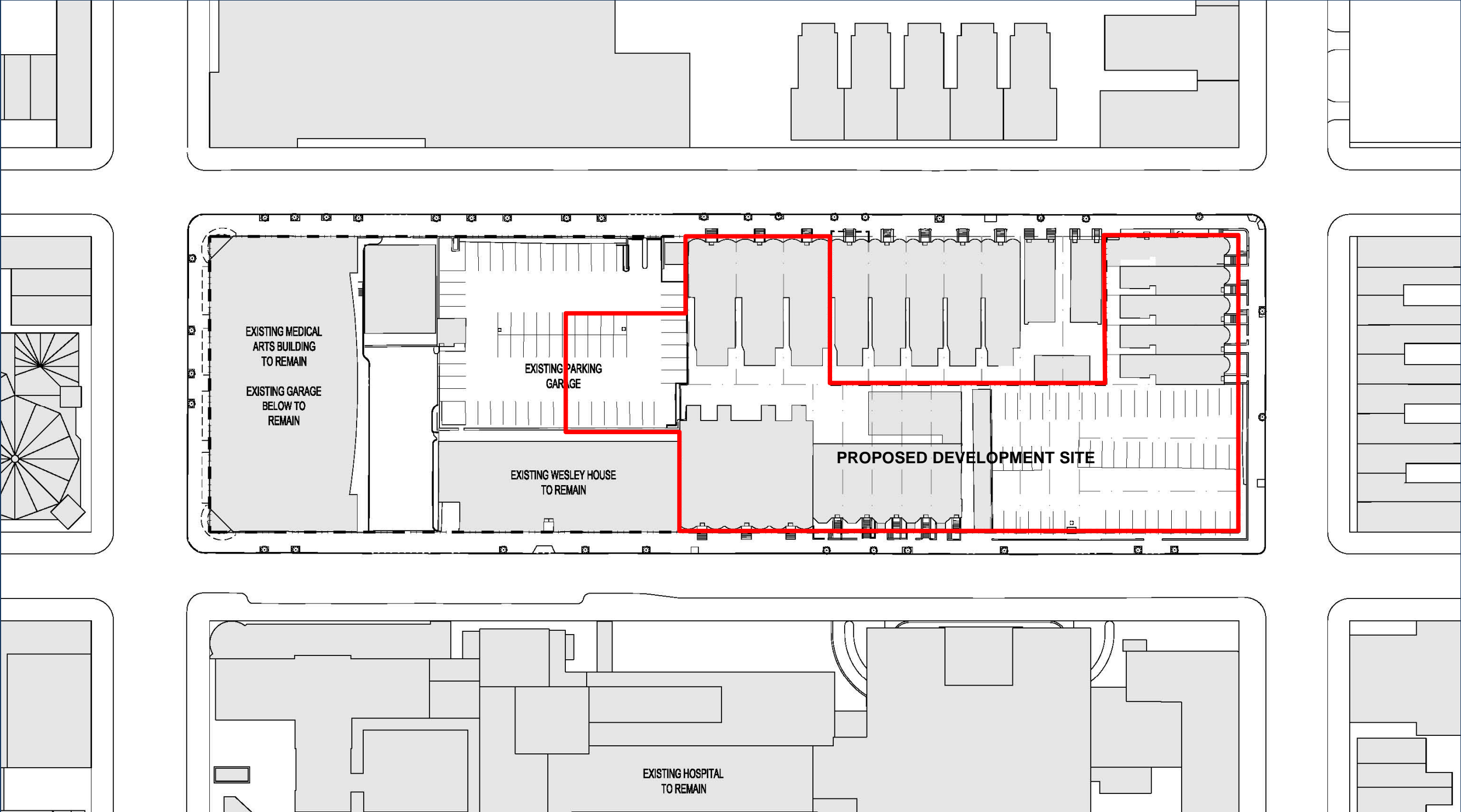
SOURCE: NYM Department of Finance, February 2013

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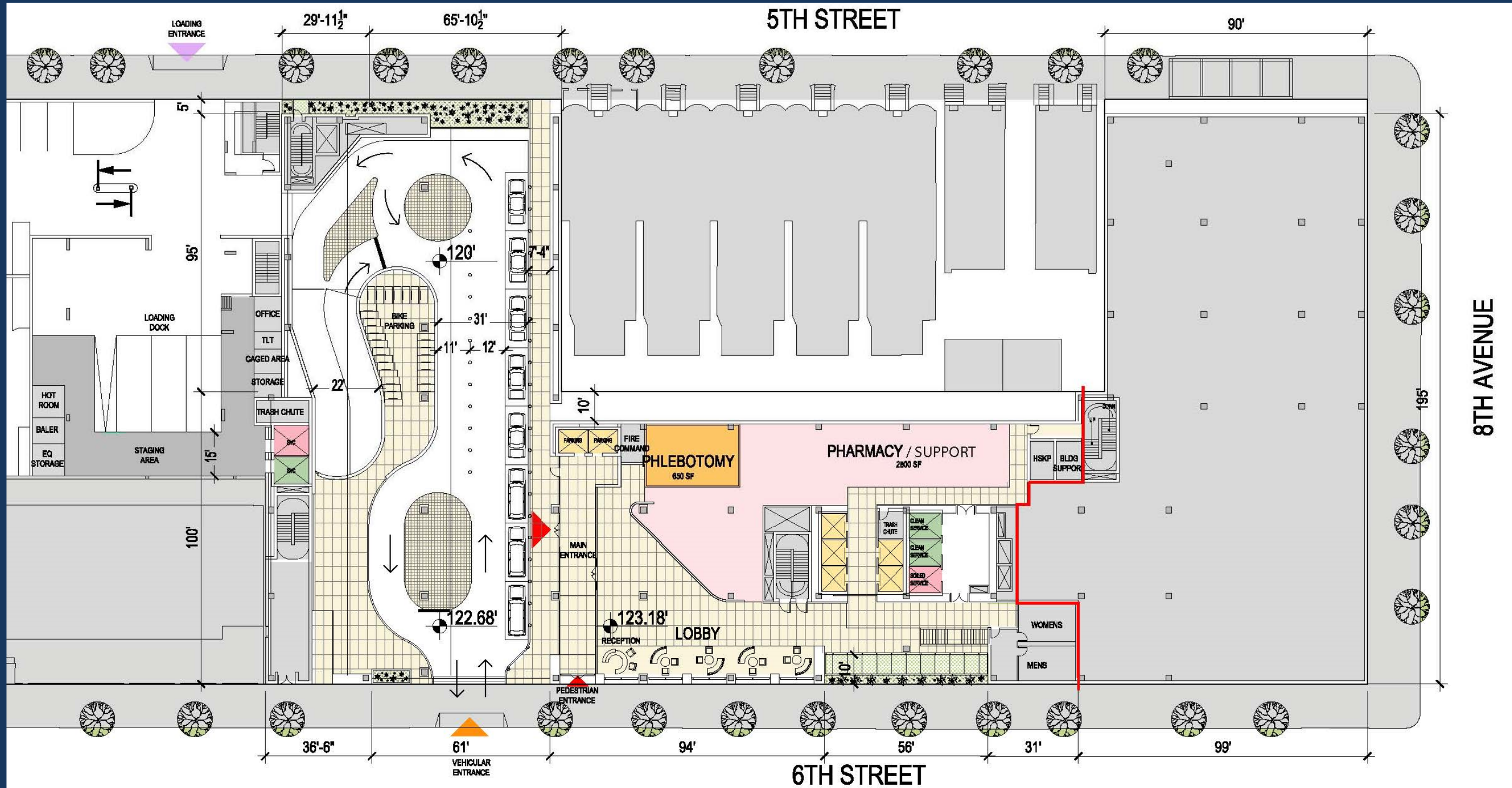
Current NYM Ambulatory care sites



