**~~Draft~~Final Scope of Work for a**
**Draft Environmental Impact Statement for the**
**New York Blood Center—Center East**
**CEQR No. 21DCP080M**

## A. INTRODUCTION

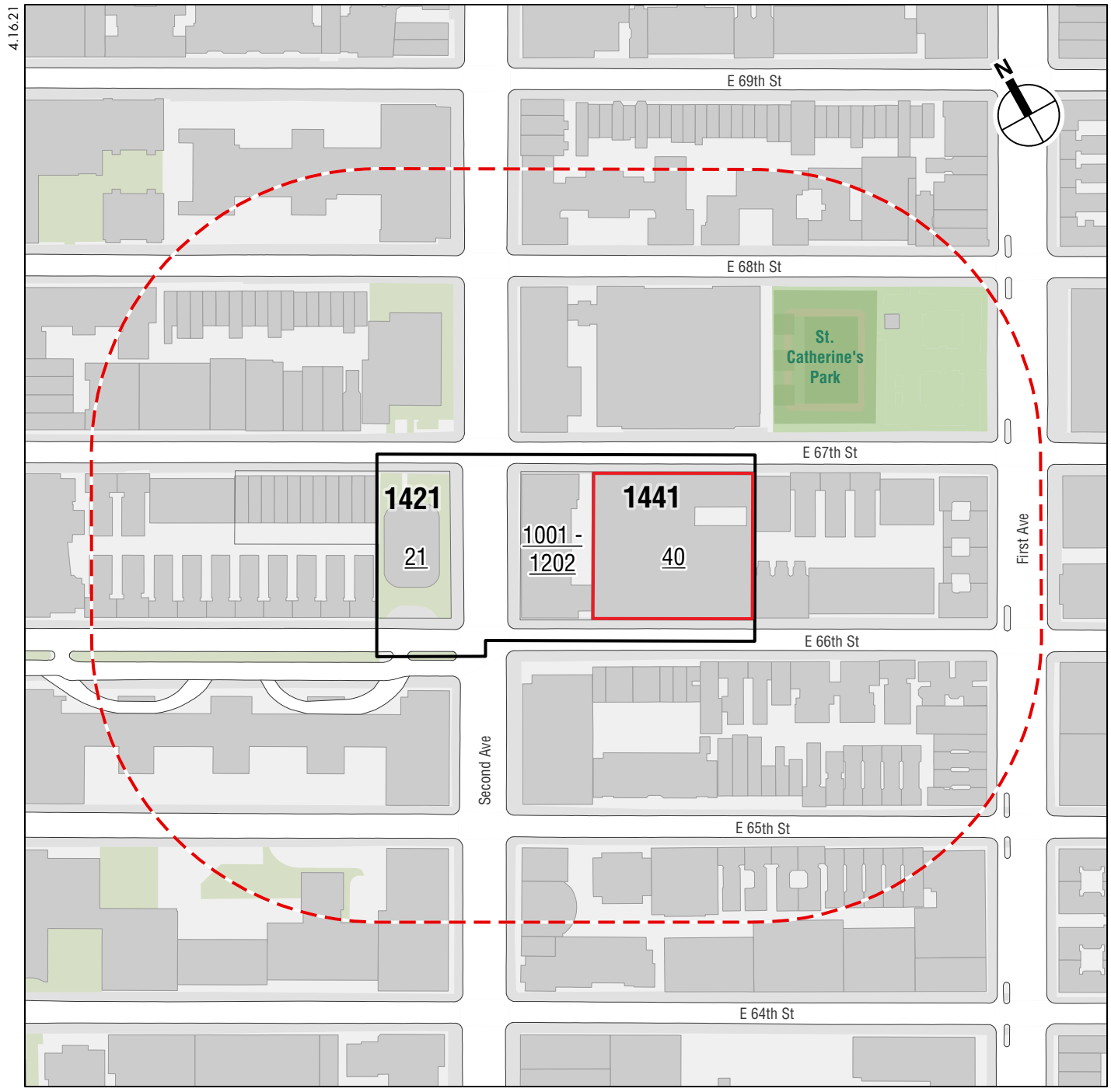
~~This Draft Scope of Work ("Draft~~This document is the Final Scope of Work for the New York Blood Center—Center East Draft Environmental Impact Statement (DEIS). This Final Scope of Work has been prepared to describe the Proposed Project, present the framework for the EIS analysis, and discuss the procedures to be followed in the preparation of the DEIS.

A Draft Scope of Work was prepared in accordance with the State Environmental Quality Review Act (SEQRA), City Environmental Quality Review (CEQR) procedures, and the *CEQR Technical Manual* and was distributed for public review. A public scoping meeting took place on Tuesday, December 15, 2020 at 2:00 PM. In support of the City's efforts to contain the spread of COVID-19, DCP held the public scoping meeting remotely. Written comments were accepted through Thursday, December 31, 2020, at which point the scope review process was closed. Subsequent to the close of the comment period, the lead agency reviewed and considered comments received during the public scoping process, and oversaw preparation of this Final Scope of Work. The DEIS will be prepared in accordance with this Final Scope of Work.

**Appendix A** to this Final Scope of Work identifies the comments made at the December 15, 2020 public scoping meeting and the written comments received, and provides responses. The written comments received are included in **Appendix B**. Revisions to the Draft Scope of Work have been incorporated into this Final Scope of Work, and are indicated by double-underlining new text and striking deleted text.

This Final Scope of Work ("Final Scope") outlines the technical areas to be analyzed in the preparation of an Environmental Impact Statement (EIS) for the proposed new building (Proposed Project) to replace the existing New York Blood Center (NYBC) building. The New York Blood Center (the Applicant) is requesting a rezoning and other discretionary actions (the Proposed Actions) from the City Planning Commission (CPC) to facilitate the construction of the Proposed Project, an approximately 596,200 gross-square-foot (gsf) building on the site of the existing NYBC building at 310 East 67th Street, Block 1441 Lot 40 (the "Development Site"). The Development Site is located on the Upper East Side in Manhattan Community District 8. Block 1441 is bounded by East 66th and East 67th Streets and First and Second Avenues. The Development Site is part of a larger Rezoning Area which also includes Block 1441, ~~Lot 7501~~Lots 1001-1202, and Block 1421, p/o Lot 21 (see **Figure 1**).

To facilitate the Proposed Project the Applicant is requesting several actions from the New York CPC: a zoning map amendment in order to rezone the Development Site from R8B to C2-7; and




Project Location

**NEW YORK BLOOD CENTER—CENTER EAST**

**Figure 1**

to rezone the remainder of the Rezoning Area (Block 1441, ~~Lot 7501~~Lots 1001-1202 and the eastern 100 feet of Block 1421, p/o Lot 21) from C1-9 to C2-8 (see **Figure 2**); a zoning text amendment to amend Appendix F of the Zoning Resolution to designate the Development Site as an Mandatory Inclusionary Housing (MIH) area; a zoning text amendment to Section 74-48 of the Zoning Resolution; and a special permit pursuant to the amended Section 74-48 to modify various sections of the Zoning Resolution, as detailed below, under "Proposed Actions."

The New York City Department of City Planning (DCP), acting on behalf of CPC, will be the lead agency for environmental review. Based on the Environmental Assessment Statement (EAS) that has been prepared, the lead agency has determined that the Proposed Actions have the potential to result in significant adverse environmental impacts, requiring that an EIS be prepared. Scoping is the first step in the preparation of the EIS and provides an early opportunity for the public and other agencies to be involved in the EIS process. It is intended to determine the range of issues and considerations to be evaluated in the EIS. This ~~Draft~~ Final Scope of Work includes a description of the Proposed Project and the actions necessary for its implementation, presents the proposed framework for the EIS analysis, and discusses the procedures to be followed in the preparation of the Draft EIS (DEIS). The ~~2014~~2020 *City Environmental Quality Review (CEQR) Technical Manual* will serve as a general guide on the methodologies and impact criteria for evaluating the Proposed Actions' effects on the various areas of environmental analysis.

## B. PROJECT DESCRIPTION

### DESCRIPTION OF THE DEVELOPMENT SITE AND THE REZONING AREA

As shown on **Figure 1**, the Rezoning Area is composed of the following tax lots:

- Block 1441, Lot 40 (Development Site);
- Block 1441, ~~Lot 7501~~Lots 1001-1202 (on the Second Avenue end of the block); and
- The portion of Block 1421, Lot 21, within 100 feet of Second Avenue.

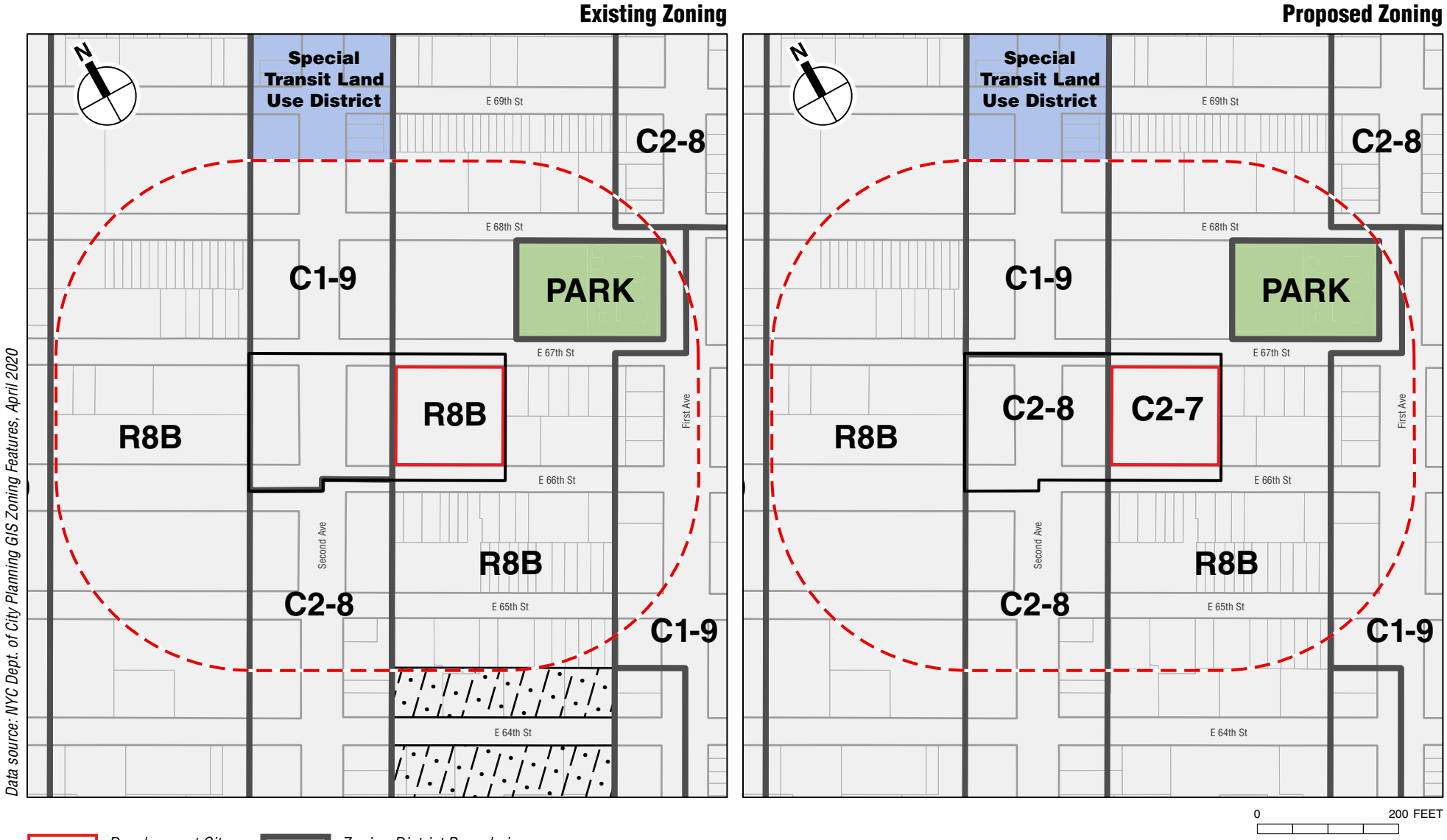
The Development Site is occupied by a three-story former trade school built in 1930. The structure is used by the Applicant for their existing operations including laboratories, offices, and van parking. An existing auditorium space is also used for meetings including some meetings of Community Board 8.

In addition to the existing NYBC facility, the Rezoning Area contains two residential buildings, not owned or controlled by the Applicant. Immediately adjacent to NYBC on ~~Lot 7501~~Lots 1001-1202 is 310 East 66th Street, a 16-story, approximately 208,000-gsf white brick-clad building on Second Avenue between East 66th and East 67th Streets. It has retail uses in its Second Avenue frontage. Across Second Avenue is a 45-story tower sheathed in dark glass and set back from the surrounding streets (Block 1421, p/o Lot 21). It has a sunken ground level and retail space and a cinema in its base. Given the existing size and use of these two buildings, neither site is expected to be redeveloped as a result of the rezoning.

### DESCRIPTION OF SURROUNDING AREA

The blocks surrounding the Rezoning Area contain a variety of residential and institutional uses. The eastern end of the block on which NYBC is located is residential except for a small structure

7.15.20




*Data source: NYC Dept. of City Planning GIS Zoning Features, April 2020*

Existing and Proposed Zoning

**NEW YORK BLOOD CENTER—CENTER EAST**

**Figure 2**

which houses a New York Public Library and small retail and restaurant uses on and near First Avenue.

The Julia Richman Educational Complex occupies the western half of the block to the north of NYBC between First and Second Avenues. The structure now houses an elementary school, a middle school, and four high schools. St. Catherine's Park occupies the eastern end of the block. It has play areas for smaller children, sitting areas and paved sports courts.

The block to the south is largely residential with a Memorial Sloan Kettering Imaging Center on the Second Avenue end of the block and the more typical small scale retail and restaurant uses on the ground floors of buildings on the First Avenue end of the block.

West of Second Avenue and the Rezoning Area between East 66th and 67th Streets are smaller and larger scale residential buildings. The block on the south side of East 66th Street west of Second Avenue is occupied by a full block white brick residential building. The block on the north side of East 67th Street west of Second Avenue is occupied by a variety of residential structures and a large commercial building housing television studios.

## DESCRIPTION OF THE PROPOSED PROJECT

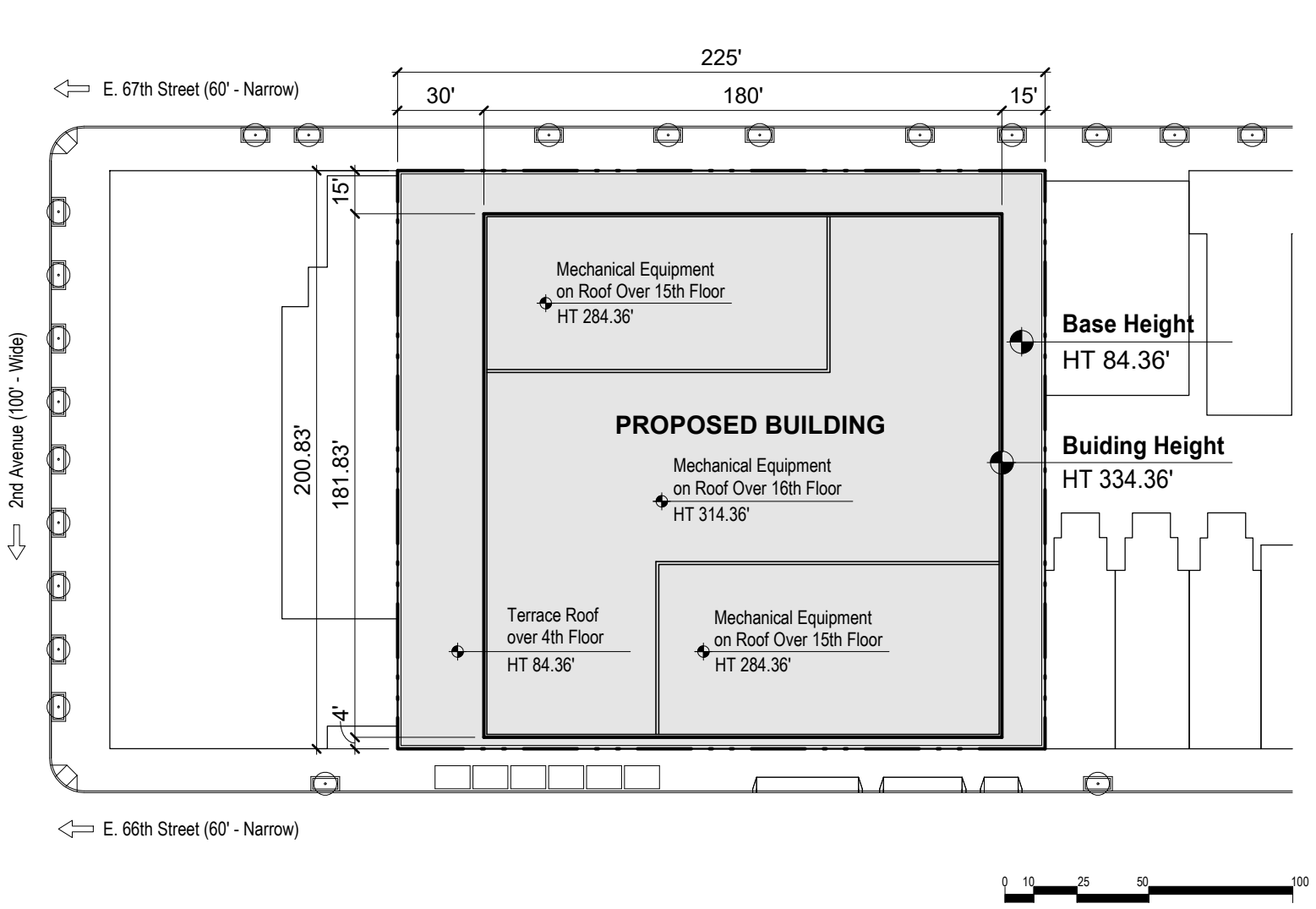
The existing aging NYBC building on the Development Site would be demolished and replaced with a new building of approximately 596,200 gsf, split between 206,400 gsf of Use Group (UG)-4 community facility uses for the Applicant and 389,800 gsf of ~~UG 9~~commercial laboratories and related uses for the Applicant's partners. The building would have 16 floors and rise to a height of approximately 334 feet to the top of the screen wall (see **Figures 3–5**).

The design of the Proposed Project comprises a four-story base covering the entire lot and above that, the upper portion of the building would have floor plates of a minimum of 29,000 gsf with the 16 foot floor-to-floor heights required to accommodate the robust mechanical systems needed in laboratory buildings. These building dimensions were established based on rigorous laboratory planning dimensions. Three curb cuts are proposed on East 66th Street to accommodate service access, including loading, waste removal, and the Applicant's fleet parking.

The building would accommodate laboratory research, offices for the Applicant, and space for blood donations as well as laboratory research and office space for the Applicant's partners. Among the biomedical research laboratories in the proposed building, there would be a BSL-3 laboratory space for NYBC that would replace and modernize NYBC's existing BSL-3 laboratory. The proposed building would also include certified clean room facilities that would be approved under Current Good Manufacturing Practice (cGMP) guidelines for use in the small-scale production of cellular therapies, trial vaccines, and other materials used in connection with clinical trials. These facilities would replace similar clean room facilities in the Blood Center's existing building, which are used for the production of cellular therapies and other biological products. The building would also provide a multi-purpose room. It would accommodate meetings including the evening meetings of Community Board 8. It would be smaller in floor area, but more flexible for different types of meetings than the existing auditorium.

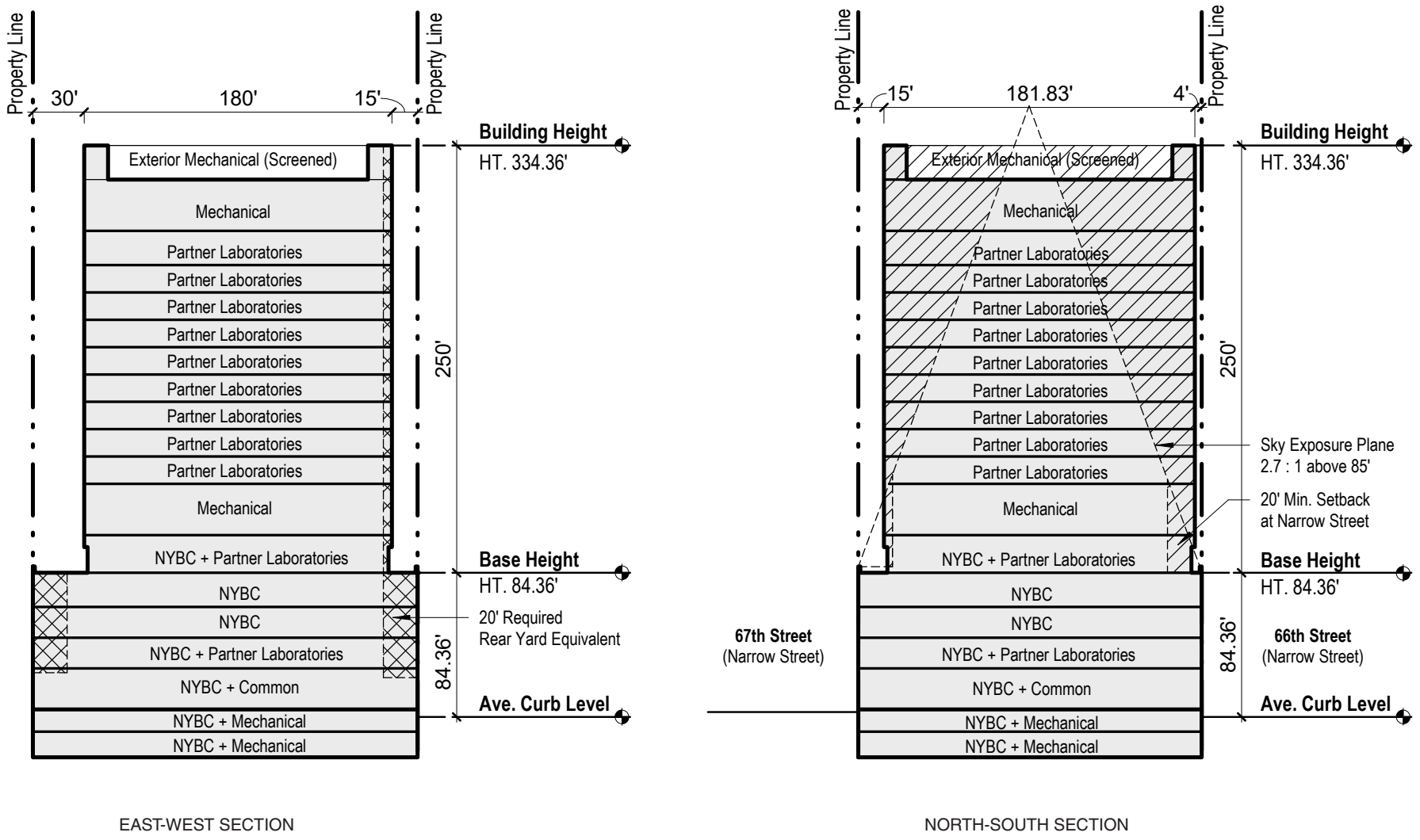
## PROPOSED ACTIONS NECESSARY TO FACILITATE THE PROPOSED PROJECT

In order to accomplish the Proposed Project, the Applicant is requesting the following zoning actions:




*Source: Ennead Architects*

Proposed Project - Site Plan

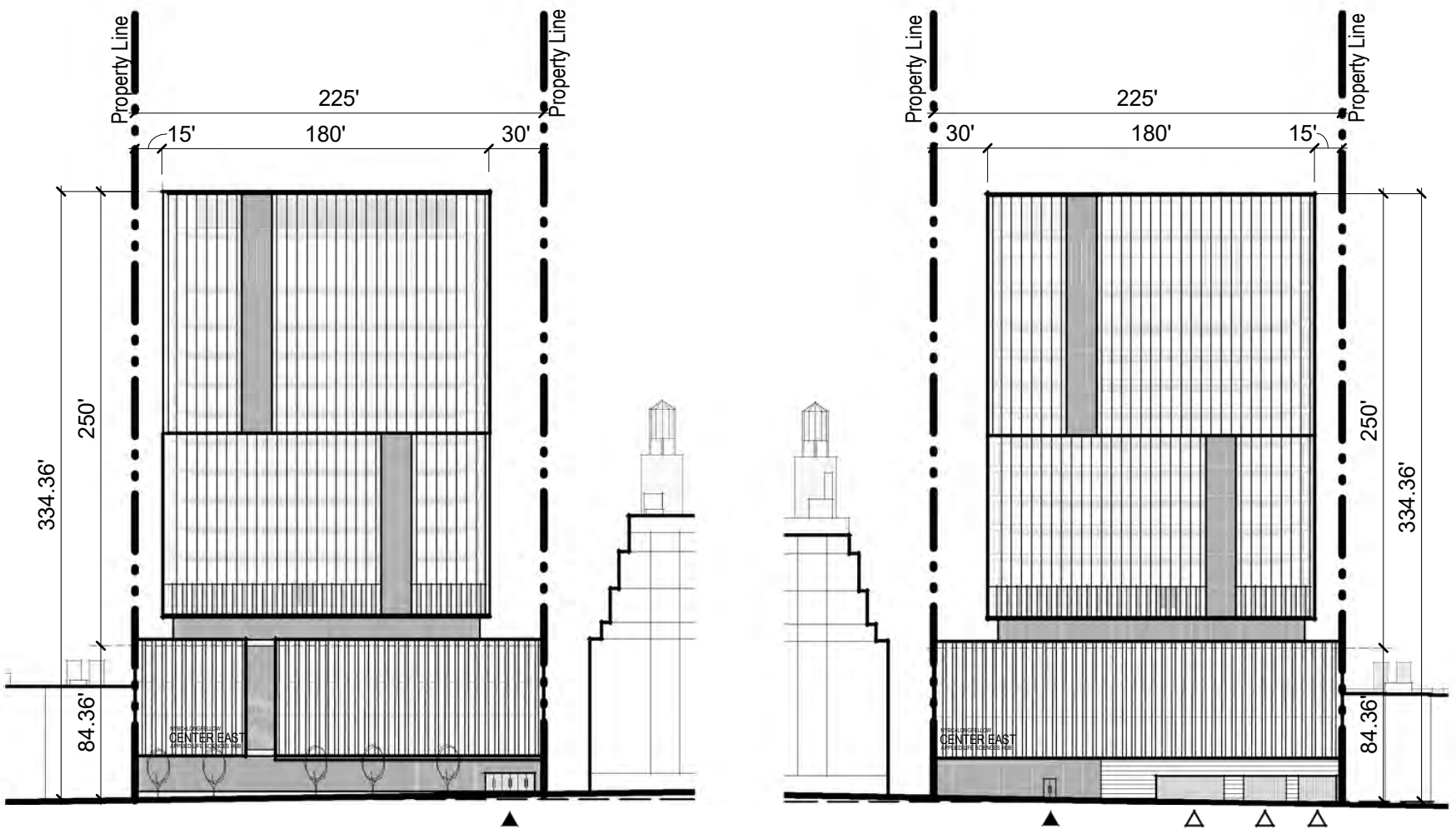



*Source: Ennead Architects*

Proposed Project - Sections

**NEW YORK BLOOD CENTER—CENTER EAST**

**Figure 4**




*Source: Ennead Architects*

Proposed Project - Elevations

1. A zoning map amendment to rezone the Development Site and the block-front parcels on Second Avenue (affecting Lots 1001–1202 of Block 1441 and part of Lot 21 of Block 1421, which, together with the Development Site, constitute the "Rezoning Area"), including (a) changing the current R8B district on the Development Site to a C2-7 district, and (b) changing the current C1-9 district on the Second Avenue to a C2-8 district on both sides of Second Avenue, between East 66th Street and East 67th Street, to a depth of 100 feet (see **Figure 2**);
2. Zoning text amendments (a) to Section 74-48 of the Zoning Resolution to allow, by special permit, scientific research and development facilities in C2-7 districts, and in conjunction therewith, to allow modifications of the floor area, height and setback, yard, and sign regulations, and (b) to Appendix F of the Zoning Resolution, to designate the Development Site as a Mandatory Inclusionary Housing (MIH) area; and
3. A zoning special permit pursuant to Section 74-48, as amended, to permit:
    - A scientific research and development facility in a C2-7 district within Community District 8 in the Borough of Manhattan;
    - The floor area of the scientific research and development facility to exceed the 2 FAR permitted in C2-7 districts for commercial uses pursuant to Zoning Resolution Section 33-122, not to exceed the 10 FAR permitted for community facility uses;
    - Modifications of the height and setback regulations of Section 33-432 and the rear yard equivalent regulations of Section 33-283, which will allow the Proposed Development to be built with the large floorplates required for modern, efficient laboratory uses; and
    - Modifications of the sign regulations to allow signs on the zoning lot to exceed the surface area limitation of Section 32-641, 32-642, and 32-643 and the height limitations of Section 32-655, and modification of the regulations of Section 32-67, which require signs in commercial zoning districts facing a residential district or a public park to follow the C1 district sign regulations.

In addition, the Applicant may seek a revocable consent from the New York City Department of Transportation to allow a Marquee projection over the building's entrance in accordance with the NYC Building Code.

~~(1) Rezoning of the Development Site (Block 1441 between 100 feet and 325 feet east of Second Avenue) from an R8B district to a C2-7 district (see **Figure 2**, above). Rezoning of the Development Site would allow Use Group 9 commercial laboratories and associated offices to be located in the proposed project, in addition to the community facility lab spaces and offices of the Applicant, and it will allow the building to be developed to 10 FAR.~~

~~4. Rezoning of both block frontages of Second Avenue to a depth of 100 feet, between East 66th and East 67th Street, from a C1-9 district to C2-8 district. Rezoning of the Second Avenue frontages to a C2-8 district would be more appropriate designation adjacent to a C2-7 district, it would make the existing cinema on the west side of second Avenue as-of-right, and further, it is mapped along Second Avenue north of East 67th Street.~~

~~(2) Zoning text amendment to Section 74-48 (Scientific Research and Development Facility) to allow, by special permit, an increase in commercial FAR in C2-7 districts for medical~~

~~laboratories and associated offices, and modifications to the applicable supplementary use, bulk, and signage regulations.~~

~~5. Zoning text amendment to amend Appendix F of the Zoning Resolution to designate the Development Site as an MIH area.~~

~~6. special permit pursuant to Section 74-48, as amended, to permit:~~

- ~~commercial laboratory and associated office space to be included in the Proposed Project at more than the 2 FAR permitted in C2-7 districts pursuant to Section 33-122;~~

~~(a) the commercial space to be located above the second floor of the building, which is not permitted by Zoning Resolution Section 32-421;~~

~~(b) the commercial space to be located above the lesser of 30 feet or two stories, which is not permitted by Zoning Resolution Section 33-432;~~

~~(c) Modifications of the height and setback regulations of Section 33-432, which will allow the Proposed Project to encroach on the initial setback distance and the sky exposure plane, which is necessary to accommodate the large floorplates required for modern, efficient laboratory uses;~~

- ~~modifications of the rear yard equivalent regulations of Section 33-283, which will allow the Proposed Project to occupy the same footprint as the existing building on its lower floors, and will allow the upper portion of the building to be shifted away from St, Catherine's Park and away from the neighboring building to the west; and~~
- ~~a sign to be located at the top of the building's base, in excess of the surface area permitted for illuminated signs pursuant to Section 32-642, the total surface area permitted for all signs pursuant to Section 32-641 and 32-643, and the maximum height of signs allowed by Section 32-655, in order to create an opportunity for a life sciences company or the Applicant's development partner to create an identity for the building.~~

~~In addition, the Applicant may seek a revocable consent from the New York City Department of Transportation to allow an awning over the building's entrance that exceeds the size of projection permitted by the NYC Building Code.~~

## C. PURPOSE AND NEED

The Proposed Actions are necessary to allow the Proposed Project and its laboratory uses, which would further the City's goal of expanding the life sciences industry, would support the academic medical institutions in the area, as well as allow an expansion by the Applicant that would greatly improve its facilities. The Applicant currently occupies a building that was constructed as a trade school approximately 90 years ago. While improvements have been made over the years, the existing building does not satisfy the Applicant's current needs and leaves significant untapped potential for the NYC life sciences ecosystem, which is a critical economic engine. It is an antiquated structure with low floor-to-floor heights, and four inner courtyards which leave only small and narrow floor plates. It does not have the dimensions or mechanical systems necessary for modern life sciences laboratories, which are essential to enable the Applicant to advance its research mission. The existing building is not large enough to allow the Applicant to share its space with its institutional and commercial collaborators, which are proposed to facilitate the

translation of basic science research into commercial applications. The existing R8B zoning constrains the ability of the Applicant to build a modern facility on its property and to create co-located commercial life sciences laboratories that can partner with the Applicant. The lack of sufficient modern space and the constraints of the existing zoning do not allow the Applicant to participate in and contribute to the City's life sciences industry to its full potential, and they are inconsistent with the City's policy to promote and expand the life sciences industry.

The Proposed Actions would allow the existing inefficient building to be replaced with a new building containing state-of-the-art, flexible, and efficient research and development facilities conveniently located near one of New York's largest complexes of medical care, education, and research institutions. The new building would offer space for the Applicant and its research partners, large floor plates, and 16-foot floor-to-floor heights to accommodate the mechanical systems needed for both wet and dry laboratories. The combination of location, design, and program would create a vital life sciences hub that encourages collaboration and would be especially well-situated and organized to advance the City's economic development agenda and allow collaboration amongst research partners.

## D. ANALYSIS FRAMEWORK

The lead agency is required to take a "hard look" at the environmental impacts of proposed actions and, to the maximum extent practicable, avoid or mitigate potentially significant adverse impacts on the environment, consistent with social, economic, and other essential considerations. An EIS is a comprehensive document used to systematically consider environmental effects, evaluate reasonable alternatives, and identify and mitigate, to the maximum extent practicable, any potentially significant adverse environmental impacts. The EIS provides a means for the lead and involved agencies to consider environmental factors and choose among alternatives in their decision-making processes related to a proposed action.

This section outlines the conditions to be examined in the EIS.

### BUILD YEAR

The Proposed Project would be constructed in a single phase, anticipated to begin in 2022 and to be complete in 2026. Construction would consist of the following stages: demolition and abatement (approximately 12 months); excavation and foundation (approximately 10 months); superstructure and exteriors (approximately 31 months); and interiors and finishing (approximately 16 months). The demolition, excavation and foundation, and superstructure and exteriors stages are scheduled to occur sequentially. However, the interiors and finishing stage would begin following the start of the superstructure and exteriors construction stage and would overlap, resulting in a total anticipated construction duration of approximately 51 months.

### REASONABLE WORST CASE DEVELOPMENT SCENARIO (RWCDS)

In order to assess the possible effects of the Proposed Actions, a Reasonable Worst-Case Development Scenario (RWCDS) was developed to account for existing conditions, the Future without the Proposed Actions (No Action condition) and the Future with the Proposed Actions (With Action condition). The incremental difference between the future No Action condition and future With Action condition serves as the basis for identifying potential environmental impacts, as described below.

## IDENTIFICATION OF DEVELOPMENT SITES

The first step in establishing the development scenario for the Proposed Actions is to identify those sites where new development could be reasonably expected to occur. As described above, the proposed Rezoning Area would cover the Development Site and Block 1441, ~~Lot 7501~~Lots 1001-1202, and reach east across Second Avenue 100 feet into Block 1421, Lot 21. However, as described in the "Rezoning Area" above neither of the other two lots is expected to be developed given the size (16 and 45 stories) and the residential use of the buildings. Therefore, the NYBC site would be the only Development Site.

## THE FUTURE WITHOUT THE PROPOSED ACTIONS (NO ACTION CONDITION)

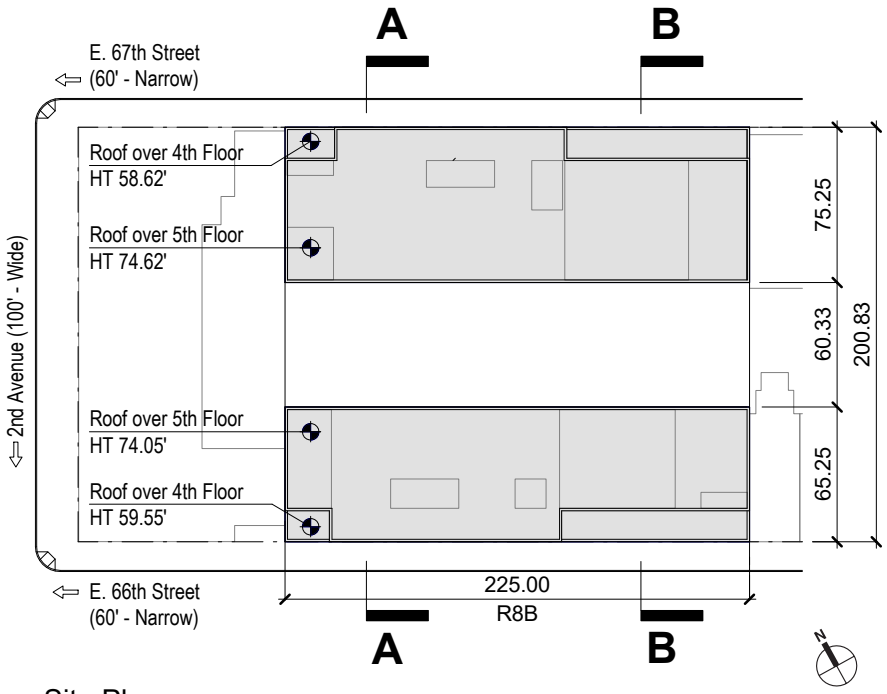
Absent the Proposed Actions, the Applicant would construct a new building as-of-right containing laboratory space as well as other UG-4 community facility uses. The new building would be an approximately 229,092-gsf split between 40,161 gsf of medical offices and 188,931 gsf of space for the Applicant's operations including laboratories, offices, van parking and an auditorium space used for meetings including some meetings of Community Board 8. The cellar level would occupy the entire Development Site and six-story-wings would rise on both street frontages to a maximum base height of approximately 60 feet, a maximum roof height of approximately 75 feet (see **Figure 6**). Thirty interior accessory parking spaces would be provided for the Applicant's fleet and select employees. No additional development is anticipated by the build year for the remainder of the Rezoning Area.

## THE FUTURE WITH THE PROPOSED ACTIONS (WITH ACTION CONDITION)

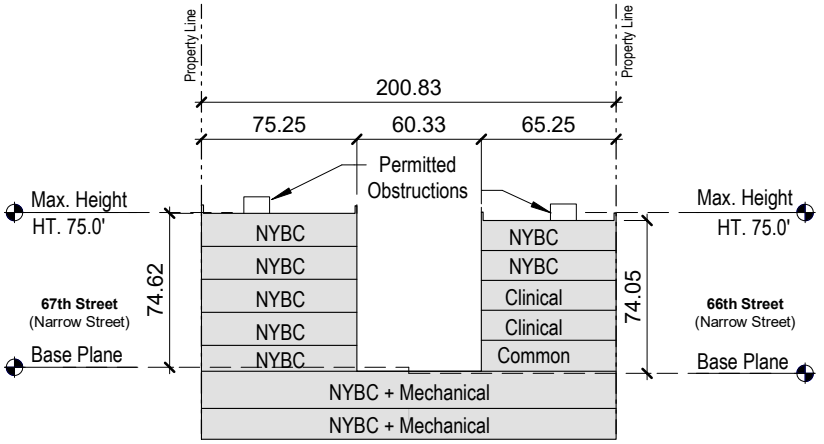
As described above, the Proposed Project would be a new building of approximately 596,200 gsf, split between 206,400 gsf of UG-4 community facility uses for the Applicant and 389,800 gsf of ~~UG-9~~commercial laboratories and related uses for the Applicant's partners. The building would have 16 floors and rise to a height of approximately 334 feet to the top of the screen wall. The main pedestrian entrance would be on East 67th Street, and service access would be on East 66th Street. Three curb cuts are proposed on East 66th Street to accommodate service access, including loading, waste removal, and six spaces for NYBC fleet parking.

The Proposed Project has been designed specifically to accommodate the needs of the Applicant and the Applicant's partners to best house the anticipated laboratories. The building dimensions were established based on rigorous laboratory planning dimensions and provide floor plates of a minimum of 29,000 gsf with the 16-foot floor-to-floor heights required to accommodate the robust mechanical systems needed in laboratory buildings. Both the additional commercial floor area and the bulk form of the Proposed Project would be controlled by the proposed special permit, and as such the Proposed Project is appropriate as the With Action condition for the purposes of the environmental review.

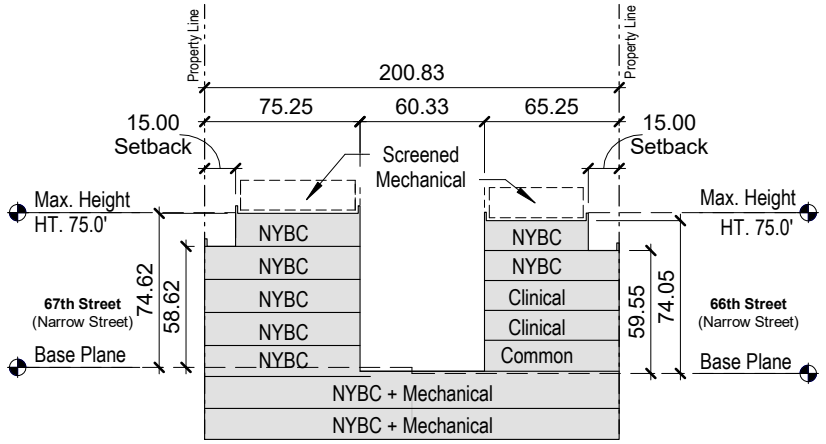
The changes in floor area between the No Action condition and the With Action condition are shown below on **Table 1**.




Site Plan




Section AA




Section BB

0 5 20 40 80 160

*Source: Ennead Architects*

*No Action Construction*

No Action Building Site Plan and Sections

**NEW YORK BLOOD CENTER—CENTER EAST**

**Figure 6**

**Table 1**
**Reasonable Worst Case Development Scenario for Analysis**

| Program | Existing Conditions | No Action Condition | With Action Condition | Increment |
|---|---|---|---|---|
| Community Facility (gsf) | 159,347 | 229,092 (Applicant=188,931/Medical Office=40,161) | 206,400 (Applicant) | (-) 22,692 |
| Commercial (gsf) | - | - | 389,800 (Commercial Labs) | (+) 389,800 |
| Workers | 230 | 670 | 2,630 | (+) 1,960 |
| **Total** | **159,347 gsf 230 workers** | **229,092 gsf 670 workers** | **596,200 gsf 2,630 workers** | **367,108 gsf 1,960 workers** |

**Source:** RWCDS Memorandum and information provided by the Applicant.

Although there would be a small increase in floor area attributed to the Applicant's uses (less than 17,500 gsf) with the Proposed Project as compared to the No Action condition, the additional area is not expected to generate additional population or activities since the additional area allows the Applicant's facilities to be optimized and right-sized. According to the Applicant, their operations, visitation, and employment would not change between No Action building and the Proposed Project. The Applicant would have the same number of daily visitors for blood donations, the same private vehicle fleet size and operations for transporting blood samples and other related materials, the same daily incoming deliveries for supplies and outgoing waste, and would employ the same number of people (approximately 580) under the No Action and With Action conditions. Pedestrians and vehicles would approach and depart NYBC using the same travel patterns and use entrances on the same block faces under either condition.

Therefore, for the purposes of the environmental review, the net difference between the No Action and With Action conditions is the addition of approximately 389,800 gsf of ~~medical~~commercial research laboratory floor area and a reduction of 22,692 gsf of community facility floor area.

## CITY ENVIRONMENTAL QUALITY REVIEW AND SCOPING

The Proposed Actions are classified as Type 1 as defined under 6 NYCRR 617.4 and NYC Executive Order 91 or 1977, as amended, and are subject to environmental review in accordance with CEQR guidelines. An EAS was completed on November 13, 2020. The EAS analyzes the Proposed Actions' potential to generate significant adverse environmental impacts. A Positive Declaration, issued on November 13, 2020, established that the Proposed Actions may have a significant adverse impact on the environment, thus warranting the preparation of an EIS.

The CEQR scoping process is intended to focus the EIS on those issues that are most pertinent to the Proposed Actions. The process allows other agencies and the public a voice in framing the scope of the EIS. The scoping document sets forth the analyses and methodologies that will be utilized to prepare the EIS. During the period for scoping, those interested in reviewing the Draft Scope may do so and give their comments to the lead agency. The public, interested agencies, Manhattan Community District 8, and elected officials ~~are~~were invited to comment on the Draft Scope, either in writing or orally, at a public scoping meeting ~~to be~~ held on December 15, 2020. In support of the City's efforts to contain the spread of COVID-19, DCP ~~will hold~~held the public scoping meeting remotely. Comments received during the Draft Scope's public meeting and written comments received by December 31, 2020 ~~will be~~were considered and incorporated as

appropriate into ~~the~~this Final Scope of Work (the "Final Scope"). The lead agency ~~will oversee~~has overseen preparation of the Final Scope, which ~~will incorporate~~incorporates all relevant comments on the Draft Scope and ~~revise~~has revised the extent or methodologies of the studies, as appropriate, in response to comments made during scoping. The DEIS will be prepared in accordance with the Final Scope and in conformance with all applicable laws and regulations, including SEQRA (Article 8 of the New York State Environmental Conservation Law) and its implementing regulations found at 6 NYCRR Part 617, New York City Executive Order No. 91 of 1977, as amended, and the Rules of Procedure for CEQR, found at Title 62, Chapter 5, of the Rules of the City of New York.

Once the lead agency is satisfied that the DEIS is complete, the document will be made available for public review and comment. A public hearing will be held on the DEIS in conjunction with the CPC hearing on the land use applications to afford all interested parties the opportunity to submit oral and written comments. The record will remain open for 10 days after the public hearing to allow additional written comments on the DEIS. A Final EIS (FEIS) will be prepared that will respond to all substantive comments on the DEIS, along with any revisions to the technical analyses necessary to respond to those comments. The FEIS will then be used by decision makers to evaluate CEQR findings, which will address project impacts and proposed mitigation measures in deciding whether to approve the requested discretionary actions with or without modifications.

## E. SCOPE OF WORK FOR THE EIS

The environmental review provides a means for decision-makers to systematically consider environmental effects along with other aspects of project planning and design, to evaluate reasonable alternatives, and to identify, and mitigate where practicable, any significant adverse environmental impacts.

The first step in preparing the EIS document is the public scoping process. Scoping is the process of focusing the environmental impact analysis on the key issues that are to be studied in the EIS. The proposed scope of work for each technical area to be analyzed in the EIS as follows.

Based on the EAS, the Proposed Actions do not meet the criteria warranting analysis of community facilities and services, natural resources, solid waste and sanitation services, and energy, and no significant adverse impacts to these technical areas would occur with the Proposed Actions. The EIS will include detailed analysis in the technical areas where the Proposed Actions would potentially result in significant adverse impacts, based on the findings of the EAS. The scope of work and the proposed impact assessment criteria below are based on the methodologies and guidance set forth in the *CEQR Technical Manual*.

The EIS will contain the following:

- A description of the Proposed Actions and their environmental setting;
- A statement of the environmental impacts of the Proposed Actions, including short- and long-term effects and typical associated environmental effects;
- An identification of any adverse environmental effects that cannot be avoided if the Proposed Actions are implemented;
- A discussion of reasonable alternatives to the Proposed Actions;

- An identification of irreversible and irretrievable commitments of resources that would be involved if the Proposed Actions are implemented; and
- A description of measures proposed to minimize or fully mitigate any significant adverse environmental impacts.

## TASK 1: PROJECT DESCRIPTION

The Project Description will identify and explain the Proposed Actions and the purpose and need for the Proposed Actions. It will also describe the Proposed Project. It will contain a brief discussion of current conditions, on the Development Site, in the Rezoning area and in the surrounding area; the No Action (as-of-right) development; the proposed development program; a description of the proposed site plan and the height and bulk of the proposed building; and figures to depict the Proposed Project. It will also include description of the approvals required and the approvals process. The analytical framework including the No Action building and other planned projects in the study area will also be included in this chapter. The figures will present key project elements, such as a site/ground floor plan, elevations, and views of the project in its neighborhood context.

The Project Description will include appropriate materials from the Uniform Land Use Review Procedure (ULURP) application. It will describe the role of the lead agency for CEQR as well as the environmental review and ULURP processes.

## TASK 2: LAND USE, ZONING, AND PUBLIC POLICY

This analysis will consider the effects of the Proposed Actions in terms of land use compatibility and trends in zoning and public policy. It will also provide a baseline for other analyses in the EIS. Specifically, the assessment will:

- Provide a brief development history of the site and the study area. The study area will include the site and the area within approximately 400 feet.
- Describe predominant land use patterns in the study area, including recent development trends for the 400-foot study area (see **Figure 7**).
- Provide a zoning map and discuss existing zoning and any recent zoning actions in the study area.
- Summarize other public policies that may apply to the Development Site and study area, including any formal neighborhood or community plans and OneNYC.
- Describe conditions on the Development Site absent the Proposed Actions. Prepare a list of other projects expected to be built in the study area that would be completed before or concurrent with the Proposed Project. Describe the effects of these projects on land use patterns and development trends. Also, describe any pending zoning actions or other public policy actions that could affect land use patterns and trends in the study area, including plans for public improvements.
- Describe the Proposed Actions and provide an assessment of the impacts of the Proposed Actions and Proposed Project on land use and land use trends, zoning, and public policy. Consider the effects related to issues of compatibility with surrounding land use, consistency with zoning and other public policy initiatives, and the effect of the Proposed Project on development trends and conditions in the area.




Existing Land Use

**NEW YORK BLOOD CENTER—CENTER EAST**

**Figure 7**

## TASK 3: SOCIOECONOMIC CONDITIONS

The Proposed Actions, as stated in the EAS, would not result in any potential for significant adverse impacts related to residential displacement or direct business displacement. The Proposed Actions would introduce approximately 389,800 gsf of new commercial uses to the study area, which is greater than the 200,000 sf CEQR threshold requiring an assessment of potential indirect business displacement. Therefore, an assessment of potential indirect business displacement will be performed. The anticipated scope of work for the indirect business displacement analysis is as follows:

*INDIRECT BUSINESS DISPLACEMENT*

The concern with respect to indirect business displacement is whether a proposed project could lead to increases in property values, and thus rents, making it difficult for some businesses to afford their rents. The objective of the indirect business displacement assessment is to determine whether the Proposed Project would introduce trends that make it difficult for businesses that are essential to the local economy to remain in the area. Following *CEQR Technical Manual* guidelines, the analysis will describe and characterize conditions and trends in employment and businesses within an approximately ½-mile study area using the most recent available data from public and private sources such as the U.S. Census Bureau, New York State Department of Labor, and ESRI Business Analyst, as well as discussions with local real estate brokers, as necessary. This information will be used in a preliminary assessment to consider:

- Whether the Proposed Project would introduce enough of a new economic activity to alter existing economic patterns;
- Whether the Proposed Project would add to the concentration of a particular sector of the local economy enough to alter or accelerate existing economic patterns; and
- Whether the Proposed Project would indirectly displace workers, residents, or visitors who form the customer base of existing businesses in the area.

If the preliminary assessment finds that the Proposed Actions could introduce trends that make it difficult for businesses that are essential to the local economy to remain in the area, a detailed analysis will be conducted. The detailed analysis would follow the *CEQR Technical Manual* guidelines to determine whether the Proposed Actions would increase property values and thus increase rents for a potentially vulnerable category of businesses and whether relocation opportunities exist for those businesses.

## TASK 4: OPEN SPACE

The *CEQR Technical Manual* recommends performing an open space assessment if a project would have a direct effect on an area open space or an indirect effect through increased population. As stated in the EAS, the Development Site falls within an area that is considered "underserved" and the threshold for an open space assessment is whether a project would introduce more than 50 residents or 125 workers. The Proposed Project would result in a net increment of approximately 1,960 workers, as noted in Table 1; therefore, a preliminary open space assessment will be prepared to determine the need for further analysis. If warranted, a detailed assessment will be prepared.

Tasks for the open space analysis will include the following:

- Inventory existing open space and recreational facilities within approximately ¼-mile of the Rezoning Area (see **Figure 8**). Tally open space acreage for passive and active publicly accessible open spaces.
- Estimate population of the open space study area.
- In conformance with *CEQR Technical Manual* methodologies, assess the adequacy of existing publicly accessible open space facilities. The assessment of adequacy is based on a comparison of the ratio of open space per 1,000 people to City guidelines.
- Assess expected changes in future levels of open space supply and demand in the build year, based on other planned development projects in the study area. Develop open space ratios for future conditions and compare them with existing ratios to determine changes in future levels of adequacy.
- Based on the Proposed Project's estimated population, assess its effects on open space supply and demand. This assessment will be based on a comparison of open space ratios with the project to open space ratios without the Proposed Project.
- In coordination with other tasks, identify any potential direct impacts on nearby open space from shadows, air quality, or noise generated by the Proposed Project.
- A preliminary assessment will be conducted to determine if a detailed open space analysis is necessary and, if so, preparation of such an analysis in accordance with the *CEQR Technical Manual*.
- If the results of the detailed analysis identify a potential for significant adverse impacts, potential mitigation measures will be discussed.

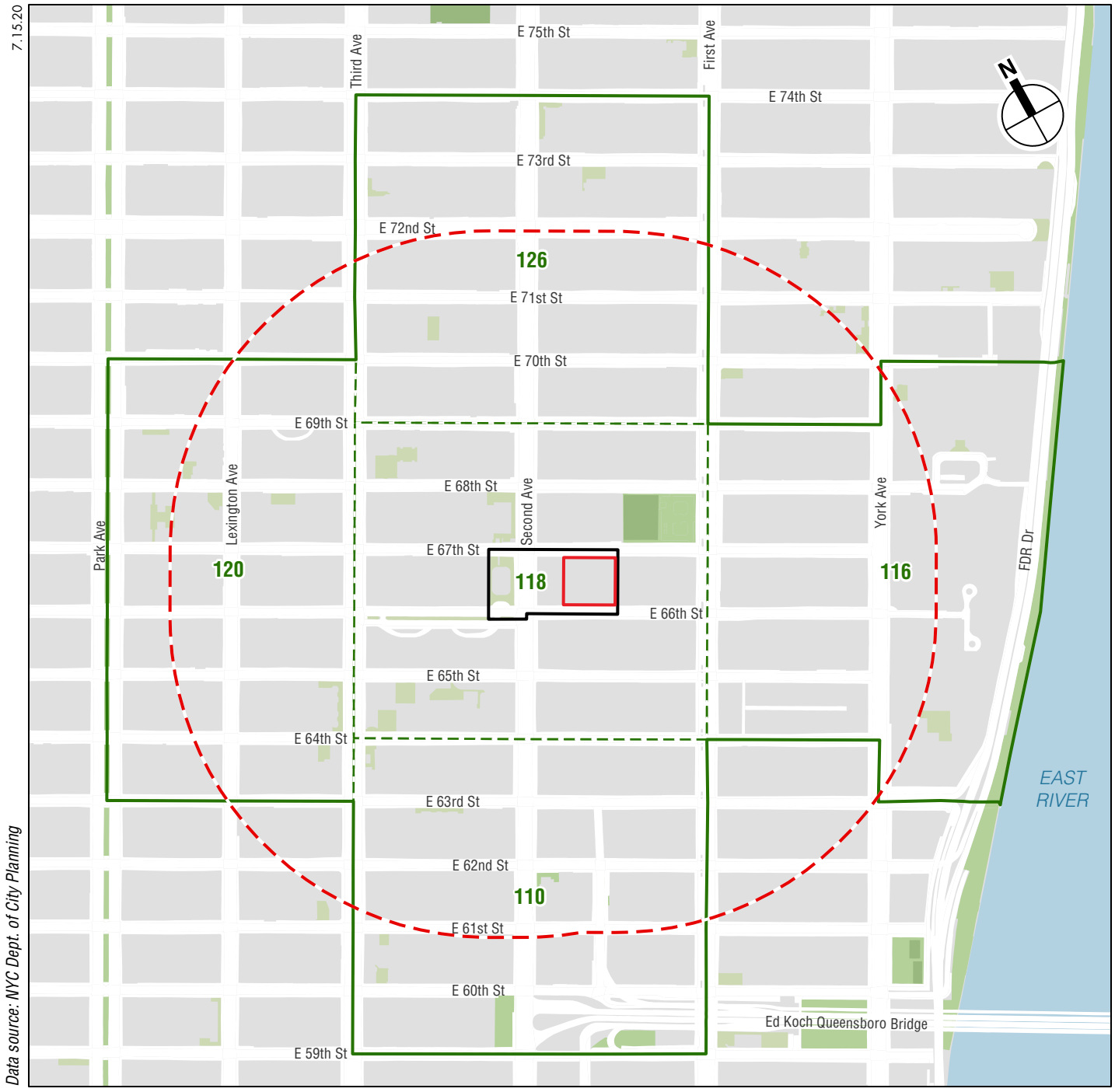
## TASK 5: SHADOWS

Under CEQR, a shadows assessment is required for proposed actions that would result in new structures greater than 50 feet in height, or of any height if the project site is adjacent to a sunlight-sensitive resource. According to the *CEQR Technical Manual*, sunlight-sensitive resources include publicly accessible parks and plazas, sunlight-dependent features of historic resources such as stained-glass windows, Greenstreets (planted areas in traffic islands), and natural resources such as water bodies and wetlands.

At approximately 334 feet, the Proposed Project would reach a height greater than 50 feet. In addition, it is across the street to the southwest of St. Catherine's Park. Therefore, a shadows assessment will be conducted to determine when project-generated shadow could reach this or any other nearby sunlight-sensitive resources and how much of the resources would be affected by the Proposed Project.

The shadows assessment will follow the tiered methodology described in the *CEQR Technical Manual* and will include the following tasks:

- For the first tier of the screening assessment, develop a base map illustrating the project site in relation to publicly accessible open spaces, historic resources with sunlight-dependent features, and natural features in the area. Determine a simple radius around the Proposed Project representing the longest shadow that could be cast.
- If there are sunlight-sensitive resources within this radius, the assessment proceeds to the second tier, which reduces the area that could be affected by project shadow by accounting




Open Space Study Area

**NEW YORK BLOOD CENTER—CENTER EAST**

**Figure 8**

for the fact that shadows can never be cast between a certain range of angles south of the project site due to the path of the sun through the sky at the latitude of New York City.

- If the second tier of assessment does not eliminate the possibility of new shadows on sunlight-sensitive resources, a third tier of screening assessment further refines the area that could be reached by project shadow by looking at specific representative days in each season and determining the maximum extent of shadow over the course of each representative day.For this tier, develop a three-dimensional computer model of the elements of the base map developed in the previous tiers, including the topography, existing streets and buildings, sunlight-sensitive resources, the proposed building, and the Future No Action conditions.
- If the third tier of analysis does not eliminate the possibility of new shadows on sunlight-sensitive resources, conduct a detailed analysis: Use three-dimensional computer modeling software to determine the extent and duration of new shadows that would be cast on sunlight-sensitive resources as a result of the Proposed Actions on four representative days of the year.
- Document the analysis with graphics comparing shadows resulting from the No Action condition with shadows resulting from the Proposed Project, with incremental shadow highlighted in a contrasting color. A summary table listing the entry and exit times and total duration of incremental shadow on each applicable representative day for each affected resource will be included.
- Assess the significance of any shadow impacts on sunlight-sensitive resources. If the results of the analysis identify a potential for significant adverse impacts, potential mitigation measures will be discussed.
-

## TASK 6: HISTORIC AND CULTURAL RESOURCES

Historic and cultural resources include archaeological (buried) resources and architectural resources. The *CEQR Technical Manual* identifies historic resources as districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, and archaeological importance. Historic resources include known architectural resources (New York City Landmarks [NYCLs], Interior Landmarks, Scenic Landmarks, New York City Historic Districts; resources calendared for consideration as one of the above by LPC; resources listed on or formally determined eligible for inclusion on the State/National Register of Historic Places (S/NR), or contained within a district listed on or formally determined eligible for listing on the S/NR [S/NR-eligible]; resources recommended by the New York State Board for listing on the S/NR; and National Historic Landmarks [NHLs]) and potential architectural resources (i.e., properties that appear to meet S/NR and NYCL criteria).According to the *CEQR Technical Manual*, a historic and cultural resources assessment is required if a project would have the potential to affect either archaeological or architectural resources. The analysis will consider the potential of the Proposed Project to affect historic and cultural resources as follows.

### *ARCHAEOLOGICAL RESOURCES*

As noted in the EAS, the New York City Landmarks Preservation Commission (LPC) determined that it has no archaeological concerns for the Development Site. Therefore, no further archaeological analysis is required.

*ARCHITECTURAL RESOURCES*

There are no known architectural resources on the Development Site, nor do there appear to be any potential architectural resources on the Development Site that appear to meet the criteria for S/NR listing or for NYCL designation. However, there are known architectural resources in the vicinity of the Development Site, including the Manhattan House Apartments at 200 East 66th Street (S/NR-eligible, NYCL) and the apartment building at 215 East 68th Street (S/NR-eligible).

The following tasks will be undertaken as part of the architectural resources analysis:

- Identify, map, and briefly describe known architectural resources on the Development Site and within a 400-foot study area surrounding the Development Site.
- Conduct a field survey by an architectural historian of the study area to determine whether there are any potential architectural resources that could be affected by the Proposed Project. Potential architectural resources comprise properties that appear to meet the eligibility criteria for NYCL designation and/or S/NR listing. The field survey will be supplemented, as necessary, with research at relevant repositories, online sources, and current sources prepared by LPC and the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP). Determinations of eligibility from LPC will be requested for any potential architectural resources.
- Assess the potential impacts of the Proposed Actions on any identified architectural resources, including visual and contextual changes as well as any direct physical impacts. Potential impacts will be evaluated through a comparison of the future No Action condition and future With Action condition, and a determination made as to whether any change would alter or eliminate the significant characteristics of the resource that make it important.
- If applicable, develop measures in consultation with LPC to avoid, minimize, or mitigate any adverse impacts on historic and cultural resources.

**TASK 7: URBAN DESIGN AND VISUAL RESOURCES**

According to the methodologies of the *CEQR Technical Manual*, if a project requires actions that would result in physical changes to a project site beyond those allowed by existing zoning and which could be observed by a pedestrian from street level, a preliminary assessment of urban design and visual resources should be prepared. The Proposed Actions include a rezoning that would increase the allowable density, and a Special Permit that would allow modifications to height and setback regulations as well as rear yard equivalent regulations, and a sign in excess of the area permitted. Signage waivers are also proposed with the intent to allow for increased visibility of building signage from Second Avenue. These actions would change the urban design and visual character of the Development Site. Therefore, a preliminary assessment of urban design and visual resources will be prepared to determine whether the Proposed Actions, in comparison to the No Action condition, would create a change to the pedestrian experience that is sufficiently significant to require greater explanation and further study.

The analysis will be undertaken based on the *CEQR Technical Manual* methodologies, as follows:

- Following the guidelines of the *CEQR Technical Manual*, the study area for the preliminary assessment of urban design and visual resources will be consistent with that of the study area for the analysis of land use, zoning and public policy. As necessary, the delineation of the

study area will take into consideration any more distant views of the proposed project. A description of visual resources in the study area and view corridors, if any, will be provided.

- The preliminary assessment will include a concise narrative and graphics depicting the existing Rezoning Area, the future No Action condition, and the future With Action condition. The assessment will present photographs, depictions of the Proposed Project, including project drawings and site plans, and view corridor assessments.
- The preliminary assessment will determine whether the Proposed Actions, in comparison to the No Action condition, would create a change in the pedestrian experience that would result in significant adverse impacts to urban design and visual resources.
- The proposed signage waivers and the effects of the signage waivers will be analyzed in consideration of the pedestrian experience of urban design.

A detailed urban design and visual resources analysis will be prepared if warranted based on the findings of the preliminary assessment. The detailed analysis would describe the Proposed Project and the urban design and visual resources of the surrounding area. The analysis would describe the potential changes that could occur to urban design and visual resources in the With Action condition, in comparison to the No Action condition, focusing on the changes that could negatively affect a pedestrian's experience of the area.

If necessary, mitigation measures to avoid or reduce potential significant adverse impacts will be identified.

## TASK 8: HAZARDOUS MATERIALS

This chapter will address the potential presence of hazardous materials, petroleum products, and/or other environmental concerns on the property, as well as necessary measures that would be required, either prior to or during construction and/or operation of the Proposed Project, to avoid significant adverse effects. A Phase I Environmental Site Assessment (ESA) has been prepared and will be used to summarize the potential for hazardous materials at the site. It is anticipated that the lead agency and the New York City Department of Environmental Protection (DEP) will require preparation of a Phase II Subsurface Investigation (laboratory analysis of soil, groundwater, and soil vapor samples) during the CEQR process. In advance of conducting the testing, a Work Plan for the investigation will need to be submitted to the agencies for approval. Regardless of the results of the testing, DEP will require preparation of a Remedial Action Plan (RAP) and associated Construction Health and Safety Plan (CHASP) for implementation during construction. If necessary, an (E) Designation, in accordance with the *CEQR Technical Manual*, Section 11-15 (Environmental Requirements) of the Zoning Resolution of the City of New York and Chapter 24, Title 15, of the Rules of the City of New York governing the placement of (E) Designations, will be placed on the property.

As noted above in "Description of the Proposed Project," among the biomedical research laboratories in the proposed building, there would be a BSL-3 laboratory space and certified clean room facilities. As a consequence, this task will also include an overview of hazardous materials that would be associated with operation of laboratories with a brief summary of the procedures/~~requirements for ensuring they are each managed safely.~~regulatory requirements for ensuring they are each managed safely. These would include use/handling/storage/transport/waste management of, for example, micro-organisms and chemicals, flammable, combustible, corrosive or reactive materials, and containers of cryogenic liquids, e.g., liquid nitrogen, or gases under

pressure. The task would also discuss regulatory programs to address worker safety, emergency planning, community right-to-know, and fire safety.

## TASK 9: WATER AND SEWER INFRASTRUCTURE

According to the *CEQR Technical Manual*, an analysis of an action's impact on the water supply system should be conducted only for actions that would have exceptionally large demand for water, such as power plants, very large cooling systems, or large developments. In addition, analysis should be conducted if the project is located in an area that experiences low water pressure (e.g., areas at the end of the water supply distribution system such as the Rockaway Peninsula and Coney Island). The Proposed Actions do not meet any of these criteria, and therefore, as concluded in the EAS, an analysis of water supply is not warranted.

According to the guidelines of the *CEQR Technical Manual*, a preliminary analysis of wastewater and stormwater conveyance and treatment is warranted if a project is located in a combined sewer area and would have an incremental increase above the No Action condition of 1,000 residential units or 250,000 sf of commercial, public facility, and institution and/or community facility space in Manhattan. Since the proposed actions would exceed this threshold, with over 389,800 gsf of commercial floor area, an analysis of wastewater and stormwater conveyance and treatment will be performed.

## TASK 10: TRANSPORTATION

Based on the *CEQR Technical Manual*, further transportation analyses may be warranted if a proposed action is anticipated to result in an incremental increase of 50 or more peak hour vehicle trips, 200 or more peak hour subway/rail trips, 50 or more bus trips on a single line in one direction, or 200 or more peak hour pedestrian trips. An assessment and any required analysis will be provided in the Transportation chapter of the EIS, and will be subject to review and approval by the lead agency and, potentially, involved expert agencies, such as the New York City Department of Transportation (DOT) or Metropolitan Transportation Authority (MTA). The specific transportation analysis tasks to be undertaken as part of this environmental review are outlined below.

### *TRAVEL DEMAND PROJECTIONS AND SCREENING ASSESSMENTS*

The transportation analyses for the EIS will be included in the Transportation chapter of the EIS and will assess potential impacts associated with trip increments that could occur as a result of the Proposed Actions. Travel demand projections will be prepared for the proposed project using standard sources, such as the *CEQR Technical Manual*, U.S. census data, approved studies, and other references. The estimates will be used to prepare the Level 1 (trip generation) and Level 2 (trip assignment) screening assessments prescribed in the *CEQR Technical Manual*. As part of this effort, an inventory of the area's existing parking supply and utilization (within ¼-mile from the Rezoning Area) will be undertaken to determine likely locations where project-generated auto trips would be accommodated. The projected trips (by auto/taxi, transit, or walk/bike, and deliveries, etc.) will be assigned to the area's transportation network to identify specific transportation elements that would be subject to further detailed analyses.

The Applicant has prepared a ~~Draft~~ Travel Demand Factors (TDF) memorandum (see **Appendix ~~A) preliminarily~~C)** assessing the above thresholds. The findings of these assessments, along with

relevant documentation and graphics, will then be summarized in the Transportation chapter of the EIS for review and concurrence by the lead agency and, potentially, involved expert agencies, such as DOT or MTA.

*TRAFFIC*

Per the *CEQR Technical Manual*, further traffic analyses may be warranted if a proposed action is anticipated to result in an incremental increase of 50 or more peak hour vehicle trips. ~~Further traffic analyses~~Based on travel demand projections reviewed and approved by the lead agency, the incremental increase in peak hour vehicle trips would fall below this threshold for the weekday midday and PM peak hours, and slightly exceed it for the weekday AM peak hour. Further traffic analyses as warranted will be conducted in the Transportation chapter of the EIS to identify the potential for any intersections to have significant adverse impacts resulting from the Proposed Actions. If significant impacts are identified in the Transportation chapter, the Mitigation chapter of the EIS will identify transportation improvement measures to mitigate the significant impacts, if available.

*TRANSIT*

As stated by the *CEQR Technical Manual*, further transit analyses may be warranted if a proposed action is anticipated to result in an incremental increase of 200 or more peak hour subway/rail trips or 50 or more bus trips on a single line in one direction. ~~Further transit analyses will be conducted in the Transportation chapter of the EIS to identify the potential for any transit elements, i.e., subway station elements, subway lines, or bus routes, to have significant adverse impacts resulting from the Proposed Actions.~~According to travel demand projections reviewed and approved by the lead agency, the incremental increase in peak hour transit trips would fall below these thresholds. The findings of this assessment, along with relevant documentation and graphics, will be provided in the Transportation chapter of the EIS. Further transit analyses, if warranted, will be conducted and included in the Transportation chapter of the EIS. If significant impacts are identified in the Transportation chapter, the Mitigation chapter of the EIS will identify transportation improvement measures to mitigate the significant impacts, if available.

*PEDESTRIANS*

Consistent with the *CEQR Technical Manual*, further pedestrian analyses may be warranted if a proposed action is anticipated to result in an incremental increase of 200 or more peak hour pedestrian trips. ~~Further pedestrian analyses will be conducted in the Transportation chapter of the EIS to identify the potential for any pedestrian elements, i.e., sidewalks, corner reservoir areas, or crosswalks, to have significant adverse impacts resulting from the Proposed Actions.~~Per travel demand projections reviewed and approved by the lead agency, the incremental increase in peak hour pedestrian trips would fall below this threshold. The findings of this assessment, along with relevant documentation and graphics, will be provided in the Transportation chapter of the EIS. Further pedestrian analyses, if warranted, will be conducted and included in the Transportation chapter of the EIS. If significant impacts are identified in the Transportation chapter, the Mitigation chapter of the EIS will identify transportation improvement measures to mitigate the significant impacts, if available.

*VEHICULAR AND PEDESTRIAN SAFETY*

Per the *CEQR Technical Manual*, a vehicular and pedestrian safety assessment is warranted at any intersection that also undergoes detailed traffic or pedestrian analysis. ~~The safety assessments~~If the EIS finds that detailed traffic and pedestrian analyses are warranted, the safety assessment will be conducted and will include an analysis of historic crash data for vehicle, bicycle, and pedestrian crashes, identification of any high vehicle crash or high pedestrian/bicycle crash locations, as prescribed by the *CEQR Technical Manual*~~, and include an inventory of existing safety treatments and identification of safety countermeasures at high crash locations. The safety assessments~~. The safety assessment, if warranted, will identify any intersections that have the potential for significant adverse safety impacts resulting from the Proposed Actions. If significant impacts are identified in the Transportation chapter, the Mitigation chapter of the EIS will identify transportation improvement measures to mitigate the significant impacts, if available.

*PARKING*

Based on the *CEQR Technical Manual*, a parking study is warranted if detailed traffic analyses are conducted. ~~The~~If the EIS finds that detailed traffic analyses are warranted, a parking study will be conducted to assess the parking demand of the Proposed Action, compare it to on-site and off-site parking resources within ¼-mile of the Proposed Project, and identify and quantify any expected parking shortfalls. Since the Proposed Project is located in Manhattan south of 110th Street, it is in an area called Parking Zone 1 according to the *CEQR Technical Manual.* In Parking Zone 1, the inability of the on-site and off-site parking resources in the surrounding area to accommodate the Proposed Project's future parking demands is considered a parking shortfall, but is generally not considered a significant adverse parking impact due to the magnitude of available alternative modes of transportation.

**TASK 11: AIR QUALITY**

The projected number of project-generated vehicle trips is not expected to exceed the *CEQR Technical Manual* carbon monoxide (CO) or particulate matter (PM) analysis screening thresholds. If any screening thresholds are exceeded, a microscale analysis of CO and PM mobile source emissions would be performed at the intersection with the greatest number of project-generated vehicle trips.

While NYBC currently uses Con Edison steam, it is not planned to be used for the proposed project. The proposed project is designed with natural gas-fired boilers for heating and hot water. Therefore, an analysis will be performed to determine whether emissions are potentially significant.

The stationary source analysis will be performed using the U.S. Environmental Protection Agency's (EPA) AERMOD dispersion model, using available design information and five years of meteorological data. Five years of recent meteorological data, consisting of surface data from LaGuardia Airport, and concurrent upper air data from Brookhaven, New York, will be used for the simulation modeling. Concentrations of the primary air contaminants of concern (i.e., PM, and nitrogen dioxide [$NO_2$]) will be determined at ground level receptors as well as elevated receptors representing operable windows and air intakes on nearby buildings. Predicted values will be compared with NAAQS and the City's $PM_{2.5}$ *de minimis* criteria.

The Proposed Project is anticipated to include laboratories with fume hoods. Therefore, an analysis will be performed to examine the expected use of potentially hazardous materials in the proposed laboratories, and the procedures and systems that would be employed in the proposed laboratories to ensure the safety of staff and the surrounding community in the event of a chemical spill in one of the proposed laboratories. Information will be reviewed on chemicals and storage quantities that would be expected at the proposed laboratory. Information on toxicity, volatility, and other relevant characteristics will be reviewed. Impacts from an accidental spill occurring in the proposed laboratory will be evaluated using the information provided and the procedures and methodologies contained in the *CEQR Technical Manual*. The procedures utilize evaporation rates developed by the Shell Development Company (M.T. Fleisher, *An Evaporation/Air Dispersion Model for Chemical Spills on Land*, December 1980), an examination of recirculation potential using the methodology described by D.J. Wilson in *A Design Procedure for Estimating Air Intake Contamination from Nearby Exhaust Vents* (ASHRAE TRANS 89, Part 2A, pp.136-152, 1983), and the determination of maximum pollutant concentrations at elevated receptors downwind of the fume exhausts using EPA's AERMOD model. Maximum concentrations will be compared with the Short-Term Exposure Levels (STELs) or ceiling levels recommended by the National Institute for Safety and Health (NIOSH) and the U.S. Occupational Safety and Health Administration (OSHA) for the chemicals examined. Where necessary, recommendations will be made to reduce any potential levels of concern.

Large and major sources of emissions within 1,000 feet of the Rezoning Area will be evaluated, as described in the *CEQR Technical Manual*. Predicted criteria pollutant concentrations will be predicted using the AERMOD model compared with NAAQS for $NO_2$, $SO_2$ (if fuel is used), and $PM_{10}$, and *de minimis* criteria for $PM_{2.5}$.

The Rezoning Area is zoned C1-9 which is used for commercial districts which are residential in character. A review of DEP and NYSDEC air permits will be performed to determine whether there are any permitted industrial sources of emissions within the 400-foot study area. If any permitted industrial sources are identified, an analysis will be performed following the procedures outlined in the *CEQR Technical Manual*.

See also **Appendix ~~B~~, ~~"Draft~~ D, ~~"~~**Air Quality Methodology Memorandum."

## TASK 12: GREENHOUSE GASES AND CLIMATE CHANGE

Because the Proposed Project would exceed the 350,000 gsf threshold requiring analysis of greenhouse gas emissions, in accordance with the *CEQR Technical Manual*, greenhouse gas (GHG) emissions generated by the Proposed Project will be quantified, and an assessment of consistency with the City's established GHG reduction goal will be prepared. Emissions will be estimated for the analysis year and reported as carbon dioxide equivalent ($CO_2e$) metric tons per year. GHG emissions other than carbon dioxide ($CO_2$) will be included if they would account for a substantial portion of overall emissions, adjusted to account for the global warming potential.

In addition to GHG emissions, climate change has contributed to rising sea levels and increases in storm surge and coastal flooding. An analysis of climate change is deemed warranted for projects at sites located within the 100- or 500-year flood zone. A review of the City's flood hazard information was part of the EAS. The proposed site was found to be located over 1,000 feet outside of the nearest potential end-of-century flood hazard zone identified by the New York City Panel on Climate Change (NPCC). Therefore, the Proposed Project is unlikely to be impacted by future

climate conditions, and an assessment of the potential impacts of climate change on the proposed project (e.g., sea level rise, flooding, etc.) is not warranted.

Relevant measures to reduce energy consumption and GHG emissions that could be incorporated into the proposed project will be discussed, and the potential for those measures to reduce GHG emissions from the Proposed Project will be assessed to the extent practicable.

The GHG analysis will consist of the following subtasks:

- Direct Emissions—GHG emissions from on-site boilers used for steam, heat, and hot water; any natural gas; and fuel used for on-site electricity generation (if any) will be quantified. Emissions will be based on available project-specific information regarding the Proposed Project's expected fuel use to be provided by the project team.
- Indirect Emissions—GHG emissions from purchased electricity and/or steam generated off-site and consumed on-site during the Proposed Project's operation will be estimated.
- Indirect Mobile Source Emissions—GHG emissions from vehicle trips to and from the project site will be quantified using trip distances and vehicle emission factors provided in the *CEQR Technical Manual*.
- Direct Mobile Source Emissions—GHG emissions from the Proposed Project's vehicle fleet (e.g., ~~ambulances~~vans) will be quantified using projected trip distances and vehicle emission factors provided in the *CEQR Technical Manual* or other more specific information if better data is identified.
- Emissions from project construction and emissions associated with the extraction or production of construction materials will be ~~qualitatively discussed.~~quantified. Opportunities for reducing GHG emissions associated with construction will be considered. ~~Should a quantified assessment of construction GHG emissions be required by the lead agency, an analysis will be performed.~~
- Design features and operational measures to reduce the Proposed Project's energy use and GHG emissions will be discussed and quantified to the extent that information is available.
- Consistency with the City's GHG reduction goal will be assessed. While the City's overall goal is to reduce GHG emissions by 30 percent below 2005 levels by 2030, individual project consistency is evaluated based on building energy efficiency, proximity to transit, on-site renewable power and distributed generation, efforts to reduce on-road vehicle trips and/or to reduce the carbon fuel intensity or improve vehicle efficiency for project-generated vehicle trips, and other efforts to reduce the Proposed Project's carbon footprint.

**TASK 13: NOISE**

The noise analysis will examine impacts of existing noise sources (e.g., vehicular traffic from adjacent roadways and surrounding playgrounds) on the proposed noise-sensitive medical and research uses and the impacts of project-generated traffic on noise-sensitive land uses nearby. This will include noise monitoring to determine existing ambient noise levels. For CEQR purposes, it is assumed that a detailed analysis of the proposed development's mechanical equipment will not be required, because any heating, ventilation, and air conditioning (HVAC) equipment would be designed to meet applicable regulations. Consequently, the noise analysis will examine existing noise levels in the project area and the window/wall attenuation that would be required to provide acceptable interior noise levels at the Proposed Project. The subtasks are as follows:

- Select appropriate noise descriptors. Based upon CEQR criteria, the noise analysis will examine the 1-hour equivalent ($L_{eq}$) and the $L_{10}$ noise levels.
- Perform a screening analysis to determine whether there are any locations where there is the potential for the Proposed Actions to result in significant noise impacts (e.g., doubling of traffic volume) due to project-generated traffic. If the results of the traffic study indicate that a doubling of traffic would occur, a mobile source noise analysis would be performed.
- Select receptor locations. Receptor sites analyzed will include locations where high existing ambient noise levels could adversely affect new residential and other sensitive uses associated with the Proposed Project.
- Determine existing noise levels. Due to the ongoing COVID-19 pandemic resulting in atypical levels of vehicular traffic activity, field measurements of noise levels may not represent expected noise exposure at the Development Site. If current traffic conditions are deemed representative of typical conditions, field measurements will be used to determine existing noise levels. However, if current traffic conditions would not be representative of typical conditions, "existing condition" noise levels would be established using a combination of noise levels measured within and adjacent to the Development Site for previous environmental reviews, mathematical models, and projections of typical vehicular traffic volumes. The specific methodology and technical approach for the establishment of existing condition noise levels will be described in a memorandum submitted to the lead agency for comment and approval (see **Appendix ~~C~~, ~~"Draft~~ E, ~~"~~**Noise Monitoring Approach Memorandum").
- Determine future noise levels without the Proposed Actions. At each of the receptor locations identified above, determine noise levels without the Proposed Actions using existing noise levels, acoustical fundamentals, and mathematical models.
- Determine future noise levels with the Proposed Actions. At all of the receptor locations identified above, determine noise levels with the Proposed Actions using existing noise levels, acoustical fundamentals, and mathematical models.
- Determine amount of building attenuation required. The level of building attenuation necessary to satisfy CEQR requirements is a function of the exterior noise levels, and will be determined. Projected future noise levels will be compared to appropriate standards and guideline levels. As necessary, general noise attenuation measures needed for the project building to achieve compliance with standards and guideline levels will be recommended.

## TASK 14: PUBLIC HEALTH

According to the *CEQR Technical Manual*, a public health analysis is warranted if a project would result in a significant unmitigated adverse impact in other CEQR analysis areas, such as air quality, water quality, hazardous materials, or noise. If unmitigated significant adverse impacts are identified in any of these technical areas, and the lead agency determines that a public health assessment is warranted, an analysis will be provided for the specific technical area or areas, in accordance with *CEQR Technical Manual* guidelines.

## TASK 15: NEIGHBORHOOD CHARACTER

Neighborhood character is determined by a number of factors, such as land use, urban design, visual resources, historic resources, socioeconomic conditions, traffic, and noise. Methodologies

outlined in the *CEQR Technical Manual* will be used to provide a preliminary assessment of neighborhood character. This assessment would include:

- Based on other technical analyses, describe the predominant factors that contribute to defining the character of the neighborhood surrounding the Rezoning Area.
- Based on planned development projects, public policy initiatives, and planned public improvements, summarize changes that can be expected in the character of the area in the future without the Proposed Actions.
- Evaluate whether the Proposed Actions have the potential to affect these defining features. Either through the potential for a significant adverse impact or a combination of moderate effects in the relevant technical areas.

If required based on the preliminary assessment, a detailed assessment of the Proposed Actions' effects on neighborhood character will be prepared.

**TASK 16: CONSTRUCTION**

Construction impacts, though temporary, can have a disruptive and noticeable effect on the adjacent community, as well as people passing through the area. The construction impact assessment will evaluate the duration and severity of the disruption and inconvenience to nearby areas. The construction assessment will focus on areas where construction activities may pose specific environmental problems. This assessment will describe the anticipated construction schedule and logistics, discuss on-site activities, and provide estimates of construction workers and truck deliveries.

The Proposed Project would be constructed in a single phase, with a total anticipated construction duration of approximately 51 months. Because the construction duration of the proposed project is anticipated to be long-term (i.e., greater than two years, in accordance with the *CEQR Technical Manual*), and because construction activities would occur in proximity to sensitive receptors including the Julia Richman Education Complex north of the project site, the Proposed Project could have substantial and extended construction effects. Large-scale developments near sensitive receptor locations with a construction duration longer than two years typically require a quantitative assessment of the potential impacts of construction activities on air quality and noise.

Technical areas to be assessed include the following:

- ***Transportation Systems.*** This assessment will consider losses in lanes, sidewalks, off-street parking, and effects on other transportation services (i.e., transit and pedestrian circulation) during the construction periods, and identify the increase in vehicle trips from construction workers and trucks. Issues concerning construction worker parking, truck staging, and potential conflicts with school buses will also be addressed. Based on the trip projections of activities associated with peak construction for the proposed project, an assessment of potential transportation impacts during construction will be provided. The assessment will include a Level 1 (Trip Generation) and Level 2 (Trip Assignment) analysis to determine if the *CEQR Technical Manual* quantified transportation analyses thresholds (50 or more vehicle trips and/or 200 or more transit/pedestrian trips during a given peak hour) are exceeded. A separate detailed analysis will be undertaken if this effort identifies such a need.
- ***Air Quality.*** A detailed dispersion analysis of construction sources will be performed to determine the potential for air quality impacts on sensitive receptor locations. Air pollutant

sources would include combustion exhaust associated with non-road construction engines (e.g., cranes, excavators) and trucks operating on-site, construction-generated traffic on local roadways, as well as onsite activities (e.g., excavation, demolition) that generate dust. The pollutants of concern include CO, PM, and $NO_2$. The potential for significant impacts will be determined by a comparison of the model predicted concentrations to the National Ambient Air Quality Standards (NAAQS), or by comparison of the predicted increase in concentrations to applicable New York City *de minimis* criteria. The air quality analysis will also include a discussion of the strategies to reduce project-related air pollutant emissions associated with construction activities.

- ***Noise and Vibration.*** This section will contain a quantitative (modeling) analysis of noise from the Proposed Project's construction activity. Appropriate recommendations will be made to comply with DEP Rules for Citywide Construction Noise Mitigation and the New York City Noise Control Code. The detailed analysis will estimate construction noise levels based on projected activity and equipment usage for various phases of construction on the project sites. The projected construction noise levels will be compared to existing condition noise levels as determined by the operational noise analysis. The noise analysis will identify potential construction noise impacts based on the intensity, duration, and location of emissions relative to nearby sensitive locations. As necessary, feasible and practicable project-specific control measures to further reduce construction noise disruption to the surrounding community will be considered.
- Construction activities have the potential to result in vibration levels that may result in structural or architectural damage, and/or annoyance or interference with vibration-sensitive activities. A construction vibration assessment will be performed. This assessment will determine critical distances at which various pieces of equipment may cause damage or annoyance to nearby buildings based on the type of equipment, the building construction, and applicable vibration level criteria. Should it be necessary for certain construction equipment to be located closer to a building than its critical distance, vibration mitigation options will be proposed.
- ***Community Facilities.*** As appropriate, discuss the distribution of NYBC functions to other locations during construction.
- ***Other Technical Areas.*** As appropriate, discuss other areas of environmental assessment for potential construction-related impacts, including but not limited to: historic and cultural resources, hazardous materials, open space, socioeconomic conditions, community facilities, and land use and neighborhood character.

