Kips Bay Science & Research Campus (SPARC)

A Public/Private Partnership Transforming Life Sciences in NYC

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Life Science Industry Growth

NYC Metro tops all other regions in U.S. for life sciences jobs and funding with nearly 150,000 jobs and 5,100 businesses generating over $23B in wages last year – DCP, EDC June 2, 2022 LifeSci report

**Strong NIH and VC Growth**
- NYC funding has skyrocketed – $2.3B in VC and $5M in NIH funding in last 2 years
- VC fuels national growth, with $10B in Q1 2021 (2x from Q1 2020)

**Consistent Quality Job Growth**
- Nationally: ~16% job growth since 2017, surpassing tech at ~13%
- NYC: 3.6% YoY job growth from 2010 to 2020; 15k life sciences jobs added by the end of 2020
- Strong earnings potential: average salary of $142,000/year
- Growth in the R&D space spurs growth of jobs without advanced degrees

**Strength in Clustering**
- Talent is drawn to talent in life sciences – companies/people choose location based on clustering to attract talent and to de-risk the startup environment
- Connectedness with the local community via schools, employment, and cascading business development strengthen a cluster and payback to that community
$1B Investment in Life Sciences

Industry Hub
- Underpinned by existing infrastructure – Alexandria Center and Deerfield CURE
- Future expansions through Alexandria and 455 1st Ave

Citywide Network of Spokes
- Connecting other developing life sciences activity in:
  - West Harlem
  - West Side
  - Long Island City
  - Brooklyn Waterfront
Kips Bay Life Sciences Cluster Today: First Ave Corridor

- Healthy innovation districts thrive where proximity facilitates collaboration
- Labs, classrooms, and offices all within walking/biking distance
- Transit provides access to other clusters (e.g., UES academic medical centers)
- Brookdale is a large City-controlled site, representing a rare opportunity to shape the future of NYC’s largest Life Sciences cluster
Grow the Kips Bay Life Sciences Innovation District

- NYC has all the ingredients to compete with other global centers of the industry, like Kendall Square in Cambridge, creating economic opportunity and driving innovation

- Kips Bay is the heart of NYC’s life sciences industry:
  - Major life sciences projects already in the pipeline at Alexandria Center Expansion and 455 First Avenue
  - Building off historic public and private hospitals and educational institutions nearby
  - More than double life science space in Kips Bay, and further establish it as the hub for life sciences in NYC
New Opportunity: A Public Health + Education Hub at Brookdale

- New life sciences, public health, and academic mixed-use project on 1st Avenue
- Anchored by CUNY School of Nursing & Health Professions, School of Public Health, and BMCC health care programs
- New DOE space connecting students to higher ed and careers in health + sciences
- New H+H Ambulatory Care and Simulation Center offering hands-on training
- Modernized OCME Manhattan Morgue
- New public open space and public realm improvements
- New ADA-accessible pedestrian bridge over FDR Drive to waterfront greenway

<table>
<thead>
<tr>
<th>Facility</th>
<th>Square Feet</th>
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<tbody>
<tr>
<td>CUNY Schools + Research Space</td>
<td>~510,000 GSF</td>
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<tr>
<td>H+H Ambulatory Care and Simulation Center</td>
<td>~150,000 GSF</td>
</tr>
<tr>
<td>DOE High School</td>
<td>~160,000 GSF</td>
</tr>
<tr>
<td>OCME Forensics Pathology Center</td>
<td>~85,000 GSF</td>
</tr>
<tr>
<td>Commercial Life Sciences Tower</td>
<td>~650,000 GSF</td>
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<tr>
<td>Total</td>
<td>~1,555,000 GSF</td>
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Note: Program sizes are approximate values
SPARC (Science Park and Research Campus) Kips Bay

- Unprecedented City/State Partnership to unlock 5-acre City-owned site for jobs and education, public health, community benefit
- 1.5M+ SF redevelopment on nearly 5-acre full city block in Kips Bay, the heart of the City’s life sciences industry
- Will provide updated space for public and private life sciences, health care, and public health users and make public realm improvements
- CUNY and DOE facilities to be complemented by programmatic connections to link local talent to careers
- Economic impact: 2,000 direct jobs, 8,000 construction jobs; $25B in positive economic impact over 30 years
- Timeline: Master planning in 2023, begin construction in 2026, complete by 2031
- Project cost: $1.6B over next 10 years
SPARC Kips Bay CREW Luncheon and Panel

February 7, 2023
Site Edges
First Avenue

NYU College of Dentistry
SPARC Campus

100’
Site Edges

25th Street
Site Edges

FDR Drive

Waterside Plaza
Apartments

SPARC Campus

200'
Site Edges
26th Street
Site Grading

Design Flood Elevation

1st Avenue

14'

14'

9.5'

5'

17.5'

5.5'
Site Evolution
For over a century, Kips Bay has been at the forefront of this sort of historic change.
And today, Kips Bay finds itself at the center of a burgeoning health and science district.
SPARC Kips Bay is a compelling vision and unique opportunity to reimagine a new community hub for health, learning, wellness, and job training.