Existing Site Plan

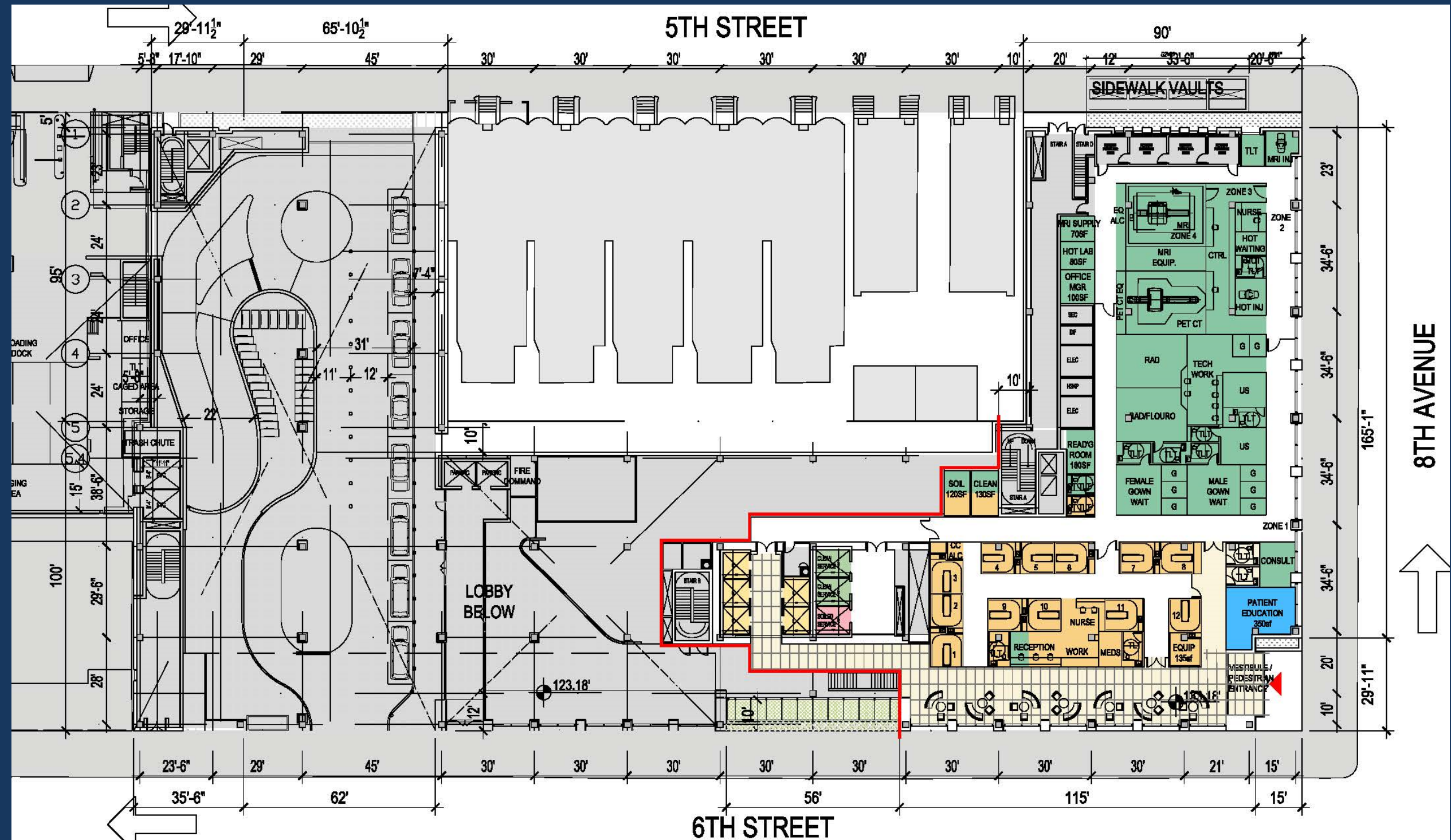


Ground Floor Plan



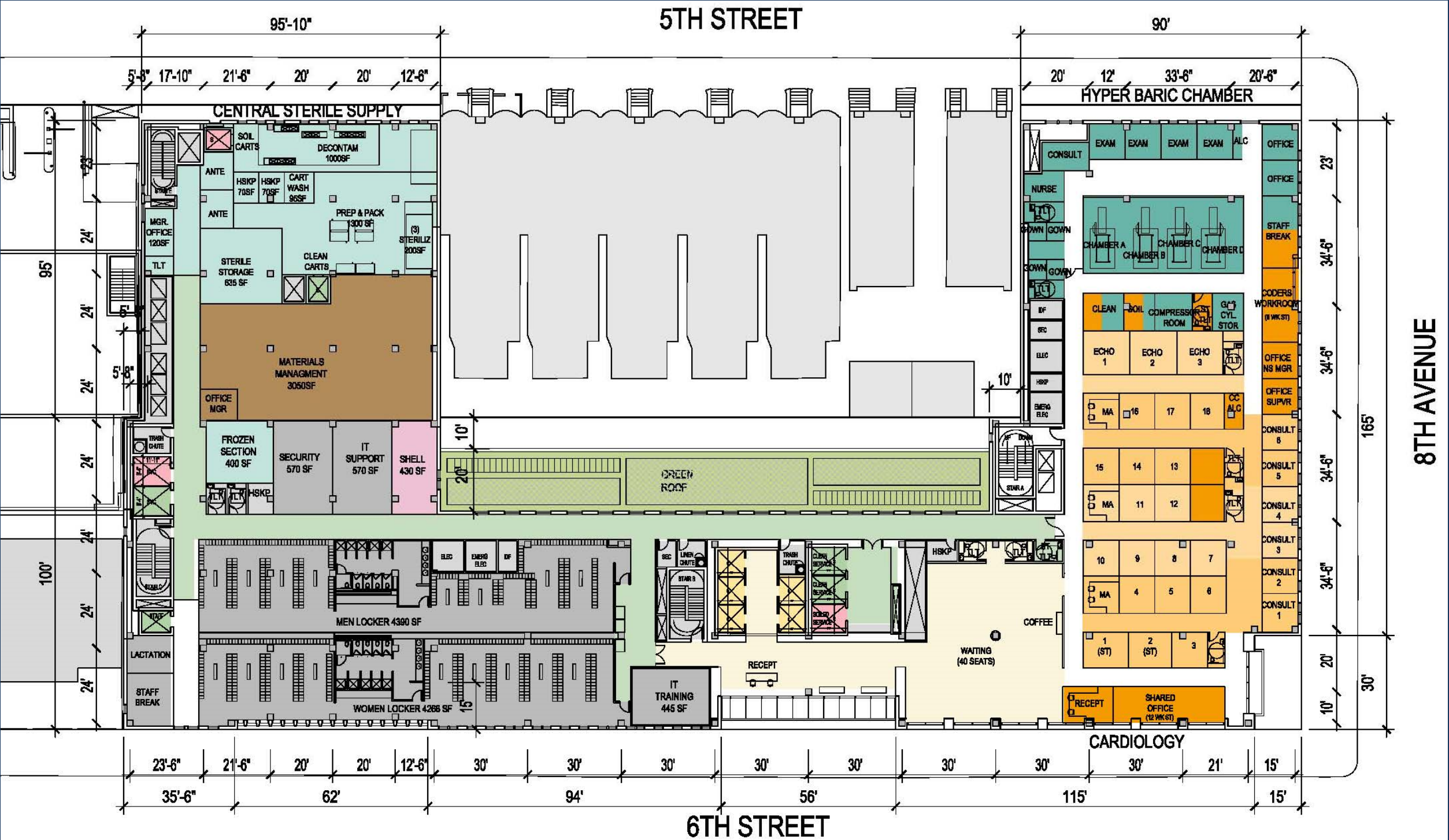
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1st Floor Plan



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2nd Floor Plan



8TH AVENUE

3rd Floor Plan



4th Floor Plan



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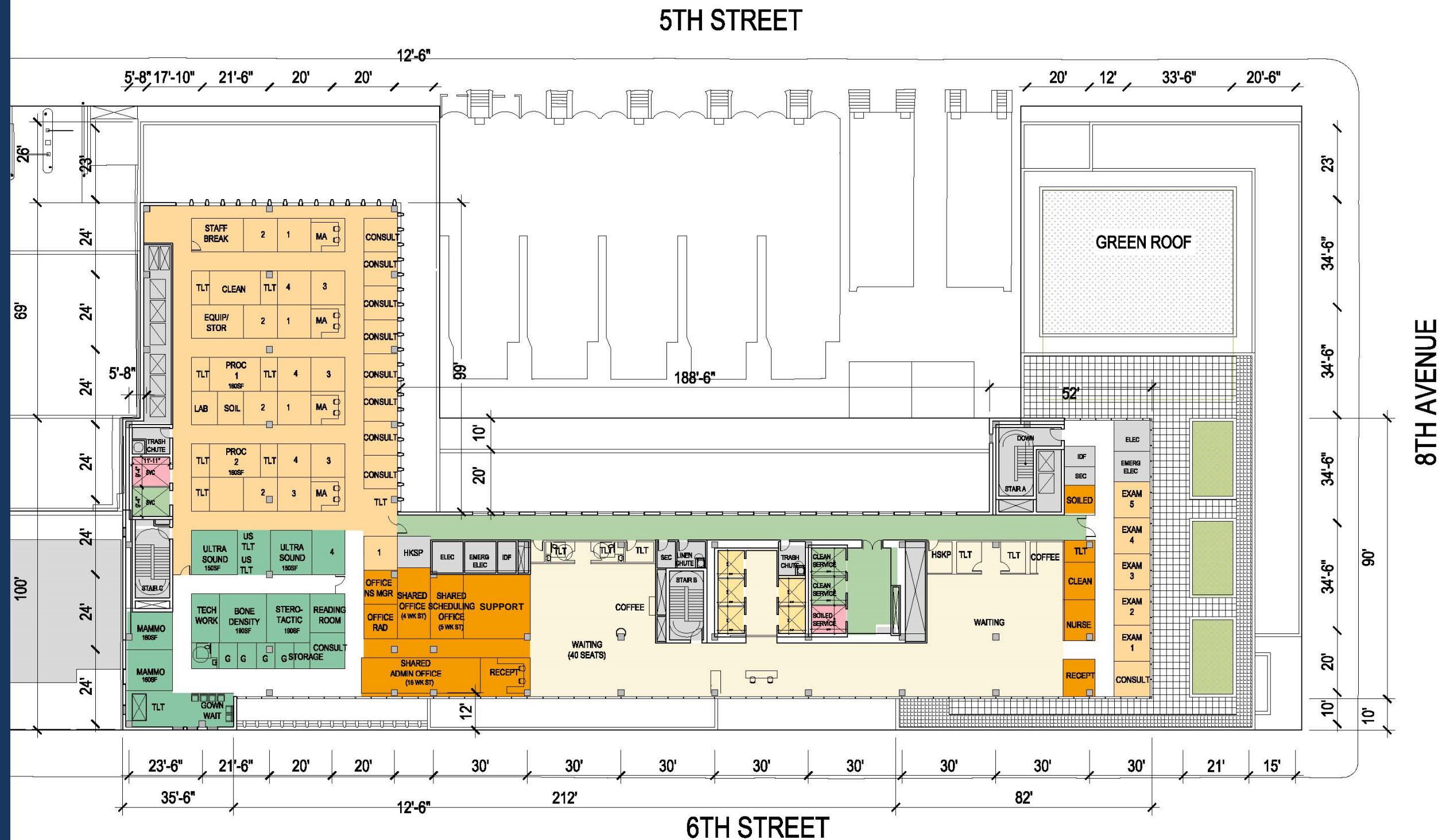
5th Floor Plan