**TASK 17: MITIGATION**

Where significant impacts have been identified in the analyses discussed above, measures will be described to mitigate those impacts. This chapter will describe the practicable measures that could mitigate those impacts. These measures will be developed and coordinated with the responsible City and/or State agencies, as necessary. Where impacts cannot be fully mitigated, they will be disclosed as unavoidable adverse impacts.

## TASK 18: ALTERNATIVES

The purpose of an Alternatives analysis in an EIS is to examine reasonable and feasible options that avoid or reduce project-related significant adverse impacts, while achieving the goals and objectives of the Proposed Actions. The alternatives are usually defined once the full extent of the Proposed Actions' impacts have been identified. However, the alternatives analyzed must include a No Action Alternative, as required by CEQR. (The No Action Alternative is described above and would contain the same NYBC functions as the proposed project as well as medical offices.) The chapter may also include an alternative(s) that reduces any significant adverse impacts identified in the EIS analyses. If the Proposed Actions result in unmitigated significant adverse impacts, the EIS would also include a No Unmitigated Impacts Alternative. The alternatives analyses will be qualitative, except where significant adverse impacts of the Proposed Project have been identified, or if an alternative with fewer overall impacts would nevertheless have new significant adverse impacts.

## ~~TASK 18: MITIGATION~~

~~Where significant impacts have been identified in the analyses discussed above, measures will be described to mitigate those impacts. This chapter will describe the practicable measures that could mitigate those impacts. These measures will be developed and coordinated with the responsible City and/or State agencies, as necessary. Where impacts cannot be fully mitigated, they will be disclosed as unavoidable adverse impacts.~~

## TASK 19: EIS SUMMARY CHAPTERS

In accordance with the *CEQR Technical Manual*, the EIS ~~would~~will include the following summary chapters, where appropriate to the Proposed Actions:

- Unavoidable Adverse Impacts: which summarizes any significant adverse impacts that are unavoidable if a proposed action is implemented regardless of the mitigation employed (or if mitigation is impossible).
- Growth-Inducing Aspects of the Proposed Actions: which generally refer to "secondary" impacts of a proposed action that trigger further development.
- Irreversible and Irretrievable Commitments of Resources: which summarizes a proposed action and its impacts in terms of the loss of environmental resources (loss of vegetation, use of fossil fuels and materials for construction, etc.) both in the immediate future and long term.

Any significant impacts for which no mitigation can be implemented will be presented as Unavoidable Adverse Impacts. In addition to discussions of Growth-Inducing Aspects of the Proposed Project and Irreversible and Irretrievable Commitment of Resources.

## TASK 20: ~~EXECUTVIE~~EXECUTIVE SUMMARY

The EIS will include an Executive Summary, which will summarize relevant material from the body of the EIS to describe the Proposed Actions, their environmental impacts, measures to mitigate those impacts, and alternatives to the Proposed Actions. ✷

# Appendix A: Response to Comments on the Draft Scope of Work

## A. INTRODUCTION

This appendix to the Final Scope of Work (FSOW) summarizes and responds to substantive comments received during the public comment period for the Draft Scope of Work (DSOW), issued on November 13, 2020, for the Draft Environmental Impact Statement (DEIS) for the proposed NYBC project.

City Environmental Quality Review (CEQR) requires a public scoping meeting as part of the environmental review process. A public scoping meeting was held on December 15, 2020, remotely due to COVID-19 via videoconference and phone. The comment period remained open until the close of business on December 31, 2020.

Section B lists the organizations and individuals that provided comments relevant to the DSOW. Section C contains a summary of these relevant comments and a response to each. These summaries convey the substance of the comments made, but do not necessarily quote the comments verbatim. Comments are organized by subject matter and generally parallel the chapter structure of the DSOW. Where more than one commenter expressed similar views, those comments have been grouped and addressed together. All written comments are included in Appendix B, "Written Comments Received on the Draft Scope of Work."

Where relevant, in response to comments on the DSOW, changes have been made and are shown with double underlines in the FSOW.

## B. LIST OF ORGANIZATIONS AND INDIVIDUALS WHO COMMENTED ON THE DRAFT SCOPE OF WORK[1]

### ELECTED OFFICIALS

1. Ben Kallos, Councilmember, New York City District 5, oral testimony delivered December 15, 2020 (Kallos_033)
2. Gale A. Brewer, Manhattan Borough President, letter dated December 18, 2020 (Brewer_168)

### COMMUNITY BOARDS

3. Alida Camp, Chair, Community Board 8, oral testimony delivered December 15, 2020 (Camp_CB8_004), and letter dated December 31, 2020 (Camp_CB8_177)

[1] Citations in parentheses refer to internal comment tracking annotations.

**ORGANIZATIONS AND BUSINESSES**

4. Marty Bell, General Counsel, ICW Healthcare LLC, oral testimony delivered December 15, 2020 (Bell_006), and letters dated December 22, 2020 and December 31, 2020 (Bell_080, Bell_170)
5. Ben Dubin-Thaler, Founder and Executive Director, BioBus, oral testimony delivered December 15, 2020 (Dubin-Thaler_007), and letter dated December 15, 2020 (Dubin-Thaler_BioBus_059)
6. Gary LaBarbera, President, Building and Construction Trades Council of Greater New York, oral testimony delivered by Santos Rodriguez December 15, 2020 (LaBarbera_BCTC_008), and letter dated December 15, 2020 (LaBarbera_BCTC_060)
7. Robert Rotall, Business Representative, Sheet Metal Workers (SMW) Local Union 28, oral testimony delivered December 15, 2020 (Rotall_SMW_009)
8. Adriane Castillo, Director, Corporate Work Study Program, Cristo Rey Network (for high schoolers), oral testimony delivered December 15, 2020 (Castillo_CRNYHS_010), and letter dated December 14, 2020 (Castillo_CRNYHS_056)
9. Paul Graziano, Zoning, Land Use, and Planning Consultant, Associated Cultural Resource Consultants, oral testimony delivered December 15, 2020 (Graziano_011), and letter dated December 31, 2020 (Graziano_150)
10. Nancy J. Kelly, President and Chief Executive Officer, Nancy J. Kelly and Associates, oral testimony delivered December 15, 2020 (Kelly_012), and letter dated December 15, 2020 (Kelly_063)
11. Jose Ortiz, Jr., Chief Executive Officer, New York City Employment and Training Coalition (NYCETC), oral testimony delivered December 15, 2020 (OrtizJr_NYCETC_014)
12. Nadja Barlera, Greater New York Laborers-Employers Cooperation and Education Trust, oral testimony delivered December 15, 2020 (Barlera_GNYLECET_015)
13. Anthony Barrett, Vice President of the Board of Managers, 301 East 66th Street Condominium Corporation, oral testimony delivered December 15, 2020 (Barrett_016), and letter dated December 29, 2020 (Barrett_102)
14. Joshua Satin, Principal, Ella Baker School in Julia Richman Complex, oral testimony delivered December 15, 2020 (Satin_019)
15. Rachel Levy, Executive Director, Friends of U.E.S., oral testimony delivered December 15, 2020 (Levy_020)
16. Monica Malowney, Associate Director, Industry and Campus Engagement at CUNY, oral testimony delivered December 15, 2020 (Malowney_CUNY_024), and letter dated December 14, 2020 (Malowney_CUNY_055)
17. Eric Antokal, Assistant Vice President, Nontraditional Employment for Women, oral testimony delivered December 15, 2020 (Antokal_NEW_027)
18. Shannon Berkowsky, Co-President of PTA, P.S. 183, oral testimony delivered December 15, 2020 (Berkowsky_028)
19. Vasilios Angelos, Board President, 301 East 66th Street Condominium Corporation, oral testimony delivered December 15, 2020 (Angelos_029), and letters dated December 30, 2020 and December 31, 2020 (Angelos_129, Angelos_148)
20. Mevla M. Miller, Chief Executive Officer, Association for a Better New York, letter dated December 15, 2020 (Miller_ABNY_053)
21. Jerelyn Rodriguez, Co-founder and Chief Executive Officer, The Knowledge House, oral testimony delivered December 15, 2020 (Rodriguez_KH_023), and letter dated December 14, 2020 (Rodriguez_KH_057)

22. Maria Free, Urban Planning and Policy Analyst, New York Building Congress, letter dated December 15, 2020 (Free_BC_061)
23. Greater New York Laborers-Employers Cooperation and Education Trust, letter dated December 15, 2020 (GNYLECET_066)
24. James Tripp and Sharon Pope, Board Members, CIVITAS Citizens Inc., letter dated December 15, 2020 (CIVITAS_067)
25. Kim Swanson and Steven Sterling, Principal and Assistant Principal, Life Sciences Secondary School, letter dated December 16, 2020 (LSSS_073)
26. Michele Birnbaum, President, Historic Park Avenue, letter dated December 18, 2020 (Birnbaum_HPA_075)
27. FRIENDS of the Upper East Side, letter dated December 23, 2020 (FRIENDS_119)
28. The Municipal Art Society of New York, letter Dated December 15, 2020 (MASNYC_182)

**GENERAL PUBLIC**

29. Mindy Anderson, written comments received on November 19, 2020 and December 1, 2020 (Anderson_001, Anderson_003), and letters dated December 9, 2020 and December 29, 2020 (Anderson_051, Anderson_105)
30. Matthew Levey, written comments received on November 26, 2020 (Levey_002)
31. Michael Extract, Chair, PS 183 School Leadership Team, oral testimony delivered December 15, 2020 (Extract_005)
32. Miles Ladin, oral testimony delivered December 15, 2020 (Ladin_013), and letter dated December 15, 2020 (Ladin_062)
33. Valerie Mason, President, East 72nd Street Neighborhood Association, oral testimony delivered December 15, 2020 (Mason_017), and letter dated December 31, 2020 (Mason_176)
34. Hailey and Adam Kaye, oral testimony delivered December 15, 2020 (Kaye_018)
35. Judy Schneider, oral testimony delivered December 15, 2020 (Schneider_021), and letter dated December 15, 2020 (Schneider_068)
36. Elizabeth Rose, Member, Community Board 8, oral testimony delivered December 15, 2020 (Rose_022), and letter dated December 30, 2020 (Rose_CB8_131)
37. Maria Andriano, oral testimony delivered December 15, 2020 (Andriano_025), and letter dated December 28, 2020 (Andriano_096)
38. Fritz Donnelly, oral testimony delivered December 15, 2020 (Donnelly_026)
39. Lydia Canizares, oral testimony delivered December 15, 2020 (Canizares_030), and letter dated December 20, 2020 (Canizares_076)
40. Peter O'Reilly, oral testimony delivered December 15, 2020 (O'Reilly_031), and letter dated December 31, 2020 (O'Reilly_157)
41. Linda Stewart, oral testimony delivered December 15, 2020 (Stewart_032), and two letters dated December 15, 2020 and December 20, 2020 (Stewart_044, Stewart_079)
42. Kathy O'Connor, oral testimony delivered December 15, 2020 (O'Connor_034), and letters dated December 15, 2020 and December 30, 2020 (O'Connor_064, O'Connor_130)
43. Elaine Walsh, oral testimony delivered December 15, 2020 (Walsh_035)
44. Winifred Donoghue, letter dated December 2, 2020 (Donoghue_036)
45. Kimberly Allan, letter dated December 2, 2020 (Allan_037)
46. Sheila Kendrick, letter dated December 2, 2020 (Kendrick_038)
47. Tim Ferguson, letter dated December 2, 2020 (Ferguson_039)
48. Dr. Kevin Kolack, letter dated December 2, 2020 (Kolack_040)
49. Jonathan Schimmel, letter dated December 2, 2020 (Schimmel_041)
50. Sarah Woodside Gallagher, letter dated December 2, 2020 (Gallagher_042)

51. Kristen Simone, letter dated December 2, 2020 (Simone_043)
52. Michael Shlossman, letter dated December 7, 2020 (Shlossman_045)
53. Lisa Sulzer, letter dated December 8, 2020 (Sulzer_046), and letter dated December 31, 2020 (Sulzer_169)
54. Cassandra Dwight, letter dated December 8, 2020 (Dwight_047)
55. Micheline Lakah, two letters dated December 8, 2020 and December 15, 2020 (Lakah_048, Lakah_070)
56. Amanda Brickell Bellows, letter dated December 9, 2020 (Bellows_049)
57. Monette Moradi, letter dated December 8, 2020 (Moradi_050)
58. Kathleen Treat, letter dated December 12, 2020 (Treat_052)
59. Jenniene Leclercq, letter dated December 13, 2020 (Leclercq_054), and letter dated December 16, 2020 (Leclercq_058)
60. Katie Giberson, letter dated December 15, 2020 (Giberson_065)
61. Alison Bell, letter dated December 15, 2020 (Bell_069)
62. Ann Barbara Wisniewski, letter dated December 15, 2020 (Wisniewski_071)
63. Jan Stenzel, letter dated December 16, 2020 (Stenzel_072)
64. Jill Ross, letter dated December 18, 2020 (Ross_074)
65. Claude Canizares, letter dated December 20, 2020 (Canizares_077)
66. Laura Krein, letter dated December 20, 2020 (Krein_078)
67. Jim Giller, letter dated December 23, 2020 (Giller_081)
68. Alexandra Bloch Jeydel, letter dated December 24, 2020 (Jeydel_082)
69. Lauren Glenn, letter dated December 24, 2020 (Glenn_083)
70. Ann Gray and Peter Shamray, letter dated December 24, 2020 (Gray_084)
71. Warren J. Karp, letter dated December 25, 2020 (Karp_085)
72. Marilyn Reis, letter dated December 25, 2020 (Reis_086)
73. Diane Cramer, letter dated December 26, 2020 (Cramer_087), and letter dated January 4, 2021 (Cramer_183)
74. Martin and Jayne Edelman, letter dated December 26, 2020 (Edelman_088)
75. Ronald Canizares, letter dated December 27, 2020 (Canizares_089)
76. Suzanne Liberty, letter dated December 27, 2020 (Liberty_090)
77. Arlene Sulkis, letter dated December 27, 2020 (Sulkis_091)
78. Sheldon Silverman, letter dated December 27, 2020 (Silverman_092)
79. Corey Walker, letter dated December 27, 2020 (Walker_093)
80. Martin Schwartzberg, letter dated December 27, 2020 (Schwartzberg_094)
81. Lyerka Miller, letter dated December 27, 2020 (Miller_095)
82. Tricia Shimamura, letter dated December 28, 2020 (Shimamura_097)
83. Dr. Ellyn Berk, letter dated December 28, 2020 (Berk_098)
84. Alyson Gindi, letter dated December 29, 2020 (Gindi_099)
85. Michael A. Gales, letter dated December 28, 2020 (Gales_100)
86. Joyce Waryha, letter dated December 28, 2020 (Waryha_101)
87. Marco A. Tamayo, letter dated December 29, 2020 (Tamayo_103)
88. Auroni Majumdar, letter dated December 29, 2020 (Majumdar_104)
89. Chris Sosa, letter dated December 29, 2020 (Sosa_106)
90. Bob Friedhoffer, letter dated December 29, 2020 (Friedhoffer_107)
91. Nick Hansinger and Dr. Anna Rubio, letter dated December 29, 2020 (HansingerRubio_108)
92. Tina Binip, letter dated December 29, 2020 (Binip_109)
93. Daniel Goldhagen, letter dated December 29, 2020 (Goldhagen_110)
94. Jennifer Kratish, letter dated December 29, 2020 (Kratish_111)

95. Joyjit Daw, letter dated December 29, 2020 (Daw_112)
96. Nancy Yee, letter dated December 29, 2020 (Yee_113)
97. Cynthia Cosme, letter dated December 29, 2020 (Cosme_114)
98. Susan H. Cooper, letter dated December 29, 2020 (Cooper_115)
99. Howard M. Forman, letter dated December 30, 2020 (Forman_116)
100. Linda Rizzuto, letter dated December 30, 2020 (Rizzuto_117)
101. Eyde Steinberg, letter dated December 30, 2020 (Steinberg_118)
102. Annette Sara Cunningham, letter dated December 30, 2020 (Cunningham_120)
103. Nancy and Tom Tamuccio, letters dated December 30, 2020 and December 31, 2020 (Tamuccio_121, Tamuccio_158)
104. Diane Smykowski, letter dated December 30, 2020 (Smykowski_122)
105. Tracey Altman, letter dated December 30, 2020 (Altman_123)
106. Dan Kaplan, letter dated December 30, 2020 (Kaplan_124)
107. Craig DiBona, letter dated December 30, 2020 (DiBona_125)
108. Ken Altman, letter dated December 30, 2020 (Altman_126)
109. Agnes Westelinck, letter dated December 30, 2020 (Westelinck_127)
110. Floy B. Kaminski, letter dated December 30, 2020 (Kaminski_128)
111. Sharon Fass, letter dated December 30, 2020 (Fass_132)
112. Sharon Shula, letter dated December 30, 2020 (Shula_133)
113. Elizabeth Miller, letter dated December 30, 2020 (Miller_134)
114. Joerg Schwarze, letter dated December 30, 2020 (Schwarze_135)
115. Florence Posy, letter dated December 30, 2020 (Posy_136)
116. Raymond J. Heslin, letter dated December 30, 2020 (Heslin_137)
117. Julie McMahon and John Sorensen, letter dated December 30, 2020 (McMahonSorenson_138)
118. Stephanie D'Abuzzo Shemin, letter dated December 30, 2020 (D'Abuzzo_Shemin_139)
119. Craig Shemin, letter dated December 30, 2020 (Shemin_140)
120. Bette Jean Rosenhagen, letter dated December 30, 2020 (Rosenhagen_141)
121. Emily Baller, letter dated December 30, 2020 (Baller_142)
122. Dr. Susan Rozensher, letter dated December 30, 2020 (Rozensher_143)
123. Nancy Forman, letter dated December 30, 2020 (Forman_144)
124. Zvi, letter dated December 30, 2020 (Zvi_145)
125. Elizabeth Shah, letter dated December 31, 2020 (Shah_146)
126. Chantal Wittman, letter dated December 31, 2020 (Wittman_147)
127. Yvonne Greenbaum, letter dated December 31, 2020 (Greenbaum_149)
128. Jay Friedman, letter dated December 31, 2020 (Friedman_151)
129. Christopher Rodriguez, letter dated December 31, 2020 (Rodriguez_152)
130. Kaitlyn Evans, letter dated December 31, 2020 (Evans_153)
131. Barbara Dolgin, letter dated December 31, 2020 (Dolgin_154)
132. Hanna Gafni, letter dated December 31, 2020 (Gafni_155)
133. Carole Heller Weitzman, letter dated December 31, 2020 (HellerWeitzman_156)
134. Lyn Alessi, letter dated December 31, 2020 (Alessi_159)
135. Kristin Toppeta, letter dated December 31, 2020 (Toppeta_160)
136. Heidi Green, letter dated December 31, 2020 (Green_161)
137. Toya Evans, letter dated December 31, 2020 (Evans_162)
138. Sam Knowles, letter dated December 31, 2020 (Knowles_163)
139. Seth Auerbach, letter dated December 31, 2020 (Auerbach_164)
140. Tamir Jacob Bourla, letter dated December 31, 2020 (Bourla_165)

141. Robert Schulman, letter dated December 31, 2020 (Schulman_166)
142. Rick Belluschi, letter dated December 31, 2020 (Belluschi_167)
143. Steven and Roni Smith, letter dated December 31, 2020 (Smith_171)
144. Dr. Lisa Martin, letter dated December 31, 2020 (Martin_172)
145. Linda Kaplan, letter dated December 31, 2020 (Kaplan_173)
146. Michael Longo, letter dated December 31, 2020 (Longo_174)
147. Lola Bodansky, letter dated December 31, 2020 (Bodansky_175)
148. Anonymous, letter dated December 31, 2020 (Anonymous_178)
149. Errol Bakal, letter dated December 31, 2020 (Bakal_179)
150. Tiana Segalas, letter dated January 1, 2021 (Segalas_180)
151. Julie Menin, letter dated December 29, 2020 (Menin_181)
152. Bao Chau T. Nguyen, letter dated December 31, 2020 (Nguyen_184)

# C. COMMENTS AND RESPONSES

## PROPOSED ACTIONS AND THE PROPOSED PROJECT

**Comment 1:** Existing zoning does not allow for the proposed height of this building, which will be too tall and will block views. Approval of this project would set a bad precedent for mid-block zoning in residential areas. (Anderson_001, Anderson_003, Barrett_016, Mason_017, Levy_020, Rose_022, Andriano_025, Canizares_030, Walsh_035, Stewart_044, Sulzer_046, Dwight_047, Bellows_049, Anderson_051, Leclercq_058, CIVITAS_067, Birnbaum_HPA_075, Canizares_076, Canizares_077, Krein_078, Glenn_083, Karp_085, Cramer_087, Edelman_088, Canizares_089, Sulkis_091, Silverman_092, Walker_093, Schwartzberg_094, Miller_095, Andriano_096, Barrett_102, Tamayo_103, Majumdar_104, Anderson_105, Goldhagen_110, Kratish_111, Yee_113, Cosme_114, Cooper_115, Forman_116, Rizzuto_117, Friends_119, Tamuccio_121, Kaplan_124, DiBona_125, Kaminski_128, Shula_133, Miller_134, D'AbruzzoShemin_139, Shemin_140, Rosenhagen_141, Baller_142, Rozensher_143, Forman_144, Graziano_011, Graziano_150, O'Reilly_157, Tamuccio_158, Alessi_159, Topetta_160, Bell_170, Martin_172, Kaplan_173, Bodansky_175, Mason_176, Camp CB8 004, Camp_CB8_177, Menin_181)

The proposed actions would significantly diverge from the typical zoning for a midblock site on the Upper East Side. R8 contextual districts are intended to maintain high-density residential development with buildings that have a wider footprint and less height than the equivalent non-contextual R8 district. (Camp CB8 004, Rose_022, Kallos_033, Walsh_035, Brewer_168)

This is a spot rezoning which will set a precedent and deteriorate neighborhood character. (Camp CB8 004, Barrett_016, Rose_022, Cramer_087, Schwartzberg_094, Gales_100, Waryha_101, Barrett_102, RoseCB8_131, Forman_116, Greenbaun_149, Graziano_011, Graziano_150)

All locations in New York City where a C2-7 building is immediately adjacent to an R8B zone or any other residential zone that has similar height and bulk restrictions should be identified. Further, we'd like to understand if there have been any other residentially zoned lots that have been up zoned to a C2-7. And is there any other C2-7 zone in the City that represents only a single building lot and, which in fact, does not impact any other lots? This is a spot rezoning. (Rose_022)

The zoning code forbids the use of a tower form or a building that doesn't have setbacks across the street from a park, as is being requested in this scenario. Why is this and how could this project mitigate against that zoning prohibition? (Kallos_033)

The EIS should examine the long-term impact of the proposed zoning change, which contradicts the City's policy of keeping lower-density buildings on the midblocks. What would be the impact of this rezoning were it repeated? ? (Rose_022, Kallos_033, Shimamura_097, Camp_CB8_177)

R8B is a preservation zoning district designed to match the existing residential context, limiting height and bulk to preserve the scale of existing residential neighborhoods. Our zoning laws prohibit such intrusions on the historic character of the midblocks. (Camp_CB8_177)

**Response:** The purposes and location of the proposed rezoning of the NYBC site are consistent with well-considered planning for New York City, and it is not a spot zone. Its purposes are, generally, to advance the City's economic development and, more specifically, to nurture a life sciences sector that can be competitive with such centers as Boston, Houston and San Francisco, and it is being mapped on an appropriate block and over an appropriate property.

The rezoned property is within walking distance of a concentration of world class medical, research and academic institutions with which NYBC has long-standing collaborative relationships in advanced research. Creating a life sciences hub anchored by NYBC will offer expanded opportunities for collaboration in researching and developing medical advances—both to NYBC and to the neighboring institutions.

The NYBC property, the only midblock land being rezoned, is unique in its size, shape and historic land use character. It is exceptionally large, and its regular, almost square shape lends itself to the construction of floorplates suitable for life sciences uses. Its historic land use has been institutional from the time the existing building was constructed in 1930—almost a century ago, and its use for over the past half century has been as the headquarters for NYBC.

The area being remapped is well-served by mass transit, with nearby stations served by trains connecting Manhattan with the Bronx, Queens and Brooklyn.

The midblock is not representative of the rowhouse and tenement midblocks after which the R8B envelope was designed. Rather, its use and development differ from those on more typical R8B blocks because more than one-half of its land area is occupied either by non-residential uses or by residential buildings, each of which has a floor area ratio of approximately 8.0 (or more than the floor area ratio permitted in C2-7 districts) and are larger in terms of height and lot coverage than is permitted in the zone.

The character of many area midblocks in inconsistent the R8B envelope. Within the area bounded by First Avenue, Third Avenue, East 64th Street and East 69th Street, two thirds of the midblocks (exclusive of the block proposed for rezoning) are more than 40 percent improved with development that exceeds the R8B zoning envelope. These developments include residential buildings ranging in height from about 215 feet (Manhattan House at 200 East 66th Street) to about

350 feet (211 East 70th Street) or buildings in excess of 100 feet in height with residential floor area ratios approximating those permitted in C2-7 districts. These are not the typical Upper East Side midblocks for which R8B was designed.

The proposed rezoning cannot serve as precedent for future changes to the zoning of R8B land because there is literally no other site in an R8B midblock which offers a combination of conditions and context comparable to those found here—factors that make it especially appropriate for a rezoning that would advance the important public economic development policy of making New York City a nationally leading location for life sciences. Any changes proposed to the zoning designation of other residential mid-blocks in the future will be considered on its own merits and, like this proposal, be subject to review and approval under ULURP and CEQR.

The proposed building's massing reflects its function—with floorplates sized and shaped to a form that permits the most flexible arrangements of laboratory space. While not technically a "tower" as that term is defined in the Zoning Resolution, the building envelope is required to penetrate the applicable sky exposure planes that begin 85 feet above grade in order to achieve these floorplates. The special permit is being sought to permit the proposed building envelope, and its authorization to permit these conditions is conditioned on the satisfaction of conditions in the permit—conditions that require that the City Planning Commission take into account the building's impact on St. Catherine's Park.

The proposed rezoning of the Second Avenue blockfront is an overdue response to the establishment of a special permit use on the western side of the Avenue and will allow, within the existing framework of bulk controls, a modest amount of additional flexibility in the use of ground floor space.

The proposed building would not block any visual resources defined in the *CEQR Technical Manual* as "connections from the public realm to significant natural or built features." The proposed building would include 16-foot floor-to-floor heights to accommodate the mechanical systems needed for wet and dry laboratories critical to a life sciences hub.

**Comment 2:** The proposed rezoning includes 301 East 66th Street and 1261 Second Avenue without consultation or consent. We demand that 301 East 66th Street be removed from this spot zoning. (Angelos_029, Angelos_148)

301 East 66th Street is particularly incensed that it is included in the rezoning proposal. NYBC did not ask for consent. (Barrett_016, Barrett_102)

301 East 66th Street and 1261 Second Avenue were included in the rezoning without their consent and without DCP or NYBC outreach. What if they do not want to be rezoned? They are not considered potential development sites, so what is the purpose of including them in the proposed rezoning area? The justification to rezone NYBC does not exist without the inclusion of these two parcels. (Barrett_016, RoseCB8_131, Graziano_011, Graziano_150

The applicant proposes changing the zoning classification of the Second Avenue Block frontages to mask the excessive modifications requested to the R8B zone of the current NYBC. (Barrett_016, Camp_CB8_177)

**Response:** The proposed rezoning would continue the existing C2-8 district currently mapped along Second Avenue south of East 66th Street, and bring it one block north to East 67th Street. The C2 zoning district is an overdue response to the presence of the existing movie theater use in the building on the west side of Second Avenue, which would be permitted as-of-right under the C2-8 zoning and would no longer require a Board of Standards and Appeals special permit.

The Applicant met with representatives of 301 East 66th Street in October 2020.

**Comment 3:** NYBC can/should satisfy its needs with an as-of-right building. (Camp CB8 004, Barrett_016, Levy_020, Rose_022, Donnelly_026, Berkowsky_028, Angelos_029, Walsh_035, Sulzer_046, Bell_069, Birnbaum_HPA_075, Karp_085, Edelman_088, Sulkis_091, Silverman_092, Gales_100, Waryha_101, Barrett_102, Tamayo_103, Goldhagen_110, Friends_119, Baller_142, Angelos_148, Graziano_150, Bell_170, Kaplan_173, Camp_CB8_177)

No rezoning is required in order for NYBC to add substantial space for its operations. (Walsh_035, Brewer_168)

The project is too tall, unless it will be used for permanent affordable apartments for working families, which the neighborhood needs. (Treat_052)

The building is too big/tall. (Camp CB8 004, Kaye_018, Levy_020, Andriano_025, Jeydel_082, Reis_086, Cramer_087, Schwartzberg_094, Andriano_096, Berk_098, Friends_119, Westelinck_127, Schwarze_135, D'AbruzzoShemin_139, Rosenhagen_141, Dolgin_154, Gafni_155, HellerWeitzman_156, Evans_162, Bell_170, Cramer_183)

NYBC does not need more space than they already have in the existing building. NYBC should renovate its existing building. There is no need for the proposed building. (Leclercq_054, Leclercq_058, Ladin_013, Canizares_030, Ladin_062, Berk_098, Forman_116, Steinberg_118, Kaplan_124, Fass_132, Miller_134, D'AbruzzoShemin_139, Shemin_140, Rozensher_143, Zvi_145, Rodriguez_152, Dolgin_154, Gafni_155, HellerWeitzman_156, Schulman_166, Belluschi_167, Smith_171, Bodansky_175, Nguyen_184)

The needs of NYBC must be balanced with neighborhood character. (Donnelly_026, Greenbaun_149)

The proposed building is unnecessary to NYBC's core mission. NYBC does not need a building this large to continue fulfilling its mission. (Camp CB8 004, Ladin_013, Barrett_016, Ross_074, Stewart_079, Giller_081, Walker_093, Schwartzberg_094, Barrett_102, Goldhagen_110, O'Reilly_157, Alessi_159, Bell_170, Mason_176, Camp_CB8_177, Bakal_179)

**Response:** As described in the EAS, "Project Description," the purpose and need for the proposed project is the creation not just of a new building for NYBC but rather a life sciences hub that encourages collaboration and would be well-situated to advance the City's economic development agenda and allow collaboration among research partners amidst one of New York's largest complexes of medical care, education, and research institutions. The existing NYBC facility has been at this location in this neighborhood since 1964. The medical care, education, and research institutions have been in this neighborhood much longer. These uses characterize the neighborhood.

The existing three-story NYBC building was built as a Trade School in 1930. The structure has been used by the NYBC for their existing operations including laboratories, offices, and parking since 1964. While the site is large, the structure is divided by four large courtyards on the interior leaving floor plates that are too small and spaces too narrow to be suitable for modern laboratories. Further the floor-to-floor heights are too low to allow the type of mechanical equipment necessary. Although it has been modernized over the years, the structure is antiquated and not suitable for modern scientific research.

An as-of-right building on the site, built in accordance with the R8B zoning, would be subject to the yard regulations, which would require it to be divided into two entirely separate wings above the ground floor and prevent the building from having the large, efficient floor plates that are desirable for modern laboratory uses. Moreover, a stand-alone building only for NYBC would not fulfill the City's goal of creating a life sciences hub in this area, where institutional research and commercial research can enjoy the benefits both of sharing space in the same building and of being within walking distance of each other. The resultant collaborations are important to advance medical research and speed the time to life-saving treatment, and their demonstrated advantages will facilitate expansion of the City's life sciences economy.

**Comment 4:** The proposed building's mechanical spaces allow the building to be more than 60 feet taller than it would otherwise be. Is this really needed or a ploy to raise the height of the commercial spaces? (Barrett_102)

**Response:** A laboratory building includes specialized environments for scientific research and requires proportionally more mechanical space than typically found in residential or office buildings due to higher system loads. The mechanical space indicated in the proposed building has been carefully coordinated and accurately reflects the size and quantity of mechanical spaces required to support a modern research facility. Continuity of research is critical for experimentation; therefore, the building mechanical systems must include a level of redundancy and spare capacity to preserve on-going research in the event of power outages or equipment failures. Further, in order to meet stringent energy code requirements, the building mechanical systems include heat recovery and other efficiency measures which

require additional mechanical components to capture and reuse energy within the system.

**Comment 5:** Life Sciences buildings should be developed in manufacturing or commercial districts, not in residential districts. (O'Connor_034, Goldhagen_110)

**Response:** The proposed life sciences hub is supportive of and in keeping with the major medical care, education, and research institutions that characterize this neighborhood. The type of laboratory proposed for this project is consistent with the laboratories already permitted in academic and medical buildings in this area as a community facility use, and that are already present at the Blood Center. Moreover, this block is unusual for the R8B district, in that the majority of the block is not occupied by typical R8B buildings, and it is located across the street from a major institutional use (the Julia Richman Educational Complex) and a large open space (St. Catherine's Park).

**Comment 6:** Why is it necessary to allow a larger sign than permitted by zoning? This is inappropriate for a residential neighborhood. (Bell_069, Wisniewski_071)

The 40-foot illuminated signage on the proposed building is not appropriate in this neighborhood. (Barrett_102)

What impact will the size of the proposed sign, requiring a zoning change, have on the residents and businesses of the community and on the residential character of the community? (Camp_CB8_177)

It is not clear how big the sign would be. (Wisniewski_071)

**Response:** The signage waivers allow for visibility of the signs from Second Avenue, which is appropriate here because a nonresidential use has long occupied this site and because properties directly opposite the site are not residential. As noted in the Final Scope of Work, the signage waivers will be identified in the Project Description under Proposed Actions and the visual effects of the signage will be considered in the Urban Design and Visual Resources chapter of the EIS.

**Comment 7:** The proposed project will add thousands of people to an already crowded residential area, further increasing already high demand on neighborhood infrastructure and impacting the residential neighborhood. (Anderson_001, Levey_002, Anderson_003, Anderson_051, Kaye_018, Andriano_025, Leclercq_058, Stenzel_072, Birnbaum_HPA_075, Giller_081, Cramer_087, Schwartzberg_094, Andriano_096, Anderson_105, Cooper_115, Forman_116, Kaplan_124, Kaminski_128, O'Connor_130, Miller_134, Schwarze_135, McMahonSorenson_138, D'AbruzzoShemin_139, Shemin_140, Rosehnhagen_141, Forman_144, Zvi_145, Dolgin_154, Gafni_155, HellerWeitzman_156, O'Reilly_157, Tamuccio_158, Alessi_159, Longo_174, Camp_CB8_177, Cramer_183)

**Response:** In terms of transportation infrastructure, the TDF Memo shows that 60 percent of workers are expected to use transit. The first section of the Second Avenue

subway, a major benefit to transportation infrastructure on the Upper East Side was recently completed. Its 72nd Street station has an exit at East 69th Street just two blocks north of the development site. As noted on page 14 of the DSOW, in accordance with the *CEQR Technical Manual*, the DEIS will include an analysis of transportation, which includes traffic, transit, pedestrians, vehicular and pedestrian safety, and parking. The DEIS will consider the effects of the proposed project on these and other types of infrastructure.

**Comment 8:** The proposed project is a real estate deal that would benefit only the developers, NYBC, and/or the Mayor, and would result in commercial development in a residential area. In effect, this rezoning application is a request for a public subsidy to provide the New York Blood Center with a new building at no or minimal cost to itself and minimal effort to its development staff. There is already vacant available commercial space in the area; the neighborhood does not need more commercial space. The space could be rented to anyone for other commercial uses. (Anderson_001, Levey_002, Anderson_003, Levy_020, Rose_022, Donnelly_026, Angelos_029, Stewart_032, Kallos_033, O'Connor_034, Walsh_035, Kolack_040, Sulzer_046, Anderson_051, Leclercq_058, Ross_074, Birnbaum_HPA_075, Stewart_079, Giller_081, Karp_085, Cramer_087, Sulkis_091, Silverman_092, Walker_093, Schwartzberg_094, Miller_095, Gales_100, Waryha_101, Tamayo_103, Anderson_105, HansingerRubio_108, Goldhagen_110, Kratish_111, Cosme_114, Cooper_115, Forman_116, Friends_119, Kaplan_124, DiBona_125, O'Connor_130, Shula_133, Miller_134, McMahonSorenson_138, D'AbruzzoShemin_139, Shemin_140, Baller_142, Rozensher_143, Zvi_145, Shah_146, Angelos_148, Rodriguez_152, Evans_153, Dolgin_154, Gafni_155, O'Reilly_157, Alessi_159, Topetta_160, Evans_162, Belluschi_167, Sulzer_169, Bell_006, Bell_170, Smith_171, Kaplan_173, Bodansky_175, Camp_CB8_177, Bakal_179, Nguyen_184)

**Response:** As described on page 10b of the EAS, the proposed project would provide for a new life sciences building containing state-of-the art, flexible, and efficient research and development facilities that would allow the applicant to continue its existing uses—uses that have been on the development site since 1964. The proposed project would also complement and support the medical care, education, and research institutions that characterize the neighborhood. Currently available vacant commercial space is largely in ground floors of existing buildings none of which has a floor plate large enough to be suitable for life sciences research. There is no available site in the area that provides a floorplate as large or a location as good as the Blood Center's current site.

**Comment 9:** NYBC could find health care partners instead of a commercial for-profit real estate developer. (O'Connor_034, O'Connor_064)

**Response:** It is not known at this time what types of users would occupy the upper, commercial floors of the building. They could potentially be occupied by another

health care institutional user, as many such institutions are looking for modern laboratory space. Longfellow's involvement in the project ensures that the building would provide state-of-the-art space for a variety of scientific users.

**Comment 10:** Since the project proposes amendments to ZR 74-48, the project description should discuss the type of laboratories that will be located in the space. More detail on the amendments proposed to Section 74-48 and a discussion about whether these amendments will impact projects and developments outside the Applicant's project should be included. If Section 74-48 will be amended to allow laboratories that conform to M1 performance standards in C2 districts that needs to be reflected in the project description. The "scientific research and development facility" category is an un-numbered use that was specifically developed for this special permit. Since this type of laboratory must conform to M1 performance standards, it is considered industrial or semi-industrial. The project is for UG9 laboratories, not industrial laboratories. Because Use Group 17 laboratories are for: "Research, experimental or testing," and not allowed in C2 districts, the applicant should discuss how they will ensure that only labs that qualify for UG 9, and not UG 17, are tenanted. The project description should be amended to eliminate UG 9 laboratories and include UG17 laboratories and/or scientific research and development facilities if that is the intention with the amendment of ZR Section 74-48. If UG 17 laboratories or scientific research and development facilities that conform with M1 performance standards will be allowed, the project description should discuss why these uses are appropriate in a largely residential/community facility midblock site. (Camp_CB8_177)

**Response:** The type of laboratories that will be permitted in C2-7 districts by the Section 74-48 special permit, as amended, will be commercial laboratories, and will be consistent with the type of laboratories allowed as a Use Group 9 medical laboratory use. Manufacturing or production facilities will not be permitted as a principal use.

The M1 performance standards are required by the existing Section 74-48 special permit for all facilities as a condition of approval. Their application does not mean that a use permitted pursuant to Section 74-48 is a manufacturing use or that it would produce any objectionable externalities. The facilities will also be subject to other state and federal regulatory requirements, based on the types of chemicals used in the labs. The types of chemicals expected in the facility will be discussed in further in the Hazardous Materials chapter of the EIS.

**Comment 11:** The applicant asks for zoning changes that allow for commercial uses with bulk restrictions and then asks for waivers from virtually all the bulk and use restrictions they petition for. (Camp_CB8_177)

**Response:** As stated in on page 3 of the Draft Scope of Work, the waivers are necessary to modify the height and setback regulations of Section 33-432, to accommodate the large floorplates required for modern, efficient laboratory uses; to allow commercial laboratory and associated office space to be included in the Proposed

Project at more than 2 FAR; to modify the rear yard equivalent regulations of Section 33-283 to allow the Proposed Project to occupy the same footprint as the existing building on its lower floors; to allow the upper portion of the building to be shifted away from St, Catherine's Park and away from the neighboring building to the west; and to allow a sign to be located at the top of the building's base, in excess of the surface area permitted for illuminated signs pursuant to Section 32-642, the total surface area permitted for all signs pursuant to Section 32-641 and 32-643, and the maximum height of signs allowed by Section 32-655, in order to create an opportunity to create an identity for the building.

**Comment 12:** Laboratory space is currently described in drawings as "partner laboratories" and in the text as occupied by the "Applicant's partners." These spaces should be described as tenant space, unless there is an actual business partnership beyond the tenant/landlord being proposed. The project description in the Final Scope of Work should accurately describe the commercial laboratory space. (Camp_CB8_177)

**Response:** Commercial tenants in the proposed building are expected to be potential research partners for the Blood Center, and collaborators in the life sciences research that will be conducted in the building.

**Comment 13:** The reasonable worst-case assumption should leave the number of workers per square foot unchanged between existing conditions and no-action conditions; this would reduce the number of workers in no-action conditions to 331 and increase the increment studied from 1,960 to 2,299. Impacts that are based on the number of employees would have larger impacts. All subject areas that use the number of workers to assess impacts should be based on an increment of 2,299 workers. (Camp_CB8_177)

**Response:** As described in Chapter 2, “Establishing an Analysis Framework” of the *CEQR Technical Manual,* the environmental assessment examines the incremental differences between the RWCDS of the No-Action and With-Action conditions. There is no basis for using existing conditions as the baseline for analysis.

**Comment 14:** Why does the RWCDS (No Action condition) include 30 parking spaces, while the proposed project includes only 6? (Camp_CB8_177)

**Response:** The No Action condition contains 6 fleet parking spaces, which is identical to the With Action condition. The existing building contains 30 parking spaces, which includes some staff parking in addition to the fleet vehicles.

**Comment 15:** What species of animals will be used in NYBC labs and tenant (“partner”) space and how will they be transported to the facility and into the labs? How will their waste be disposed of and how will they be disposed of and what can be expected to happen to them while used in the facilities? (Camp_CB8_177)

**Response:** Although the specific users of the commercial laboratories have not been identified and it has not been determined whether they will use laboratory animals

or what kind of animals will be used, operation of the laboratories and care and maintenance of the animals is strictly regulated.

**Comment 16:** Where will the Blood Center locate during construction? How will this affect its work? (Camp CB8 004, Camp_CB8_177)

**Response:** Currently, the Blood Center is determining the best approach to phasing their operations during construction. The Blood Center is determining the division of operations during construction between existing assets, nearby partner labs, and new temporary space.

**LAND USE, ZONING, AND PUBLIC POLICY**

**Comment 17:** The land use map should show that the buildings directly south across East 66th Street from the development site as residential not community facility. They are owned by a hospital, but occupied by hospital staff. Field verify the land uses. (Camp_CB8_177)

**Response:** The buildings directly across East 66th Street to the south of the Development Site are characterized as "public facilities and institutions," consistent with the New York City Zoning and Land Use Map (ZoLa) and the New York City Department of Buildings Information System (BIS).

**Comment 18:** Does this application undermine the concept of zoning, by allowing any zoning to be altered despite the vast difference between the proposed actions and the applicable provisions of the Zoning Resolution? Since this is the first time an R8B district has been rezoned, the potential of this rezoning to trigger other rezonings in the R8B district and how such rezonings could undermine the long-standing land use policy direction of New York City and its Zoning Resolution should be analyzed. The applicant should prepare an analysis of how the proposed action might impact zoning in the surrounding area and its consistency with the City policy of keeping higher densities on the avenues and lower densities on the midblocks. (Camp_CB8_177)

Does public policy support: a) decimating the zoning provisions where the City offered the Blood Center other land, in areas also close to hospitals? and b) disruption of the Zoning Resolution where building the facility in other areas of the City would provide financial benefits to those areas, at least one of which has been traditionally underserved? (Camp_CB8_177)

**Response:** The purpose of zoning is to establish appropriate regulations for the use and development of New York City's land. Like any law, what are appropriate zoning controls can change over time as opportunities to realize policy objectives present themselves, as conditions in a community evolve, and as the City's needs and priorities change. The midblock zoning changes proposed here are appropriate because, by facilitating development of a life sciences hub, they advance an important City economic development objective; because they are supportive of and consistent with the medical, research and academic uses in the neighborhood;

because the size, shape and development history of the property being rezoned make it uniquely suited to be a life sciences hub; because the area is well-served by mass transit; and because the built context of both the midblock over which the rezoning occurs and many of the surrounding midblocks is atypical of R8B development. The avenue frontage rezoning is a long overdue response to the establishment of theaters on the west side of Second Avenue—theaters which under the proposed zoning could be used and further developed on an as-of-right basis.

The proposed rezoning would apply to only the rezoning area, and is supported by the unique factors relevant to this site. Any request to rezone any other site would be subject to ULURP and CEQR, and such an action would be judged on its own merits.

The proposed project would provide proximity and promote synergy. NYCEDC has identified the lack of sufficient commercial laboratory space as an impediment to the growth of the life sciences industry in New York, and in particular, space that will enable commercial life sciences companies to connect with academic and institutional research activities.

**SOCIOECONOMIC CONDITIONS**

**Comment 19:** The proposed project would result in additional demand for goods and services, creating a problem for existing residents of the neighborhood. (Shemin_140)

Will increased employees in a residential neighborhood cause the nature of businesses to change from businesses serving residents to more fast food or delis? Will that have an impact on residents who may need to go further to find a shoe repair or a supermarket, for example? To what extent will new businesses cater solely to employees housed in the NYBC building? To what degree will existing businesses be replaced as a result of the inflow of differing needs of the thousands of new employees of the NYBC and its tenants? (Camp_CB8_177)

Will any of the new workers patronize local small businesses? (Ladin_013)

**Response:** The commenters' concern is outside the scope of CEQR analysis. As detailed in the Draft Scope of Work, as part of the socioeconomic conditions assessment, the EIS will consider whether the Proposed Project would introduce enough of a new economic activity, or add to the concentration of a particular sector of the local economy enough to alter or accelerate existing economic patterns. However, the levels of service at commercial storefronts are not a determining factor for significant adverse environmental impacts. Furthermore, it would speculative to project such conditions, as individual businesses can adjust inventory, hours of service, and/or staffing based on demand.

**Comment 20:** The proposed project would negatively impact my real estate values/real estate values in the neighborhood. (Stewart_044, Giller_081, Tamuccio_121, McMahonSorenson_138, Shah_146, Tamuccio_158)

**Response:** A project's effects on property values is outside the scope of CEQR analysis. As detailed in the Draft and Final Scope of Work, the EIS will evaluate the Proposed Project's potential environmental impacts, and will advance mitigation measures to eliminate or lessen the Proposed Project's effects within any environmental areas for which potential significant adverse impacts are identified.

**Comment 21:** The proposed project would result in residential displacement because the residents at 301 and 321 East 66th Street and across from the project site on East 66th and East 67th Streets would be forced to move because of noise and air pollution, permanent blockage of light and air, light pollution, and loss of privacy associated with office workers across from residential windows. Rent stabilized tenants in these buildings would not be able to afford market rate apartments. (Stewart_044)

What impact will rezoning this half block of residential zoning to commercial zoning have on projected affordable housing for the neighborhood? (Kallos_033)

**Response:** As detailed in the Draft and Final Scope of Work, the socioeconomic conditions assessment will assess the introduction of new uses and development activity in the neighborhood in order to determine whether there could be significant adverse impacts due to indirect business displacement. With respect to the potential for indirect residential displacement, the *CEQR Technical Manual* requires that the impact of a residential population added to an area be analyzed, and thus it is standard and consistent City practice not to include analyses of indirect residential displacement for non-residential projects. Based on *CEQR Technical Manual* guidelines, residential development of 200 dwelling units (DUs) or less would typically not result in significant socioeconomic impacts due to indirect residential displacement. Since the Proposed Project would not directly displace any residents, and would not introduce any new residents, the potential to introduce a trend or accelerate a trend of changing demographic conditions that could result in significant increases in market-rate rents is very minimal. However, the EIS will evaluate the Proposed Project's potential environmental impacts, including noise and air pollution, and will advance mitigation measures to eliminate or lessen the Proposed Project's effects within any environmental areas for which potential significant adverse impacts are identified.

**Comment 22:** What kinds of compensation will the lab employees earn and what is the distribution of this income across all potential employees of the NYBC and of proposed tenant space? Will the increase in higher incomes create rent gentrification of adjacent and nearby businesses such that corporate chains will replace independent businesses? (Camp_CB8_177)

**Response:** The compensation levels of the Proposed Project's employees are outside the scope of CEQR analysis. As detailed in the Draft and Final Scope of Work, the socioeconomic conditions assessment will follow *CEQR Technical Manual* guidelines in considering whether the Proposed Project would alter or accelerate

commercial market conditions in a manner that could lead to increased rents and potential business displacement.

**COMMUNITY FACILITIES**

**Comment 23:** Will local pre-schools be required to serve employees? Will they exclude neighborhood children? (Camp_CB8_177)

**Response:** According Chapter 6, "Community Facilities and Services" of the *CEQR Technical Manual*, an assessment of early publicly financed early childhood programs is required for projects that would create a large number of subsidized residential units. The proposed project would not result in any subsidized residential units; therefore, an analysis is not necessary. In addition, the Proposed Actions are not related to any early childhood programs and Zoning does not control the acceptance policies of local pre-schools.

**Comment 24:** Will a large building of labs with various types of equipment put increased strain on the fire department? Will specialized fire services be required to service the major increase in the development footprint? (Camp_CB8_177)

**Response:** In accordance with Chapter 6, "Community Facilities and Services" of the *CEQR Technical Manual*, and as noted on page 8 of the Draft Scope of Work, a detailed assessment of community facilities and services is not warranted by the Proposed Actions. As noted in the *CEQR Technical Manual,* "Fire protection services include fire stations that house engine, ladder, and rescue companies. Units responding to a fire are not limited to those closest to it. Normally, more than one engine company and ladder company respond to each call and rescue companies also respond to fires or emergencies in high-rise buildings. The FDNY does not allocate resources based on proposed or projected developments, but continually evaluates the need for changes in personnel, equipment, or locations of fire stations and makes any adjustments necessary. Generally, a detailed assessment of fire protection service delivery is conducted only if a proposed project would directly affect the physical operations of, or access to and from, a station house or where a proposed project would create a sizable new neighborhood where none existed before (e.g., Hunter's Point South)."

**Comment 25:** The project will negatively impact the New York Public Library, one of the only other spaces besides St. Catherine's Park that neighborhood children can use free of charge. (Kaye_018)

**Response:** Consistent with the guidance presented in Chapter 6, "Community Facilities and Services" of the *CEQR Technical Manual*, and as noted on page 8 of the Draft Scope of Work, a detailed assessment of libraries is not warranted for the Proposed Actions. The *CEQR Technical Manual* states that "the analysis of libraries generally focuses on the resources available to the population within the service area(s) of the library or libraries closest to the proposed project." In addition, the Proposed Actions would neither result in any residential uses that

would generate a demand for library services (which would have the potential for an "indirect effect," nor displace a library (which would be considered a "direct effect").

**OPEN SPACE**

**Comment 26:** An analysis of open space must be conducted because the as-of-right facility would result in 1,960 more workers and the proposed project would result in the 2,400 more workers than there are in existing conditions, which would overtax the already crowded St. Catherine's Park. How will the children and the elderly who use St. Catherine's Park be affected by the new worker population? What is the effect of the project on green space? (Camp CB8 004, Extract_005, Kaye_018, Berkowsky_028, Bell_170, Camp_CB8_177)

Any potential negative impacts from the NYBC proposal to this widely utilized 1.38-acre park should be considered when planning for any potential increase in development footprint within the immediate area. So many families in our community depend on St. Catherine's playground park as a resource for their children. We really have a dearth of such resources. (Extract_005, Camp_CB8_177)

**Response:** As noted on page 10d of the EAS and on page 10 of the Draft Scope of Work, the proposed project would result in a net increment of approximately 1,960 workers, and a preliminary open space assessment will be prepared to determine the need for further analysis. If warranted, a detailed assessment will be prepared in accordance with the *CEQR Technical Manual*. The open space analysis will be presented in the DEIS.

**Comment 27:** The applicant should consider including a publicly accessible green roof on top of the proposed building to help accommodate the demand for open space resulting from the project's increased population. (Schneider_068)

**Response:** The proposed building roof will include mechanical equipment. However, a roof garden encircling the proposed building at the fifth floor would help accommodate the demand for open space from the project's population.

**HISTORIC AND CULTURAL RESOURCES**

**Comment 28:** The DEIS should analyze the impact of the proposed project on the East 67th Street branch of the New York Public Library and the Church of St. John Nepomucene. (Friends_119)

**Response:** As described on pages 10d and 10e of the EAS and on page 12 of the Draft Scope of Work, the DEIS will analyze the potential direct physical impacts on the Library as well as potential contextual impacts. The Church of St. John Nepomucene is on the east side of First Avenue at East 66th Street. It is outside the 400 foot study area for historic resources, and, therefore, outside the area

where impacts are anticipated. The Church will not be considered in the Historic Resources Chapter of the DEIS.

**URBAN DESIGN AND VISUAL RESOURCES**

**Comment 29:** A careful assessment of the changes to the visual identity of the block that would occur as a result of the proposed building should be performed. (Brewer_168)

**Response:** As noted on page 10e of the EAS and page 13 of the Draft Scope of Work, an assessment of urban design and visual resources will be prepared in accordance with the guidelines presented in the *CEQR Technical Manual*.

**Comment 30:** The proposed project would result in the loss of clear views. (Gales_100, Waryha_101, Barrett_102)

The proposed building will block light and/or air. (Anderson_001, Simone_043, Anderson_051, Lakah_070, Ross_074, Jeydel_082, Reis_086, Sulkis_091, Silverman_092, Gales_100, Waryha_101, Barrett_102, Majumdar_104, Anderson_105, Yee_113, Cosme_114, Steinberg_118, Tamuccio_121, McMahonSorenson_138, Evans_162, Bodansky_175)

The proposed building will block sunlight to and/or views from my apartment. The loss of natural light in residential apartments would have detrimental health effects. (Miller_134, Wittman_147, Topetta_160, Auerbach_164, Longo_174, Segalas_180)

**Response:** As noted on page 10e of the EAS and page 13 of the Draft Scope of Work, an assessment of urban design and visual resources will be prepared in accordance with the guidelines presented in the *CEQR Technical Manual*. Based on the guidance presented in the *CEQR Technical Manual,* visual resources are connections from the public realm to significant natural or built features. Therefore, views from private apartments are not considered visual resources. In the *CEQR Technical Manual,* sunlight sensitive resources are defined as public open spaces, historic buildings with sun-sensitive features, natural resources, and Green Streets.

**Comment 31:** The proposed project, with no setbacks, totally obliterates the sky exposure plane. The proposed signage will significantly adversely affect the pedestrian experience. (Bell_170)

**Response:** As shown on Figures 8 through 10 of the EAS and Figures 3 through 5 of the Draft Scope of Work, the upper portion of the proposed building would be set back above the four-story base by 15 feet on East 67th street, 4 feet on East 66th Street, 15 feet on its east side, and 30 feet on its west side. The four-story base will be consistent with other buildings in the neighborhood.

The signage waivers allow for visibility of the signs from Second Avenue, which is appropriate on the project site because a non-residential use has long occupied this site.

**Comment 32:** The Final Scope of Work should require that the DEIS include:

- Existing condition photographs and verifiable digital photosimulations of proposed conditions with views from York, First, Second and Third Avenues, looking toward the project on both East 66th and 67th Streets.
- Views from St. Catherine's Park studied in simulation.
- Longer range photographs and simulations showing the top of the proposed building to assess its scale in context with other midblock buildings to also be considered in Neighborhood Character. (Camp_CB8_177)

**Response:** The Final Scope of Work will be amended to consider view simulations for publicly accessible viewing locations including nearby sidewalks on York, First, Second and Third Avenues at the corners of East 66th and East 67th Streets as well as St. Catherine's Park. Consideration of elevated views from locations that are not publicly accessible is not required by the *CEQR Technical Manual*.

**Comment 33:** Would the building disrupt the calmer air flow by causing wind tunnels, or higher and more unpredictable winds? What impact would this have on residents, users of the street, and birds? (Camp_CB8_177)

**Response:** As described in the *CEQR Technical Manual* Chapter 10, "Urban Design," Section 230, Pedestrian Wind Conditions, a pedestrian wind analysis is warranted for projects "involving multiple, tall buildings at or in close proximity to waterfront sites [that] may result in an exacerbation of wind conditions due to 'channelization' or 'downwash' effects that may affect pedestrian comfort or safety." The proposed building is not located at or in close proximity to the waterfront. In addition, while the proposed building would be taller than other existing buildings in the study area, it would be of a scale and form that would not have the potential to significantly alter wind conditions in the surrounding area.

**SHADOWS**

**Comment 34:** The shadows study should address how the proposed building will affect light and shadow at Julia Richman Educational Center and/or St. Catherine's Park. (Camp CB8 004, Extract_005, Levy_020, Kallos_033, O'Connor_064, Wisniewski_071)

Serious consideration should be given to the impact of shadows on St. Catherine's Park and Julia Richman. (Brewer_168)

The extent and duration of the shadows should be detailed by the hour, for each month, and should include an analysis of shadows on JREC, St. Catherine's park and its vegetation, streetscapes, public rights-of-way, and nearby private residences. (Camp CB8 004, Camp_CB8_177)

The proposed project will result in shadows impacts to St. Catherine's Park and/or Julia Richman. (Anderson _001, Levey_002, Anderson_003, Camp CB8 004, Kaye_018, Levy_020, Andriano_025, Donoghue_036, Allan_037,

Kendrick_038, Gallagher_042, Simone_043, Stewart_044, Sulzer_046, Anderson_051, Leclercq_054, Giberson_065_Birnbaum_HPA_075, Canizares_076, Canizares_077, Krein_078, Giller_081, Karp_085, Cramer_087, Canizares_089, Liberty_090, Walker_093, Schwartzberg_094, Miller_095, Andriano_096, Barrett_102, Anderson_105, HansingerRubio_108, Goldhagen_110, Forman_116, Steinberg_118, Smykowski_122, Kaplan_124, Kaminski_128, Angelos_129, O'Connor_130, Miller_134, Schwarze_135, D'AbruzzoShemin_139, Shemin_140, Baller_142, Rozensher_143, Zvi_145, Shah_146, Wittman_147, Graziano_150, Alessi_159, Topetta_160, Belluschi_167, Brewer_168, Sulzer_169, Bell_170, Martin_172, Kaplan_173, Bakal_179)

**Response:** As described on page 10d of the EAS and on page 11 of the Draft Scope of Work, the DEIS will consider the shadow impacts on St. Catherine's Park and other public open spaces in the shadow reach of the proposed project. The Julia Richman Educational Complex is not considered a sun-sensitive resource which, based on the *CEQR Technical Manual,* includes public open spaces, historic resources with sun-sensitive features, natural resources, and Green Streets.

**Comment 35:** The glass and reflectivity of sunlight of the building should be considered in the shadows analysis. (Schneider_021, Schneider_068)

The proposed project would add [human]-made glare and create potential hot spots on the street. (Gales_100, Waryha_101)

An analysis of the neighborhood effects of reflections from the glass surface of the proposed building on JREC, St. Catherine's Park, and interiors of residences, including temperature effects and mitigation measures, should be included in the EIS. (Camp CB8 004, Camp_CB8_177)

**Response:** Reflectivity and glare are not identified in the *CEQR Technical Manual* as considerations for inclusions in environmental reviews.

**Comment 36:** The Municipal Arts Society of New York (MAS) supports the important mission of NYBC and recognizes its need for modern facilities within proximity of other life science research institutions. However, MAS is concerned about the proposed project's shadows impact on St. Catherine's Park and therefore requests:

- A detailed site plan showing the layout of St. Catherine's Park, including the location of individual plants and sunlight-sensitive uses;
- An inventory of sunlight requirements and shade tolerance for individual facilities, plantings, and uses within St. Catherine's Park (including species, caliper, height, and age of individual plantings). The sunlight evaluation for vegetation should determine whether individual plants can thrive rather than merely survive.
- The significance of shadows cast should be examined in relation to St. Catherine's Park's utilization rates in order to determine the potential for shadows to affect the times of day when the space is most used.

- NYC Parks should be consulted in order to verify sunlight sensitive areas, relative shade tolerance of existing vegetation, and planned capital projects that may result in changes to existing sunlight sensitive features. All correspondence between NYC Parks and the lead agency should be disclosed.

(MASNYC_182)

**Response:** The FSOW has been amended to state that the DEIS will include a detailed site plan of St. Catherine's Park, an inventory of the tree canopy species, consideration of their sunlight requirements and an examination of the times incremental shadows would fall on the Park and the users at that time. NYC Parks planned capital projects will be identified. In addition, NYC Parks will have the opportunity to review and comment on the DEIS as an expert agency.

**Comment 37:** An assessment of the effects of permanent shadows and sunlight on the students in JREC should be provided. Studies on the impact of classrooms darkened by shadows on children who primarily are from disadvantaged, disenfranchised homes must be provided. Quantify the ways in which the potential for a decrease in the quality of teaching will impact students. (Camp CB8 004, Camp_CB8_177)

**Response:** Following the guidance of the *CEQR Technical Manual* the Draft Scope of Work specifies that the shadows analysis will consider sunlight-sensitive resources which include publicly accessible parks and plazas, sunlight-dependent features of historic resources such as stained-glass windows, Greenstreets (planted areas in traffic islands), and natural resources such as water bodies and wetlands. An assessment of shadows reaching into the inside of buildings especially those with thick brick façades are not included in CEQR analyses.

**Comment 38:** Will the shadows cause greater icing, and longer-lasting snow during the winter on the sidewalks and in the streets? (Camp_CB8_177)

**Response:** The *CEQR Technical Manual* guidance does not specify that shadows on streets and sidewalks need to be considered. Greater icing and longer lasting snow are highly variable and cannot be accurately quantified.

**HAZARDOUS MATERIALS**

**Comment 39:** There are safety concerns for students at Julia Richman and/or people in the neighborhood because of hazardous waste disposal and the use of toxic chemicals and radioactive materials during construction and/or operation of the proposed project. The proposed project would increase hazardous waste generation at the site. Additional life sciences tenants would result in more liquid nitrogen deliveries, increasing the dangers due to explosion to residents and passersby. (Camp CB8 004, Stewart_044, Cramer_087, Walker_093, Schwartzberg_094, Berk_098, Barrett_102, Cooper_115, Forman_116, Kaplan_124, Fass_132, Miller_134, McMahonSorenson_138, Shemin_140, Dolgin_154, Gafni_155, HellerWeitzman_156, Tamuccio_158, Alessi_159, Topetta_160, Sulzer_169, Kaplan_173, Bakal_179)

A description of the types and volume of potential hazardous materials and medical waste that could be generated by the commercial portion of the proposed building, methodologies for containment, frequency and method of removal, and potential for negative impacts on the local environment due to the presence of these hazardous materials should be included in the DEIS. (RoseCB8_131, Camp_CB8_177))

**Response:** As discussed on page 10e of the EAS and page 14 of the Draft Scope of Work, the DEIS will include a discussion of the potential presence of hazardous materials, petroleum products, and/or other environmental concerns on the project site, as well as necessary measures that would be required, either prior to or during construction and/or operation of the proposed project, to avoid significant adverse effects. The DEIS Hazardous Materials chapter will also include an overview of the hazardous materials that would be associated with operations of the laboratories and summary of the procedures and requirements for ensuring they are each managed safely.

**Comment 40:** How will the new liquid nitrogen tanks be secured on the proposed building? (Stewart_044)

**Response:** The liquid nitrogen tank for the proposed building would be enclosed and secured within the footprint of the building and accessed from the loading dock or via a fill valve at the building façade.

**Comment 41:** Four loading bays will be constructed for chemical and medical waste in a neighborhood instead of an industrial park. (O'Reilly_157)

**Response:** The proposed project would contain five loading berths: three for incoming materials and deliveries and two for outgoing waste. Regulated chemical and medical waste would be secured for pick-up and disposal according to all requirements and standards. This process is similar to other medical and research institutions in the immediate vicinity.

**Comment 42:** A description of the hazardous materials likely to be found in the existing building's debris and how these hazardous materials will be mitigated should be included in the analysis. The Final Scope of Work should require Phase II Subsurface investigation to be a part of the DEIS. The ULURP application for the NYBC should not be certified as complete without the full environmental site assessments, including the Phase II investigation work. (Camp_CB8_177)

**Response:** As stated on page 14, "Hazardous Materials" in the Draft Scope of Work, a Phase I Environmental Site Assessment (ESA) has been prepared and will be used to summarize the potential for hazardous materials at the site. It is anticipated that the lead agency and the New York City Department of Environmental Protection (DEP) will require preparation of a Phase II Subsurface Investigation (laboratory analysis of soil, groundwater, and soil vapor samples) during the CEQR process.

## WATER AND SEWER INFRASTRUCTURE

**Comment 43:** What impact would the proposed building have on water usage? With consistent water main breaks, would higher frequency water usage associated with the larger-scale and higher-intensity use building overwhelm the water mains? Will there be additional strain on sewage systems and other public systems? (Camp_CB8_177)

**Response:** As stated on page 14 of the Draft Scope of Work, "Water and Sewer Infrastructure," according to the *CEQR Technical Manual*, an analysis of an action's impact on the water supply system should be conducted only for actions that would have exceptionally large demand for water, such as power plants, very large cooling systems, or large developments. In addition, analysis should be conducted if the project is located in an area that experiences low water pressure (e.g., areas at the end of the water supply distribution system such as the Rockaway Peninsula and Coney Island). The Proposed Actions and the development site do not meet any of these criteria, and therefore, as concluded in the EAS, an analysis of water supply is not warranted.

As noted in the Draft Scope of Work, since the Proposed Project would exceed 250,000 sf of commercial, public facility, and institution and/or community facility space in Manhattan, an analysis of wastewater and stormwater conveyance and treatment will be performed.

## NATURAL RESOURCES

**Comment 44:** To what extent will the loss of sunlight and increased air pollution impact the plantings and greenery at St. Catherine's Park as well as street plantings throughout the neighborhood? (Camp_CB8_177)

**Response:** As stated in the Draft Scope, there will be a thorough analysis of potential shadows impacts on the Park. The Draft Scope (pp.16-17) also notes that the projected number of project-generated vehicle trips is not expected to exceed the *CEQR Technical Manual* carbon monoxide (CO) or particulate matter (PM) analysis screening thresholds. Therefore, an analysis of mobile sources is not necessary. However, the EIS will consider emissions from the natural gas-fired boilers for heating and hot water, potential impacts from accidental chemical spills in the laboratories; and potential impacts from any large and major sources of emissions within 1,000 feet of the Rezoning Area.

**Comment 45:** Will the building produce more ambient heat on the sidewalks, and on nearby buildings? How would any additional heat be mitigated? Will that additional heat have any impact on the greenery at St. Catherine's and on nearby trees on sidewalks, or in yards or open areas in buildings? (Camp_CB8_177)

**Response:** The proposed project will comply with all aspects of the NYC Energy Conservation Code. Section ECC C402 strictly defines the building envelope requirements for energy efficiency including limitations to thermal transmittance

and air permeability. These requirements help to prevent the extreme heat and cold of outdoor temperatures from entering the building and also work in reverse to keep the more temperate indoor conditions from escaping. No additional heat is expected to be produced by the project that would impact greenery of St. Catherine's park or surrounding areas.

**ENERGY**

**Comment 46:** The proposed project would overtax the already burdened Con Edison electric grid. (Shemin_140)

The amount of energy this building will consume and an assessment of whether the energy provider be able to absorb the additional energy usage without detriment to anyone else in the community, including the hospitals, must be provided. The analysis should include the impact the increased demand will have on public utility services, whether the 24 hour/day, 7 days/ week energy demand would contribute to the possibility of brownouts and blackouts during heavy usage periods, and disclose the net energy impact of the building's usage and anticipated increases in energy usage by residents and other businesses on overall energy consumption and how will that be mitigated. (Camp_CB8_177)

**Response:** As discussed on page 10f of the EAS, energy consumption for the proposed building is estimated to be 136,058 million British thermal units (BTUs) per year. Compared with the approximately 388 trillion BTUs of energy consumed annually within Con Edison's New York City and Westchester County service area, this increase would be considered a negligible change (approximately 0.035 percent of Con Edison's annual consumption). Therefore, the proposed project would not have any significant adverse impacts to energy, and no further analysis is required.

**Comment 47:** A detailed description of the project's generator, its location, type of energy it will use, and waste produced should be provided. (Camp_CB8_177)

**Response:** Comment noted.

**SOLID WASTE AND SANITATION**

**Comment 48:** The proposed project would result in an increased demand for private garbage disposal and increased hazardous waste at the loading docks on East 66th Street. This would result in a constant, unpleasant intrusion 24 hours a day, 7 days a week. (Cramer_087, Schwartzberg_094)

The proposed project would increase solid waste by 13.33 tons per week beyond the needs of the NYBC expansion. How many additional trucks would this generate, and what time of day would these pick ups occur? (RoseCB8_131)

A detailed description of the types of waste produced by the proposed users and the disposal methods must be provided. How will the building accommodate potential waste of all potential labs and related offices? The community is entitled

to know the types and amount of waste produced and the methods of disposal for chemical, biological, medical and all other lab products, whether or not anticipated production of such waste is remote. (Camp_CB8_177)

**Response:** As described on page 10f of the EAS, the total solid waste generation for the proposed project would be approximately 17.10 tons per week. Solid waste generated by the project would be collected within the building's loading docks, collected by private commercial carters, and the proposed project would be subject to mandatory recycling requirements. In addition, any disposal of hazardous chemical waste would be performed in accordance with federal, State, and City regulations. Solid waste generated by the proposed project would not overburden the City's solid waste handling systems, and the proposed project would not have a significant adverse impact on the City's solid waste and sanitation services.

**TRANSPORTATION**

**Comment 49:** What are the impacts of the proposed project to: traffic (including buses) on East 66th, East 67th, and East 68th Streets and First and Second Avenues; ambulance travel in the area; subway service; and pedestrian traffic in the area? Would bus and subway service be increased to meet demand? (Camp CB8 004, Berkowsky_028, O'Connor_064, Camp_CB8_177)

The impacts of increased traffic generated by the proposed project must be carefully evaluated in light of the block's residential character and zoning. (Brewer_168)

The number of additional cars, taxis, and trucks should be disclosed, and the impacts of these additional vehicles on traffic delays in the neighborhood should be described. (Camp CB8 004, Camp_CB8_177)

**Response:** The Transportation chapter in the DEIS will include estimates of project-generated trips during the peak hours of activity for the proposed project, separated into vehicle, subway, bus, pedestrian and other travel modes. The estimated numbers of peak hour trips by mode will be compared to accepted thresholds in the 2020 *CEQR Technical Manual* to determine if detailed transportation studies are warranted to assess the potential for the proposed project to have significant adverse transportation impacts. The areas to be assessed will encompass five distinct transportation topics—traffic, transit, pedestrians, vehicular and pedestrian safety, and parking. Should the proposed project warrant detailed transportation studies, those analyses would determine the need for traffic, transit, or pedestrian improvements which would be explored to mitigate potential significant impacts.

**Comment 50:** Trips generated by the proposed project will exacerbate already congested traffic, parking, transit, and/or pedestrian conditions. Emergency vehicle access would be threatened by increased traffic congestion. (Anderson_001, Levey_002,

Anderson_003, Kaye_018, Andriano_025, Berkowsky_028, O'Connor_034, Stewart_044, Anderson_051, Leclercq_054, Leclercq_058, Wisniewski_071, Stenzel_072, Birnbaum_HPA_075, Canizares_076, Canizares_077, Krein_078, Giller_081, Glenn_083, Gray_084, Karp_085, Cramer_087, Edelman_088, Canizares_089, Sulkis_091, Silverman_092, Walker_093, Schwartzberg_094, Miller_095, Andriano_096, Berk_098, Gindi_099, Gales_100, Waryha_101, Barrett_102, Tamayo_103, Majumdar_104, Friedhoffer_107, Goldhagen_110, Cosme_114, Cooper_115, Forman_116, Steinberg_118, Smykowski_122, Altman_123, Kaplan_124, DiBona_125, Altman_126, Westelinck_127, Kaminski_128, O'Connor_130, Fass_132, Shula_133, Miller_134, Schwarze_135, Posy_136, D'AbruzzoShemin_139, Shemin_140, Rosenhagen_141, Rozensher_143, Forman_144, Zvi_145, Shah_146, Wittman_147, Greenbaun_149, Rodriguez_152, Evans_153, Dolgin_154, Gafni_155, HellerWeitzman_156, O'Reilly_157, Tamuccio_158, Alessi_159, Topetta_160, Evans_162, Schulman_166, Bell_170, Martin_172, Kaplan_173, Longo_174, Bodansky_175, Camp_CB8_177, Nguyen_184)

**Response:** The project-generated trips that would be generated by the proposed project during peak hours will be estimated and shown in the Transportation chapter of the DEIS. The potential for the proposed project to have significant adverse impacts on traffic, transit, or pedestrians will be disclosed in the DEIS after a transportation screening assessment is conducted. The analysis will be reviewed and approved by the lead agency and any expert agencies such as the New York City Department of Transportation or Metropolitan Transportation Authority, as necessary.

**Comment 51:** The project, which would require a 100-foot curb cut, would turn 66th Street into a service alley. The number of deliveries a commercial tower would receive would increase delivery problems. (Gray_084, Friedhoffer_107, Bell_170)

**Response:** There are currently two curb cuts for the existing New York Blood Center building on East 66th Street—one for the Applicant's fleet vehicles and one for loading and waste removal. Under the proposed project, a third curb cut would be added on East 66th Street to facilitate the increased loading and waste removal needs, compared to the existing building. Having a third curb cut would also reduce the need for loading and unloading activities to happen at the curbside and avoid the construction of one wide, continuous curb cut. The curb cuts for the proposed project have not yet completed final design, but will be constructed to only be wide enough for the expected design vehicles to maneuver in and out of.

**Comment 52:** The effects of the new bike lanes and dedicated bus lanes implemented in 2019 and 2020 need to be considered in the traffic impact study. (Barrett_102)

**Response:** The potential for the proposed project to have significant adverse transportation impacts on the surrounding area's transportation systems—such as at intersections along First and Second Avenues where there are protected bike lanes and dedicated bus lanes—will be disclosed in the Transportation chapter of the

DEIS. Should there be a need for transportation improvements to mitigate potential significant impacts, appropriate measures will be explored in consultation with the lead agency and any expert agencies, as necessary.

**Comment 53:** The potential increase in traffic in the neighborhood due to implementation of congestion pricing south of 61st Street has not been included in NYBC's traffic analysis. The neighborhood will suffer from increased traffic and parking demand from vehicles trying to stay out of the congestion pricing zone. (Barrett_102, Camp_CB8_177)

**Response:** There is currently not an implementation date for the Metropolitan Transportation Authority's Central Business District Tolling Project. However, should a tolling project for the Central Business District move forward, it is anticipated that its DEIS would conclude that there would not be the potential for a large increase in vehicle trips related to motorists avoiding the toll area and circulating on streets in the Upper West Side or Upper East Side neighborhoods to find parking, or to drop off or pick up passengers just beyond the toll area line. This is due to the value of time that would be sacrificed for drop-off/pick-up trips, or value of time and public off-street parking facility costs sacrificed for auto parking trips not offsetting the toll cost, in combination with the small probability that the desired trip end would be within walking distance of the toll area line. It is anticipated that increases in vehicle trips would be farther out from the tolling area, gathering at commuter rail and bus nodes outside NYC, and would be dissipated throughout a large regional geographic area. Given the current understanding of the potential effects of the tolling project and its lack of an implementation date, it will not be discussed in the Transportation chapter of the DEIS. However, should details of the tolling project be released that necessitate discussion in the Transportation chapter between the DEIS and FEIS, those discussions will be included.

**Comment 54:** The use of the Alexandria Center trip rates to estimate trips generated by the proposed project is inadequate, because Alexandria is a very different type of biomedical laboratory with collaborative research that operates on a very large footprint, compared to the proposed project which is a commercial lab with a concentrated footprint. (Shimamura_097, Camp_CB8_177)

The Alexandria Center and Bronx Psychiatric Center trip rates are inappropriate for determining transportation demands on the Upper East Side. These rates do not comply with the *CEQR Technical Manual*, which states that rates can be applied if "the sources cited in the travel demand factors are based on a recent survey of a similar land use with comparable travel characteristics. Original surveys should be conducted during normal business hours, during normal conditions. Because we are in the middle of a pandemic, there is no normal. Therefore, transportation analyses need to wait until the pandemic is over and life is back to "normal." (Bell_170, Camp_CB8_177)

**Response:** The *CEQR Technical Manual* does not contain a trip generation rate for a comparable land use to the biomedical research facility component of the

proposed project. According to guidance in the *CEQR Technical Manual*, a comparable rate was researched from previously approved projects, and was approved for use by the lead agency in the preliminary transportation screening assessment for the proposed project. The surveys conducted for the previously approved project were conducted during normal conditions, prior to the pandemic.

**Comment 55:** The trip generation rates are not representative of the proposed project because they are taken from sources with virtually no residential buildings, educational facilities, or public parkland. Using data from a 1992 report for a project in 2020 and prepared by the same consultant is outrageous. (Graziano_150)

**Response:** No data from a 1992 report were used in the preliminary transportation screening assessment. The rate of daily person trips for the biomedical research facility component of the proposed project was taken from the 2010 *Technical Memorandum for the East River Science Park* (where the Alexandria Center for Life Science is located) and the temporal distribution, directional distribution, and taxi occupancy rates for that land use were taken from 2015 surveys conducted at the Alexandria Center for Life Science at its commercial scientific research laboratory, a comparable facility to the proposed project's commercial biomedical research laboratory component. The transportation mode for the person trips generated by the proposed project's biomedical research laboratory component and auto occupancy rate were taken from the latest U.S. Census data for workers in the immediate area surrounding the project site, per guidance in the *CEQR Technical Manual*. Similar steps as described above to estimate project-generated trips for the biomedical research facility component were used to estimate the project-generated trips for the medical office component of the proposed project. The preliminary transportation screening assessment was reviewed and approved by the lead agency.

**Comment 56:** Provide the estimated frequency and length of time trucks will be on the street for deliveries or pick-up of materials, including nitrogen, fuel, medical waste, sanitation, or other material that can be regularly anticipated. Describe where trucks will park during deliveries, whether there be nighttime deliveries to accommodate nighttime laboratory functions, and how will that impact residents? (RoseCB8_131, Camp_CB8_177)

**Response:** The proposed project includes three curb cuts on East 66th Street—one for the Applicant's fleet vehicles and two for loading and waste removal. The number of curb cuts have been sized to provide capacity for the anticipated demand so that no waste removal, loading or unloading of large deliveries, or use of on-street parking by the Applicant's fleet vehicles would occur curbside, and would be accommodated within the building. It is expected that the majority of deliveries would occur during early morning and daytime hours, with little to no activity overnight.

**Comment 57:** The analysis in the Draft Travel Demand Factors Memorandum is fatally flawed and should be thrown out because the *CEQR Technical Manual* makes clear that the 50-vehicle threshold is not a sharp dividing line, and that a full analysis may be required if a project generates less than an additional 50 trips per peak hour. (Bell_170)

**Response:** The Draft Travel Demand Factors Memorandum is a preliminary screening assessment to identify in the Draft Scope of Work the potential transportation studies that may be required in the DEIS. The DEIS Transportation Chapter will provide the estimated numbers of peak hour trips by mode which will be compared to accepted thresholds and other guidance in the *2020 CEQR Technical Manual* to determine if detailed transportation studies are warranted to assess the potential for the proposed project to have significant adverse transportation impacts. The areas to be assessed will encompass five distinct transportation topics—traffic, transit, pedestrians, vehicular and pedestrian safety, and parking. Should the proposed project warrant detailed transportation studies according to the lead agency and any expert agencies such as the New York City Department of Transportation or Metropolitan Transportation Authority, those analyses would determine the need for traffic, transit, or pedestrian improvements which would be explored to mitigate potential significant impacts.

**Comment 58:** The trip generation rates are dishonest and misleading because they are based on abnormally lower public and transportation conditions caused by COVID-19, which has resulted in a huge increase in vehicular traffic as people shun public transportation. (Cramer_087, Schwartzberg_094, Barrett_102, Forman_116)

Transportation analyses performed during the pandemic do not reflect normal conditions. (Shah_146)

**Response:** None of the trip generation rates or travel demand data were surveyed during COVID-19 conditions. The trip generation rates and travel demand factors are based on data predating COVID-19, and are therefore not reflective of current mid-pandemic travel patterns.

**Comment 59:** The additional traffic generated by the proposed project would affect the safety of pedestrians/people in the neighborhood and of students and teachers at Julia Richman. (Stewart_044, Shimamura_097, Altman_123, McMahonSorenson_138, Greenbaun_149, Schulman_166, Sulzer_169, Camp_CB8_177)

An analysis of the potential for school bus conflicts along 67th Street and Second Avenue should be conducted. If the study shows the potential for conflicts, a plan to mitigate those impacts to the extent practicable should be required. (Camp_CB8_177)

**Response:** The proposed loading and unloading activities and the Applicant's fleet vehicle storage will be on East 66th Street, the opposite side of the site from the Julia Richman Education Complex on East 67th Street, leaving only pedestrian and

vehicular pick-up/drop-off activity for the proposed project on the same street as the education complex. According to the Reasonable Worst Case Development Scenario, a medical office land use has been assumed for trip generation purposes, which would be built along with a redeveloped New York Blood Center building absent the proposed actions (the No Action scenario). When compared to the No Action scenario, there would be an incremental decrease in taxi trips under the proposed project. Therefore, the additional taxi trips along the same street as the education complex would have less effect under the proposed project than under the as-of-right project. There are currently alternate side parking regulations along the East 67th Street frontage of the New York Blood Center building, and it is not currently known if these regulations would be permanently changed by the Applicant until building permits are issued. However, the modest number of taxi trips that would be generated by the With Action scenario would likely not necessitate a change in on-street parking regulations to accommodate pick-up/drop-off activity or conflict with school bus or other pick-up/drop-off activities on the opposite side of the street associated with the Julie Richman Education Complex. There are dedicated No Standing School Days parking regulations along that building's frontage and No Parking Anytime regulations along that side of the street along the St. Catherine's Park frontage to accommodate the curbside loading and unloading needs of the education complex.

**Comment 60:** The additional traffic generated by the proposed project would affect the safety of the bicycle lanes on the Avenues. (Cramer_087, Schwartzberg_094, Cooper_115, Forman_116)

**Response:** The potential for the proposed project to have significant adverse safety impacts on the surrounding area's intersections, including along First and Second Avenues where there are protected bike lanes, will be disclosed in the DEIS Transportation Chapter. Should there be a need for safety improvements to mitigate potential significant impacts, appropriate measures will be explored in consultation with the lead agency and any expert agencies, as necessary.

**Comment 61:** The potential impacts of the proposed project on resident's parking and on-street parking regulations should be addressed. Will parking regulations need to be changed to reflect the commercial use of the building? (Camp_CB8_177)

**Response:** The DEIS Transportation Chapter will address the potential for the proposed project to have significant adverse impacts on parking. The proposed project includes three curb cuts on East 66th Street which have been sized to accommodate the envisioned loading and unloading needs of the project and the Applicant's fleet vehicle storage within the building, to avoid on-street loading and unloading of large deliveries. Also, on East 67th Street, there would be a modest number of peak hour taxi trips for drop-offs and pick-ups of person trips generated by the proposed project. Given these activities, it is not envisioned that the Applicant will require additional use of on-street parking resources.

## AIR QUALITY

**Comment 62:** The applicant admits to having no existing emissions control for its use of hazardous materials. (Stewart_044)

**Response:** Laboratories in which hazardous chemicals are used are equipped with fume hoods. Fume hoods are workstation enclosures that are maintained under negative pressure and continuously vented to the outside when work is taking place. Their function is to protect staff from potentially harmful fumes. By providing a continuous exhaust from laboratory rooms, they also prevent any fumes released within the laboratory from escaping into other areas of the building, or through windows to the outside.

**Comment 63:** The proposed project would contribute to air pollution, dust, and debris. It will affect air quality due to the emissions of noxious chemicals. (Camp CB8 004, Kaye_018, Andriano_025, Stewart_044, Leclercq_054, Leclercq_058, Lakah_070, Sulkis_091, Silverman_092, Andriano_096, Miller_134, Zvi_145, Rodriguez_152, Evans_153

The EIS should include an analysis not only of effects of chemical spills, but of biological material released into the atmosphere through the building's mechanical system. Emissions from hazardous materials used within the NYBC building and tenant spaces should be disclosed, and controls to mitigate the impacts of these emissions should be described. Air quality impacts from the proposed project on residents, schoolchildren, pedestrians, and users of the Park should be analyzed. (Camp CB8 004, Camp_CB8_177)

**Response:** As noted on pages 16 and 17 of the Draft Scope of Work, potential impacts of laboratory activities on air quality will be analyzed in the DEIS. Further, as noted on page 14 of the Draft Scope, hazardous materials that would be associated with operation of laboratories will be identified with a summary of the procedures and legal requirements for ensuring they are each managed safely.

**Comment 64:** Any air quality analysis that is required based on current zoning usage should be conducted against standards for R8B zones, not C1-9 uses. (RoseCB8_131)

**Response:** As discussed in Appendix B, "Draft Air Quality Methodology Memorandum," to the Draft Scope of Work, if required based on a review of DEP and NYSDEC air permits, an assessment of any permitted industrial sources of emissions will be prepared in accordance with the procedures outlined in the *CEQR Technical Manual*.

**Comment 65:** What is the cumulative effect on the environmental air quality of the exhaust from slower cars and trapped buses and trucks? Air quality impacts from increased vehicular and pedestrian traffic caused by deliveries of equipment and materials, additional employees, slower moving and idling vehicles should be assessed. (Camp CB8 004, Camp_CB8_177)

**Response:** As noted on page 16 of the Draft Scope of Work, "Air Quality," if the project-generated vehicle trips would exceed any *CEQR Technical Manual* screening thresholds for carbon monoxide (CO) or particulate matter (PM), a microscale analysis of CO and PM mobile source emissions would be performed.

**GREENHOUSE GAS EMISSIONS AND CLIMATE CHANGE**

**Comment 66:** What will the difference in CO2 emissions be between the current building, the as-of-right building and the building as proposed? Will the building as proposed be compliant with long-term requirements of the Climate Mobilization Act? If not, what will be the difference in CO2 emissions between the building as proposed after it has made its required retrofits to meet the Climate Mobilization Act's long-term regulations and what it would be as built? (Kallos_033)

**Response:** As described in Task 12, "Greenhouse Gas Emissions and Climate Change" on page 17 of the Draft Scope of Work, in accordance with the *CEQR Technical Manual*, greenhouse gas (GHG) emissions generated by the Proposed Project will be quantified, and an assessment of consistency with the City's established GHG reduction goal will be prepared for the EIS. Relevant measures to reduce energy consumption and GHG emissions that could be incorporated into the proposed project will be discussed, and the potential for those measures to reduce GHG emissions from the Proposed Project will be assessed to the extent practicable.

**NOISE**

**Comment 67:** The proposed project would increase noise, including from ambulance sirens and cars honking in congested traffic. (Berkowsky_028, Stewart_044, Sulkis_091, Silverman_092, Majumdar_104, RoseCB8_131, Miller_134, Rodriguez_152, Evans_153, Auerbach_164, Long_174)

The effects of more and slower trucks in the neighborhood should be assessed. (Camp_CB8_177)

**Response:** As stated on page 10g of the EAS and on page 18 of the Draft Scope of Work, the EIS will include an assessment of noise from project-generated traffic. Furthermore, the Proposed Project is not a hospital and would not include an emergency department; therefore, it would not generate any ambulance activity as part of its operations. If any ambulance activity were to occur, it would only be for medical emergencies requiring transport to a medical facility, as would be the case for any development.

**Comment 68:** The proposed project would result in increased noise in a residential neighborhood from mechanical systems operating 24 hours a day, 7 days a week, including in the park and at the neighboring residential buildings. (Barrett_102, HansingerRubio_108, Cosme_114, Steinberg_118, Westelinck_127, Kaminski_128, O'Connor_130, Miller_134, McMahonSorenson_138, Topetta_160, Bell_170, Longo_174)

The noise impact of mechanical systems on residential uses should be assessed. (RoseCB8_131)

**Response:** As described on page 10g of the EAS and on page 18 of the Draft Scope of Work, the Proposed Project's mechanical equipment, including heating, ventilation, and air conditioning (HVAC) equipment, would be designed to meet applicable regulations. Therefore, in accordance with *CEQR Technical Manual* guidance, a detailed analysis of mechanical equipment noise is not necessary.

**Comment 69:** The data for the noise analysis is years old and do not accurately reflect existing conditions. (Barrett_102)

The Final Scope of Work should recognize that temporary changes in assessing existing noise due to the Covid-19 pandemic will soon no longer be necessary. The Applicant should wait until after Covid-19 restrictions have been lifted in order to determine existing noise levels from noise receptors that make sense for the proposed project. The use of noise receptors identified in 2001 as a part of the Memorial Sloan Kettering Cancer Center is no longer necessary or wise. (Camp_CB8_177)

**Response:** As described in Appendix C, "Draft Noise Monitoring Approach Memorandum," to the Draft Scope of Work, measurements of existing noise were determined not to be representative of typical noise exposure due to atypical conditions for vehicular and pedestrian/cyclist traffic, goods movement, and transit use as a result of the COVID-19 pandemic. However, the measured MSKCC Rezoning EIS noise levels will be scaled to the 2020 "existing condition" traffic volumes that would represent typical conditions, as well as the 2026 With Action condition. This scaling will be done using the proportionality equation described in Section 332.1 of the *CEQR Technical Manual*. The scaling will be based on traffic volumes and vehicle classification breakdowns developed for both the 2020 existing and 2026 With Action condition. In cases where the predicted traffic in the 2020 existing or 2026 With Action condition would be less than the traffic for 2001, noise levels will be assumed to remain stable in order to ensure a conservative analysis.

**Comment 70:** The impacts on sound quality that a 330-foot-tall all-glass building would have should be assessed, including the impacts of neighborhood and traffic sound bouncing off the glass on residents, schoolchildren and educators at JREC, and on users of the playground and St. Catherine's Park. (Kaye_018, Camp_CB8_177)

**Response:** The *CEQR Technical Manual* does not require analysis of increased reflected noise from newly constructed buildings, because the amount of reflected noise does not have the potential to result in a doubling of acoustical energy, which would be necessary to result in a noticeable noise increase. Additionally, the proposed project would be of comparable size to a redeveloped New York Blood Center building absent the proposed actions (the No Action scenario), so the

proposed actions would not have the potential to result in a substantial noise increase compared to the No Action scenario. As stated on page 10g of the EAS and on page 18 of the Draft Scope of Work, the EIS will include an assessment of noise from project-generated traffic and the Proposed Project's mechanical equipment, including heating, ventilation, and air conditioning (HVAC) equipment, would be designed to meet applicable regulations.

**CONSTRUCTION**

**Comment 71:** The proposed project's construction will impact the neighborhood, the school, and/or St. Catherine's Park. (Anderson_001, Anderson_003, Stewart_044, Anderson_051, Karp_085, Schwartzberg_094, Anderson_105, D'AbruzzoShemin_139, Shemin_140, Zvi_145, Greenbaun_149, Topetta_160, Evans_162, Brewer_168)

**Response:** As described on pages 20 and 21 of the Draft Scope of Work, "Construction," the DEIS will include an assessment of the duration and severity of the disruption and inconvenience to nearby areas.

**Comment 72:** Construction of the proposed project would negatively affect business for the restaurant at Second Avenue and East 66th Street, which has sidewalk tables. (Stewart_044)

**Response:** Per the Reasonable Worst Case Development Scenario, a medical office land use has been assumed for trip generation purposes, which would be built along with a redeveloped New York Blood Center building absent the proposed actions (the No Action scenario). When compared to the No Action scenario, there would be an incremental decrease in walk-only trips under the proposed project during all peak hours and an incremental decrease in total person trips under the weekday midday and PM peak hours when a restaurant with sidewalk tables is generally most active. Therefore, the additional pedestrian trips along the same sidewalk as the restaurant with sidewalk tables would have less effect under the proposed project than under the as-of-right project.

**Comment 73:** The effects of construction of the proposed project on Julia Richman should be addressed. Learning is impacted by noise and/or lack of light. (Kallos_033, Wisniewski_071, Barrett_102, Baller_142, Bell_170)

Julia Richman has six schools where students from across the City of New York, including one school focused on students from immigrant families and a school for children on the autism spectrum. The science of effective lighting spaces has shown that natural light in the classroom "improves mood, alertness, concentration and energy levels and improves test scores." How much natural light will be lost in classrooms at Julia Richmond? In addition, a peer review study in the *Journal of Acoustical Society of America* confirms what might be common sense: "External noise was found to have a significant negative impact on

performance." How much construction noise will be audible in the classroom or outdoors during classroom and construction hours? (Kallos_033)

**Response:** As described on page 21 of the Draft Scope of Work, "Construction," the DEIS will include a detailed quantitative construction noise analysis. The potential noise effects resulting from construction of the Proposed Project on surrounding receptors, including the Julia Richmond Education Complex, will be evaluated and compared to applicable impact criteria. The analysis will also consider project-specific control measures will be considered to reduce construction noise disruption to the surrounding community.

As described on pages 11 and 12 of the Draft Scope of Work, "Shadows," the DEIS will include a shadow assessment. Following the guidance of the *CEQR Technical Manual,* the shadows analysis will consider sunlight-sensitive resources which include publicly accessible parks and plazas, sunlight-dependent features of historic resources such as stained-glass windows, Greenstreets (planted areas in traffic islands), and natural resources such as water bodies and wetlands. An assessment of shadows reaching into the inside of buildings especially those with thick brick façades are not included in CEQR analyses.

**Comment 74:** Construction of the proposed project would result in safety concerns because of the site's proximity to a school and a park. Safety measures during construction should be described. What would the impact of construction over the four years anticipated by the applicant be on the children at JREC, the elderly and home bound, users of St. Catherine's Park, residents, traffic, and other users of the streets? (Camp CB8 004, Kaye_018, Kolack_040, Stewart_044, Cramer_087, Sulkis_091, Silverman_092, Schwartzberg_094, Shemin_140, Topetta_160, Sulzer_169, Bell_170, Camp_CB8_177)

**Response:** As described on page 21 of the Draft Scope of Work, "Construction," the Construction chapter in the DEIS will describe a variety of measures that will be employed to ensure public safety during the construction of the Proposed Project.

**Comment 75:** How will the existing liquid nitrogen tanks be dismantled during construction? The potential for explosion is always present. How will safety be assured? (Stewart_044, Cramer_087, Schwartzberg_094)

**Response:** As discussed on page 10e of the EAS and page 14 of the Draft Scope of Work, the DEIS will include a discussion of the potential presence of hazardous materials, petroleum products, and/or other environmental concerns on the project site, as well as necessary measures that would be required, either prior to or during construction and/or operation of the proposed project, to avoid significant adverse effects.

**Comment 76:** The proposed project would result in over 4 years of construction traffic and/or noise, including significantly impacting public health and the neighborhood, schools, and/or the library in the study area. (Stewart_032, Stewart_044, Cramer_087, Schwartzberg_094 Goldhagen_110, Cooper_115, Forman_116,

Altman_123, Kaplan_124, Fass_132, Shula_133, Miller_134, Schwarze_135, Wittman_147, Greenbaun_149, Rodriguez_152, Evans_153, Bell_170, Kaplan_173, Anonymous_178, Bakal_179)

The effects of construction of the proposed project on traffic and parking should be assessed. (Wisniewski_071)

Construction of the proposed project will negatively affect already congested traffic, parking, pedestrian, and/or transit conditions in the area. (Edelman_088)

The effects of construction on traffic, including emergency vehicle access, access to St. Catherine's Park, and the effects of construction traffic on neighborhood residents, children and buses going to and from school and to and from St. Catherine's Park, public buses and other forms of transportation, should be described. (Camp_CB8_177)

Diesel equipment used during construction of the proposed project will impact air quality. (Stewart_044)

Construction dust will impact the indoor air quality of residential neighbors. (Stewart_044)

Dust from construction should be assessed. (Brewer_168)

Construction noise should be assessed. (Brewer_168)

Construction noise should be assessed, including the differences in noise levels during each phase of construction. The impacts of construction noise on JREC students and park users should be disclosed. (Camp_CB8_177)

**Response:** As described on pages 20 and 21 of the Draft Scope of Work, "Construction," the DEIS will include an assessment of transportation systems, air quality, and noise and vibration, as well as historic and cultural resources, hazardous materials, open space, socioeconomic conditions, community facilities, land use, and neighborhood character, as appropriate.

**Comment 77:** Variances to allow after-hours construction activities will exacerbate the negative construction impacts of noise, debris, trucks on neighborhood residents, school children and educators, and Park users. (Camp_CB8_177)

**Response:** Appropriate work permits from DOB will need to be obtained for any necessary work outside of normal construction hours and no work outside of normal construction hours would be performed until such permits are obtained. The numbers of workers and pieces of equipment in operation for night or weekend work would typically be limited to those needed to complete the particular authorized task. Therefore, the level of activity for any weekend or night work would be less than that of a normal workday.

**Comment 78:** During construction of the proposed project, traffic should be monitored and managed by a professional company. (Schneider_068)

**Response:** As described on page 20 of the Draft Scope of Work, "Construction," the DEIS will include a transportation assessment that considers losses in lanes, sidewalks, off-street parking, and effects on other transportation services (i.e., transit and pedestrian circulation) during the construction periods, and identify the increase in vehicle trips from construction workers and trucks. If significant adverse impacts are identified, appropriate measures will be identified to mitigate such impacts.

**Comment 79:** During the pandemic, construction workers do not comply with Covid regulations (e.g., wearing masks). (Topetta_160)

**Response:** During the COVID-19 pandemic, all construction businesses must adhere to the latest local, state, and federal requirements.

**Comment 80:** If a crane would be used during construction, its location and the duration of street closing should be provided, along with an assessment of the impacts of street closures for the crane on emergency vehicles, school children, park users, and vehicle and pedestrian traffic. The location of construction equipment should be disclosed. Where construction vehicles park while waiting to remove debris should be described. (Camp_CB8_177)

**Response:** The Construction chapter in the DEIS will describe the anticipated location of the tower crane to be used for the construction of the Proposed Project as well as the construction trucks staging area based on preliminary logistics. MPT plans would be developed for any required temporary sidewalk and lane narrowing and/or closures adjacent to the construction site to ensure the safety of the construction workers and the public passing through the area. Approval of these plans and implementation of the closures would be coordinated with DOT's Office of Construction Mitigation and Coordination (OCMC).

**Comment 81:** The developer has not, as far as can be gleaned from the website, constructed buildings of this size previously? How will construction progress with an inexperienced builder? (Camp_CB8_177)

**Response:** The construction schedule and information presented in the DEIS will be developed by a construction manager with considerable experience on construction projects in New York City that are comparable in size and type as the Proposed Project.

**NEIGHBORHOOD CHARACTER**

**Comment 82:** The proposed project will have significant adverse impacts on Land Use, Zoning, and Public Policy, Open Space, Urban Design and Visual Resources, Shadows, Transportation, and Noise; therefore, it will destroy the quality of life and character of the neighborhood. (Bell_170)

The height and bulk of the proposed project would result in adverse effects to the low-rise, residential neighborhood that cannot be mitigated. The residential nature

of the community does not support the extent of the proposed use as commercial space for labs and offices or the size, bulk, height, or the building's emitted and reflective light, which contrast the existing streetscape, architectural styles, and character. The DEIS should disclose what the proposed project and the signage which is otherwise illegal, will do to the character of the midblock, "sense of enclosure, scale and coherence." The analysis should also include a discussion of whether the need for increased security will have an impact on street life and how it will detract from the residential feel of the neighborhood. (Levy_020, Camp_CB8_177)

The height of the building will negatively impact the neighborhood character. (Kaye_018)

**Response:** As discussed on page 10h of the EAS and page 20 of the Draft Scope of Work, the DEIS will include an assessment of neighborhood character in accordance with the *CEQR Technical Manual*. In accordance with CEQR, neighborhood character is determined by a number of factors, such as land use, urban design, visual resources, historic resources, socioeconomic conditions, traffic, and noise.

**MITIGATION**

**Comment 83:** Specific shadows mitigation measures, including how they would be implemented and monitored, should be described. (MASNYC_182)

The method for mitigation of daily shadows should be identified in the EIS. The building's shadow impact cannot be mitigated with respect to the Park. Shadows can't be fixed, sunlight can't be brought back. To what extent will the NYBC proposal impact critical light resources on the park? (Levy_020, Camp_CB8_177)

As the applicant looks at mitigation measures, is there an example of a similar project with a similar or greater loss of light to a City Park where mitigation actually increased the use of the Park during shaded hours after the construction of the project? (Kallos_033)

**Response:** As stated on page 22 of the Draft Scope of Work, mitigation measures will be identified for all significant adverse impacts identified in the DEIS. Where no mitigation measures are available, impacts will be identified in the Unavoidable Adverse Impacts chapter.

**Comment 84:** Because the proposed project would result in significant adverse shadows impact on St. Catherine's Park, in accordance with Section 500, Chapter 8 of the *CEQR Technical Manual*, the project must be relocated to a different site. (Bell_170)

**Response:** Chapter 8, Section 500 of the *CEQR Technical Manual* identifies relocation of a proposed project as the last of several potential mitigation measures. Mitigation measures which allow the proposed project to fulfill its purpose and need will be considered in the DEIS.

**Comment 85:** Mitigation of construction impacts should be identified. (Brewer_168)

**Response:** As stated on page 22 of the Draft Scope of Work, mitigation measures will be identified for all significant adverse impacts identified in the DEIS. Where no mitigation measures are available, impacts will be identified in the Unavoidable Adverse Impacts chapter.

**ALTERNATIVES**

**Comment 86:** NYBC has been offered other sites. The proposed project should/could be developed elsewhere. NYBC would need to relocate elsewhere for 4 years during construction, proving that it does not need expanded space in this area. (Anderson_001, Levey_002, Anderson_003, Mason_017, O'Reilly_031; Walsh_035, Stewart_044, Anderson_051, Leclercq_058, Ladin_062, Ross_074, Birnbaum_HPA_075, Stewart_079, Glenn_083, Karp_085, Cramer_087, Sulkis_091, Silverman_092, Walker_093, Schwartzberg_094, Berk_098, Gales_100, Waryha_101, Barrett_102, Majumdar_104, Anderson_105, Binip_109, Goldhagen_110, Cooper_115, Forman_116, Steinberg_118, Smykowski_122, Altman_123, DiBona_125, Westelinck_127, Kaminski_128_Fass_132, Shula_133, Miller_134, McMahonSorenson_138, Rosenhagen_141, Baller_142, Forman_144, Graziano_150, Dolgin_154, Gafni_155, HellerWeitzman_156, O'Reilly_157, Tamuccio_158, Alessi_159, Auerbach_164, Belluschi_167, Bell_170, Smith_171, Kaplan_173, Mason_176, Camp_CB8_177, Bakal_179, Cramer_183

NYBC can build anywhere and create the same internship opportunities for students. More underprivileged, minority students will be affected by the construction of the proposed project than served by the proposed program. (Baller_142)

The project should be developed along one of the Avenues, and the existing site building should be converted into something that would preserve and benefit the surrounding area, such as a school, clinic, community center, or affordable housing. (Stewart_044

NYBC needs to explain whether and, if not, why it has/has not considered available commercial buildings to retrofit to meet its expansion needs. (Barrett_102)

**Response:** All of the alternative sites that NYBC considered are either too small, or do not have the locational advantages of NYBC's current site.

- The few sites potentially available on the Upper East Side are too small in size, and would either not give NYBC the space it needs or would not allow the opportunity to develop partner space.
- The life sciences laboratory buildings coming on the market now are primarily located on the Far West Side, in Harlem, or in Long Island City. They are generally not located near other academic or medical institutions,

which is critical for NYBC's operations, and they do not offer the amount of space that NYBC needs.

- Of the three sites offered by NYCEDC in its Life Sciences RFEI in 2018, two were in locations—East Harlem and Long Island City—that are not close to other academic or medical institutions, and the third site, at 455 First Avenue, although it is near NYU-Langone Medical Center and Bellevue Hospital, has considerable infrastructural challenges that would likely require demolishing the building and rebuilding it. NYBC would also be challenged in that location to develop new relationships with new institutional partners, relationships that NYBC has developed with its neighboring institutions over many years.

**Comment 87:** The DEIS should analyze the impacts of other types of residential and commercial uses allowed under the rezoning, in the event that NYBC's plans change. (Friends_119)

What will happen if the applicant decides to sell the land after receiving the zoning change it seeks and a residential tower or mixed-use building is built? How would that type and size of building impact the neighborhood of small residential buildings in the midblocks? (Camp_CB8_177)

**Response:** The NYBC is seeking the rezoning so that it can rebuild Center East as a 21st century clinical and research facility and a life sciences hub at its longtime home, and does not intend to sell its land after an approved rezoning for residential or mixed use development. It has no objection to restricting the use of its land after rezoning to the uses proposed in this application and to the floor area, and zoning envelope permitted in an R8B zoning district. Restrictions such as these are typically memorialized in a deed restriction recorded against the restricted property and regulated by the City Planning Commission.

**Comment 88:** The No Action alternative would give NYBC more space than the proposed project. NYBC has the financial resources to construct a new as-of-right structure that would satisfy all of its requirements. (Bell_170)

**Response:** As described in the EAS and the Draft Scope of Work, more floor area would be available to NYBC in the proposed project. The No Action Alternative is also constrained by the yard regulations, which would prevent the building from having the large, efficient floorplates that are desirable modern laboratory use. Further, the No Action Alternative would not meet the purpose and need of the proposed project to create a life sciences hub at this critical location among the City's major medical care, education, and research institutions.

**Comment 89:** A reasonable alternative to the proposed building that includes no significant adverse impacts on St. Catherine's Park should be proposed. (MASNYC_182)

**Response:** As described on page 22 of the Draft Scope of Work, "Alternatives," the DEIS may also include an alternative(s) that reduces any significant adverse impacts identified in the EIS analyses..

## PUBLIC HEALTH

**Comment 90:** The effects of increased congestion and the increased presence of hazardous materials emitted into the air on members of the community with health issues (such as asthma, pulmonary conditions, or heart disease) or learning disabilities must be analyzed. Altering the character of a residential neighborhood will have psychological impacts. The Applicant must produce studies on a dramatic, out-of-context change of this nature, given that a residential mid-block will serve a commercial building that will tower over adjacent residences, schools and St. Catherine's Park. (Camp_CB8_177)

If there is a shadows impact on St. Catherine's Park, what would be the impact on the health of the children playing outside for a few hours a day, burning fewer calories, particularly when childhood obesity rates in a City with an epidemic of overweight children and adults? (Kallos_033)

**Response:** As noted on page 19 of the Draft Scope of Work, "Public Health," according to the *CEQR Technical Manual* a public health analysis is warranted if a project would result in a significant unmitigated impact in other CEQR analysis areas, such as air quality, water quality, hazardous materials, or noise. If unmitigated significant adverse impacts are identified in any of these technical areas, and the lead agency determines that a public health assessment is warranted, an analysis will be provided for the specific technical area or areas, in accordance with *CEQR Technical Manual* guidelines.

## MISCELLANEOUS

**Comment 91:** I support the mission of NYBC and understand the need to modernize their existing facilities. However, I have serious concerns about the size and negative impacts of the proposed building and about the conversion of the majority of the site into commercial laboratory use. Neither one of these requests for rezoning are essential to the mission of NYBC or the improvement of its facilities. The impacts associated with the proposal for large scale commercial development could be largely mitigated by significantly decreasing the bulk and scale of the proposed building and reducing or eliminating its commercial tenants. (Brewer_168)

**Response:** Comment noted.

**Comment 92:** Please provide the EISs and any other documents that were produced in connection with the 1984 NYBC application to build a 30-story residential tower and expand NYBC space on the project site. The CEQR number is 84-005M. (RoseCB8_131)

The original proposal was to rezone all the R8B buildings on the project block, and this was changed at some point. Provide all history and documents that referred to this earlier proposal for rezoning. (RoseCB8_131)

**Response:** NYBC does not know if the documents referred to in the comment ever existed or, if they did, where they are now. NYBC does know that it has not retained copies of them. More importantly, those documents are irrelevant to the proposal at hand. The plans for the NYBC space would be outdated by changes in the organization's objectives over the years, and the proposed market rate apartments could be constructed anywhere and would not satisfy the City's policy objectives for the development of this property.

**Comment 93:** I am disappointed with NYBC's lack of communication with the community. The applicant has not been transparent during this process. (Walker_093, Shimamura_097, Graziano_150)

**Response:** The Applicant presented the proposed project at the CB8 Zoning and Development Committee meeting on November 17, 2020. The Applicant team has also met with all of the elected officials about the proposed project over the last two years, and has engaged with local groups including the Friends of St. Catherine's Park, CIVITAS, and Friends of the Upper East Side Historic District. The Applicant team requested a meeting with the Julia Richman Educational Complex. Community engagement has occurred and will continue throughout the process. The Applicant is committed to working with the community and its neighbors to ensure that all voices are heard.

**Comment 94:** NYCDCP's "Public Notice of Scoping Meeting Draft Environmental Impact Statement" was invalid because:

1) The public notice and supporting materials dated November 13, 2020 stated that the proposed project was made on behalf of NYBC and its partners. This is false and misleading, rendering the notice voice, because NYBC does not have any partners; it intends to have rent paying tenants or condo purchasers, which are not partners. A new notice must be issued and the CEQR/ULURP process must start over.

2) All of the materials required to be available to the public at least 30 days prior to the Scoping Meeting were not available. The EAS was not accessible (i.e., the link would freeze before the reader got to the end of the document) and therefore, the inability of the public to access the complete EAS prior to the Scoping Meeting renders the Meeting invalid. (Bell_006, Bell_080, Bell_170)

**Response:** The EAS, Draft Scope and scoping notice clearly identify NYBC as the sole applicant. The term "partners" is used to broadly to identify Longfellow, NYBC's development partner, and the life science companies that would occupy the building and act as research partners with NYBC.

The scoping notice provided the public with access to copies of the Draft Scope of Work and EAS by either download at https://www1.nyc.gov/site/planning/applicants/scoping-documents.page or by contacting the DCP's Environmental Assessment and Review Division (EARD) by calling (212) 720-3493 or emailing oabinad@planning.nyc.gov. Therefore, if

a member of the public had trouble downloading the link, they were able to obtain a copy directly from EARD.

**Comment 95:** Preparing an EIS during the pandemic does not reflect post-pandemic conditions, which cannot be predicted. (Bell_170)

**Response:** The analyses presented in the DEIS will be based on pre-pandemic conditions, and future (Build) year analyses will be adjusted for annual growth. The analyses presented in the EIS will reflect a reasonable worst-case development scenario. The analyses to be presented in the EIS will reflect Build Year conditions that assume the City will have recovered from the pandemic; pandemic conditions are not expected to last indefinitely.

**Comment 96:** Conducting the review process for this project during Covid is unfair because in-person meetings would yield more participation such that more opposition would be known. Technological challenges could be a deterrent to public participation. (Bourla_165)

**Response:** A public scoping meeting was held on December 15, 2020, remotely due to COVID-19 via videoconference and phone. The comment period remained open until the close of business on December 31, 2020, longer than the 10 day minimum required by CEQR.

**Comment 97:** DCP should provide a definitive guide on the correct list of categories to be covered by the DEIS. The graphic list on page two of the *CEQR Technical Manual*, the table of contents in the *CEQR Technical Manual*, the button for Scoping on the City Planning website on Environmental Review Process, and page 8-22 of the NYBC Draft Scope of Work are all different. (Bell_080)

Aside from Waterfront Issues and Natural Resources, each of the tasks enumerated in the *CEQR Manual* require extensive study of major negative environmental impact that will occur should the project be approved and built as presented. (Camp_CB8_177)

**Response:** As described on pages 8 through 22 of the Draft Scope of Work, and consistent with the methodologies and guidance set forth in the *CEQR Technical Manual*, based on the EAS, the Proposed Actions do not meet the criteria warranting further analysis of community facilities and services, natural resources, solid waste and sanitation services, and energy. The DEIS will include analyses of the following areas: land use, zoning, and public policy; socioeconomic conditions; open space; shadows; historic and cultural resources; urban design and visual resources; hazardous materials; water and sewer infrastructure; transportation; air quality; greenhouse gases and climate change; noise; public health; neighborhood character; construction; alternatives; and mitigation. The DEIS will also include a project description, and, where appropriate to the Proposed Actions, chapters for unavoidable adverse impacts, growth-inducing aspects of the Proposed Actions; irreversible and irretrievable commitments of resources, and an executive summary.

**Comment 98:** The Zoning Application Portal shows that NYBC has filed three different Revised Scope of Work documents, but only one version is available on the Project Information Website. How can I obtain the other versions? (Bell_006, Bell_080)

**Response:** Requests for DCP records may be requested pursuant to the Freedom of Information Law (FOIL). Any request to inspect or copy records kept or held by the Department of City Planning (DCP) shall be made through NYC OpenRECORDS, found at: https://a860- openrecords.nyc.gov/. The request should reasonably describe the record or records sought and should, whenever possible and as applicable, supply information regarding dates, Borough/Block/Lot, address, street name, CP or ULURP number(s), CEQR number, project name or other information which will enable DCP's Records Access Officer to identify the records sought. DCP encourages requesters to be as specific as possible in their requests, in terms of dates, subject matter, and nature of records sought. Broadly worded requests for "any" or "all" records related to a particular subject matter have the potential to implicate hundreds if not thousands of records, including emails, and increase the time needed for DCP to search for and collect all responsive records, thus increasing the wait time for the requester. In terms of emails, when possible, the specific sender(s) and recipient(s) should be identified, as well as specific date ranges. Once responsive records have been collected, the Records Access Officer will email them to the requester, if preferable and if possible. Otherwise, copies will be produced for pick- up, or requesters may elect to come in to inspect the records, first, before copies are produced. Please note that the Freedom of Information Law is not a means to have DCP conduct extensive research into a subject matter, nor is it the appropriate means to obtain answers to questions, unless it is clear from the FOIL request which DCP record(s) would be responsive. The Records Access Officer for DCP is: Wendy Niles Dept. of City Planning 120 Broadway, 31st Floor New York, New York 10271 Tel: (212) 720-3208 Fax: (212) 720-3303 Email: FOIL@planning.nyc.gov.

Additional information is available at https://www1.nyc.gov/assets/planning/download/pdf/about/proc_pub_inspection.pdf.

**Comment 99:** The proposed building would have its lights on 24 hours a day, 7 days a week, which is not appropriate for a residential area. I am concerned about light pollution. (Sulzer_046, Bell_069, Cramer_087, Barrett_102, Goldhagen_110, Forman_116, Steinberg_118, Kaminski_128, O'Connor_130, Miller_134, McMahonSorenson_138, Topetta_160, Bell_170, Longo_174

The EIS should include an analysis of the neighborhood effects of light trespass and light pollution from a tall facility operating 24 hours a day, 7 days a week, 365 days a year. A tall bulky inappropriately sized building that is illuminated will have an impact on those using the street in this residential neighborhood. (Camp_CB8_177)

**Response:** The proposed project would utilize occupancy sensors which would turn off lights unless the space is occupied. The effects of light from a building is not an area of CEQR analysis.

**Comment 100:** What is the extent of impact that an illuminated building will have on the diversity of users of St. Catherine's Park? (Camp_CB8_177)

**Response:** In the daytime, illuminated signage at the development site would not be expected to have any more impact than other lighted buildings such as JREC. All interior light fixtures within the building will be on occupancy sensors so that lighting will automatically dim to low-light levels as required for egress when portions of the each floor are unoccupied. All the buildings around St. Catherine's Park have lights on during the day and for some portion of the night. The operation of the proposed project would not be substantially different. Further the active areas on the ground floor facing the sidewalk on both façades will provide light and surveillance for the adjacent sidewalks..

**Comment 101:** The bulk and height, along with the constant illumination, of the proposed building will impact children in JREC. Some have severe learning disabilities and excessive noise can negatively impact their ability to learn. Many come from disadvantaged communities and excess noise will add another challenge that may encumber their ability to achieve in and outside of the classroom. What are the impacts on their classroom environment? The effects of the 24 hour/day, light emitting building on students and educators at JREC, users of St. Catherine's Park, the local business community, and on sleep cycles and circadian rhythms of neighborhood residents must be assessed. What are the long-range impacts of light associated with this project beyond the immediate neighborhood and into the broader community and neighboring community districts? (Camp_CB8_177)

**Response:** The bulk, height, and illuminated signage of the proposed project—as well as any noise the users may generate—will be considered in the DEIS as stated on pages 13 and 18 of the Draft Scope of Work, "Urban Design and Visual Resources," and "Noise," respectively.

**Comment 102:** NYBC must disclose any pledges or promises, made or implied, to community groups so that community group support can be properly evaluated. NYBC should commit to support those community groups in the future regardless of whether or not the proposed project is approved and built. (Bell_170)

**Response:** Comment noted.

**Comment 103:** Is this expansion to house more cold callers? (Ferguson_039)

**Response:** No.

**Comment 104:** What impact will increased trucks for delivery, waste pick-up, other pick-ups by truck for equipment and lab supplies, and taxis, Ubers/Lyfts have on the roadbeds and the need for repaving? Will more frequent paving be required? Will this culminate in additional potholes? (Camp_CB8_177)

**Response:** The Proposed Project would generate a modest number of additional deliveries, approximately six in the AM and midday peak hours, and one in the PM peak hour. The majority of these deliveries would be by van or box truck, which are commonplace in Manhattan, and it is not anticipated that these additional delivery vehicles would noticeably accelerate the deterioration of pavement quality on the area's streets. Additionally, the Proposed Project would generate negative increments of taxi vehicle trips, approximately -10, -16, and -8 in the AM, midday, and PM peak hours, respectively.

**Comment 105:** Is transforming the Zoning Resolution appropriate where contractors and life sciences experts reported in a panel discussion as part of a webinar that New York's loss of life sciences to Boston is not related to space and laboratory facilities, but to other causes that this building does not correct? (Camp_CB8_177)

**Response:** Life sciences did not leave New York for Boston. The life sciences users did not develop as robustly in New York as they did in Boston-Cambridge where the academic medical centers and the academic institutions grew more rapidly through their proximity and synergy. The proposed project would provide proximity and promote synergy. NYCEDC has identified the lack of sufficient commercial laboratory space as an impediment to the growth of the life sciences industry in New York, and in particular, space that will enable commercial life sciences companies to connect with academic and institutional research activities.

**Comment 106:** What impact does a commercial building, including scientist and administrator tenants, have on a residential neighborhood? What kinds of changes would it bring? How will that impact fixed-income residents as well as residents who have young children? (Camp_CB8_177)

**Response:** The scientists and other employees in the Proposed Project would not be expected to differ from the scientists and other employees of the medical centers and laboratories located near the development site. Therefore, there would be no reason to expect them to affect the neighborhood differently.

**Comment 107:** As a condition to any upzoning, NYBC should put the deed to the property in escrow, with the deed to be released and title to pass to the City in the event the building is ever used for any purpose other than a Life Science hub. (Bell_170)

**Response:** This method of enforcement is unnecessary and would be very unusual. Any use restrictions that the City wished to impose in connection with the ULURP approval can be required as a condition of the special permit, and through a restrictive declaration.

*GENERAL OPPOSITION*

**Comment 108:** I oppose this project, which will negatively impact the environment, neighborhood character, and/or quality of life. (Anderson_001, Levey_002, Anderson_003, Barrett_016, Mason_017, Satin_019, Andriano_025, Walsh_035,

Kolack_040, Simone_043, Stewart_044, Sulzer_046, Dwight_047, Lakah_048, Bellows_049, Moradi_050, Anderson_051, Leclercq_058, Ladin_013, Ladin_062, Giberson_065, CIVITAS_067, Lakah_070, Stenzel_072, Ross_074, Birnbaum_HPA_075, Canizares_076, Canizares_077, Krein_078, Giller_081, Jeydel_082, Glenn_083, Gray_084, Karp_085, Cramer_087, Canizares_089, Liberty_090, Sulkis_091, Silverman_092, Walker_093, Schwartzberg_094, Miller_095, Andriano_096, Shimamura_097, Berk_098, Gindi_099, Gales_100, Waryha_101, Barrett_102, Tamayo_103, Majumdar_104, Anderson_105, Sosa_106, Friedhoffer_107, HansingerRubio_108, Binip_109, Goldhagen_110, Kratish_111, Daw_112, Yee_113, Cosme_114, Cooper_115, Forman_116, Rizzuto_117, Cunningham_120, Tamuccio_121, Smykowski_122, Altman_123, Kaplan_124, DiBona_125, Altman_126, Westelinck_127, Kaminski_128, Angelos_129, O'Connor_130, Fass_132, Miller_134, Schwarze_135, Posy_136, Heslin_137, McMahonSorenson_138, D'AbruzzoShemin_139, Shemin_140, Rozensher_143, Forman_144_Zvi_145, Wittman_147, Greenbaun_149, Friedman_151, Rodriguez_152, Evans_153, Dolgin_154, Gafni_155, HellerWeitzman_156, O'Reilly_157, Tamuccio_158, Alessi_159, Topetta_160, Green_161, Evans_162, Knowles_163, Auerbach_164, Bourla_165, Schulman_166, Belluschi_167, Sulzer_169, Smith_171, Martin_172, Kaplan_173, Longo_174, Bodansky_175, Mason_176, Anonymous_178, Bakal_179, Nguyen_184

The project's effects on the Julia Richmond School would be a travesty and racist. (Leclercq_054

**Response:** Comment noted.

*GENERAL SUPPORT*

**Comment 109:** I support this project. (Rodriguez_KH_023, Malowney_CUNY_024, Schimmel_041, Shlossman_045, Miller_ABNY_053, Malowney_CUNY_055, Castillo_CRNYHS_010, Rotall_SMW_009, OrtizJr_NYCETC_014, Barlera_GNYLECET_015, Castillo_CRNYHS_056, Rodriguez_KH_057, Dubin-Thaler_007, Dubin-Thaler_BioBus_059, LaBarbera_BCTC_008, LaBarbera_BCTC_060, Rotall_SMW_009, Free_BC_061, Kelly_012, Kelly_063, GNYLECET_066, LSSS_073

**Response:** Comment noted.

**Comment 110:** I am the Director of the Corporate Work Study Program at Cristo Rey New York High School in East Harlem. We're dedicated to serving students with limited financial means as part of the national Cristo Rey Network, comprising 37 career focused and college preparatory schools. Our school has enjoyed working with NYBC as one of the partners of our Corporate Work Study Program for freshman, sophomore and junior students. The Blood Center has provided invaluable professional development and educational opportunities to our students, all of whom come from an underserved background.

We consider it a privilege to be able to offer our students the ability to work with an institution of NYBC's caliber. Their vision for an expanded campus is an opportunity not just to address critical life science research and innovation needs, but also to provide expanded internship and educational opportunities for students from low-income backgrounds, not to mention direct operational support to local mission-driven schools like ours.

We whole-heartedly support the proposed project and look forward to seeing it move forward. NYBC is more than an essential health care and research institution; it is a valued partner in its community. (Castillo_CRNYHS_010, Castillo_CRNYHS_056)

The Blood Center's proposal would provide our students career-building opportunities in a state-of-the-art facility with world-class practitioners strengthen our City's workforce and help to alleviate the inequality of opportunity that currently exists for far too many young people in our City. (Rodriguez_KH_023)

**Response:** Comment noted.

**Comment 111:** I am the founder and Executive Director of BioBus, dedicated to helping minority, female, and low-income students in New York City discover, explore, and pursue science. I believe New York Blood Center's Center East project will be a tremendous resource for cultivating the as-yet untapped pool of talent among underrepresented groups, like those BioBus serves, in the life science industry. The New York Blood Center's proposal, Center East, will play an important part in not just making our city more of an innovation hub, but opening up more opportunities for students from underrepresented groups interested in pursuing science careers to learn in a modern, world-class environment. In short: building an innovative science and technology campus in the heart of the Upper East Side will create a major professional development pipeline in New York City and foster diversity in a rapidly growing industry. We fully support this project for the 21st century campus it will create and the critical benefits it will bring to those who are still too often without opportunities to ladder up to careers in science and technology. (Dubin-Thaler_007, Dubin-Thaler_BioBus_059)

I'm with NEW—Nontraditional Employment for Women—a New York City-based nonprofit dedicated to transforming women's economic ability and power through trade. And as you probably know, union apprenticeship careers are historically less accessible to women yet they offer perhaps the most upwardly mobile career path for workers without a college degree. We applaud the diversity goals of the Blood Center. (Antokal_027)

**Response:** Comment noted.

**Comment 112:** I am the Associate Director for Industry and Campus Engagement, and the Health Sector Innovation Specialist in the Department of Continuing Education and Workforce Programs at CUNY. This project that could have a significant impact

for our students interested in pursuing STEM careers, particularly in the life sciences industry. Nearly half of our students are of the first generation in their families to attend college and 80 percent of our students are non-white. NYBC is a unique resource in our community. As one of the premier facilities of its kind, working in partnership with the world-class health care organizations on the Upper East Side, it can open up tremendous career opportunities for students and young professionals. For years, NYBC has served as a gateway to the life science field through mentoring and internship programs and partnerships with New York schools. The Center East proposal would enable CUNY to deepen our relationship with NYBC and expand the professional development opportunities available to our students and create a robust talent pipeline from our diverse student population that broadens representation in the life science industry. It also offers New York the chance to enhance our city's reputation as a capital for life science innovation and strengthen our ability to provide employment opportunities for students pursuing STEM careers. I support NYBC's proposal as a project that will open up invaluable careers in life science to new generations of aspiring professionals. (Malowney_CUNY_024, Malowney_CUNY_055)

**Response:** Comment noted.

**Comment 113:** I am a co-founder and the CEO of The Knowledge House, a nonprofit organization that focuses on expanding employment opportunities and access to the tech field for high school students and young adults in the Bronx. We see NYBC's proposal not just as a project that positions NYC as a leading life science hub, or generates thousands of new jobs-- but as a major workforce development opportunity for young people interested in the STEM fields like those we serve. The proposed Center East would not only double the NYBC's capacity for research and blood collection, but it would also enable NYBC to form more workforce partnerships with organizations like ours that create access to high quality jobs for our students, helping bring more diverse representation to the professional tech and science communities in New York City. I support NYBC's proposal would provide our students career-building opportunities in a state-of-the-art facility, strengthen our city's STEM workforce, and help to alleviate the inequality of opportunity that currently exists for far too many young people. in our city. (Rodriguez_KH_057)

**Response:** Comment noted.

**Comment 114:** I am writing in support of the NYBC Center East project. I interned for the New York Blood Center in the summers of 2006 and 2007 while in college. I worked in the laboratory of Dr. Asim Debnath at the Lindsley F. Kimball Research Institute of NYBC. During my time there I was able to contribute to the research while learning skills for my career. Scientists at NYBC taught me various techniques to study DNA, RNA, proteins, and cell cultures. I completed my bachelor's in biology, then went to medical school, completed residency training in Emergency Medicine, and fellowship training in Toxicology. I'm now a faculty

member at a medical school in NYC, and I continue to view my two-summer internship at the NYBC as formative. Center East will increase NYBC's ability to teach more life sciences students, and expand the research mission. (Schimmel_041)

**Response:** Comment noted.

**Comment 115:** I am a 4th year medical student at the Virginia Tech Carilion School of Medicine and former intern at NYBC in 2016. I am writing to briefly describe my incredibly positive experience and how this helped shape my career. My time at NYBC provided me with invaluable learning opportunities and hands-on research experience that I could not have had elsewhere. Several doctors guided me through both the fundamental aspects of laboratory work and the scientific principles that define medical research. Throughout my internship, I mastered many highly advanced research techniques and scientific principles, and my work helped generate valuable data for ongoing grant proposals. I am also included as a co-author on several recent publications in scientific journals. The skills and training I received at NYBC continue to be a foundation that I draw upon to solve problems and work towards new discoveries.

**Response:** Comment noted.

**Comment 116:** I would not be where I am today without my internship at the NYBC. Out of about 5,000 applicants to Virginia Tech, I was one of the 42 accepted. The admissions committee said that my research at the NYBC was the reason. NYBC helped propel me into my career in medicine, and this experience continues to impress faculty on my current residency interviews. The Center East project would provide motivated students with mentoring and research experiences in the biomedical sciences, and would go a long way toward addressing the demand among STEM-inclined high school and college students looking to pursue careers in science and medicine. The proposed NYBC project will provide countless new opportunities for future students like myself trying to make their mark on the future. (Shlossman_045)

**Response:** Comment noted.

**Comment 117:** The Building Congress is proud to support NYBC's proposal. As the city approaches the tenth month of the COVID-19 pandemic, Center East is a key step on the road to recovery. In our recent report, *NYC Checkup: An Examination of Healthcare and Life Sciences Construction*, the Building Congress called for significant investment in state-of-the-art healthcare facilities and lab space. They serve New Yorkers in times of need and are an economic engine for the city. Aligned with these objectives, the Blood Center's proposal will strengthen our healthcare and pandemic response systems and create over 1,500 construction jobs and nearly 6,000 operations jobs. The proposed project will allow NYBC to expand its research capacity, hire new staff, increase the number of companies it incubates, and serve as an anchor tenant for a new life sciences hub. It will better

position New York to face future crises and ensure the city continues world-renowned research and innovation. Expanding the Blood Center's presence will help New York build back stronger. (Rotall_SMW_009, OrtizJr_NYCETC_014, Free_BC_061)

**Response:** Comment noted.

**Comment 118:** On behalf of the Greater New York Laborers-Employers Cooperation and Education Trust, we express our strong support for the NYBC Center East project. GNY LECET is a trust fund of the Mason Tenders District Council of Greater New York; in NYC, LECET represents 17,000 hardworking men and women in construction and 1,200 signatory contractors. The Center East proposal will create hundreds of well-paying jobs for our diverse membership, the vast majority of whom live in NYC. NYBC provides life-saving blood products and services, as well research facilities in the field of blood-related diseases and regenerative medicine. In addition, this project will generate thousands of construction jobs with area standard wages and benefits to support workers and their families. As part of New York's recovery, members of worker organizations and trade unions like ours have helped keep the city running during this pandemic. It is critical to support projects like this that ensure dignified working conditions. Not all development can simply be offloaded to the outer boroughs; we hope the developers and community (which includes workers such as our members) can work together to find a way forward that benefits everyone. (GNYLECET_066)

**Response:** Comment noted.

**Comment 119:** The Building and Construction Trades Council NYC and Vicinity is an organization of local building and construction trades unions. The Council supports NYBC's Center East project. In addition to assisting NYBC in its public health mission, the project will provide good paying jobs to raise the standard of living for workers, allow NYBC to expand its research facilities, provide an economic stimulus to NYC, and address economic concerns as well as advancing medical research. (LaBarbera_BCTC_008, LaBarbera_BCTC_060)

**Response:** Comment noted.

**Comment 120:** I am a Founding Member and on the Steering Committee of NYC Builds BIO+, a 501(c)(3) organization dedicated to bringing New York City's life science and real estate communities together in order to foster research in frontier technologies, and grow, build and locate life science companies in NYC. In my opinion, Center East, NYBC's vision to build a modern life science hub, is one the most exciting life science developments planned for NYC. Life sciences real estate is a relatively new marketplace defined by the convergence of science, medicine, and commercialization to improve human health. It is expanding rapidly, especially among larger life sciences companies and institutions – both academic and medical. This growth is fueled by a population with chronic healthcare needs, revolutionary scientific advancement, and medical discoveries,

with further momentum provided by innovation in engineering biology, digital health, big data, and artificial intelligence. The industry provides stable, high-paying jobs and over the last decade, life sciences employment has been growing at over the twice the rate of the overall US employment.

Life sciences activities tend to form "Hubs" and "cluster" in geographic areas with good quality of life, where research, investment, and technology transfer take place in close proximity. New scientific developments, as well as new initiatives at the federal, state, and local governmental levels will ensure continued growth for some time to come.

**Response:** Comment noted.

**Comment 121:** Life sciences and life sciences real estate have been one of the few economic bright spots during the pandemic, attracting record levels of investment that will ensure their rapid growth trajectory post-pandemic. With projects like this as drivers, these industries could very well lead New York out of the pandemic. Now, more than ever, with things like COVID-19 and the current climate that's taking hold of our world, we need construction projects like this. (Kelly_063, Rotall_SMW_009)

**Response:** Comment noted.

**Comment 122:** I am Chief Executive Officer of ABNY, a nonprofit organization dedicated to the healthy growth and renewal of NYC's people, businesses, and communities. At a pivotal moment in our recovery from an ongoing public health crisis, we must find ways to invest in the city—and our need for a project like the proposed Center East project could hardly be more apparent. COVID has made clear that despite being home to world-class institutions like those clustered on the Upper East Side our city has underinvested in life science and the infrastructure to perform critical research. Therefore, the benefits of a proposal like Center East will not just ensure New York's positioning as a global life science leader, it will make us more resilient to future pandemics.

Additionally, the vision for a state-of-the-art research campus with NYBC as its anchor will stimulate our economy and generate thousands of jobs—both in the near-term during construction and in the long-term with thousands of high-quality health care positions. We need this stimulus now to support our recovery. This is more important than ever given the disproportionate impact of the COVID-19 pandemic on historically low-income and disenfranchised communities. We support this project because NYBC offers internships to local students, including those from underserved backgrounds. Center East will open up even more possibilities for aspiring young professionals to learn in a top-tier, real-world educational environment. (OrtizJr_NYCETC_014, Miller_ABNY_053)

**Response:** Comment noted. ✷

# APPENDIX B

# COMMENTS RECEIVED ON THE DRAFT SCOPE OF WORK

# OFFICIALS

OFFICE OF THE PRESIDENT
BOROUGH OF MANHATTAN
THE CITY OF NEW YORK

1 Centre Street, 19th floor, New York, NY 10007
(212) 669-8300 p (212) 669-4306 f
431 West 125th Street, New York, NY 10027
(212) 531-1609 p (212) 531-4615 f
*www.manhattanbp.nyc.gov*

**Gale A. Brewer, Borough President**

**December 18, 2020**

**Gale A. Brewer, Manhattan Borough President**
**Scoping Comments on New York Blood Center - Center East**

**CEQR No. 21DCP080M**
**ULURP No. Pending**

The New York Blood Center (the "Applicant") has proposed a rezoning and other discretionary actions to allow for the construction of a new headquarters at 310 East 67th Street that would house both the Blood Center's existing operations and new space for commercial life science laboratories. The proposed facility, named Center East, has been presented by the Blood Center as a natural expansion of their current research and development capacity, as well as a new hub of life science research for a variety of different companies. However, the existing R8B zoning district does not allow Group 9 commercial laboratories and associated offices. Additionally, the Applicant is requesting modifications to height, setback, and rear yard regulations to facilitate the construction of its Proposed Building.

## Task 2: Land Use, Zoning and Public Policy

The proposed actions would significantly diverge from the typical zoning for a midblock site on the Upper East Side. R8B contextual districts are intended to maintain high-density residential development with buildings that have a wider footprint and less height than the equivalent non-contextual R8 district. The proposed C2-7 district would allow the site to be redeveloped up to 10 FAR with no height limit.

This rezoning would also be a complete change in allowable use for a residential block. Currently, under the allowable zoning, community facilities are permitted to be located within residential neighborhoods, but commercial space—specifically Group 9 commercial laboratories—are prohibited. The existing zoning allows for the desired community facility floor area that the Blood Center has requested for its own facilities. The primary consideration for Task 2 should therefore be the impact of introducing new commercial development to an existing R8B district. The Proposed Building would include approximately 389,800 gross square feet for the Use Group 9 laboratories compared to the approximately 206,400 gross square feet of community facility uses to be occupied by the Blood Center. In the Reasonable Worst Case Development Scenario, the no action condition predicts that there would be 229,092 gross square

feet of community facility use, an increase from both the current existing conditions of 159,347 gross square feet of community facility use as well as more than is proposed under the rezoning. No rezoning is required in order for the NY blood center to add substantial additional space for its operations.

**Task 5: Shadows**

The Proposed Building is anticipated to reach a height of approximately 334 feet. In addition to the adjacent residential buildings that would be impacted by new shadows from a considerably taller building, the Applicant should give serious consideration to the impact of shadows on both St. Catherine's Park, and the Julia Richman Education Complex (JREC).

The effect of shadows on St. Catherine's Park, which is one of the only public open spaces in the area, could be devastating. The shadows from the proposed development could severely limit sunlight, especially during times when children are out of school, and would make the park much less usable in colder months where there is already limited warmth from sunlight. During the study, special attention should be paid to these and related impacts.

CEQR requirements include a study of accessible open spaces, historic resources with sunlight-dependent features, and natural features in the area. However the impact of shadows on the JREC could seriously reduce the amount of light reaching windows on the south side of the school in the complex, seriously degrading the learning conditions of students at the numerous public schools on that site.

**Tasks 7 and 15: Urban Design/Visual Resources, Neighborhood Character**

In addition to the significant changes in permitted use under zoning, the proposed changes would also significantly alter the physical form of the allowable building on the site. The requested special permit to allow modifications of the height and setback regulations of Section 33-432 of the Zoning Resolution, and modifications of the rear yard equivalent regulations of Section 33-383 are being justified by the needs of modern laboratories, including larger floorplates on upper floors and the ability to construct the same footprint as the existing building. These changes would allow the Proposed Building to encroach on the typical required setback distance and sky-exposure plane, changing the visual impact of the building from the exterior.

I request that the Applicant carefully assess the changes to the visual identity of the block that would occur as a result of proposed modifications to the building envelope and permitted uses.

**Tasks 10: Transportation**

The Proposed Building site is well-served by public transit. The M66 crosstown bus operates on East 67$^{th}$ Street in front of the Proposed Development. The M15 bus operates along 1$^{st}$ and 2$^{nd}$ Avenues located at the ends of the block where the development is proposed. Nearby subway service on the F, N, Q, R lines is available at the Lexington Av-63 Street Subway station, and the

N, Q, R are also available at the 72 Street Subway station. Additional traffic spurred by the commercial labs should be considered along with the existing bus route.

The impacts of increased traffic congestion to be generated by the proposed commercial labs must be carefully evaluated in light of the block's residential character and zoning.

**Task 16: Construction**

During the anticipated 4 ¼ years of construction, there will be significant impacts to the occupants and potentially to the structures of the surrounding residential buildings, schools, community facilities, and open space, including the Julia Richman Education Complex, St. Catherine's Park, and the adjacent 67th Street Library. The evaluation of construction impacts on these and other area resources, and on the fundamentally residential character of the neighborhood must include analysis of noise, dust, toxins, and other hazards and their prevention and mitigation.

**Conclusion**

I support the mission of the New York Blood Center, and understand the need to modernize their existing facilities. However, I have serious concerns about the size and negative impacts of the Proposed Building and about the conversion of the majority of the site into commercial laboratory use. Neither one of these requests for rezoning are essential to the mission of the Blood Center or the improvement of its facilities. The impacts associated with the proposal for large scale commercial development could be largely mitigated by significantly decreasing the bulk and scale of the proposed building, and reducing or eliminated its commercial elements.

# COMMUNITY BOARD

**Alida Camp**
**Chair**

**Will Brightbill**
**District Manager**

**505 Park Avenue, Suite 620**
**New York, N.Y. 10022-1106**
**(212) 758-4340**
**(212) 758-4616 (Fax)**
**www.cb8m.com - Website**
**info@cb8m.com - E-Mail**

**The City of New York**
**Community Board 8 Manhattan**

**Testimony of Community Board 8 Manhattan Chair Alida Camp**
**Regarding Draft Scope of Work for a Draft Environmental Impact Statement for the New York Blood Center—Center East CEQR No. 21DCP080M**
**Before the New York City Department of City Planning**
**December 31, 2020**

Thank you for hearing my testimony on behalf of Community Board 8. My name is Alida Camp. I serve as Chair of CB8.

## Introduction

The purpose of a Draft Scope of Work is to outline the technical areas to be analyzed in the preparation of an Environmental Impact Statement. The applicant proposes to replace the existing New York Blood Center (NYBC) building and is requesting a rezoning and other discretionary actions from the City Planning Commission to facilitate that construction.

The Zoning and Development Committee of Community Board 8M held two meetings largely devoted to this proposal on November 17 and December 8, 2020. At the November meeting, the applicant, supported by its commercial partner, architects, and land use attorney, presented the project for the first time. They were invited to attend the December meeting as well, but declined the invitation.
Well over 200 community residents attended each meeting, and overwhelmingly expressed their objections to the project as presented. A resolution opposing the project was adopted (by a vote of 15 yes with 1 abstention) at the December meeting for presentation to the Community Board. At the regular December 16, 2000 Full Board meeting, the Resolution passed. (38 yes, 5 no, 2 abstentions, and 1 not voting for cause).

The applicant makes several interrelated and interdependent requests for changes to and waivers from the Zoning Resolution. In effect, the applicant asks for zoning changes that allow for commercial uses with bulk restrictions and then asks for waivers from virtually all the bulk and use restrictions they petition for.

Although the applicant identified potential significant environmental consequences that may arise from the construction and continuing use of this project, many questions remain. Aside from Waterfront Issues and Natural Resources (for obvious reasons), each of the tasks enumerated in the

CEQR Manual require extensive study of major negative environmental impact that will occur should the project be approved and built as presented. Many of the adverse effects of the construction of the proposed building cannot be mitigated nor can they be explained into insignificance. For example, imposing a 345 foot tall building on a low-rise residential neighborhood changes the character of that neighborhood forever. While the effects of exhausts from a medical laboratory might be "mitigated", the dangers an accident would pose to the schools opposite the site of 67th Street and just off First Avenue on 66th Street are irredeemable.

Three overarching and interrelated issues dominate community opposition to the proposed project, and must be addressed in the scope of work for the environmental impact statement. First, the applicant proposes the violation of the R8B residential zoning to allow bulk and uses not normally associated with residential neighborhoods and further asks for relief from setback regulations associated with the new commercial zone. Second, the applicant proposes changing the zoning classification of the Second Avenue Block frontages apparently to mask the excessive modifications requested to the R8B zone of the current NYBC. Finally, the applicant presents a Reasonable Worst Case Scenario that satisfies the program needs of the NYBC (but does not allow for the income from commercial tenants that makes up the vast bulk of the proposed building).

What follows are comments upon the Draft Scope of Work (dated: 13 November 2020), and additional questions that we believe must be addressed in the Final Scope of Work and the EIS itself.

**The Reasonable Worst Case Development Scenario**
**If no action taken:**
If no action taken: Applicant would construct a new as-of-right structure in two (2) wings containing laboratory space as well as other UG-4 Community Facility uses. Below grade, it would cover the entire development site.

Six-story wings would rise on both street frontages. Approximately 229,092 sq ft split between 188,931 for Applicant operations and 40,161 of medical offices. Wings would rise to a maximum base height of 60 ft. and maximum roof height of approximately 75 feet. Thirty interior accessory parking spaces would be included.

Table 1 shows the Reasonable Worst Case Development Scenario (RWCDS) for Analysis and is reproduced below:

**Table 1**
**Reasonable Worst Case Development Scenario for Analysis**

| Program | Existing Conditions | No Action Condition | With Action Condition | Increment |
|---|---|---|---|---|
| Community Facility (gsf) | 159,347 | 229,092 (Applicant=188,931/Medical Office=40,161) | 206,400 (Applicant) | (-) 22,692 |
| Commercial (gsf) | - | - | 389,800 (Commercial Labs) | (+) 389,800 |
| Workers | 230 | 670 | 2,630 | (+) 1,960 |
| **Total** | **159,347 gsf 230 workers** | ~~229,092 gsf~~ **670 workers** | **596,200 gsf 2,630 workers** | **367,108 gsf 1,960 workers** |

**Source:** RWCDS Memorandum and information provided by the Applicant.

*Table 1 from DSOW. Highlighted numbers do not use reasonable worst case assumptions*

The RWCDS for analysis uses assumptions that are not reasonable. The existing Blood Center shows 159,347 GSF and 230 workers or 692 SF per worker. The No Action condition increases development on the site by 44%, but increases the number of workers by 191%, reducing the worker per GSF from 692 SF to 342 SF. This is not a reasonable worst case assumption, especially considering that this alternative assumes 27% of the gross floor area is non-zoning floor area, which presumably is not highly utilized for workers. A reasonable worst case assumption would leave the number of workers per SF unchanged in existing conditions and no-action conditions. This would reduce the number of workers in no-action conditions to 331 and increase the increment studied from 1,960 to 2,299. Impacts that are based on the number of employees would have larger impacts. Following the CEQR standard of assuming reasonable worst case conditions, Table 1's increment for workers should be changed to at least 2,299. All subject areas that use the number of workers to assess impacts should be altered to use this amount.

Perhaps more to the point, the NYBC could satisfy their functional program with a building that follows the guidelines of the RWCDS. They demonstrate the viability of this option by claiming less of the proposed building floor area for their operations than requested in the overall proposal.

- Should the neighborhood quality be degraded so that the NYBC can generate a profit from the leasing of nearly 400,000 SF of commercial labs?
- If existing zoning could produce a building satisfactory for the growth and current needs of the NYBC, why rezone the lot at all?
- Why does the RWCDS include 30 parking spaces, while the proposed project includes only 6?

**Project Description**

Laboratory space is currently described in drawings as "partner laboratories" and within the text as space occupied by the "Applicant's partners." These spaces should be described as tenant space, unless there is an actual business partnership beyond the tenant/landlord being proposed.

- The project description in the Final Scope of Work should accurately describe the

commercial laboratory space.

The project description states that Use Group 9 will occupy the site. UG 9 laboratories are described as: "Medical or dental, for research or testing or custom manufacturing of artificial teeth, dentures, or plates, with limitations on objectionable effects [PRC–B1]." Use Group 17 laboratories are for: "Research, experimental or testing." Since the project proposes amendments to ZR 74-48, the project description should discuss the type of laboratories that will be located in the space.

- Since UG 17 labs are not allowed in C2 districts, the applicant should discuss how they will ensure that only labs that qualify for UG 9, and not UG 17, are tenanted.
- If UG 17 laboratories or scientific research and development facilities that conform with M1 performance standards will be allowed, the project description should discuss why these uses are appropriate in a largely residential/community facility midblock site.
- Also, to better disclose the reasonable worst case scenario, the project description should be amended to eliminate UG 9 laboratories and include UG17 laboratories and/or scientific research and development facilities if that is the intention with the amendment of 74-48.

**1. Land Use, Zoning and Public Policy**

The applicant makes several interrelated and interdependent requests for changes to and waivers from the Zoning Resolution. In effect, the applicant asks for zoning changes that allow for commercial uses with bulk restrictions and then asks for waivers from virtually all the bulk and use restrictions they petition for.

***Zoning text amendment 74-48***

It is not apparent how 74-48 will be altered, since it currently neither applies to this zoning district, nor the type of laboratories proposed. It currently applies to C6 Districts. A C6 district is not proposed, nor is a "scientific research and development facility," which is a use that has no Use Group. The "scientific research and development facility" category is an un-numbered use that was specifically developed for this special permit. Since this type of laboratory must conform to M1 performance standards, it is considered industrial or semi-industrial. The project is for UG9 laboratories, not industrial laboratories.

- The final scope of work should provide more detail on the amendments proposed to ZR 74-48 and include a discussion about whether these amendments will impact projects and developments outside the Applicant's project.
- If 74-48 will be amended to allow laboratories that conform to M1 performance standards in C2 districts that needs to be reflected in the project description.

***Impact on the R8B district and consistency with midblock zoning***

The proposed action rezones an R8B district. This will be the first time an R8B district has been rezoned on the Upper East Side since the district was first mapped in 1985. When the district was first mapped, the Department of City Planning (DCP) performed a compliance analysis that found

93% of the buildings conformed with the basic envelope, including the existing Blood Center. The R8B boundaries specifically omitted "blocks where the existing construction does not fit into the R8B character."

- Since this is the first time an R8B district has been rezoned, the Final Scope of Work should study the potential of this rezoning to trigger other rezonings in the R8B district and how such rezonings could undermine the long-standing land use policy direction of New York City and its Zoning Resolution.
- The Scope of Work should instruct the applicant to prepare an analysis of how the proposed action might impact zoning in the surrounding area.
- The Scope of Work should instruct the DEIS to discuss how the proposed action is consistent with the long-standing City policy of keeping higher densities on the avenues, while keeping lower densities on the midblocks.

***Land use map (Figure 7)***

The land use map (figure 7) has errors. The buildings directly south across 66th Street from the current Blood Center are residential land use, not a community facility use. While these buildings are owned by a hospital and occupied by hospital staff, they are residences and therefore qualify as a residential land use.

- The map should be corrected and the Scope of Work should instruct that current land uses be collected through both the use of the City's data and field surveys to confirm their accuracy.

*Second Avenue Rezoning*

Applicant proposes rezoning of Second Avenue between 67th Street and 66th Street from C1-9 to C2-8, and proposes rezoning of the Blood Center site just to the east from R8B to C2-7.

- The Draft Scope of Work should require an explanation for the difference in zoning districts
- The Draft Scope of Work should require an explanation for the Second Avenue Rezoning beyond the "neatness" argument offered in the EAS.
- What are the consequences of the additional uses permitted in a C2-8 zone?

This proposal violates the city's established zoning. Not only does it require a special permit that will allow five (5) zoning waivers pertaining to use and bulk regulations for a structure that is out of scale with the existing neighborhood, but the building is a spec, commercial use building.

Residents moved into the community surrounding the Blood Center, the area that will feel the impact of the proposed building, because of its residential neighborhood character. Zoning is meant to provide predictability. To radically alter zoning and to alter a residential neighborhood to one with a mid block building of this size and bulk, and commercial for-profit use could not have been predictable. Do we know whether residents would have chosen to live in a neighborhood where this building would exist? Could they have known that such a building could be constructed?. Does public policy support such a departure from established zoning principles?

Granting this application would set a dangerous precedent for all R8B mid-block zonings.

Does current public policy support the decimation of "the balancing of high-density zoning on the avenues by low-scale development in the midblocks" which has remained a guiding principle in all of NYC's rezonings to-date?

Does this application undermine the concept of zoning, by allowing any zoning to be altered despite the vast difference between the application and the applicable provisions of the Zoning Resolution?

Would public policy support granting the zoning changes and special permits requested given that the Applicant states in its application that it can build an as-of-right building that would allow it to accomplish its mission?

Does public policy support the decimation of the zoning provisions for a commercial for-profit building that can instead be built as-of-right to achieve the Applicant's mission

Does public policy support decimating the zoning provisions where the City offered the Blood Center other land, in areas also close to hospitals.

Does public policy support the dangerous precedent that approval of the building would set?

Does the Applicant's ability to build a modern as-of-right building that would enable it to fulfill its mission in the very location on which it seeks to build an out-of-scale and contextually inappropriate building undermine its argument that the rezoning is necessary?

Does public policy support decimating the Zoning Resolution for a for-profit building constructed and funded by a developer with an investment fund available to investors knowing that the Blood Center would occupy approximately one-third of the space with the remaining two-thirds leased to commercial labs?

Does public policy support a radical zoning transformation where a not-for-profit partners with a for-profit real estate developer/investor where financing of and investment in the for-profit project is undisclosed

Is undermining the Zoning Resolution appropriate where New York has many vacant offices that could be retrofitted to create labs?

Is transforming the Zoning Resolution appropriate where contractors and life sciences experts reported in a panel discussion as part of a webinar that New York's loss of life sciences to Boston is not related to space and laboratory facilities, but to other causes that this building does not correct?

What impact will the size of the proposed sign, requiring a zoning change, have on the residents and businesses of the community?

What impact will the size of the proposed sign, requiring a zoning change, have on the residential character of the community?

Does public policy support disruption of the Zoning Resolution where building the facility in other areas of the City would provide financial benefits to those areas, at least one of which has been traditionally underserved?

What will happen if the Blood Center decides to sell the land after receiving the zoning change it seeks and a residential tower or mixed-use building is built. How would that type and size of building impact the neighborhood of small residential buildings in the midblocks?

Does public policy support the precedent that would be set be granting a radical zoning change premised on certain representations where the Applicant is not required to build the specific building alleged to support the rezoning.

**2. Socioeconomic conditions**

The bulk and height, along with the constant illumination, of the proposed building will impact the children across the many schools encompassed in JREC. Some of the children have severe learning disabilities and excessive noise above which they are accustomed can negatively impact their ability to learn. Likewise, many of the students come from disadvantaged communities and excess noise will add another challenge that may encumber their ability to achieve in and outside of the classroom.

What are the impacts on their classroom environment. Will permanent shadows and loss of sunlight inhibit their motivation to learn? Will required outdoor playtime be less pleasant when shadows cast over their playground and green space from the proposed project?

Educators and administrators from JREC spoke at the Zoning and Development Committee and the Full Board meetings. Concerned about the impact of the shadows on their student's ability to learn and play they uniformly spoke against the Application.

Studies on the impact of classrooms darkened by shadows on children who primarily are from disadvantaged, disenfranchised homes must be provided. Do these children deserve to be the subject of future research about the impact of this proposed building on their learning and well-being?

What is the impact on educators of such darkened classrooms? Quantify the ways in which the potential for a decrease in the quality of teaching will impact students.

Will increased employees in a residential neighborhood cause the nature of businesses to change from businesses serving residents to more fast food or delis? Will that have an impact on residents who may need to go further to find a shoe repair or a supermarket, for example?

To what extent will new businesses cater solely to employees housed in the NYBC building?

What kinds of compensation will the lab employees earn and what is the distribution of this income across all potential employees of the NYBC and of proposed tenant space?

Will the increase in higher incomes create rent gentrification of adjacent and nearby businesses such that corporate chains will replace independent businesses?

What impact does a commercial building, including scientist and administrator tenants, have on a residential neighborhood? What kinds of changes would it bring? How will that impact fixed-income residents as well as residents who have young children?

Will local pre-schools be required to serve employees? Will they exclude neighborhood children?

Will increased security needs have an impact on street life? How will it detract from the residential feel of the neighborhood?

**3. Community facilities and services**

Each of the concerns raised within other categories apply to the Julia Richman Education Complex (JREC) and St. Catherine's Park, two critical community facilities. JREC is a campus of multiple schools, some of which serve children with severe cognitive disabilities and a variety of students from disadvantaged communities. JREC's campuses sits across the street from the proposed building. There will be numerous impacts of the NYBC proposal associated with JREC and Saint Catherine's Park.

**4. Open space**

Open space is a critical neighborhood resource within the Upper East Side and even more so within the defined project area. Any potential negative impacts from the NYBC proposal to this widely utilized 1.38-acre park should be a high-importance consideration when planning for any potential increase in development footprint within the immediate area.

The park is a true neighborhood resource that caters equally to local children, students at nearby JREC, young adults, adults using its vast recreational opportunities, and seniors or disabled residents seeking to enjoy greenspace. It is the only greenspace within the immediate neighborhood and therefore warrants special attention with regard to external development threats.

The building's impact will not be able to mitigated with respect to the Park. Shadows can't be fixed, sunlight can't be brought back. Any impact on the Park must be scrutinized with particular care.

To what extent will the NYBC proposal impact critical light resources on the park?
How long will it take shadows to pass through St. Catherine's Park across each hour-block, month, and season?

What is the extent of impact that an illuminated building will have on the diversity of users of St. Catherine's Park?

To what extent will the loss of sunlight and increased air pollution impact the plantings and greenery at St. Catherine's Park as well as street plantings throughout the neighborhood?

How will the increase of several thousands of new employees impact the usage of St. Catherine's Park?

**5. Shadows:**
Under CEQR, a shadows assessment is required for proposed actions that would result in new structures greater than 50 feet in height, or of any height if the project site is adjacent to a sunlight-sensitive resource. According to the *CEQR Technical Manual*, sunlight-sensitive resources include publicly accessible parks and plazas, sunlight-dependent features of historic resources such as stained-glass windows, Greenstreets (planted areas in traffic islands), and natural resources such as water bodies and wetlands.

Applicant proposes a tiered analysis, at the conclusion of which they will "Assess the significance of any shadow impacts on sunlight-sensitive resources. If the results of the analysis identify a potential for significant adverse impacts, potential mitigation measures will be discussed."

- Final scope of work should require method for mitigation of daily shadows, which seems to involve changing the laws of physics as well as the Zoning Resolution.
- Final Scope of Work should require analysis of shadow effects on the architectural features of the JRC, an important neighborhood feature which will be in darkness throughout the day.
- While not part of a shadow study, the Scope of Work should require analysis of the neighborhood effects of reflections from the glass surface of the proposed building, especially as most neighborhood tall buildings are of primarily masonry construction.
- While not part of a shadow study, the Scope of Work should require analysis of the neighborhood effects of light trespass and light pollution from a tall facility operating 24/7/365.

The shadow study produced by Applicant is insufficient. The following questions will elicit more explicit information about the impact of the shadows.
While it does convey the degree of variation of shadows throughout the course of a year, it is insufficient in that it solely addresses impacts on the playground at St. Catherine's Park. It does not include the entirety of the park or incorporate JREC, streetscapes and nearby private

residences. The study presented affirms that shadows vary dramatically over the course of a year. Accordingly, a more comprehensive study is required to understand the extent of impact across these critical locations.

Please note the degree to which shadows can impact community members beyond children frequenting the school and park. Educators are likely to be impacted by loss of natural light in classrooms and elderly and disabled populations will also be impacted by loss of park sunlight. The loss of sunlight on public rights of way, streetscapes and in private residence will also impact a vast majority of the neighborhood. These potential impacts must be scrutinized hour by hour, month by month.

Please note that for each question, duration refers to hours/day for each calendar month, which must be examined.

What are the length and duration of the shadows on the entirety of St. Catherine's Park?

What are the length and duration of shadows on the playground at St. Catherine's Park?

What are the length and duration of shadows on the schools contained within the JREC Campus?

What are the length and duration of shadows on private residences?

What are the length and duration of shadows on businesses?

What are the length and duration of shadows on streets?

What impact will the shadows have on the greenery at St. Catherine's?

What impact will the shadows have on the trees along the curbs in the neighborhood?

What will the impact of the reflective glass be?

What will mitigate the impact of the reflective glass?

To what extent will the glass create a temperature effect on the surrounding streets and buildings?

What impact will reflective glass have on the interiors of residences, JREC and St. Catherine's?

How far north, east, and west will the shadows extend?

How broadly will the shadows be cast over the course of every day throughout the year?

What impact will the shadows have on the use of the sidewalks and streets?

Will the shadows cause greater icing, and longer-lasting snow during the winter on the sidewalks and in the streets?

How long will it take the shadows to pass through St. Catherine's Park and the impacted JREC classrooms?

**6. Historic resources**

The Upper East Side has been a residential community for decades. Developed in 1985 to match the scale of the mid-block tenements, the R8B zoning district is a preservation zoning district. Preservation zoning districts were designed to match the existing residential context, limiting height and bulk to preserve the scale of existing residential neighborhoods.

The historic nature of the Upper East Side as residences, first for working class and immigrant families, then as homes to economically diverse residents, will be adversely affected by the intrusion of the proposed building, which will be out-of-context in bulk and will introduce commercial uses into the midblock.

Residents move to the Upper East Side because it has been a residential community. Do they expect a commercial building, vastly out of scale and context to be built in the middle of a residential block? Is this a reasonable imposition for residential neighbors, schoolchildren, park users and others who expect a residential community based on the history of the neighborhood? No, because our zoning laws prohibit such intrusions on the historic character of the midblocks

**7. Urban Design/Visual Resources**

The Final Scope of Work should require that the DEIS include existing condition photographs and verifiable digital photosimulations of proposed conditions.

- Viewpoints should include, at minimum: from York Avenue, First Avenue, Second Avenue and Third Avenue, looking toward the project from both East 66th and 67th Streets.
- The viewpoint from St. Catherine's Park should also be studied in simulation.
- Longer range photographs and simulations should show the top of the proposed building so that the scale of the proposed building can be assessed in context with other midblock buildings, and so the simulations can be used to assess the impact on Neighborhood Character.

**8. Neighborhood character**

The Scope should instruct that Neighborhood Character be evaluated in the context of existing zoning where larger buildings are allowed on the avenues and smaller buildings in the midblock. As DCP wrote when recommending the R8B district, "[t]he midblocks on the Upper East Side have a strong and identifiable sense of enclosure, scale and coherence. They form enclaves within the larger community and offer a quiet refuge from the busier avenues." (Upper East Side Midblock Study, Department of City Planning, February 1985.) This form is fundamental to the character of the area. The Scope should instruct that the DEIS disclose what the proposed project will do to the character of the midblock, "sense of enclosure, scale and coherence."

The Scope of Work should also discuss the impact of the proposed sign, which would otherwise be illegal, on the character of the street.

Furthermore, the Scope of Work should evaluate the impact of the requested Second Avenue rezoning, and its different use group, on the residential character of the surrounding neighborhood. The Applicant seeks to rezone both the east and west sides of Second Avenue. Accordingly, the townhouses stretching to the west as well as Second Avenue residential buildings, must be included in the calculation of impact.
The area around the Application site is a residential community. Along with condos, co-ops, and rentals, there are schools, one park, and the businesses that support this community.

Hospitals and their related buildings are located east of First Avenue. Any comparison of the proposed building to the hospitals and related buildings is misplaced and must be discounted. The proposed building is located squarely on a residential street in a residential neighborhood.

The proposed building would severely disrupt the residential character of the neighborhood, both by expanded use associated with NYBC tenants and by bulk and height of the building. That the Zoning provision that applies to the site would be transformed demonstrates the extent to which the proposed use and scale differ from what is already in the neighborhood, and that which is expected to be in the neighborhood.

The character of the neighborhood is residential. The residential nature of the community does not support the extent of the proposed use as commercial space for labs and offices. Nor does it support the size, bulk, height, or the building's emitted and reflective light which dramatically contrast the existing streetscape, architectural styles, and character.

The Applicant must address how the proposed building would disrupt the residential nature of the surrounding community. They must also address the impact of the shadows and the out-of-scale bulk associated with this building sited in a mid-block residential community.

The R8B zone does not permit this extent of mixed use on the mid-block and the intent of the 1985 DCP study suggests the intentional nature of this zoning to promote community character while

directing development of this proportion to the avenues.

What impact will an all-glass building have on the residential character of a neighborhood comprised of architecturally significant buildings reflecting different periods reflecting the residential history of the neighborhood?

What impact will reflective properties of glass have on the residential character of the neighborhood?

What impact will light emitted 24 hours/day, seven days/week from a 330-foot tall tower have on the residents and residential character of the community?

How far north, south, east and west will light emitted from the subject site and its tenants travel?

What are the long-range impacts of light associated with this project beyond the immediate neighborhood and into the broader community and neighboring community districts?

What impact will an illuminated building have on students and educators at JREC?

What impact will an illuminated building have on those who use the St. Catherine's Park?

What impact will the NYBC's proposal have on the local business community? To what degree will existing businesses be replaced as a result of the inflow of differing needs of the thousands of new employees of the NYBC and its tenants?

**9. Natural resources**

What impact would the proposed building have on residents' light and air, the community's natural resources?

What impact would the proposed building, through shadows, have on the greenery of St. Catherine's Park?

What impact would the proposed building have on JREC's light and air?

What impact would the proposed building have on water usage. With consistent water main breaks, would higher frequency water usage associated with the larger-scale and higher-intensity use building overwhelm the water mains?

Would the increased vehicular and pedestrian traffic caused by deliveries of equipment and materials, and additional employees have an impact on the quality of the air?

Would the building disrupt the calmer air flow by causing wind tunnels, or higher and more

unpredictable winds? What impact would this have on residents, users of the street, and birds?

**10. Hazardous materials**

The Draft Scope of Work states that a Phase I Environmental Site Assessment has been already prepared and will be used to describe the potential for hazardous materials at the site. Since a Phase II Subsurface Investigation is expected, the Final Scope of Work shall require Phase II Subsurface investigation to be a part of a completed DEIS.

- The ULURP application for the NYBC should not be certified as complete without the full environmental site assessments, including the Phase II investigation work.

The Draft Scope of Work states that a Phase I Environmental Site Assessment has been already prepared and will be used to describe the potential for hazardous materials at the site. Since a Phase II Subsurface Investigation is expected, the Final Scope of Work shall require Phase II Subsurface investigation to be a part of a completed DEIS. The ULURP application for the NYBC should not be certified as complete without the full environmental site assessments, including the Phase II investigation work.

What species of animals will be used in NYBC labs and tenant ("partner") space?

How will these animals be transported to the facility and into the labs?

How will they be disposed of and what can be expected to happen to them while used in the facilities?

How will their waste be disposed of?

What types of hazardous materials will be used in the labs? What are the proposed manners of disposal?
Will hazardous materials used within the NYBC building and tenant spaces be released into the public airspace? What controls are in place to mitigate the impacts of these emissions? Are they compliant with State and Local standards and do they go beyond the minimum or maximum thresholds established at the State and Local levels?

Will air intake systems bring such emissions into other buildings or residences
Public disclosure of hazardous materials used, manners of disposal, and potential for negative impacts on the local environment must be disclosed.
What impact will emissions and air released by NYBC and tenants have on residents, schoolchildren, pedestrians and users of the Park.

How many in the community have health issues, such as pulmonary or heart disease, that particles of hazardous materials emitted may impact more seriously?

**11. Infrastructure**
The infrastructure of the Upper East Side is not set up to support a 330-foot tower on a residential mid block.

What impact will the increased daily users of the building (employees, vendors etc.) have on public transportation. Will public transportation support the increased usage?

What impact will the increased demand have on public utility services. Will the 24 hour/day, 7 days/ week contribute to the possibility of brownouts and blackouts during heavy usage periods?

Will the need for public utilities put additional strain on these systems?

Will the need for artificial lighting in buildings impacted by shadows contribute to the possibility of brownouts and blackouts during heavy usage periods?

What impact will increased trucks for delivery, waste pick-up, other pick-ups by truck for equipment and lab supplies, and taxis, Ubers/Lyfts have on the roadbeds and the need for repaving? Will more frequent paving be required. Will this culminate in additional potholes?

Will a large building of labs with various types of equipment put increased strain on the fire department? Will specialized fire services be required to service the major increase in development footprint? Will specialized fire services be required to service the major increase in development footprint?

Will there be additional strain on water mains, sewage systems, and other public systems?

**12. Solid waste and sanitation**
Laboratory work produces waste. Lab workers and administrators produce waste. Animals, if used, produce waste. The Applicant must produce information to address the questions of the types of waste produced and the disposal methods.

An answer that the Applicant does not know to whom the space will be rented is tantamount to a failure to respond. Nearby residents, schoolchildren, small businesses, and park users must have more information about the waste products to be produced in a neighboring building, especially of this size and scale.

Furthermore, what will happen when labs close. How will residents and other community users know what type of lab is replacing them and if there are additional or future waste products, and sanitation issues that may cause concern
How will the building accommodate potential waste of all potential labs and related offices?

What if the labs use, or produce as by-products, hazardous chemicals? How will that waste be disposed of. There must be adequate methods to dispose of waste of all types of prospective tenants, including chemical, biological, medical and all other lab products, whether or not anticipated production of such waste is remote.

Current residents and those that moved to this community with the understanding that the R8B zoning code afforded protections to ensure the integrity of a residential neighborhood deserve to know what may chemicals, emissions and wastes may be produced as a result of the NYBC building and associated tenants.

The community is entitled to know the types and amount of waste produced and the methods of disposal.

The Applicant must also address the solid waste produced by the thousands of employees that they anticipate working in the building.

**13. Energy**

The Applicant proposes a 334-foot tall, 180 foot wide cube on top of a base that will be illuminated 24 hours/day, 7 days/week. The Applicant must quantify the amount of energy this building will consume.

Will the energy provider be able to absorb the additional energy usage without detriment to anyone else in the community, including the hospitals?

Will there be a generator? Where will it be placed? What kind of energy will the generator use to provide energy to the building? Will the generator produce waste?

Will additional heat or cooling be required to support the building's occupants and lab systems? What kind of energy will the labs require?

What happens if the lab use changes as occupants change. Will there be changes in energy demands by different occupants?

To what extent will solar power be used?

Will there be a green roof to cut down on energy usage?

How will the building mitigate additional energy usage?

Unlike offices, labs may need to be kept at constant temperatures 24 hours/day, 7 days/ week, even when not being used. How will this energy requirement affect the utility?

How will additional usage be mitigated to avoid impacting the community?

Will additional energy be required to support all of the building's functions, including waste disposal?

Buildings affected by shadows cast by the proposed building will need to use artificial lighting more frequently. How will that affect the utility?

Who will pay the costs of the additional energy usage required by residents and the JREC schools, and nearby businesses?

Will the building produce more ambient heat on the sidewalks, and on nearby buildings? How would any additional heat be mitigated? Will that additional heat have any impact on the greenery at St. Catherine's and on nearby trees on sidewalks, or in yards or open areas in buildings?

What is the net energy impact of the building's usage and anticipated increases in energy usage by residents and other businesses on overall energy consumption and how will that be mitigated?

**14. Traffic and parking**

*Transportation Planning Assumptions in AKRF's memo*

Transportation Planning Assumptions in AKRF's November 11, 2020 memo need to be altered. That memo says:

. . . the daily person trip rate, as well as the temporal and directional distributions for the biomedical laboratory component, are from the 2019 Bronx Psychiatric Center Land Use Improvement Project FEIS Bio- Tech/Research Use, which was based on the 2015 New York City Department of Sanitation Proposed Manhattan Districts 6/6A/8 Preliminary Transportation Demand Factors & Screening Assessment Memorandum Scientific Research Laboratory Use. This source is based on a survey of travel demand factors at the Alexandria Center for Life Science, which is a successful model for the biomedical laboratories proposed for the Proposed Project. These types of facilities have laboratory and collaborative research shared spaces spread over large square foot areas.

The base source is a "survey of travel demand factors at the Alexandria Center for Life Science." While the Alexandria Center for Life Science provides laboratory space for research and development, it is not a commercial laboratory. According to its certificate of occupancy, Alexandria houses research in Use Group 17, which is an industrial use group for heavy research, development and testing. The Blood Center is proposing commercial laboratories in Use Group 9. As an industrial

use, Alexandria requires “laboratory and collaborative research shared spaces spread over large square foot areas,” while the Blood Center laboratories are planned to be more concentrated. According to the RWCDS, the with-action scenario expects to have one worker per 227 SF, with the commercial lab portion having one worker for every 190 SF. This concentrated activity will produce vastly more trips than assumed in the AKRF memo.

That memo states that biomedical laboratories have 6.98 trips per 1000 SF. This compares to 76 trips per 1000 SF for the medical office also in the building. For the laboratory, this translates to just 1.34 trips per worker, which is, of course, impossible. Each worker must generate at least 2 trips (arriving and departing), and likely many more. Further, that same memo assumes deliveries of just 0.32 per 1,000 SF for the laboratory, or just 124 per day, which is just 1 delivery for every 17 workers in the commercial lab. This is not reasonable for a commercial laboratory, which will be taking in perishable samples, conducting tests, and sending out results, likely by the thousands every day. And that’s not even including lunch deliveries for the 2050 people who will work there.

The transportation planning assumptions may be reasonable for a lab doing pure research and testing, but that does not reflect the proposed action. Consequently, the transportation planning assumptions in the Draft Scope of Work are wholly inadequate as they describe a completely different type of facility. The Transportation Planning Assumptions in the Final Scope of Work need to use a commercial laboratory that reflects the use proposed.

Each of the questions must also be answered with respect to the proposed rezoning of Second Avenue and the new use groups that would be allowed.

The increase in  number of cars, deliveries, pick-ups, and employee foot traffic walking to the building raises serious concerns about the impact on streets. These side streets are designed to be residential streets, and are additionally used as a hospital corridor, serving ambulances en route to nearby hospitals.

There are two lines of analysis of transportation questions. One pertains to the construction period; the other to the completed and operational lifecycle of the building. The construction concerns are raised in the Construction portion of this document.

What impact will additional congestion have on ambulances rushing to and from the hospitals, and other emergency vehicles.

What impact will additional congestion have on buses, including time waiting for buses as a result of increased daily commuter traffic to and from the NYBC? What impact will this have on elderly waiting to take buses.

What impact will additional congestion have on vehicles emitting pollutants? Will slower-moving traffic add to pollution, will idling engines increase pollutants?

Will more and slower trucks impact sound quality in the neighborhood?

What impact will increased congestion and slower-moving vehicles have on school buses picking up and dropping off children at JREC and other nearby schools?

How many additional trucks are likely? Additional cars? Additional taxis?

What impact will additional vehicles have on the ability of neighborhood residents to travel freely, enter and leave their buildings without traffic delays?

What impact will lack of parking have on the streets and on the ability of residents to park? Will parking regulations need to be changed to reflect the commercial use of the building? How would a change in parking regulations affect residents who require cars?