6th Floor Plan



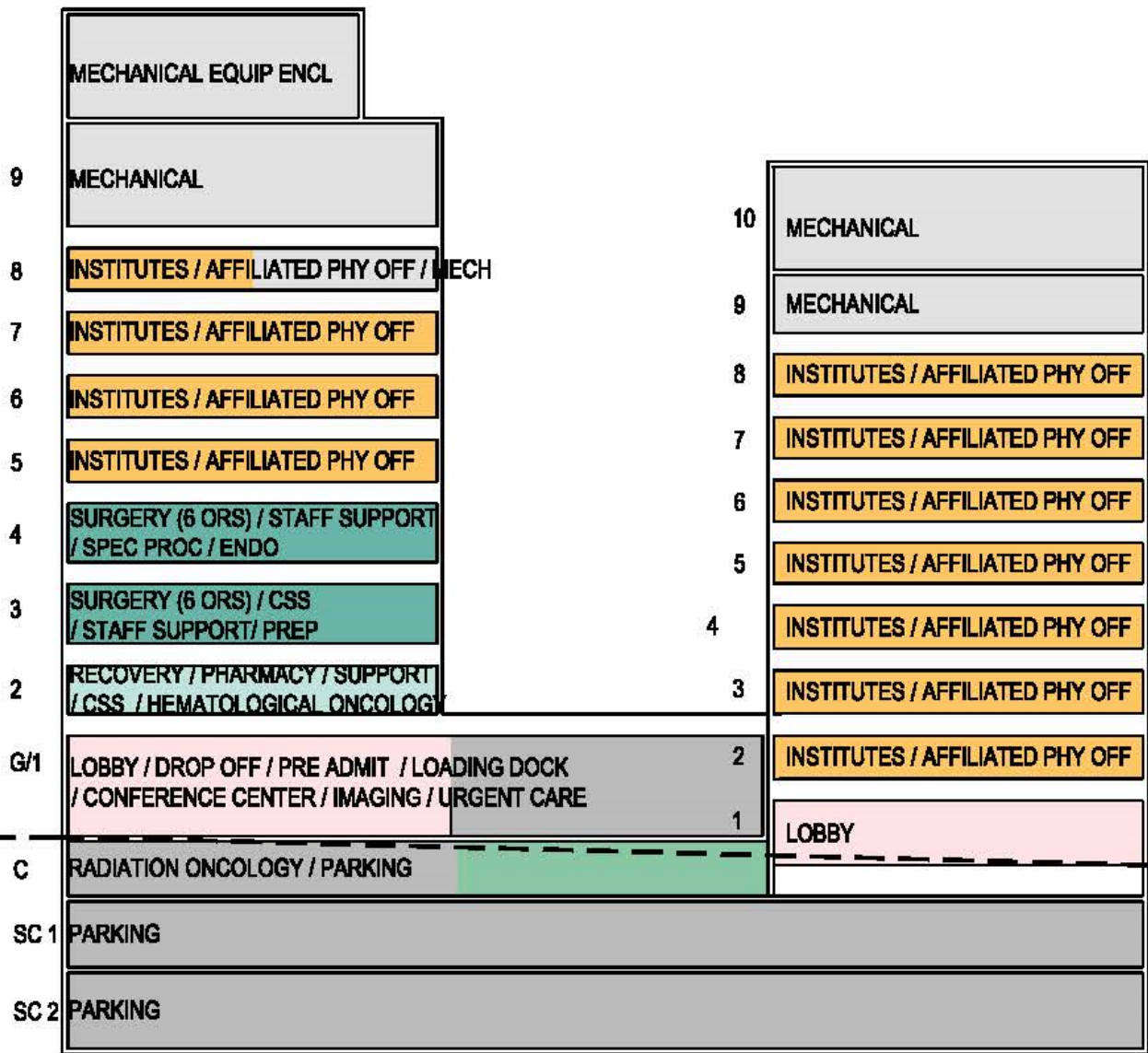
7th Floor Plan



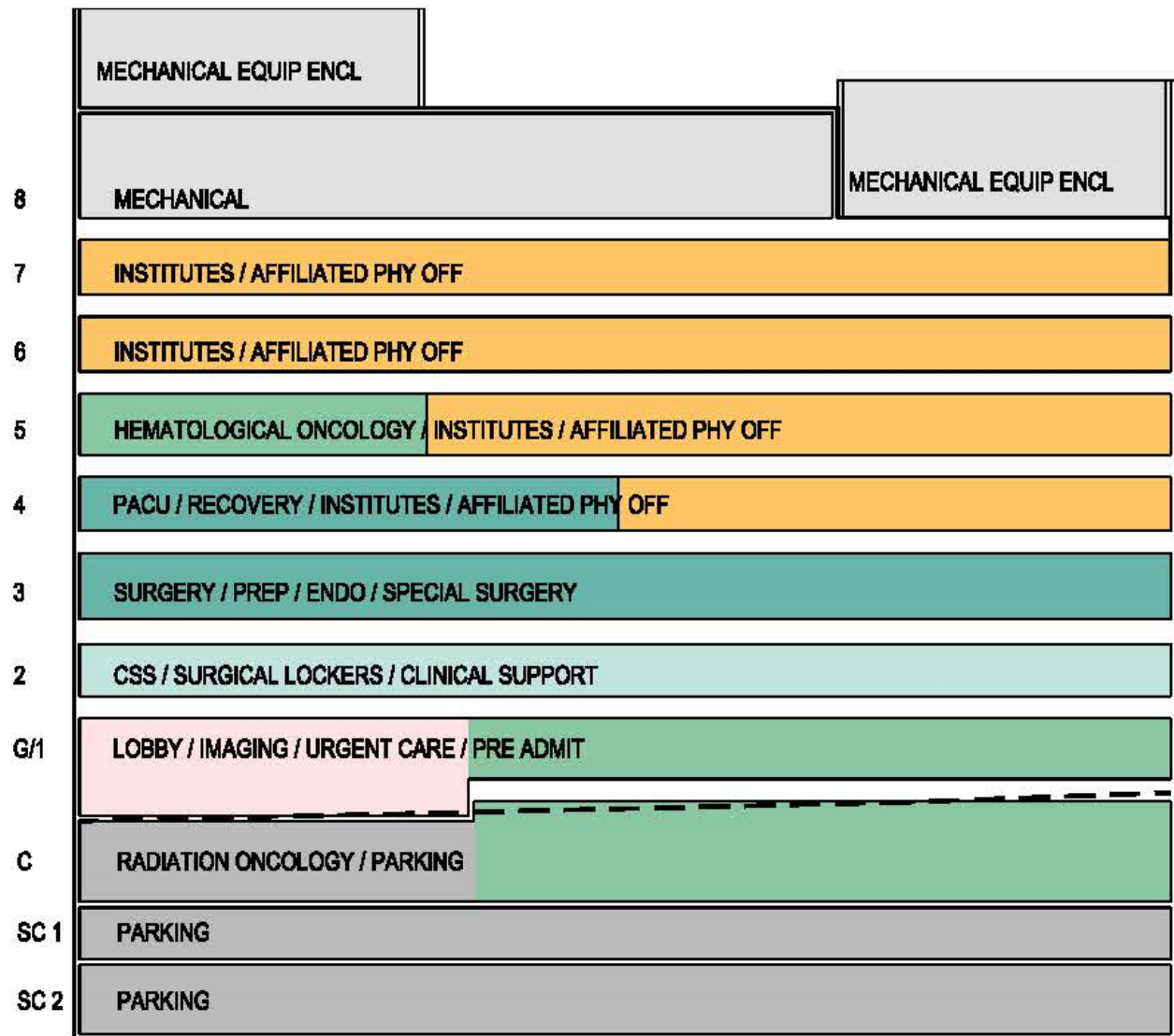
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Stacking

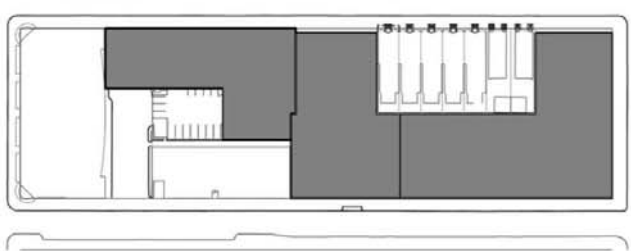
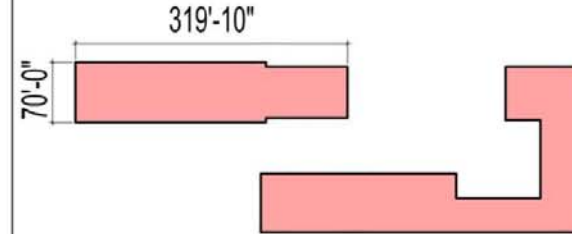
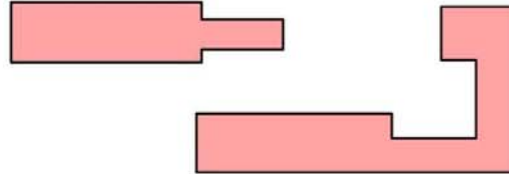