What will happen at the intersection of increased parking demands by the proposed building's employees and congestion pricing? The Blood Center is close to the edge of the congestion pricing zone? Will the often-anticipated rush of drivers to find parking close to the zone exacerbate the parking difficulties in the area caused by commercial parking or employees wanting to park cars?

Would an increased amount of, and more frequent buses to accommodate greater numbers of employees have an impact on traffic? Could the MTA afford to increase bus service as required to meet demand?

Would schedules of school buses conflict with schedules of deliveries and pick-ups and other related traffic. How will school buses be accommodated?

How will the building schedule deliveries and pick-ups to minimize additional congestion? Where will trucks park during deliveries.

Will there be nighttime deliveries to accommodate nighttime laboratory functions? How will that impact residents?

How will transportation on Second Avenue be affected. Second Avenue already is highly congested because 66th - 67th Streets are close to the Queensboro Bridge?

**15. Transit and pedestrians**

The Final Scope of Work should study the potential for conflict between school buses serving young children and children of all ages with significant cognitive impairments attending the JREC campus

located directly across the street. These buses require access at both morning drop-off and afternoon pick-up times. School bus access will likely cause conflicts in 67th Street between Second and First Avenues, and not in intersections where these conflicts most often occur.

If the study shows the potential for conflicts, the Scope of Work should require a mitigation plan to mitigate those impacts to the extent practicable.

Further, because of the number of child trips generated by JREC and St. Catherine's Park across the street, the Scope of Work should require a vehicular and pedestrian safety assessment at any intersection in the transportation study area that can be classified as high vehicle crash or high pedestrian/bicycle crash locations.

The use of the street by ambulances rushing to the hospitals must also be considered, assess if the increased vehicular and pedestrian traffic associated with the proposal will inhibit local hospital operations.

Many critical public transportation routes exist near the site of the proposed building.

The subway stops at 68 Street and Lexington, making it a cross street to the hospitals that lie on First and east of First. The Q train stops at 72 and Second, making it convenient for at least some of the thousands of employees going to and from the proposed building. Buses travel east and west on 68 and 67 Streets, respectively.

These public transportation means are already crowded. Passengers on the Lexington Line, including the 6 train that stops at 68 street, often wait for 2 or 3 trains, before they are able to board the train. Bus service on the 68 and 67 street lines has been cut by the MTA. To what extent will the increase of thousands of employees working at the NYBC building overwhelm the already-burdened neighborhood public transportation?

As a residential neighborhood, residents and those connected with residents, such as caregivers, use the streets at all hours of the day and night. A tall, bulky, inappropriately sized building that is illuminated 24 hours/day, 7 days/week, will have an impact on those using the street.

Children take school buses to JREC. What impact will increased vehicular and pedestrian traffic have on their crossing the street?

What impact will an inflow of thousands of additional employees have on street congestion? The Upper East Side has many elderly residents. How will street usage by new employees, vendors, suppliers, affect their mobility and ability to use the sidewalks and navigate their neighborhood freely and unencumbered?

**16. Air quality:**

The Proposed Project is anticipated to include laboratories with fume hoods. Therefore, an analysis will be performed to examine the expected use of potentially hazardous materials in the proposed laboratories, and the procedures and systems that would be employed in the proposed

laboratories to ensure the safety of staff and the surrounding community in the event of a chemical spill in one of the proposed laboratories.

- Final scope of work should require analysis not only of effects of chemical spills, but of biological material released into the atmosphere through the building mechanical system.

**17. Noise**

The final Scope of Work should recognize that temporary changes in assessing existing noise due to the Covid-19 pandemic will soon no longer be necessary. The final Scope of Work should instruct the applicant to wait after Covid-19 restrictions have been lifted in order to determine existing noise levels from noise receptors that make sense for this project. The use of noise receptors identified in 2001 as a part of the Memorial Sloan Kettering Cancer Center is no longer necessary or wise.

How will additional slow-moving trucks impact the sound quality in the neighborhood?

What measurable noise level increase will the multi-year construction phase have on neighborhood residents? Will the increased noise level differ during each of the proposed phases of construction?

What impact will construction noise have on the JREC students?

What impact will construction noise have on the users of the park, including school children, the elderly and disabled, young adults using ball courts and adults seeking to use the park?

Will a 330-foot tall all-glass building have an impact on sound quality. Will neighborhood and traffic sounds bounce off the glass? What impact will this have on residents, on schoolchildren and educators at JREC, and on users of the playground and St. Catherine's Park?

For all of these questions, please supply analyses for the proposed Second Avenue rezoning that would allow additional, larger uses.

**18. Construction impacts**

The proposed 52 months estimated to construct the building will be a time of chaos for the neighborhood. These questions are necessary during any construction phase of a building of the height and bulk contemplated on a narrow residential street.

Will there be a crane? What steps will be taken to prevent accidents in a dense residential neighborhood with schools and a park across the street?

Where would the crane park. What impact would the closing of a street for a crane have on ambulances going to the hospitals and on emergency vehicles serving the neighborhood? On school children? On use of the park? On residential vehicular and pedestrian traffic coming and going from their apartments?

How long would streets need to be closed for a crane?

What impact will use of the street for construction have on the neighborhood and street uses? As streets are used for staging areas, and 67 and 66 Streets are narrower than avenues, where would construction equipment be located?

Does the Applicant intend to ask for after-hours variances for construction? Any AHV's will exacerbate the negative construction impacts of noise, debris, trucks on neighborhood residents, school children and educators, and Park users.

How will construction impact ambulance routes, and if ambulance routs are altered what impact would those changes have on traffic patterns?

How would the frequent ingress and egress of certain construction vehicles affect ambulances and buses?

How would construction safety be implemented to ensure that construction vehicles and construction workers moving equipment and materials do not harm pedestrians and school children?

What impact would transporting construction equipment moving back and forth from the site have on other users of the street, including buses and school buses?

What impact will construction (other than crane use) have on emergency vehicles needing to respond to residents, school children or users of the Park?

What impact will construction traffic have on users of the Park?

Where will construction vehicles park while waiting to remove debris?

What impact will construction vehicles have on neighborhood residents, schoolchildren and traffic during the time of specialized construction work, such as pouring concrete?

What impact will construction have on children going to and from school and to and from the Park? What impact will it have on buses and other forms of transportation?

What hazardous materials are likely to be found in the current building's debris? How will their presence be mitigated?

Where will the Blood Center locate during construction? How will this affect its work?

The developer has not, as far as can be gleaned from the website, constructed buildings of this size previously? How will construction progress with an inexperienced builder?

**19. Public Health**

The Application must be examined from a public health perspective. It is clear that public health will be affected during both the construction and operating phases of a building of this size and use relative to the scale and character of the existing built environment. All sections of the Part II Technical Analysis component of the EAS have implications on the public health of the community. These applications to public health must be examined from a comprehensive standpoint that addresses the questions and concerns previously raised in the preceding and forthcoming sections.

What kinds of waste will be produced and how will they be disposed of?

How will the increase in harmful chemicals vented into the air impact air quality within the neighborhood?

What impact will the use of hazardous materials have on residents, school children and users of the Park and streets?

How will increased congestion impact pedestrians and schoolchildren, including those with learning disabilities?

How will increased congestion impact those with asthma and other pulmonary conditions?

A 24 hour/day light-emitting building is likely to affect residents in nearby buildings. Will sleep cycles and circadian rhythms be affected? The Applicant must produce peer-reviewed studies on the impact of 24 hour/day light emitted by a building that will be four times the height of adjacent and mid-block buildings.

Altering the character of a residential neighborhood will have psychological impacts. The Applicant must produce studies on a dramatic, out-of-context change of this nature, given that a residential mid-block will serve a commercial building that will tower over adjacent residences, schools and St. Catherine's Park.

**20. Alternatives**

The Scope of Work should include alternatives examining alternative siting. Specifically, the Scope should instruct the applicant to investigate one or more of the sites identified in the Applied Life Sciences Hub, which identified three City-owned sites that could house the exact use proposed by the Blood Center.

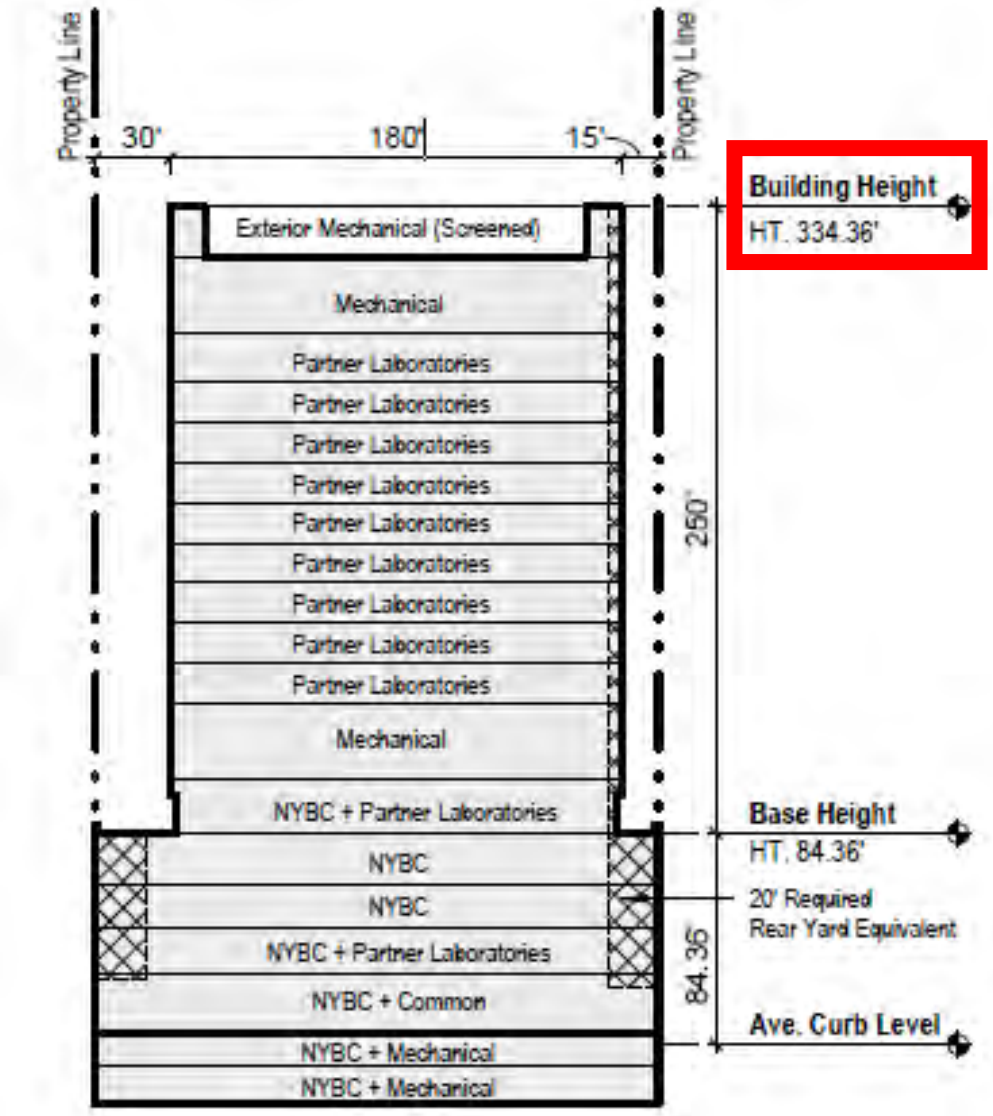
The Scope of Work should also include an as-of-right building which the Applicant identifies as sufficient to enable it to accomplish its mission.

Sincerely,

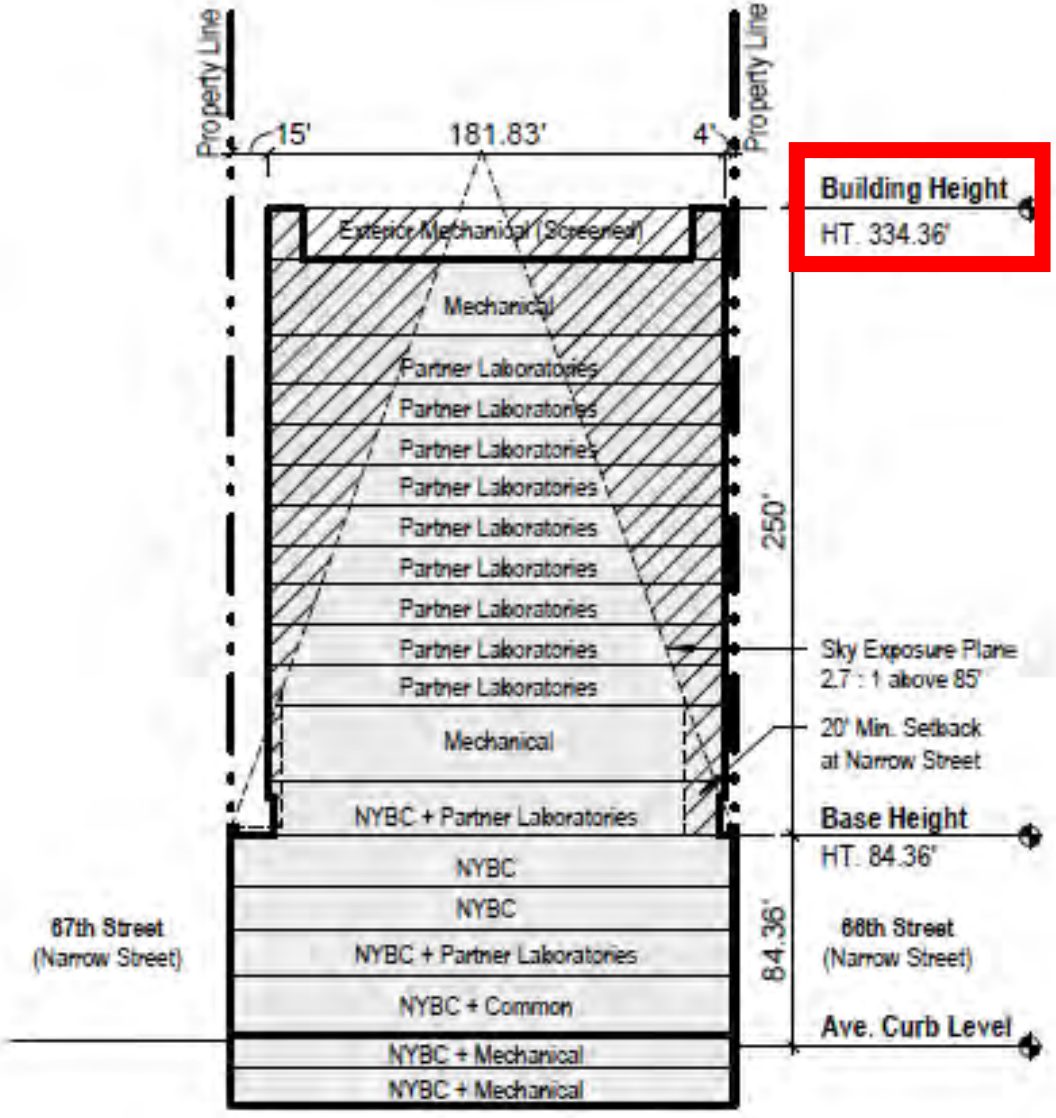


Alida Camp, Chair

# The Blood Center wants to redevelop their property with a very large building (~600,000 SF), and allow commercial uses

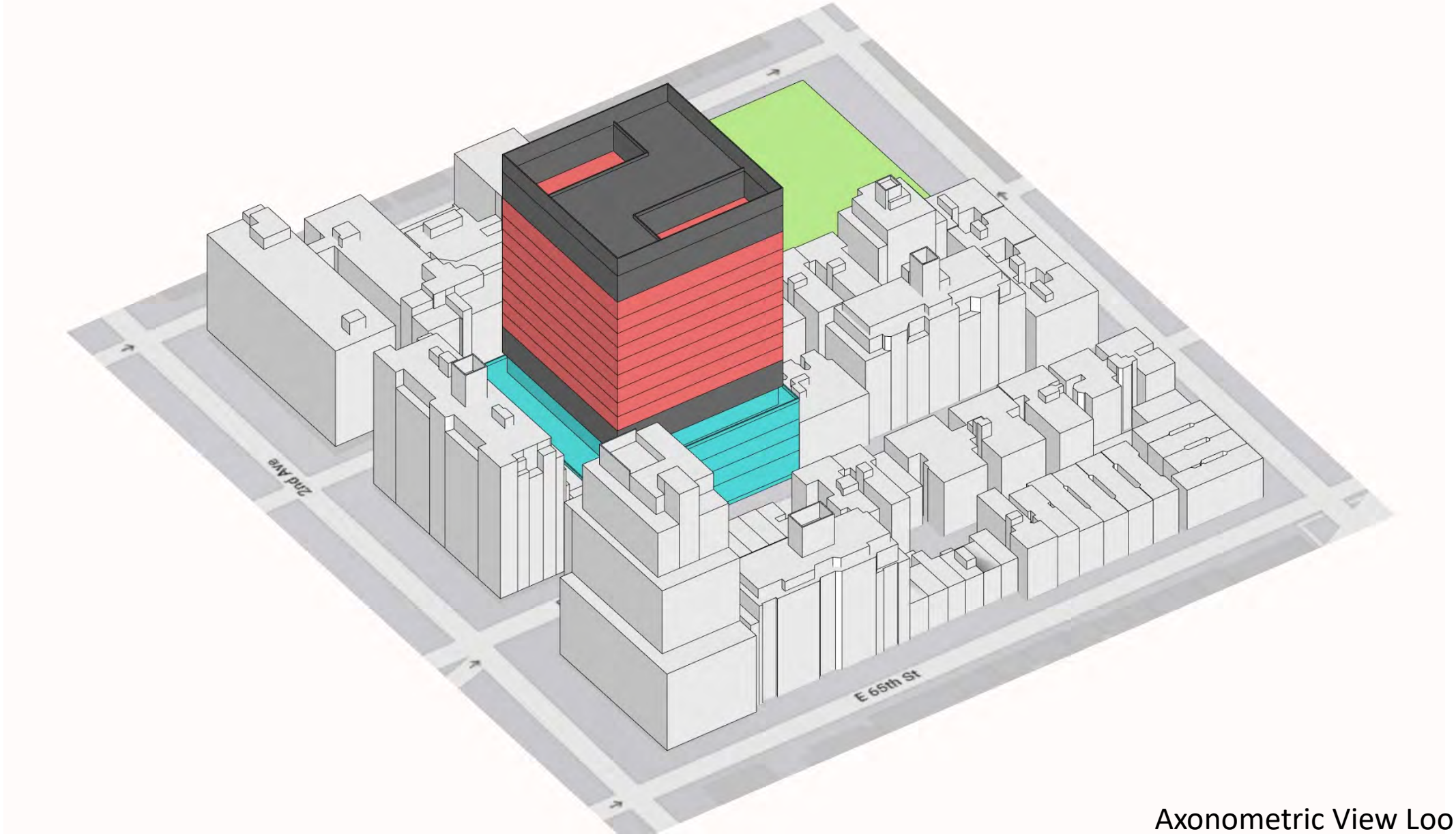



EAST-WEST SECTION




NORTH-SOUTH SECTION

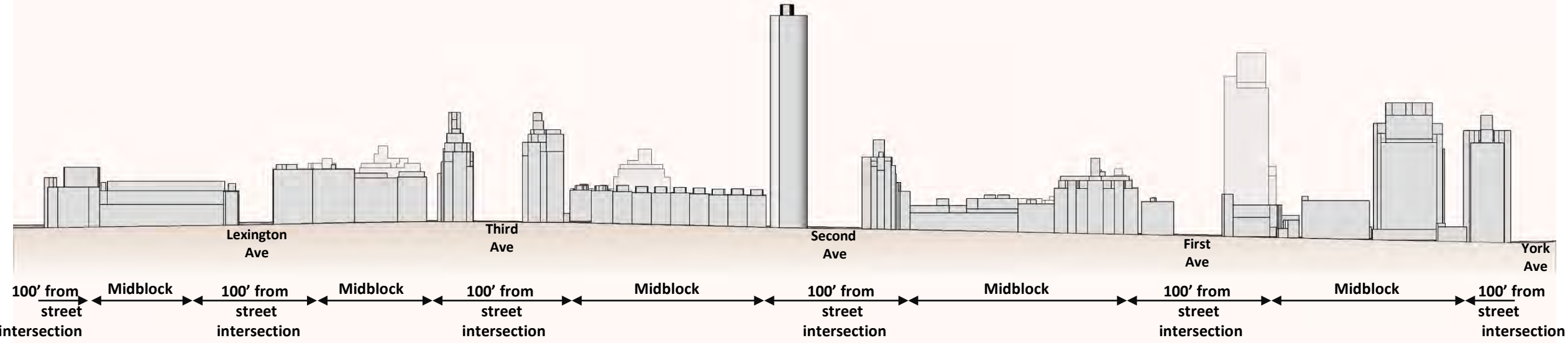
**Current zoning limits height to 75 feet, with allowances for mechanicals up to 100 feet.  The current proposal is for 334 feet to its highest point**



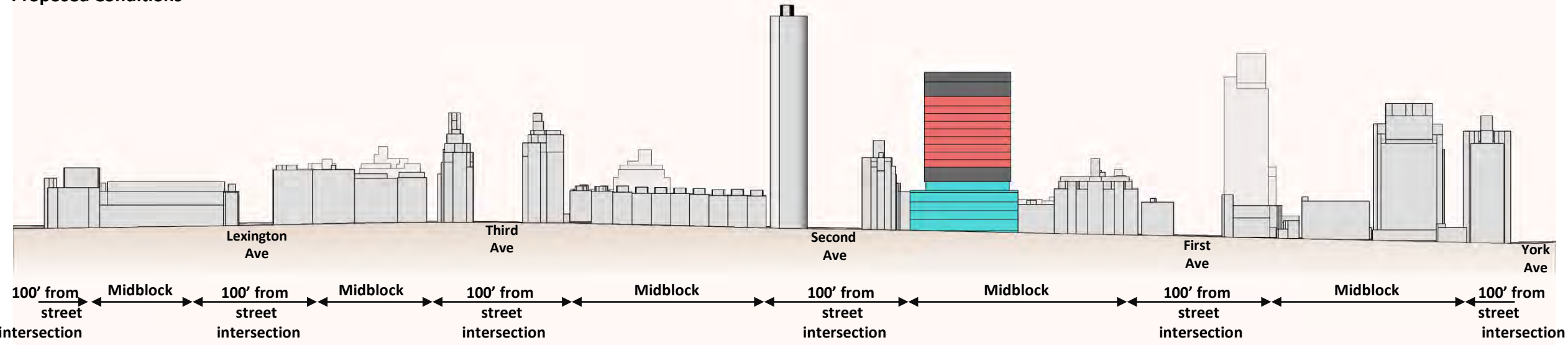

Axonometric View Looking North

# Street elevations – 66th Street North Elevation

**Existing Conditions**

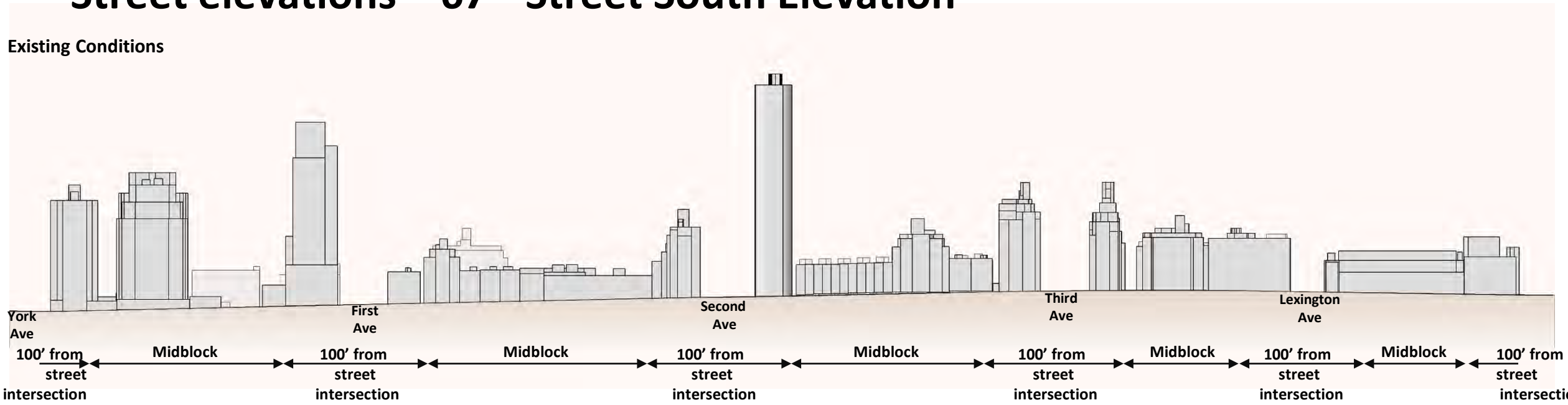



**Proposed Conditions**

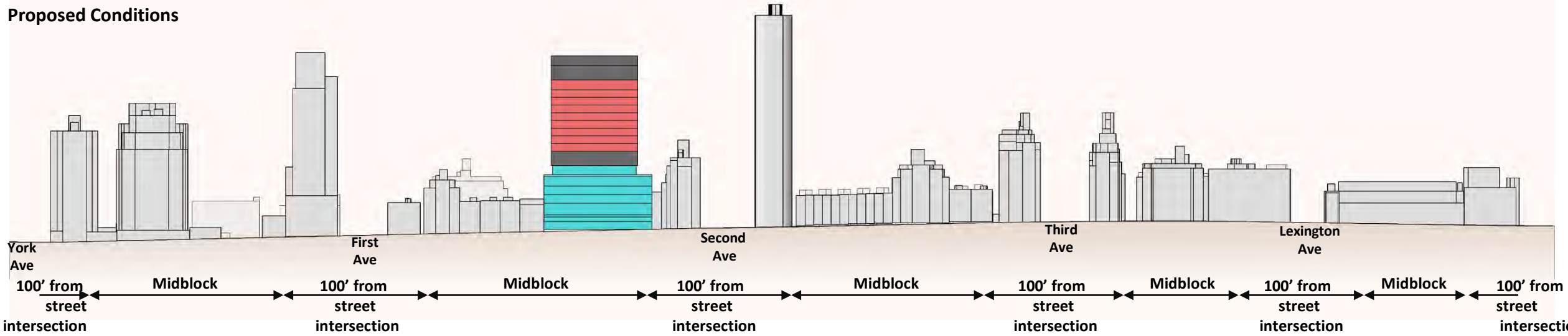


# Street elevations – 67th Street South Elevation

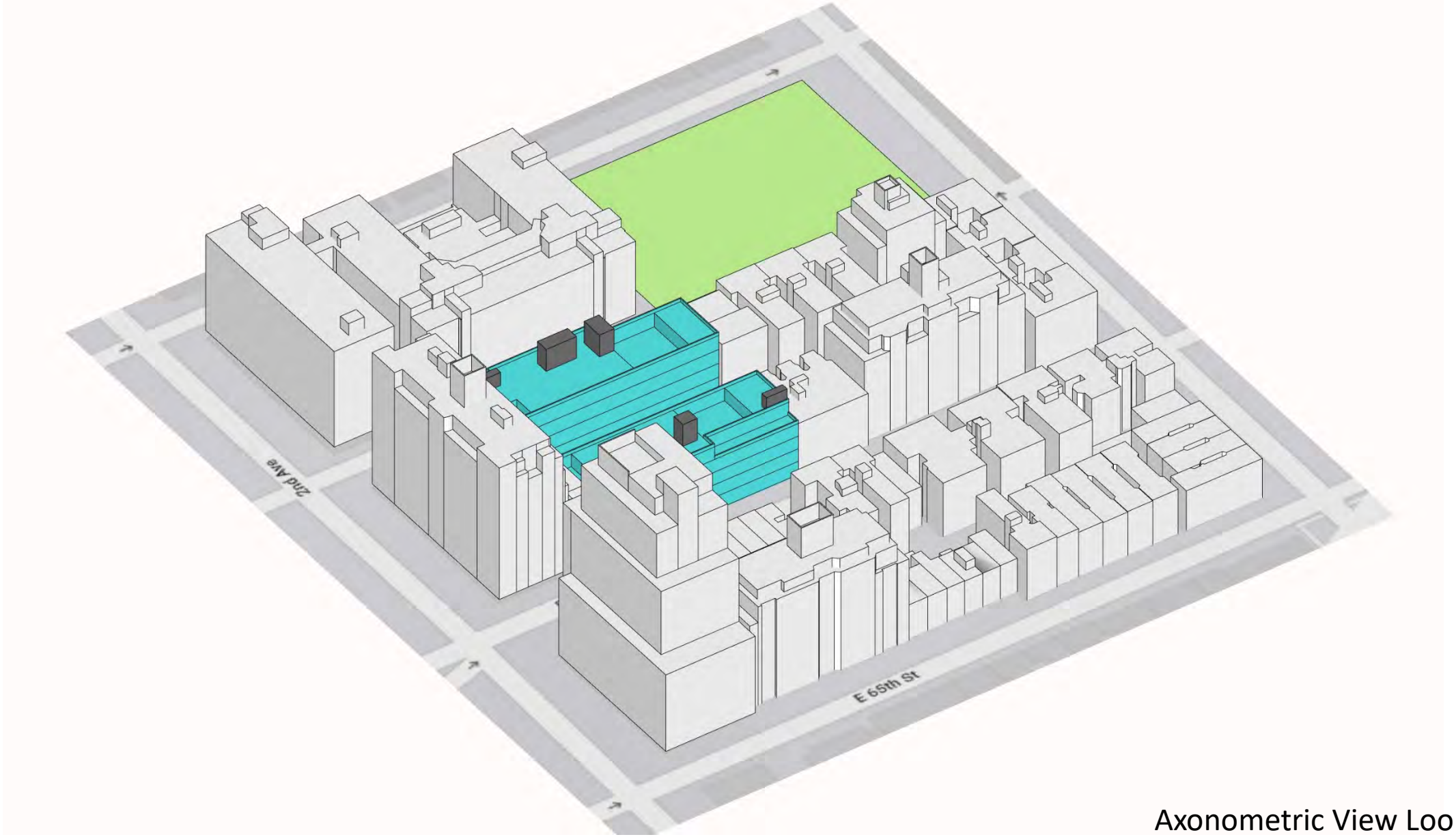
**Existing Conditions**




**Proposed Conditions**

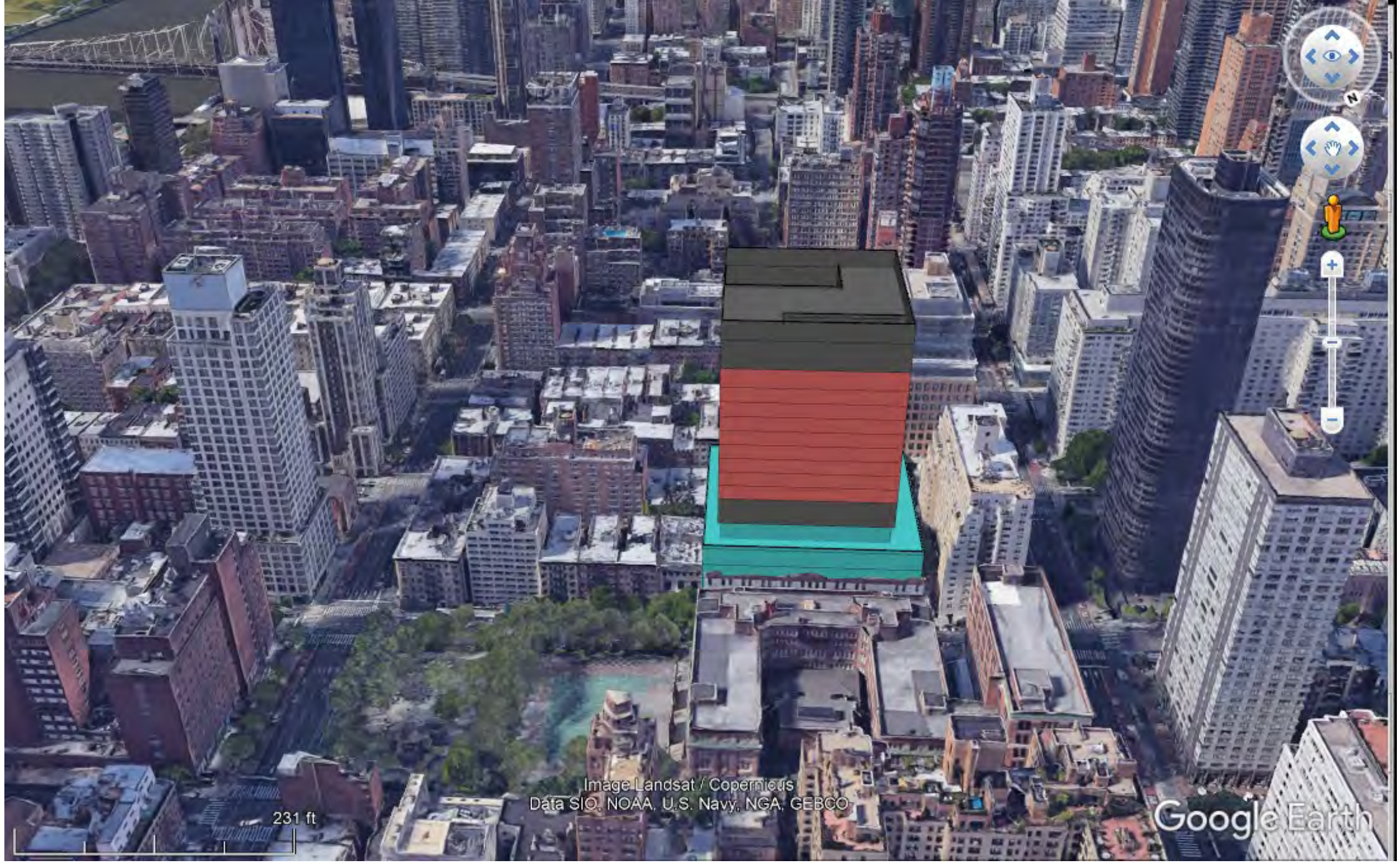


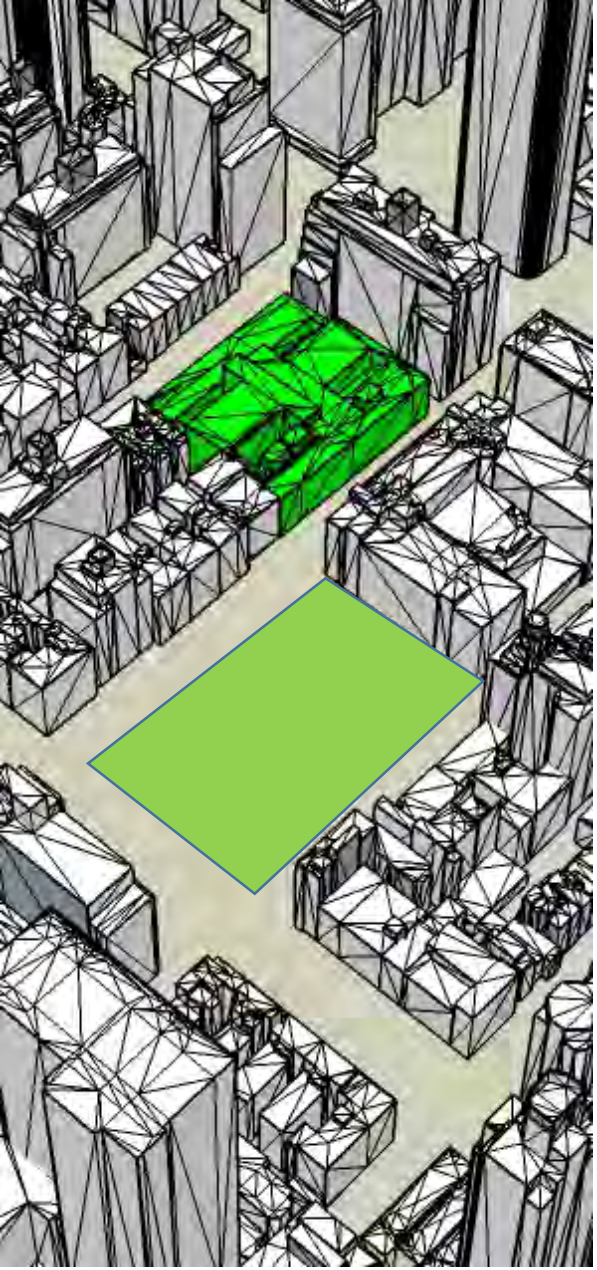
# New development under the existing R8B zoning would be allowed, but it would be much smaller



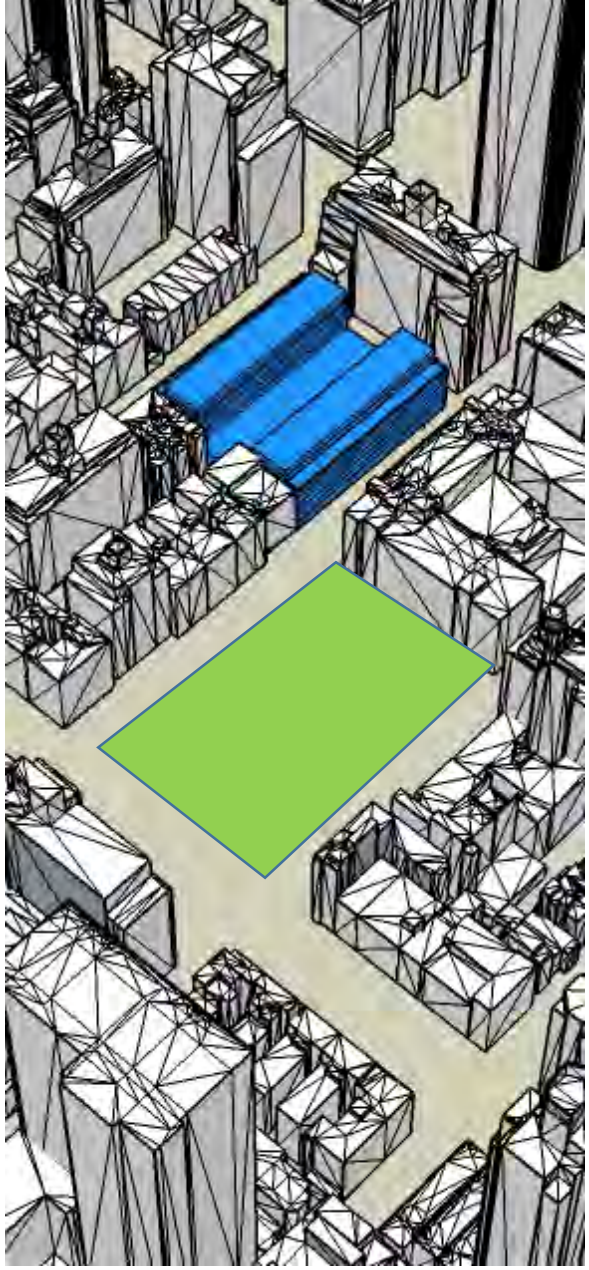

Axonometric View Looking North


N
Image Landsat / Copernicus
183 ft
Google Earth

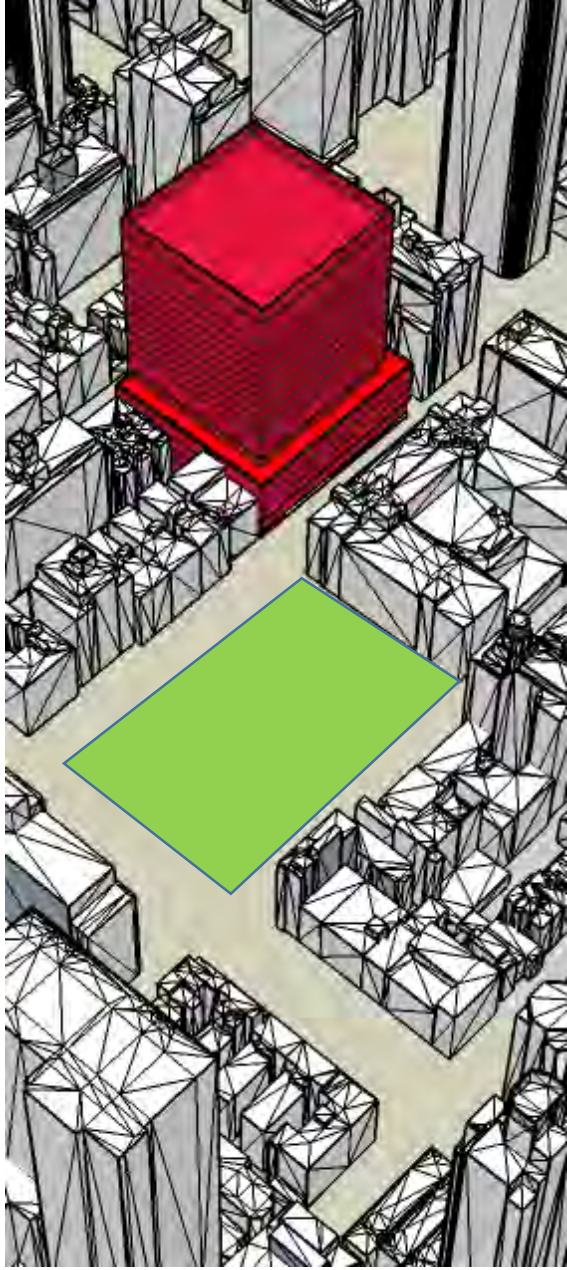

Image Landsat / Copernicus
Data SIO, NOAA, U.S. Navy, NGA, GEBCO
231 ft
Google Earth



*Existing Building*



*As-of-Right Building*



*Proposed Building*

**Alida Camp**
**Chair**

**Will Brightbill**
**District Manager**

**505 Park Avenue, Suite 620**
**New York, N.Y. 10022-1106**
**(212) 758-4340**
**(212) 758-4616 (Fax)**
**www.cb8m.com - Website**
**info@cb8m.com - E-Mail**

**The City of New York**
**Community Board 8 Manhattan**

December 18, 2020

Marisa Lago, Chair
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

**RE: New York Blood Center Rezoning**

Dear Chair Lago,

At the Full Board meeting of Community Board 8 Manhattan held on December 16, 2020, the board approved the following resolution by a vote of 38 in favor, 5 opposed, 2 abstentions and 1 not voting for cause:

**WHEREAS** the New York Blood Center has partnered with Longfellow Real Estate Partners and is proposing to construct a 334'-tall building on the site of the existing NYBC (Block 1441, Lot 40) which will provide, above the 5th floor, space for commercial tenants to use as research labs and medical offices, and

**WHEREAS** the Blood Center is requesting 5 zoning changes:

1. Rezone site from R8B district to a C2-7 district which allows a commercial laboratory use (USE GROUP 9) and to develop the site to 10 FAR (453,000 zoning square feet) with no height limit.
2. Rezone Second Avenue block frontages between 66-67 St.to a depth of 100' from C1-9 to a C2-8 to "legalize" an existing movie theater and to allow several other large-scale functions under USE GROUP 9 (Catering Hall, Wedding chapel, TV Studio, Gymnasium);
3. Zoning text amendment to Section 74-48 to allow, by special permit, an increase in commercial FAR in C2-7 districts for medical laboratories and associated offices, and modifications to the applicable supplementary use, bulk, and signage regulations.
4. Special permit pursuant to Section 74-48, as amended, to permit:
    a. commercial laboratory and associated office space to be included in the project at more than the 2 FAR permitted in C2-7 districts pursuant to Section 33-122;
    b. the commercial space to be located above the second floor of the building, which is not permitted by Zoning Resolution Section 32-421;
    c. the commercial space to be located above the lesser of 30 feet or two stories, which is not permitted by Zoning Resolution Section 33-432;
5. Special permit pursuant to Section 74-48, as amended, to permit:

a. modifications of the height and setback regulations of Section 33-432, which will allow the building to encroach on the initial setback distance and the sky exposure plane, which is necessary to accommodate the large floorplates required for modern, efficient laboratory uses;
b. modifications of the rear yard equivalent regulations of Section 33-383, which will allow the Proposed Development to occupy the same footprint as the existing building on its lower floors, and will allow the upper portion of the building to be shifted away from the park and away from the neighboring building; and
c. a sign to be located at the top of the building's base, in excess of the surface area permitted for illuminated signs pursuant to Section 32-642, the total surface area permitted for all signs pursuant to Section 32-641 and 32-643, and the maximum height of signs allowed by Section 32-655, and

**WHEREAS** the mid-blocks in Community District 8 are predominately and appropriately zoned R8B, and

**WHEREAS** R8B zoning protects the scale and character of the mid-blocks, and

**WHEREAS** R8B zoning permits residential and community facility uses only with height limit of 75', and

**WHEREAS** the livability of the community and the quality of life of the residents depend upon the R8B height and use regulations, and

**WHEREAS** the Blood Center has acknowledged that it can satisfy its mission and space needs within the R8B zoning (five floors and 75' high), and

**WHEREAS** the proposal may result in significant adverse impacts related to land use, zoning, socioeconomic conditions, open space, transportation, shadows, hazardous materials, water and sewer infrastructure, air quality, greenhouse gas emissions and climate change, noise, public health, neighborhood character:

1. The proposal amounts to "spot zoning."
2. The commercial laboratory component is inappropriate for the residential area.
3. The proposed building would have a negative impact on the students attending Julia Richman Education Complex (JREC),
4. The proposed building would create overwhelming demands upon local services
5. Traffic in the area is already seriously congested and will likely be exacerbated
6. The 334-foot commercial tower would generate a large amount of pedestrian traffic in the already overcrowded local sidewalks.
7. The proposed building would cast extensive shadows over Saint Catherine's Park and neighboring buildings.
8. The commercial entity and the research labs and associated office space will have significant adverse effect on the environmental air quality.

**WHEREAS** the proposed zoning changes, if approved, would set a dangerous precedent, putting all the Upper East Side mid-blocks at risk, and

**WHEREAS** Community Board 8 has approved and is working with DCP towards limiting building height on First, Second, Third, and York Avenues to 210', and this proposal significantly exceeds that on a mid-block lot, and

**WHEREAS** the representative of the Julia Richman Education Complex shared the institution's alarm and opposition to the proposal, and

**WHEREAS** the shadows on the complex would put the building in darkness and have a negative impact on student learning, and

**WHEREAS** there is widespread fear and opposition in the community, as evidenced by the hundreds of residents attending the committee meetings to voice their concerns, and

**WHEREAS** Community Board 8 has disapproved similar zoning change requests from Northwell/Lenox Hill Hospital,

**THEREFORE, BE IT RESOLVED** that Community Board 8 Manhattan opposes the request for all of the zoning changes as outlined in our resolution and as set forth by the New York Blood Center.

Please advise us of any action taken on this matter.

Sincerely,

*Alida Camp* *Elizabeth Ashby and Elaine Walsh*

Alida Camp
Chair

Elizabeth Ashby and Elaine Walsh
Co-Chairs, Zoning & Development

cc: Honorable Bill de Blasio, Mayor of the City of New York
Honorable Carolyn Maloney, 12th Congressional District Representative
Honorable Gale Brewer, Manhattan Borough President
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable Jose M. Serrano, NYS Senator, 29th Senatorial District
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Robert Rodriguez, NYS Assembly Member, 68th Assembly District
Honorable Ben Kallos, NYC Council Member, 5th Council District
Honorable Keith Powers, NYC Council Member, 4th Council District

# ORGANIZATIONS

# Fw: Blood Center proposed re-zoning would cast a shadow on St. Catherine Park

v angelos <vcangelos@yahoo.com>

Wed 12/30/2020 14:38

**To:** Olga Abinader (DCP) <OABINAD@planning.nyc.gov>; **21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

FYI - please see below.

----- Forwarded Message -----
**From:** v angelos <vcangelos@yahoo.com>
**To:** bdeblasio@cityhall.nyc.gov <bdeblasio@cityhall.nyc.gov>
**Cc:** ewolfe@cityhall.nyc.gov <ewolfe@cityhall.nyc.gov>; bgrewer@manhattanbp.gov <bgrewer@manhattanbp.gov>; bkallos@benkallos.com <bkallos@benkallos.com>; seawrightr@nyassembly.gov <seawrightr@nyassembly.gov>; liz@lizdrueger.com <liz@lizdrueger.com>; maloneymail@mail.house.gov <maloneymail@mail.house.gov>; info@cb8m.com <info@cb8m.com>; Mitchell.silver@parks.NYC.gov <mitchell.silver@parks.nyc.gov>; camp@cb8m.com <camp@cb8m.com>; rose@cb8.com <rose@cb8.com>; baron@cb8m.com <baron@cb8m.com>; chocky@cb8.com <chocky@cb8.com>; lader@cb8.com <lader@cb8.com>; mason@cb8.com <mason@cb8.com>; popper@cb8.com <popper@cb8.com>; tamayo@cb8.com <tamayo@cb8.com>; wald@cb8.com <wald@cb8.com>; weiner@cb8.com <weiner@cb8.com>; ashby@cb8.com <ashby@cb8.com>; walsh@cb8.com <walsh@cb8.com>
**Sent:** Wednesday, December 30, 2020, 01:45:29 PM EST
**Subject:** Blood Center proposed re-zoning would cast a shadow on St. Catherine Park

Dear Mayor De Blasio,

If sunlight matters for living plants, what about sunlight for living people, including the hundreds of students at JREC's six schools and the many community residents, including youths and our elders who use St. Catherine's Park. We applaud your decision opposing the two large towers that would cast a shadow on Brooklyn Botanical Gardens; so why not oppose the commercial skyscraper schemed in a residential neighborhood (zoned contextually R8B) on the site of the New York Blood Center, especially when the City already identified three Life Sciences sites in addition to other suitable non-residential spaces for the commercial tower development that would require an upzoning anyway at 310 East 67th Street.

Thank you,
Bill Angelos
Board President at 301 E66th St Condo Corp

**"MAYOR BILL DE BLASIO is set to announce his opposition to the development of a** controversial residential project in Crown Heights that had sparked fears of gentrification as well as the casting of plant-killing shadows over the Brooklyn Botanic Garden. For more than a year, housing activists as well as Botanic Garden supporters have protested the plan, known as 960 Franklin. Led by high-profile Manhattan developer Bruce Eichner, the project seeks to build two 39-story residential towers, both rising above 400 feet, near the perimeter of the Botanic Garden 'We need to ensure that new developments meet public needs and support our communities,' the mayor said in a statement set to be released on Tuesday. 'Today, I am voicing my opposition to the proposed 960 Franklin development in Crown Heights that would harm the research and educational work carried out by one

of this city's prized cultural institutions, the Brooklyn Botanic Garden, and is grossly out of scale with the neighborhood.'" **Gothamist's Elizabeth Kim**

In Surprise Shift, Mayor De Blasio Says He Opposes Controversial Crown Heights Towers



**In Surprise Shift, Mayor De Blasio Says He Opposes Controversial Crown H...**

The mayor's statement comes after a years-long contentious battle between residents and a high-profile developer...

Vasilios C. Angelos, Esq
301 E. 66th Street, Apt. 17C
New York, NY 10065
December 30, 2020

Dept. of City Planning
120 Broadway, 31st Floor
New York, New York 10271

Re: New York Blood Center Proposed Rezoning / Applied Life Sciences Hub (DCP Project ID 2019M0430)

Dear Sir or Madam,

My name is Vasilios C Angelos and I am a resident and the Board President of 301 E. 66th Street Condo Corp. The building I reside in is located on the east side of 2nd Avenue between 66th and 67th streets and is immediately adjacent to the New York Blood Center ("NYBC") on the west. The New York Blood Center at 310 E67th St (between 1st and 2nd avenues) seeks to redevelop its site to build a massive 334' tall tower in place of its existing 67' tall 3 to 5 story structure.

Let me be clear: while we support the Blood Center rebuilding their facility under the current R8B zoning as-of-right, our building, which is included in the proposed rezoning, is absolutely opposed to this action.

We are deeply disturbed that such an undertaking could be taking place for nearly two years without our knowledge. We are even more disturbed that our building is included – along with only one other property at 1261 2nd Avenue – within this rezoning proposal without our consultation or consent. We are thoroughly outraged that our property's inclusion is solely to facilitate the construction of a massively out-of-scale building which will thoroughly ruin the quality of life of not only our condominium but of the entire neighborhood, including (immediately across the street) a major public school complex and the only public park of any size on the Upper East Side between Central Park and the East River, rare assets at total risk due to this proposed project.

As one of only three parcels included in this spot rezoning – and the main building(s) that the developer and the Department of City Planning are consistently using to compare their project in order to minimize its effects in their presentations – we demand that our building be removed from this rezoning proposal immediately. We will not be used in this fashion to enable a massive out-of-scale building that is, in essence, a $1.1 billion speculative for-profit real estate development thinly disguised (at best) as something necessary and for the betterment of New York City.

While our intention is not to threaten litigation but instead to end this acrimony in a civil and respectful manner, the Board has already authorized our legal team to explore any and all options to commence legal action at the appropriate time, if necessary, and include both the applicant and the City of New York as defendants.

Respectfully,

Vasilios C. Angelos, Esq
Board President 301 E. 66th Street Condo Corp.

Submission Department of City Planning - NY Blood Center

301 East 66th Street Condominium – Board of Managers, Anthony Barrett VP

The following are the comments of the Board of Managers regarding the proposed NY Blood Center.

**INTRODUCTION**

The New York Blood Center (NYBC), located at 310 East 67th Street between 1st and 2nd avenues, seeks to redevelop its site to build a 334-feet tall tower in place of its existing 67-feet tall 3 to 5-story structure. The proposal calls for demolition of the existing NYBC facility and redeveloping the site with a new building; the tower, while 334-feet tall in height, will have 16 floors, each with at least 16' high ceiling heights, to serve as the center's base of operations with a total area of 596,200 square feet. The current R8B zoning only permits for a building 75 feet in height.

In our residential neighborhood, NYBC seeks to permanently change the characteristics of our community from residential to commercial.

**NEED**

The proposed tower is not needed by the Blood Center to meet its mission. While developing and advocating for new construction, facilities and buildings is commonplace in New York City, by their own admission the Blood Center can build a larger facility as-of-right than what is being proposed. This is clearly just a real estate deal for their own profit at the expense of all other adjacent property owners and the neighborhood in general.

The existing NYBC occupies 130,678 SF less that the 147,924 SF permitted under existing zoning. The redevelopment totals 451,766 SF – allocating 139,000 to a new NYBC and 312,766 to the for-profit commercial lab.

Another Life Science Institution – Sloan Kettering – is built to the existing R8B Mid-Block Zoning. It abides with the existing zoning height capped at 75 'at its three sites

- Sidney Kimmel for Prostate and Urologic Cancer Center, 353 E68th Street b/t 1st & 2nd Avenues
- Laboratory Medicine, 327 E64th Street b/t 1st & 2nd Avenues
- Sloan Kettering, 321 E61th Street b/t 1st & 2nd Avenues, adjacent to the Ed Koch/ Queensborough Bridge exiting ramp

Despite a claimed need for additional space, NYBC will occupy approximately the same amount of space in the new building, with the rest of the building rented out at market rates by Longfellow, the Boston development company who they are partnering with. It appears likely the NYBC redevelopment involves two groupings of Condo Units – one will be a community facility and technically non-profit NYBC; the other a <u>for-profit</u> use for which the developers/NYBC have to date provided no justification.

NYBC needs to explain whether and, if not, why it has / has not considered available commercial buildings to retrofit to meet any expansion needs.

If NYBC can close for 4-5 years as they are stating in their proposal to redevelop its site, this suggests their current facility and location may not be as critical as NYBC would like us to believe.

**ZONING VIOLATION**

Contrary to current R8B zoning requirements, the NYBC redevelopment will only provide a 4' setback for the entire length of 66th St. Imagine a sheer street wall going up mid-block 330' along the full width of a narrow street. Existing mid-block zoning permits up to a maximum street wall of 65', and an additional 10' after a required set back. The NYBC site redevelopment fails even to try to meet this requirement in their proposal, as its first setback on 67th Street – a height of 85' – would exceed current zoning by 20'. No rationale exists to exceed the established requirements of street walls and setbacks for mid-block zoning in the neighborhood that has worked for the community for some three and one-half decades.

R8B's contextual zoning has preserved the existing residential neighborhood character of the Upper East Side since 1985. This existing protective R8B zoning district was mapped across vast swaths of our UES mid-blocks. For 35 years, R8B zoning has successfully preserved the scale of the side streets by capping height at 75 feet to reflect the height and scale of existing buildings, many of which are row houses and tenements not more than 5-6 stories. If the City allows this project, it will set a precedent to essentially blow up this sound and *comprehensive* land use plan that protects our lower-rise mid-blocks.

Should the proposed rezoning be approved, the damage to the R8B midblock zoning – mapped extensively throughout Manhattan – will be significant. While one might argue this would allow for additional development opportunities, the uncertainty that would be generated from breaking the zoning will definitely affect existing buildings adjacent to such sites negatively, creating uncertainty and potential loss of value and investment.

In our opinion, approval of this "spot zoning" will greatly damage not just our building and our immediate community but could negatively impact the entire Upper East Side and beyond. Since its adoption, the R8B midblock zoning has never been subsequently upzoned anywhere – it has always been understood that the avenues are for higher density commercial / residential development and the mid-blocks are for lower density residential development. By following this orderly plan, it has resulted in predictable and accepted outcomes. We believe that breaking the zone, so to speak, will have unintended consequences that will not be positive for the overall health and future of residential real estate in Manhattan.

**ISSUES RELATED TO 301 EAST 66 STREET**

The proposed Blood Center tower will significantly affect the eastern exposure of 301 East 66th Street, with light, air and views permanently eliminated. Numerous stakeholders in the condominium purchased their units with the explicit understanding that nothing larger than a seven-story building could be constructed at the NYBC site or anywhere else in the R8B zone. The Blood Center tower would be more than four times that height at 334 feet.

301 East 66th Street Condominium is particularly incensed that the NYBC and their developer partner have cynically included our parcel (lot 7501) in their rezoning proposal. Their original proposal, which consisted of the entire R8B mid-block area, was completely discarded and replaced with a proposed spot zoning which consists of only 3 parcels including their own. Their proposed rezoning of our parcel is specifically included to create a "bridge" of consistent commercial zoning – with no benefit whatsoever to our property in terms of added development potential or increased rateables (and in fact will significantly decrease our building's value and quality of life should it be built) – in order to justify the proposal from a technical perspective to the Department of City Planning for endorsement.

The fact that the NYBC never approached nor asked for our input or consent for a project that will only harm 301 East 66th Street Condominium is unjustifiable. In addition, we discovered that this is not the first proposal that would have directly harmed our building proposed by the NYBC as they completed an EIS in 1984 for a 30-story tower with 270 residential units – which was derailed by the adoption of the R8B in 1985 – something that could happen again as-of-right should the rezoning be approved.

While the building will cast darkness on its neighbors during the day, the NYBC has stated that the interior of the building will be illuminated 24 hours a day, similar to other typical office buildings located in Midtown or the Financial District – not a residential mid-block on the Upper East Side. Additionally, they have requested another waiver to allow 40' illuminated signage on the exterior of their building, something on the scale of the Met Life building at Grand Central which does not belong in this neighborhood.

A great concern that will specifically affect 301 East 66th Street Condominium are two sets of large mechanical spaces, each 30' in height, which will directly face our building, one at the equivalent of the 10th through 14th floors of our building. The Blood Center has acknowledged that they will make a significant amount of noise 24 hours a day. These mechanical spaces allow the building to be more than 60' taller than it would otherwise be. This is in addition to the basement and exterior rooftop mechanical space. Is this really needed or a ploy to raise the height of the "partner" commercial spaces?

Many owners purchased units with the understanding existing zoning laws would be abided by. This structure would block all direct sunlight to at least 50% of the units in the building. This is very different from a lot line wall where the risk is inherent and known. This will dramatically effect unit owners' quality of life, especially now with new work-from-home requirements.

As discussed above, this proposed rezoning fits the definition of a "spot zoning" with no overall benefit to comprehensive planning within New York City and, in fact, a benefit to only a single property owner: the NYBC.

**ISSUES RELATING TO ST. CATHERINE'S PARK**

This area of the Upper East Side, with its high residential density and concentration of commercial medical uses, enjoys the least amount of open space per capita than any other area in Manhattan. Under this proposed NYBC redevelopment, St. Catherine's Park would receive up to four and half hours/day of less direct light. This adverse impact would occur in the afternoon when our kids use their playground. The neighborhood heavily uses the Park and, on most summer days, many find it impossible to even locate a bench on which to eat lunch.

The special permits that the Blood Center has requested eliminating setback and sky exposure plane requirements that every other building has to abide by will create an even worse outcome, with a square tower casting almost an acre of shade for up to 4.5 hours of additional darkness on to 301 East 66th Street as well as our neighboring buildings, the Julia Richman Educational Complex and St. Catherine's Park.

St. Catherine's Park is the only significant open space and park on the Upper East Side south of 75th Street and the 2nd most heavily used park per capita in New York City. As a neighbor, 301 East 66th Street Condominium is deeply supportive of protecting the park from losing up to 4.5 hours of sunlight.

**TRAFFIC**

Should it be approved, the exponential increase in traffic from this project will be devastating for our area. East 66th and East 67th streets at 1st and 2nd avenues are some of the most congested intersections in Manhattan, and the only major cross street with school bus pick up / drop off zones as well as MTA buses. The EIS statement provided by NYBC states that the increase in traffic will be negligible and an additional traffic study is not warranted.

Since the onset of COVID-19, there has been a marked decrease in traffic in NYC and change in traffic patterns in general. Any study conducted in 2020, is NOT representative of the true conditions.

In addition, any study prior to 2020, will not incorporate the huge change in traffic flow created by the new bike lanes and dedicated bus lanes (all new in 2019/20). In the near future, the potential increase in traffic to our neighborhood due to the implementation of congestion pricing south of 61st Street will also be a factor that has not been incorporated into the NYBC's traffic analysis. We will suffer the increase of traffic looking to not enter the midtown congestion area and 66th and 67th street, being major cross town access routes will bear the brunt of this traffic.

**JREC, Sephardic Academy of NY and 67th St Library**

There are up to 2000 students per day accessing JREC. Many arrive in school buses, and every morning the traffic is backed up along 67th street (also a bus route) In some instances it can take over 30 minutes to traverse the block. There is also a preschool on the south side of 67th street and 2nd Ave. Sephardic Academy of Manhattan (SAM School) They have over 80 kids under the age of 4 years who are dropped off and picked up and then have a daily walk to St Catherine's Park. They will now have to contend with the increased traffic and construction activity for the 52 months of construction.

I find it difficult to imagine the difficulty the contractor will have building an equivalent 33 story building with NO Avenue access off a narrow street with school children passing daily, traffic and buses for nearly 5 years. The road-way will most likely be limited to one lane and between construction deliveries and public buses, school buses and cross town traffic a truly horrendous and dangerous situation will emerge.

The sunlight that will be blocked to St. Catherine's Park will also be blocked to both the Julia Richman Educational Complex, the 67$^{th}$ St Library and have a negative effect on the SAM School located in our building. Multiple studies have shown that children who have access to natural sunlight in schools and daycare centers, concentrate for longer periods of time and tend to learn faster and more efficiently, as well as retaining information at a better rate and have less mental and depression issues.

Under this proposed NYBC redevelopment, Julia Richman Education Complex will also be in the shadow for the majority of the day. Completely shutting out one of the largest school facilities in Manhattan to direct light is appalling.

**ENVIRONMENTAL AND NOISE**

There are deep environmental concerns pertaining to this project. Should it actually be built as an Applied Life Sciences Hub, there will be an increase in medical and hazardous waste; deliveries of liquid nitrogen and other chemicals (already occurring for hours a day several times a week with trucks double parked, often even on the sidewalk); and other noxious contaminants. The delivery of liquid nitro-

gen involves a piercing sound that emanates throughout the neighborhood for the duration of the "off-loading."

The developer has submitted engineering attachments related to traffic and noise that were completed in 2000. The noise sensors in their reported were measured on York and First Ave and used in the MSK, EIS report by the same consultants NYBC is using for their project. Their traffic "studies" are years old and do not accurately reflect the current reality of what happens on our streets.

**OTHER OPTIONS**

In 2016, the DeBlasio administration created an RFP process and three locations for an Applied Life Sciences Hub with city-owned parcels and significant monetary investment. The Blood Center did not respond to the RFP. In addition, when their current proposal recently surfaced, attempts were made to swap sites with another similar location a few blocks away near York Avenue that would not harm the surrounding residential community, an offer specifically refused by the Blood Center.

If the City permits this commercial redevelopment in our mid-block residential community, other developers will attempt or pursue similar high-rise structures on other mid-blocks; it may be difficult to curb the ripple effects.

**301 EAST 66 STREET CONDOMINIUM WILL TOTALLY SUPPORT A NEW AS-OF-RIGHT NYBC that gives NYBC more space than the NYBC site redevelopment scheme would provide it.**

The proposed redevelopment of the NYBC site requires a CHANGE in zoning that needs numerous approvals, including Community Board 8, the Borough President, City Planning and the City Council. Once the developer files its application with the Department of City Planning and that agency certifies the application as complete, the next step is review of the proposed project by Community Board 8, first by the its Zoning and Development Committee as well as its Land Use Committee and then by the full Community Board. The application remains with City Planning and that pre-certification process requires a full environmental review.

In conclusion, since the Spring of 2020, we have faced life during COVID-19 and we appreciate – more than ever – the need for light and air, and how taking both away under this proposed NYBC redevelopment will terribly and adversely impact the health and well-being of the children and elderly residents in the neighborhood who rely on the Park for their outdoor needs. The as-of-right conditions for a new NYBC would both satisfy the NYBC's physical plant and mission needs without overwhelming the community with an unneeded (and clearly unwanted by the vast majority of this community) massive speculative skyscraper on a midblock narrow side street, facing a school complex and the only park north of the 59th Street Bridge.

301 East 66 Condominium Association respectfully requests the CPC to NOT approve this project as proposed.

Thank you,

Anthony Barrett VP

## New York Blood Center - Center East (CEQR Number 21DCP080M)

Marty Bell <marty1035@aol.com>

Tue 12/22/2020 22:26

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>; Olga Abinader (DCP) <OABINAD@planning.nyc.gov>**

4 attachments (2 MB)

Screen Shot 2020-12-22 at 8.37.03 PM.png; Screen Shot 2020-12-22 at 9.17.52 PM.png; Screen Shot 2020-12-22 at 8.40.45 PM.png; Screen Shot 2020-12-22 at 8.42.48 PM.png;

Dear Ms. Abinader,

I am writing for three reasons.

I. Improperly Called Scoping Session.

I appeared (via Zoom) at the City Planning Scoping Meeting for the New York Blood Center on December 15, 2020, and filed two separate bases why the "Public Notice of Scoping Meeting Draft Environmental Impact Statement (CEQR No. 21DCP080M)" was improper and needed to be re-noticed.

The NYC Department of City Planning is hereby put on notice that the "Public Notice of Scoping Meeting Draft Environmental Impact Statement (CEQR No. 21DCP080M)" was invalid and subsequent actions by the NYC Department of City Planning with respect to that project are invalid of no legal import or consequence.

The NYC Department of City Planning is required to provide a new, corrected and proper notice for a Scoping Meeting for the New York Blood Center - Center East project (CEQR Number 21DCP080M).

As mentioned, the Public Notice dated November 13, 2020 is invalid for two separate and each legally supportable reasons.

The Public Notice, dated November 13, 2020, and supporting materials distributed in connection therewith, stated that the project that was the subject of the Notice was made on behalf of the New York Blood Center and its partners. That is false and misleading, rendering the Notice void and of no effect or import. The subject Notice was made solely by the New York Blood Center. It has no partners in connection with the project. It intends to have rent paying tenants, or condo

purchasers, neither of which would, under any stretch of the imagination, qualify as "partners" of the New York Blood Center. The mis-identification of the Applicant is a fatal flaw that renders the Notice invalid and of no force and effect. A new Notice must be issued, and the CEQR/ULURP process must start over.

A second basis why the Scoping Meeting held on December 15th was improper and not legally valid is that all of the materials that are required to be available to the public at least thirty (30) days prior to the Meeting were not available as required. As I testified on December 15th, the complete "Environmental Assessment Statement" was not accessible (and, indeed, it is still not completely accessible). The link to the "Environmental Assessment Statement" froze before someone attempting to read the document got to the end. I have tried to access that document on numerous occasions, and have "screen shot" videos showing that the document is not completely accessible. The inability of the public to access the complete Environmental Assessment Statement at any time prior to the Scoping Meeting rendered the Meeting invalid and of no force or effect.

https://www1.nyc.gov/assets/planning/download/pdf/applicants/env-review/ny-blood-center-east/ny-blood-center-east-eas.pdf

I would urge the Department of City Planning to re-issue the Public Notice and re-commence the review process as soon as possible. I am confident that my position will prevail if I need to go to Court to enforce the law, and re-issuing the Public Notice, and re-starting the review process at a later time makes no sense as any actions by the Department of City Planning and others from this point forward until a new Public Notice is issued will be for naught, so it makes much more sense, and is more respectful of the time and energy of all involved, to re-issue the Public Notice and restart the review process sooner rather than later.

II. Written Comments.

If and when a Scoping Meeting is properly called, I would intend to submit written comments, and, in anticipation thereof, I am requesting guidance as to the topics to be covered by the Draft Environmental Impact Statement.

Specifically, I am trying to find the definitive list of what topics are to be addressed by the Draft EIS. I have seen various lists that, though similar, all have slight differences with certain topics included on some lists, but then not included on other lists.

I am attaching three lists of "topics" that should be covered, per various NYC documents, and, as you will see, they are all slightly different.

(a) One is page two of the CEQR manual:

https://www1.nyc.gov/assets/oec/technical-manual/2014_ceqr_technical_manual_rev_04_27_2016.pdf

(b) One comes from the summary of the Technical Manual which is oddly not the same as the Manual itself:

https://www1.nyc.gov/site/oec/environmental-quality-review/technical-manual.page

(c) One comes from the City Planning website on Environmental Review Process under the button for "scoping":

https://www1.nyc.gov/site/planning/applicants/environmental-review-process.page

(d) The Draft Scope of work submitted by the New York Blood Center lists 20 Tasks for the EIS (pp. 8 - 22):

https://www1.nyc.gov/assets/planning/download/pdf/applicants/env-review/ny-blood-center-east/ny-blood-center-east-draft-scope-work.pdf

I would request that City Planning provide a definitive guide as to the correct list of categories to be covered by the Draft EIS.

III. Scope of Work.

One other question, looking at the Zoning Application Portal, it shows that the New York Blood Center has filed three different "Revised" Scope of Work documents, but all I can find on the Project Information Website is the original "Draft Scope of Work", and wonder how I can obtain the "Revised" Scope of Work documents (or, if the one shown on the Project Information Website is actually the most recent "Revised" version of what was previously filed, I would like to obtain a copy of the original Scope of Work and any prior "Revised" versions for comparison purposes).

https://zap.planning.nyc.gov/projects/2019M0430

https://a002-ceqraccess.nyc.gov/ceqr/Details?data=MjFEQ1AwODBN0&signature=2ea5a8a6b0f6294895d2fc55a196de453e094981

Please advise.

Thank you.

Martin A. Bell
917-539-6731

## Scoping

Within 15 days of the issuance of a positive declaration, the lead agency must issue a **draft scope of work** which details the topics to be addressed in the EIS, the methods of analysis to be used, and possible alternatives to mitigate or eliminate potential significant impacts of the proposed action.

Technical areas that may be addressed include:

- Land use, zoning and public policy
- Socioeconomic conditions
- Community facilities and services
- Open space
- Shadows
- Historic resources
- Urban design / visual resources
- Neighborhood character
- Natural resources
- Hazardous materials
- Infrastructure
- **Waterfront Revitalization Program**
- Solid waste and sanitation
- Energy
- Traffic and parking
- Transit and pedestrians
- Air quality
- Noise
- Construction impacts
- Public health

A **public scoping meeting** must be held to solicit comments on the draft scope from all affected and interested parties. Comments at these meetings must be limited to the scope of work for the EIS and any changes needed to ensure appropriate and thorough assessment of potential impacts. The meeting must be scheduled 30 to 45 days after notice is given and the draft scope and EAS are circulated to all affected and interested agencies, community boards, groups and officials. Written comments may be received within ten days after the public meeting.

After incorporating public comments as appropriate, the lead agency issues a **final scope of work** and preparation of the DEIS begins.

# Chapters

Chapter 1: Procedures and Documentation
Chapter 2: Establishing the Analysis Framework
Chapter 3: Introduction to the Technical Guidance
Chapter 4: Land Use, Zoning and Public Policy (Note: Revisions, effective 4/27/16)
Chapter 5: Socioeconomic Conditions
Chapter 6: Community Facilities and Services
Chapter 7: Open Space
Chapter 8: Shadows
Chapter 9: Historic and Cultural Resources
Chapter 10: Urban Design and Visual Resources
Chapter 11: Natural Resources
Chapter 12: Hazardous Materials
Chapter 13: Water and Sewer Infrastructure
Chapter 14: Solid Waste and Sanitation Services
Chapter 15: Energy
Chapter 16: Transportation
Chapter 17: Air Quality
Chapter 18: Greenhouse Gas Emissions and Climate Change
Chapter 19: Noise
Chapter 20: Public Health
Chapter 21: Neighborhood Character
Chapter 22: Construction
Chapter 23: Alternatives
Chapter 24: EIS Summary Chapters

# Technical Analysis Areas

| | | | | |
|---|---|---|---|---|
| Land Use, Zoning & Public Policy | | Socioeconomic Conditions | Community Facilities & Services | Open Space |
| Shadows | Historic & Cultural Resources | Urban Design & Visual Resources | Natural Resources | |
| | Hazardous Materials | | Water & Sewer Infrastructure | Solid Waste & Sanitation Services |
| Energy | Transportation | Air Quality | | Greenhouse Gas Emissions |
| Noise | | Public Health | Neighborhood Character | Construction |

# New York Blood Center

**Applicant Team:**

New York Blood Center (Primary Applicant)

Share Project | Report Data Issue

**Project Brief:**

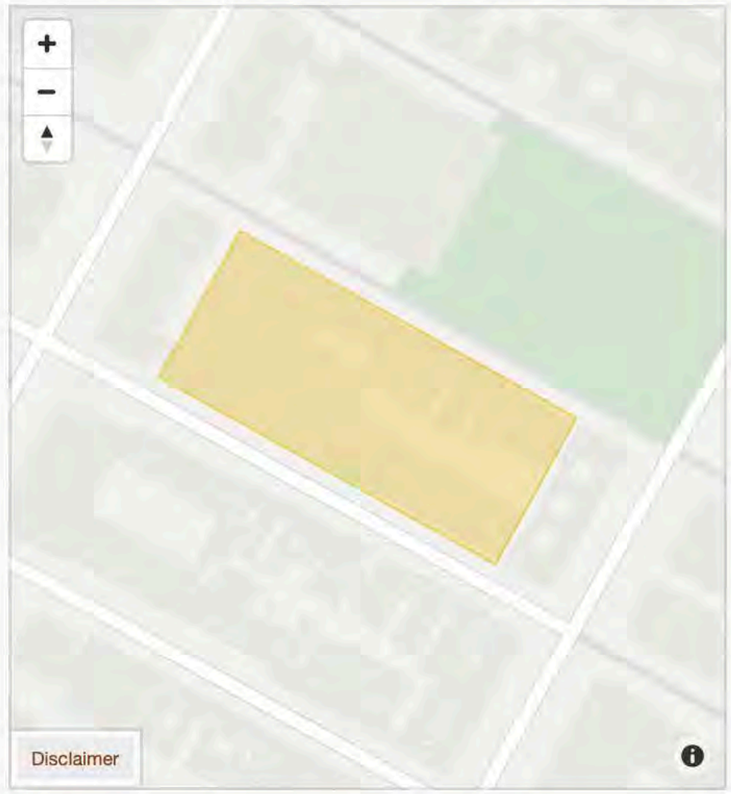
Private application by the New York Blood Center to create a Life Sciences Hub on their existing site in Community District 8. Actions consist of (1) map amendment to rezone midblock from R8B to C2-7 (2) text amendment to Section 74-48 to allow an increase in commercial FAR and mods to use, bulk, curb cuts, signage (3) special permit pursuant to Section 74-48.

No Documents for this Project

**The Department is working to post all newly Filed, and Certified/Referred applications online. We ask for your patience as we work to take on this major project. More exciting news related to the availability of online applications will be announced in January.**

**Status:** Filed

ULURP




**CEQR:** Type I 21DCP080M

**Borough:** Manhattan

**Community Districts:** Manhattan | CD 8

**Addresses:**

**BBLs:** 1014410014 1014410033 1014410035 1014410037 1014410038 1014410040 1014410017 1014410031

## Actions

**Zoning Map Amendment**
No ULURP Number
Active

**Zoning Text Amendment**
No ULURP Number
Zoning Resolution: 74-48
Active

**Zoning Special Permit**
No ULURP Number
Zoning Resolution: 74-48
Active

## Milestones

- Land Use Application Filed
- Land Use Fee Paid
- Draft Scope of Work for Environmental Impact Statement Received
- Revised Draft Scope of Work for Environmental Impact Statement Received
- **Revised Draft Scope of Work for Environmental Impact Statement Received**

Martin A. Bell
315 East 68th St. Apt. 13K
New York, NY 10065

December 31, 2020

New York City Department of Planning,
Environmental Assessment & Review Division
Attn: Olga Abinader, Director
120 Broadway, 31st Floor
New York, NY 10271

RE: New York Blood Center – Center East
CEQR Number 21DCP080M

Dear Ms. Abinader,

I am submitting the following comments to the Department of Planning with respect to the New York Blood Center – Center East project (CEQR Number 21DCP080M):

1. Land Use, Zoning and Public Policy: Spot Zoning.

The proposal is a thinly disguised, almost laughable attempt to effect "spot zoning" exclusively for the 310 E. 67th Street site. It is no longer open to argument that spot zoning is impermissible. Spot zoning is defined as "the process of singling out a small parcel of land for a use classification totally different from that of the surrounding area for the benefit of the owner of that property and to the detriment of other property owners." See, e.g., Matter of Daniels v. Van Voris, 241 A.D. 2nd 796 (3d Dep't 1997). Next to that definition you could put a copy of the Blood Center's Environmental Assessment Form. If attempting to shoehorn a 334' commercial tower into a site zoned for 75' residential buildings isn't "singling out", I don't know what it.

Commentators have observed that "in evaluating a claim of 'spot zoning', the reviewer should consider a number of factors, including whether the rezoning is consistent with a comprehensive land use plan, whether it's compatible with adjacent uses, the likelihood of harm to surrounding properties, and the availability and sustainability of other parcels." The proposed Blood Center loses on each of those tests, and there's an easy explanation for that – it's because the zoning variances being requested by the Blood Center are clearly and certainly spot zoning, and on that basis alone, this application must be rejected. The sheer number of variances being requested by the Blood Center further confirms that this a case of impermissible spot zoning.

In its initial iteration, the applicant had included the entire R8B midblock as within the project area. By the time the RWCDS was released, the project area had completely shifted to Second Avenue. The developers have changed the project area from their initial proposal in order to tailor their narrative. By including the Second Avenue buildings and removing the remainder of the R8B midblock in their revised proposal – and pretending to be doing this for the common

good in order to bring a non-conforming (and non-functioning!) theater, that has never been an issue, into compliance – the developers are creating the illusion of context (one building 45 stories, another 17). This is clearly being done in order to justify their grossly oversized building which will be more than 4 times the height of the current allowable limit. The Court of Appeals has held that a zoning amendment which is the result of an unreasoned and uncareful consideration and lacks being part of a comprehensive land use plan constitutes illegal spot zoning.

The Blood Center's Environmental Assessment Form contains a disclosure that is tantamount to an admission that the proposed up-zoning is blatant spot zoning. Page 10a of the EAS, referencing the other two buildings included in the rezoning, states, "Given the existing size and use of these two buildings, neither site is considered a potential or projected development site." That leaves just the Blood Center site. Voila, spot zoning!!!

For all of the reasons set forth above, it is clear beyond peradventure that the proposal of the New York Blood Center is the very definition of spot zoning and would certainly be overturned in court if adopted. Accordingly, it must be rejected now.

2. Land Use, Zoning and Public Policy: Pandemic.

As I am sure I do not need to tell the Department of Planning, we are in a pandemic. And while the prospect of the vaccines making it possible for all of us – and that includes New York City – to return to something close to the lives we enjoyed before we ever heard the word "Covid", right now we are living in a "new normal" that is anything but normal.

No one can tell what the City will look like post-Covid.

Until September, my apartment building was less than 40% occupied. Since September with the start of the school year and families with children returning, the building is now 90% occupied.

In a now famous OpEd in the NYTimes, Jerry Seinfeld proclaimed, "The stupid virus will give up eventually. We're going to keep going with New York City. And it will sure as hell be back." https://www.nytimes.com/2020/08/24/opinion/jerry-seinfeld-new-york-coronavirus.html A recent CNN headline proclaimed, "Reports of the City's Demise are Greatly Exaggerated." The real estate site Curbed headline decreed, "Manhattan's Housing Market is Coming Back.". The New York Times recently reported that "may experts predict that New York will eventually come back – as it always does, citing the eventual rebounds after the Great Recession, 9/11 and the fiscal crisis of the 1970s." But, as MarketWatch more realistically concluded, "no one can know what lies ahead." But one thing we do know, and know with certainty, is that the Blood Center Tower, if built, will stand for fifty, perhaps seventy, maybe a hundred years.

Section 242 of the CEQR Manual states that the DEIS is to describe the "environmental impacts of the proposed project, including short-term and long-term effects."

While no one has a crystal ball and can predict with certainty what the future will hold, it's pure folly to try and assess "short-term" effects, let alone long-term effects in the middle of a pandemic with the world turned upside down and no one knowing what tomorrow will bring, let alone next week, next month or next year."

It is functionally impossible to prepare a valid DEIS in the middle of a pandemic, certainly not a DEIS for a project such as the one proposed by the Blood Center.

How can City Planning assess the impact on car transportation at this moment? Perhaps there will be great emptying out of the City, and there won't be enough cars to ever fill the streets again? Or, conversely, and more likely, the City may return to its former glory, as big and full as ever, but perhaps people will no longer feel comfortable riding on the subways as a result of Covid, so the number of people driving to work could double, or triple, and in that case the impact of the Proposed Project on traffic could be vastly different than it would if not everyone returns to the City.

The CEQR Manual does not prescribe the length of time for the preparation of a Draft Environmental Impact Statement. For the reasons described above, the Department of Planning must put on hold the preparation of the DEIS until there is some reasonable clarity as to what New York City will look like post-pandemic. To attempt to prepare a DEIS for the proposed project in the middle of the pandemic would be like trying to propose a resort on the shores of Normandy in the middle of the Allies landing on the beach on D Day. Simply impossible. The CEQR/ULURP process needs to take a pause until restaurants are open, until people are walking the street without masks, until we can go out of our homes without worrying that we might catch a virus that will put us in the hospital. Underlying the entire environmental review process is a normal frame of reference within which the proposed project can be reviewed. These are not normal times. It is thus impossible at the present time to assess the impact the Proposed Project will have. The Department of Planning has no choice but to put the Draft EIS on hold as a matter of public policy.

3. <u>Land Use, Zoning and Public Policy: Misleading and Deceptive EAS</u>.

The Environmental Assessment Statement (EAS) Full Form, and the Draft Scope of Work are misleading, deceptive and potentially fraudulent, and, accordingly, need to be rejected as a matter of public policy.

(a) "<u>Partners</u>"

In Section 4 of the EAS, on the very first page of the EAS, the Blood Center states that the proposed Tower will be used by the Applicant and the "Applicant's partners". Figure 9 shows most of the space occupied by "Partner" laboratories. The description of the Proposed Project on page 10a states that most of the space in the Proposed Project will be occupied by "Applicant's partners". The Draft Scope of Work contains at least a half dozen more references to the Blood Center's alleged "partners" (pp. 5, 7, 9, 11, 32 and 47).

Section 10 of the New York Partnership Law defines a partnership as "two or more persons carrying on as co-owners a business for profit".

The so-called "partners" are nothing more than rent paying tenants. These commercial tenants that will occupy most of the Tower are no more the "partners" of the Blood Center than I am Donald Trump's partner merely because my office is at 40 Wall Street and each month I send my rent check to the Trump Organization.

An examination of the requested zoning actions states that all of the space not occupied by the Blood Center will be for commercial and office use. No matter how the Blood Center tries to spin it, this is a real estate deal.

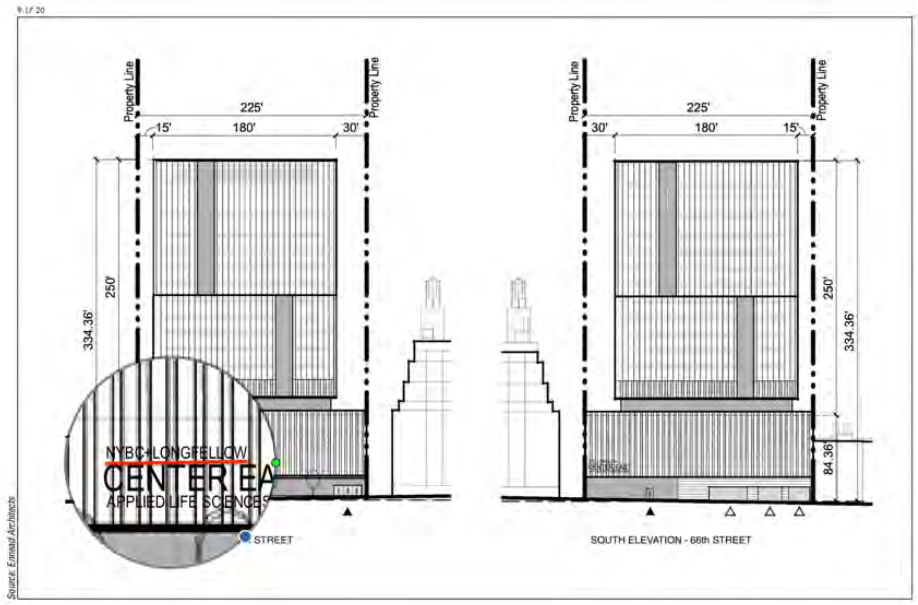
(b) Longfellow Real Estate Partners, LLC

Section 2b. of the EIS lists "The New York Blood, Inc." as the sole Applicant.

In its presentation to Community Board 8 on November 17th, the Blood Center stated that Longfellow Real Estate Partners, LLC of Boston is their "partner" in this project, specifically in the development of the site, highlighting the Blood Center's relationship with Longfellow as "a powerful partnership":




As stated above, this is a real estate deal, pure and simple. And the Blood Center's partner in this deal is Longfellow Real Estate Partners, LLC of Boston. Yet you need a magnifying glass to see any mention of Longfellow in the Blood Center's EAS:




Proposed Project - Elevations
**Figure 10**

If it wasn't for the architect putting Longfellow's name on the building on Figure 10 of the EAS, and if you didn't look very, very closely, you would never know that Longfellow is the Blood Center's partner in the development of the project. Perhaps the reason the Blood Center is so anxious to hide their partner who is "expert" in developing life science centers, is that naming Longfellow would allow someone to look online and see that almost all of the other life science facilities built by Longfellow are just two or three stories tall: https://lfrep.com/properties/

It is clear that the Blood Center is a partner with Longfellow, or a front for Longfellow with Longfellow being the real party in interest. In either case, Longfellow should be the Applicant or the co-Applicant.

Further, the Blood Center should, at a minimum, be required to provide full disclosure of its financial relationship with Longfellow. If Longfellow is funding the Application process or indemnifying the Blood Center against any loss in connection with its efforts to have the property up-zoned, the public should know about that as it would be a material factor in evaluating all of the representations being made by the Blood Center as to the purpose and need for the requested changes in zoning.

Even more importantly, if the Blood Center stands to get a new facility for free, with Longfellow paying all of the development costs if the project is approved, that absolutely needs to be disclosed as such a pot of gold for the Blood Center would surely compromise its statements as to the purpose for this unprecedented up-zoning.

Any and all agreements between the Blood Center and Longfellow need to be made public.

(c) Community Groups

The Blood Center presentation before Community Board 8 on November 17th, highlighted support for various community organizations (Future Leaders in Science, Hunter College, Health & Education High School in the Bronx, etc.) and various of these groups spoke in support of the project at the Scoping Meeting on December 15th (BioBus, Christo Rey, etc.). These groups did not just magically appear at the Scoping Meeting. I think it has to be assumed it was at the request, and likely at the inducement of the Blood Center. I think the Blood Center needs to report any pledges or promises, made or implied, to community groups in order to obtain such support. A member of one such organization confided to me that they are anticipating larger financial support for the Blood Center in the future if the Blood Center's proposal is approved. Any contributions or other inducements made directly or indirectly (by officers, directors or employees of the Blood Center, or of any law firm, lobbyist, consultant, advisor or affiliate of the Blood Center) to any community group needs to be disclosed in order to properly evaluate any comments made by any such groups. The failure to make such disclosure will render any apparent support for the project suspect and misleading. Further, the Blood Center should be asked to issue an affirmative statement to community groups with which it has had any association in the past that its future support will be the same regardless of whether or not the Proposed Project is approved and built.

4. Land Use, Zoning and Public Policy: Unprecedented Up-Zoning of R8B Zone

Continuing the Blood Center's pattern of misleading and deceptive statements, in its November 17th presentation to Community Board 8, one of the architects on the Blood Center's payroll showed a slide of a large patch of the neighborhood surrounding the Blood Center site, and stated, "We want to talk about the basic volume of the building and really its height in relation to the surrounding neighborhood", but then showed the Proposed Project only in relationship to the tallest buildings along First, Second and Third Avenues. That's like saying New York is much warmer that other cities "in relation to the surrounding neighborhood", and comparing our temperature to Stowe, Vermont and Quebec, Canada! If the Blood Center's attorney had made an apples-to-apples comparison, and compared the proposed Tower the Blood Center wants to build to other mid-block buildings, they would have had to pack up their brief cases and gone home, because the Blood Center's Tower is so obscenely out of scale with other mid-block buildings as to call into question as to why this project has even been allowed to progress as far as it has!

The Blood Center site is a mid-block location zoned R8B with a height limitation of 75 feet.

The R8B zone was adopted throughout the Upper East Side in 1985 to PROTECT the mid-block character of the neighborhood, with the intent that large buildings like the one the Blood Center is proposed would stay along they Avenues where buildings of that height belong. In the more than three and a half decades since the R8B zoning was adopted, it has been expanded from 1986

to 1998, but it has **never** been violated. The Department of Planning has honored the trust the public put in them to PROTECT the mid-block character of these residential neighborhoods.

SINCE THE ADOPTION OF R8B ZONING MORE THAN THREE AND A HALF DECADES AGO, THERE HAS NOT BEEN A SINGLE INSTANCE WHERE IT HAS BEEN VIOLATED.

THE PROPOSAL BY THE BLOOD CENTER WOULD NOT ONLY VIOLATE THE R8B ZONING, IT WOULD MAKE A MOCKERY OF THE ENTIRE CONCEPT OF ZONING.

The mid-block Tower proposed by the Blood Center isn't just five or 10 percent taller than the permitted 75 foot zoning.

The mid-block Tower proposed by the Blood Center isn't 30% or 40% taller than what is permitted in an R8B zone.

The mid-block Tower proposed by the Blood Center isn't just double or triple as high as a mid-block building is supposed to be.

The mid-block Tower proposed by the Blood Center is more than quadruple what is currently permitted to be built on the site. It's more that 445% taller than anything that should be built on the site.

That is obscene.

If the Blood Center's proposed 334' Tower is permitted to be built on a mid-block site zoned R8B, then New York City will become Houston Texas and the Department of Planning might as well be shut down.

Section 1.(c) of the EAS asked Applicant if the proposed project has the potential to affect an applicable public policy. The Applicant answered in the negative. Apparently, the Applicant has so little regard for the public policy underlying the zoning rules and regulations, that they believe they can just blow away more than three and half decades of zoning policy without it having any precedential value for the future of zoning in New York. That is monumental arrogance the likes of which we've probably never before seen.

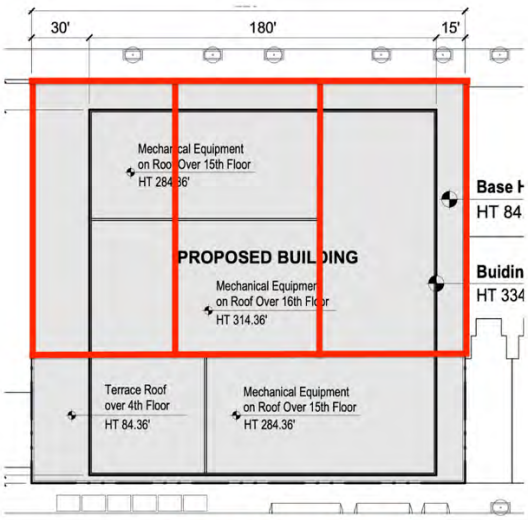
5. Land Use, Zoning and Public Policy: Massive Bulk

In addition to being more than quadruple the height than what is permitted under current R8B zoning of the site, the proposed Tower would, unlike the neighboring tall apartment buildings along Second Avenue, have no set-back. The Draft Scope of Work states that the Proposed Project "covers the entire lot", filing to the very edge a footprint, more than an entire acre, almost half of the footprint of the Empire State Building.

That 225' width of the site means that the proposed building would be like taking three of the 310' apartment buildings across Second Avenue, which is 75' wide, and stacking them side by side on the lot:

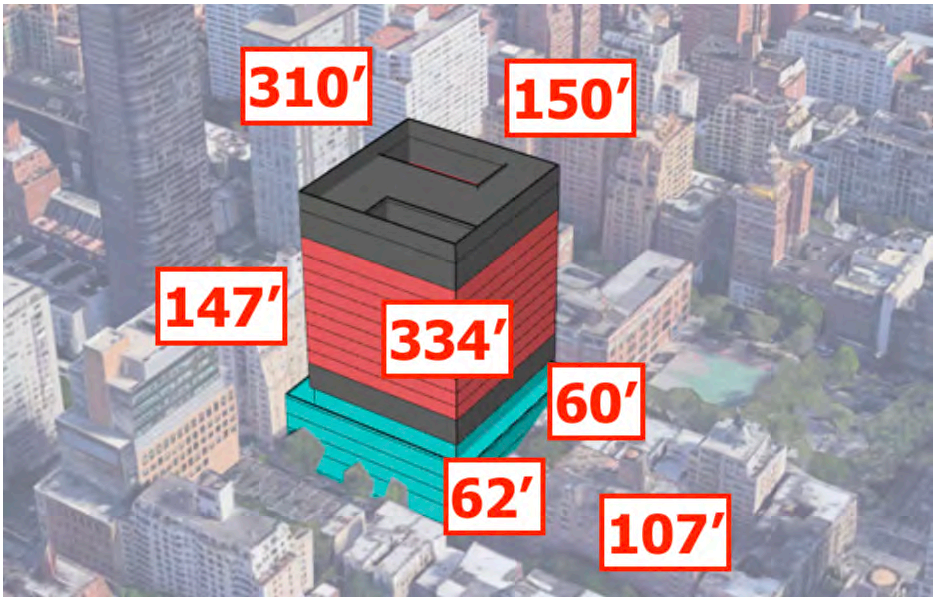



75′ x 131′

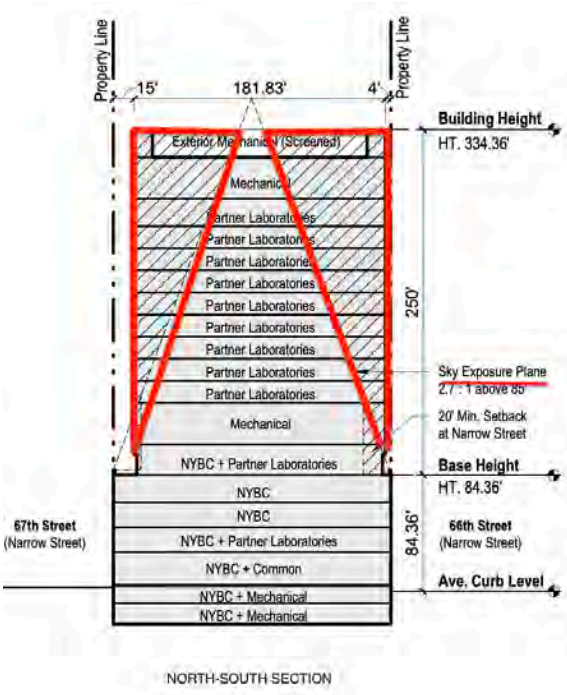



225′ x 200′

But the building proposed by the Blood Center would be even more massive, and even taller, as the Blood Center's proposed Tower is more than 24' taller, and those three apartment buildings are only 131' in depth, whereas the Tower proposed by the Blood Center would run all 200' from East 67th Street to East 66th Street.




The massiveness of the Tower, with only the slightest of set-backs, and only starting at a point 10' *above* the height permitted under current zoning, results in the Sky Exposure Plane being violated to an extent probably never before seen in the annals of zoning:




The proposed Tower is so obviously grossly out of scale, horribly out of context and clearly out of place, that I can't believe we are even having this discussion.

6. Purpose and Need: A Lie and A Maybe Lie

The Blood Center states that the "Purpose and Need" for the Proposed Actions is to (a) "allow and expansion by the [Blood Center] that would greatly improve its facilities", and (b) "create a vital life science hub".

(a) Blood Center

The Draft Scope of Work makes it clear that the Proposed Project is not necessary for the Blood Center to expand and improve its facilities. Saying that they need the 334' Tower to expand and improve their facilities is an out and out lie!

Table 1 to the Draft Scope of Work, shows that the Blood Center "could" actually build a new facility, on the existing site, in full compliance with the R8B 75' zoning limit, and actually have more space (229,092 sq. ft.) than they will occupy in the proposed Tower (206,400 sq. ft.):

**Table 1**
**Reasonable Worst Case Development Scenario for Analysis**

| Program | Existing Conditions | No Action Condition | With Action Condition | Increment |
|---|---|---|---|---|
| Community Facility (gsf) | 159,347 | 229,092 (Applicant=188,931/Medical Office=40,161) | 206,400 (Applicant) | (-) 22,692 |
| Commercial (gsf) | - | - | 389,800 (Commercial Labs) | (+) 389,800 |
| Workers | 230 | 670 | 2,630 | (+) 1,960 |
| **Total** | **159,347 gsf 230 workers** | **229,092 gsf 670 workers** | **596,200 gsf 2,630 workers** | **367,108 gsf 1,960 workers** |

**Source:** RWCDS Memorandum and information provided by the Applicant.

Although there would be a small increase in floor area attributed to the Applicant's uses (less than 17,500 gsf) with the Proposed Project as compared to the No Action condition, the additional area is not expected to generate additional population or activities since the additional area allows the Applicant's facilities to be optimized and right-sized. According to the Applicant, their operations, visitation, and employment would not change between No Action building and the Proposed Project. The Applicant would have the same number of daily visitors for blood donations, the same private vehicle fleet size and operations for transporting blood samples and other related materials, the same daily incoming deliveries for supplies and outgoing waste, and would employ the same number of people (approximately 580) under the No Action and With Action conditions. Pedestrians and vehicles would approach and depart NYBC using the same travel patterns and use entrances on the same block faces under either condition.

Further, the Draft Scope of Work has the Blood Center admitting that its "operation, visitation, and employment **would not change**" whether it relocated to a new facility it could build "of right" within the current R8B zoning or relocated to the proposed Tower. So all of the talk about the Proposed Project being for the Blood Center is just a pile of crap (sorry, but I don't know how else to express it).

Further, in the EAS, the Blood Center goes further and states (p. 10c) that "Absent the Proposed Actions, the Applicant **would construct** a new as-of-right structure [that] would be approximately 229,092 gsf". So, without the proposed 334' Tower, not only "could" the Blood Center build a new facility that gives them everything they need, they "would".

And the Blood Center certainly has the capability to build that new "of right" facility. Its most recent tax filings show that it has more than **$275 million in cash and publicly traded securities**, plus another **$21.3 million in hedge funds**. It **pays its CEO $1.8 mil per year** – double what the Am. Cancer Society pays its CEO (though the Am. Cancer Society is twice as big as the Blood Center), and triple what the Red Cross pays its CEO (though the Red Cross is seven times as big as the Blood Center).

The Blood Center also spends hundreds and hundreds of thousands of dollars per year in **direct lobbying "to influence a legislative body"**.

The Blood Center's tax filings show that the Blood Center has spent **$91,418,230** over the past several years **acquiring and funding blood centers in Kansas, Minnesota, Nebraska, Delaware and Rhode Island**. Certainly, if the Blood Center can acquire all these new blood centers around the country for tens of millions of dollars, they can surely build a new "of right" facility right here in New York.

Form 990 (2018) Page **11**

**Part X Balance Sheet**

Check if Schedule O contains a response or note to any line in this Part IX . . . . . ☐

| | | | | (A) Beginning of year | | (B) End of year |
|---|---|---|---|---|---|---|
| Assets | 1 | Cash–non-interest-bearing | | 3,244,172 | 1 | 14,654,899 |
| | 2 | Savings and temporary cash investments | | 15,178,627 | 2 | 31,696,189 |
| | 3 | Pledges and grants receivable, net | | 0 | 3 | 0 |
| | 4 | Accounts receivable, net | | 41,145,782 | 4 | 50,490,933 |
| | 5 | Loans and other receivables from current and former officers, directors, trustees, key employees, and highest compensated employees. Complete Part II of Schedule L | | 0 | 5 | 0 |
| | 6 | Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), persons described in section 4958(c)(3)(B), and contributing employers and sponsoring organizations of section 501(c)(9) voluntary employees' beneficiary organizations (see instructions) Complete Part II of Schedule L | | 0 | 6 | 0 |
| | 7 | Notes and loans receivable, net | | 0 | 7 | 0 |
| | 8 | Inventories for sale or use | | 42,170,031 | 8 | 36,199,935 |
| | 9 | Prepaid expenses and deferred charges | | 3,564,843 | 9 | 3,287,616 |
| | 10a | Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D | 10a 217,111,455 | | | |
| | b | Less: accumulated depreciation | 10b 164,175,378 | 46,304,057 | 10c | 52,936,077 |
| | 11 | Investments—publicly traded securities | | 240,476,593 | 11 | 232,009,421 |
| | 12 | Investments—other securities. See Part IV, line 11 | | 51,335,769 | 12 | 38,698,518 |
| | 13 | Investments—program-related. See Part IV, line 11 | | 111,770,597 | 13 | 91,418,230 |
| | 14 | Intangible assets | | 0 | 14 | 0 |
| | 15 | Other assets. See Part IV, line 11 | | 0 | 15 | 2,052,402 |
| | 16 | **Total assets.** Add lines 1 through 15 (must equal line 34) | | 555,190,471 | 16 | 553,444,220 |

| | |
|---|---|
| (B) HEDGE FUNDS | 21,335,904 |
| (C) | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| CHRISTOPHER HILLYER MD<br>PRESIDENT & CEO | 50.0<br>6.0 | X | | X | | | 1,689,851 | 0 | 101,346 |

**Lobbying Expenditures During 4-Year Averaging Period**

| | Calendar year (or fiscal year beginning in) | (a) 2015 | (b) 2016 | (c) 2017 | (d) 2018 | (e) Total |
|---|---|---|---|---|---|---|
| 2a | Lobbying nontaxable amount | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 4,000,000 |
| b | Lobbying ceiling amount (150% of line 2a, column(e)) | | | | | 6,000,000 |
| c | Total lobbying expenditures | 138,869 | 192,212 | 178,101 | 197,900 | 707,082 |
| d | Grassroots nontaxable amount | 250,000 | 250,000 | 250,000 | 250,000 | 1,000,000 |
| e | Grassroots ceiling amount (150% of line 2d, column (e)) | | | | | 1,500,000 |
| f | Grassroots lobbying expenditures | | | | | |

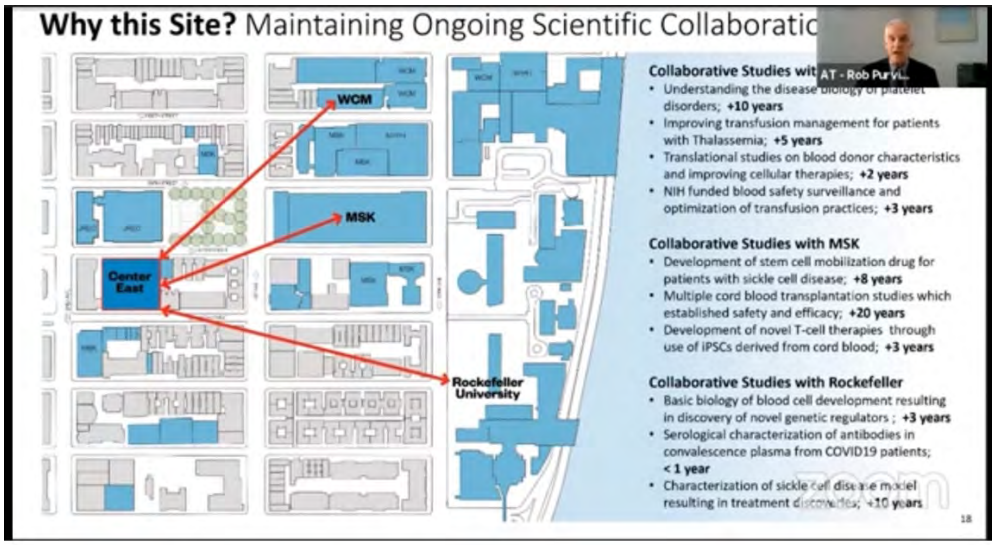
b Total lobbying expenditures to influence a legislative body (direct lobbying) 197,900

**Part VIII Investments—Program Related.**
Complete if the organization answered 'Yes' on Form 990, Part IV, line

| (a) Description of investment | (b) Book value |
|---|---|
| (1) INTEREST IN IBR (Minnesota and Nebraska) | 38,196,615 |
| (2) INTEREST IN BBD (Delaware) | 26,819,898 |
| (3) INTEREST IN RIBC (Rhode Island) | 26,401,717 |
| **Total.** *(Column (b) must equal Form 990, Part X, col (B) line 13 )* ▶ | 91,418,230 |

Further, while the Blood Center can, and by its own admission, will build a new facility "of right" within the current R8B zoning that will give them more space than they require if the Proposed Project is not approved, the truth of the matter is that they do not "need" even that new facility. The Blood Center already has a major facility right across the River in Long Island City. And, per the Blood Center's filings for the Proposed Project, they are able to cease operations at the current site for almost five years that construction of the proposed Tower would take, proving that not only is the giant Tower not needed, but even a new facility for the Blood Center itself is apparently not urgently needed.

During the December 15th presentation Scoping Meeting, the Blood Center presented the following slide in support of an argument the Blood Center was attempting to make that any new facility it builds must be located on its current site:




Robert Purvis, the chief public relations spokesman for the Blood Center stated the following to the Department of Planning:

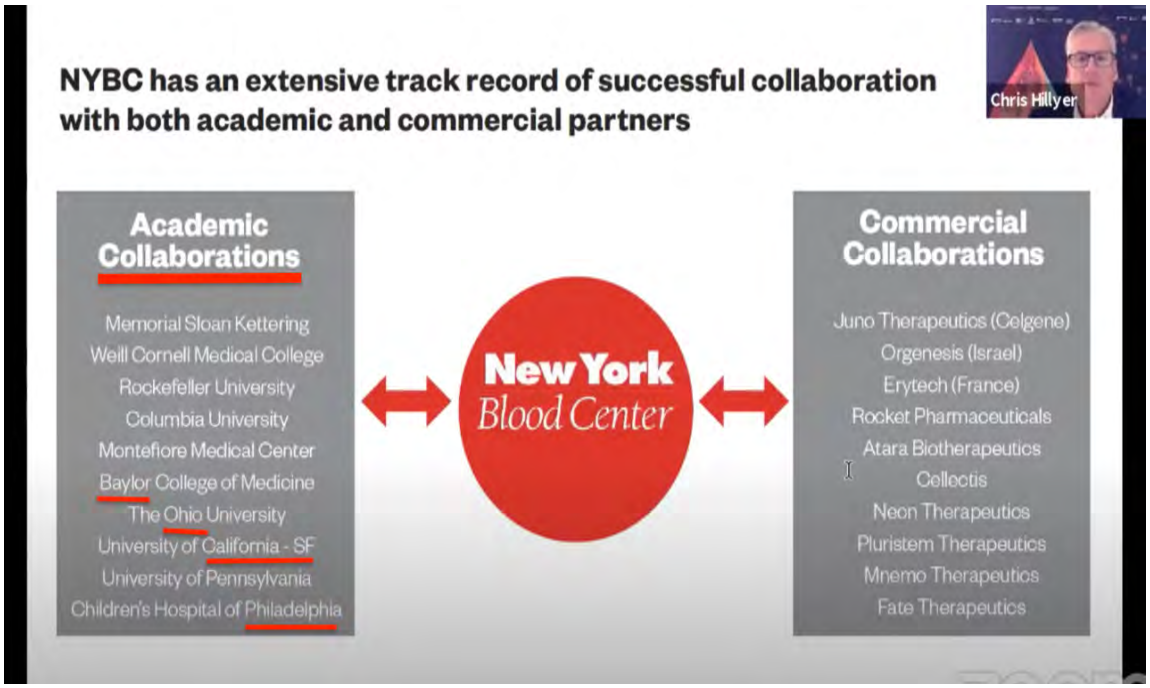
> The Blood Center's success is due in large part to its pivotal location adjacent to other academic research and medical institutions. Collaborations are essential to the Blood Center's outcomes. Current research partnerships include collaborations with institutions such as Rockefeller, MSK and Weill Cornell. The Blood Center **must stay** in its central location to maintain the long running collaborations with adjacent institutions and continue to build on these relationships.

Obviously, the Blood Center would be able to maintain those collaborations that underlie the reason it "must stay" at its current site, if the Blood Center simply builds a new facility "as of right" within the current R8B zoning. A new 334' commercial Tower above the Blood Center's labs is irrelevant to its relationship with these collaborating institutions.

However, the "adjacent collaborator" argument put forth by the Blood Center's P.R. spokesman loses some of its weight when you realize that the Blood Center would have to vacate the site for almost five years while the proposed Tower is constructed (indeed, presumably a 75' "of right"

facility could be constructed much more quickly, allowing the Blood Center to re-unite with these "adjacent collaborators" much sooner!).

But the "adjacent collaborator" argument put forth by the P.R. spokesman loses all credibility if one only goes back a month earlier and looks at the Blood Center's November 17th presentation to the Zoning Committee of Community Board 8 when Christopher Hillyer, the Blood Center's Million Dollar CEO (actually $1.8 million CEO) showed this slide:




This slide was conveniently omitted in the presentation to City Planning. When the list of collaborators isn't self-servingly cherry picked, and collaborators in Texas (Baylor) and California are included, it appears the 67th Street site may not be as important as the P.R. man was trying to make it seem. In the end it really doesn't matter as the Blood Center can certainly maintain its relationship with these "adjacent collaborators" when it builds its new "of right" facility on the current site; I mention this just to show how intellectually dishonest the Blood Center has been in presenting its case for the unprecedented up-zoning of its site.

(b) Life Science Hub

"Life science hub", "life science hub", "life science hub" – that's all one hears coming from the Blood Center. Indeed, in its presentation to the Zoning Committee of Community Board 8 on November 17th, the President of the Blood Center had the audacity to go so far as to assert that "The future of the New York Blood Center depends on the transformation of their building into a Life Science Hub".

During the several Community Board 8 meetings, and then at the Scoping Meeting, people have commented that the proposed building might, at some future date, no longer be used as a Life Science Hub and perhaps converted to some other commercial use.

The reality is far worse.

If the subject site is up-zoned from R8B to C2-7, then the owner of the property (the Blood Center and/or Longfellow Real Estate Partners, LLC) could develop, "of right", a building for any of the multitude of purposes permitted by a C2-7 zoning. Assuming the requested zoning changes are approved, then, if during the development of the property, the Blood Center and Longfellow found that there were no Life Science companies expressing any interest in locating to East 67th Street, they could quickly and easily pivot without any further approvals from the City, and develop any type of commercial building they want that meets the new, much more permissive zoning. That zoning would allow a 10 FAR, double what is allowed today, for a community facility, and 250% times what is allowed for residential development. This also includes up to a 7.52 residential FAR!!!

In a recent NYTimes article discussing the rush to build Life Science Hubs, a Managing Director of Cushman & Wakefield said, "the life science boom is a 'boomlet' at best, and the Executive V.P. at Alexandria said, "The reality is, demand is limited." https://www.nytimes.com/2020/10/27/business/life-science-new-york-coronavirus.html With the Proposed Project not being projected (best case) to open until 2026, given the cloud over the life science real estate market, it certainly seems possible (maybe probable, even highly probable) that sometime between now and 2026 the Blood Center and Longfellow might conclude that a Life Science Hub is not viable and, with the new zoning in hand, could build an office building or high-rise apartment building in the middle of the block!

It's as if (imagine this) a President claims an election was rigged and raises money on the premise of seeking to challenge the reported results, and then, after he raises more than 200 million dollars, you find out he's free to use that money however he wants! Here too, while the Blood Center says they want to build a Life Science Hub, if the prevailing winds change and they decide to build a new headquarters for Goldman Sachs, well I guess that's just tough noogies for the neighborhood!

As any born and bred New York knows, there is an easy way to test the truth of the Blood Center's claims that their future depends on the site becoming a Life Science Hub – put up or shut up! As a condition to an approval of any up-zoning (though, hopefully far less than 334'), the Department of Planning should require the Blood Center to put a deed to the property in escrow, with the deed to be released and title to pass to the City in the event the building is ever used for any purpose other than a Life Science Hub. If the Blood Center agrees, then you can be comfortable that the proposed building will indeed be and remain a Life Science Hub as they are asserting in order to get the project approved, but if the Blood Center balks at this offer, then their true motives are clear. They can't have it both ways. If they want to live by the sword of a Life Science Hub, then they should be willing to die by sword of a Life Science Hub.

7. Transportation

The impact that the Blood Center's proposed Tower would cause on transportation is beyond negative, it's fatal, literally fatal, putting at risk the lives of everyone living in the neighborhood.

And the Blood Center's analysis of the Transportation impact is fatally flawed.

(a) Traffic Flow and Operating Conditions

The Blood Center site is the heart of what is already one of the most congested traffic conditions in the City.

Second Avenue, to the immediate west of the Blood Center site, is daily backed up, from morning to late evening, from the 70's to the Ed Koch Queensborough (59th St.) Bridge. The prospect of "congestion pricing", with a tax being assessed on cars venturing below 59th Street, will necessarily cause drivers to remain north of 59th Street, thus compounding the already very congested conditions prevailing on Second Avenue.

First Avenue, to the immediate east of the Blood Center site, is almost as constantly crowded and backed up as Second Avenue, with the traffic coming off of the Bridge, and, together with York Avenue, providing access for the thousands upon thousands of doctors, staff, patients and visitors going to and from the largest medical complex in the City, consisting of New York Presbyterian Hospital, Sloan Kettering Memorial Hospital, Weill Cornell Medical College and the Hospital for Special Surgery (so called "Bedpan Alley").

More directly, the Blood Center site is mid-block between what are the two of the most constantly congested side streets in the City, East 67th Street and East 66th Street. The analysis of the traffic impact needs to highlight the fact that the Blood Center site is mid-block, between two side streets. The Blood Center is not on an Avenue with a 200 foot wide multi-traffic lane passage. The Blood Center is not on a major two-way cross-town Street with at least two traffic lanes in each direction in addition to the cars parked along the side of the street. Rather, both East 67th Street and East 66th Street are both side streets with only one lane of moving traffic most of the time.

East 67th Street is, in fact, probably already the single most consistently crowded and backed-up side street in the City. It is the only side street in the City with both (1) a major educational complex (Julia Richman Educational Complex consisting of six different schools with students from all over the City), with many, many school buses coming and going all day long from 7 a.m. in the morning till 6 p.m. in the evening (one of the schools comprising JREC is for children on the autism spectrum, many of whom get taken to school individually by their parents, rather than on school buses, significantly increasing the traffic and public transportation uses relating to JREC), and (2) an active cross-town bus, the M66, with up to 12 buses per hour. Add to that, a block away down East 67th Street is a large police station, and active firehouse, and the Russian Mission with "DPL" plated cars constantly double parked. As one who consistently takes public

transportation, I can attest to waiting on the corner of Second Avenue and East 67th Street for the M66 bus to take me cross-town, and seeing it a block away but having to wait for three of four traffic light cycles before it can make it across Second Avenue to the bus stop where I'm waiting.

East 66th Street is a close second to East 67th Street in terms of almost always being congested and backed-up. Anyone coming off of the 59th Street Bridge and up First Avenue who wants to go to the Upper West Side, will turn onto East 66th Street as it goes directly into the 66th Street viaduct through Central Park. Additionally, East 66th Street between First and Second Avenues is the location for the main entrance to the Lauder Breast Cancer Imaging Center, one of the largest breast imaging centers in the country with a constant flow of traffic.

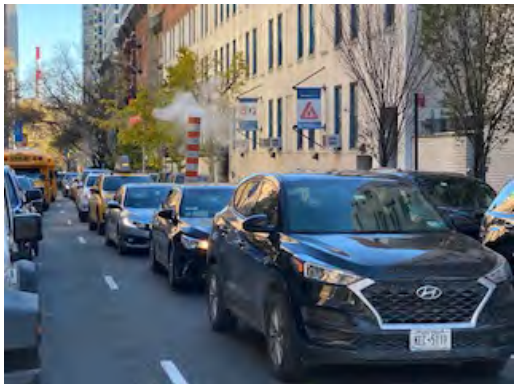
The Blood Center states that the new Tower will have 2,650 workers coming and going each day to the main entrance on East 67th Street (2,400 more than presently work at the Blood Center, and 1,960 more than would work there if they build an "of right" facility that would provide them all the space they require while complying with the R8B 75' height limit), and you need to add to that the large number of visitors, vendors and tradespeople coming daily to service such a large commercial complex. (See Table 1, Item 6(a) above).

The Blood Center states that they will be adding a large loading dock on East 66th Street in an effort to accommodate all of the deliveries that a commercial Tower of that size would get on a daily basis. The intention to have Life Science companies occupy the Tower would dramatically increase the problems with deliveries to the building.

Add all of those people, and all of those deliveries, going to the middle of the block on two single lane side streets that are already among the most crowded in the City, between two of the most congested Avenues in the City, and it should be obvious to anyone that this is a recipe for a continuing transportation nightmare the likes of which the City has never before seen. It is the traffic equivalent of throwing a match into a field of open gasoline cans; the additional traffic that the proposed Blood Center Tower will generate is literally be the straw that will break the back of the ability to drive anywhere on the Upper East Side.

But it's worse than that. Much worse.

As described above, the subject site is adjacent to the largest complex of hospitals in the City, with multiple ambulance drop off locations, and with both East 67th Street and particularly East 66th Street being main routes for ambulances from the hospitals going to people in the neighborhood needing emergency medical help. The dramatic increase in traffic that the proposed Blood Center Tower will generate, along both East 66th Street and East 67th Street, and along both First Avenue and Second Avenue will necessarily result in slowing the ability of ambulances to reach people in the neighborhood needing emergency care and then getting those people to the hospitals so they can get the care they so urgently need. If the proposed Tower is built, it will only be a matter of time before the Blood Center will be singularly responsible for someone not getting to the hospital in time. Rejecting or approving the Tower is literally a matter of life or death.



East 67th is already constantly congested



Second Ave. backed up from Bridge to the 70's




(b) Public Transportation

The #6 subway at the 68th Street and Lexington station is already overburdened and is one of the most used subway lines on the Eastside, regularly packed three or four deep during rush hours. One often has to wait for multiple subways to arrive before being able to board a train.

The Q train on the new Second Avenue subway line is similarly jammed during rush hours.

And the M66 bus, taking hospital workers from the two subway lines and the uptown and downtown buses across to the hospitals in the morning, and then back in the other direction after work, is already so tightly packed you can hardly breath.

Adding 2,400 additional workers (or even the 1960 if the Blood Center built a new "as of right" facility) using these same subways and buses daily is why a commercial Tower like the one proposed by the Blood Center would be a public transportation disaster.

(c) The Blood Center's Fatally Flowed Analysis

The Draft Scope of Work includes as Exhibit A a "Draft Travel Demand Factors Memorandum" prepared by AKRF, Inc. It is so fatally flawed that it needs to be thrown out.

AKRF acknowledges that the incremental vehicle trips is projected to exceed the CEQR threshold level for a Level 2 screening assessment, but then claims that because it exceeds the 50 or more peak hour vehicle threshold by only 4 trips, "it is not anticipated that quantified traffic analysis would be warranted. Even if their analysis was correct (which it isn't, as explained below), their reading of CEQR is self-servingly wrong, as the CEQR Manual makes clear that the 50 vehicle threshold is not a sharp dividing line, and that a full analysis may be required if a project generates less than an additional 50 trips per peak hour.

But much more importantly, the analysis by AKRF is simply wrong.

Table 1 of Exhibit A shows 8% of the trips being taken by "Railroad". That's simply impossible. There is no railroad at the Blood Center site. The closest railroads are one mile (Grand Central Station) and three miles (Penn Station) away. Anyone arriving at either of the train stations would have to then take a subway or a bus (likely both) to get to the Blood Center site, and would have to also be included in the number of people taking those modes of transportation, but as the total modes of transportation adds up to 100%, there is no double counting for those people listed as arriving at the Blood Center site by Railroad. Accordingly, at a minimum, the 8% of people listed as arriving at the Blood Center site need to be included in other forms of transportation.

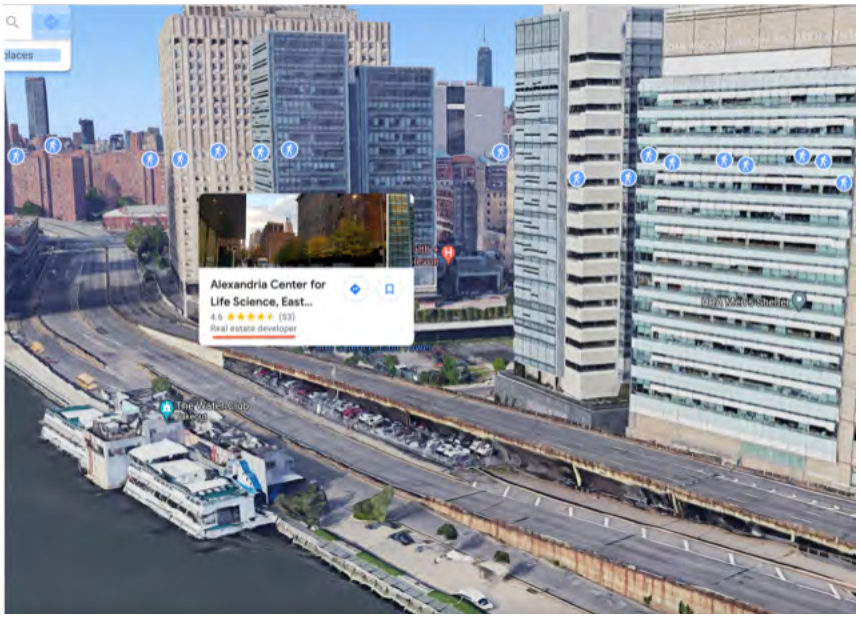
A far bigger flaw is the sources on which AKRF relies for its analysis.

Pages 3 and 4 of Exhibit A set forth the models on which AKRF based both individual trips and deliveries for the biomedical lab space, which would comprise most of the proposed Tower, as follows:

> The daily person trip rate, as well as the temporal and directional distributions for the biomedical laboratory component, are from the 2019 *Bronx Psychiatric Center Land Use Improvement Project FEIS* Bio- Tech/Research Use, which was based on the 2015 *New York City Department of Sanitation Proposed Manhattan Districts 6/6A/8 Preliminary Transportation Demand Factors & Screening Assessment Memorandum* Scientific Research Laboratory Use. This source is based on a survey of travel demand factors at the Alexandria Center for Life Science, which is a successful model for the biomedical laboratories proposed for the Proposed Project. These types of facilities have laboratory and collaborative research shared spaces spread over large square foot areas. Reverse Journey-to-Work (RJTW) data for the 2012–2016 U.S. Census Bureau American Community Survey (ACS) have been used to estimate modal splits for the standard weekday AM, midday, and PM analysis peak hours. The vehicle occupancies are from the U.S. Census ACS for autos and from the *Bronx Psychiatric Center Land Use Improvement Project FEIS* for taxis. The daily delivery trip rate and temporal and directional distributions are from the *Bronx Psychiatric Center Land Use Improvement Project FEIS.*

Thus both the trip rates and deliver rates are based, directly or indirectly, on studies for the Alexander Center for Life Science and the Bronx Psychiatric Center.

The Alexander Center for Life Science is located on East 29th Street. It is directly assessable by its own on and off ramps to the FDR Highway. It has its own underground parking lot. Its website describes it as a "destination venue secluded on the edge of the East River."




(note how Google identifies this as a "real estate development", confirming prior comment that Blood Center proposal is simply a real estate deal)






**ALEXANDRIA CENTER FOR LIFE SCIENCE – NEW YORK CITY**
**BUILDING THE FUTURE OF LIFE SCIENCE®**

The Alexandria Center for Life Science – New York City is a 728,000 RSF iconic urban campus that features two Class A office/laboratory buildings with creative amenities designed to foster innovation and drive productivity, including a state-of-the-art digital conference center and event space; two culinary establishments; an award-winning urban farm; a fully integrated fitness center; and a waterfront esplanade. The East and West Towers are both LEED® Gold and Platinum-level Wired Certified, exemplifying Alexandria's commitment to providing tenants with sustainable campuses on the cutting edge of technology. From multinational pharmaceutical companies, including Eli Lilly and Company, Pfizer Inc., and Roche, to early-stage companies in Alexandria LaunchLabs® and the Alexandria Science Hotel®, the campus has become the epicenter to scientific and technological innovation in New York City. Alexandria also has a long term option on the adjacent site, which upon completion, will bring the campus to more than 1.3 million RSF.

**FEATURES**

- Flexible, state of the art office/laboratory spaces concentrated near academic and scientific centers of excellence
- Alexandria Science Hotel® for promising early-stage life science companies
- Core and shell building design and construction are LEED® Gold certified
- Easily accessible location by subway, bus and car

**AMENITIES**

- Apella® by Alexandria is New York City's premier meeting and event destination venue, secluded on the edge of the East River, yet within touching distance of Midtown Manhattan

VISIT THE APELLA SITE

It would be hard to imagine a more inappropriate standard for assessing the traffic needs for a mid-block Tower fronting two busy one lane side streets!

But wait, what was the other model on which AKRF based its traffic analysis? Oh yes, it was the Bronx Psychiatric Hospital. Let's take a look at that:




That might not be the best model for determining the transportation demands for a 334' mid-block commercial Tower on two narrow side streets in the middle of the Upper East Side. This would be funny if it were not for the fact that the traffic congestion that would be caused by relying on these absurdly inappropriate models will result in ambulances being delayed in getting critically ill residents in the neighborhood to the hospital in time to receive needed life-saving medical care.

These models also do not comply with the CEQR Manual. Section 311 of Chapter 16 states that you can use existing information where "the sources cited in the travel demand factors are based on a recent survey of a **similar land use** with **comparable travel characteristics**."

Section 311.1: "Trip generation rates should be based on information for generally similar facilities."

Section 311.2: If usable trip generation rates are not available or are considered stale, conducting **original surveys** "is the r**ecommended** course of action."

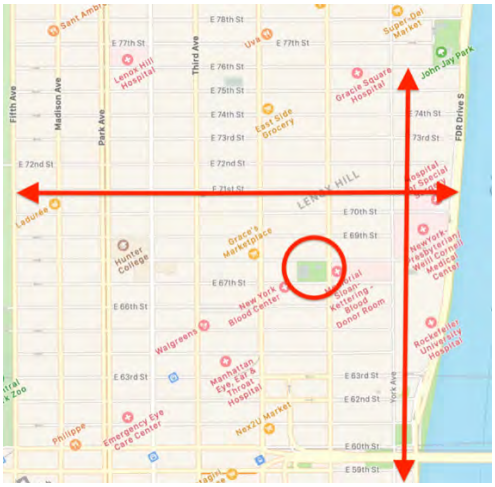
Importantly, that survey needs to be conducted during "normal business hours."

As stated above, we are in the middle of the pandemic, and there is no "normal". A study of the transportation impact for the Blood Center site cannot be done until things are back to "normal". It would, for example, be impossible to assess the traffic load on East 67th Street until the six schools comprising the Julia Richman Educational Complex are all open with students, and school buses are back taking students to school and back home (and parents, especially of those students in the school for children on the autism spectrum, taking their children to school by car and public transportation). Similarly, while the hospitals comprising "Bedpan Alley" are all open, visitors are still not allowed to visit patients, so the crowding on the subways and M66 bus cannot be properly determined until after the pandemic is over and life is back to "normal". The proposed Blood Center Tower, if approved, will stand for many decades, likely a century, so the Transportation analysis that must be conducted needs to wait until it is possible to assess what conditions will be during the life span of the building, not based on the aberrational pandemic conditions existing on the date the EAS is submitted.

8. Open Space

Chapter 7 of the CEQR Manual states that "an analysis of open space is conducted to determine whether a proposed project would have a direct impact resulting from the elimination or alteration of open space and/or an indirect impact resulting from **overtaxing available open space**."

St. Catherine's Park is across the Est 67th Street from the Blood Center site, also between First and Second Avenues. St. Catherine's Park is the only park between Fifth Avenue and the River, north of the 59th Street Bridge and south of John Jay:




St. Catherine's Park is the second most visited park per square foot in the entire City. http://www.saintcatherinespark.com/friends-of-St-Catherines-Park In other words, it's already very crowded.

The Park is used extensively by the entire student body of all six schools comprising the Julia Richman Educational School, both during the school day and after school.

It is simple common sense that the addition of 2,400 workers more than currently occupy the Blood Center building (and even the 1,960 more workers that would occupy a new "of right" facility than currently occupy the Blood Center building), working directly across the Street from the Park, would overtax the already crowded Park.

9. Shadows

(a) St. Catherine's Park

The Blood Center's presentation to Community Board 8 on November 17th showed that the Tower will cast active parts of the Park in shadow for almost the entire afternoon for much of Spring and Fall and for all of the Summer months. The Blood Center's attorney gratuitously stated that "there are people who would say that during the summer the shade might be a little welcome." (I would hope the Blood Center has since fired the attorney for making such an insensitive, outrageous comment.)

It is precisely to avoid shadows on parks that the City Zoning Code requires that buildings opposite parks have setbacks. The Blood Center's proposal callously disregards this requirement, requesting a variance which would create the type of shadows that the Zone Code seeks to protect against.

The Blood Center's attorney reported, "to address these impacts the Blood Center has retained a [landscape architect] to find a range of mitigations.

It is impossible for a landscape architect to mitigate the loss of sunlight caused by the proposed massive, 334' mid-block Tower.

Section 500 of Chapter 8 of the SEQR Manual states that "where a significant impact has been identified, potential mitigation strategies must be assessed to reduce or eliminate, to the greatest extent practicable, the effects caused by incremental shadows". As one of the Board Members of Community Board 8 stated, you can't mitigate the loss of sunlight on a ball field or playground.

Section 500 continues, saying that "**in all cases**, additional mitigation strategies that involve modifications to the height, shape, size and orientation of the proposed building may be explored and include:

- The reorientation of building bulk to avoid incremental shadow on sunlight-sensitive features of the open space, natural or historic resource.

- The reduction of the overall height of the project.

- The use of alternative technologies that may reduce the height of the project and reduce shadow impacts.

- **The relocation of the project to a different site**, when appropriate.

As the building architect has stated that they already made the building "as low as possible" (see Item 15, Mitigation, below), none of the first three alternatives are available; accordingly, the project must be relocated to a different site.

(b) Julia Richman Educational Complex

The Blood Center has not addressed the shadows that the Proposed Project will cast on the school. Whereas the Proposed Project will cast shadows on the Park several hours every afternoon, the school is directly opposite the Blood Center site, and the shadows cast on the school will likely last the entirety of the school day.

At the Scoping Meeting, Council Member Ben Kallos stated, "The science of effective learning spaces has shown that natural light in classrooms boosts morale, alertness, concentration, energy and test scores. . . . What will the impact be on students with autism trying to learn across the street?".

At the Community Board 8 meeting on December 8th, Adam Grumbach, a principal and teacher at Julia Richman, testified, "I can speak to the issue of sunlight in the Julia Richman building as someone who has taught many classes in the rooms that face south. Anybody who lives in an apartment in New York City knows what a difference sunlight makes in your mood and the way you proceed during the day. That proposed building across the street **would deprive the Julia Richman Complex of all of its light for the entire day**, and it would be **a gloom of darkness cast upon it**."

10. Construction

Chapter 22 of the CEQR Manual defines long-term construction duration as more than two years.

The Proposed Project is thus two times "long-term", and the even longer, as the Blood Center projects that construction will last fifty-one months (best case).

As the site is mid-block, the construction impact will be far greater than it would be if a similar Tower were being built along any of the Avenues.

As the Proposed Project will be built with steel beams, rather than poured concrete, there will be additional impact on traffic as long trailers hauling the steel beams will need to be parked for long periods, making the streets impassable.

Additionally, an architect at one of the public meetings stated that it will be necessary for the cranes lifting the steel beams to swing the beams away before moving them above the site, resulting in the massive steel beams being swung over the Julia Richman Educational Complex, creating potential dangers too scary to even put into words.

Additionally, the 51 month duration of the construction process will mean that entire classes of students will be subjected to the construction noises directly across the street for their entire high school experience – they will entire as Freshman with the construction ongoing and will graduate as Seniors four years later with the construction noises still a constant background as they try to study and learn.

11. Urban Design and Visual Resources

As described in Item 5 above, the Proposed Project, which fills the entire one acre plus site, mid-block, with no set-backs, totally obliterates the Sky Exposure Plane.

Further, the proposed 40' electric sign on the front of the building, on this narrow side street, will significantly adversely affect the pedestrian experience.

There is one additional aspect of Urban Design and Visual Resources that must be addressed, relating to the fact that the Blood Center is proposing to build a Life Science Hub above the space it needs for its own operations. Not disclosed anywhere in the EAS or in the Draft Scope of Work is the fact that a Life Science Hub must operate 24/7 since experiments don't work on a 9 to 5 schedule. Accordingly, this glass Tower will remain aglow throughout the night, a bright light shattering the dark sky in every apartment for miles with a view of this proposed 334' Tower. With this nightly light pollution, any chance of residents ever again seeing stars or planets will become a thing of the past.

12. Noise.

In addition to the noise that will be loud and continuing for the entirety of the Construction period, in the event the Proposed Project goes forward, there will be additional noise that is particularly associated with a Life Science Hub. The EAS filed by the Blood Center states (page 10a) that the Life Science Hub requires "robust mechanical systems". The word "robust" is a euphemism for "very, very loud". Further, while not stated in the EAS, these "robust" mechanical systems need to be operated 24/7, resulting in constant, perpetual noise pollution for the entire neighborhood surrounding the Blood Center site.

13. Neighborhood Character

Perhaps this should have been the first item because "neighborhood character" is what this really is about – the proposed 334' mid-block commercial Tower, more than four and a half times what is currently permitted by existing zoning, across the street from a major school complex and an already crowded park, will certainly destroy the quality of life and character of the neighborhood.

Yet it perhaps fitting that this be last item addressed as it is effectively a summary of all of the other previously addressed items. Indeed, Section 210 of Chapter 21 of the CEQR Manual states that an assessment of the Neighborhood Character should address the question as to whether the project will have a significant adverse impact on Land Use, Zoning, Public Policy, Open Space, Urban Design and Visual Resources, Shadows, Transportation or Noise.

The answer is simple: Yes, Yes, Yes, Yes, Yes, Yes, Yes and Yes.

14. Alternatives

(a) New York Blood Center

Section 110 of Chapter 23 of the CEQR Manual provides that "As required by SEQRA, the No-Action alternative must be examined.

As far at the Blood Center itself is involved, the No Action alternative should end the discussion. As described in detail in Item 6(a) above, the No Action alternative would actually give the Blood Center more space than they are anticipating occupying in the Proposed Project.

Indeed, as quoted above from the Draft Scope of Work, the Blood Center admits that its "**operations would not change between the No Action building and the Proposed Project**."

Further, the Blood Center not only has the financial resources to proceed with the No Action building, it states in the EAS (page 10c) that "Absent the Proposed Project, the [Blood Center] **would construct** a new as-of-right structure" which would provide them will all of the space that they need.

Additionally, as also noted above, the Blood Center has other nearby facilities it can use, including a major facility in Long Island City. By proposing a project that will have a construction period of almost five years, requiring the Blood Center to operate from another one of its facilities for almost half a decade, the Blood Center is tacitly acknowledging the availability of an acceptable alternative to the Proposed Project, in addition to the "of right" facility it could build that it admits would satisfy all of its requirements.

(b) Life Science Hub

The alternative for the Life Science Hub that would occupy most of the Proposed Project is not merely almost as good, it's actually better.

Following a 2016 announcement of "LifeSci NYC Initiative", in 2018 the City issued a formal request for proposals to companies interested in developing an "Applied Life Sciences Hub" offering three City-owned sites for potential activation. The first site on the list was 2469 Second Avenue at East 125th Street in East Harlem. That site, which had all the zoning required for a building of the size proposed by the Blood Center, was vacant. The good news is that the City site is still available, and it is still the goal of the community to establish a Life Science Hub at that location. https://gothamtogo.com/east-125th-street-east-harlem-a-work-in-progress/?fbclid=IwAR3q0bcg2VDxzxV8DtZvsguQ4qX8WsZFPZuoha8fV1mnUT1IK25sPaOYcKE. Accordingly, construction of the proposed Life Science Hub could literally begin on that East 125th site tomorrow. Where should the City seek to locate a Life Science Hub with 2,630 high-paying life science jobs, East 67th Street or East 125th Street?

Additionally, rather that sticking a 334' commercial Tower in a mid-block location in a very residential neighborhood, millions of square feet of manufacturing and commercial space are vacant as a result of the pandemic, some of which could be retrofitted for a Life Science Hub. A recent NYTimes article said that "retrofitting a building for life sciences can be . . . less expensive and faster than building from scratch." Indeed, Peter Schubert, the lead architect for the Blood Center's proposed Tower, who was the one who presented the Proposed Project to Community Board 8 on November 17th, is quoted in the article, acknowledging that some of the vacant manufacturing plants could easily and less expensively be used for a Life Science Hub, "Nor is every building suitable for conversion, said Peter Schuber . . . Although former **manufacturing plants often fit the bill**, it's really building by building." There you have it: the Blood Center's very own architect admits that many of the vacant manufacturing plants "often fit the bill" for a Life Science Hub. https://www.nytimes.com/2020/10/27/business/life-science-new-york-coronavirus.html With so many manufacturing buildings now vacant and available, there are certainly many alternatives for the Life Science Hub part of the Proposed Project.

15. Mitigation

At the November 17th meeting of the Zoning Committee of Community Board 8, Peter Schuber, the lead architect for the Proposed Project, stated (at 37:30), "As you can see, one of the things we worked hard to do is keep the building as low as possible."

https://www.youtube.com/watch?v=c5WCtTQTc7k&feature=emb_logo

This building, at 334', more than four and a half times what the current zoning permits, is way too tall for this mid-block location. If the design is already as low as possible, then there is really nothing left to discuss, there is no mitigation available. The Proposed Project must not be allowed to proceed.

16. Conclusion

I would say the Proposed Project is reprehensible, but it is beyond reprehensible, way beyond reprehensible.

The Proposed Project would have 2,630 workers going to the mid-block site daily, which is more than 10 times the number of people who presently work there.

The Proposed Project would be more than four and a half times taller that what the site is currently zoned for.

This Proposed Project is a thinly, almost transparent attempt at spot zoning.

The Proposed Project is admittedly totally unnecessary as the Blood Center could build a new facility "as of right" on the site within the current 75' zoning that would give them more space than they would occupy in the Proposed Project.

The Blood Center has more than sufficient resources to build that "as of right" facility.

The Proposed Project is a commercial project and while the Blood Center and its Boston real estate developer partner say they want to build a Life Science Hub, once new zoning is approved, they could build whatever they want. If permitted to go forward, the Proposed Project would be the largest mid-block commercial building on the entire Upper East Side.

The Proposed Project would create unimaginable crowding on the roads and public transit.

The Proposed Project would be the first time in more than three and a half decades since R8B zoning was adopted to protect residential neighborhoods, that this protection would be taken away from a neighborhood that very much continues to need this protection. The Blood Center site is in the heart of a quintessential residential neighborhood. There is a neighborhood library next door. There's a school and a public park and playground across the street, and another school down the block. There's a police station and a firehouse down the block in the other direction.

The preface to the City's Zoning Handbook says that "zoning, at its core, is a system of priorities".

And that is what this about. What has priority – the desire of the Blood Center to build a totally unnecessary mid-block commercial Tower, or protecting the quality of life of an entire residential neighborhood?

I would think the answer would be easy, but the Blood Center has hired an army of expensive lawyers and consultants, and, as seen, is spending hundreds of thousands of dollars with the top lobbyists to use their influence with elected officials to get the Proposed Project approved.

So fighting the Proposed Project might seem like it's a lost cause.

But some people say that lost causes are the only causes worth fighting for.

Because of just one plain simple rule, love thy neighbor.

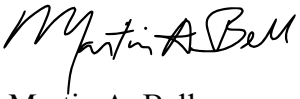
https://www.youtube.com/watch?v=uS-wNkz1m4k

Love thy neighbor.

Protect the neighborhood!

Thank you for your consideration.

Very truly yours,



Martin A. Bell

**HISTORIC PARK AVENUE®**
**TEL: (917)868-0748**
**FAX: (212)427-8250**
**E-MAIL: historicparkavenue@gmail.com**

December 18, 2020

TO: The New York City Planning Commission

RE: The New York Blood Center

Dear Chair Lago and Commissioners:

**I am writing in strong opposition to the development of the New York Blood Center site on East 66th and East 67th Streets in Manhattan.**

My name is Michele Birnbaum. I am President of *Historic Park Avenue*, the entity that filed the Request for Evaluation to have Park Avenue from 79th Street to 86th Street become an historic district. The RFE for this district was filed in 2010, and the designation was made in April 2014.

The community outreach effort, prior to the RFE filing, took four years beginning in 2006. Community meetings and flyers and letters of notification seeking support were hand delivered to every resident of every building within those blocks. Application to have Park Avenue listed on the State and National Resisters of Historic Places took additional intense effort and was granted prior to designation of the historic district. The effort to completion took almost 9 years.

I give you this background only to stress how much time and effort goes into any preservation or zoning effort. Years and years of work and outreach and commitment go into any zoning change, and when finally successful, the designation must be respected and protected.

So it was with the Blood Center site. Individuals and preservation groups worked for years to accomplish changes in the Zoning Resolution that would cap building heights in the mid-block in R8B districts to 75 feet to be in keeping with the heights of surrounding residential and tenement buildings and to insure air and light on narrow side streets.

Along comes Longfellow, a commercial developer who proposes to demolish the existing three story Blood Center building and replace it with a 334 foot tall building which would require four different zoning changes. The Blood Center would occupy the first 5 stories of the new building giving them less space than if they added floors to their existing building which they could do, as of right.

While the negative impact on these blocks and the entire neighborhood is overwhelming, the disrespect for the existing zoning is breath-taking. There is no regard for its benefit, its history and the protection it affords.

Zoning laws are what protect this city from chaos. Otherwise, you'd have a gas station next to a residence, a factory next to a hospital, a theater next to a railway station, etc.

This project is particularly egregious as its height and bulk will negatively impact the quality of life of the neighborhood.

It will cast shadows on St. Catherine Park and the Julia Richmond Education Complex denying sunlight to the playground and the classrooms in the school building; it will cast shadows north, south, east and west on blocks in the 60s; it will bring increased traffic to a block that has an abundance of school buses daily, automobile student drop-off and pick-up, and a cross-town bus route. The new fully occupied building would have a daily influx of over 2000 workers compared to the roughly 200 that use the building now. On 66th Street, there will be all day use of a loading dock to deliver supplies and remove waste.

This increase in size will do nothing for the Blood Center's research or programmatic needs that it couldn't accomplish with an as-of-right building.

This project is a real-estate deal, not a partnership between Longfellow and the Blood Center. As a matter of fact, there is nothing binding Longfellow to use the floors above the Blood Center. They could rent them out to anyone, and their profit would be at the expense of all who live in the 60s.

In addition, other appropriately zoned and ready for development locations have been offered to the Blood Center and Longfellow.

However, the most important issue is that granting the zoning changes being requested, would be an extremely dangerous precedent and would put all our side streets at risk. As this is such an egregious plan, the Commission would be hard pressed to turn down other proposals in other locations once they have approved this one.

**Please turn down this proposal in its entirety, as there is no mitigation that could satisfy community concerns and respect those who have worked so hard over the years to get the mid-block zoning and height limits that we currently enjoy.**

Please add my testimony to the record.

Thank you for your kind attention.

Sincerely,

Michele Birnbaum
President

CRISTO REY
NEW YORK HIGH SCHOOL

December 14, 2020

Dear Department of City Planning,

My name is Adriane Castillo, I am the Director of the Corporate Work Study Program at Cristo Rey New York High School in East Harlem. We're dedicated to serving students with limited financial means as part of the national Cristo Rey Network, a network of 37 career focused and college preparatory schools.

Our school has enjoyed working with the New York Blood Center as one of the NYC-based nonprofit partners of our Corporate Work Study Program for freshman, sophomore and junior students since the start of the 2018 academic year. The Blood Center has provided invaluable professional development and educational opportunities to our students, all of whom come from an underserved background.

Our program with the Center offers our students the opportunity to build an understanding and appreciation of the Center's mission as a complement to their regular college prep curriculum. The center and our other CSWP partners in turn provide critical financial support for our operating budget. While the program was temporarily on hold for safety reasons due to COVID, we have just begun restarting matching students virtually for the rest of this school year.

We consider it a privilege to be able to offer our students the ability to work with an institution of the Blood Center's caliber, one of the foremost institutions of its kind in the world, which happens to be conveniently located near our building, at the center of a strong network of health and research entities. Their vision for an expanded campus is an opportunity not just to address critical life science research and innovation needs in New York City, but also to provide expanded internship and educational opportunities for students from low-income backgrounds, not to mention direct operational support to local mission-driven schools like ours.

Center East will double the Blood Center's space for research and broaden its capacity for outreach to the UES and East Harlem academic communities. On behalf of Cristo Rey, we couldn't be more in favor of the project and look forward to seeing it move forward. The Blood Center is more than an essential health care and research institution; it is a valued partner in its community. Thank you for the opportunity to voice our wholehearted support for the Blood Center's proposal.

Sincerely,

Adriane Castillo

CIVITAS
WORKING FOR QUALITY
IN URBAN LIFE

T: 212-996-0745
212-996-2589
www.civitasnyc.org
info@civitasnyc.org

1457 Lexington Avenue
New York City, NY 10128

**Founder:**
**August Heckscher**
**1914–1997**

**Executive Assistant**
Chris Khani
**Co-Chair**
Genie Rice
**Co-Chair**
Felipe Ventegeat
**President**
Mark S. Alexander
**Executive Vice President**
Joanna Delson
**Vice President**
Gregory J. McCarthy
**Vice President**
James T. B. Tripp
**Co-Treasurer**
Robin S. Rivera
**Co-Treasurer**
Conrad Foa
**Secretary**
Natasha Brown

**Board of Directors**
William Bateson
Elliott Blanchard
Lucienne S. Bloch
Margit S. Bluestein
Jeffrey N. Bluestein
William Q. Brothers
Elisabeth R. Clark
Charles Devigne
Alisha Farmer
Marcia Fowle
Judith Fresco
Willa Hutner
Jeanne G. McAnaney
Kevin McLaughlin
Roseanne Morrison
Sharon Pope-Marshall
T. Gorman Reilly
M. Sava Thomas
Ward Williams

**Advisory Board**
Genie Rice, Co-Chair
Robert Quinlan, Co-Chair
David Beer
William Bernhard
Joan K. Davidson
Elise Frick
Jamie Gibbs
Roberta Hodgson
Stephen S. Lash
R. Geoffrey Roesch
Charles Warren
Matthew S. Washington
John S. Winkleman
Frederic G. Withington
Anthony C. Wood
Joanne Woodward

December 15, 2020

CIVITAS CITIZENS' INC
Statement on the Blood Center Proposal
James T. B. Tripp and Sharon Pope, Board Members

CIVITAS is a community-based organization founded in 1981 that works on zoning, land, parks and infrastructure issues important for the quality of life on the Upper East Side of Manhattan and East Harlem. We have fundamental concerns about the proposal that the Blood Center has put forward.

The New York Blood Center is an important NYC bio-medical institution located at 310 East 67th Street in the mid-block that has been zoned R8B since 1985. In the 1980's CIVITAS was an ardent advocate for the R8B rezoning in that it would protect community characteristics in terms of building size and configuration in Upper East Side mid-blocks while allowing for taller and large buildings along the avenues that are comparatively wide. At the same time, CIVITAS understands that education, cultural and health-related institutions play a vital role in maintaining and enhancing the quality of life. We therefore strive to consider the legitimate needs of institutions that seek to expand, the degree to which any expansion and associated zoning change is essential to the basic needs of an institution and the feasibility of alternatives to achieve institutional goals.

The zoning change that the New York Blood Center is seeking is not some minor or even modest adjustment of the R8B zoning. It is a dramatic change that will have overwhelming impacts on the surrounding community. It demonstrates a wholesale disregard for the mid-block zoning. As such, the proposal would constitute a highly disruptive and incompatible intrusion into the 67th Street mid-block because of the proposed bulk, floor plate and height of the proposed structure. The anticipated height is over 330 feet with a building floor plate that would exceed 30,000 square feet. The proposed structure would therefore be huge and massive with a looming, scarring and disruptive presence.

In terms of institutional needs, as we understand the proposal, the New York Blood Center would use only somewhat more than one-third of this physical bulk. As such, this dramatic and extraordinary zoning uprooting that the Blood Center is seeking through ULURP is not necessary and cannot be justified by any well-articulated and clear set of needs of the New York Blood Center itself.

Therefore, in terms of the magnitude of the proposed structure's physical impacts, the disregard for the R8B zoning and the lack of clear and compelling articulation of the need on the part of the New York Blood Center for a zoning change of this magnitude, CIVITAS opposes the zoning change requested.

BIOBUS

1361 Amsterdam Ave Ste 340
New York, NY 10027
www.biobus.org

Dec 15, 2020

New York City Department of City Planning

**Re: Center East proposal at the Blood Center Department of City Planning (DCP) Scoping meeting**

To Whom it May Concern,

My name is Ben-Dubin Thaler, the founder and Executive Director of BioBus. BioBus is dedicated to helping minority, female, and low-income students in New York City discover, explore and pursue science.

I believe New York Blood Center's Center East project will be a tremendous resource for cultivating the as-yet untapped pool of talent among underrepresented groups, like those BioBus serves, in the life science industry.

As is well-documented, STEM fields like science and technology often lack diverse workforce representation. At BioBus, we aim to fix one of the root causes for this lack of diversity by bringing science to students that too often are excluded from opportunities for serious study or career exploration in these industries.

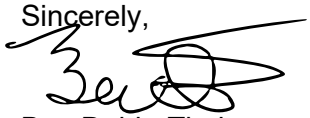
One of the reasons we have been effective in our mission to inspire students is because of our staff. Currently, 80% of our staff are from groups that are underrepresented in STEM fields--such as women and people of color. This is an important factor for our success working with students, who come from similarly diverse backgrounds. Representation is important, and it makes a difference when students work with teachers and scientists that look like them.

The New York Blood Center's proposal, Center East, will play an important part in not just making our city more of an innovation hub, but opening up more opportunities for students from underrepresented groups interested in pursuing science careers to learn in a modern, world-class environment.

In short: building an innovative science and technology campus in the heart of the Upper East Side will create a major professional development pipeline in New York City and foster diversity in a rapidly growing industry.

We fully support this project for the 21st century campus it will create and the critical benefits it will bring to those who are still too often without opportunities to ladder up to careers in science and technology.

Sincerely,



Ben Dubin-Thaler
Founder and Executive Director
BioBus

**Chair**
ELIZABETH VELEZ*

**Vice Chairs**
JOHN J. CARDONI*
LOUIS J. COLETTI*
CHERYL MCKISSACK DANIEL*
PETER DIMAGGIO*
SABRINA KANNER *
RICHARD KENNEDY *
ELI R. KHOURY*
GARY LaBARBERA*
ANTHONY MANNARINO*
CHARLES F. MURPHY*
EDWARD V. PICCINICH*
FRANCES A. RESHESKE*
JONATHAN D. RESNICK*

**President & CEO**
CARLO A. SCISSURA*

**Treasurer**
CYRUS J. IZZO*

**Secretary**
CARL GALIOTO*

**General Counsel**
MICHAEL S. ZETLIN*

**Past Chair**
MILO E. RIVERSO*

**Directors**
JOSEPH J. ALIOTTA
FRANKLIN R. ALVARADO
VINCENT ALVAREZ
CHARLES AVOLIO
LYNNE P. BROWN
PETER CAFIERO
ANDREW CATAPANO
VICTORIA J. CERAMI
EDWIN CHRISTIAN
RALPH J. ESPOSITO
WILLIAM J. GILBANE III
JOHN J. GILBERT III
DAVID M. GREENBERG
SHARON GREENBERGER
SUSAN L. HAYES
MAUREEN A. HENEGAN
JOSEPH A. IENUSO
JERRY JANNETTI
GREGORY A. KELLY*
MARIAN KLEIN
HENRY KUYKENDALL
CHRISTOPHER LARSEN
JILL N. LERNER
GEORGE E. LEVENTIS
JEFFREY E. LEVINE
ANTHONY E. MANN
PETER A. MARCHETTO
CHRIS MCCARTIN
JOSEPH G. MIZZI
RICHARD T. MONOPOLI
TERRENCE E. O'NEAL
RAYMOND M. POCINO
TODD RECHLER
LAWRENCE P. ROMAN
MICHAEL F. RUSSO
SCOTT SELTZ
MITCHEL W. SIMPLER
VICKI MATCH SUNA
MICHAEL J. SWEENEY
ELISE WAGNER
IRIS WEINSHALL
ELI ZAMEK
**Executive Committee Member*

**DIRECTORS EMERITI**
RICHARD T. ANDERSON
AINE M. BRAZIL
RICHARD CAVALLARO
RAYMOND P. DADDAZIO
JOHN M. DIONISIO
MARY–JEAN EASTMAN
PETER GOETZ
STUART E. GRAHAM
JOHN F. HENNESSY III
THOMAS IOVINO
JEFFREY M. LEVY
JOHN V. MAGLIANO
WILLIAM A. MARINO
MYSORE L. NAGARAJA
ROBERT S. PECKAR
THOMAS Z. SCARANGELLO
ANTHONY P. SCHIRRIPA
FRANK J. SCIAME
ROBERT E. SELSAM
DOMINICK M. SERVEDIO
MARILYN JORDAN TAYLOR
DANIEL R. TISHMAN
RICHARD L. TOMASETTI

NEW YORK BUILDING CONGRESS

**NYC Department of City Planning Scoping Meeting** **December 15, 2020**
**Testimony Regarding the New York Blood Center**

Good Afternoon,

My name is Maria Free, and I am the Urban Planning and Policy Analyst for the New York Building Congress. The Building Congress is proud to support the New York Blood Center's proposal. As the city approaches the tenth month of the COVID-19 pandemic, Center East is a key step on the road to recovery.

The New York Building Congress has, for almost 100 years, advocated for investment in infrastructure, pursued job creation and promoted preservation and growth in the New York City area. Our association is made up of over 550 organizations comprised of more than 250,000 professionals. Through our members, events and various committees, we seek to address the critical issues of the building industry and promote the economic and social advancement of our city and its residents.

In our recent report, *NYC Checkup: An Examination of Healthcare and Life Sciences Construction*, which was released in July of this year, the Building Congress called for significant investment in state-of-the-art healthcare facilities and lab space. This essential infrastructure serves New Yorkers in times of need and is an economic engine for the city.

Aligned with these objectives, the Blood Center's proposal will strengthen our healthcare and pandemic response systems and create over 1,500 construction jobs and nearly 6,000 operations jobs. Building a larger, modern facility means the Blood Center can expand its research capacity, hire new staff, increase the number of companies it incubates and serve as an anchor tenant for a new life sciences hub.

Center East is a forward-looking project and will better position New York to face future crises and ensure the city continues world-renowned research and innovation. The Building Congress supports this proposal and cannot wait to see it become a reality.

Expanding the Blood Center's presence will help New York build back stronger.

Thank you.

FRIENDS
of the UPPER EAST SIDE
HISTORIC DISTRICTS

**Board of Directors**

Franny Eberhart
PRESIDENT

Rita C. Chu
Lionel Goldfrank III
David I. Karabell
Patricia F. Sullivan
VICE PRESIDENTS

Andrew P. Steffan
TREASURER

Alice McG. Concagh
SECRETARY

Peter deF. Millard
ADVISORY SEAT

George Calderaro
Sarah Chu
Christina R. Davis
Alexandra C. Howard
Thomas Jayne
E. William Judson
Rev. John A. Kamas
Christian Keesee
David W. Levinson
Marjorie F. MacLachlan
Carol E.R. Miller
Genie Rice
Jeanne Sloane
Daniel B. Strickler, Jr.
Arete Warren
Margot Wellington
Ronda Wist

**Board of Advisors**

Kent L. Barwick
Christopher Collins
Andrew S. Dolkart
Hermes Mallea
Judith Price
Robert C. Quinlan
Gretchen Siebel
Anthony C. Wood

Rachel Levy
EXECUTIVE DIRECTOR

**December 23, 2020**
**New York Department of City Planning**
**Comments on Draft Scope of Work**
**Re: New York Blood Center – Center East, CEQR # 21DCP080M**

FRIENDS of the Upper East Side Historic Districts was founded in 1982. For 38 years, as a non-profit, membership organization we have worked to preserve the architectural history, livability, and sense of place of the neighborhood. We are a leading voice for common sense planning and land use and have led successful community efforts for contextual zoning and expanded historic district protections.

The proposal by the New York Blood Center for a 334 foot midblock commercial building would dismantle a key facet of the land use toolbox on the Upper East Side, the R8B contextual zoning district. In the early 1980s FRIENDS led the charge for a zoning solution to guarantee the survival of the small scale and low-rise character of the midblocks. And the zoning has been so successful in preserving this human scale because the envelope very closely matches the built fabric of the side streets, reinforcing the pattern of low midblocks sandwiched by taller avenue buildings.

The rezoning sought by the Blood Center not only upsets this balance from a planning perspective, it would also be the first rezoning of any R8B district on the Upper East Side in 35 years and reverse the most basic planning principle governing the built environment on the Upper East Side. It would introduce exactly the kind of building that R8B was meant to prohibit – the midblock tower. FRIENDS' founding President Halina Rosenthal articulated the threat: "If unchecked… the proliferation of assorted needles, slivers, splinters and other such skyward oriented structures… will totally destroy New York City's mid-block residential streetscape."

Rezoning this site to permit the Blood Center project sets a new precedent and will invariably lead to rezonings of other midblock sites. The Scope of Work should be amended to examine the likely potential for this R8B rezoning to encourage other R8B rezoning applications on the Upper East Side, and their cumulative impact.

Aside from the precedent-setting nature of this project, the local impact cannot be overstated. Across from a heavily used park in a park-starved neighborhood, a busy

966 Lexington Avenue, #3E | New York, NY 10021
212.535.2526 | www.friends-ues.org

educational complex, and next door to a 1905 Carnegie library building, this block exemplifies dense urban life. The size of the project alone is alarming. With a floor plate nearly 33,000 square feet, the bulk of the tower is more akin to Central Business District commercial buildings like the Freedom Tower, 10 Hudson Yards, One Vanderbilt, and the Empire State Building (40,000 square feet, 37,410 square feet, 34,393 square feet, and 39,120 square feet, respectively, at the Blood Center's height of 280 feet before mechanicals) than any tower that has ever been built on the Upper East Side.

New shadows on St. Catherine's Park in the afternoons would be substantial during much of the year, casting nearly the entire park into shadow for hours at a time. Our shadow studies by George Janes (see attachment) quantify the percent of the park covered by new shadow that can be attributed to the Blood Center building, resulting in most of the park going dark during prime after school hours. Given the lack of parkland in this area, the Scope of Work should include data on current park usage, and a review of how new shadows cast by the building impact the usability of the park.

But shadows do not only fall on parks – the street and sidewalk on 67th Street would lose more than 50% of its light, as would portions of 66th Street, with the proposed development. The only possible mitigation for this kind of loss is a smaller building.

The rezoning is also unnecessary. The Draft Scope of Work describes no reason why an as-of-right building would not be sufficient. The current Blood Center is underbuilt, and the as-of-right alternative described in the No Action scenario yields more 10% Community Facility square footage than the proposed building. The proposed project is not anticipated to increase the Blood Center's operations, visitation, or employment, and several medical buildings have been recently constructed in R8B districts in the neighborhood without rezoning.[1] The Draft Scope of Work also makes no argument why the Blood Center must remain on its current site. In 2018 the LifeSci NYC Initiative sought proposals for an Applied Life Sciences Hub at three city-owned sites, including one long vacant site in East Harlem that would be consistent with the Blood Center's plans. The Scope of Work should include an alternative that includes one or more of these sites.

The Draft Scope of Work makes no mention of other possible uses for this site under the requested C2-7 zoning. Should the Blood Center's plans change, the Draft Scope of Work

[1] 327 East 64th Street, 353 East 68th Street

should analyze the impacts of the other types of residential and commercial uses allowed under the rezoning.

In addition to the historic and cultural resources discussed, the Draft Scope of Work should analyze the impact on the East 67th Street branch of the New York Public Library, a Renaissance Revival library building built in 1905 and designed by Babb, Cook & Willard, architects of the Carnegie mansion. Also within the 400-foot study area is the Church of St. John Nepomucene (S/NR-eligible) designed in the Romanesque Revival style by John Van Pelt and built in 1925.

This aggressive proposal seeks to misuse the zoning resolution to subsidize the Blood Center's mission, even though the Blood Center will occupy only 35% of the building. It will set a precedent for every other midblock on the Upper East Side, and it begins to dismantle carefully calibrated set of land use principles that have been in place for 35 years to shape the neighborhood.