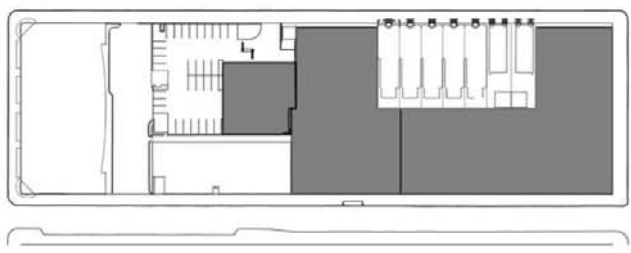
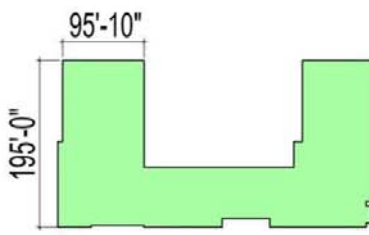
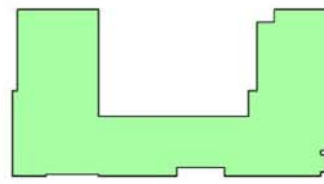
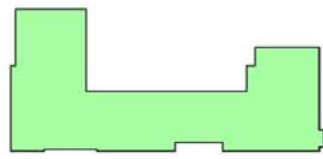
Complying



Proposed



Criteria to Assess Acceptability

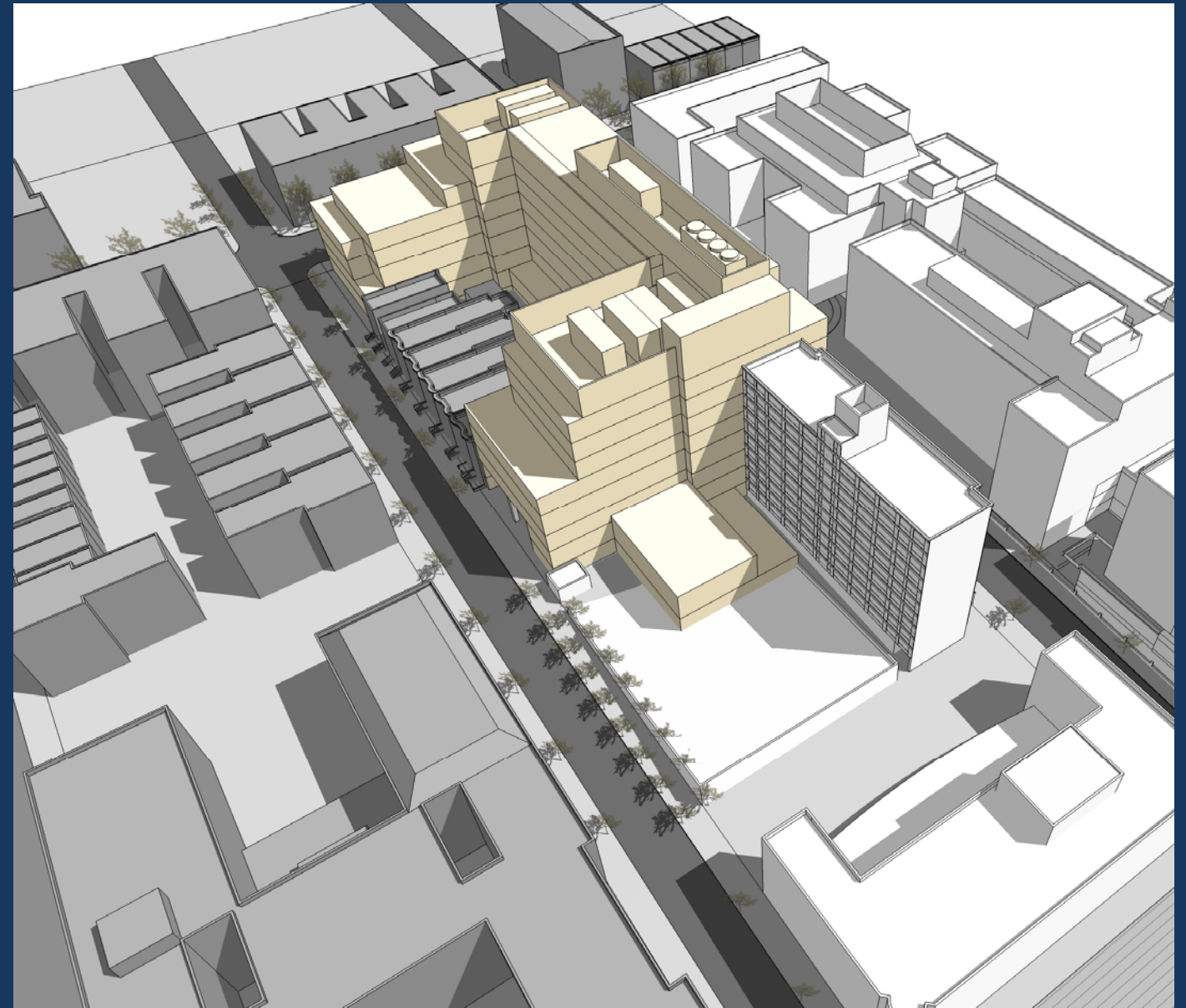
SITE PLAN		2		3		6		COMPLYING
								
CRITERIA TO ASSESS REQUIREMENTS FOR AMBULATORY SERVICES PLATFORM		LEGEND						
I OPTIONALITY	IV DESIGN TO 2010 GUIDELINES	VII X MEET ACADEMIC STANDARDS				ACCEPTABLE		
II FLOOR ALIGNMENT	V MEET DOH METRIC	VIII XI PARKING FOR PATIENTS				MARGINAL		
III PROGRAM ACCOMMODATION	VI LARGE FLOOR PLATE	IX XI OPEN EDUCATION SPACE				UNACCEPTABLE		
SITE PLAN		2		3		6		PROPOSED
								

Massing Comparison

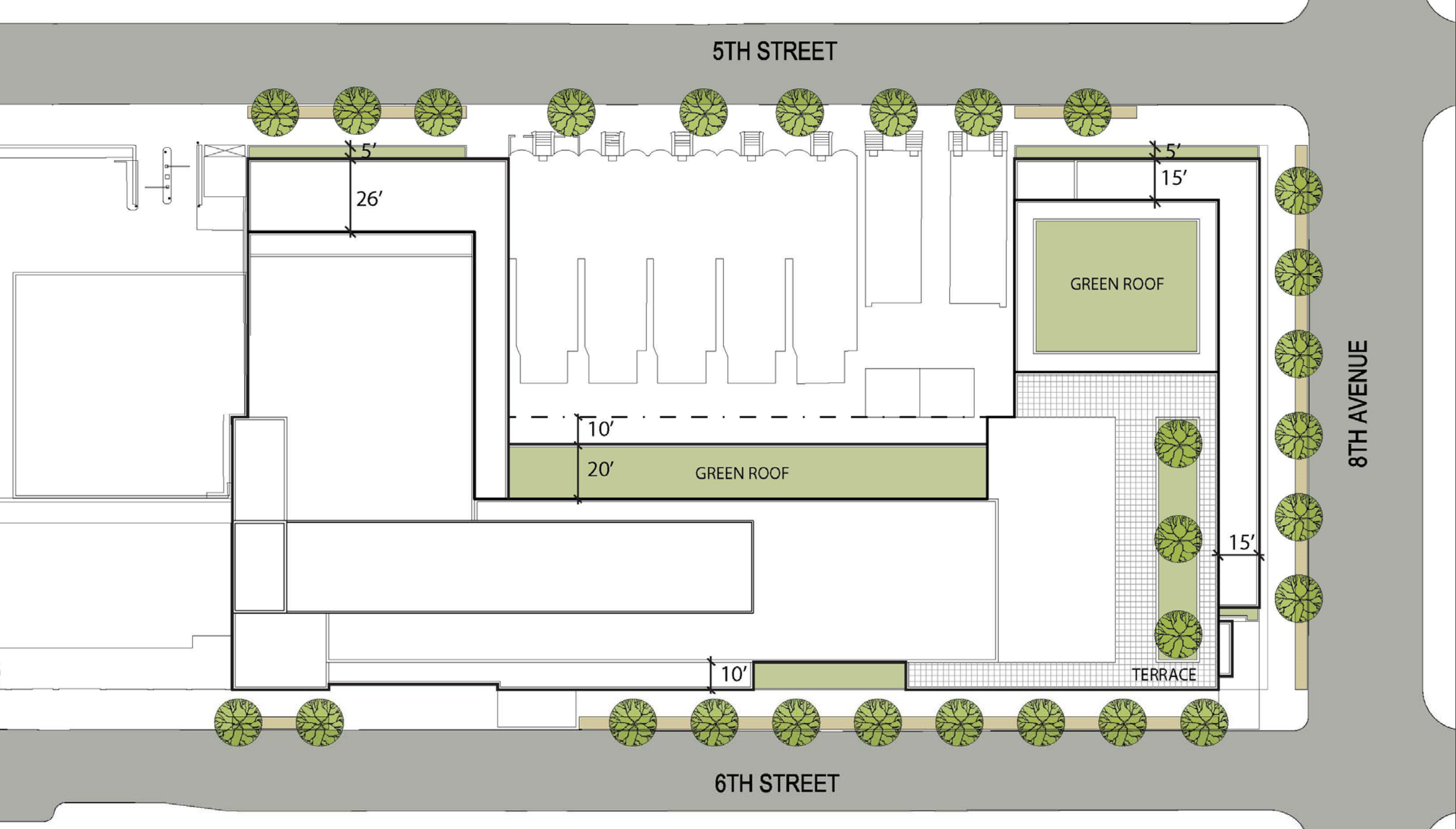
Complying



Proposed



Site Plan



Proposed building



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Envelope - Proposed

View from 8th Avenue



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Envelope - Proposed

View from 8th Avenue
and 6th Street



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Envelope - Proposed

View from 8th Avenue
and 5th Street



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Envelope - Proposed

View from 7th Avenue
and 5th Street



ILLUSTRATIVE. FOR PRESENTATION PURPOSES ONLY

Envelope - Proposed

View from 6th Street



ILLUSTRATIVE. FOR PRESENTATION PURPOSES ONLY

Envelope - Complying

View from 8th Avenue
and 6th Street



ILLUSTRATIVE. FOR PRESENTATION PURPOSES ONLY

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View from 8th Avenue
and 5th Street