# NY Blood Center Proposal

George M. Janes

& Associates

250 E. 87th Street

New York, NY 10128

Tel: 646.652.6498

george@georgejanes.com

FRIENDS of the UPPER EAST SIDE HISTORIC DISTRICTS

Rachel Levy

George M. Janes, AICP

12/8/2020

# The New York Blood Center is located at 310 East 67th Street

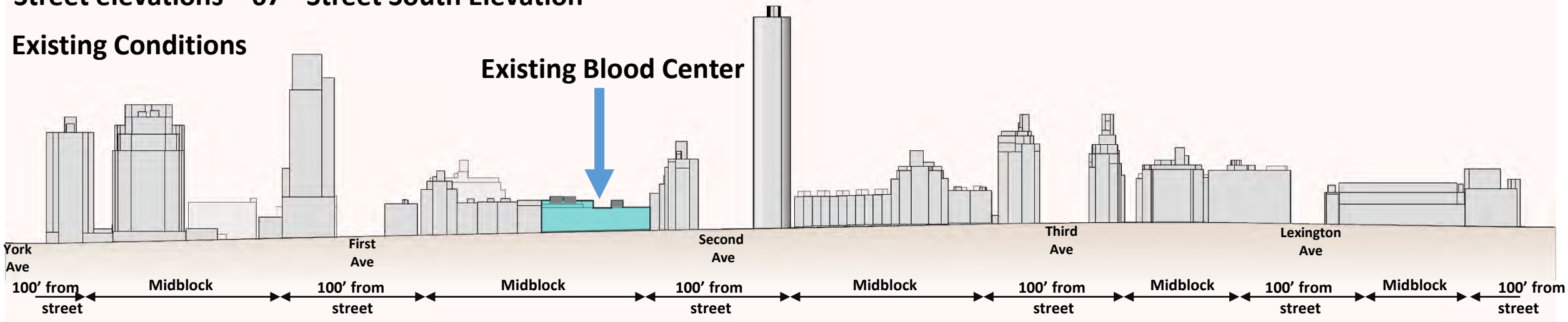
- Building built as a trade school in 1930
- By 1968 it was being used solely as a blood bank with related laboratories and offices
- Zoned R8B, which allows residential and community facility uses
- The R8B district is designed to preserve the scale of the 5-story tenements typically found on UES mid-blocks



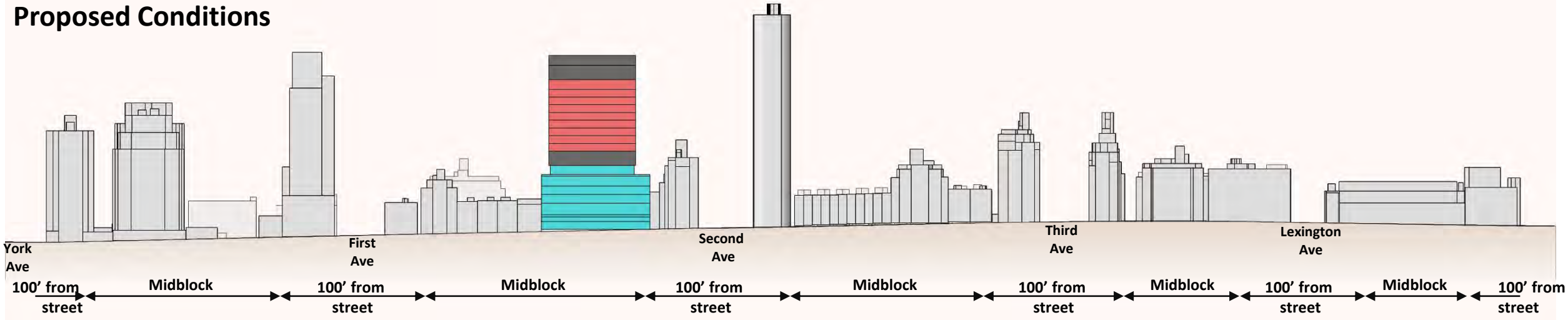
# Tall and large buildings are found on the UES, but not in the midblocks

## Street elevations – 67th Street South Elevation

### Existing Conditions



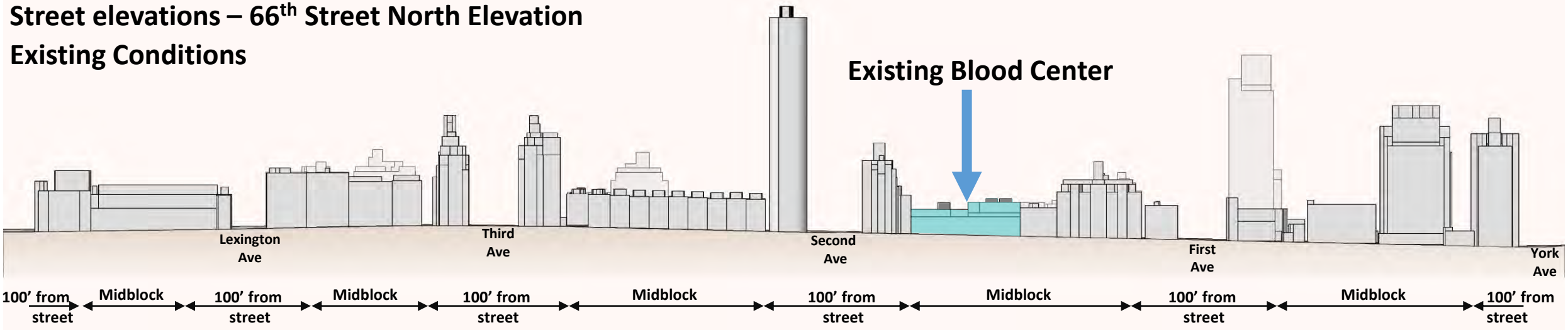

### Proposed Conditions



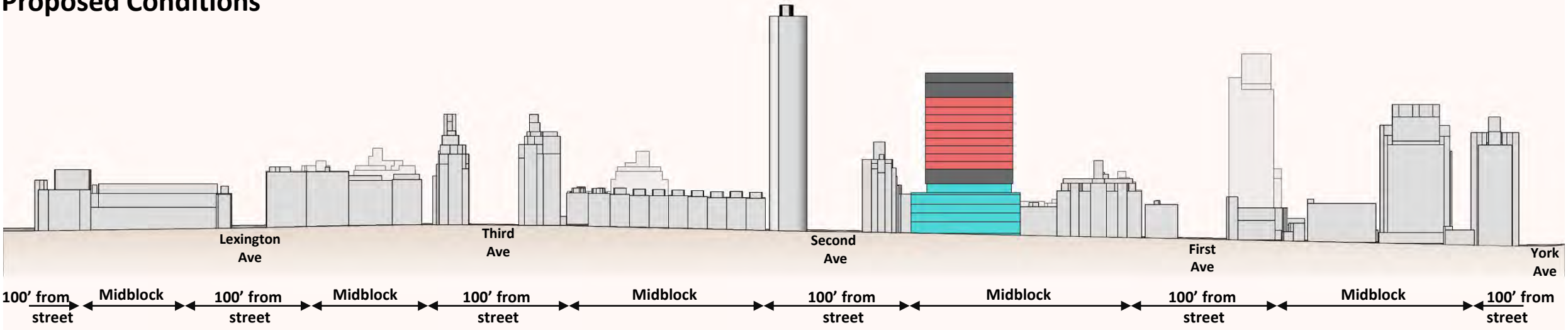
# Tall and large buildings are found on the UES, but not in the midblocks

## Street elevations – 66th Street North Elevation

### Existing Conditions




### Proposed Conditions



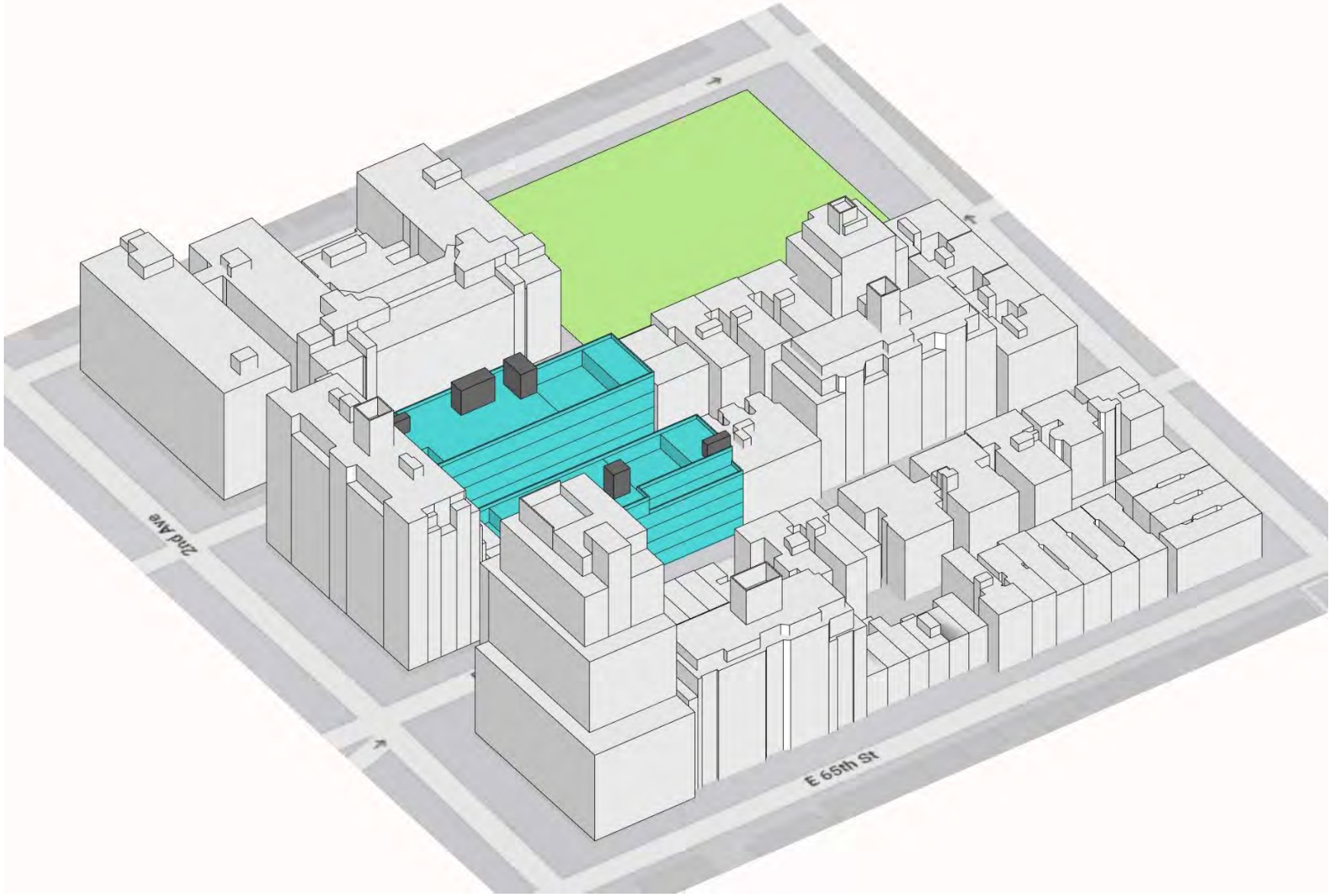
# And that's because of the R8B zoning, which has been in place since 1985

- Hailed by the *New York Times* as "the most sweeping zoning change in the area since 1961"
- No R8B zoning district on the UES has ever been rezoned
- R8B is a preservation zoning district that mimics the scale of the five story walk-up tenements that dominate the mid-blocks
- The existing Blood Center fits its building envelope



# New development under the existing R8B zoning would be allowed as-of-right, and could still house the Blood Center's program

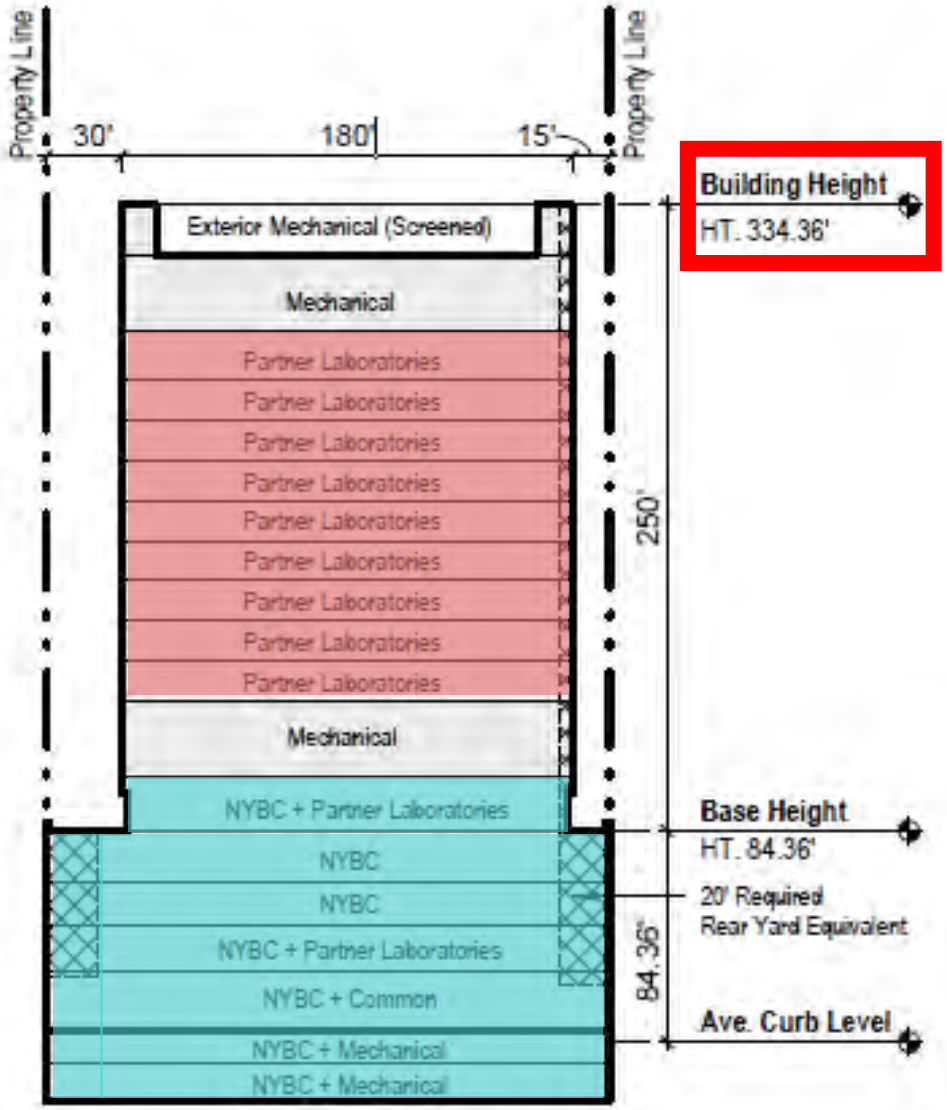
- As-of-right alternative produces 229,092 gsf
- 10% larger than the Blood Center's CF space in the proposal



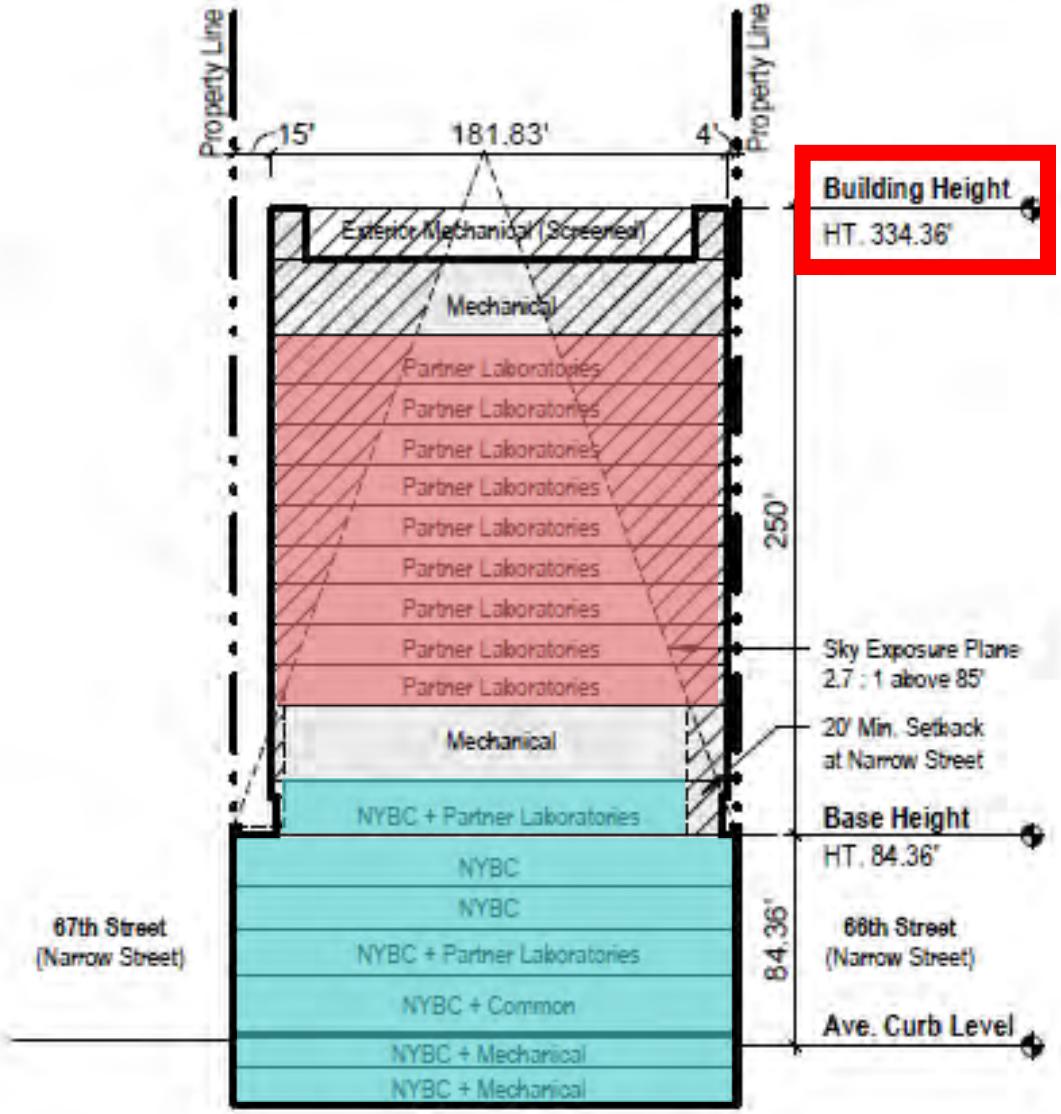

Axonometric View Looking North

# The Blood Center wants to redevelop their property with a very large commercial large building (~600,000 SF)

Blood Center will occupy **only 35%** of the building



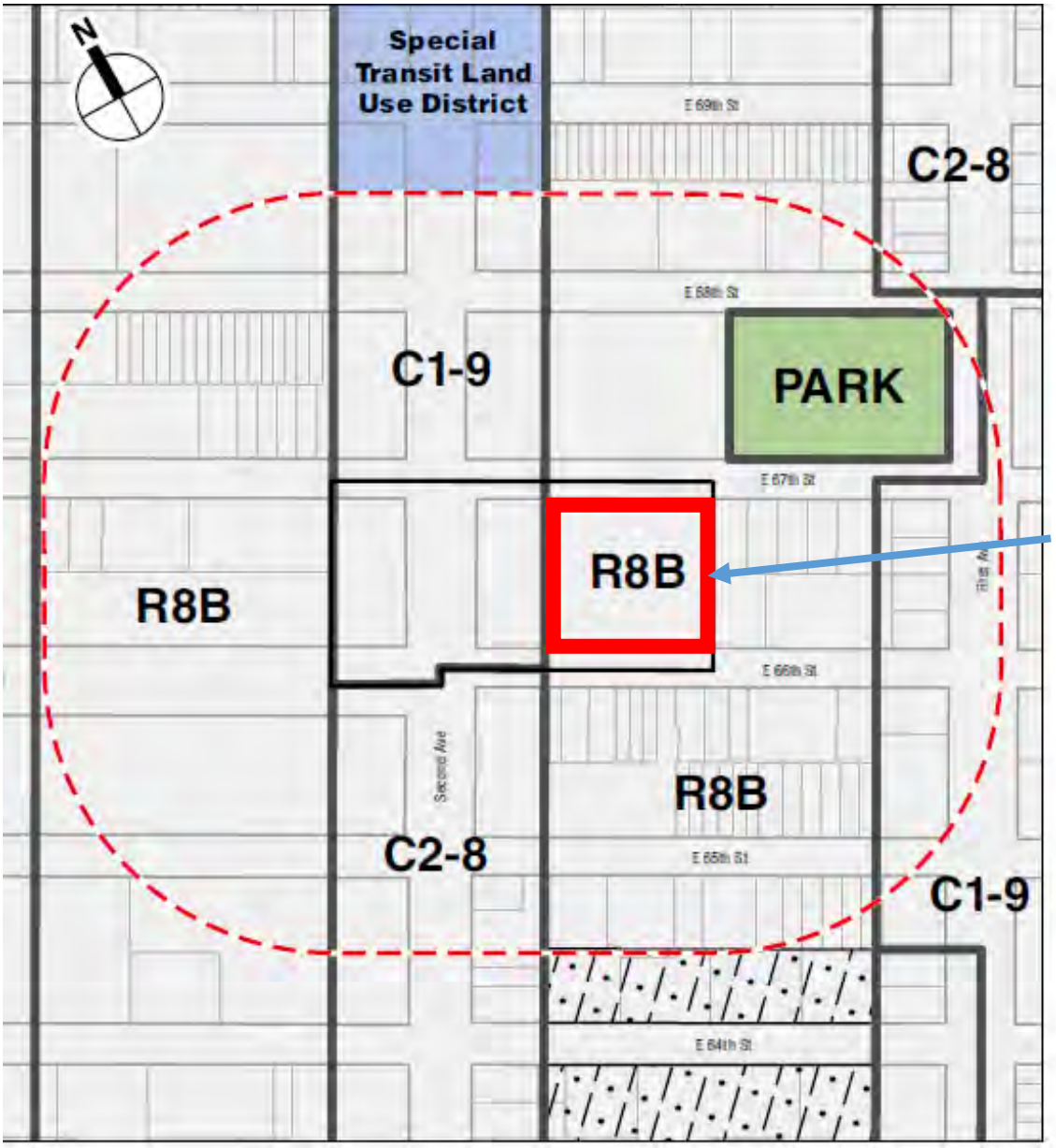

EAST-WEST SECTION




NORTH-SOUTH SECTION

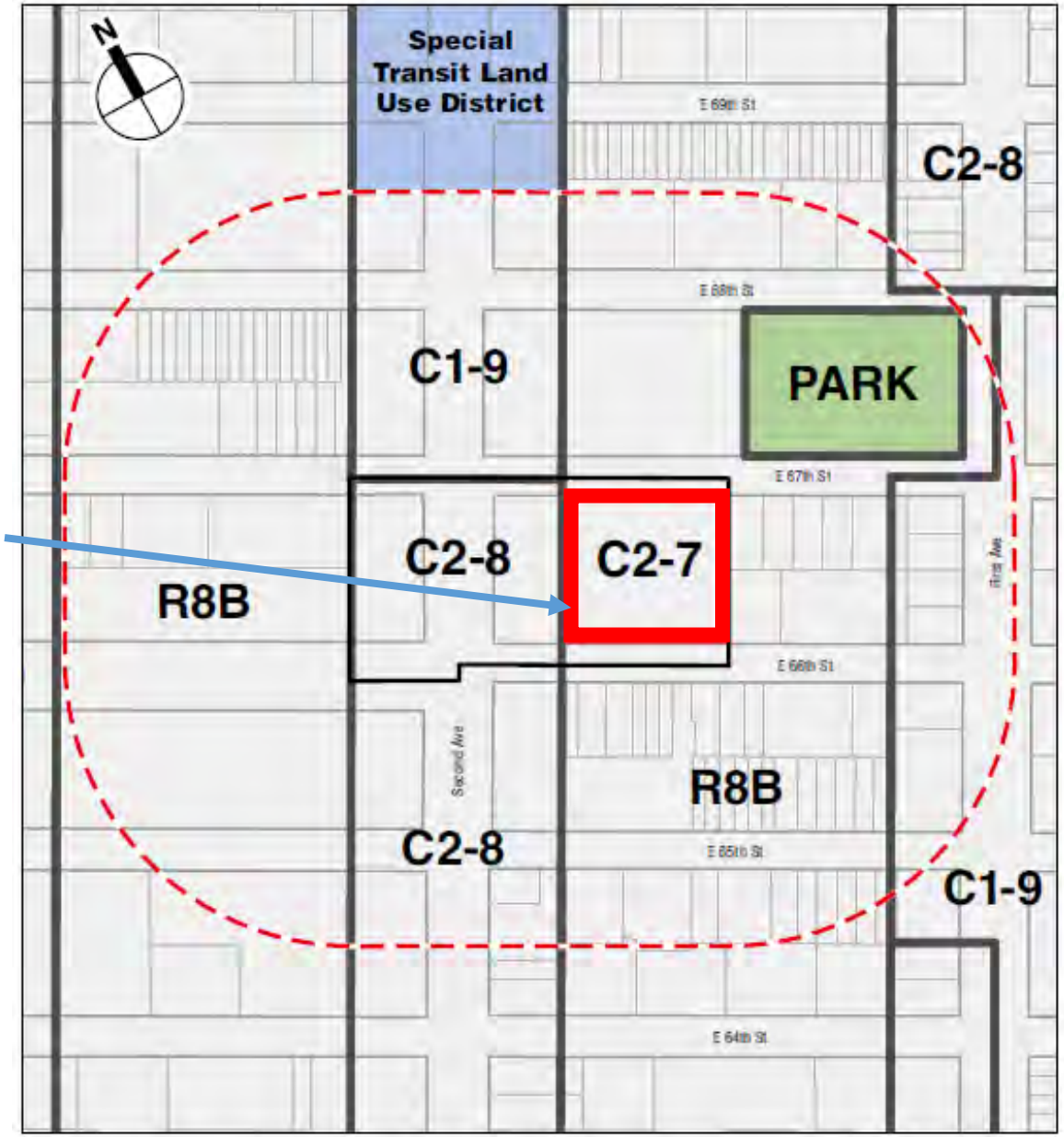
# The proposal needs a zoning change to modify the bulk and use regulations

## Existing zoning

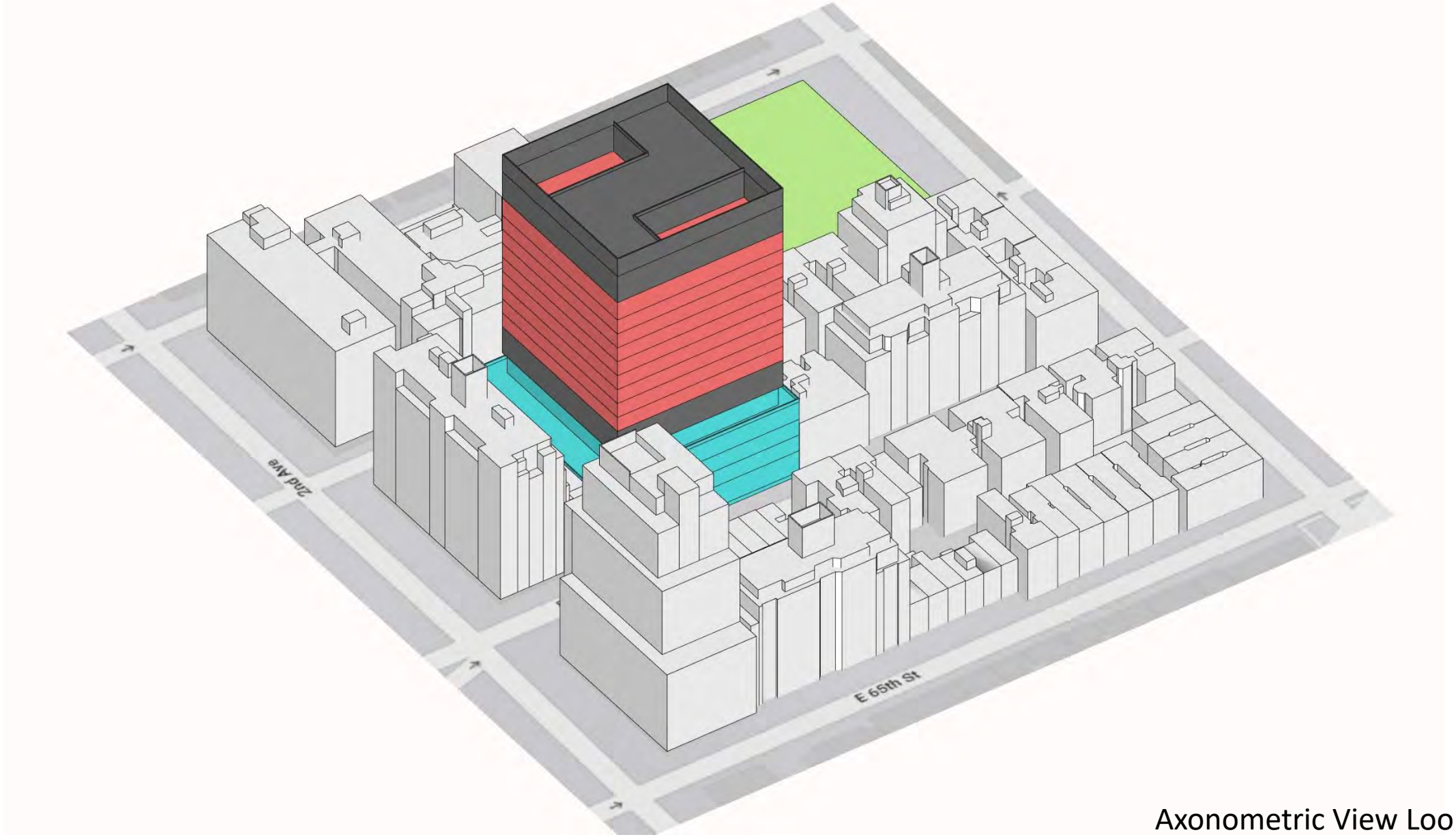



NY Blood Center site outlined in red

## Proposed zoning



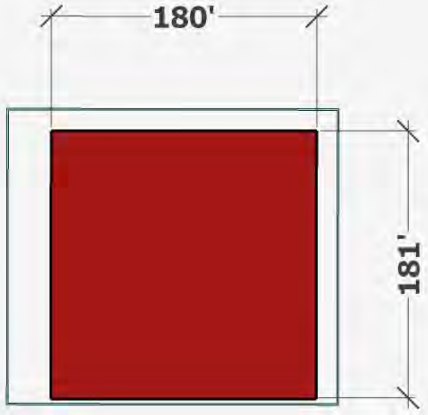
**Current R8B zoning limits height to 75 feet, with allowances for mechanicals up to 100 feet.  The current proposal is for 334 feet to its highest point**



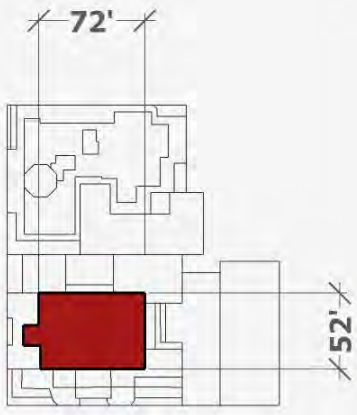

Axonometric View Looking North

# Considering the height, the proposed floor plate is exceptional for the UES

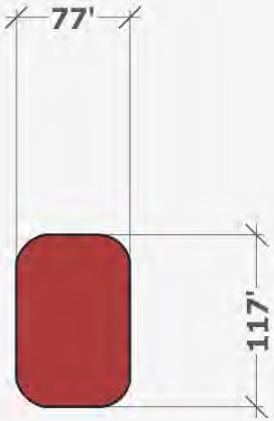
Floor plates of UES buildings at 280 feet



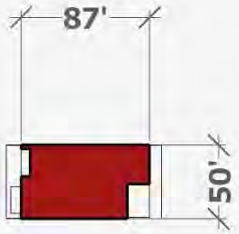

**Proposed NY Blood Center**



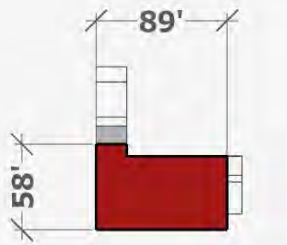

**Carlyle Hotel**



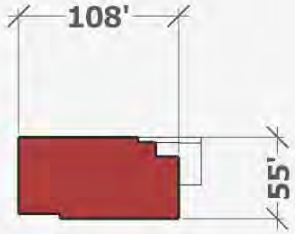

**265 East 66th Street (Solow Tower)**




**1059 Third Ave (at 63rd Street)**




**180 East 88th Street (at Third Avenue)**




**360 East 88th Street (at First Avenue)**

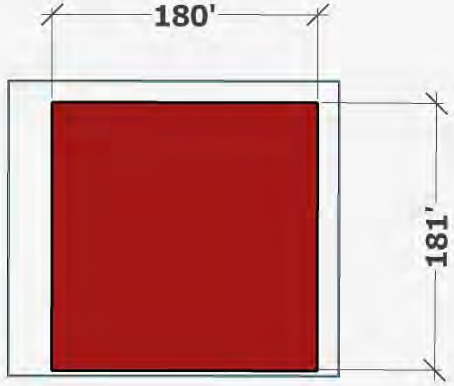
While floorplates can be quite large in lower parts of buildings, zoning requires most towers on the UES to have small floor plates

While they can get tall, towers are slender; usually no more than 8,000 SF, and usually much less

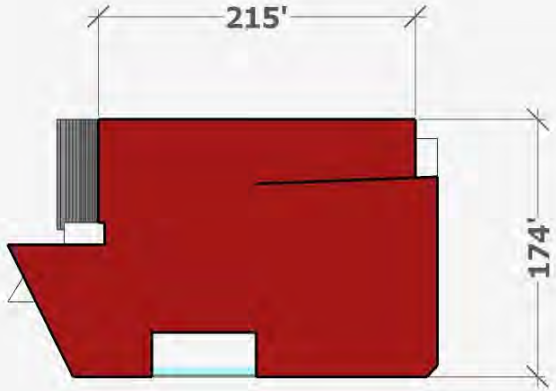
The Blood Center proposal shows a tower floorplate of 32,600 SF

# The proposal is closer to large floor plates found in commercial office towers

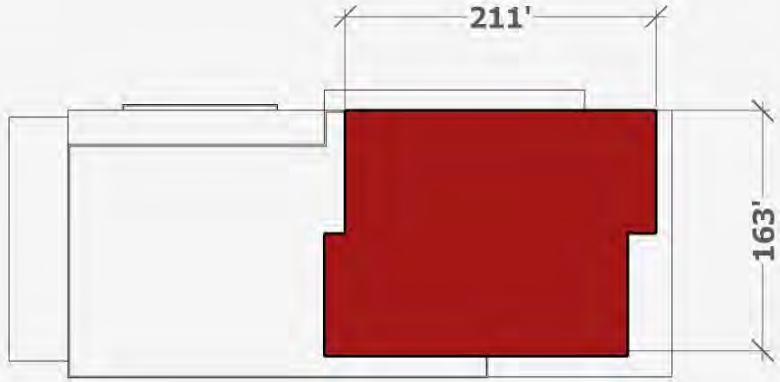
**Floor plates of selected commercial buildings at 280’ Height**



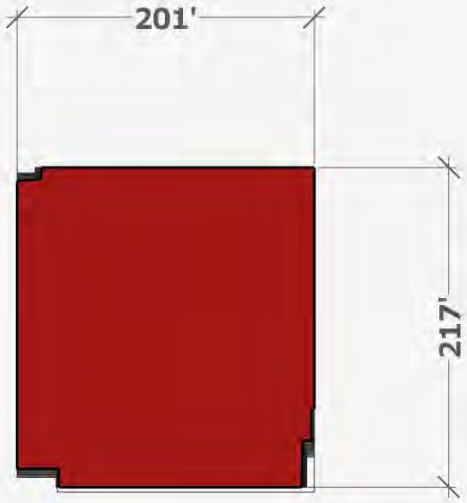

**Proposed NY Blood Center**



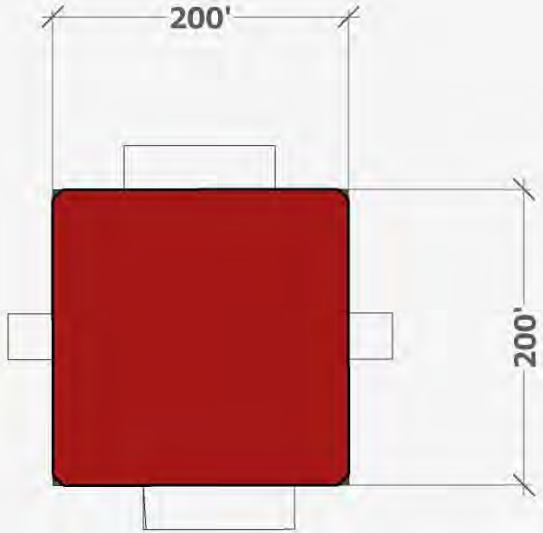

**10 Hudson Yards**



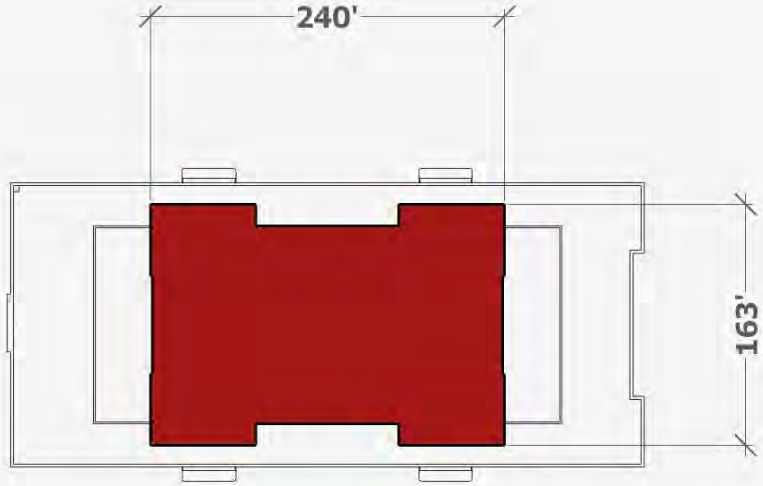

**One Vanderbilt**




**One Bryant Park**




**Freedom Tower**

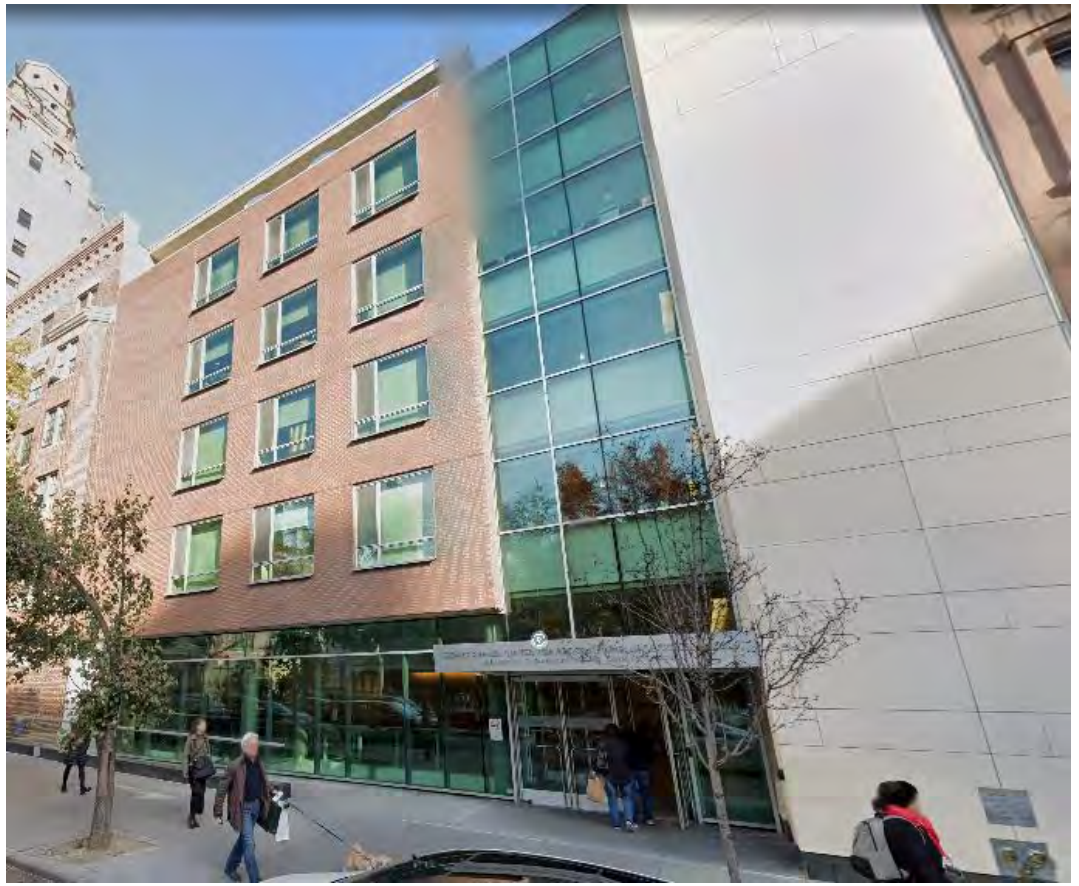



**Empire State Building**

# The R8B zoning has not been an impediment to similar medical uses




Memorial Sloan Kettering
327 East 64th Street



Memorial Sloan Kettering
353 East 68th Street

# St. Catherine’s Park is across the street



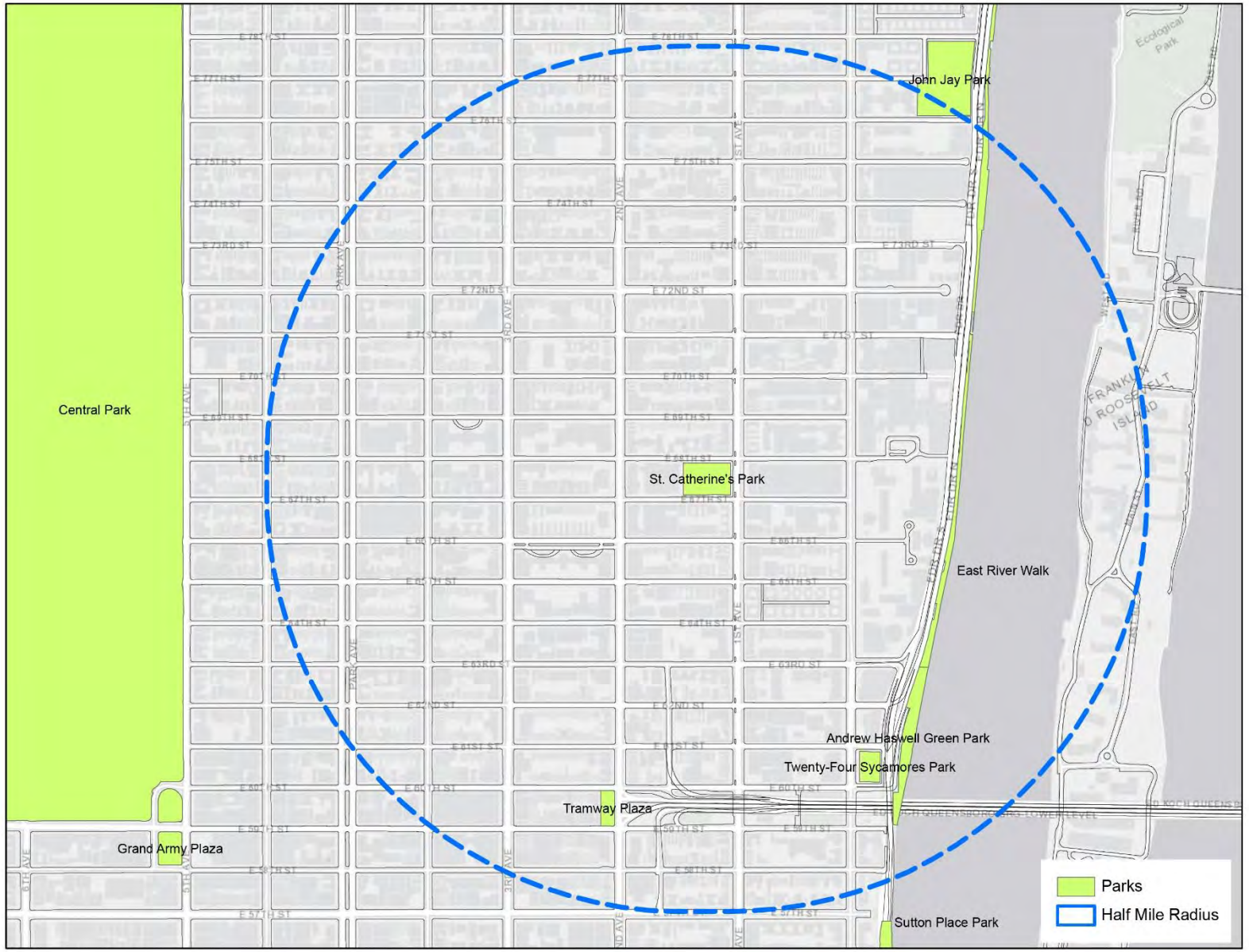




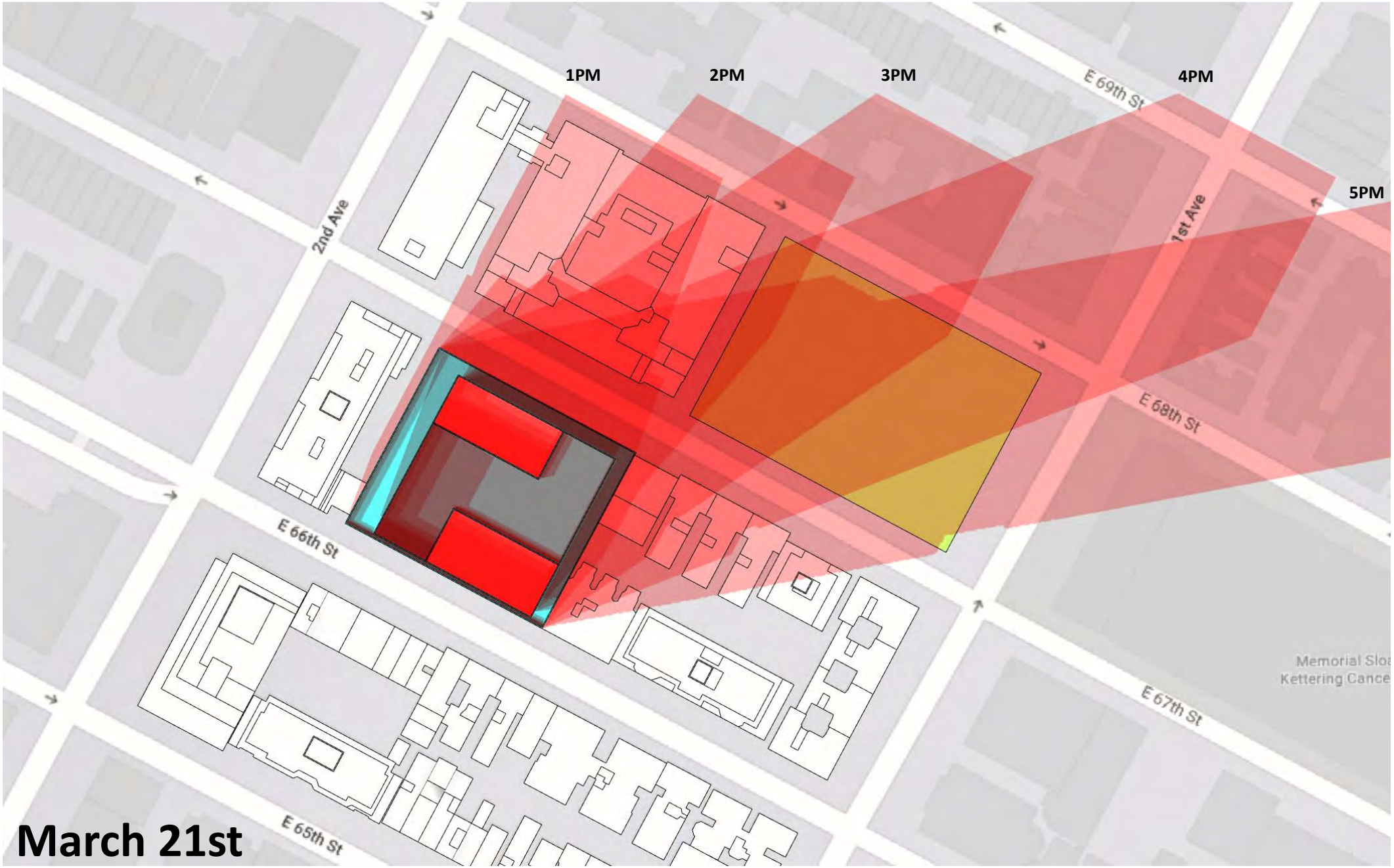





# It is a very heavily used, 1.4 acres of parkland, in a neighborhood where there is almost no parkland

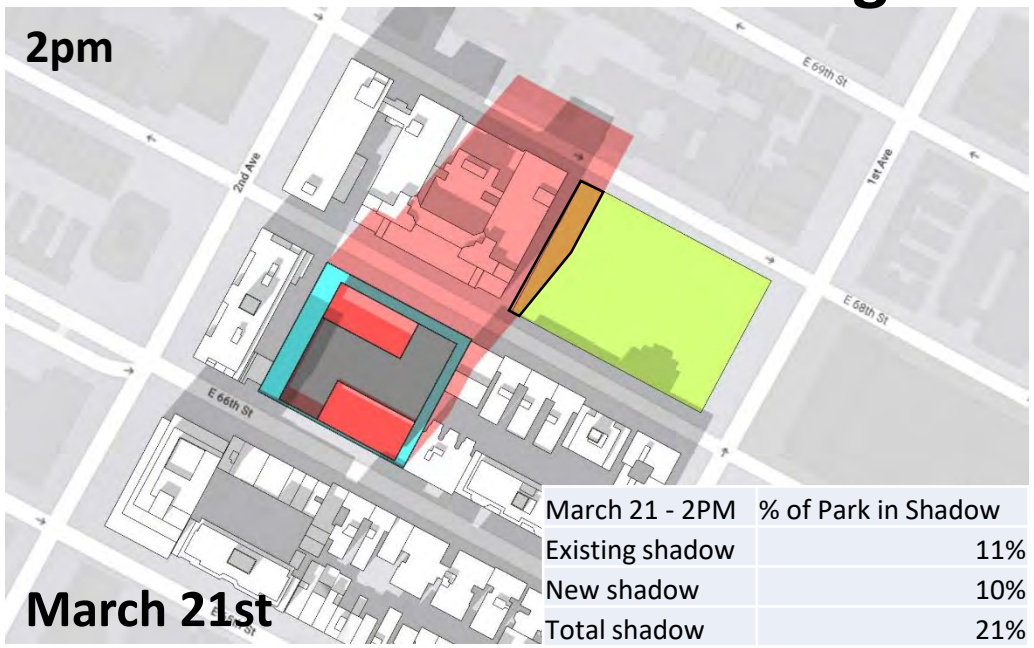


# The proposed building will cast huge afternoon shadows on the park



# New shadow from the building would be substantial in the afternoons

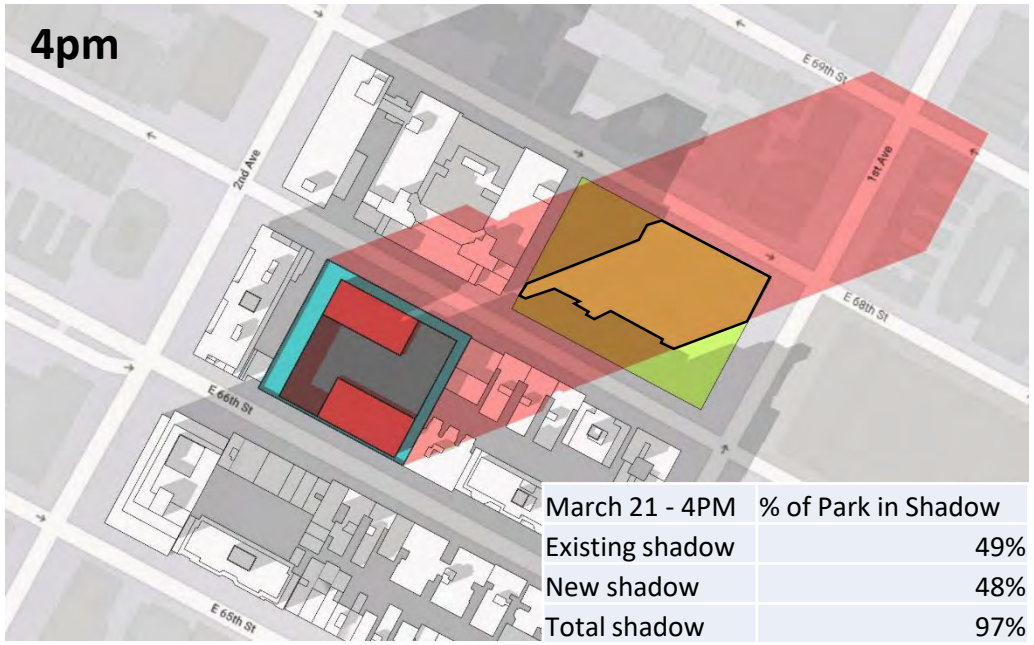
## 2pm




| March 21 - 2PM | % of Park in Shadow |
|---|---|
| Existing shadow | 11% |
| New shadow | 10% |
| Total shadow | 21% |

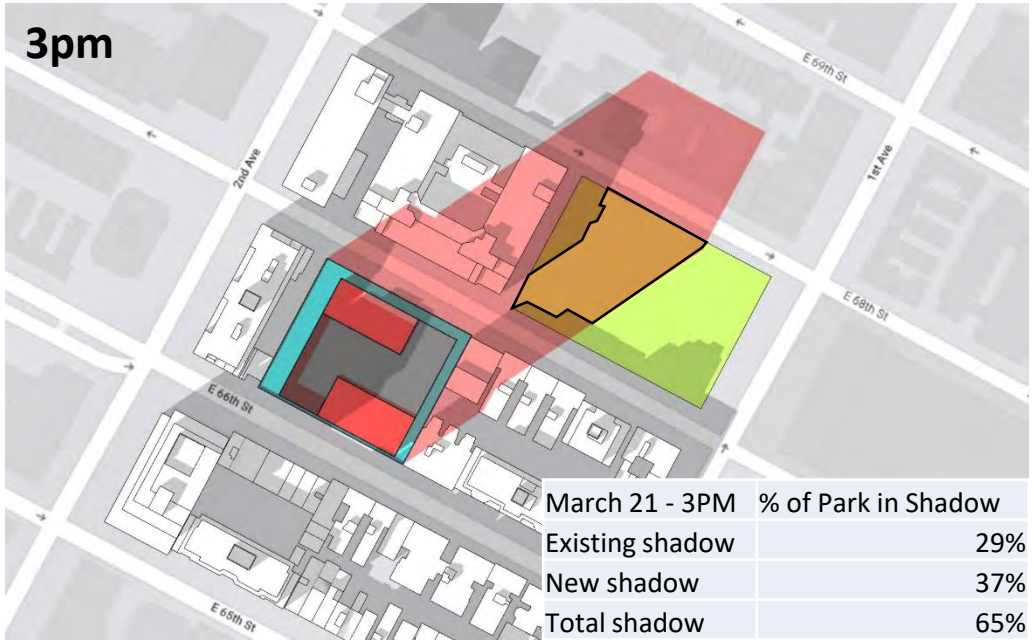
**March 21st**

## 4pm



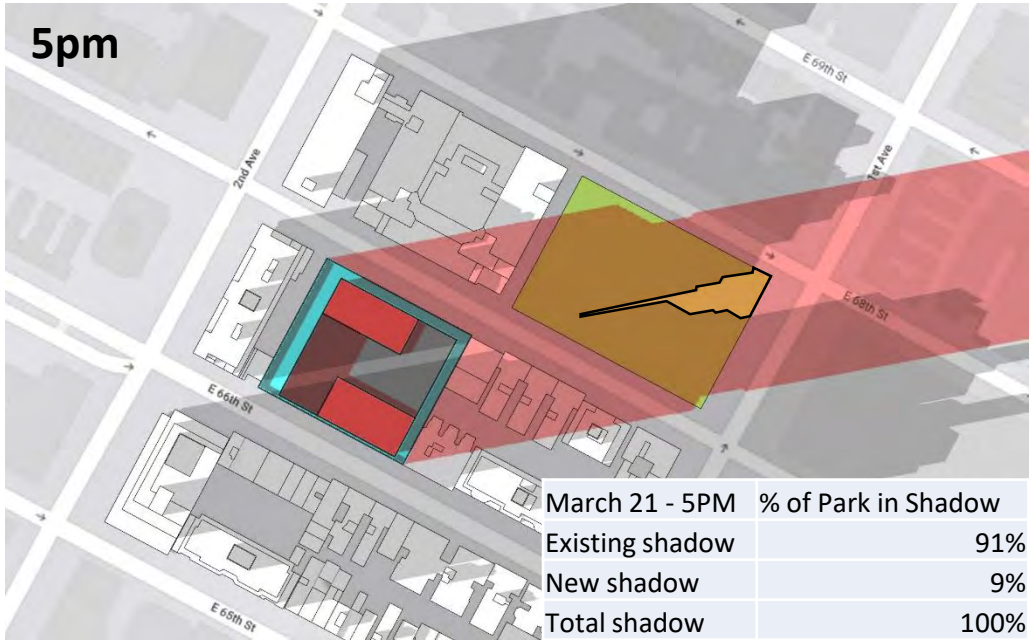

| March 21 - 4PM | % of Park in Shadow |
|---|---|
| Existing shadow | 49% |
| New shadow | 48% |
| Total shadow | 97% |

## 3pm



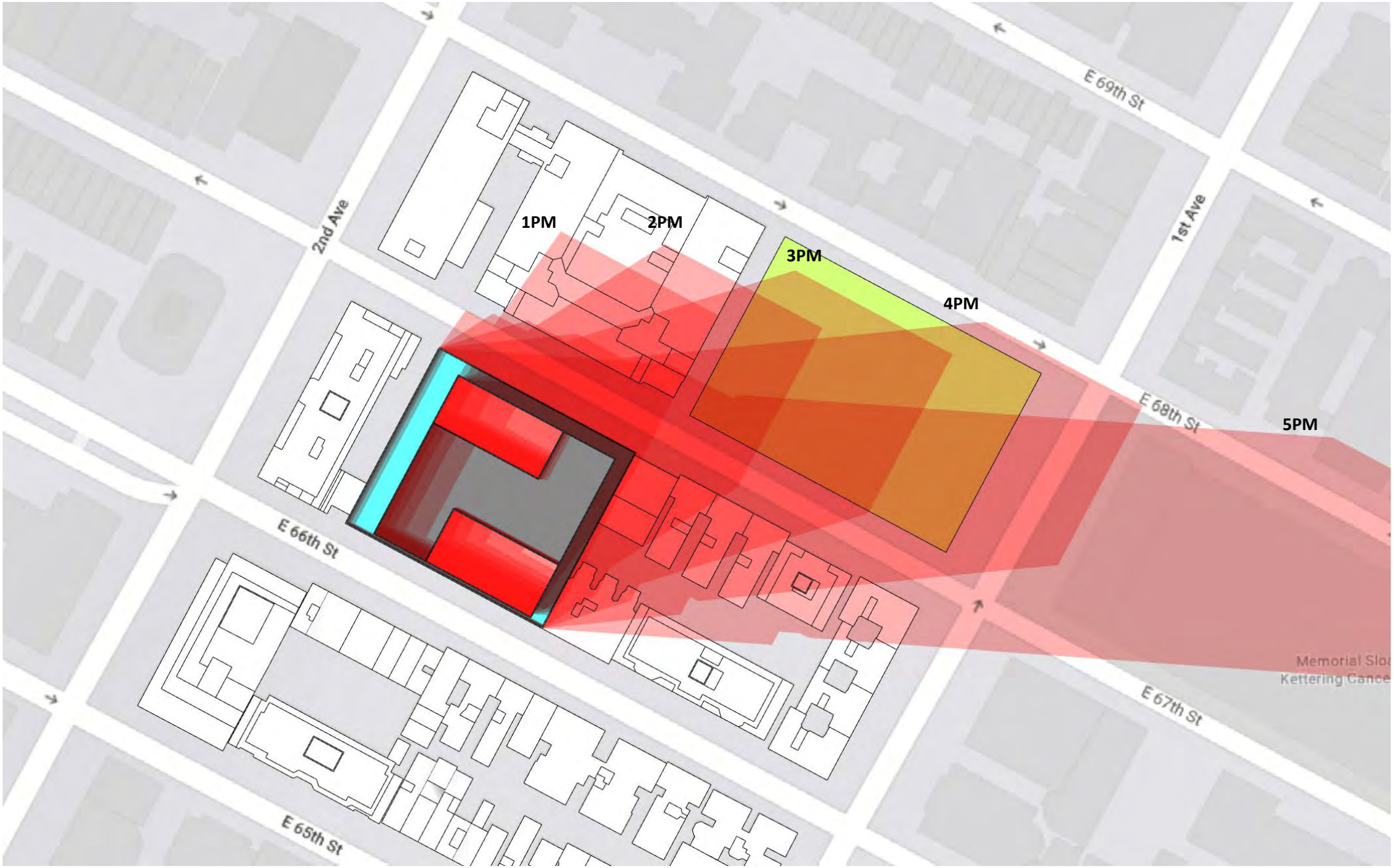

| March 21 - 3PM | % of Park in Shadow |
|---|---|
| Existing shadow | 29% |
| New shadow | 37% |
| Total shadow | 65% |

## 5pm



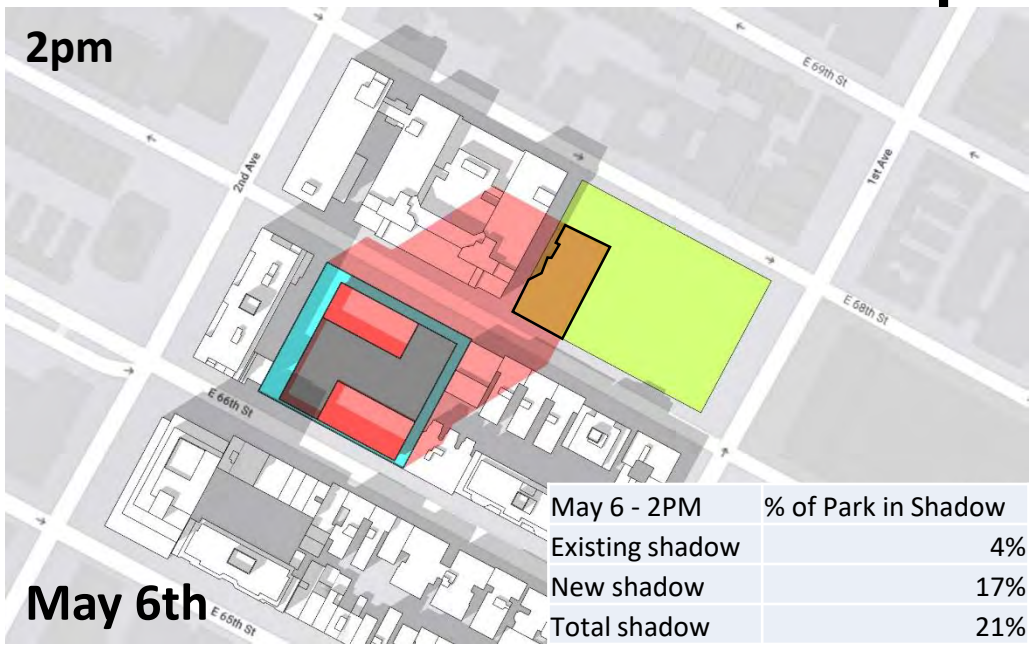

| March 21 - 5PM | % of Park in Shadow |
|---|---|
| Existing shadow | 91% |
| New shadow | 9% |
| Total shadow | 100% |

# May 6th shows a more substantial impact



# New shadow casts most of the park in shadow from 3 to 5pm

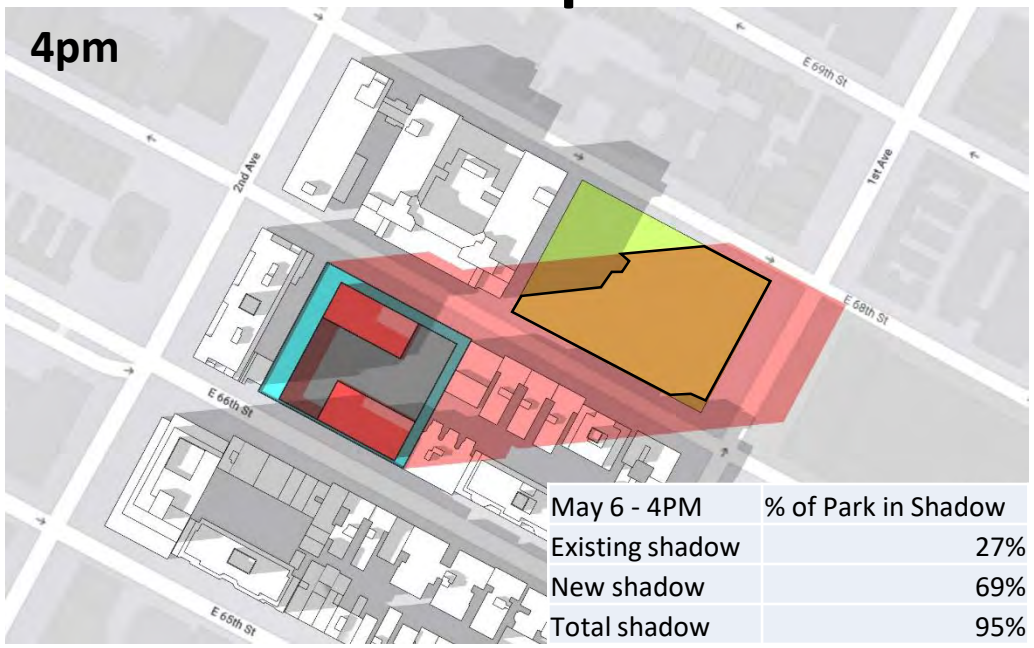
## 2pm




| May 6 - 2PM | % of Park in Shadow |
|---|---|
| Existing shadow | 4% |
| New shadow | 17% |
| Total shadow | 21% |

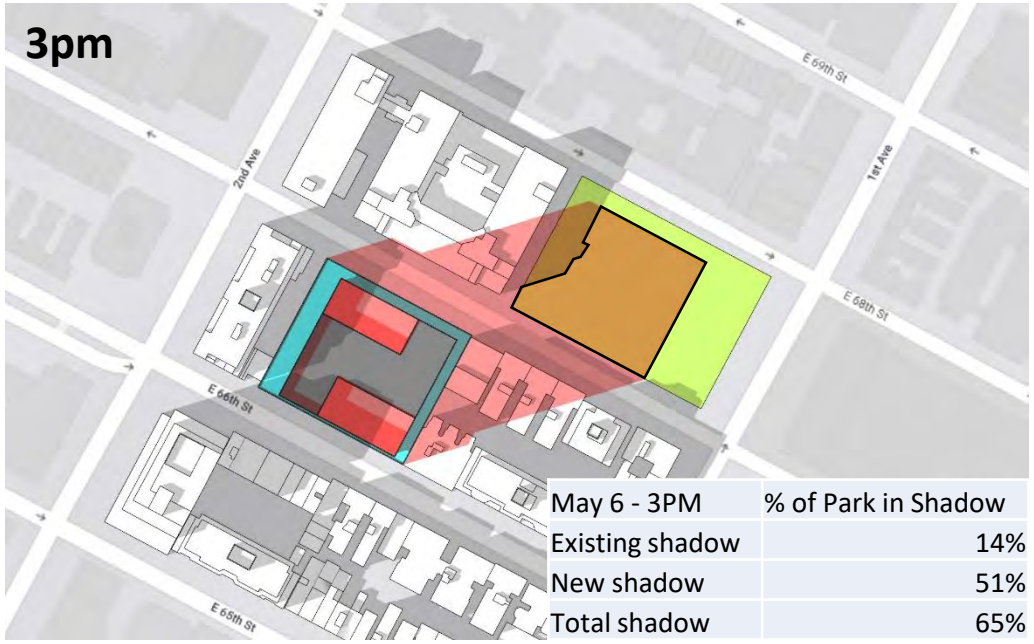
**May 6th**

## 4pm



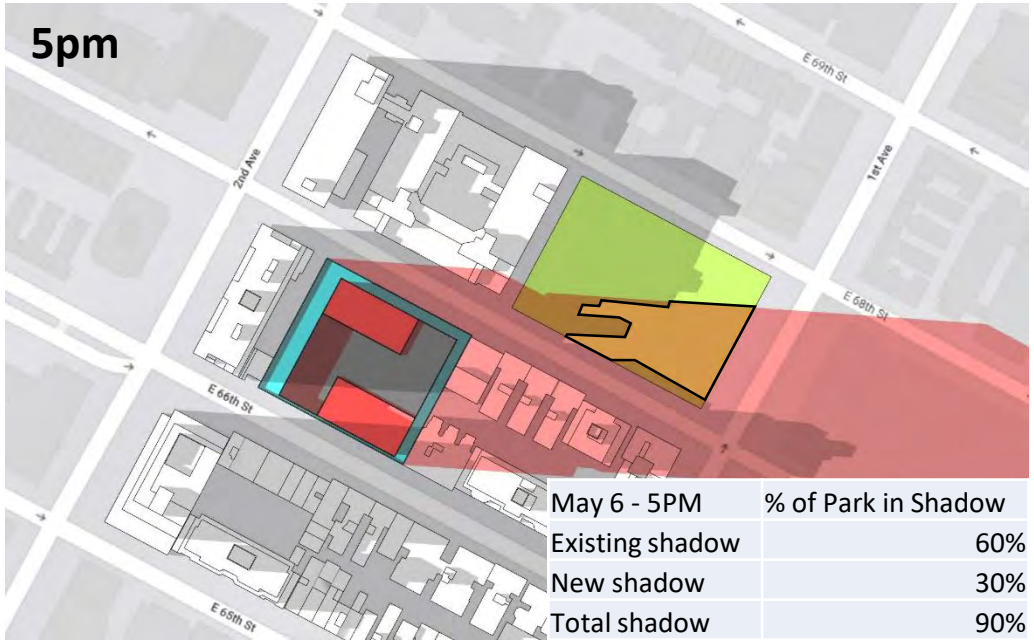

| May 6 - 4PM | % of Park in Shadow |
|---|---|
| Existing shadow | 27% |
| New shadow | 69% |
| Total shadow | 95% |

## 3pm



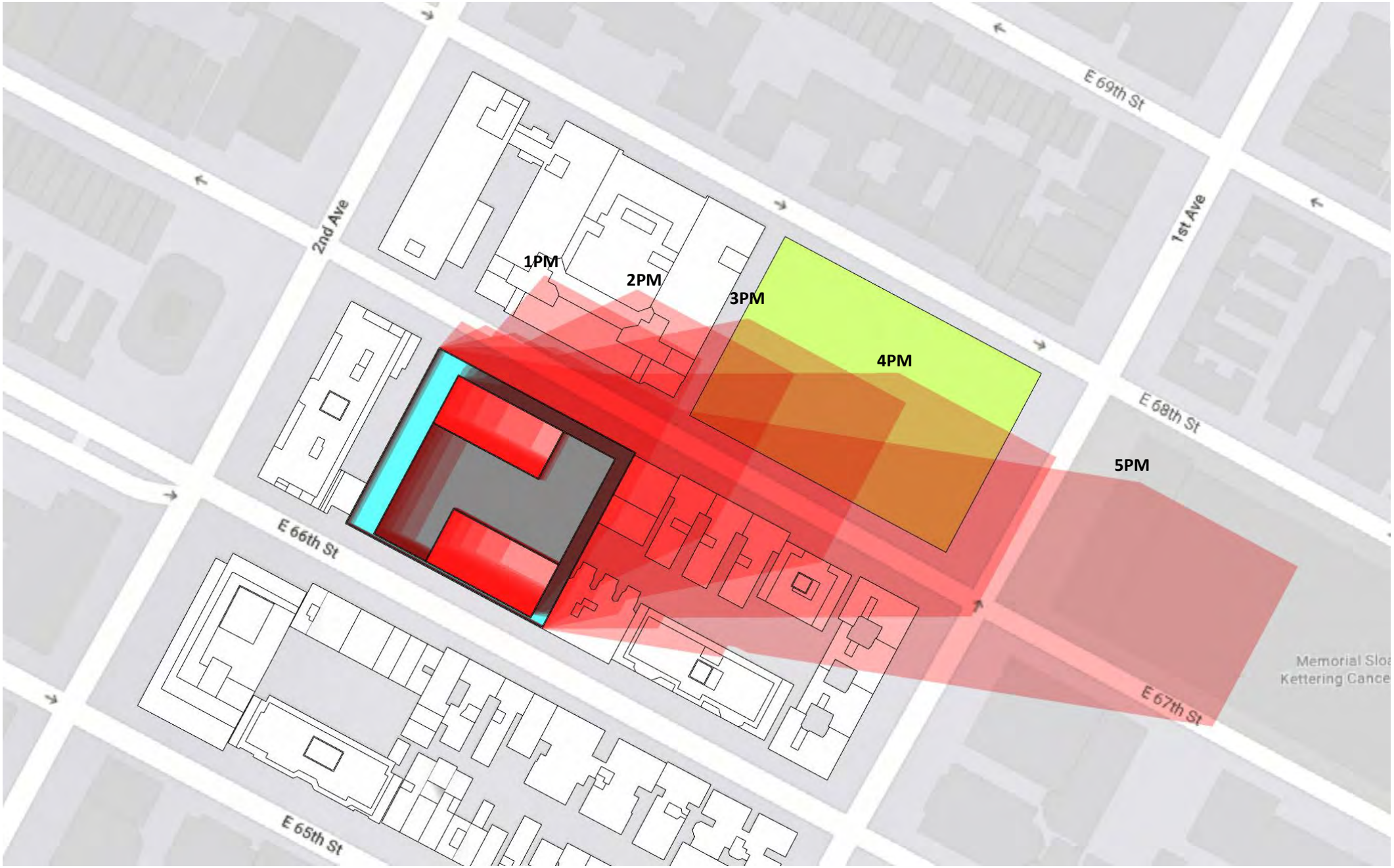

| May 6 - 3PM | % of Park in Shadow |
|---|---|
| Existing shadow | 14% |
| New shadow | 51% |
| Total shadow | 65% |

## 5pm



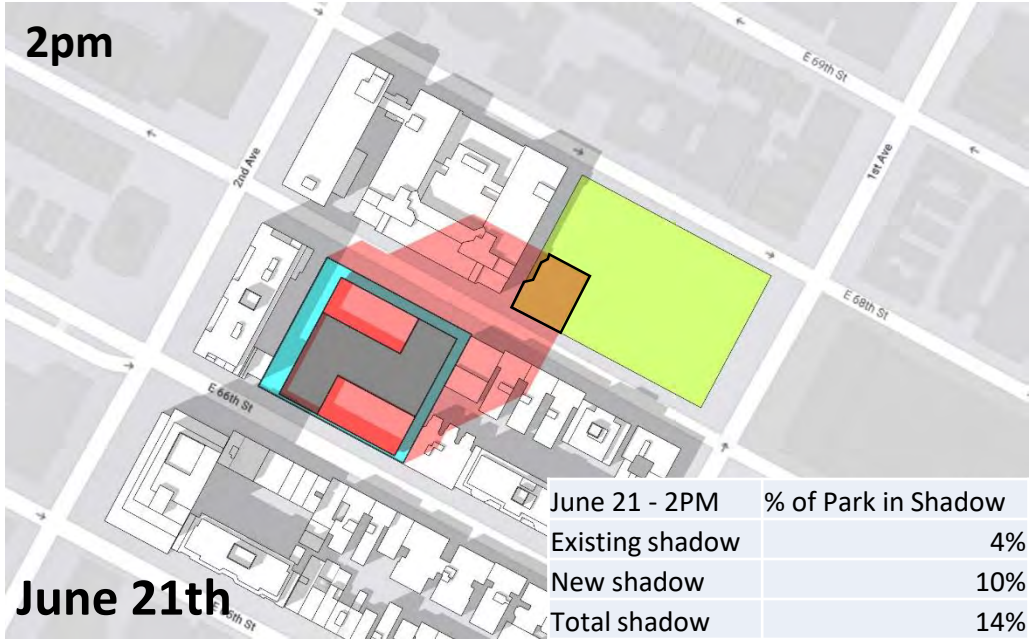

| May 6 - 5PM | % of Park in Shadow |
|---|---|
| Existing shadow | 60% |
| New shadow | 30% |
| Total shadow | 90% |

# June incremental impact is not as large on the park, but heavily impact 67th St.



# But there is still substantial new shadow impact, even in June

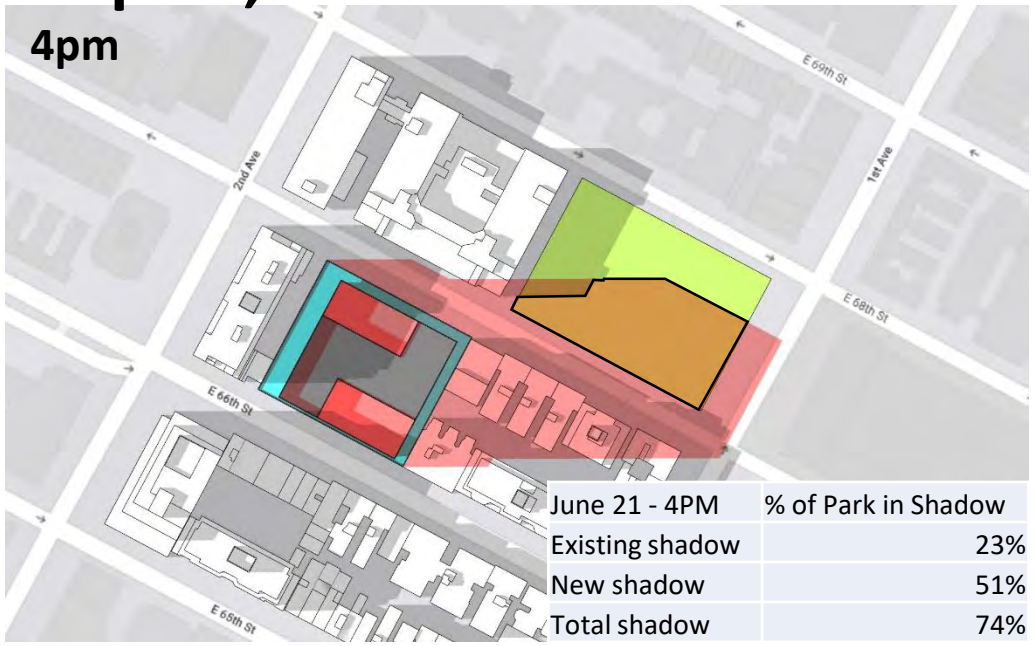
## 2pm




June 21th

| June 21 - 2PM | % of Park in Shadow |
|---|---|
| Existing shadow | 4% |
| New shadow | 10% |
| Total shadow | 14% |

## 4pm




| June 21 - 4PM | % of Park in Shadow |
|---|---|
| Existing shadow | 23% |
| New shadow | 51% |
| Total shadow | 74% |

## 3pm



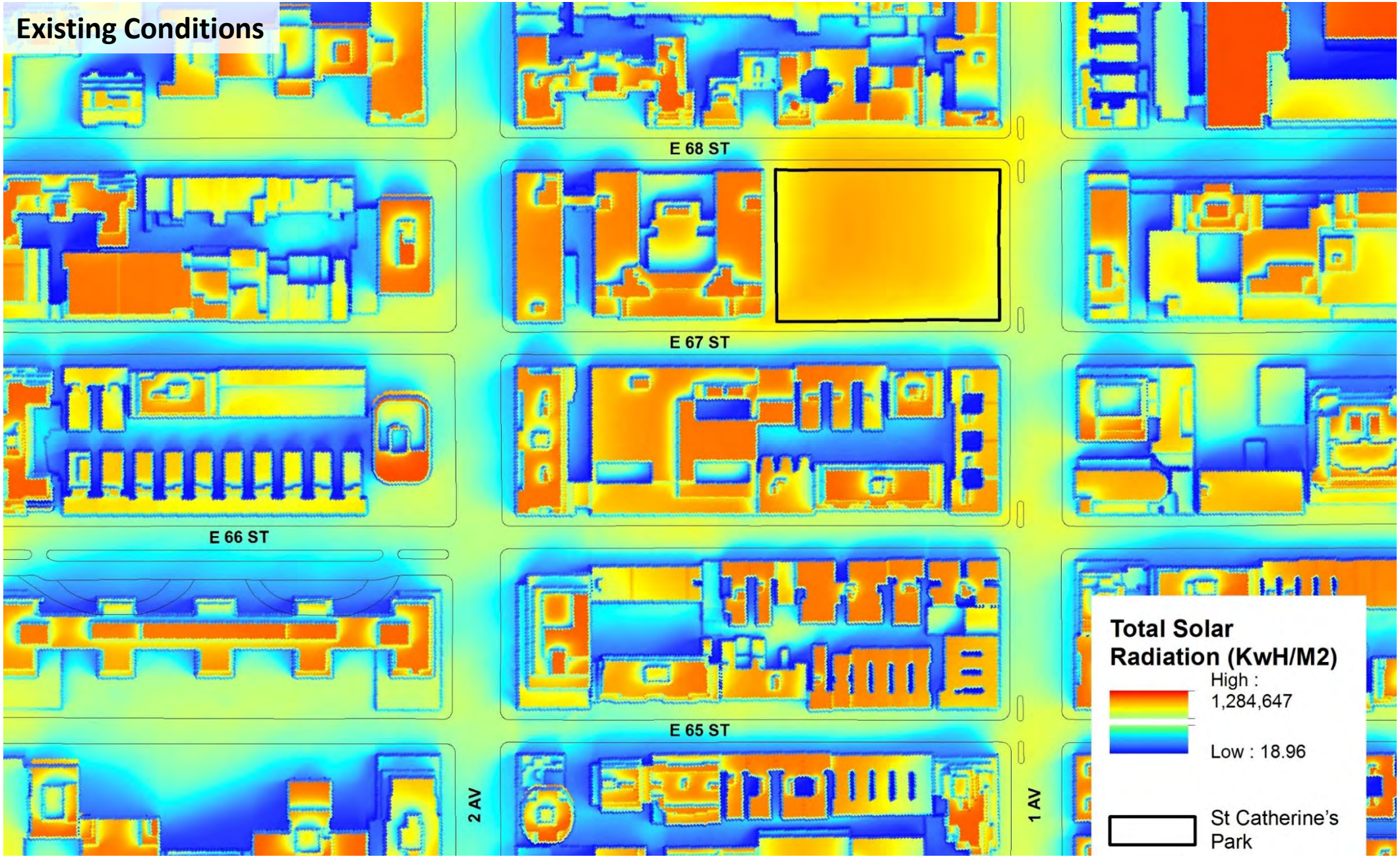

| June 21 - 3PM | % of Park in Shadow |
|---|---|
| Existing shadow | 12% |
| New shadow | 30% |
| Total shadow | 42% |

## 5pm

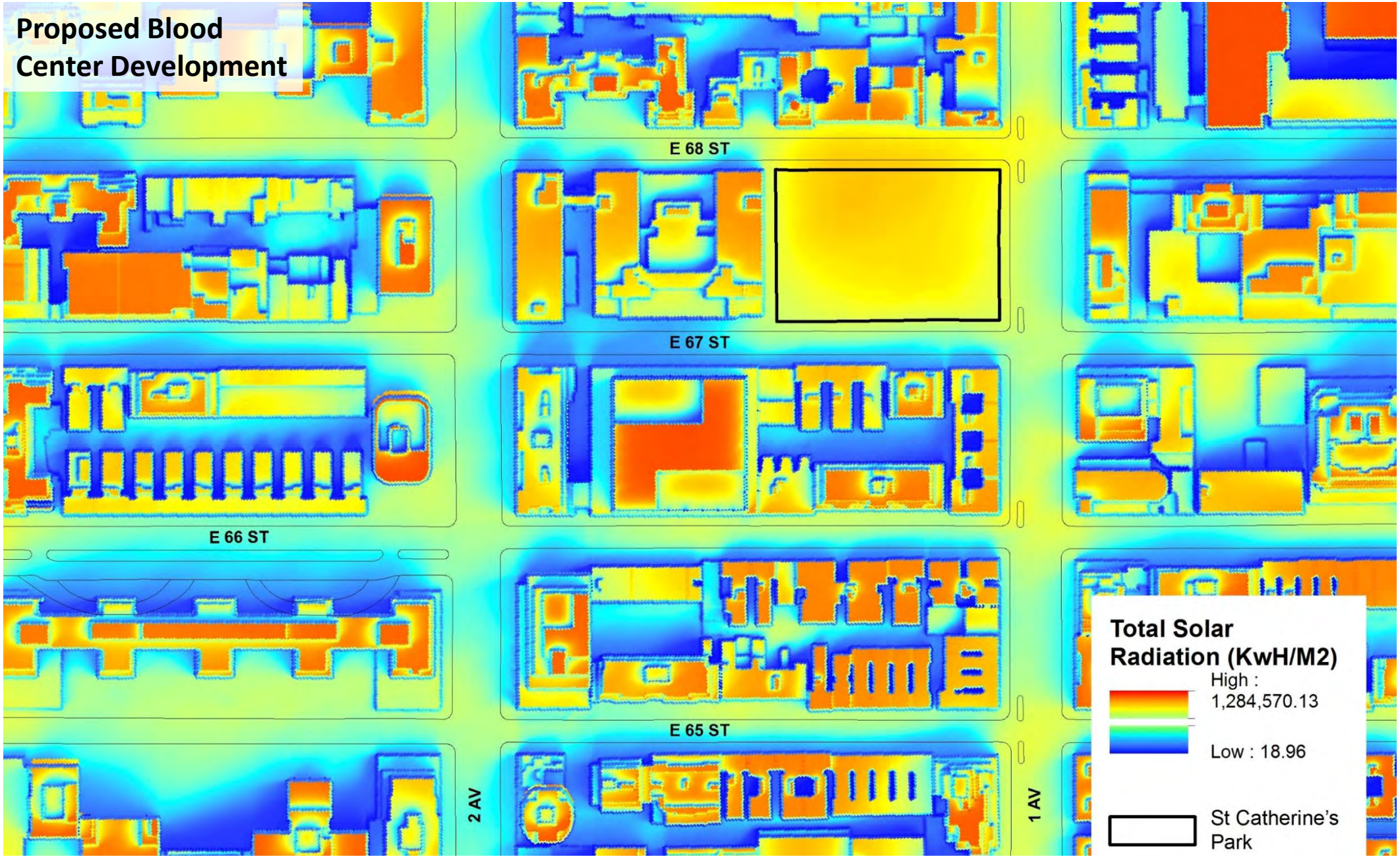



| June 21 - 5PM | % of Park in Shadow |
|---|---|
| Existing shadow | 43% |
| New shadow | 27% |
| Total shadow | 70% |

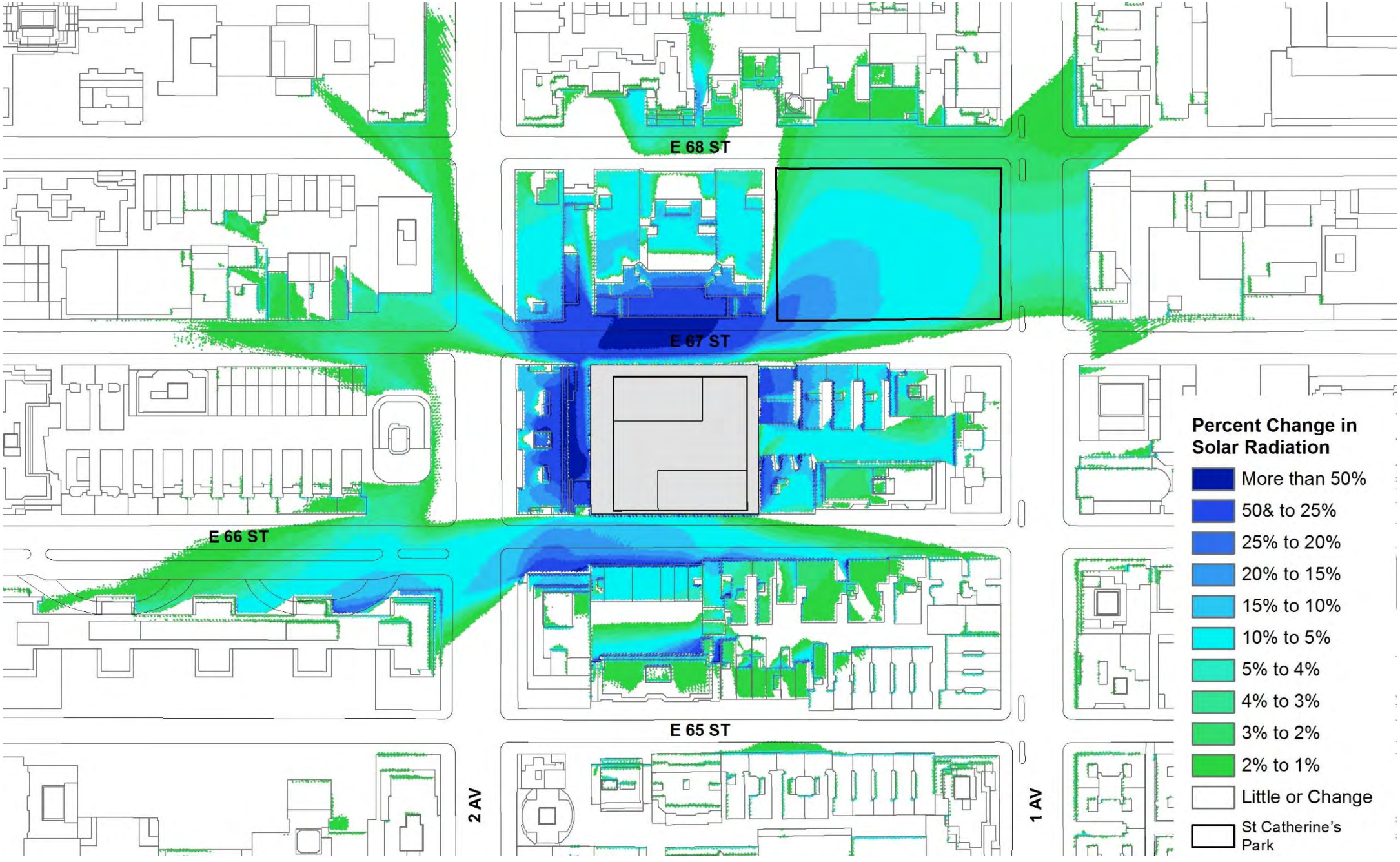
# Shadows show direct sun, but we can also measure the change in all natural light



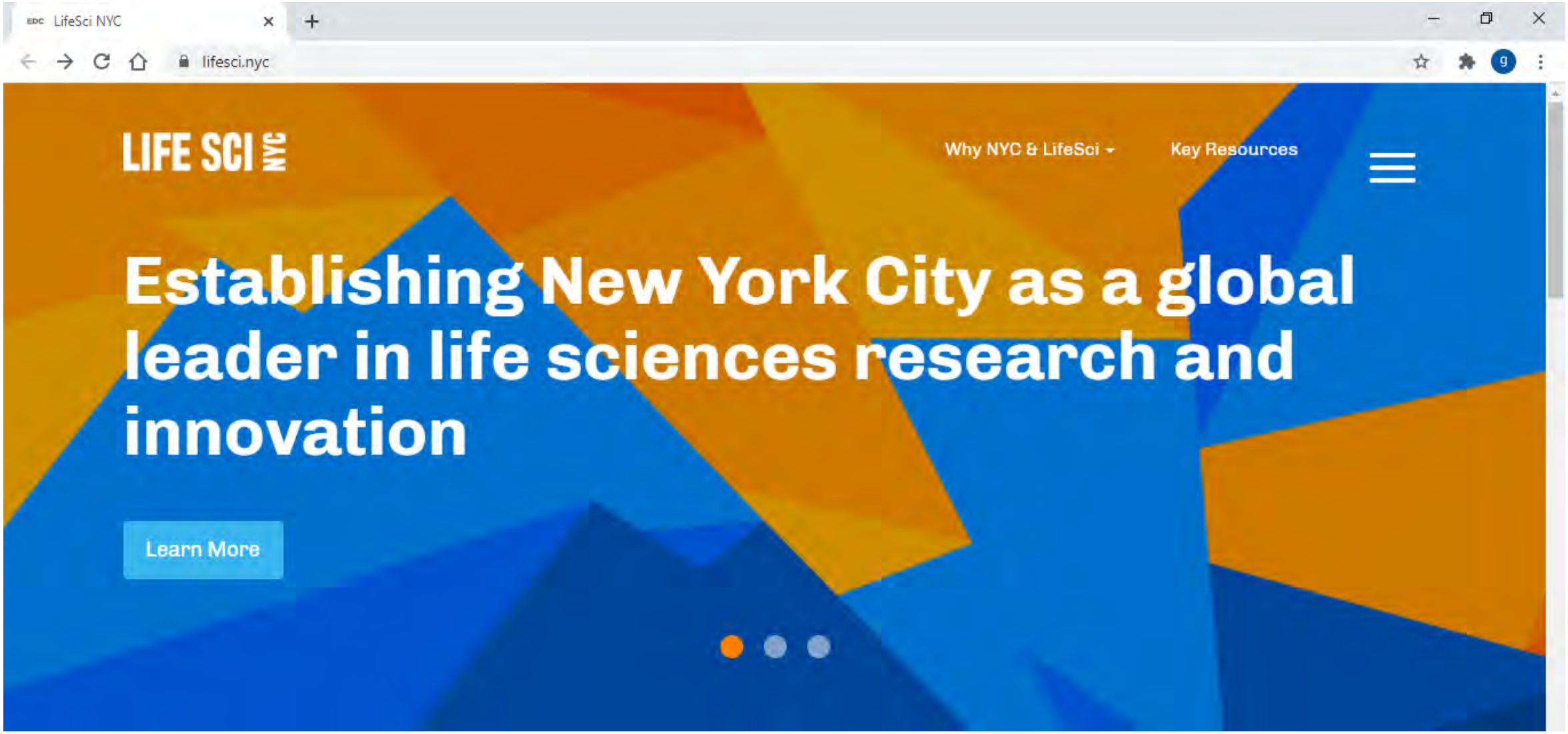
# Shadows show direct sun, but we can also measure the change in all natural light



# Difference between existing conditions and proposed Blood Center development



# In 2016 the Mayor announced the “LifeSci NYC initiative,” a 10-year, $500M investment in the City’s commercial life sciences sector



# In 2018 the City released a RFEI for an Applied Life Sciences Hub

- It got no responses that met its minimum criteria
- The Blood Center's plan appears to meet the minimum criteria

## Applied Life Sciences Hub

### Key Components

- NYCEDC to release a Request for Expressions of Interest (RFEI) for an Applied Life Sciences Hub
- Minimum of **300K SF of office space & wet lab** for life sciences R&D, comprising of:
  1) **Space for a large-scale R&D organization:** focused on the commercialization of life sciences technologies
  2) **Expansion space for growth stage life sciences companies:** ready-to-occupy and/or easily customizable wet lab, office, and collaborative space
  3) **Collaboration space:** designed and programmed to foster collaboration and a sense of community within the physical campus and broader life sciences ecosystem
- Hub may be **ground-up development** and/or **retrofit of an existing building**
- Hub may be located on a **City-owned site(s)** or a **privately-owned site(s)**

**The 2018 RFEI identified three City-owned sites where these uses could go**

# Proposed Sites

Three City-owned* sites may be used for the Hub location
(in addition to soliciting proposals for privately-owned sites)