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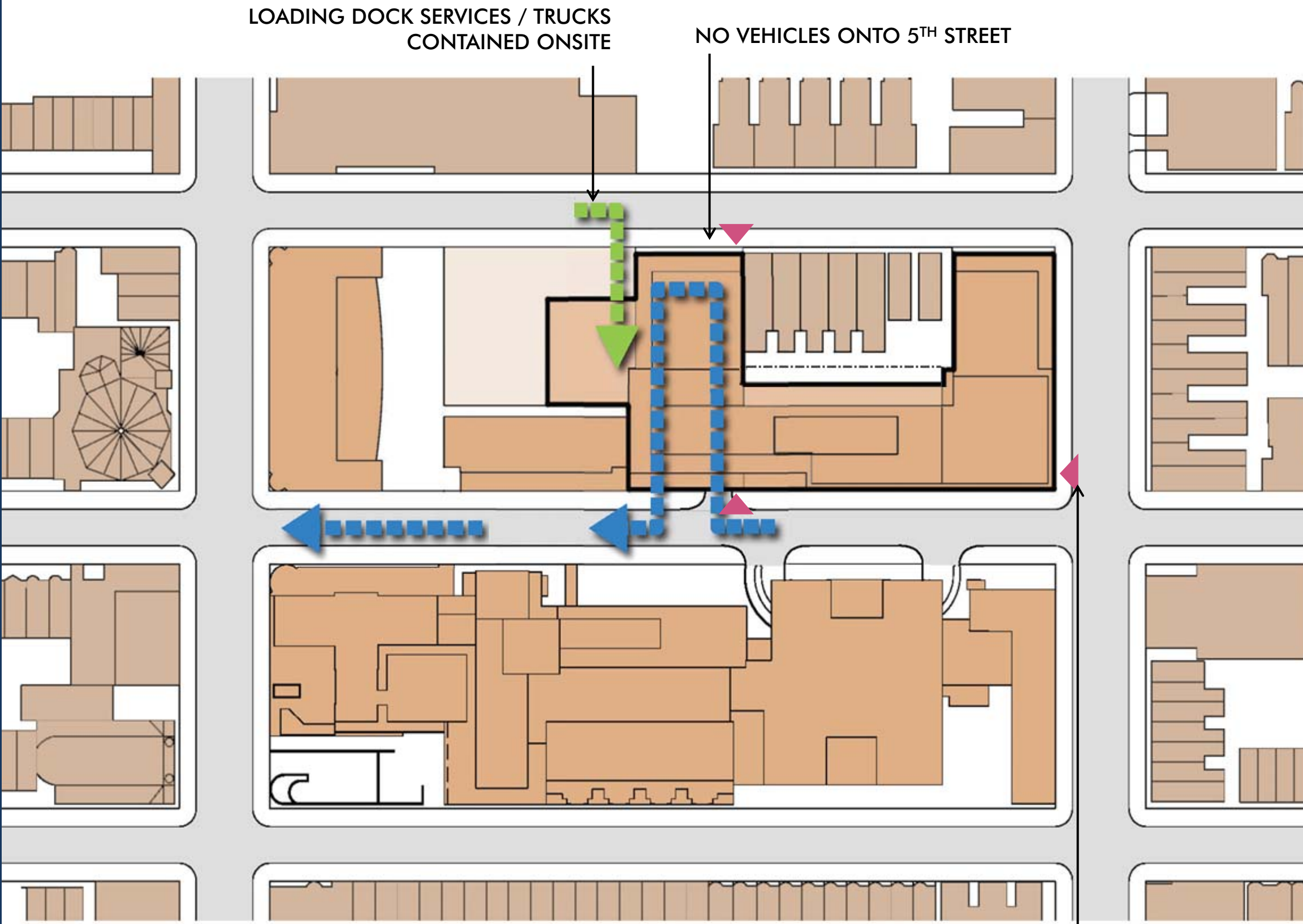
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View from 7th Avenue
and 5th Street



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Circulation



Travel Demand Forecast for the Proposed Development

Breakdown of Annual Out-Patients

Departments/services relocated from existing Sixth Street building	119,072 (54%)
Departments/services relocated from existing off-site location	40,284 (18%)
<u>Expansion of existing patient services (Growth)</u>	<u>61,961 (28%)</u>
Total Annual Patient Visits to Proposed Development	221,317 (100%)

New travel demand to the area would be 102,245 patient visits annually (40,284+61,961) or 46% of the Proposed Development.

Travel Demand- Weekday Daily Population

Proposed Development

	Total	New Demand to Area
Staffing	327	152
Patient / Visitors	1,548	716

New travel demand is 46% of total population of the Proposed Development

Summary of Forecasted New Travel Demand for the Proposed Development

New Peak Hour Trips (In + Out)

Mode Choice	AM (8-9)	Midday (12-1)	PM (5-6)
Auto (includes taxi & truck)	90	91	79
Subway	31	21	26
Bus	12	8	9
Walk/Other	12	7	9

Includes Patients and Staff
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Parking Study

	Existing (2013)	Future (2017)
Peak Parking Demand	557	661
Garage/Lot Capacity	597	830

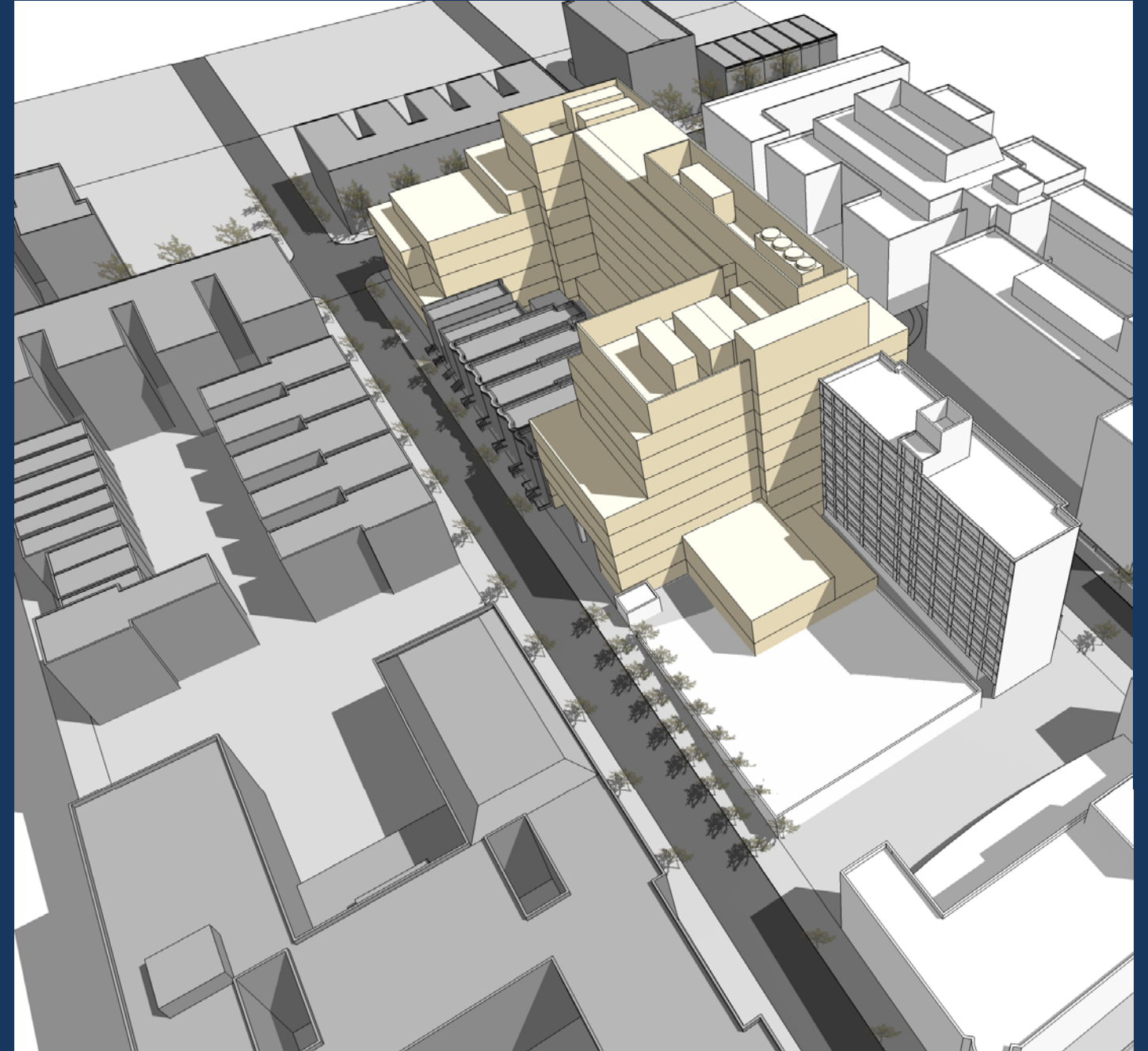
- Proposed Building will include 350 new parking spaces.
- Due to construction, 117 parking spaces will be removed permanently. Therefore, the overall increase in parking supply will be 233 spaces.
- Campus wide parking capacity would exceed demand by 169 spaces.

Proposed vs. Complying Development

Complying



Proposed



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Requested Waivers

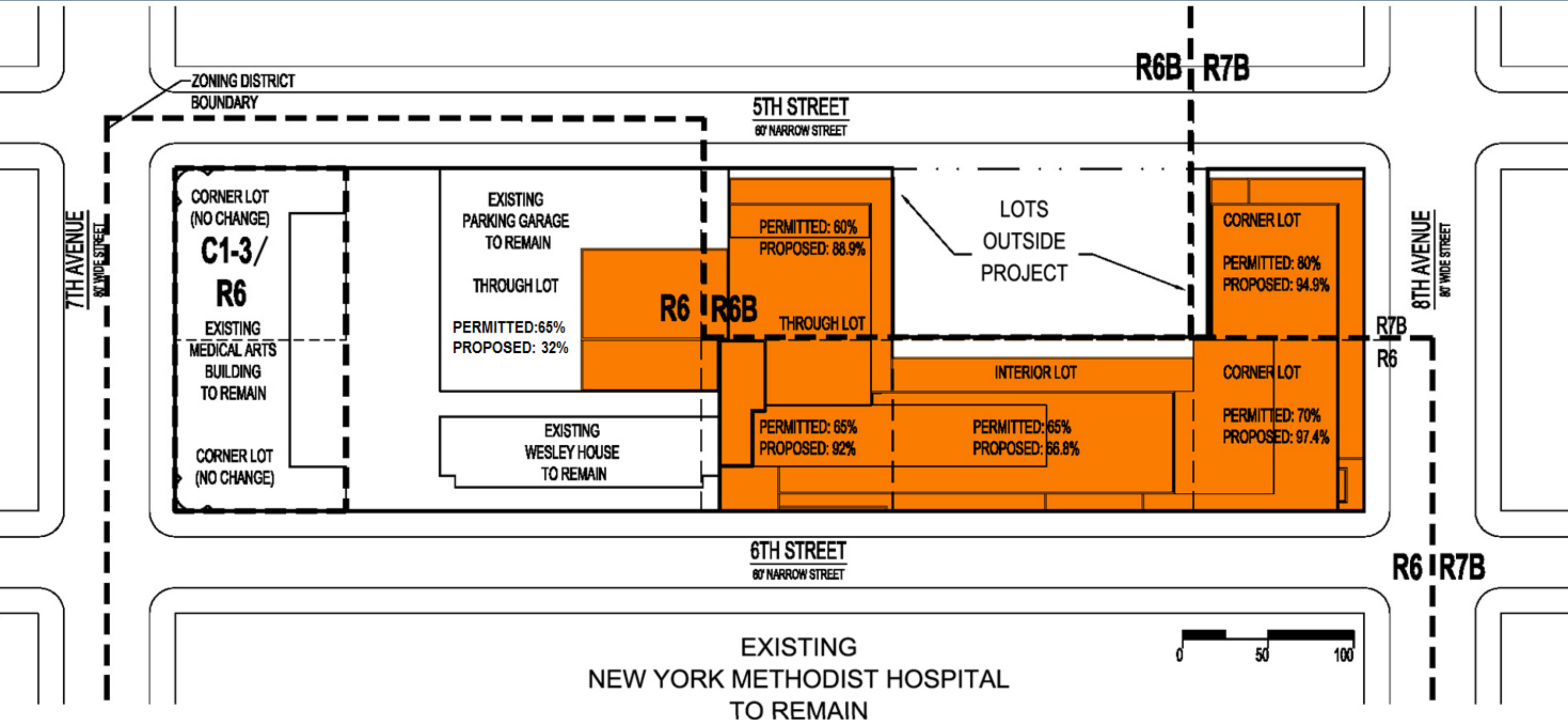
- Distribution of floor area across district boundaries
- Lot Coverage
- Rear yard and rear yard equivalent
- Height and setback, rear yard equivalent
- Signage