**Site 1 – East Harlem Site (Site A East)**

- Fully entitled; adjacent to NY Proton Center




**Site 2 – Kips Bay Site (Public Health Lab)**

- Located within East Side Medical Corridor

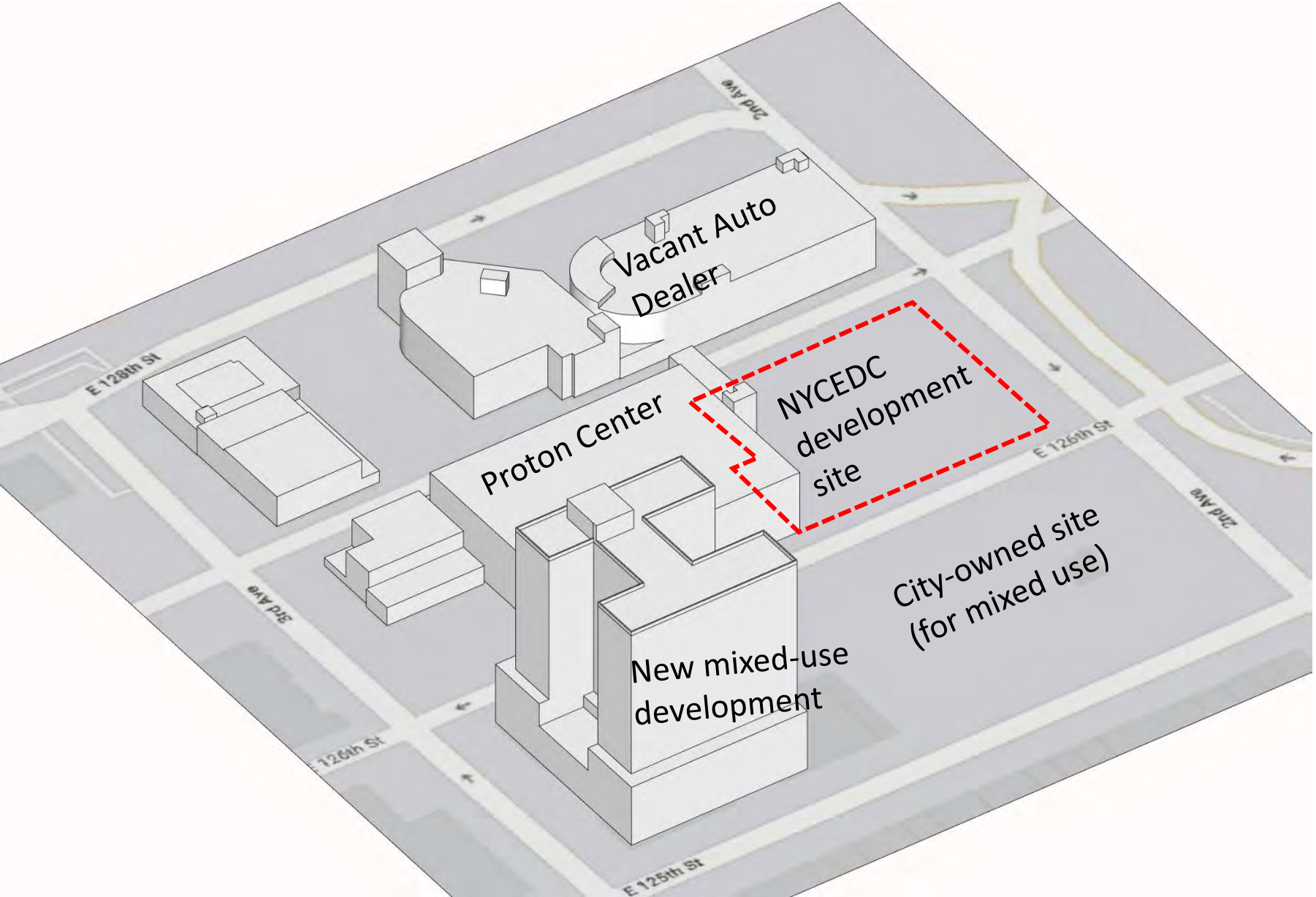



**Site 3 – Long Island City Site (DOE)**

- Fully entitled; suitable for life science conversion

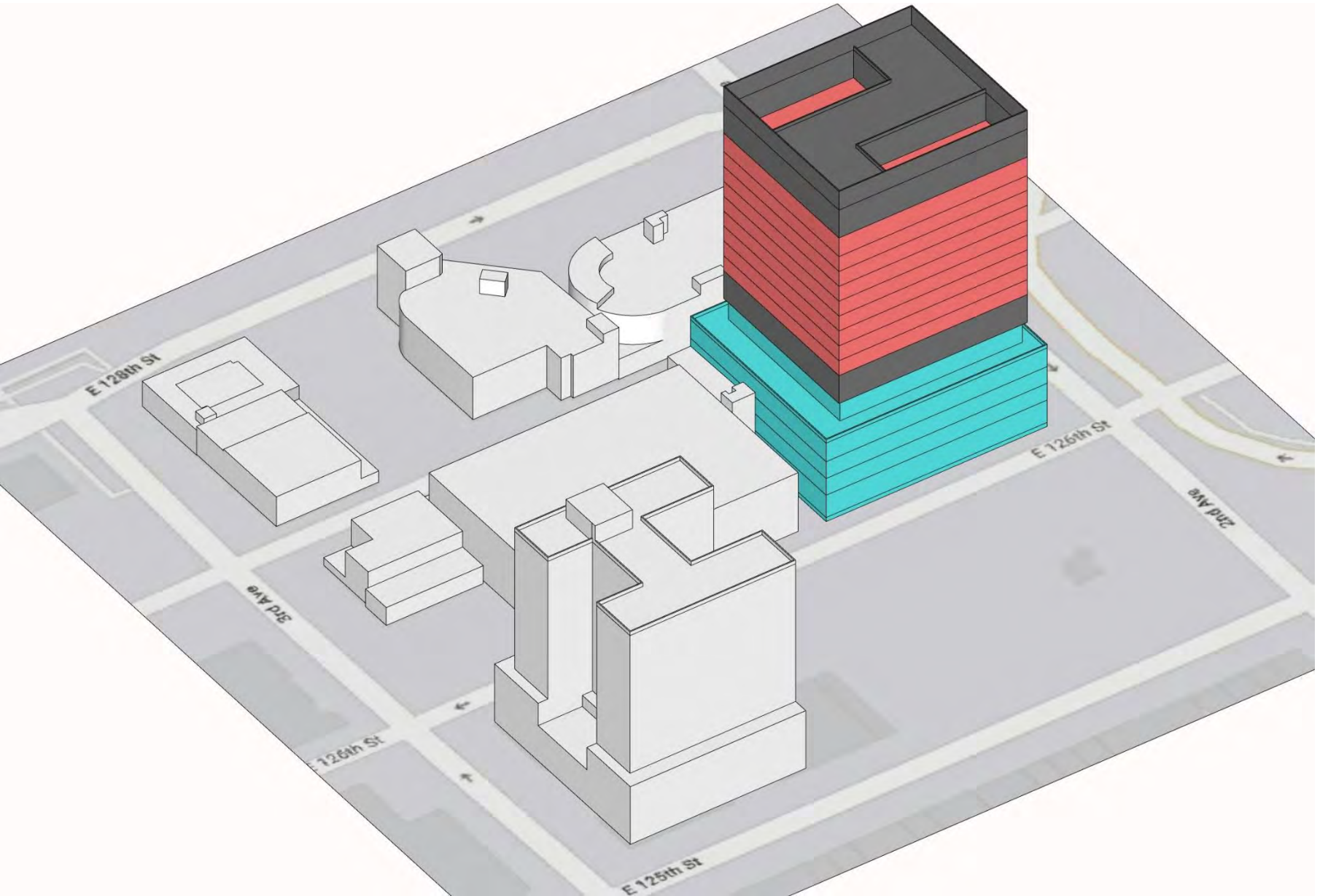


# The East Harlem site on 126th Street is slightly larger than the Blood Center site (48,462 SF vs 45,187 SF)



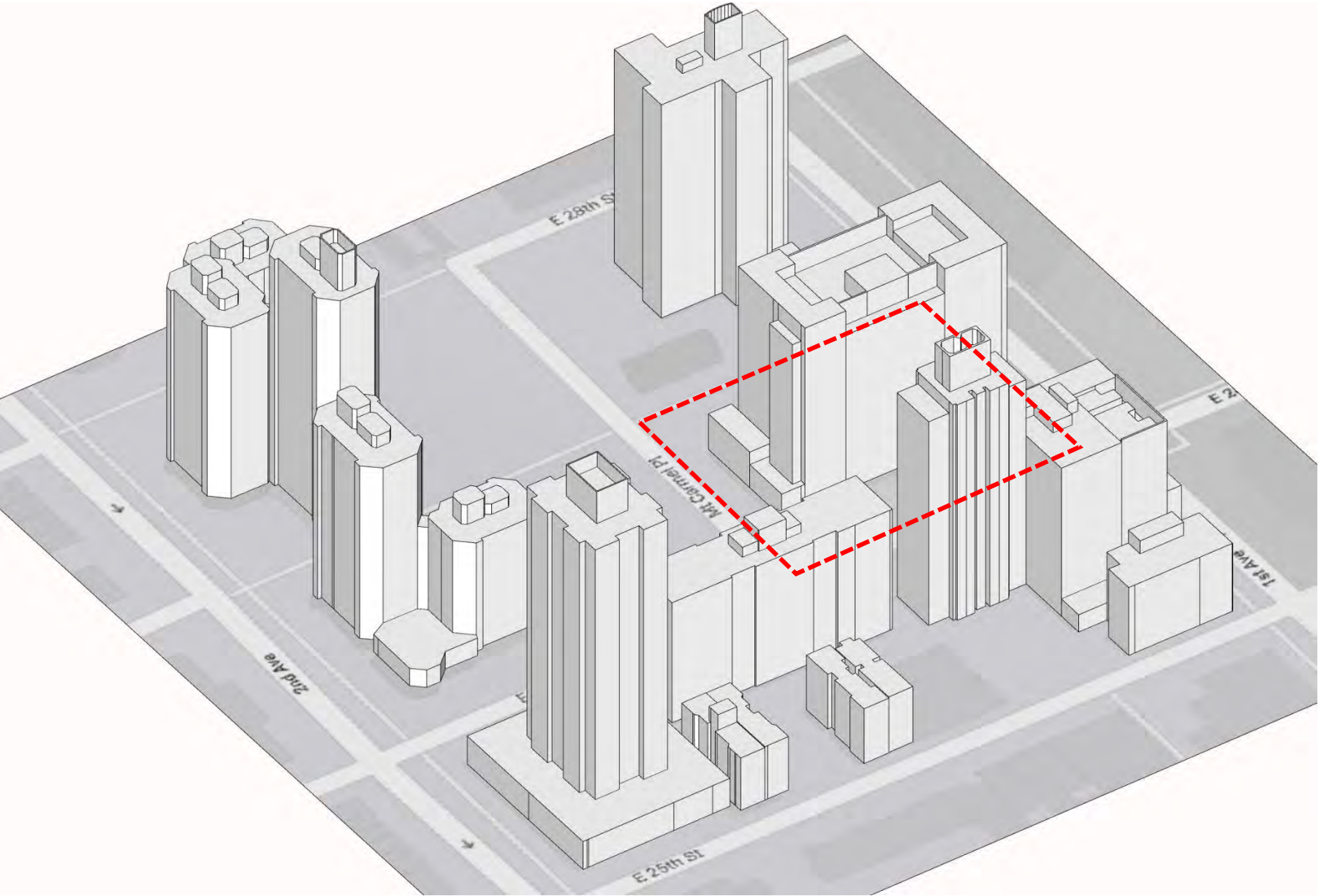

- Located directly next to a new life sciences facility (Proton Center)
- Appropriately zoned (C6-3) with additional development rights from Proton Center
- Direct access to a wide street (Second Avenue)
- Vacant

# The East Harlem site can better accommodate the proposed program



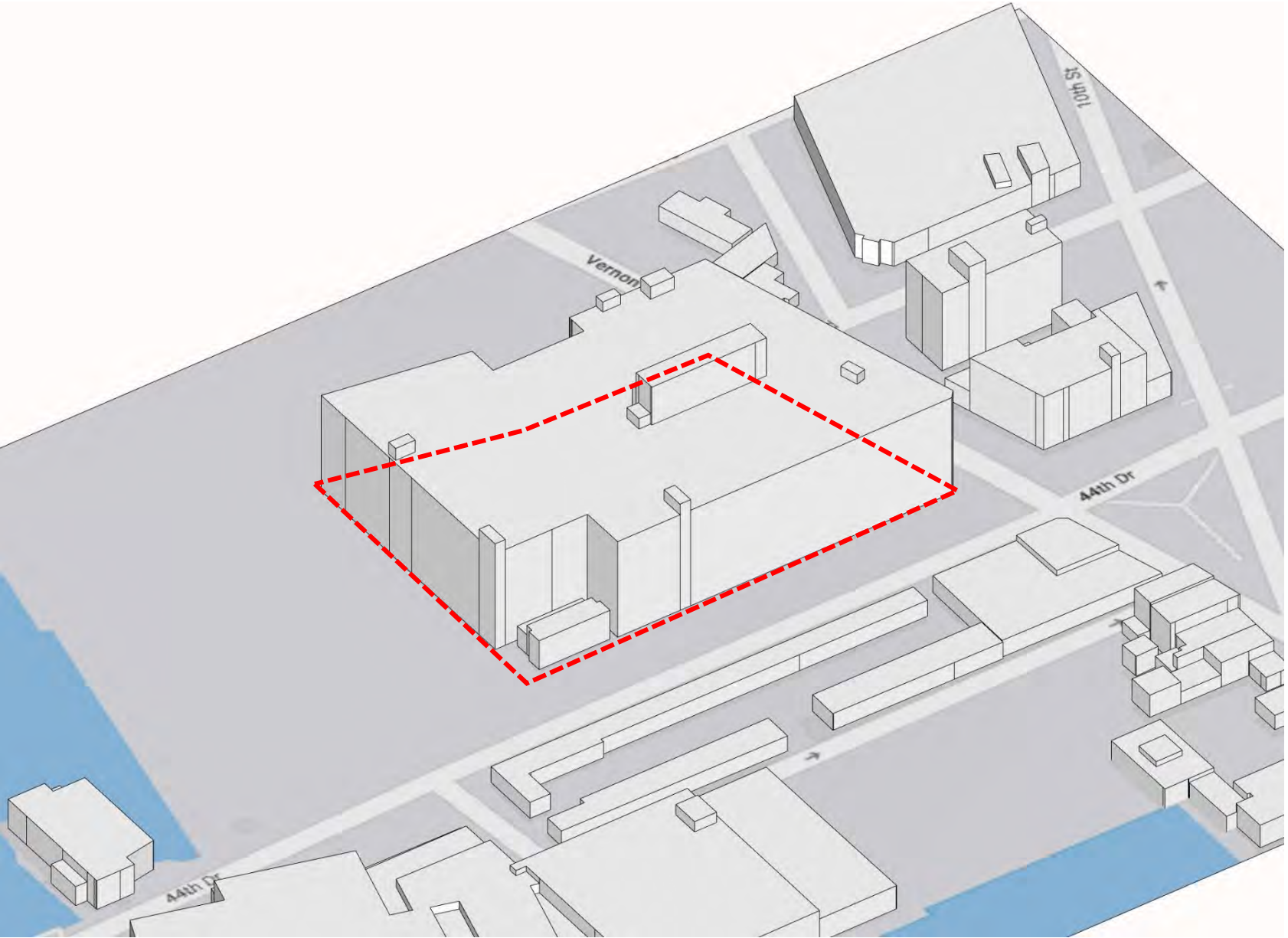

- The Blood Center facility could have standard 10 and 15 foot setbacks because the site is larger
- Easy access to subway and Metro North
- At the foot of the Triboro and Willis Avenue Bridges, easy access to I-87 and the FDR
- Part of a larger commercial district with several new offices planned

# Kips Bay Site is occupied by a city-owned facility that could be redeveloped




- About the same size as the Blood Center (44,250 SF)
- Located on a wide street across from Bellevue
- Zoned R8, which would require rezoning for use and scale

# Long Island City site was a part of the former Amazon HQ2 site in Queens




- Much larger (90,000+ SF)
- Zoned M1-4, which would require rezoning to achieve the desired scale
- DCP has been entertaining plans to rezone this portion of the Queens waterfront

# The New York Blood Center is a private, not-for profit corporation

- Produces blood and stem cell products
- Conducts blood-related research
- In 2018:
  - Employed 1,266 people
  - Had $391 million in revenue and $388 million in expenses
  - Had net assets of $475 million
  - Paid its highest paid employee $1.8 million

efile GRAPHIC print - DO NOT PROCESS | As Filed Data - | DLN: 93493045019780

Form **990**

Department of the Treasury
Internal Revenue Service

## Return of Organization Exempt From Income Tax

**Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)**

▶ Do not enter social security numbers on this form as it may be made public

▶ **Go to *www.irs.gov/Form990* for instructions and the latest information.**

OMB No 1545-0047

**2018**

**Open to Public Inspection**

**A For the 2019 calendar year, or tax year beginning 04-01-2018 , and ending 03-31-2019**

**B** Check if applicable
☐ Address change
☐ Name change
☐ Initial return
☐ Final return/terminated
☐ Amended return
☐ Application pending

**C** Name of organization
NEW YORK BLOOD CENTER
% JOON MOON
Doing business as

Number and street (or P O box if mail is not delivered to street address) | Room/suite
310 East 67th Street

City or town, state or province, country, and ZIP or foreign postal code
New York, NY 10065

**D Employer identification number**
13-1949477

E Telephone number
(212) 570-3100

**G** Gross receipts $ 505,009,741

**F** Name and address of principal officer
Dr Christopher Hillyer
310 East 67th Street
New York, NY 10065

**H(a)** Is this a group return for subordinates? ☐ Yes ☑ No

**H(b)** Are all subordinates included? ☐ Yes ☐ No
If "No," attach a list (see instructions)

**H(c)** Group exemption number ▶

**I** Tax-exempt status ☑ 501(c)(3) ☐ 501(c) ( ) ◀ (insert no ) ☐ 4947(a)(1) or ☐ 527

**J Website:** ▶ nybloodcenter org

**K** Form of organization ☑ Corporation ☐ Trust ☐ Association ☐ Other ▶

**L** Year of formation 1959

**M** State of legal domicile NY

**Part I Summary**

Activities & Governance

1 Briefly describe the organization's mission or most significant activities
AS ONE OF THE MOST PREEMINENT AND COMPREHENSIVE BLOOD CENTERS IN THE WORLD, NYBC OPERATES UNDER A FOUR PART MISSION FOR MORE INFORMATION, SEE SCH O AND PART III, 4A-C

2 Check this box ▶ ☐ if the organization discontinued its operations or disposed of more than 25% of its net assets

| | | | |
|---|---|---|---|
| 3 | Number of voting members of the governing body (Part VI, line 1a) | 3 | 23 |
| 4 | Number of independent voting members of the governing body (Part VI, line 1b) | 4 | 22 |
| 5 | Total number of individuals employed in calendar year 2018 (Part V, line 2a) | 5 | 1,266 |
| 6 | Total number of volunteers (estimate if necessary) | 6 | 200 |
| 7a | Total unrelated business revenue from Part VIII, column (C), line 12 | 7a | 312,306 |

## It is tempting to use the zoning resolution to subsidize important organizations

- But land use decisions should be made according to land use plans: zoning should not be used as a replacement of taxes or to subsidize private organizations
- Such use undermines the very purpose of zoning: “to promote an orderly pattern of development and to separate incompatible land uses to ensure a pleasant environment”
- All the space the Blood Center needs can be built on their site as-of-right
- If the City wants to build this industry, it should, but it should focus on the sites already identified by the NYCEDC and build in areas where this use and mass is appropriate

# NY Blood Center Proposal

George M. Janes

& Associates

250 E. 87th Street

New York, NY 10128

Tel: 646.652.6498

george@georgejanes.com

FRIENDS of the UPPER EAST SIDE HISTORIC DISTRICTS

Rachel Levy

George M. Janes, AICP

12/8/2020

MASON TENDERS' DISTRICT COUNCIL
OF GREATER NEW YORK AND LONG ISLAND
LECET
LABORERS-EMPLOYERS COOPERATION AND EDUCATION TRUST
LABORERS INTERNATIONAL UNION OF NORTH AMERICA

Good evening,

On behalf of the Greater New York Laborers-Employers Cooperation and Education Trust, we express our strong support for the Blood Center East project. GNY LECET is a jointly managed trust fund of the Mason Tenders District Council of Greater New York; in New York City, LECET represents 17,000 hardworking men and women in construction and 1,200 signatory contractors.

Thank you for this opportunity to write about the Center East proposal and its importance in creating hundreds of well-paying jobs for our diverse membership, the vast majority of which lives in NYC. The Blood Center provides life-saving blood products and services for the New York City area, as well research facilities in the field of blood-related diseases and regenerative medicine. In addition to its public health mission, this project will generate thousands of construction jobs with area standard wages and benefits to support workers and their families.

As part of New York's recovery, it is imperative to keep in mind worker organizations and trade unions like ours, whose members have helped keep the city running during this pandemic. Workers have been called on to help rebuild the city, and it is critical to support projects like this that ensure dignified working conditions while they do so. Not all development can simply be offloaded to the outer boroughs; we hope the developers and community (which includes workers such as our members) can work together to find a way forward that benefits everyone.

We thank you again for the opportunity to support this project.

266 West 37th Street, Suite 1100 | New York, NY 10018 | 212.452.9300 | 212.452.9318 | gnylecet.org

**TRUSTEES:** **Paul O'Brien** Chair - Management Trustee | **Stephen Flanagan** Co-Chair - Labor Trustee | **Robert Bonanza** Labor Trustee
**John O'Hare** Management Trustee | **Raymond M. Pocino** Labor Trustee | **Michael Prohaska** Labor Trustee | **Patrick J. Purcell Jr.** Executive Director

**AFFILIATES:** **Mason Tenders District Council of Greater New York & Long Island** | General Building Laborers Local 66
Asbestos, Lead & Hazardous Waste Laborers Local 78 | Construction & General Building Laborers Local 79
Waste Material, Recycling & General Industrial Laborers Local 108 | **Laborers International Union of North America, AFL-CIO/CLC**
**Contractor Associations** | Building Contractors Association (BCA)

**Paul D. Graziano**
*Associated Cultural Resource Consultants*
**146-24 32nd Avenue**
**Flushing, NY 11354**
**(718) 309-7522**
**paulgraziano@hotmail.com**

December 30th, 2020

**RE: New York Blood Center Proposed Rezoning / Applied Life Sciences Hub (DCP Project ID 2019M0430) – Preliminary Examination, Analysis & Review of PAS 7-16-2019; RWCDS 5-28-20;11-11-20 Presentation; and 12-15-20 DCP Scoping Session**

My name is Paul Graziano and I am an urban planning, land use and zoning consultant retained by 301 East 66th Street Condominium Corp., the property of which is directly adjacent to the west of the proposed development and has been included in the rezoning proposal without consultation or consent. This is in reference to the New York Blood Center's proposed rezoning of their existing facility which is currently in the pre-application phase. If approved, the proposal would change the existing contextual residential zone, R8B, which limits development to 75' in height and a 4.0 FAR for residential development, to a C2-7 commercial zone for a proposed 334-foot tall tower with a 10.0 FAR designated as an "Applied Life Sciences Hub" affecting Block 1441, Lot 40. In addition to the zoning map change, the applicant has filed for an omnibus Special permit which would waive permitted bulk; height and setback requirements; rear yard equivalent; and signage restrictions as well as allow for supplemental use modifications. In addition, the applicants are proposing to change Block 1441, Lot 7501 – 301 East 66th Street's property – and Block 1421, Lot 21 from the existing C1-9 zoning to a C2-8 zone, effectively expanding the existing C2-8 zone on 2nd Avenue to the south. The New York Blood Center is the instigator of this proposed rezoning, with the NYC Department of City Planning in a supporting role as lead agency.

After carefully reviewing the documents that have been made public by the applicant, which include the PAS dated July 16th, 2019; the RWCDS dated May 28th, 2020; and the presentation from November 11th, 2020 as well as the November 17th, 2020 Community Board 8 Zoning Committee meeting and the Department of City Planning Scoping Session on December 15th, 2020, the information – along with other related documents and news articles – presents a stark choice for the future of this community and, indeed, for other similarly zoned neighborhoods of Manhattan.

301 East 66th Street are deeply concerned by this proposed rezoning, as are their neighboring cooperative and condominium building residents and owners who live in the immediate and surrounding area. Concern for what can clearly be described as overdevelopment is nothing new for the Upper East Side in general. In fact, these organizations, along with Community Board 8 and the elected officials at that time, were critical in the passage of the neighborhood-wide rezoning efforts of the midblocks and the adoption of the R8B zoning designation which went into effect in September of 1985. Since that time, no R8B area has been upzoned or increased in height and density; in fact, three additional small areas totaling approximately five blocks were designated R8B between 1986 and 1998. The proposed rezoning will directly affect – and partially reverse - portions of the area previously rezoned in 1985, as well as have a significant impact upon the immediate neighborhoods' infrastructure and resources, as the application itself in part acknowledges.

An initial examination of the applicant's documents – which shall be followed by a more thorough and additional review should a full draft EAS / EIS be released – reveals a number of troubling inconsistencies in the rezoning proposal documentation, imagery and renderings. This is in addition to potential misrepresentation by the applicant. In this short memo, I will be focusing solely on the implications of the proposed zoning and what can only be described as either remarkably sloppy work or intentionally misleading renderings, statements and data that have been submitted by the applicant in support of their application. Below are a list of salient points and responses in opposition to the applicant's proposal.

1) **The "need" for the proposed building is non-existent.**
By the applicant's own documentation, the current R8B zone allows for a larger building as-of-right than their existing facility or the Blood Center portion of the proposed tower. If the Blood Center needs to update, expand or rebuild their current building, they can easily do it within the existing zoning envelope without impacting the surrounding community whatsoever. Any argument that the Blood Center "needs" to build this project is patently false and self-serving and, in fact, has resurfaced 35 years after its initial attempt to build a tower at this site (see #5). In addition, the Blood Center currently has at least one other major facility in Long Island City. And, by its own estimate, the Blood Center would have to cease operations at their main location for four to five years during the construction of the proposed tower, bringing into question their "essential" description of their organization and operations.

2) **The proposed zoning will create a major precedent.**
The R8B zone, first adopted throughout the entirety of the Upper East Side in September of 1985, with small additions from 1986 to 1998, was created to protect the generally lower scale and substance of the midblocks of that neighborhood while promoting larger buildings along the avenues. The R8B was a specific response to overdevelopment of the midblocks, where the previous R8 zoning encouraged developers "to assemble three or more small rowhouses and replace them with a 15- to 21-story tower with a front plaza." The reasoning behind the contextual rezoning at that time was based upon the fact that "2,722 of the 2,900 midblock buildings in the proposed area" were compliant with the R8B. At the time, the only objections came from institutions such as schools, hospitals and houses of worship who wanted to retain higher FAR (which they did to a degree on the Upper East Side). However, the overall argument for adopting the R8B was simply stated at the time: ***"A large bulky building casts the same shadow whether it is a community building or a private building."*** This pattern of R8B midblock zoning was mapped throughout large sections of Manhattan, including the Upper West Side, Upper East Side, Sutton Place, Murray Hill, Gramercy Park, Chelsea and the East Village. Since its adoption, there has never been an instance of the R8B midblock zoning being upzoned on the Upper East Side or, based on initial research, anywhere else. This proposed rezoning represents an existential threat to the integrity of the lower-rise midblocks throughout the Upper East Side and the rest of Manhattan as, once the precedent is set, other developers will use it as justification to pursue similar actions.

3) **Spot zoning or a rezoning for the benefit of a single property owner is generally not defensible**.
In its initial iteration, the applicant had included the entire R8B midblock as within the project area. By the time the RWCDS was released, the project area had completely shifted to 2nd Avenue. The developers have changed the project area from their initial proposal – most likely at the recommendation of the Department of City Planning's Technical Unit – in order to tailor their narrative. By including the 2nd Avenue buildings and removing the remainder of the R8B midblock in their revised proposal – and pretending to be doing this for the common good in order to bring a non-conforming and non-functioning theater that has never been an issue into compliance – the developers are creating the illusion of context (one building 45 stories, another 17). This is clearly being done in order to justify their grossly oversized building which will be more than 4 times the height of the current allowable limit. The Court of Appeals has held that a zoning amendment which is the result of an unreasoned and uncareful consideration and lacks being part of a comprehensive land use plan constitutes illegal spot zoning; this proposal is the very definition of spot zoning and would most likely be overturned in court if adopted.

4) **There is no guarantee that an "Applied Life Sciences Hub" will actually get built.**
A commercial rezoning of the development site does not guarantee a project as proposed will actually get built. In fact, there are numerous examples where this has happened. Once a rezoning has been approved, the property can be converted or sold to another entity at a later date before or after construction is completed and/or repurposed. In other words, if the new zoning is adopted, the proposed zone – and the special permits that they are seeking – is the only thing that dictates what can be built there. That zoning will allow a 10 FAR, double what's allowed today for a community facility and 2.5 times what's allowed for residential development. This also includes up to a 7.52 residential FAR with a Mandatory Inclusionary Housing (MIH) district mapped over the development site. If the rezoning is adopted and the project as described goes bust or changes, on the face of it, it looks like the applicants are covering all the bases in order to protect their investment, all done to the detriment of the neighborhood.

5) **The applicant has attempted to build a similar-scaled building before.**
In relation to the last point, in 1984 the applicant filed EAS and EIS documents for a proposed 30-floor building, which included an expanded blood center facility and 270 residential units. The proposal was seemingly abandoned a few months prior to the ULURP process and adoption of the R8B midblock zoning which took effect in September of 1985. Exactly 35 years later, the applicant has proposed a building very similar in scale to the previous one; as mentioned in the last point, the applicant could change their plans to a mixed-use residential tower – or just plain commercial tower – should they receive the C2-7 rezoning and special permits they are requesting.

6) **The impact on public and shared resources and infrastructure is unacceptable and cannot be mitigated.**
While there are numerous infrastructural, traffic and environmental issues related to the proposed rezoning, the one that has been most discussed has been the impact that the proposed tower would have on St. Catherine's Park. The only park of any substance between Central Park and John Jay Park north of the Queensboro Bridge will be severely negatively impacted even by their own study, which may be understated to begin with. Permanent changes to light and air cannot be mitigated, and that includes effects to the rest of the block as well. The comment made by a member of the design team at the November Community Board 8 Zoning Committee meeting that **"*there are people who would say that during the summer the shade would be a little* welcome"** demonstrates their utter contempt and lack of understanding of how important St. Catherine's Park is to the community. St. Catherine's Park is 201' north to south and 300' from west to east, a total of 60,250 square feet or 1.38 acres. The New York Blood Center parcel is 201' north to south and 225' west to east, a total of 45,187 square feet or 1.04 acres in size. One of the reasons that the proposed rezoning is of such great concern to those who use and support the park – the second most visited park per square foot in New York City, according to the advocacy organization Friends of St. Catherine's Park – is that the footprint of the NY Blood Center is 75% of the size of the park from street level to the setbacks at 85' and 54% the size of the park for the rest of the tower. The consistent obstruction of sunlight by the proposed building cannot be overstated, as it will permanently affect light and air in relation to St. Catherine's Park.

7) **Design improvements to the existing building or a new facility need not be tied to a zoning approval.**
As mentioned previously, the proposed Blood Center portion of the tower is approximately the same as what they could build as-of-right under the current R8B zone. During their presentation, the applicant's team went into some detail about how the proposed building would be an improvement in many ways over their existing facility. However, nothing has stopped the Blood Center previously from making these improvements The applicant's team stated that ***"one of the really sad things about the building right now is that it projects a very blank and intimidating wall to the community on both 66th Street as well as…on 67th Street. So the residential buildings, the Julia Richman school across the street and the Blood Center both result in 'unactivated solid walls' from 2nd Avenue all the way to the park. So, one of our big goals is to transform the street so that we can create transparent, open and lively ground floor uses that will create a much more humane urban experience."*** In the business, we call this 'planner-talk' or 'design-babble' otherwise known as "spin" that is used to justify why the applicant should be allowed to have their project approved. Any design improvements that have been proposed as part of the larger development proposal could easily be adopted under a rebuilding scheme based upon the current R8B zoning. Indeed, other recently constructed medical facilities throughout the immediate neighborhood are all built to R8B as-of-right with no issues and considerably 'transparent, open and lively' ground floor uses.

8) **The building does not fit on the midblock – or the neighborhood.**
In a further discussion of design, the applicant's team discussed many of the features of the building, including small gardens and terraces in their minimal setbacks. At one point, one of the team members was discussing the height and bulk of the building and how ***"you can see an overview in terms of how we've broken down the scale of the building and how it nestles into the surrounding community"*** and how there is ***"high-rise residential to the west, healthcare institutions to the east."*** The visual being shown was from a bird's-eye view looking over almost a square mile radius of the Upper East Side. The tall buildings that were being referred to as contextual were all skyscrapers along 1st, 2nd and 3rd Avenues – not any of the midblocks in question. This misleading discussion was capped with a discussion of the exterior of the building, where the applicant's representative stated that it was ***"robust and very interesting and, sort of, Midtown textures."*** Without meaning to, the applicant has stated the truth about this proposal: this building is contextual with other Midtown Manhattan office buildings, including the 40' tall signage they would like to put on its exterior; it clearly does not belong on an Upper East Side midblock.

9) **The necessary data provided by the developer's consultants is (so far) underwhelming.**
Based on the submitted documentation that has been released during the pre-Certification process, the consultants for the developer are attempting to minimize the extreme effects that this development will have on the immediate and surrounding Upper East Side neighborhood and beyond. Some of the comparisons being used for analysis are questionable at best; for example, using one of the busiest intersections in Manhattan – 2nd Avenue and East 66th / East 67th streets – in relation to the travel, personnel and delivery trips at the Bronx Psychiatric Center and East Harlem neighborhood is not only a false narrative, but utterly impossible to compare. Similarly, using data from a Schools Construction Authority report by your own company from 1992 as the standard for 2020 is outrageous. In addition, noise level comparisons for a proposed rezoning adjacent to Rockefeller University – an area with virtually no residential buildings, educational facilities or public parkland – is frankly incomparable.

10) **The applicant has not been transparent during this process.**
From the start of the Pre-Certification process, the Blood Center has not been open or candid about certain details of their proposal. Documentation was first submitted mid-2019 to the Department of City Planning for review focusing on midblock parcels only; it remained veiled from the public at that time. After revision, the RWCDS was submitted in May of 2020, with a new study area affecting exactly three parcels of land, including two on 2nd Avenue, altering the entire approach to the proposed rezoning. My client, 301 East 66th Street Condominium, was neither contacted nor made aware of the intent by the applicant of being included within this proposed rezoning by either the applicant or the Department of City Planning until October of 2020, almost six months after its inclusion. Even at that point, they only found out about the proposed rezoning and their unwilling participation within it by Community Board 8. In addition, the Blood Center has been extremely vague about its financing; its "partners" as described in their proposal; and other aspects of the project.

11) **The Blood Center and the Department of City Planning have failed the other stakeholders by attempting to force them to be included in this application against their consent or interest.**
Expanding on the above statement, in a typical rezoning where there are multiple parcels under consideration, the Department of City Planning and primary applicant reach out to those other affected property owners at the very beginning of a process, not when it has already been in motion for over a year. The fact that this did not occur speaks volumes about the intent or lack of concern over direct or indirect harm to the other immediate stakeholders in order to "enable" the applicant by whatever means possible to achieve their goal, particularly since there are only two of them – 301 East 66th Street Condominium and 1261 2nd Avenue. Both parcels are critical to the technical Department of City Planning criteria and "theory" behind the justification to rezone the Blood Center to a C2-7 zone as, without them, the "connective tissue" to a similar commercial zone does not exist.

12) **Any Applied Life Sciences Hub tower can be built in at least three other prime locations on publicly-owned land sanctioned by the current administration.**
During the recent hearings held by Community Board 8, it was revealed that the De Blasio administration had, in 2016, announced the "LifeSci NYC initiative," a 10-year $500 million investment in New York City's commercial life sciences sector. In 2018, the administration released an RFEI and received no responses that met its minimum criteria. Three large city-owned sites – two in Manhattan and one on the Long Island City waterfront – were available and yet the Blood Center did not apply. In addition, when the Blood Center revealed their proposal in November, another site a few blocks away near Rockefeller University was proposed, which they turned down. From these actions or lack thereof, it is clear that the Blood Center's proposal is one of singular financial gain for themselves, with no consideration or interest in relocation for the betterment of the community – or the city at large.

13) **The use of public policy to subsidize a private developer at the neighborhood's expense is truly reprehensible.**
Unlike neighborhood-wide rezonings, which affect dozens if not hundreds of stakeholders, this proposal's cynical approach of spot zoning to assist a single property owner has been all too common during the last fifteen months of the De Blasio administration. A recent examination using the Department of City Planning's own records show that there have been more than three dozen rezonings with three or less lots affecting an acre of land or less since September of 2019 – more than the total combined number in the previous six years, and a marked departure from policy under the previous Bloomberg administration. Most of these rezonings have been to help a single property owner realize a windfall profit or "correct" a self-created (usually illegal) hardship, in absolute opposition to the intent of comprehensive neighborhood planning. This small-bore strategy of picking single developers as winners over the greater good of the community is ethically and morally questionable, destroys trust in government, promotes corruption and ultimately unravels the fabric of our neighborhoods.

To summarize, the documents submitted to date by the applicant describing the basic impacts that this proposed rezoning would have on the immediate and surrounding community are misleading at best and patently false at worst. This does not even include a more detailed analysis of the data, renderings and other documents as included in this and subsequent submissions, which will continue to be analyzed at a later date. In addition, the proposed rezoning would, in essence, permanently change the balance of development throughout the Upper East Side and beyond, potentially bringing very high-density development to midblocks throughout much of Manhattan. The divide between midblock and avenue development areas is extremely well delineated and has been reinforced by multiple rezonings in and around neighborhoods throughout Manhattan during the past four decades. Clearly, this proposal would set a major precedent of inappropriate densification of lower density residential areas throughout Manhattan, resulting in deep negative impacts on neighborhoods without the appropriate infrastructure or capacity to deal with them.

Submitted by:



Paul Graziano, Principal
*Associated Cultural Resource Consultants*

NANCY J KELLEY
+ ASSOCIATES

# EARD PUBLIC SCOPING MEETING: NEW YORK BLOOD CENTER
# WRITTEN TESTIMONY OF NANCY J KELLEY
# DECEMBER 15, 2020

- My name is Nancy J Kelley.
    - I am a Founding Member and on the Steering Committee of NYC Builds BIO+, a 501(c)(3) organization dedicated to bringing New York City's life science and real estate communities together in order to foster research in frontier technologies, and grow, build and locate life science companies in NYC.
    - I am also the President & CEO of Nancy J Kelley + Associates, a company that builds things that matter for science and medicine in order to achieve scientific and medical breakthroughs.
        - I have successfully managed and negotiated large, complex, public/private healthcare and research related real estate transactions with extensive public approval processes, including the East River Science Park here in New York which is now the Alexandria Life Science Center.
        - I was also the Founding Executive Director of the New York Genome Center, an independent research institution and high-throughput sequencing facility, which I located, designed and built in 178,000 sq ft of repurposed space at 101 Avenue of the Americas.
- In my opinion, Center East, the New York Blood Center's vision to build a modern life science hub, is one the most exciting life science developments planned for NYC.

**Nancy J Kelley** | President & Chief Executive Officer | 105 Duane Street #40B, New York, NY 10007
nancy@nancyjkelley.com | www.nancyjkelley.com | +1.617.519.6144

- The life sciences real estate industry is a relatively new marketplace defined by the convergence of science, medicine, and commercialization in global efforts to improve human health. It is expanding rapidly, especially among larger life sciences companies and institutions – both academic and medical.

- This growth is fueled by a population with chronic healthcare needs, revolutionary scientific advancement, and medical discoveries, with further momentum provided by exponential growth in life science innovation in engineering biology, digital health, big data and artificial intelligence.

- The industry provides stable, high-paying jobs for all levels of the workforce. Over the last decade, life sciences employment has been growing at over the twice the rate of the overall US employment population.

- Life sciences activities tend to form "Hubs" and "cluster" in geographic areas with good quality of life, where research, investment, and technology transfer take place in close proximity. It requires a specialized infrastructure that is expensive to build and complicated to maintain.

- Despite the challenges of the marketplace, however, this is an exciting time for this emerging industry. New scientific developments, as well as new initiatives at the federal, state, and local governmental levels will ensure continued growth and expansion for some time to come.

- Just as important, life sciences and life sciences real estate have been one of the few economic bright spots during the pandemic, attracting record levels of investment that will ensure their rapid growth trajectory post-pandemic. With projects like this as drivers, these industries could very well lead New York out of the pandemic toward a healthy, equitable, economic future.

- NYBC's Center East project will transform one of NYC's oldest and strongest service providers and research institutions into a Life Sciences Hub in a location of primary importance for research and innovation in NYC. In doing so, Center East will play a pivotal role as a catalyst for the growth of a life science ecosystem in the City.

- There are several reasons that I view Center East as one of the premier projects in NYC right now:

    - First and foremost, it will allow the New York Blood Center to replace its outdated, inefficient facility with a world class innovation center worthy of its status as both a community resource that serves over 75 million people and a premier global public health institution creating new products and treatments for disease at the intersection of blood and science, including COVID-19.

    - Center East is a vision for a modern campus that is purpose-built to serve the specialized needs of the Blood Center and its partner organizations, all while creating a collaborative environment that enables research institutions and companies to partner effectively and streamline research development.

    - The campus could not be better located -- leveraging the Blood Center's central position in close proximity to Manhattan's Upper East Side supercluster of research and health care institutions, such as its research partners the Rockefeller University, Memorial Sloan Kettering and NY Presybyterian. This proximity is important to creating the necessary "clustering" effect where research, scientific discovery, investment and commercialization take place. There is nowhere else in the City where this wealth of academic institutions and small start-ups can exist so closely together.

- Center East will allow the New York Blood Center to retain its community focus, bringing light and life as well as new community/scientific facilities and programming to a City block dominated by an outdated, nondescript building that is 90 years old and was originally built as a trade school.

- Finally, the New York Blood Center's public/private partnership with Longfellow Real Estate Partners, whose experience and proven expertise in other life science clusters across the country, is one of the first of its kind in NYC and a necessary element to growing the NYC life sciences ecosystem. "Hubs" like Center East are expensive to build and to maintain. Similar public/private partnerships have provided the capital necessary to build in other markets such as Cambridge/Boston. Center East will provide a model for future life science development projects in NYC.

Thank you for the opportunity to voice my support for this essential project.

**BUILDING & CONSTRUCTION TRADES COUNCIL OF GREATER NEW YORK**

AFFILIATED WITH THE
BUILDING CONSTRUCTION TRADES DEPARTMENT
OF WASHINGTON, DC

BUILDING AND CONSTRUCTION TRADES COUNCIL
OF NEW YORK STATE

AMERICAN FEDERATION OF LABOR OF CONGRESS
OF INDUSTRIAL ORGANIZATION

**GARY LaBARBERA**
PRESIDENT

TESTIMONY

On behalf

BUILDING AND CONSTRUCTION TRADES COUNCIL OF GREATER NEW YORK AND VICINITY

In Support of the New York Blood Center East

December 15, 2020

Good afternoon. I am Santos Rodriguez, I am here to testify on behalf of Gary LaBarbera, President of the Building and Construction Trades Council of Greater New York & Vicinity, in support of the New York Blood Center East's project.

The Building and Construction Trades Council is an organization of local building and construction trade unions that are affiliated with 15 International Unions in the North American Building Trades Union. Our local union affiliates represent approximately 100,000 union construction workers. The Building Trades mission is to raise the standard of living for all workers, to advocate for safe work conditions and to collectively advance working conditions for our affiliates' members, as well as all workers in New York City.

The New York Blood Center East's project expanding its 310 East 67th street headquarters is a smart project for this City, particularly at this time. The project will allow the Blood Center to expand its research facilities, which are utilized for research and development in the field of blood related diseases including potential treatment for COVID-19 as well as research into regenerative medicine. The Blood Center also provides life-saving blood products and services for the New York City area. This project will help improve collaboration and communication among project teams by providing space for life science startups, industry groups, and partner institutions.

In addition to assisting the Blood Center in fulfilling its public health mission, this project will generate thousands of construction jobs; creating a much needed stimulus to our City's economy. These jobs will provide wages and benefits that will support a middle-class lifestyle for workers and their families. The project will provide an economic stimulus to our City as it is anticipated to spur the creation of 2,600 new jobs on site, an estimated 3,000 indirect jobs, and a total new economic output of $1.1 billion annually. With the City of New York very much struggling with the economic impacts of the Covid-19 pandemic, and with the current levels of unemployment remaining high, now is the right time to take advantage of opportunities to invest in our City and put people back to work.

350 WEST 31st STREET • SUITE 700 • NEW YORK, NY 10001
TEL. (212) 647-0700 • FAX (212) 647-0705

This project will create good paying jobs, address important economic concerns, and expand the Blood Center's capacity for life saving research at a crucial time for our City. The Building and Construction Trades Council of Greater New York and Vicinity supports projects like the Blood Center East project that will improve the lives of many New Yorkers, increase the resiliency of our City, and create middle class jobs for our members in the process.

We thank you again for this opportunity to testify in support of this project.

Olga Abinader
Director, Environmental Assessment and Review Division
Department of City Planning
120 Broadway - Floor 31
New York, NY 10271

Re: New York Blood Center's Center East Proposal

To Whom It May Concern:

As educators, it is our job to provide an engaging curriculum that prepares our students for the future. One of the most effective ways we've seen our students learn is by hands-on experience that allows them to apply the knowledge and skills they learned in school.

Whenever possible, we aim to provide opportunities outside of the classroom and take full advantage of the opportunities available in New York City to deepen our students' learning experiences. As a school on the Upper East Side, we are fortunate to have easy access to many incredible institutions, especially global leaders in the life science like the New York Blood Center.

The New York Blood Center is an exceptional organization that plays a vital role in New York's health care system. The center also serves as a unique educational resource for schools like ours—providing mentorship and internship opportunities to students and showing aspiring life science professionals what it's like to work in a laboratory where urgent, critical research is being done. These experiences are so important in igniting students' passion for the life sciences and often serve as the springboard for a career in the field.

We firmly support the Center East proposal because it will dramatically expand the Blood Center's capacity to provide such experiences and opportunities for students and aspiring young professionals in the life sciences. It will not only provide the infrastructure for the Blood Center to elevate its status as one of the leading hubs of life science innovation in the nation, but serve as a crucial educational and professional development platform for New York City students.

We look forward to future collaborations with the Blood Center that will benefit the next generation of life science leaders.

Respectfully,

Kim Swanson & Steven Sterling
Life Sciences Secondary School Principal & Assistant Principal

# Statement in support of New York Blood Center East

Monica Malowney <Monica.Malowney@cuny.edu>

Mon 12/14/2020 12:09 PM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

To the Department of City Planning:

My name is Monica Malowney and I am an Associate Director for Industry and Campus Engagement, and the Health Sector Innova on Specialist in the Department of Con nuing Educa on and Workforce Programs at the City University of New York. Thank you for allowing me the opportunity to speak about a project that could have a significant impact for our students interested in pursuing STEM careers, par cularly in the life sciences industry.

CUNY enrolls close to 275,000 degree-seeking students, and over 250,000 adult and con nuing educa on students, each year. Nearly half of our students are of the first genera on in their families to a end college and 80% of our students are non-white. The overwhelming majority of our students con nue to live and work in the Greater New York City Area a. er a ending CUNY, making CUNY the largest, as well as one of the most diverse, talent pipelines in New York City.

The Blood Center is a unique resource in our community. As one of the premier facili es of its kind, often working in partnership with the world-class health care organiza ons on the Upper East Side, it can open up tremendous career opportuni es for students and young professionals. For years, the Blood Center has served as a gateway to the life science field through mentoring and internship programs and partnerships with New York schools.

By doubling the Blood Center's capacity for research and blood collec on, and providing space for addi onal ins tu ons and innova ve biotechnology firms, the Center East proposal would enable CUNY to deepen our rela onship with the Blood Center and expand the professional development opportuni es available to our students. And by crea ng more space for professional development opportuni es within the Blood Center and throughout this proposed campus, we can create a robust talent pipeline from our diverse student popula on that broadens representa on in the life science industry.

Post-COVID, the opportunity to cul vate talent for life science on this scale has never been more impera ve. If we look to the 2008 recession as a guide, we know that our students are par cularly vulnerable to the economic impacts of COVID-19. A 21st-century research campus like Center East offers New York the chance to enhance our city's reputa on as a capital for life science innova on and strengthen our ability to provide employment opportuni es for students pursuing STEM careers.

I support the Blood Center's proposal to expand its capacity for life-saving research as a project that will simultaneously open up invaluable career pathways for new genera ons of aspiring professionals in life science.

Sincerely,

Monica Malowney

---

**Monica Malowney, M.P.H.**
City University of New York
Career Success Ini a ves
Monica.Malowney@cuny.edu
C: 347-470-8512
h ps://www2.cuny.edu/about/administra on/offices/workforce/

The Municipal Art Society of New York
MASNYC

**MAS Comments on the Draft Scope of Work for the New York Blood Center—Center East CEQR No. 21DCP080M**

December 15, 2020

The Municipal Art Society of New York (MAS) supports the important mission of the New York Blood Center (NYBC), whose work has played a pivotal role during the COVID-19 pandemic. MAS also recognizes the NYBC's need for modern facilities within proximity of other life science research institutions.

However, MAS is concerned about the proposed project's impact on Saint Catherine's Park—particularly access to sunlight. As outlined at Manhattan Community Board 8's November 17th committee meeting, the proposed project would cast new afternoon shadow for 2.5 hours during the spring and fall shoulder seasons, when sunlight is most critical to outdoor thermal comfort. The proposed project would also cast new shadow for up to four hours during summer month afternoons, when park use is at its peak. New shadow is expected to impact the full range of features within the park, including athletic courts, fitness equipment, play structures, passive recreation spaces, and sunlight-dependent vegetation.

This issue is especially important because the Development Site falls within one of the most densely populated neighborhoods in New York City—an area that is considered "underserved" by open space. In fact, Saint Catherine's Park is the second most visited park per square foot in New York City.[1] Park visitation will only grow with the addition of almost 2,000 new workers under the proposed project. The result will be an increasing need for sunlight and open space in an area where these resources are already scarce.

MAS requests the following:

- A detailed site plan showing the layout of Saint Catherine's Park, including the location of individual plants and sunlight-sensitive uses.
- An inventory of the sunlight requirements and shade tolerance for the individual facilities, plantings, and uses within Saint Catherine's Park. This includes the species, caliper, height, and age of individual plantings. The sunlight evaluation for vegetation should determine whether individual plants can *thrive* rather than just merely survive.
- The significance of shadows cast should be examined in relation to Saint Catherine's Park's utilization rates in order to determine the potential for shadows to affect the times of day when the space is most used. As the *CEQR*

[1] http://www.saintcatherinespark.com/friends-of-St-Catherines-Park/about

*Technical Manual* notes, "This is particularly important when shadows are cast on open spaces that fall within an area without similar sunlit resources."

- The Department of Parks and Recreation (NYC Parks) should be consulted in order to verify sunlight-sensitive areas, the relative shade tolerance of existing vegetation, and planned capital projects that may result in a change to existing sunlight-sensitive features. All correspondence between NYC Parks and the lead agency should be disclosed.
- Specific mitigation measures, including how they would be implemented and monitored.
- A reasonable alternative that includes no significant adverse shadow impacts on Saint Catherine's Park. For example, an alternative with significantly altered building height and/or massing.

Access to sunlight improves mental and physical health, reduces the impact of climate change, and increases the biodiversity of our city. The COVID-19 pandemic has only further highlighted the importance of sunlight and open space in the lives of New Yorkers. We challenge the NYBC to come up with a proposal that achieves life sciences needs without diminishing the critical role that Saint Catherine's Park plays in the health and social life of the community.

**WRITTEN TESTIMONY FROM THE ASSOCIATION FOR A BETTER NEW YORK SUBMITTED TO THE DEPARTMENT OF CITY PLANNING REGARDING THE SCOPING FOR THE NEW YORK BLOOD CENTER**

For December 15, 2020

Thank you for the opportunity to submit written testimony on behalf of the Association for a Better New York (ABNY). My name is Melva M. Miller, and I am the Chief Executive Officer of ABNY.

The Association for a Better New York (ABNY) is a nonprofit organization dedicated to the healthy growth and renewal of New York City's people, businesses, and communities. We are a nearly 50-year-old civic organization representing corporations, nonprofits, unions, government authorities, and educational, cultural, and health institutions. We strive to promote connections between the public and private sectors to make New York City a better place to live, work, and visit.

I submit this testimony at a pivotal moment in our recovery from an ongoing public health crisis. Now more than ever we must find ways to invest in New York City—and our need for a project like the proposed Blood Center campus could hardly be more apparent. COVID has made clear to the rest of us what those in the life science sector have known for a long time: our city—despite being home to world-class institutions like those clustered on the Upper East Side—has underinvested in life science and the infrastructure to perform critical research. However, the benefits of a proposal like Center East will not just ensure New York's positioning as a global life science leader, it will make us more resilient to future pandemics.

Additionally, the vision for a state-of-the-art campus for research with the Blood Center as its anchor will stimulate our economy and generate thousands of jobs—both in the near-term during build-out and in the long-term with thousands of high-quality health care positions, from Ph.D. to administrative roles. We need this stimulus now to support our recovery. As many of us advocate for policies, projects, and initiatives that promote economic growth across the City, central to this work is creating opportunities for New Yorkers to access good jobs that allow for career development and economic mobility and wealth. This is more important than ever given the disproportionate impact of the COVID-19 pandemic on historically low-income and disenfranchised communities.

Finally, we stand behind this project because the Blood Center is an important partner to its community—offering internships to local students, including those from underserved backgrounds. By modernizing and doubling the size of the Blood Center's space and offering additional space for institutions and biotech partners, Center East will open up even more possibilities for aspiring young professionals to learn in a top-tier, real-world educational environment. We believe Center East is an essential project for our city at this moment, and we look forward to its advancement in the new year.

For these reasons, I lend my voice in support of the Blood Center campus project.

Thank you.

Association for a Better New York
115 Broadway, 5th Floor * New York, NY 10006 * 212-370-5800

**Knowledge House**

- My name is Jerelyn Rodriguez. I'm a co-founder and the CEO of The Knowledge House.

- We are a nonprofit organization that focuses on expanding employment opportunities and access to the tech field for high school students and young adults in the Bronx. Since 2014, we've served over 1,800 students.

- We see the Blood Center's proposal to expand its facility not just as a project that positions New York City as a leading life science hub, or generates thousands of new jobs-- but as a major workforce development opportunity for young people interested in the STEM fields like those we serve.

- Center East would double the Blood Center's capacity for research and blood collection at a time when our city desperately needs space for both; but it would also enable the Blood Center to form more workforce partnerships with organizations like ours that create access to high quality jobs for our students, helping bring more diverse representation to the professional tech and science communities in New York City.

- Having access to a diverse field of talent is essential for all successful industries. Students and young professionals from diverse racial and socioeconomic backgrounds will play a pivotal role in the future development of the STEM fields -- and a campus like Center East provides essential space for nurturing this talent.

- The Blood Center's proposal would provide our students career-building opportunities in a state-of-the-art facility with world-class practitioners, strengthen our city's STEM workforce, and help to alleviate the inequality of opportunity that currently exists for far too many young people in our city.

- I support the Blood Centers proposal as a project that will not only help with our city's recovery, but expand career opportunities and promote equitable access to the life science sector at a time when that industry is positioned for growth.

**GENERAL PUBLIC**

# Fwd opposing : Blood bank re zoning laws

Lyn <lyn@alessi-intl.com>

Thu 12/31/2020 2:56 PM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

> Lyn Alessi
> 333 E 66 St
> New York, NY 10065
> December 31, 2020
>
> REZONING mid block high rise is DESTROYING our community
> What was the reason Di Blasio allowed change in mid block zoning laws$
> There are other opportunities in other areas of the city, which are vacant
> And could build up, those communities, there are so many vacancies all over the city.
> Why is a Boston developer allowed to come into New York, to change the laws$
> Blood bank now employs 230 people
> Blood bank is non profit which makes money, and gets tax benefits.
> Rezoning and building longfellows mid block monster, the blood bank is 10% of the Longfellow building planned construction
> These zoning laws were put into protect neighborhoods
> How will longfellows 90 % of the rest of the building benefit from tax exempt status$
> Longfellow plans on 2630 daily employees
> Toxic waste from labs and what happens if the labs do not fill the building
> What other business can go in to the building
> TRAFFIC This will destroy access for the emergency hospital vehicles
> As well as , clog up the entire UES.
> Mid block, small business's will be forced to go out of business.
> This mid block monster, will cast a shadow most of the day on Julia Richmond and st Catherine Park. People of all ages look forward to sitting in the park, for sunshine and fresh air, it is the only park for many blocks.
> With so many vacancies in New York and surrounding areas
> Why do we have change laws and destroy neighborhoods?
> Why can't the blood band move to one of those areas?
> Hi
>
> Lyn alessi
>
>
>
> Sent from my iPad
>

# Compromise

Kimberly Allan <kimberly.allan@yahoo.com>

Wed 12/2/2020 1:25 PM

**To:** 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>
**Cc:** BKallos@BenKallos.com <bkallos@benkallos.com>

Good afternoon,

Please ensure that this letter is read into the record at the upcoming Community Board 8 meeting with regards to the proposed Blood Center development.

While the community appreciates and enjoys the advances brought forward by our medical institutions, you must certainly appreciate the value that sunlight has on our health and mental well-being. It has become a precious commodity and is one of the remaining few joys that the city can offer in select areas.

Simply said, the sunlight at St. Catherine's Park is a precious little quality of life perk that is enjoyed by many young children, and others, in this community. It should be a right of this community to have this protected.

The point is this, the city skyline has become so high that it has entombed not only the residents but workers and visitors alike. No matter what time day, it is a rarity to see or feel direct sunlight anywhere except on the great lawn of Central Park. (Even Central Park is under siege). Through decades of overdevelopment, St. Catherine's Park already lost some of its precious sunlight. We cannot continue to allow thoughtless overdevelopment going forward.

We recognize that you are not accountable for what has happened before you, but it must stop now and you must take as many measures to figure out how to do this.

I strongly urge you to consider limited the height or width of these building structures so that they will not steal the last vestiges of open space and sunlight from our neighborhood.

Our children of this and future generations deserve this right, as do we all.

Best regards,

Mrs. Kimberly Allan
55 East End Avenue, 5H
NY NY 10028
917.207.2039

# Blood Center Plans

Tracey Altman <traceyaltman@yahoo.com>

Wed 12/30/2020 13:06

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

I would like to voice my concerns of the new proposed Blood Center between 66th and 67 Streets. The traffic on 1st and 2nd avenues is already horrific with buses, bike lanes and a ton of trucks. Try crossing 2nd Avenue any time of day and you will find that it is impossible and not safe. Download the Citizen app and see how many people are being hit by cars, car accidents and no one monitoring the traffic in this neighborhood.

We do not need to deal with four years of construction in mid-block or anywhere else for that matter.

Please look at the impact this will have on all who live here. This should be built in midtown or further uptown or out of the city.

No one wants their quality of life changed due to this building.

Sincerely,

Tracey Altman
Shareholder at 333 East 66th Street

## Blood Center plans

Ken Altman <ken_altman@yahoo.com>

Wed 12/30/2020 13:37

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

I am writing this email to urge you to not approve the plans of a new, very large, Blood Center. This is the worst location possible – bus, park, school, hospital building, police and fire stations on 67th Street and transverse through the park on 66thStreet. Isn't there enough traffic on these two blocks? 2ndAvenue is a nightmare any time of day. Ambulances and fire trucks will not be able to get through and then what?

I strongly disapprove of this project and the hardships this will entail to all who live here.

Sincerely,

Ken Altman

Shareholder at 333 East 66th Street

# Please Stop the Blood Bank Expansion

Mindy Anderson <msa301@gmail.com>

Thu 11/19/2020 12:56 PM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

Hello. I hope you can help us with stopping the blood bank expansion. I was on a Community Board 8 Zoom call on Tuesday and I would like to strongly oppose this project for all the obvious reasons and then some.

There are zoning laws against mid-block high-rises for a reason. The proposed 334-foot building (equal to 33 stories) will be on a site currently zoned for a building with a maximum height of 85 feet. Allowing this enormous building to rise above the legal zoned height of the blood bank would be illegal and an affront to the quality of life on the upper east side. The floors above the blood bank will be for offices that can easily be located anywhere in the city. They are calling them "health related" but it appears to be a ploy to get away with breaking the zoning laws to get money to pay for the blood bank renova on. Please don't fall for this manipula on. The blood bank has tried this before and failed, for good reason.

Those of us at 301 East 66th St. who face east will be completely cut off from the outdoors and the windows of the new structure will literally be just a few feet from our windows/terraces. And as for the rest of the surrounding blocks, the concerns are many:
-No light
-No air
-Noise
-The addi on of thousands of people to an already packed area
-Addi onal traffic where traffic is already at a stand s ll
-Children at the school across the street will be affected by four years of construc on and shadow
-St. Catherine's park will be in shadow a good part of the day
-And the list goes on and on

As for me personally, every window in my apartment faces this behemoth they are planning. Honestly, they may as well just board up my windows because the result will be pre y much the same if this structure is allowed to rise.

Please help us in any way you can to sck t o the current zoning laws and preserve the quality of life on the upper east side by stopping this structure from happening. If this zoning law is broken it will set a terrible precedent that would ruin the quality life on the upper east side.

Thank you.

Sincerely,
Mindy Anderson

# Please stop the blood bank expansion

Mindy Anderson <msa301@gmail.com>

Tue 12/1/2020 11:09 AM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

Please stop the blood bank expansion. I would like to strongly oppose this project for all the obvious reasons and then some.

There are zoning laws against mid-block high-rises for a reason. The proposed 334-foot building (equal to 33 stories) will be on a site currently zoned for a building with a maximum height of 85 feet. Allowing this enormous building to rise above the legal zoned height of the blood bank would be illegal and an affront to the quality of life on the upper east side. The floors above the blood bank will be for offices that can easily be located anywhere in the city. They are calling them "health related" but it appears to be a ploy to get away with breaking the zoning laws to get money to pay for the blood bank renova on. Please don't fall for this manipula on. The blood bank has tried this before and failed, for good reason.

Those of us at 301 East 66th St. who face east will be completely cut off from the outdoors and the windows of the new structure will literally be just a few feet from our windows/terraces. And as for the rest of the surrounding blocks, the concerns are many:
-No light
-No air
-Noise
-The addi on of thousands of people to an already packed area
-Addi onal traffic where traffic is already at a stand s ll
-Children at the school across the street will be affected by four years of construc on and shadow
-St. Catherine's park will be in shadow a good part of the day
-And the list goes on and on.

As for me personally, every window in my apartment faces this behemoth they are planning. Honestly, they may as well just board up my windows because the result will be pre y much the same if this structure is allowed to rise.

Please help us in any way you can to sck t o the current zoning laws and preserve the quality of life on the upper east side by stopping this structure from happening. If this zoning law is broken it will set a terrible precedent that would ruin the quality life on the upper east side.

Thank you.

Sincerely,
Mindy Anderson

# Stop the Blood Center Expansion

Mindy Anderson <msa301@gmail.com>

Wed 12/9/2020 1:21 PM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

Hello,

I am wri ng to strongly oppose the blood center expansion project on East 66th and 67th Streets.

There are zoning laws against mid-block high-rises for a reason. The proposed 334-foot building (equal to 33 stories) will be on a site currently zoned for a building with a maximum height of 75 feet. Allowing this enormous building to rise above the legal zoned height of the blood center would be illegal and an affront to the quality of life on the upper east side. The floors above the blood center will be for commercial space that can easily be located anywhere in the city. They are calling them "science related" but that is a ploy to get away with breaking the zoning laws to get money to pay for the blood center renova on. Please don't fall for this manipula on. The blood center has tried this before and failed, for good reason. And the blood center can get all the space it needs from an as-of-right project.

Placing a behemoth like this in a residen al area is a travesty, cas ng shadows over St. Catherine's Park and Julia Richmond Learning Center for the be er part of each day. And as for the rest of the neighborhood, the concerns are many:
-No light
-No air
-Noise
-The addi on of thousands of people to an already packed area
-Addi onal traffic where traffic is already at a stand s ll
-And it's not just the schools and park - the whole neighborhood will be affected by four + years of construc on, noise, toxic materials, and of course, rodents.
-And the list goes on and on

Please force the blood center to sck t o the current zoning laws to preserve the quality of life on the upper east side (and the enr e city) by stopping this structure from happening. If not, this will set a terrible precedent that would ruin the quality of life on not just the upper east side, but the enr e city. Large commercial buildings should never be allowed to rise on mid-blocks in residenal neighborhoods.

Thank you.

Sincerely,
Mindy Anderson

# Please STOP THE Blood Center Mid-block expansion

Mindy Anderson <msa301@gmail.com>

Tue 12/29/2020 15:38

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

Hello.

As a resident of 301 East 66th Street, I am writing to urge you to strongly oppose the mid-block expansion of the Blood Center on East 66th and 67th Streets.

As you know, there are zoning laws against mid-block highrises for a reason. This proposed 334-foot building (equal to 33 stories) will be on a site currently zoned for a building with a maximum height of 75 feet. Allowing this enormous commercial building to rise above the legal zoned height of the blood center would be illegal and an affront to the quality of life on the upper east side and would set a precedent, not just for this residential area, but for all other Manhattan residential areas.

And to top it off, the blood center isn't even gaining any additional space than they already have in their existing space. This is simply a real estate deal. The blood center is being used by a Boston real estate developer to build a massive commercial tower for tenants that will be paying monthly rent to the developer, not to the blood center. The developer will own the tower, not the blood center. And just so you know, the blood center was offered other locations in Manhattan but they turned them down. This is "spot zoning", a practice the Court of Appeals has ruled illegal and could be challenged in court. The beneficiary of this is the developer, plain and simple.

Placing a commercial behemoth like this in a residential area is a travesty, casting shadows over St. Catherine's Park and Julia Richmond Learning Center for the better part of each day. And as for the rest of the neighborhood, the concerns are many:
-No light
-No air
-Noise
-The addition of thousands of people to an already packed area
-Additional traffic where traffic is already at a stand still
-And it's not just the schools and park - the whole neighborhood will be affected by four + years of construction, noise, toxic materials, and of course, rodents.
-And the list goes on and on

Please force the blood center to stick to the current zoning laws to preserve the quality of life on the upper east side (and the entire city) by stopping this structure from happening. If not, this will set a terrible precedent that would ruin the quality of life on not just the upper east side, but the entire city. Large commercial buildings should never be allowed to rise on mid-blocks in residential neighborhoods.

Thank you.
Mindy Anderson

## New York Blood Center

Maria Andriano <maria.g.andriano@gmail.com>

Mon 12/28/2020 17:48

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

Dear NYC Planning Representatives,

I am writing to voice my deep concern about the proposed expansion of the New York Blood Center on East 67th Street. I attended the scoping meeting and am outraged by the proposal. As a long-time resident of the Upper East Side, I am extremely concerned about rezoning midblock in this residential neighborhood. The proposal presented will be damaging to the community for the following reasons:

- The proposed building is a tower, with a height of 334 feet, uncharacteristic of a residential neighborhood, dominating all other structures in the area.
- The rezoning of R8B district will set a terrible precedent and will lead to other large scale commercial projects in residential neighborhoods.
- This tower will obstruct sunlight over the Julia Richmond School. The children will no longer have sunlight in their classrooms or in the park. This will have a direct negative impact on the learning and development of the children at this school.
- Obstruction of sunlight over St. Catherine's Park. This community needs more spaces for people and children to recreate and certainly should not be supporting projects that would damage existing spaces. NYC needs more parks and should not be supporting a project that will negatively impact this scarce resource.
- The addition of 2,600 employees who will add further congestion to this residential neighborhood.
- Increase of traffic and air pollution to the neighborhood. The traffic on Second Avenue is intolerable and this expansion will make the traffic worse.

Once again, I strongly oppose the development of the plans proposed at the scoping meeting for the New York Blood Center.

Regards,
Maria Andriano

21DCP080M_DL@planning.nyc.gov – this one by 12/31

**<u>These throughout January:</u>**

info@cb8m.com
21DCP080M_DL@planning.nyc.gov
BKallos@BenKallos.com
gbrewer@manhattanbp.nyc.gov
SeawrightR@nyassembly.gov
liz@lizkrueger.com

Shareholder at 333 East 66th Street- Blood Center

This email will serve as a plea to not approve the new Blood Center building.

I do not want to have to live here during four years of construction on 66th and 67th Streets with cranes, constant noise, blasting and the possibility of these blocks being shut down. For what? So a huge tower that doesn't belong in a residential area should be approved?

There is plenty of commercial space available and will be even more as people will not going be back to their offices due to Covid. They can use that space which will also help the landlords.

There are so many more important things to focus on in this city, this building should be the last thing on anyone's list.

## Blood Center

sthauerbach <sthauerbach@aol.com>

Thu 12/31/2020 3:34 PM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

To Whom It May Concern

I am a resident of 301 E. 66th St and have been for over 40 years. I live on the 6th floor and face the roof of the blood center. I am writing in response to the proposed new tower they want to build. FIRST IT WOULD BLOCK MY VIEW OF THE OUTSIDE for me. I work out of the house and the noise would not allow me to do my job and I cannot afford not to work. It would also hurt the beauty of this neighborhood which I have called home for over 40 years. We have a beautiful park in St Catherines.

The blood center also has a building in LI city so no need for a new building. I appeal to you not to let this happen. The city has more important issues to deal with and a new building to replace the same building is a waste of money.

Thank you for your consideration on this matter.

Sincerely
Seth Auerbach
301 E. 66th St

Sent from my Sprint Tablet.

# New York Blood Center Expansion - Stop it now

Errol <errol.bakal@gmail.com>

Thu 12/31/2020 9:45 PM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

My name is Errol Bakal, owner of unit 9P at 301 E 66th St, the building adjacent to the proposed development. This is to voice opposition to the proposed expansion of the Blood Center. Currently the Blood Center is ~159,000 GSF. The proposed development is a whopping ~596,000 GSF, which still understates the size of the development given the high ceilings for ventilation on each floor. The final height of the building would be equivalent to a 33 story residential building - located on an RESIDENTIAL mid-block, with a commercial loading dock mid-block on a congested side street that is a east-west traverse to cross Central Park. The idea is logistically ludicrous, on top of the fact that this is a.precedent that would attack all R8B zoned mid-blocks throughout the City.

Expansion is misleading, and a good point to start off with.

What is most insulting is that this "Expansion" is not a material expansion of the Blood Center itself. The proposed development would allocate ~206,000 GSF to the Blood Center. As of right, the existing zoning would allow the Blood Center ~229,000 GSF, more than enough for their needs. As such this is not a zoning request for the Blood Center's need itself. The Blood Center is acting as a Trojan Horse, to allow for a very profitable real estate deal for them alongside Longfellow, the developer - at the expense of the community and at the risk of all R8B protected mid-blocks. This would be a handout to a private real estate deal - looking for an exception to R8B to lease out and landlord every additional square foot beyond their existing zoning. This is not the blood center's need - it is the blood center's greed.

It is not even believable that the Blood Center needs new facilities. They claim the location is critical to providing service, however they are fully ready to relocate for 5+ years during construction? If they can operate for 5 years from another location, it indicates this is not where they have to be. And they are bringing this development forward when there is a glut of commercial real estate available. The appetite to develop this property in today's reality is a loud indication of what a land-grab they are going for with the Blood Center "Expansion" waiver/re-zone. A Trojan Horse.

To be so selfish as to want to develop a skyscraper with a footprint the size of the Freedom Tower on a block that is home to the Julia Richman Educational Complex and an independent nursery school (at the base of my building), is wrong. To subject these children to 5 years of construction and the associated air quality, noise, and traffic, and at the end, when the dust has settled, to sit in a permanent shadow, is wrong. To rob the community of comfort of the only park in the area (St. Catherine's) for 5 years of construction, and again, have it sit in a shadow, is wrong.

Wrong, because they can do this somewhere sensible, that needs this development. We do not. We are strongly a residential neighborhood, with obvious development on Avenues, where sensible, but the midlocks are off limits because it is logistically unsound. The loading docks to manage biohazardous waste and dangerous chemicals in and off itself is a nightmare that does not take much imagination to envision. It is also negligent in the case of an emergency. And again, do we want a 33-story waste and chemicals factory on the same block as a huge school complex and neighborhood park? One of the only parks? Priorities must be made and to put some private enterprises' taste to personally profit off the opportunity to more than triple their zoning with NOTHING in return to the community.

If the Blood Center can relocate for 5 years during construction, please let them relocate forever. There is no excuse to give special treatment as the case is presented and I do not believe in a handout to private companies with no promises in exchange. They do not even know who their tenants might be. And frankly, if the zoning is approved, there would be nothing to have them pivot the project into standard commercial or even residential purposes.

Please stop this ridiculous ask now. The blood center has been trying at this since 1985 when the R8B was passed. And most recently, tried to cajole Julia Richman into giving them their property,

and. actually in very bad faith said that Julia Richman was amenable to such a deal when in fact they were very vocally not interested. The Blood Center says they are in the community's interest but they are and have been behaving in a most predatory manner.

Thank you for your time and consideration in this matter.

Sincerely,
Errol Bakal
Owner - 301 E 66th St 9P, NY, NY 10065

# Letter in Opposition to Proposed Blood Bank building

Emily Baller <eballer@msn.com>

Wed 12/30/2020 9:09 PM

**To:** 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>
**Cc:** "Ben Kallos, City Council Member" <BKallos@BenKallos.com>

Dear Department of City Planning:

I'm writing to raise my opposition of the proposed Blood Bank Development on East 67th Street. I fully oppose the development of this massive commercial building that will irreparably harm the neighborhood and the Upper East Side in numerous ways:

1. This development completely **violates the current zoning regulations** on the Upper East Side and **will irreparably damage the community**. Mid-block R8B Zoning was established thirty years ago to preserve the character of these neighborhoods. Allowing a project like this to proceed would decimate the R8B mid-block zoning code and establish a dangerous precedent that developers in coming years will use to support additional commercial mid-block projects that will destroy the fabric of neighborhoods.

   The proposed building will be 367 feet high,16 stories, with a massive footprint. The current Blood Bank building is only 65 feet high, less than 20% of the proposed building's size.

   **The Blood Bank's presentation at the Scoping Meeting was misleading and deceptive.** Comparing its proposed building to only buildings on the avenues is misleading, since buildings on the avenues follow completely different zoning regulations and do not have to adhere to R8B zoning. With respect to R8B Zoning, it has not been violated since 1984. Memorial Sloane Kettering has built two mid-block commercial health buildings, at 68th St. and 64th St. and both buildings adhered to R8B mid-block zoning. The Blood Bank likewise should follow the same rules that other health care providers have followed. The proposed development is a purely commercial project, designed to give the Blood Building a free building and to provide income from commercial tenants for the rest of the building. These are not "partners" as expressed by the Blood Bank, but purely commercial tenants.

   We should also keep in mind that the Blood Bank attempted to build a 30 story building, part residential, in 1984. Thus, this is not the first time that the Blood Bank has blatantly attempted to violate zoning regulations. The Blood Bank is trying to convince the community and the DOB that this project will benefit the community, which has suffered from the pandemic. Nothing could be further from the truth as this project will not benefit our community. Rather the massive development will irreparably damage it by:

   a. **Obstructing sunlight over the Julia Richmond School and St. Catherine's Park**. The children will no longer have sunlight in their classrooms or in the park for most of the day. And of course, neither will the thousands of residents who will live in its shadows.

b. **Increasing traffic and air pollution to the neighborhood**. We all know how bad the traffic is on second avenue and this will only make it much worse. In addition to creating shadow on Julia Richman and its students all day, and shadow on the park, the development will clog the narrow streets with trucks loading and unloading, 2600 people will descend daily to the building on what used to be a residential block. This is a monstrous and huge commercial building that belongs in a commercial setting, not on a residential block.

2. **The Blood Bank has fully acknowledged that it can build an "as of right building" on 67th Street that will fully accommodate the Blood Bank's offices and lab requirements.** A building that could be built as of right would provide the Blood Bank with more space than it currently occupies or requires. If the Blood Bank's intent is to establish a Life Sciences Building with other paying tenants, that building can be built at the numerous sites that the City has offered to the Blood Bank for those purposes. At the Scoping Hearing there were numerous schools and union representatives who spoke in favor of creating a life sciences "campus" at the 67th St. site. The unions expressed that this development should go forward because it will create many jobs for its members. However, their argument is not site specific. Wherever this Blood Bank building is ultimately built, these unions will secure jobs for their workers. And if the Blood Bank decides to build an as of right building on the 67th St., these workers will likewise be employed.

3. As to the schools who want this development to proceed, because their students secure internships with the blood bank, and who feel that it would be advantageous to have a building where more tenants in the life sciences field can be housed to create more internships for their students, it is abundantly clear that the **Blood Bank building could be built anywhere and create the same internship opportunities for these students.** It was expressed by many of these schools that they serve many underprivileged minority students. **Many more underprivileged, minority students will be irreparably damaged by the construction of this building than served by the development.** The JREC building would be in shadow most of the day. Studies have shown that sunlight is incredibly important for students to learn. The park used by JREC and so many in the community would sit in shadow for most of the day. See Studies: https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2728098/ and https://www.parentingscience.com/kids-need-daylight.html

I sincerely hope that the Department of City Planning will acknowledge the importance of maintaining mid-block R8B zoning and see this proposed development for what it is: an effort by the Blood Bank to disregard zoning rules and create a free building for themselves, reaping the benefit of hundreds of thousands of dollars or rent paid by their "partners", who are actually no more than commercial tenants. Please join us in opposing this monstrous development.

Thank you.

Sincerely,
Emily Baller

## questions for the Blood Center East project

Alison Bell <alisondbell@gmail.com>

Tue 12/15/2020 9:22 PM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

Hello.

My name is Alison Bell and I live at 315 E. 68th Street. I am opposed to the Blood Center Tower - like so many I am all for the Blood Bank having new and better space for their important work - but as an "as of right" building project within the current 75 foot zoning laws. NOT a 334 foot tower.

Thank you for providing this opportunity to present questions.

1. I am concerned about a huge building in the middle of a residential neighborhood having lights on for 24 hours every day. To me that is concerning because of the creation of light pollution and how it would affect the residents that live nearby. This building proposes to be a very large, overpowering presence and the light that will be produced by all those floors on a continuous basis will be disruptive to those residing nearby.

2. I would also question the issue of signage that was mentioned at the Scoping Meeting. Why would there be an allowance for more and/or bigger signage? Again this is a residential community and having large signs on buildings does not fit in at all. Why would it be necessary to even permit that type of signage?

Thank you,
Alison Bell

# Opposition to Blood Center Building

Amanda Brickell Bellows <amanda.b.bellows@gmail.com>

Wed 12/9/2020 10:35 AM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

Good morning,

I write to express my opposition to the new, rezoned Blood Center building, which will be far too tall for the neighborhood.

Thank you,

Amanda Bellows, Ph.D.

# NYC Blood Bank Proposed Expansion

Rick Bellusci <rickbellusci@yahoo.com>

Thu 12/31/2020 4:34 PM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

I reside at 333 East 66th Street.

I, along with my neighbors, have grave concerns about this development and the impact to the immediate area. Our concerns include the potential of severe congestion/gridlock, the decrease in quality of life when transforming from a residential to commercial neighborhood, and creating a precedent toward more mid-block commercial development. In addition, children will be at risk for compromised learning, when at school, and deprived of sunlight and warmth in the playground. There are many other consequences that will develop on the backs of these issues.

This raises a question that should be answered. What greater good is so compelling to justify deviating from long-standing community preservation zoning, which in turn, places great sacrifices on the residents, while altering in dramatic fashion, the city's future landscape? I do not believe you've heard the following questions answered/statements made by Longfellow and the Blood Bank, which should be forthcoming and imperative before you even begin to consider such a weighty decision that carries so many consequences. I'll go further and say they absolutely CANNOT claim the following because they're either not true or alternative solutions exist:

1. Their critical mission can only be met with this extraordinary expansion because their present capacity is well-below demand and because blood needs/blood related cures and breakthroughs will not have the same chance under a more modest, homogenous expansion.

2. Their partners(who are they?) will not partner with them unless they're at the same address, as their collaboration requires the same location.

3. The 2,000+jobs will not happen in the community or greater NYC despite INCREASING COVID vacancies in existing convenient commercial space.

4. An alternative renovated, modernized blood bank closer to its present size will not be nearly enough to fulfill the blood bank's mission and, therefore, the health sciences expansion so coveted in NYC will seize to progress.

5. Internships/scholarships with students will not occur at the blood bank without it.

6. "The door will be closed behind it", so to speak, to any other disproportionate neighborhood altering projects being green lighted on the precedence of this project.

7. Health Science partners to the blood bank will reside here exclusively, and not unrelated tenants.

I submit that even on its own merits, setting aside the grave consequences to the community, this proposal isn't what it might appear to be. It is actually a land/air grab by a large developer, acting as a sponsor for the Blood Bank which is serving as a front. The result, the Blood Bank receives a free renovation. No one would oppose helping the Blood Bank find other resources to stay in its present address in a modernized, zone friendly building. I think most of us would welcome it.

Please reject this proposal. Thank you for your consideration.

Rick Bellusci

## A Protest Concerning the Proposed 334 Ft Blood Center Tower

Dr. Ellyn Berk <dre.berk7@gmail.com>

Mon 12/28/2020 21:38

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

Sirs:

As a shareholder of a co-op, 333 East 66th Street, and as its president, I am writing in strong protest of this project as it has been presented by The Blood Center and its construction partner, Longfellow.

I have lived on 66th Street for 36 years and treasure our neighborhood and its quality of life, both of which will be not only permanently changer but destroyed by this massive 334 ft Tower which is out of proportion for any mid-block, especially one zoned for buildings no more than 75 feet high.

There are many reasons for opposing this project:
Impossible traffic conditions not only on narrow East 66th and 67th Streets but clogging 1st and 2nd Avenues all the way to the 59t St bridge and beyond into Queens. Emergency vehicles will find it impossible to move in our area when servicing our population and the concentration of hospitals located here.

The impact on the infrastructure and public transportation (which are already over-used) would be massive, There will be an over-concentrations of foot traffic on our narrow sidewalks.

The increase of both toxic waste and the use of dangerous chemicals on blocks where there are schools, pre-k and special education populations is very worrisome.

It is tempting to continue with the myriad reasons why this project would destroy the lives of all of us who are, after all, homeowners and taxpayers in the neighborhoods we have nurtured for decades.

What is most maddening about this project is that it is unnecessary in its current state: the Blood Center will have very little more space (that immense space supposedly will be used by rental companies), there are other more appropriate sites for this expansion (but the Blood Center has curiously turned them down), one of these sites is actually in an area of Manhattan that many who support the Tower profess to serve (and would benefit from jobs and increased revenue to an area needing commercial development.

Please re-consider expanding this building with the permanent destruction this project will cause for neighborhoods that have always supported the work of the Blood Center.

SIncerely,

Dr. Ellyn Berk
President, 333 East 66th Street Corporation

Dr. Ellyn Berk
333 East 66th Street
New York, NY 10065

mobile 917-656-2339

## Blood center 66th street

Tina B <tinabinip@yahoo.com>

Tue 12/29/2020 18:17

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

Shareholder at 333 East 66th Street- Blood Center

Hi:

I strongly disapprove!!!! of the proposed plans to build a "new" Blood Center building on 66th/67th Streets. I have been informed that this will not be the only business in this very large, re-zoned monstrous building. The Blood Center was offered other space in the city and they turned it down? They also tried to "sell" the Tower as a benefit to the area but in fact, this is a detriment. 35 years ago a zoning law was passed confining mid-block construction to 75 feet, not 334 feet as what is being proposed.

I will do everything in my power to stop this from happening. My zip code changed due to all these new buildings that have been built and continue to go up. It's enough and has to stop.

Best,

TB Of 333 East 66th and I'm not going anywhere because of financial greed! I am fighting cancer this year during covid and I'm not allowing you to disrupt my life /home/ health of myself and my neighbors! Move to a area where it's not residential to build such a tremendous property! Keep the blood center at 5 stories like everything else on mid blocks.

Sent from my iPhone

# Fwd: NY Blood Center expansion - NO!!!!

Lola Bodansky-Simon <lolabod.simon@gmail.com>

Thu 12/31/2020 7:10 PM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

To the NYC Dept of City Planning,

As a shareholder at 333 East 66th street I want to make known my serious concerns about the proposed expansion of the Blood Center on 66th Street. I have lived in this building for 9 years and I believe I know the plus and minuses of the surrounding area. I will not delve into the well known fact about how this is all about the money an outside developer is trying to reap at the expense of the quality of life of the people that live here. I will also just menon tha t most of the expansion would not benefit the Blood Center per se. The needed expansion of the blood center could be accomplished with a more limited expansion of their site without having to break zoning regulaons.

What I wanted to menon is ho w badly this would affect quality of life for people in the neighborhood. Firstly, the traffic in the area is already terrible. 66th Street is a through street from east to west so there is always traffic going up 66th street from the FDR to the westside. 67th street has the M66 bus line which always causes congeson. Sec ond Avenue is the major through fare to the 59th street bridge and when it gets busy it backs up both 66th and 67th streets. This happens every rush hour and often on weekends. The thought of the addional tr affic that this building will bring makes this project a non-starter. Secondly, the building codes were put into place to avoid making a highly residenal neighborhood into dark alleyways in between tall buildings. The negav e impact on sunlight both to the local area, local schools and the adjacent park is why the code was enacted to begin with. Let's keep some of Manha an free of tall non-residenal buildings. My final r eason is that this is all about the money without regard to the impact the building will have on the neighborhood. This is about an out of state developer trying to make money without caring about the impact the project will have to the surrounding community. I do not have an issue with the blood center remodeling in its current footprint. I believe they can even increase their square footage without breaking the code. These codes were made for a reason. Let us connue t o honor these codes and the fact that they were designed to protect our neighborhoods.

Sincerely,
Lola Bodansky

# Opposition to the expansion plans of the NY Blood Center

Tamir Jacob Bourla <tamirbourla@gmail.com>

Thu 12/31/2020 4:00 PM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

I am writing to express my strenuous objection to the *New York Blood Center's* expansion plans; assigned application # CEQR 21 DCP 080M by the New York City Planning Department.

I have happily resided on the Upper East Side for nearly 32 years; at 301 East 66th street, the 15-story residential building situated just west of the Blood Center. My neighbors & friends and I have enthusiastically supported previous construction projects in the area (*e.g*. the expansion of the Second Avenue Subway, the building of the MSK Imaging Center) – despite their being at a personal detriment to us in that they created mayhem in the area for....years.

Last month, I watched and listened in dismay to a number of speakers during the *CB8M Zoning and Development Committee* meetings that were held via *Zoom*. Initially, as several of them spoke effusively about the merits of the Blood Center, they failed to acknowledge the many reasons why the proposed enormous new structure would be a massive detriment to the neighborhood. Unsurprisingly, they also offered a number of supposed facts about it; most of them disingenuously misrepresenting the new building as a community-serving endeavor. Subsequently, far cogent points were raised in connection with opposition to the proposed expansion, and at this point I certainly expect that you are well aware of most of them. Thusly, I will not repeat them here.

Please keep in mind that having all of this go on with Covid-19 still rampant is unfair. Although there is tremendous objection to the project, by no means does it convey the actual scope of the nearly-unanimous opposition to it. Why? Because if not for the ongoing pandemic, various meetings would *not* be held online on Zoom, community attendance *in person* at " Town Hall " type meetings would be far greater, and more of your constituents would be mindful of the various petitions available To Sign online.