Distribution of Floor Area



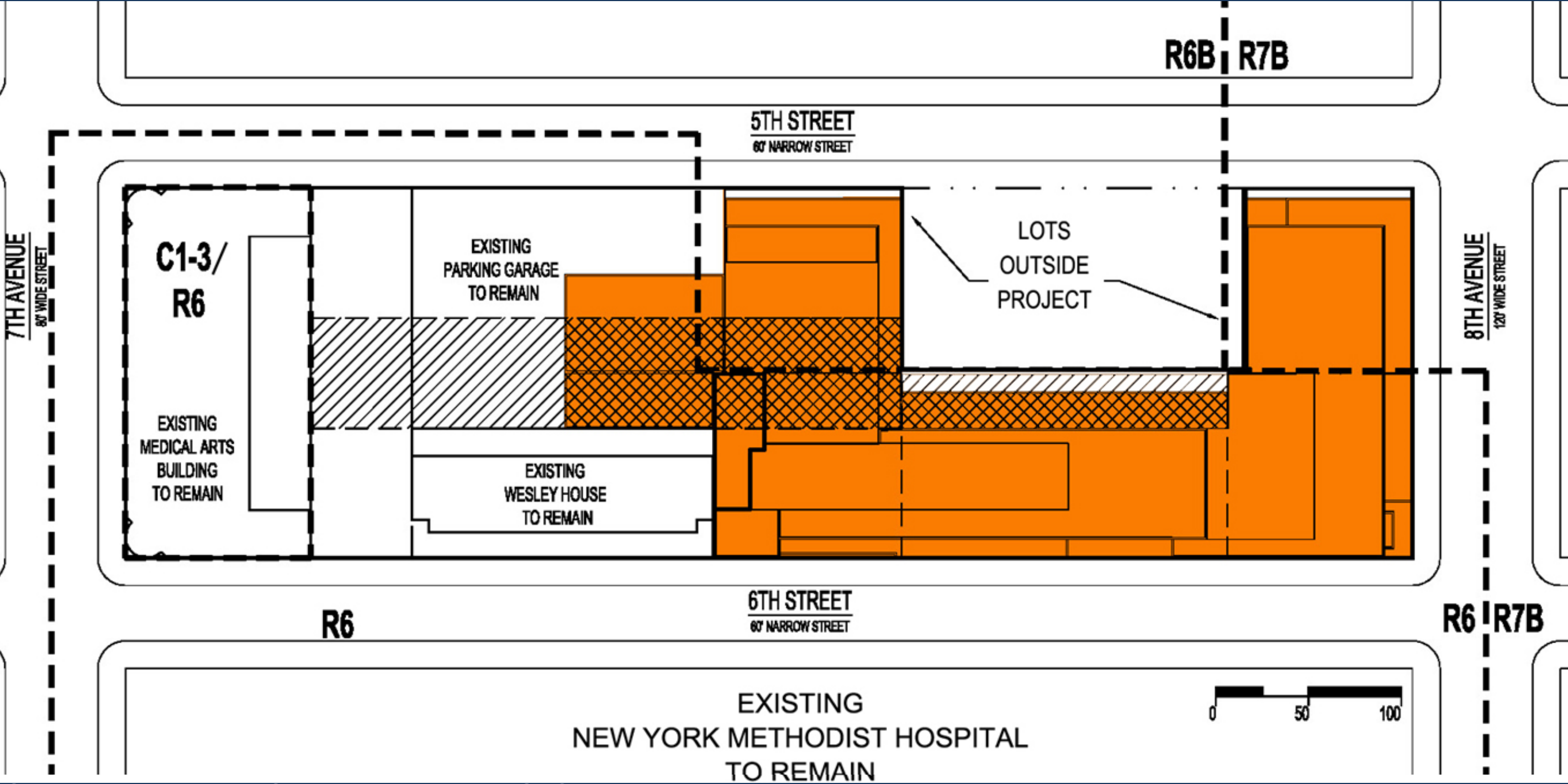
Requested Waivers

Lot Coverage



Requested Waivers

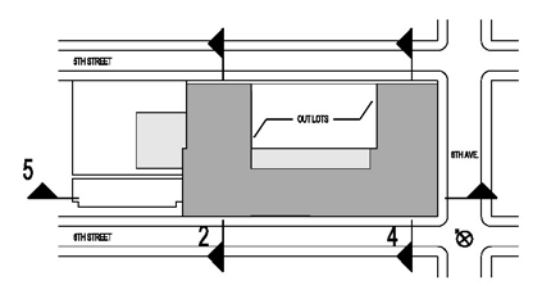
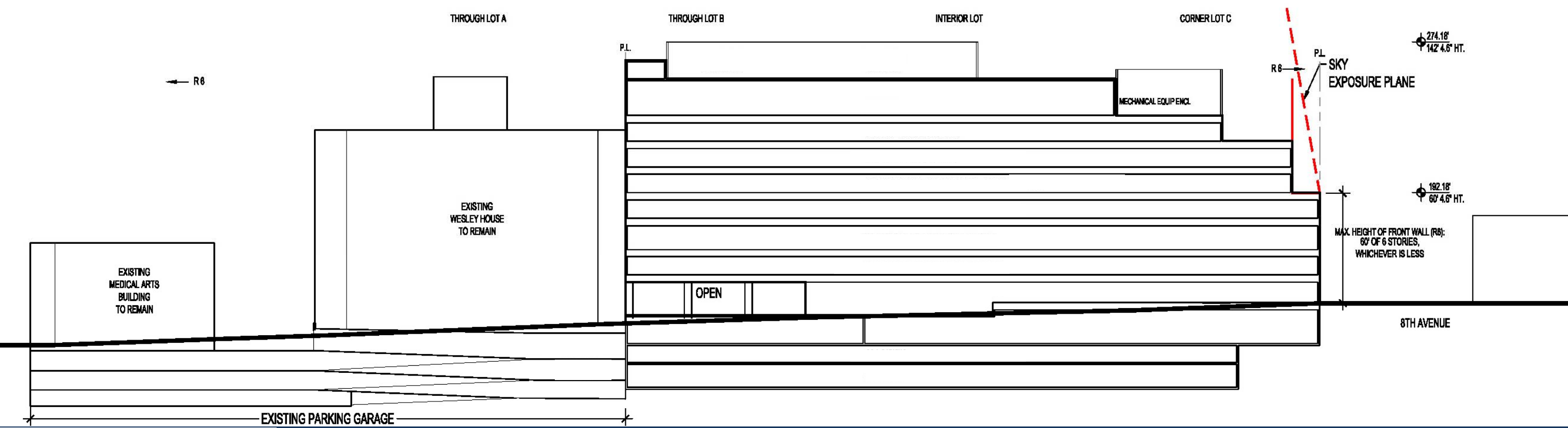
Rear Yards



Requested Waivers

Height and Setback

5 CORNER LOT C, INTERIOR LOT, THROUGH LOT B (R6)

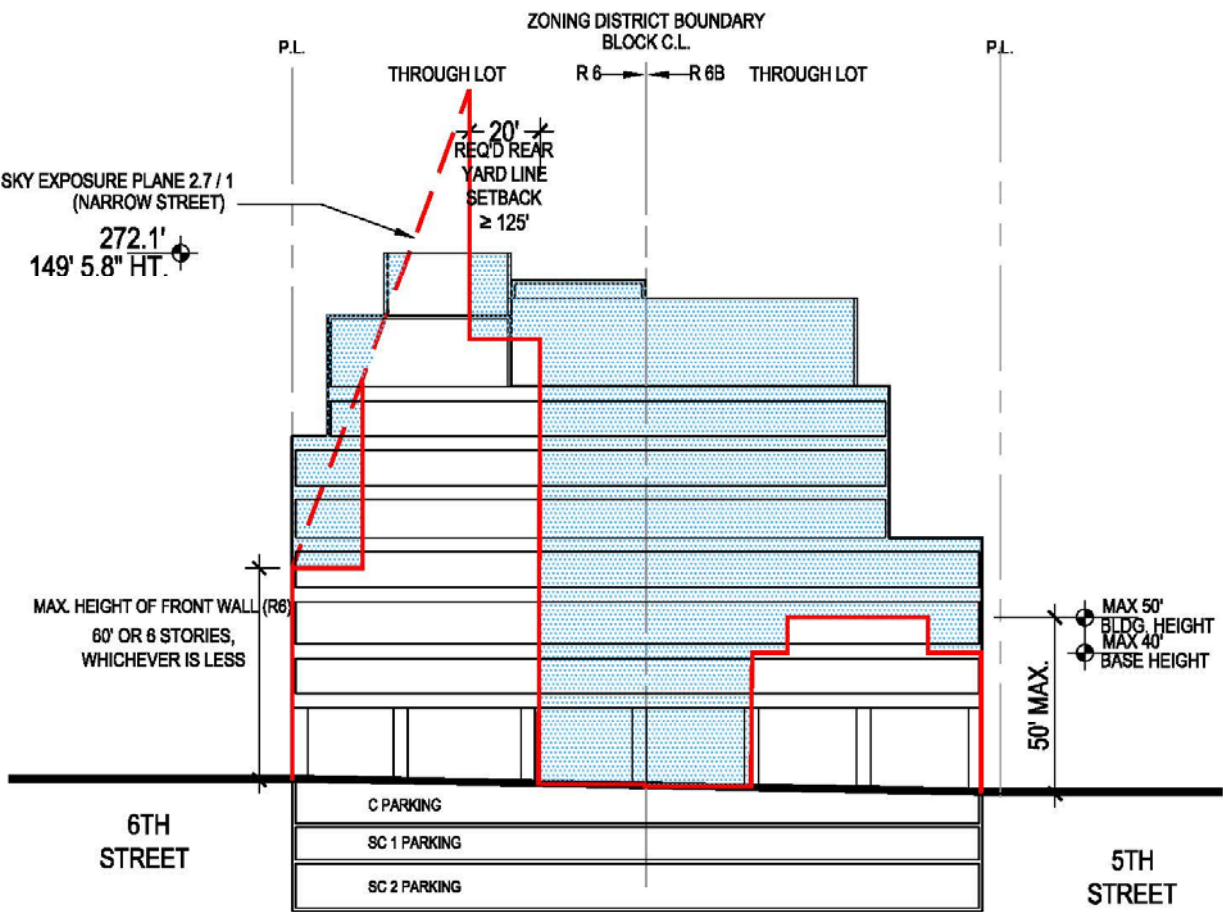


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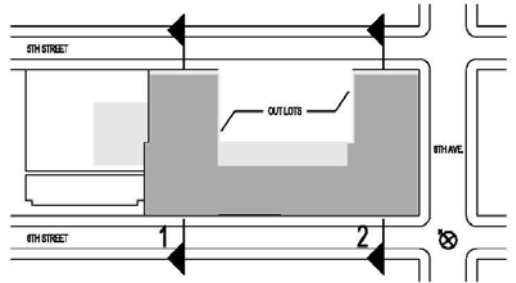
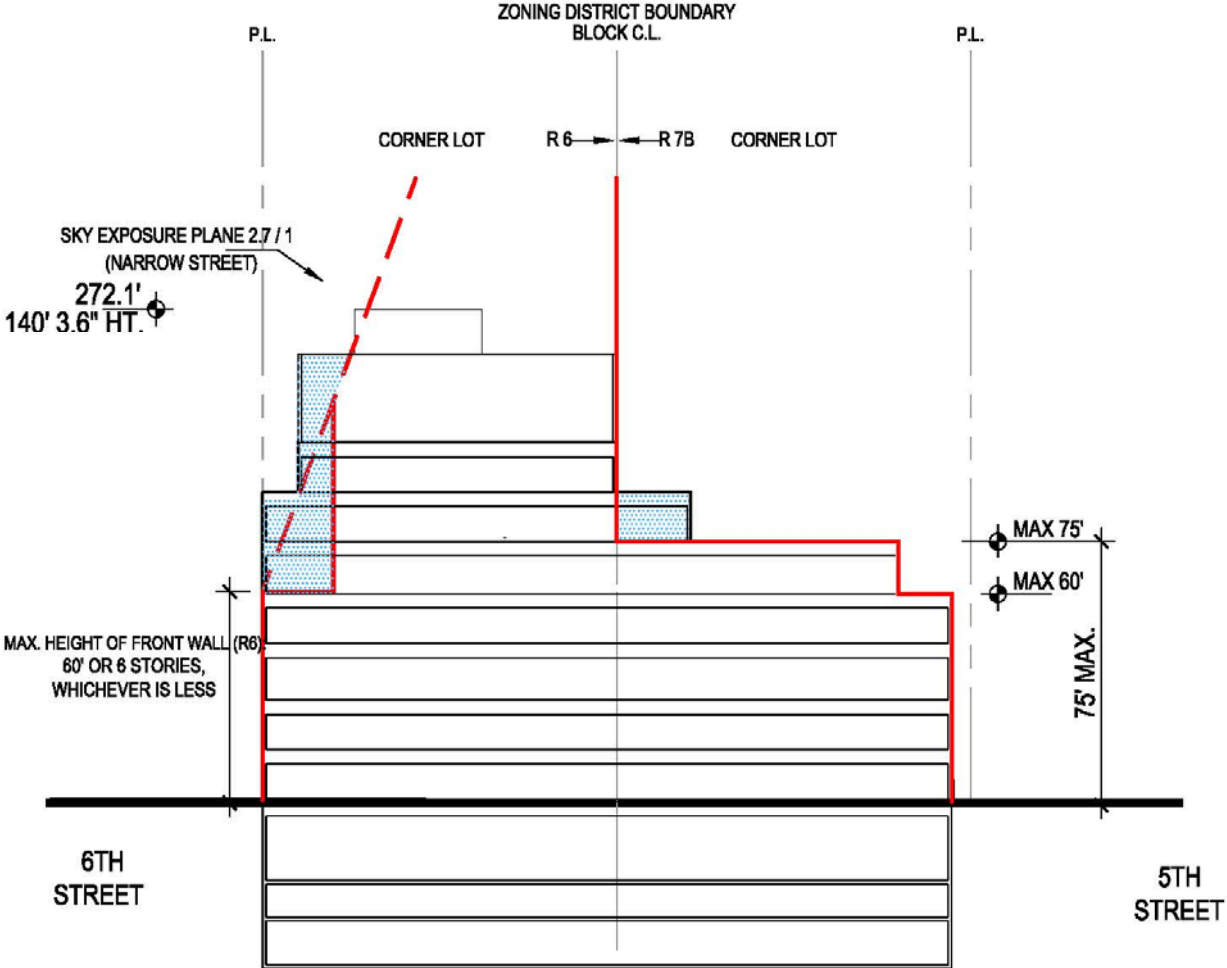
Requested Waivers

Height and Setback

1 THROUGH LOT B: R6 / R6B



2 CORNER LOTS C & D: R6 / R7B



Requested Waivers

Signage

- No more than 1 sign of 12 sf and one bulletin board of 16 sf



ACCESSORY SIGNAGE - 1
120 SF

BULLETIN BOARD / DIRECTORY
complies



ACCESSORY SIGNAGE - 2
19 SF

ACCESSORY SIGNAGE - 3
19 SF

6TH ST. – MAIN ENTRY
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6TH ST. & 8TH AVE. – CORNER ENTRY

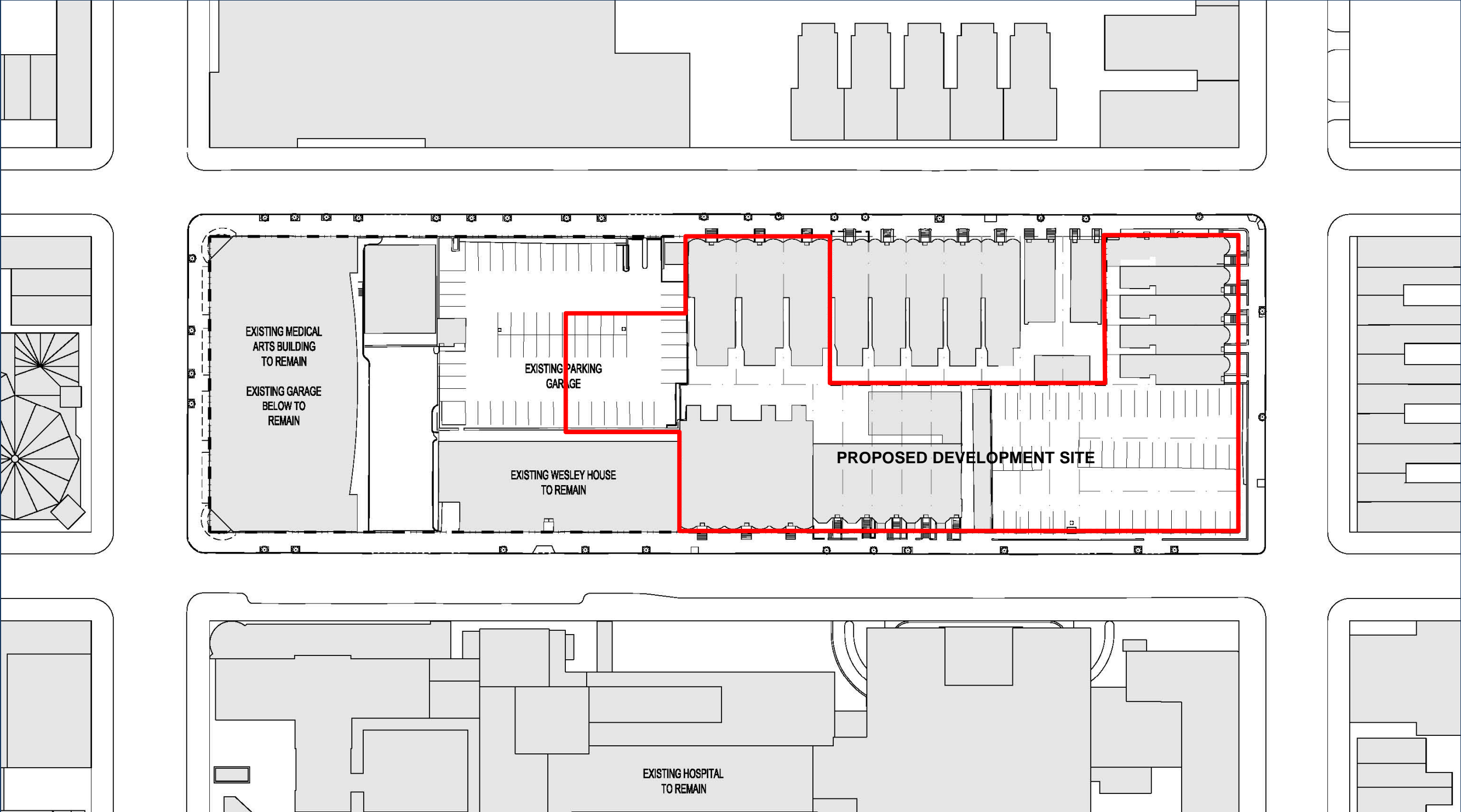
5 Required Findings

1. Unique physical conditions that create practical difficulties and unnecessary hardship
2. Complying development will not provide a reasonable return

-NOT APPLICABLE

3. Variance will not alter the essential character of the neighborhood
4. Hardship are not self-created
5. Variance is the minimum necessary

Existing Site Plan



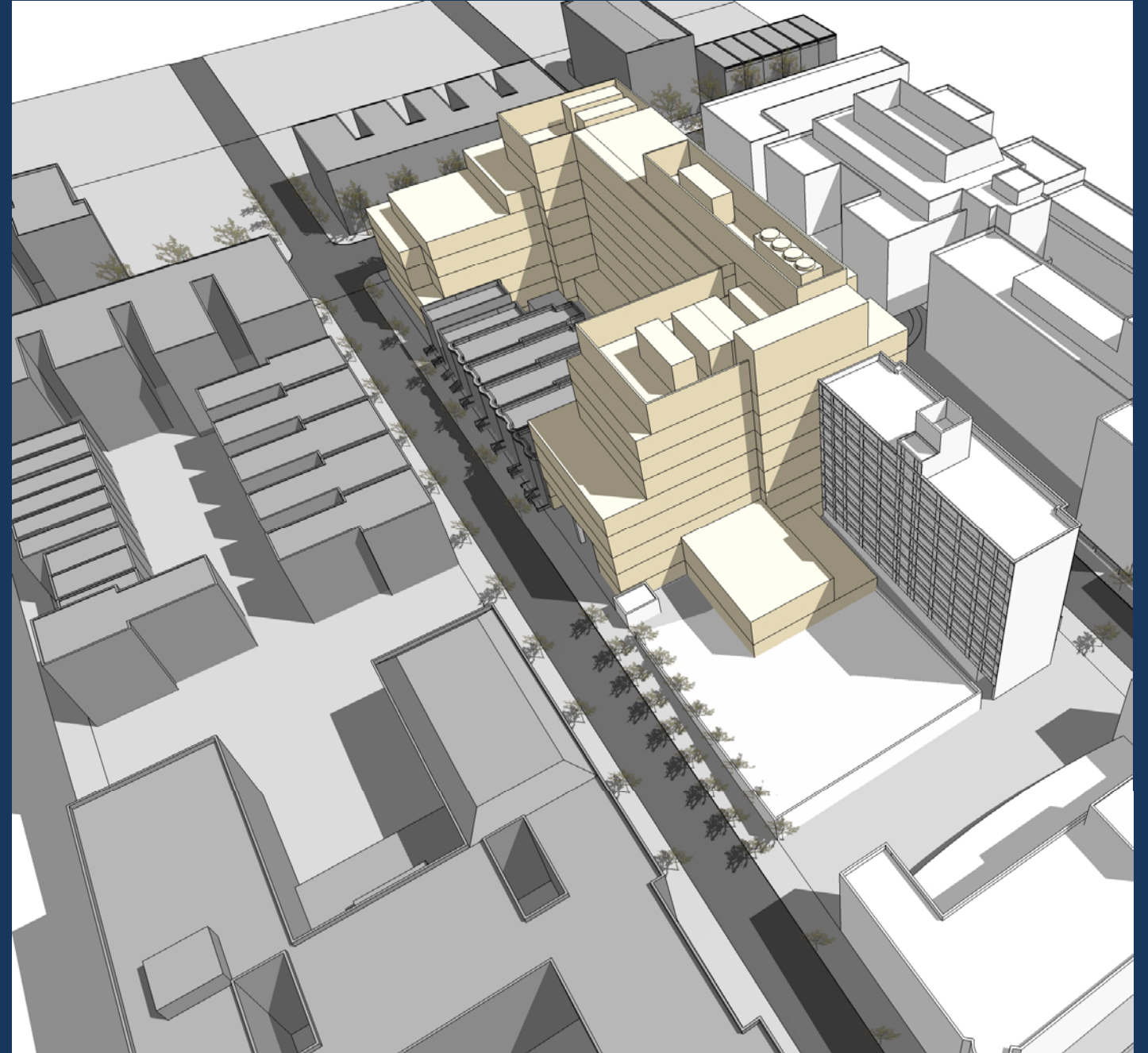
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Proposed vs. Complying Development

Complying



Proposed



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