In my " building " alone, I have spoken with dozens of neighbors who are virulently opposed to the expansion, yet because their acumen with Zoom or like-technology is questionable, they have left protesting the matter in the hands of….others. **The point is:** there are far more strenuous objectors to the Blood Center expansion than the current numbers would have you believe.

New York City will be better served if it moves forward with deferred maintenance and repair projects that are needed throughout the city, as opposed to initiating more grand developments in what is solely a uniquely residential neighborhood.

I urge you to consider all of the above, and be part of the resistance to the proposed expansion of the Blood Center.

***Thank you.***

*Tamir Jacob Bourla*
301 East 66th St. New York, NY 10065 * TamirBourla@gmail.com

## letter of opposition to proposed rezoning of NY Blood Center site

Lydia Canizares <lydiacanizares@gmail.com>
Sun 12/20/2020 5:29 PM

**To:** 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>
**Cc:** Ben Kallos <BKallos@BenKallos.com>

12/20/2020

TO: Olga Abinader, Director

CC: Ben Kallos, Council Member

RE: New York Blood Center proposal to rezone site

I strongly oppose the proposed rezoning of the New York Blood Center to allow the construction of a 16-story, 334-foot-tall building between East 66th-67th Streets. This huge mid-block building will be vastly out of scale and completely out of character for this residential community. Additionally, it will cast enormous shadows on the surrounding area, including an elementary school and active park where community children and elderly currently enjoy bright green space. The increased commercial tenancy will escalate local foot and automotive traffic, a problem further compounded by the fact that this affects one of our few vital crosstown bus routes and critical ambulance access to the surrounding hospitals.

If the New York Blood Center proposal is approved, I am deeply concerned that it will hugely harm the neighborhood, by altering residential midblock zoning to allow towering commercial space, with a size and height normally reserved for avenue locations. I also fear will set a dangerous precedent for our UES neighborhood space and across the city.

Thank you for your consideration to this opposition statement.

Lydia Canizares
360 East 72nd Street
Apt C2500
New York, NY 10021

## Objection to NY Blood Center Proposal

Claude Canizares <crc3234@gmail.com>

Sun 12/20/2020 2:53 PM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

RE: New York Blood Center proposal to rezone site

TO: Olga Abinader, Director
CC: Ben Kallos, Council Member

I strongly oppose the proposed rezoning of the New York Blood Center to allow the construction of a 16-story, 334-foot-tall building between East 66th-67th Streets. This huge mid-block building will be vastly out of scale and completely out of character for this residential community. Additionally, it will cast enormous shadows on the surrounding area, including an elementary school and active park where community children and elderly currently enjoy bright green space. The increased commercial tenancy will escalate local foot and automotive traffic, a problem further compounded by the fact that this affects one of the few vital crosstown bus routes and critical ambulance access to the surrounding hospitals.

If the New York Blood Center proposal is approved, I am deeply concerned that it will hugely harm the neighborhood, by altering residential midblock zoning to allow towering commercial space, with a size and height normally reserved for avenue locations. I also fear will set a dangerous precedent for our UES neighborhood space and across the city.

Thank you for your consideration to this opposition statement.
Sincerely,
Claude Canizares

## Re-Zoning of Site of NY Blood Center

Ron Canizares <luv4sailin@gmail.com>

Sun 12/27/2020 07:07

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

RE: New York Blood Center proposal to rezone site

TO: Olga Abinader, Director
CC: Ben Kallos, Council Member

I strongly oppose the proposed rezoning of the New York Blood Center to allow the construction of a 16-story, 334-foot-tall building between East 66th-67th Streets. This huge mid-block building will be vastly out of scale and completely out of character for this residential community. Additionally, it will cast enormous shadows on the surrounding area, including an elementary school and active park where community children and elderly currently enjoy bright green space. The increased commercial tenancy will escalate local foot and automotive traffic, a problem further compounded by the fact that this affects one of the few vital crosstown bus routes and critical ambulance access to the surrounding hospitals.

If the New York Blood Center proposal is approved, I am deeply concerned that it will hugely harm the neighborhood, by altering residential midblock zoning to allow towering commercial space, with a size and height normally reserved for avenue locations. I also fear will set a dangerous precedent for our UES neighborhood space and across the city.

Thank you for your consideration of this opposition statement.

*RONALD CANIZARES*

# 310 E 67TH ST 10065 VARIANCE PROPOSAL

Susan Cooper <sjhcoop@gmail.com>

Tue 12/29/2020 23:52

To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>

**From"**
**Susan H. Cooper**
**333 East 66th Street #10C**
**New York, NY 10065**
**914-316-2553**
**sjhcoop@gmail.com**

**To:**
New York City Department of City Planning
21DCP@planning.nyc.gov

To Whom It Concerns,

I am writing as a shareholder at 333 East 66th Street Corporation.
I am writing about the proposed new building at 310 East 67th St., currently a reasonably sized building occupied by the NYC Blood Center.

I say currently occupied because if the plan to demolish and build goes through the Blood Center will no longer be the primary tenant…they are not expanding, but the developer will be renting out the vast majority of the 334 foot tall (32-33 stories) building...making it just another profit-making commercial enterprise in a residential neighborhood where the zoning calls for 75' maximum height for good reason.

The developer claims that construction will continue for four years. The school children who attend the Julia Richman Educational Complex will not only lose much of their sunshine, but for four plus years will live with the extraordinary noise and disturbance that construction of a building this size will create. After living with the effects of the corona virus these children deserve the most normal environment possible for their remaining schooling years. ("**Today, the complex houses approximately 1,900 students in six small schools. There are four high schools: Urban**

**Academy; Talent Unlimited, a performing arts school; Manhattan International High School, which serves new immigrants; and Vanguard High School. The Ella Baker School, which serves students in Kindergarten through 8th grade, P226, a middle school for autistic students, and a LYFE center (a nursery for the children of students in the complex) complete the group.")** In addition, their school busses will inevitably be relocated at times as will the #66 bus that children from other schools in the area use. Ridiculous, no?

We have not heard of any benefits to the neighborhood or to the city that are reasonable – but we certainly do have a substantial list of significant problems: here are some (just some) examples:

~allowing this rezoning would create a major precedent for the UES and other Manhattan residential areas. The Blood Center is Not a health care provider and should not be allowed to use that status to create this unreasonable mess.

~ Is it fair to rezone for the benefit of a single Profit hungry developer when the cost to the city, so many long-time residents, and children attending a school across the street is so high?

~The proposal is for a life-sciences purpose is not a guarantee, and even if it were that is even more reason to consider the inappropriateness of this location: the chemicals that will be delivered (more than now! And potentially radioactive we understand.), the contaminated trash and waste products, the considerable increase in foot and vehicle – especially truck – traffic on these small crosstown pedestrian heavy streets is already overwhelming, the impact on infrastructure in general will be huge. There is a police station, and an active fire station within a block, the Russian Mission with DPL plates on cars often double-parked and 2 blocks away the Hunter College campus with extraordinary foot traffic..enough.

~Speaking of traffic, Second Avenue spends many hours each day at a standstill with vehicles waiting to get onto the 59th St bridge, the mess of additional traffic coming from the proposed building is inconceivable. Cars and trucks from First Avenue back up now. It's a mess without the additional trucks and other vehicles serving a 33 Story building with considerable waste and supplies being trucked in and out. 67th St, (also a West bound street) where the "front door" will be located (directly across the street from the school) is currently a problem for the #66 bus and others trying to turn onto these 2 transverse streets that go directly through Central Park from First Avenue.

~The bike lanes on these 2 Avenues are very heavily used especially by hospital employees. Their safety given the additional traffic created by a 33 story commercial building in the middle of a residential block is sure to suffer.

~Speaking of hospital employees – within just a few blocks of these 2 streets there are ambulance drop off locations and heavily visited hospitals. The only way to get to this neighborhood from a distance by public transportation is by subway. The #6 train and the new Second Ave subway are already overburdened. It is estimated that an additional 2,600 workers will come to these streets daily and the number of blood donors or people visiting the laboratories is sure to increase that number…currently the Blood Center employs 230 people. If, as they are now claiming, the building becomes a "Life Sciences" building there will be even larger numbers of people working 24/7 (as is the case in this field) creating noise and potential unsafe situations for residents.

It is of interest that we have learned that this proposal was presented 35 years ago and the city had the good foresight to deny it. And the community stopped the building of a Hunter College Hi-Rise over the school. Further, in 1985, a zoning law was passed confining mid-block construction to 75' in height. That law has been respected since then; this is not the time to change it.

In cities, throughout history, disease outbreaks have forced new innovations in urban design with a keen interest in making cities healthier and more habitable. It is likely that there will be a good deal of commercial space available in the city where the blood bank could find suitable space already constructed in appropriate neighborhoods. Walkability, density, cleaner air, more natural light (not adding shadow over existing tiny park areas as this building will do), buildings that are more flexible - not less flexible – designed for specific uses that may change over time, without a concern for quality of life for residents, school children and the already density of visitors will become "mistakes." – and this building will be exceedingly ugly, just what our city does not need.

Thank you for listening. Please do not consider approving this request. It is just a profit making scheme for these developers, serves no public purpose, is based on faulty principles and will be a "mistake" for our city..

*"Not everything that is faced can be changed. But nothing can be changed until it is faced."* ~James Baldwin

# Fwd: 333E66-Blood Center - Writing Letters to the Planning Commission

Cynthia Cosme <sheart138@gmail.com>

Tue 12/29/2020 23:22

**To:** BKallos@benkallos.com <BKallos@benkallos.com>
**Cc:** info@cb8.com <info@cb8.com>; **21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>;** gbrewer@manhattanbo.nyc.gov <gbrewer@manhattanbo.nyc.gov>; SeawrughtR@nyassembly.gov <SeawrughtR@nyassembly.gov>; liz@lizkrueger.com <liz@lizkrueger.com>

Hello,

From a Neighborhood Resident:

I do NOT wish to see a construction of this magnitude raised in this residential neighborhood for various reasons:
1/Environmental reasons, light, air, noise
is utmost concern.
2/ The traffic nightmare is presently horrible, and will get horrific.
3/ Re-zoning in a residential
neighborhood is unacceptable with a 334 ft., tower which will alter the quality of our lives.
Option:
4/Commercial space readily available now NY, and should be considered for the Blood Center expansion.

Appreciate letting us voice our opinion. Strongly hope this will not come to pass. A very concerned resident.

Thank you,
Cynthia Cosme
333 East 66th St.
sheart138@gmail.com

---------- Forwarded message ---------
From: **Rudd Realty Mgmt. Corp.** <notify@buildinglink.com>
Date: Tue, Dec 29, 2020, 6:16 PM
Subject: 333E66-Blood Center - Writing Letters to the Planning Commission
To: Cynthia Cosme <sheart138@gmail.com>



**333 East 66th Street**
New York, New York 10065

**333E66-Blood Center - Writing Letters to the Planning Commission**

**RE: Blood Center - Memos to those writing letters**
**to the Planning Commission**

.....

Resending - Blood Center Letter #2 with corrected email address for Ben Kallos.

---

## Proposed Expansio of Blood Center

Diane Cramer <astroldiane@yahoo.com>

Sat 12/26/2020 09:00

To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>

I am writing to you of my concerns for the proposed expansion of the Blood Center on E. 67th St. The back of the center backs into E. 66 Street, a major thoroughfare which has seen the likes of Past President Obama and the Pope passing through. A major transverse would be clogged up for years I have great fears of what this expansion could do to our neighborhood. Some of the points that have been raised include the following:

- Blood Center is not expanding; it will have basically the same space as now
- Blood Center has a major facility in Long Island City (and other centers around)
- There are other locations in Manhattan that would not require complicated zoning law changes
- the Blood Center was presented with other Manhattan locations and refused them
- There is plenty of empty commercial real estate; the construction jobs touted by the Blood Center would be better used retro-fitting existing space.
- The Blood Center presents itself as an indispensable service to humanity and while its work is important, it has the financial resources to pay its CEO in excess of $1.4 million annually
- The Blood Center Tower is supported by non-profit groups claiming the benefit to young minorities students and minorities in general by providing jobs and other learning opportunities from the “partners.” Laudable but NOTHING in this argument relates to building the Tower on 66-67th Streets. The Blood Bank TURNED DOWN a location at the edge of Harlem that would have brought jobs and economic development to this location while serving the same population they claim they want to reach.

**THIS MID-BLOCK REZONING WOULD RECREATE A MAJOR PRECEDENT FOR THE UES AND ALL OTHER MANHATTAN RESIDENTIAL AREAS. (THE MOST CONSEQUENTIAL POINT)**

The entire composition of the UES would be permanently changed, much less all City residential areas.

If the Blood Center is allowed to use its status as a health care provider to justify the building of a tower that’s more than 4 times the current zoning limit, then all of the other medically-related mid-block buildings could assert the same right to build huge mid-block towers throughout the neighborhood.

If this is allowed to happen on the UES, then surely there’s no way it could be stopped on the Upper West Side or any other residential neighborhood in the City.

**RE-ZONING FOR THE BENEFIT OF A SINGLE DEVELOPER IS NOT DEFENSIBLE.**

This is 'spot zoning,' a practice the Court of Appeals has ruled illegal and could be challenged in court. The beneficiary of this is the developer, plain and simple.

**NO GUARANTEE THAT A "LIFE SCIENCES" PURPOSE WOULD ACTUALLY BE THE CASE.**

Once zoning is changed, the site could be sold or repurposed. The requested rezoning looks like they are prepared for anything they might want to do since after receiving the variance, there is nothing to stop the Blood Center from going to another developer and putting up another type of tower for whatever purpose (or the developer from doing it on its own).

The Blood Center terms the rental businesses they *hope* will occupy the vast Tower as their *"partners"* which is misleading and deceitful. They are *not* partners with the Blood Center, (they will be independent companies simply paying rent to the developer). The intent to have the space initially rented to companies involved in life sciences has nothing to do with the

Blood Center; those companies could be located anywhere in New York City, or anywhere else.

**THE IMPACTS ON PUBLIC RESOURCES AND INFRASTRUCTURE ARE UNACCEPTABLE AND CANNOT BE MITIGATED**

St Catherine's Park (the only green space on the UES beyond Central Park and the second most visited park in New York) will be in almost perpetual shadow. There is no way to change this, even though the developers lied by saying they could mitigate this and showed ill-conceived and incorrect shadow studies. They even said they had hired a horticulturist to put in plants that could survive. (in the shadows??)

**THE BUILDING DOES NOT FIT A MIDBLOCK; RATHER, IT IS A MIDTOWN BUILDING.**

The height, volume, surfacing of the building and the 40 ft signage they propose do not fit a residential neighborhood.

The proposed use of commercial space for "life sciences" is a disruption to a predominately residential neighborhood since these companies operate with lights and mechanical systems running at full capacity 24/7-with full noise levels throughout the night.

**AREA DENSITY: TRAFFIC**

**East 67$^{th}$, between First and Second**, is the only single lane street in the City with a major cross-town bus route (the E66), a nursery schools with nearly 100 students and a large school complex requiring dozens of school busses per day. The school includes early childhood and special needs students.

**East 67$^{th}$ between Second and Third**, has a large police station, and active firehouse and the Russian Mission with cars with "DPL" plates double-parked, and the next block is the Hunter College campus.

**East 66$^{th}$ Street** is a transverse through Central Park, with anyone coming into the City off of the 59$^{th}$ Street Bridge and going up First who wants to go to the Upper West Side turning onto East 66$^{th}$ to go through the Park.

**East 66th St** between First and Second has the entrance to the Lauder Breast Cancer Imaging Center, one of the largest breast imaging centers in the country with constant flow of traffic.

Cars and trucks trying to enter 66th and 67th Streets off of First would be unable to enter those Streets with the additional traffic caused by the Blood Center Tower and increased Second Ave traffic, further compounding the already bad traffic conditions on First Avenue.

**Second Avenue** from the 70's down to the 59th Street Bridge is already a virtual parking lot most of the day; adding the additional traffic spilling into Second on 66th and 67th from the Blood Center would make Second Avenue unusable.

**First Avenue** from the Bridge north will be brought to a standstill with the increased traffic coming off the Bridge and not able to turn onto clogged Second Avenue in the Sixties.

The traffic issue will extend into Queens courtesy of the 59th St Bridge since increased car and truck traffic both ways will make daily traffic standstills an hourly event.

It is a point of great irony that the City has designated bike lanes on both these Avenues that will now become death traps for bikers given the gridlock traffic.

Covid issues: Covid has already caused a huge increase in vehicular traffic as people shun public transportation.

Experts say this trend will continue indefinitely into the future. The developer is already presenting traffic and density studies based on abnormally lower public and private transportation caused by Covid. This is dishonest and misleading.

**AREA DENSITY: AMBULANCES AND EMERGENCY VEHICLES**

There are multiple ambulance drop offs within blocks of the Blood Center. Dramatically increased traffic caused by the Tower would threaten the ability of ~~the~~ ambulances to timely reach patients and hospitals, thus endangering the lives of residents needing emergency medical treatment.

Police and Fire engines would also find it a major hazard to get through the clogged streets.

**AREA DENSITY: PUBLIC TRANSPORTATION**

The infrastructure, especially public transportation, in our neighborhood is already overburdened. Pre Covid-19, the M66 bus was almost impossible to board during rush hour.

The #6 train at 68th Street/Lex. is already overused; it is one of the busiest subway lines on the UES. An additional 2,400 workers daily using local subway stops would render them close to unusable. Again, traffic studies showing no impact are being prepared by the developers based on low Covid traffic.

**DENSITY: PEOPLE**

The Tower plan assumes approximately 2,630 workers per day more than ten times the current number of Blood Center employees (230). Walking on crowded 66th and 67th Streets will be difficult. Due to the 24/7 nature of "Life Science" there will be large numbers of workers on these blocks day and night, creating noise and, potentially for residents, unsafe situations.

## DANGEROUS CHEMICAL WASTE AND ITS REMOVAL

Plans call for increased, wide loading docks on 66th Street, the backside of the Tower. Loud, 24/7 private garbage disposal will be a constant, unpleasant intrusion. However, that pales by the dangers of monumental chemical waste from 32 stories of the "partners."

East 66th Street, already suffers from the smells and dangers of the current Blood Center waste removal and now fears a catastrophic increase in waste products will render this street and the general area dangerous and virtually unlivable.

Huge amounts of toxic medical waste and potentially radioactive waste will be added to the neighborhood, given the focus on life sciences tenants.

Especially concerning, the Blood Center already has regular deliveries of dangerous liquid nitrogen requiring several hours for each delivery. Residents are observed (wisely) crossing the street to avoid what everyone knows are the potentially fatal results of escaped nitrogen when and as the trucks delivering the nitrogen are connected outside to the Blood Center. The addition of multiple life sciences' tenants in the Tower could require many more deliveries of liquid nitrogen, thereby increasing the danger to residents and passersby.

Within the current Blood Center, the nitrogen is stored in a 3-story high tank. The potential for explosion always present, will be a major concern during construction and a fear as to placement in a new tower.

## CONSTRUCTION

The proposed Tower is projected to take more than 4 years to build, requiring the Blood Center to operate for many years from another site, demonstrating that any claims the Blood Center desperately needs expanded space are false and misleading.

During the 4 plus years of demolition and construction, there will be dangerous levels of pollutants, toxins, vermin, etc. plus the unbearable noise of blasting and construction at overwhelming decibels.

The Blood Center says that construction won't begin till 2022 and last more than four years, well into 2026.

With the site being mid-block, the cranes will cause massive and perhaps permanent shut downs of 66th and 67th Streets. There will be major and constant blasting using drills, jack hammers, pneumatic breakers, pile drivers, etc. all underlining why this type of construction has been previously banned in a residential setting.

The principal of Julia Richman Educational Complex has already gone on record opposing the Blood Center Tower because of difficulty resulting from the construction of the Tower.

The construction of the Tower will involve huge steel beams that will be lifted off of flatbed trucks which will be swung over the school and park, putting students, passers-by and park-goers at risk.

**Finally, there is absolutely no benefit to be found from this Tower for anyone who lives on the UES. The only beneficiaries are the developers, the Blood Center and, unless any one is unaware, the mayor.**

**Yours trulym**

**Shareholder at 333 E. 66 St,**

## Proposed blood center

Diane Cramer <astroldiane@yahoo.com>

Mon 1/4/2021 10:42 AM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

I live up a couple of doors away from the Blood Center and am disheartened to think that we can possibly get a 334 foot building in the middle of the block. The maximum has been 75 ft and should NOT be allowed any taller than this. This neighborhood is already too crowded and the traffic on 1st and 2nd Avenues is a nightmare. Cannot imagine how much worse this would be with all the additional employees/tenants. This building should be planned for midtown, not a residential neighborhood on the Upper East Side.

I urge you to STOP this project.

# *Annette Sara Cunningham*

**A Neighbor and Taxpayer's Plea to the NYC Department of Planning**

Let it be written in the history of this great city's Department of Planning that brothers and sisters committed to being honorable public servants ended a year distinguished by suffering and disruption and spoke out for TRUTH AND NOT OPPORTUNISM, CYNICISM, FALSEHOOD AND RECKLESS DISREGARD FOR THE VALUES OF COMMUNITY SPIRIT. Once gone, the values of metropolitan family lifestyles will never be able to be restored or replaced. I pray God you will not let that be the message of their epitaph and yours. The luminous truth is that THERE IS NO NEED FOR THE VARIANCES THAT ARE MASKED IN THE LIE THAT THIS WILL HELP THE BLOOD CENTER TO GROW. You are all wise and experienced enough to know that that is not so. In fact to involve that treasured neighbor's name in the present charade on the part of developers, who clearly portray the behavior of dedicated bullies, will suggest that it is ready to "sell its birthright for a mess of pottage."

In a time when we wear masks to preserve lives, we urge the public servants who represent us to have the courage to unmask motives that are unmistakable. As a resident of many decades at 301 East 66th Street I have seen and mourned too many efforts to undermine and threaten the quality of life in a community, our city and our neighborhood need to nurture real lives in a really many-splendored city.

As a person of limited mobility, dependent on using car services, I know what it is to wait in the cold, snow and rain for the 20 minutes it takes for taxis trapped one block away by the school buses, ambulances, fire and garbage trucks that turn one formerly residential block into a parking lot of frustration and the very real threat that emergency services will be blocked from assisting those in need. We have already sacrificed, out of respect for the many hospital complexes that turn York Avenue and the arteries that fan out from it . But to do so for the bottom line of a misguided developer 's proposal wrapped in untruth and misrepresentation is a bridge too far. I rejoice in the birth of more and more children to my neighbors. Let them not have to flee by allowing people who see their growth in a neighborhood as something to be traded for reckless and unnecessary displacement.

The glorious mosaic of this residential neighborhood is not so gradually being tuned into a single-shaded patchwork of developers' bottom lines.

*301 East 66th Street •Apt. 15F• New York, NY 10065*

Diversity is not a value to be stifled. A project that grinds schools, single family homes, Churches, parks, small businesses, days that follow nature's rhythms not developers' 24/7 need for artificial lighting and the churning of engines that fuel misguided ambitions while snuffing out the quality of a neighborhood's life. Without sunshine, neither life nor hope can grow .

The spotlight is trained on you.  Let it reveal that you stood for truth, honor and commitment to represent real people; real neighborhoods and the values that make the City contained in the Panning Board's name one of which you will be able to be proud.

*Annette Sara Cunningham*
*www.womanaroundtown.com*
*Street Seens*

# Stephanie D'Abruzzo Shemin

**HOME**
333 E. 66th Street #6L
New York, NY 10065
212-879-2560

**EMAIL**
stephaniedabruzzo@gmail.com


December 30, 2020

To the New York City Department of City Planning:

My name is Stephanie D'Abruzzo Shemin and I have lived at 333 E. 66th Street since 1994. I am writing to you because I have grave concerns about the massive construction project proposed by the New York Blood Center, which, while seemingly well-intentioned, is excessive, to say the least.

It distresses me that the Blood Center is hiding the scope, size and blatantly commercial nature of this venture with a series of misleading statements. They claim to be constructing a 10-story building, but in actuality, because of increased ventilation, the floors are not standard sized floors. Their so-called 10-story building is actually equivalent to more than 30 stories. It is a 334 foot tall monstrosity which exceeds the zoning limits of 75 feet by more than 250 feet.

The Blood Center is disguising this behind the fact that they are a non-profit medical organization, but this construction project is, plain and simple, a vulgar commercial real estate venture. The Blood Center made a real estate deal with a commercial developer so they could get a new building for next to nothing – at the expense of the neighborhood the Center has occupied for decades.

And there are many expenses:

* the disruption that the years of construction will bring to the neighborhood (on a block which includes a NYPL branch, the Julia Richman School, and St. Catherine's Park)

* the shadow blight on the school and park

* the influx of 2400 employees to this block without the transit, parking, commerce, or utility infrastructure to handle it, not to mention the additional traffic congestion or sanitation and hazardous waste issues that will be multiplied greater than they already are

* the neglect for the massive increase of vacancies in already-available commercial real estate in this area (not to mention throughout Manhattan) - the space the Blood Bank requires no doubt already exists elsewhere without having to build a 334-foot commercial building in a space that is zoned for a 75-foot building… and to that end:

* the precedent that this sets for changing the zoning regulations for mid-block buildings, which exist for a reason - I, for one, do not want to see the unconscionable ridiculousness of West 57th Street's Billionaire's Row ever happen again in this city

Apparently, the Blood Center claims that they plan to occupy a similar amount of space in their proposed new tower to what they have now, so it does not make sense for them to replace their existing building with a commercial behemoth.

Please do not allow this project to be approved as it currently stands. I support the good work that the Blood Center does, but I vehemently object to their gross flaunting of zoning laws at the cost of the neighborhood just to get the same square footage in yet another glass monstrosity.

I most vocally and vehemently object to this current plan and ask that the project not be approved.

Sincerely,



Stephanie D'Abruzzo Shemin

## Shareholder at 333 East 66th Street - Blood Center

Joyjit Daw <daw.joyjit@gmail.com>

Tue 12/29/2020 21:04

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

To Whomsoever It May Concern,

I find the re-zoning efforts to the Blood Center to be very intrusive and severely detrimental to the quality of life of the residents of this neighborhood. The proposed size of the building and the estimated time line of 4 years and noise and traffic impact of construction and future usage will markedly deteriorate the serenity of one of the best neighborhoods in the city - without any potential benefit to the shareholders and residents living nearby.

I strongly urge the city to stop the re-zoning and rebuilding efforts immediately. Such a building should not be a mid block, UES development in the first place. Let our neighborhood and other similar neighborhoods in NYC maintain their character.

Sincerely,
Joyjit Daw

# Protest Against the Proposed 334 Foot BLOOD CENTER TOWER

Barbara Dolgin <bcdolgin@outlook.com>

Thu 12/31/2020 12:35 PM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

**NYC Department of City Planning**

**Hello:**

**I am a shareholder of a co-op, 333 East 66th Street, and am wri ng in strong protest of this project as it has been presented by The Blood Center and its construc on partner, Longfellow.**

**I have lived in this building for 33 years and treasure our residen al neighborhood and its quality of life, both of which will be permanently changed and destroyed by this massive, commercial/laboratory 334 . Tower which is totally out of propor□on for any mid-block, especially one zoned for buildings no more than 75 feet high.**

**Here are some of the reasons for my opposi□on to this project:**

- **Horrific and dangerous traffic condi□ons, not only on narrow East 66th and 67th Streets, but clogging 1st and 2nd Avenues all the way to the 59th Street bridge and beyond into Queens. Since 66th Street is a transverse through Central Park and the site of the busy loading dock for the Blood Center, and 67th Street is the M66 bus route and stopping point for numerous school busses serving the Julia Richman educa□on complex, the streets are already terribly clogged. Emergency vehicles (ambulances and fire engines) will find it impossible to move in our area when servicing our popula□on and the concentra□on of hospitals located here.**

- **The impact on the infrastructure and public transporta□on (which are already over-used) would be massive. There will be an over-concentra□ons of foot traffic on our narrow sidewalks. Thousands of addi□onal workers are projected, which will have mul□ple severe adverse impacts on the area, not the least of which will be the use of St. Catherine's park by school and local children.**

- **The increase of both toxic waste and the use of dangerous chemicals on blocks where there are schools, pre-k and special educa□on popula□ons is very disconcer□ng.**

**This project is unnecessary in its current state:**

- **the Blood Center itself will have very li□le addi□ onal space, whereas the majority of that immense space supposedly will be used by rental companies.**
- **there are other more appropriate sites for this expansion, but the Blood Center has curiously turned them down; and one of these sites is actually in an area of Manha□an that many who support the Tower profess to serve (and would benefit from jobs and increased revenue to an area needing commercial development).**

**I strongly urge you to re-consider expanding this building as currently proposed. The required rezoning would set a terrible precedent for the residen□al upper East Side, and the project will result in permanent destruc□on for surrounding neighborhoods that have always supported (and con□nue to support) the work of the Blood Center.**

**Thank you for considering this statement of strong opposi□on.**

**Barbara Dolgin**
**333 East 66th St, Apt 10D**
**New York, NY 10065**

917-714-6953

# Please let kids have sunshine

Winifred Donoghue <winnie@winkworldwide.com>

Wed 12/2/2020 12:18 PM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

Please carefully consider the impact that the new Blood Center project will have on St.Catherine's park. Neighborhood kids don't have many places to go outside, please be careful not to make this another dark, cold NYC space.

NYC kids have it tough enough right now.

Thank you for your time,
Winifred Donoghue

# Objection to NY blood Center

Cassandra Dwight <cassandradwight23@gmail.com>

Tue 12/8/2020 1:12 AM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

I object to the NY blood Center. The proposed height of the building will obstruct views and have an impact on the environment . Cassandra Dwight

Envoyé de mon iPhone

## Blood Center Proposal

mpe1217@gmail.com <mpe1217@gmail.com>

Sat 12/26/2020 10:27

**To:** 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>
**Cc:** Ben Kallos <bkallos@benkallos.com>; Brewer, Gale (ManhattanBP) <gbrewer@manhattanbp.nyc.gov>; seawrightR@nyassembly.gov <seawrightR@nyassembly.gov>; liz@lizkrueger.com <liz@lizkrueger.com>; Ellyn Berk <dre.berk@verizon.net>

I have watched CB8 discuss and support denying approval of this 334 ft structure on my block, and commend their action. I hope that this over-the-zoning size structure will not be allowed in our neighborhood or in other UES neighborhoods.

My wife and I have lived at 333 East 66 Street for 46 years with the Blood Bank employee entrance and receiving/shipping dock in mid-block. We have seen delivery of Nitrogen almost weekly. I personally have donated over 6 gallons of blood to the Blood Bank over the years.

If the Blood Bank needs additional space to do their work, I support that. I believe that they can rebuild to do that within the current zoning regulations that I believe is 75 ft height limitation.

Traffic into and out-of our garage is slow due to the traffic on East 66 Street between 1st and 2nd Avenues. It will become much worse when there is construction on our block, and somewhat worse after construction.

Please do everything possible to limit the size of the building so that we can continue to enjoy our terrific neighborhood.

Martin Edelman
Jayne Edelman

# Protest to the 334 ft Blood Center Tower

Kaitlyn Evans <kaitlyn.merritt.evans@gmail.com>

Thu 12/31/2020 12:16 PM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

Dear Sirs and Madams:

I am a shareholder of a co-op, 333 East 66th Street and am writing in strong protest to the proposed 334 ft Blood Center Tower that is proposed to be built between 1st and 2nd Avenue between 66th and 67th streets.

I have lived in this neighborhood since 2012 and one of the many reasons for moving here was due to the outstanding residential qualities the neighborhood has to offer. Being located close to midtown but far enough away to not feel like midtown was influential in the decision to move here. If I was going to move here in the present with knowledge of a proposed 334 ft tower in the works that far far exceeds the zoned limit of 75 feet for a mid-residential block, I would look elsewhere.

Not only would the quality of life become drastically altered forever when the construction is finished and the building is operational, the entire construction process in length (approx. 4 years) and process (334 ft "commercial" building) would be unbearable.

Before digging into the many reasons (all negative) for why this proposed 334ft Blood Center Tower should not be allowed to build above 75 ft, the selling point of this entire project (by the Longfellow, the developer) is solely "standing" on the backs of the good quality work that the New York Blood Center provides for the local, regional and national communities. However, the proposed plans DO NOT alter the current existing Blood Center space and instead provide "office space" in a residential neighborhood for what appears to be greed and convenience of the supposed "Partners" that will occupy the space to be close to other nearby Hospital Centers. If I am not mistaken, there are far too many to count other areas around the city that contain hospitals or medical centers. Some of which are in areas that are much more commercial than residential.

Negative Impacts include but are not limited to the following:

- **Traffic** (already a nightmare in its existing state) would create non-stop weekday midtown like traffic. Basically, bumper to bumper, relentless honking traffic. Those that deal with that every day in midtown don't live in midtown. How would anybody tolerate traffic like that if they lived there. The Hospitals (ambulances) in the area would fall victim to this traffic. East 66th Street is a Transverse through Central Park and already has an extremely high volume of traffic with an existing (less than 75 foot) Blood Center. I can already hear piercing sirens of ambulances stuck in traffic, the honking and the increased smell of exhaust.
- **Out of town Developer** – How does an out-of-town Developer (with no history in NYC) get to build a commercial building in a residential area and not only break the 75-foot zoned max height limit but go to the sky with it (334 feet) all the while basically taking the air above the current building and parking itself there. They have nothing to do with the community. They can't keep on "standing" on the backs of the New York Blood Center to get what they want at the sacrifice of the taxpayers of the area.
- **Q Train (East 72nd Stop)** – I use this station every day. And every day I say to myself, how are there so many people getting off in the morning at a stop that is in a residential neighborhood. Well, the reason is mainly due to the local Hospitals. I can only imagine what it will be like if this neighborhood slowly becomes a commercial area more than a residential area. I wouldn't live in an area like that.

- **Park/Children (St. Catherine's Park / School (Julia Richman Education Complex))** – This is self-explanatory and doesn't need any more elaboration. Both the park and the children at this school will be severely impacted by a midtown building landing in the area.

This is 100% an unnecessary project that does **nothing to add to the neighborhood**. **It only takes away from the neighborhood.** The New York Blood Center has worked tirelessly to be an outstanding member of the community since its founding, and I would hate to see corporate greed destroy all the hard work they have put in to be considered a good neighbor. And along with all residents of the area, I would hate to see their hard-earned taxpayer spent dollars and dedication of one's life to the area to also be destroyed by corporate greed from this project.

Sincerely,
Kaitlyn Evans

# NY Blood Center Expansion Plan: Letter of Petition

toya.evans.wsc@gmail.com <toya.evans.wsc@gmail.com>

Thu 12/31/2020 3:15 PM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

Hello,

I am an owner at 301 E. 66th Street, NY, NY and I am wri ng to ask that the real estate developer seek a more suitable loca on for the proposed Blood Bank Tower skyscraper.

When I first heard about the plans to rebuild the exis ng Blood Center to over 30 stories, my immediate thought was “why plop a commercial skyscraper in the middle of a peaceful, lovely residen al block?” I thought of course there was the obvious financial benefit for the developer, but what about the residents?

A. er reading about the benefits that the developer claimed were being brought to the neighborhood, it was evident that it was the developer who would receive the benefits, not the residents of the neighborhood.

It’s somewhat insul ng for the Blood Center developer to believe that the residents would be happy with the following:

- an extraordinarily tall mid-block tower building
- a building that blocks sun-light to the en re block
- the expecta on of a noisy, toxin-filled mul -year construc on project
- the certainty of unleashing armies of underground vermin for 4 years
- crea ng the unnecessary exposure to the dangers of long-term crane use (I’ve seen a couple of horrific crane accidents on the east side),
- the addi on of thousands of pedestrians and their cars
- pushing our way into already crowded crosstown and second avenue transporta on (by the way, second avenue is already a rush-hour parking lot)

These a just a few concerns. The list is endless.

There is an overabundance of suitable commercial construc on opportuni es for tall buildings of this type. Since the Blood Center would have to move temporarily anyway during construc on and there are other loca on op ons for commercial construc on, just minutes, yes *minutes* away from this residen al neighborhood, why is this developer working so had to disrupt and make miserable, everyone’s lives in this neighborhood?

It clear that pleas from residents have fallen on deaf ears, because I have been compelled to write this le er.

This indifference to our quality of life is of major concern because as a resident, I cherish considerate neighbors and it’s evident that being a considerate neighbor is not playing any part in the developer’s decision making. This developer is a bad neighbor.

Who wants a bad neighbor moving into the neighborhood. No one.

Regards,
Toya Evans
Owner at 301 E. 66th Street

# Proposed NYC 334-foot Blood Center Tower

Sharon Fass <sharonedits12@gmail.com>

Wed 12/30/2020 6:15 PM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

Dear NYC Department of Planning:

We are residents and shareholders at 333 East 66th Street who are opposed to the building of the 334-foot Blood Center Tower. The nega. ve impacts far outweigh the positive ones.

Of deepest concern to us are:

A Massive Increase in Congestion: This large-scale project will create pedestrian and vehicular gridlock on narrow streets that have three schools, a major crosstown bus, and a thruway to the west side used by ambulances, fire engines, and motorcades transporting such dignitaries as U.S. presidents, the Pope, and U.N. representatives. Moreover, the additional 2,400 people the Blood Center says the new tower will employ will create unimaginable pedestrian density on narrow streets and potential safety issues for both students and adults.

The construction itself is scheduled to take four years, during which the entire area will be full of construction vehicles blocking the streets. Pedestrian movement will be severely restricted

on both East 66th and East 67th Streets, making access to schools and apartment buildings hazardous.

Toxicity: The planned expansion, with nine added floors devoted to life-science research, will add an enormous amount of toxic waste and toxic chemicals to what the Blood Center generates now. These chemicals must be

brought in and trucked out on streets with schools and the only city park on the east side from 59th Street to 77th Street.

The Blood Center does not need this building: The Blood Center itself has made clear that it doesn't need a 334-foot tower in order to thrive, one that will set a rezoning precedent for all of New York City by adding a commercial skyscraper to a midblock residential street. The Blood Center filed a separate application to renovate and expand under the current zoning regulations to meet its current and future needs. We are happy to support this project.

If the Blood Center insists on a massive life-sciences tower, it could be located in areas be□er suited to it, such as one of the many empty Midtown buildings or one of the three areas New York City has already set aside for bio-tech developments.

Respectfully,

Sharon Fass and Samuel L. Yates

# Blood Center

tim ferguson <tferguson550@gmail.com>

Wed 12/2/2020 2:00 PM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

Is this expansion to house more cold callers?

**HOWARD M. FORMAN**
**301 EAST 66TH STREET**
**NEW YORK, NY 10065**

December 30, 2020

NYC Department of Planning
By Email: 21DCP080M_DL@planning.nyc.gov

Dear Sirs/Mesdames:

I am a resident of 301East 66th Street and have been residing there for over 32 years.

I strenuously object to the proposed damaging New York Blood Bank development on 66th Street. It will forever adversely affect my quality of life, my neighborhood and my commute as well as for the following additional reasons:

1. THERE IS NO NEED FOR THIS BUILDING

The Blood Center is not expanding; it will have basically the same space as existing facility. The Blood Center has a major facility in Long Island City (and other centers around). There are other locations in Manhattan that would not require complicated zoning law changes. The Blood Center was presented with other Manhattan locations and refused to consider them.

The community and 301 East 66th St Board of Managers fully support the Blood Center to redevelop under the EXISTING zoning to expand its facility larger than what they would have under the Blood Tower Proposal.

There is plenty of empty commercial real estate; the construction jobs touted by the Blood Center would be better used retro-fitting existing space.

The Blood Center tried to "sell" the Tower as a benefit to the area and life sciences but the neighborhood will only suffer from this and there is no reason for "life sciences" to benefit here specifically (or even at all since there is no guarantee that life science renters filling all those stories will even be found by the developers.

The Blood Center presents itself as an indispensable service to humanity, and while its work is important, it has the financial resources to pay its CEO in excess of $1.7 million annually and has in excess of $350M in cash and equivalents on its balance sheet.

The Blood Center is supported by non-profit groups claiming the benefit to students and minorities in general by providing jobs and other learning opportunities from the "partners". Laudable but NOTHING in this argument relates to building the Tower on 66-67th Streets. The Blood Bank TURNED DOWN a location at the edge of Harlem that would have brought jobs

and economic development to this location while serving the same population they claim they want to reach.

## 2. THIS MID-BLOCK REZONING WOULD RECREATE A MAJOR PRECEDENT FOR THE UES AND ALL OTHER MANHATTAN RESIDENTIAL AREAS. (THE MOST CONSEQUENTIAL POINT)

The entire composition of the UES and my neighborhood in particular would be permanently changed, much less all City residential areas.

If the Blood Center is allowed to use its status as a health care provider to justify the building of a tower that's more than 4 times the current zoning limit, then all of the other medically-related mid-block buildings could assert the same right to build huge mid-block towers throughout the neighborhood. If this is allowed to happen on the UES, then surely there's no way it could be stopped on the Upper West Side or any other residential neighborhood in the City changing the City for residents permanently.

## 3. RE-ZONING FOR THE BENEFIT OF A SINGLE DEVELOPER IS NOT DEFENSIBLE.

This is "spot zoning", a practice the Court of Appeals has ruled illegal and could be challenged in court. The beneficiary of this is the developer, plain and simple.

## 4. THERE IS NO GUARANTEE THAT A "LIFE SCIENCES" PURPOSE WOULD ACTUALLY BE THE CASE.

Once zoning is changed, the site could be sold or repurposed. The requested rezoning looks like they are prepared for anything they might want to do since after receiving the variance, there is nothing to stop the Blood Center from going to another developer and putting up another type of tower for whatever purpose (or the developer from doing it on its own).

The Blood Center terms the rental businesses they hope will occupy the vast Tower as their "partners" which is misleading and deceitful. They are not partners with the Blood Center (they will be independent companies simply paying rent to the developer). The intent to have the space initially rented to companies involved in life sciences has nothing to do with the Blood Center; those companies could be located anywhere in New York City, or anywhere else.

## 5. THE IMPACTS ON PUBLIC RESOURCES AND INFRASTRUCTURE ARE UNACCEPTABLE AND CANNOT BE MITIGATED

St Catherine's Park (the only green space on the UES beyond Central Park and the second most visited park in New York) will be in almost perpetual shadow. There is no way to change this, even though the developers lied by saying they could mitigate this and showed ill-conceived and incorrect shadow studies. They even said they had hired a horticulturist to put in plants that could survive in the shadows the building would create.

## 6. THE BUILDING DOES NOT FIT A MID-BLOCK; RATHER, IT IS A MIDTOWN BUILDING.

The height, volume, surfacing of the building, and the 40 ft. signage they propose do not fit a residential neighborhood. Proposed use of commercial space for "life sciences" is a disruption to

a predominately residential neighborhood since these companies operate with lights and mechanical systems running at full capacity 24/7 with full noise levels throughout the night.

## 7. AREA DENSITY: TRAFFIC

East 67th Street, between First and Second, is the only single lane street in the City with a major cross-town bus route (the E66), a nursery schools with nearly 100 students and a large school complex requiring dozens of school busses per day. The school includes early childhood and special needs students. East 67th between Second and Third, has a large police station, and active firehouse and the Russian Mission with cars with "DPL" plates double-parked, and the next block is the Hunter College campus.

East 66th Street is a transverse through Central Park, with anyone coming into the City off of the 59th Street Bridge and going up First who wants to go to the Upper West Side turning onto East 66th to go through the Park.

East 66th St between First and Second has the entrance to the Lauder Breast Cancer Imaging Center, one of the largest breast imaging centers in the country with constant flow of traffic. Cars and trucks trying to enter 66th and 67th Streets off of First Avenue would be unable to enter those Streets with the additional traffic caused by the Blood Center Tower and increased Second Avenue traffic, further compounding the already bad traffic conditions on First Avenue. Second Avenue from the 70's down to the 59th Street Bridge is already a virtual parking lot most of the day; adding the additional traffic spilling into Second on 66th and 67th from the Blood Center would make Second Avenue unusable.

First Avenue from the Bridge north will be brought to a standstill with the increased traffic coming off the Bridge and not able to turn onto clogged Second Avenue in the Sixties. The traffic issue will extend into Queens courtesy of the 59th St Bridge since increased car and truck traffic both ways will make daily traffic standstills an hourly event.

It is a point of great irony that the City has designated bike lanes on both these Avenues that will now become death traps for bikers given the gridlock traffic.

COVID-19 issues: COVID-19 has already caused a huge increase in vehicular traffic as people shun public transportation. Experts say this trend will continue indefinitely into the future. The developer is already presenting traffic and density studies based on abnormally lower public and private transportation caused by COVID-19. This is assertion dishonest and misleading.

Congestion Pricing will make the traffic north of 61st Street even worse.

## 8. AREA DENSITY: AMBULANCES AND EMERGENCY VEHICLES

There are multiple ambulance drop offs within blocks of the Blood Center.
Dramatically increased traffic caused by the Tower would threaten the ability of the ambulances to timely reach patients and hospitals, thus endangering the lives of residents needing emergency medical treatment.
Police and Fire engines would also find it a major hazard to get through the clogged streets.

## 9. AREA DENSITY: PUBLIC TRANSPORTATION

The infrastructure, especially public transportation, in our neighborhood is already overburdened. Pre COVID-19, the M66 bus was almost impossible to board during rush hour.

The #6 train at 68th Street/Lexington is already overused; it is one of the busiest subway lines on the UES. An additional 2,650 workers daily using local subway stops would render them close to unusable. Again, traffic studies showing no impact are being prepared by the developers based on low COVID-19 traffic.

## 10. AREA DENSITY: PEOPLE

The Tower plan assumes approximately 2,630 workers per day, more than ten times the current number of Blood Center employees (230). Walking on crowded 66th and 67th Streets will be difficult. Due to the 24/7 nature of "Life Science" there will be large numbers of workers on these blocks day and night, creating noise and, potentially for residents, unsafe situations.

## 11. DANGEROUS CHEMICAL WASTE AND ITS REMOVAL

Plans call for increased, wide loading docks on 66th Street, the backside of the Tower. Loud, 24/7 private garbage disposal will be a constant, unpleasant intrusion. However, that pales by the dangers of monumental chemical waste from 32 stories of the "partners." East 66th Street, already suffers from the smells and dangers of the current Blood Center waste removal and now fears a catastrophic increase in waste products will render this street and the general area dangerous and virtually unlivable.

Huge amounts of toxic medical waste and potentially radioactive waste will be added to the neighborhood, given the focus on life sciences tenants. Especially concerning, the Blood Center already has regular deliveries of dangerous liquid nitrogen requiring several hours for each delivery. Residents are observed (wisely) crossing the street to avoid what everyone knows are the potentially fatal results of escaped nitrogen when and as the trucks delivering the nitrogen are connected outside to the Blood Center.

The addition of multiple "life sciences" tenants in the Tower could require many more deliveries of liquid nitrogen, thereby increasing the danger to residents and passersby.

Within the current Blood Center, the nitrogen is stored in a 3-story high tank. The potential for explosion always present, will be a major concern during construction and a fear as to placement in a new tower.

## 12. CONSTRUCTION

The proposed Tower is projected to take more than 4 years to build, requiring the Blood Center to operate for many years from another site, demonstrating that any claims the Blood Center desperately needs expanded space are false and misleading.

During the 4 plus years of demolition and construction, there will be dangerous levels of pollutants, toxins, vermin, etc., plus the unbearable noise of blasting and construction at overwhelming decibels. The Blood Center says that construction won't begin till 2022 and last more than

four years, well into 2026. With the site being mid-block, the cranes will cause massive and perhaps permanent shut downs of 66th and 67th Streets.

There will be major and constant blasting using drills, jack hammers, pneumatic breakers, pile drivers, etc., all underlining why this type of construction has been previously banned in a residential setting.

The principal of Julia Richman Educational Complex has already gone on record opposing the Blood Center Tower because of difficulty resulting from the construction of the Tower. The construction of the Tower will involve huge steel beams that will be lifted off of flatbed trucks which will be swung over the school and park, putting students, passers-by and park-goers at risk.

Finally, there is absolutely no benefit to be found from this Tower for anyone who lives on the UES. The only beneficiaries are the developers, the Blood Center and the mayor.

This project should be rejected in its entirety for the foregoing reasons.

Don’t ruin my neighborhood and my quality of life.

Very truly yours,

Howard M. Forman
301 East 66th Street, Apt. 10J
New York, NY 10065

## Shareholder at 333 East 66th Street

Nancy Forman <nforman@mediapeople.com>

Wed 12/30/2020 11:04 PM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

To whom it may concern:

I am writing in response to the proposed new Blood Center building on 66th/67th Streets between 1st and 2nd Avenue.

Question is how or why does a 334 foot building get re-zoned to be in a residential neighborhood?

The amount of traffic that is on 2nd Avenue, you cannot cross the street any time of day without fearing for your life, bus on 67th Street, 66th Street is the transverse through the park, police and fire stations on 67th Street plus ambulances going to and from the various hospitals. The Blood Center was offered other space that they turned down? Do not need 4+ years of construction and all that construction brings – do not want to see my block or 67th closed for any reason. As it is we are getting another hospital building on 1st avenue between 65th and 66th Streets.

We do not need 10X the amount of workers in that building in such a crowded, residential neighborhood.

I and my neighbors urge you not to consider erecting this huge tower that does not belong in the middle of the block. Find another area or boro to put this building. We do not want it here.

Sincerely,

**Nancy Forman**
**VP/General Manager**
Media People
**New Address:**
800 Connecticut Avenue
Norwalk, CT 06854
212 779-7114
nforman@mediapeople.com | http://www.mediapeople.com

MEDIA PEOPLE
DRIVING REVENUE

CONFIDENTIALITY NOTICE: This email message, and any attachment(s) hereto, is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of the message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, forwarding, or copying of this communication and/or attachment(s) hereto is strictly prohibited. If you have received this communication in error, please reply by email to the sender at once, indicating your receipt of this message, and then securely delete the message and any attachment(s) from your email server and your computer. Thank you.

## 66th/67th St blood bank rezoning

stenquist1 <stenquist1@gmail.com>

Tue 12/29/2020 18:00

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

To Community Board 8:

66th STREET WOULD BECOME A SERVICE ALLEY as in the garment district.

I am opposed to the Blood Bank project because it effectively destroys the pedestrian experience on 66th Street. The project's retail-oriented ground-floor uses are focused onto the 67th Street frontage. The scale of the project requires large truck and trash service bays meaning that nearly 100' of curb cut is required – a huge percentage of the block: 66th Street would become a service alley. The ground floor frontage would be several industrial scale garage doors – a visual disaster.
PEDESTRIAN CONFLICTS AND BLIGHT:
Urban planners have fought hard to incorporate pedestrian friendly design features into the public way as it evolves. This project is completely counter to that. The extremely wide driveway
removes pedestrian protection from street traffic
is aesthetically terrible and would wipe out street trees
results in traffic conflicts between cars, trucks, trash haulers and pedestrians
THE CLASSIC RESIDENTIAL FLAVOR IS DESTROYED:
This tree-lined block is a classic, pretty little one-way side street in the traditional New York grid pattern. The neighborhood is in a delicate stage of positive transition. The resulting truck traffic that would be funneled down 66th would drive in front of the residential buildings that line the block adding noise, pollution, and dangerous pedestrian conflicts. This pretty little street would lose its rhythm, its quiet and the residential flavor so integral to this part of the UES.
Please do whatever you can to block this poorly conceived, hostile insertion into our sweet little neighborhood.
The excess traffic on 67th street well prove to be dangerous to the students and teachers of Julia Richman, the library patrons of the NYPL 67th Street branch, the people who use the park at 1st and 67th and all the residents on both blocks. Please don't ruin our neighborhood.

Thank you.
Bob Friedhoffer
333 East 66th Street
# 10 -O
NYC, NY. 10065

# Blood Bank Reconstruction is a terrible idea here

Jay Friedman <jay107@gmail.com>

Thu 12/31/2020 11:54 AM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

Hello,

I have been living on E 66th street for over 15 years now. I have personally experienced and observed how the Blood Bank treats its neighbors and I was not impressed.
From 2014-2016 I was in frequent contact with a gentleman, Mark, who is or was employed by the Blood Bank and he was who I was transferred to when I asked for a public relations representative.
I explained to him by many phone calls that at the rear of their building a garbage hauler would come twice weekly, pull the truck onto the sidewalk, then back up with the accompanying noise from the back up audio signal on the truck beeping, and have several mini dumpsters unloaded into the truck. This would take about 15 minutes. The method used to empty these dumpsters required the truck to shake the dumpsters which banged the metal structures into the truck itself. All of this was **very noisy** and was occuring quite regularly on **weeknights between 11:30 pm and 12:15 am**.
I made video recordings out my E 66th street facing window and offered Mark to see them for himself when he expressed disbelief in my complaint that the noise of the truck backing up and banging the trash was occurring. In his defense he did call me back after researching the issue and assured me he had explained to the trash hauler that this must stop. In fact it did stop for all of 2 weeks. When it resumed I made my recordings and called again. I ended up calling him over 2 dozen times in the next 2 years, Ultimately I simply gave up.

The suggestion that the Blood Bank needs this huge structure to continue serving New York is false. The local community should not have to bear this burden when it will dramatically and negatively change the nature of our neighborhood. Surely there are many better locations, especially in light of the real estate upheaval caused by Covid with less employees working in Manhattan.

The Blood Bank has proven to me that they put their own interests ahead of the community they serve and I urge you to not allow the current plan to proceed.

Sincerely,

Jay Friedman

# Protest Against the Proposed 334 Foot BLOOD CENTER TOWER

Hanna Gafni <hgafni@outlook.com>

Thu 12/31/2020 12:40 PM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

**Hello:**

**I am a shareholder of a co-op, 333 East 66th Street, and am wri ng in strong protest of this project as it has been presented by The Blood Center and its construc on partner, Longfellow.**

**I have lived in this building for 18 years and treasure our residen al neighborhood and its quality of life, both of which will be permanently changed and destroyed by this massive, commercial/medical laboratories 334 . Tower which is totally out of propor on for any mid-block, especially one zoned for buildings no more than 75 feet high.**

**Here are some of the reasons for my opposi on to this project:**

- **Horrific and dangerous traffic condi ons, not only on narrow East 66th and 67th Streets, but clogging 1st and 2nd Avenues all the way to the 59th Street bridge and beyond into Queens. Since 66th Street is a transverse through Central Park and the site of the busy loading dock for the Blood Center, and 67th Street is the M66 bus route and stopping point for numerous school busses serving the Julia Richman educa on complex, the streets are already terribly clogged. Emergency vehicles (ambulances and fire engines) will find it impossible to move in our area when servicing our popula on and the concentra on of hospitals located here.**

- **The impact on the infrastructure and public transporta on (which are already over-used) would be massive. There will be an over-concentra ons of foot traffic on our narrow sidewalks. Thousands of addi onal workers are projected, which will have mul ple severe adverse impacts on the area, not the least of which will be the use of St. Catherine's park by school and local children.**

- **The increase of both toxic waste and the use of dangerous chemicals on blocks where there are schools, pre-k and special educa on popula ons is very disconcer ng.**

**This project is unnecessary in its current state:**

- **the Blood Center itself will have very li le addi onal space, whereas the majority of that immense space supposedly will be used by rental companies.**
- **there are other more appropriate sites for this expansion, but the Blood Center has curiously turned them down; and one of these sites is actually in an area of Manha an that many who support the Tower profess to serve (and would benefit from jobs and increased revenue to an area needing commercial development).**

**I strongly urge you to re-consider expanding this building as currently proposed. The required rezoning would set a terrible precedent for the residen al upper East Side, and the project will result in permanent destruc on for surrounding neighborhoods that have always supported (and con nue to support) the work of the Blood Center.**

**Thank you for considering this statement of strong opposi on.**

**Hanna Gafni**
**333 East 66th St, Apt 10D**
**New York, NY 10065**
**917-714-6953**

December 28, 2020

TO: NYC Dept of Planning

This letter is being sent to address the proposed mid-block expansion of the NY Blood Center on E 66th Street, Manhattan. I am a shareholder of 333 E. 66th Street and have been a longtime resident of this neighborhood.

This letter is to clearly express our negative opinion of and opposition to the proposed expansion which includes, but is not limited to:

1. No need for the contemplated mid-block structure in a residential neighborhood when there are available commercial spaces which could be used but were rejected by the developer/Blood Center. WHY WAS THAT? Why was a site in Harlem rejected when it could have "created jobs and other learning opportunities in a neighborhood of young minority students and minorities" which has been cited as a potential benefit?
2. This spot rezoning will set a precedent which should not be established as it sounds the alarm for further neighborhood deterioration. The city is a fabric of 8M+ RESIDENTS who should not see their neighborhoods destroyed in favor of out of state developers and projects which will further cripple those very neighborhoods.
3. Further vehicular overburdening of parking and traffic, which is already overloaded. Why should traffic on one of the few crosstown routes, be further delayed not only for buses and cars, but also for the many emergency vehicles to and from the extensive hospital systems?

   It can already take 15 to 20 minutes to travel east 2 to 3 blocks on E 68th Street between Lexington and First Avenues due to ever present gridlock at Second and First Avenue/68th.
   Waiting for the M66 traveling west on E. 67th street is frequently delayed up to 15 minutes with buses actually visible, but unable to reach and cross First Ave. The buses cannot pass the line of cars trying to access the parking facility on the south side of 67th Street; nor can they pass the multiple trucks trying to access the MSKCC loading docks on the north side of 67th Street.
   The thought of adding more traffic, more loading facilities and more commercial traffic on the narrow side streets is untenable and will further cripple travel and access for emergency vehicles.
   Lack of parking already creates problems for elderly and disabled who might need the bus ramp to enter. The city bus stop at 67/First Ave is taken over by Dept of Education buses who use the bus stop for idling (with fumes) or parking during the 9 month school year. Cross town buses have even bypassed the bus stop because waiting commuters were not visible to the drivers.

4. Loss of sunlight and clear view space, and the addition of man-made glare and potential hot spots on the street is very real. One only has to remember what happened with the glass structure on Lexington and 86th Street, which created magnified hot spots directed at the sidewalk below.
5. Why should the zoning law which confines mid-block construction be changed for this project unless some person or persons will reap individual benefits vs representing the residential constituency? The Blood Center for their needs, can easily be renovated without a 34 story tower most of which will be used for non-Blood Center tenants and an out-of state developer.
6. "Life Sciences" as a purpose? What does that mean? And it is no way guaranteed as the space can be rented to anyone. In addition the 24/7 running of mechanical systems and lighting will negatively impact any resident ability to comfortably live. We are used to everyday sirens, apartment lights, but around the clock unmitigated noise and light??
7. The project is not an expansion of the Blood Center, as it will have basically the same space; so who is this Tower for?

Please consider the effects to the RESIDENTS the upper east side neighborhoods, which somehow always take a back seat to the politicians and political processes.

Sincerely,

Michael A. Gales

# NY Blood Center Expansion

Sarah Gallagher <uppergreenside@gmail.com>

Wed 12/2/2020 9:57 PM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

Ladies/Gentlemen:

Of the many reasons why the construction of a multi-storied structure incorporating office space over and above the Blood Center's need - and this in expanding work-at-home environment - is the damage it would inflict on St. Catherine's Park.

In the area of our city with the lowest ratio of park space per residenti, how does it make sense to deprive an essential playground - not to mention a space where folks of all ages can spend a soothing moment or two - of SUNSHINE??

Manhattan's replete with office space galore...

Sun's rays? Not so much.

Most sincerely,

Sarah Woodside Gallagher

# Comment for City Planning Meeting - NY Blood Center

Katie G <g.katie18@gmail.com>

Tue 12/15/2020 3:09 PM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

To Whom It May Concern:

I am a resident of the neighborhood and wanted to speak out against the construction of this skyscraper.

This neighborhood is already quite dense and I am concerned by the wholly unnecessary addition of this building. Furthermore, the environmental impact - the shadows it would cast on the school and park - is especially troubling.

Please do not support the construction of this skyscraper.

Best,

Katie Giberson

## Against the NY Blood Center Expansion

Jim Giller <jggiller@yahoo.com>

Wed 12/23/2020 13:25

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

My wife and I reside at 315 East 68th Street and are both strongly opposed to the expansion plan proposed.
It is not just because of the negative impact on the value of our investment in our coop although that is important to us. It's the extraordinary negative effects on our neighborhood; the increase in traffic caused by an additional 2500 plus employees associated with the businesses plannEd to occupy the building, cheating the St. Catherine playground of sunlight, and most important-the misrepresentation that the center needed to expand to better serve New York City when it is really a real estate play for developers with no increase in Blood Bank employees at all. Disgraceful!!
Thanks for taking an interest in this matter.
Sincerely,
James Giller

Jim Giller
(917) 751-5054

## Blood Center expansion

Alyson Gindi <alygindi@gmail.com>

Tue 12/29/2020 10:08

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

Hello,
I am a shareholder and resident at 333 east 66th st and I am strongly opposed to the Blood Bank Tower expansion project. The building proposed does not fit a residential neighborhood and will not be a benefit. This will only increase traffic and congestion in the neighborhood.

I have been on multiple zoom meeting and I appreciate the time Kallos and Krueger spent with my building. We can not let this mid block rezoning happen. It would be awful during the construction and after.

Regards,
Alyson Gindi

## No Blood Center Expansion on East 66th-67th Street

Lauren Glenn <lr1867@gmail.com>

Thu 12/24/2020 16:33

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

Good Afternoon,

I am a shareholder at 333 East 66th Street and I am writing to strongly oppose the mid-block expansion of the Blood Center building on this residential street.There is absolutely no good reason why this commercial high rise needs to be placed at this location when there are several other more appropriate locations for this massive tower. There are, however, a multitude of reasons as to why this is not the appropriate place for this construction.

This mid-block rezoning would create a major precedent for the UES and all other Manhattan residential areas. If the Blood Center is allowed to use its status as a health care provider to justify the building of a tower that's more than 4 times the current zoning limit, then all of the other medically-related mid-block buildings could assert the same right to build huge mid-block towers throughout the neighborhood. Furthermore, there is no guarantee that this particular building will not be repurposed once the zoning is changed.

This area is already dense with traffic. Aside from East 66th Street being a transverse through Central Park, East 67th Street is the ONLY single lane street in the CIty with a major cross town bus route. Additionally, East 66th Street between 1st and 2nd houses the entrance to the Evelyn Lauder Breast and Imaging Center, one of the largest breast imaging centers in the country, with a constant flow of traffic including patients who need to be transported and cannot wait long periods of time or walk long distances to meet their rides. Also to consider, the schools, the bike lanes, the hospitals, and medical centers already densely populating this area, and the constant flow of ambulances. Again, this is NOT the place for an unnecessary "life sciences" building. Not at the expense of the safety of our neighbors.

This was justly opposed 35 years and again 15 years ago. It does not make any more sense today than it did then. Please hear this community now, as we were heard then.

Thank you so much,
Lauren Glenn

# New York Blood Center proposal (CEQR No. 21DCP080M)

Daniel Goldhagen <dcg10065@nyc.rr.com>

Tue 12/29/2020 18:21

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

Members of the NYC Department of City Planning Commission:

I would like to voice my opposition to the requests for zoning variances, proposed by The New York Blood Center ("NYBC") and its for-profit real estate developer partner, Longfellow Real Estate Partners ("Longfellow"), which I am certain would have a permanent detrimental impact on our neighborhood and community of residential families.

I live at 333 East 68th Street the past 9 years and I believe that the proposed request will have a detrimental impact on many aspects of the community and neighborhood particularly the enjoyment by many both young and old of St. Catherine's Park which will be shrouded by shadow given the height of the proposed structure. In addition, the request to amend midblock zoning which currently stands at 75-feet for a 16-story 334-feet structure will have a lasting impact on not only this area of the city but will set a precedent throughout the city (particularly on Upper East Side and Upper West Side). I am fully supportive of the important work and mission of the NYBC and its right to modernize and expand within its As-of-Right existing zoning. An expansion within its As-Of-Right zoning would provide for a 44% increase in square footage from its existing structure and allow for an increase of staffing to 670 employees from its current 230 (as provided by the NYBC and Longfellow). Unfortunately, this proposal is beyond the purpose and mission of NYBC as it is purely and simply a "for-profit" real estate transaction which benefits a real-estate developer to the harm and impairment of the community and neighborhood in which it resides.

Below are some of the concerns I have regarding this proposed building:

- **Zoning**:
  - The current R8B zoning of the existing building is appropriate for the context of the residential community in which it is set. The current building is surrounded by residential buildings, adjacent to the 67th Street NY Public Library and is across from the street for Julia Richman Education Complex ("JREC") as well as St. Catherine's Park, the second most visited park per square foot in NYC. The proposed structure is more in-line with a midtown commercial development NOT one that resides in the center of an already congested area.
  - Life science businesses should be located in M (manufacturing) zoning district as is currently being developed in clusters in Long Island City, the Bronx, Harlem and select areas in Midtown West as well as Midtown East. In the July 2020 New York Building Congress publication titled "NYC Checkup: An Examination of Healthcare and Life Science Construction", it was noted that in 2016 permission was given for lab use in certain C-zone commercial districts which has allowed significant increases of Life Science development without having to move into residential zones particularly in midblock. With over 2.4 million in square footage of Life Science buildings expected to be completed in the next 3 years, there is substantial opportunities to develop within M and C-zones previously approved (particularly with significant commercial buildings vacated due to the pandemic) without impinging on R-zones where such a building is out of scale and character for the neighborhood.
  - Future precedent will be impacted throughout NYC should zoning of this proposal be approved. There are several properties which may be next in-line for similar midblock zoning variances including 5 buildings just south of NYBC on 66th Street (includes 306, 310, 312, 318 and

320) which are 4-story tenement buildings owned by Memorial Sloan Kettering. Approval of this proposal will ensure that the proposed building will be the first of many in this area which is already suffering from overcrowding and the density of medical facilities in the community.

- **Light pollution**:
  - The light that will shroud the Manhattan International High School as well as the St. Catherine's part will be profound. The sketches provided by the NYBC show that much of the afternoon hours will be covered in shadow when the park is most in use. In addition, there are numerous studies which one can find online which documents the impact on lack of natural lighting on education which will be the case with the schools that reside at JREC. I would also draw your attention that the study provided by the Partners does not provide any recognition of the impact of the morning shadow on the public spaces that are to the west of Second Avenue between 67th and 68th Street.
  - Life science buildings are not office buildings which typically are active during normal business hours. Life science buildings provide laboratories the ability to operate 24 hours a day which will emit light during evening and night hours that will be highly disruptive to neighboring residents.

- **Noise pollution**:
  - The noise and disruption created by the projected 4 and ½ year construction phase of the NYBC's new proposed building will have a significant impact on the neighboring schools that is across the street from the NYBC location and the library which is adjacent. Although the NYBC invited several of its education programs to provide testimony at the City Planning's December 15th meeting, none of NYBC's educational programs will be impacted by this construction as the NYBC will relocate during the construction period. This leaves the staff, teachers, and most importantly students across the street to deal with deafening noise during school hours for 4 and ½ years which is after the 2-year disruption from the curtailment of classroom instruction due to the pandemic. I can't imagine what kind of learning will be provided to the students at JREC during this period and its impact on the youth that will be subjected to the noise and pollution created across the street from their school.

- **Traffic**:
  - Currently, Second Avenue in the area of the NYBC building sits in standstill traffic throughout the day which makes access by emergency vehicles impossible for EMT/ambulances to cross Second Avenue to access the many neighboring hospitals as well as the fire department to provide emergency service. The proposed construction will add significant impediments to the traffic to this area and might create backup to impede traffic on First Avenue.
  - Despite the NYBC's visual presentation for the new proposed building, 67th Street it NOT a boulevard as seen in its presentation but a one-way street that not only has significant school bus traffic which is parked outside the JREC (including for the disabled) but also the M66 cross town bus. The additional traffic created during construction as well as post-construction will be strained beyond what the street is currently able to handle which will back up traffic to First Avenue.
  - It is important to keep in mind that the needs of deliveries and waste removal is currently hard to project given that the bulk of the buildings tenants have yet to be identified and as such the needs may extend beyond those that is currently projected in NYBC's EAS Full Form on page 33.

Given the points I have addressed above, I hope you will take close consideration to the impact that moving forward with this project will have on the community, neighborhood and more widely the city and at what cost. This is as I previously said a “for-profit” real estate deal which is being masked under a non-profit umbrella without any regard to the impact of the community in which it lives.

Thank you for your consideration.

Most appreciatively yours,

Daniel C. Goldhagen
333 East 68th Street, Apt 5F
New York, New York 10065
Cell: (917) 916-9701

# East 66th Street Blood Bank Project

Ann Gray <ann@balconypress.com>

Thu 12/24/2020 17:47

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

1 attachments (138 KB)

Ann Gray and Peter Shamray.opposition letter.pdf;

We are shareholders at 333 East 66th Street.
Please find attached the following letter of opposition to this project which is hostile to the most basic principles of good planning.

December 24, 2020

**Re: Blood Bank proposed Rezone and new construction**
To New York Department of City Planning:

66th STREET WOULD BECOME A SERVICE ALLEY:

We are opposed to the Blood Bank project because it effectively obliterates the pedestrian experience on 66th Street. The project's retail-oriented ground-floor uses are focused onto the 67th Street frontage. The scale of the project requires large truck and trash service bays meaning that nearly 100' of curb cut is required – a huge percentage of the block: 66th Street would become a service alley. The ground floor frontage would be several industrial scale garage doors – a visual disaster.

THE CLASSIC RESIDENTIAL FLAVOR IS DESTROYED:

This tree-lined block is a classic, pretty little one-way side street in the traditional New York grid pattern. The neighborhood is in a delicate stage of positive transition. The resulting truck traffic that would be funneled down 66th would drive in front of the residential buildings that line the block adding noise, pollution, and dangerous pedestrian conflicts. This pretty little street would lose its rhythm, its quiet and the residential flavor so integral to this part of the UES.

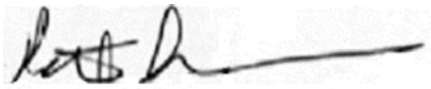
PEDESTRIAN CONFLICTS AND BLIGHT:

Urban planners have fought hard to incorporate pedestrian friendly design features into the public way as it evolves. This project is completely counter to that. The extremely wide driveway

- removes pedestrian protection from street traffic
- is aesthetically terrible and would wipe out street trees
- results in traffic conflicts between cars, trucks, trash haulers and pedestrians



Please do whatever you can to block this poorly conceived, hostile insertion into our sweet little neighborhood. Thank you.



Ann Gray and Peter Shamray
Shareholders at 333 East 66th Street, Apt 12G

**Ann Gray and Peter Shamray**
**333 Easy 66th Street, Apt 12G**
**New York, NY 10065**

December 24, 2020

**Re: Blood Bank proposed Rezone and new construction**

To New York Department of City Planning:

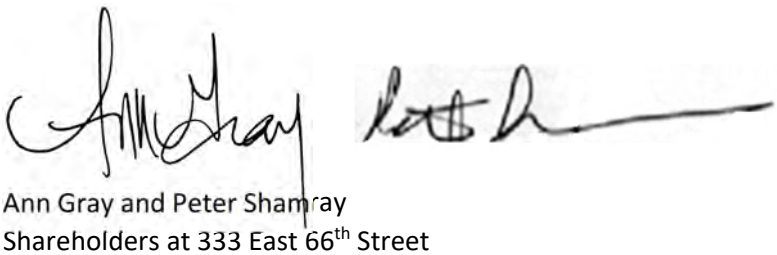
66th STREET WOULD BECOME A SERVICE ALLEY:
We are opposed to the Blood Bank project because it effectively obliterates the pedestrian experience on 66th Street. The project's retail-oriented ground-floor uses are focused onto the 67th Street frontage. The scale of the project requires large truck and trash service bays meaning that nearly 100' of curb cut is required – a huge percentage of the block: 66th Street would become a service alley. The ground floor frontage would be several industrial scale garage doors – a visual disaster.

THE CLASSIC RESIDENTIAL FLAVOR IS DESTROYED:
This tree-lined block is a classic, pretty little one-way side street in the traditional New York grid pattern. The neighborhood is in a delicate stage of positive transition. The resulting truck traffic that would be funneled down 66th would drive in front of the residential buildings that line the block adding noise, pollution, and dangerous pedestrian conflicts. This pretty little street would lose its rhythm, its quiet and the residential flavor so integral to this part of the UES.

PEDESTRIAN CONFLICTS AND BLIGHT:
Urban planners have fought hard to incorporate pedestrian friendly design features into the public way as it evolves. This project is completely counter to that. The extremely wide driveway

- removes pedestrian protection from street traffic
- is aesthetically terrible and would wipe out street trees
- results in traffic conflicts between cars, trucks, trash haulers and pedestrians

Please do whatever you can to block this poorly conceived, hostile insertion into our sweet little neighborhood. Thank you.



Ann Gray and Peter Shamray
Shareholders at 333 East 66th Street

# Don’t build

heidi@heidigreen.com <heidi@heidigreen.com>

Thu 12/31/2020 3:07 PM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

Don’t built the blood bank!!!

**Heidi Green Photography** 📸✨
Mitzvahs | Celebrations |Corporate Events
212•545•5304
FIND: heidigreen.com
FOLLOW: @heidigreenphoto

# New York Blood Center Expansion Plan

Yvonne Greenbaun <19math87@gmail.com>

Thu 12/31/2020 11:42 AM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

301 East 66th Street
Apt. 9B
New York, New York 10065
December 31, 2020

NYC Department of Planning
RE: New York Blood Center Expansion Plan

Dear Department of Planning Members,

As a resident of 301 East 66th Street, I am writing to express opposition to the proposed rezoning that would allow "expansion" of the New York Blood Center. The Blood Center facilities can be updated under existing zoning without having to resort to spot zoning, which can be detrimental to the immediate neighborhood and threatens neighborhoods across the city.

The proposed project will create safety and traffic problems for residents and nearby schools. Traffic and the safety of pedestrians are major areas of concerns, both during the long construction period and once the project is completed. Traffic jams already occur regularly on Second Avenue, and the possible closure of crosstown streets will only make existing jams worse. School buses, ambulances, and police and fire vehicles will find it next to impossible to navigate the streets. Just think of how many times we have seen ambulances struggle to get through traffic without the additional obstacles this project will create.

Before the project is even completed, the construction period presents its own concerns for the neighborhood. Consideration should be given to the levels of air pollutants and toxins that may be released during the four-year construction period. Noise pollution that comes from blasting and the tools of construction will create harmful levels of noise that will not be conducive to students trying to learn in the surrounding schools, workers trying to work from home, small businesses trying to serve their customers, and residents trying to go about their daily errands in this residential neighborhood.

If this project were to succeed, it should strike the proper balance of meeting the Blood Center's needs and protecting the neighborhood's residents and character. I am sure that my opinions are shared by others who may not have been able to attend meetings or write to you, and by still others who have written and mentioned other concerns not addressed here. I appreciate your attention and consideration of my comments.

Sincerely,

Yvonne A. Greenbaun

# Blood Center Proposal - Shareholders at 333 E 66th Street

Nicholas Hansinger <nicholashansinger@gmail.com>

Tue 12/29/2020 18:13

**To:** MN CB 8 <info@cb8m.com>; **21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>;** bkallos@benkallos.com <bkallos@benkallos.com>; Brewer, Gale (ManhattanBP) <gbrewer@manhattanbp.nyc.gov>; SeawrightR@nyassembly.gov <SeawrightR@nyassembly.gov>; liz@lizkrueger.com <liz@lizkrueger.com>
**Cc:** Anna Rubino <anna.leigh.rubino@gmail.com>

Hi All,

I am reaching out to strongly urge against the proposed blood center expansion. The 51 month construction process would have devastating, lasting effects on the quality of life on the block, especially with regard to noise and shadow in the park.

The Blood Center is making a shameless play to add revenue through leasing additional commercial space, which I'm sure you all know. If this goes through, subsequent re-zoning could change the entire character of the Upper East side.

Please do not let the residents of the area be subjected to this. It would be terrible for traffic, children, pets, the park and school, and so many others.

Sincerely,
Mr. Nick Hansinger
Dr. Anna Rubio
Shareholders at 333 E 66th Street

--
Nick Hansinger
Mobile: 609.519.7912 | Email: nicholashansinger@gmail.com

This email is written in opposition to the “real estate development deal” proposed by the New York Blood Center. I write this letter as a long time shareholder and former president of the 333 East 66th Street Corp.(“333”).

This is nothing more than another blatant attempt by the Blood Center to build a monstrous tower mid-block in defiance of the zoning laws, which were supposedly created to prevent such an atrocity. I was president of 333 when the Blood Center tried this the first time. However, with the support of our Upper Eastside Community but without the protection of the current zoning laws, we were able to stop this project. Nevertheless, the Blood Center like the “Ever-Ready” bunny keeps on coming back with similar projects. Indeed, if the current zoning laws have any viability, they should be enforced and not amended to permit this mid block “tower”.

For all of the numerous reasons opposing this project, delineated in the email (12/28/20) of the president of 333, Dr. Ellyn Berk , I hereby strongly disapprove of this project and the problems that will be created for not only those on UES but any residential area of NYC.

Sincerely,
Raymond J Heslin, Esq.

# 333E66-Blood Center - Letter to the Planning Commission

Angela D. Hitlall <angela@erudd.com>

Wed 12/30/2020 13:31

**To:** 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>
**Cc:** Craig DiBona <dpced@yahoo.com>

To whom it may concern, please see email below from Board Member Craig DiBona of 333 East 66th Street.

Thank you,

Angela D. Hitlall
Executive Assistant to Frederick J. Rudd
Rudd Realty Management Corp.
641 Lexington Avenue, 10th Floor
New York, NY 10022
Phone (212) 319-5000 ext.228
Fax (212) 319-3096

**CONFIDENTIALITY NOTICE**: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or legally privileged information. If you are not the intended recipient of this message or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are notified that any use, dissemination, distribution, copying or storage of this communication is strictly prohibited.

---

**From:** Craig DiBona <dpced@yahoo.com>
**Sent:** Tuesday, December 29, 2020 8:53 PM
**To:** Angela D. Hitlall <angela@erudd.com>
**Subject:** Fw: 333E66-Blood Center - Writing Letters to the Planning Commission

----- Forwarded Message -----
**From:** Craig DiBona <dpced@yahoo.com>
**To:** 333 East 66th Street <angela@erudd.com>
**Sent:** Tuesday, December 29, 2020, 8:37:59 PM EST
**Subject:** Re: 333E66-Blood Center - Writing Letters to the Planning Commission

To All Concerned,

I am a resident and shareholder of 333 East 66th Street for forty-five years and am writing to you concerning about the proposed Blood Bank expansion. The interesting part of this proposed expansion is that the purpose of the egregious
violation of the zoning that exists is not to expand the Blood Center which in their own words, will not increase operating the size of the Blood Center at all. This is simply a smoke screen to allow a developer to build a commercial income producing tower on top of the Blood Center in the interior of a block which the zoning specifically protects from occurring.

Their are a multitude of negative reasons for this project to NEVER see the light of day which are being brought to your attention currently. In order for tis letter not becoming so long that the mere reading of it would prohibitive I will list some of the most important;

1. This building of this structure during it's construction and after will certainly cost lives of New Yorkers through the emergency transportation of patients to the emergency rooms at the hospitals in the immediate area. (Due to the exit of the FDR onto York Avenue, the backup of traffic onto First Avenue and Second Avenue and the traffic traveling Southbound on Second Avenue attempting to reach the 59th Street Bridge etc.) This area is already in gridlock as it stands now. To add construction vehicles on these side streets, 66th and 67th attempting to traverse onto Second Avenue which already can take sometimes 20 minutes to travel one block and radiating in every direction backing up to York Avenue make it impossible for emergency vehicles to even MOVE as their is no place to go. After the building is erected in their own words of their presentation, thousands of workers will descend on this building in the middle of the block daily insuring that this problem can never be reversed. There are so many places suitable in Long Island City and other areas that this project would fit in perfectly if the Blood Bank was the real reason for this to take place.

2. By allowing this ridiculous and selfish plan of a developer who has no other interest but making money to violate the zoning laws by allowing a variance will lead to other projects all over the city to point to this one as a reason for them to be allowed to do the same. This would lead to the decay of our residential areas in New York City.

There are so many other reasons for this project to be stopped in it's tracks and uphold the zoning designed to protect this from ever happening that, everything in our collective power should be used to end this proposal NOW !
The presentation they made was so full of inaccuracies and mis-direction that it would seem that they must have known that they looked ridiculous and were not trying to co-exist in good faith with the residents of the upper east side and the immediate neighborhood. Their studies of the effect the blocking of daylight on the school on 66th street and traffic problems transporting the children and the horrible effects on the area were grossly flawed and totally inaccurate.

A debate in an open forum with this developer and their partners would certainly expose the true reasons for this proposed project and result in a denial of their application for a variance of the zoning laws designed to protect this very situation from ever occurring.

Thank you for all your help regarding this matter,

Craig DiBona
Board Member 333 East 66th Street

## Blood Center

Alexandra Jeydel <abjny@aol.com>

Thu 12/24/2020 15:32

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

To whom it may concern,

I have lived in this neighborhood for my entire life, and it is outrageous that the Blood Center build such a high oversized building. It is not necessary, not keeping with the rest of the neighborhood, and will cause a serious dark shadow on buildings in the area.

Please reconsider the height of your Building!

Thank you for considering this important issue that in its present proposal will cause a very serious blight and hurt our quality of life.

Alexandra Bloch Jeydel

# Proposed commercial tower for Blood Center on E 67th St

Floy Kaminski <floykamin@gmail.com>

Wed 12/30/2020 14:13

**To:** 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>
**Cc:** BKallos@benkallos.com <BKallos@benkallos.com>

I write in opposition to the change in zoning from R8B (75') which would allow construction of a 334' commercial tower mid-block on the NY Blood Bank's current site, 310 E. 67th St.
Over the 40 years that my family has resided at 315 E. 68 St, we have actively used St. Catherine's Park for recreation for our 2 growing children and a green respite for ourselves from the intensely urban environment of NY City. Students from JREC's six schools also play outside in daylight and fresh air over-shadowed by the proposed tower. Mid-block zoning was established to preserve QUALITY OF LIFE in neighborhoods within the UES. At the Scoping Session on Dec. 15, the lawyers for the grossly oversized new tower tried to persuade us that the construction would benefit our community--but it would create terrible traffic jams, bring thousands of additional daily workers, and increase noise and light pollution to our block which includes the school, the park and a public library.
The City has already identified 3 Life Sciences sites for new construction at alternative locations that do not require rezoning. Why make an exception on E 67th St and build a monstrosity better suited to another site?
Thank you for your consideration,
Floy B. Kaminski



# Public Comment - Objections to Proposed Blood Center Project, East 66th Street

Dan Kaplan <Dan@lcpremiums.com>

Wed 12/30/2020 13:20

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

December 30, 2020

To: New York City Dept. of City Planning

Re: Objections to Proposed new Blood Center Project on East 66th Street

Sirs:

As a shareholder of a co-op located at 333 East 66th Street, I am strongly opposed to this project as proposed by The Blood Center and its construction partner, Longfellow.

My family has lived on 66th Street for more than 25 years. We have always valued the quality of life in this neighborhood; its character has made it a sort of urban oasis in the midst of what can be a very stressful city habitat. This quality has loomed even more importantly as we raise our son.

However, this proposal clearly will destroy any vestige of calm or relief on a permanent basis for the neighborhood. The reasons are many:

- This massive 334 ft Tower is out of proportion for any mid-block, especially one zoned for buildings no more than 75 feet high. (I have no objection to the Blood Center building out to its zoned allowance. The Blood Center has stated elsewhere that it actually does not need all this additional space; and it has also been offered alternative sites in the city that are more than adequate to its special needs and more appropriate to its mission.)
- Four plus years of construction will disrupt the community for an unacceptable period time. PLUS, it should be pointed out that The Blood Center will have to move its operations during that timeframe, which obviates many of the Blood Centers arguments for remaining where it is.
- The rezoning will set an unacceptable precedent for all development in a mostly residential UES.
- The rationale for the project is more than questionable in an era when vacant office space is rocketing, current vacant space is urgently being repurposed by management companies and landlords all over the city, and the trend to remote work is growing and certainly irreversible.
- There is no certainty that the buildings spaces won't be utilized for commercial purposes, thereby negatively impacting even further all of the following points.
    1. The impact on the transportation infrastructure and public transportation (which are already over-used) would be massive.
    2. Traffic conditions will clearly worse on both the narrow East 66th and 67th Streets but add to clogging 1st and 2nd Avenues all the way to the 59t St. Emergency vehicles will find it impossible to move in our area when servicing our population and the concentration of hospitals located here.

3. East 67th Street is a critical cross-town bus route for the city as well as the transportation lane for Julia Richmond High School; it's not hard to predict how the addition of more and larger Blood Center service bays, driveways and service vehicles will impact both E. 66th and 67 streets.
4. There will be an over-concentrations of foot traffic on our narrow sidewalks, particularly given the current Blood Center plans for wide access driveways.

- The increase of both toxic waste and the use of dangerous chemicals on blocks where there are schools, Pre-K and special education populations is very worrisome.
- The shadow literally cast by such a massive structure will utterly denigrate the quality of St. Catherine's Park on E.67th Street, which is the primary park for a large section of the UES, used day and night by children and residents.

There are yet many more reasons to doubt the wisdom of such project. I urge you to re-consider expanding this building with the permanent destruction this project will cause for a neighborhood that has always supported the work of the Blood Center.

Sincerely,

Dan Kaplan
333 E.66th Street, #9K
dan@lcpremiums.com

# Re: Objections to Proposed new Blood Center Project on East 66th Street

Linda Carlish Kaplan <linda@lcpremiums.com>

Thu 12/31/2020 5:29 PM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

December 31, 2020

To: New York City Dept. of City Planning

Re: Objecons t o Proposed new Blood Center Project on East 66th Street

Sirs:

As a shareholder of a co-op located at 333 East 66th Street, I am strongly opposed to this project as proposed by The Blood Center and its construcon partner , Longfellow.

My family has lived on 66th Street for more than 25 years. We have always valued the quality of life in this neighborhood; its character has made it a sort of urban oasis in the midst of what can be a very stressful city habitat. This quality has loomed even more importantly as we raise our son.

However, this proposal clearly will destroy any vesg e of calm or relief on a permanent basis for the neighborhood. The reasons are many:

- This massive 334 ft Tower is out of proporon f or any mid-block, especially one zoned for buildings no more than 75 feet high. (I have no objecon t o the Blood Center building out to its zoned allowance. The Blood Center has stated elsewhere that it actually does not need all this addional space; and it has also been offered alternav e sites in the city that are more than adequate to its special needs and more appropriate to its mission.)
- Four plus years of construcon will disrup t the community for an unacceptable period me. PL US, it should be pointed out that The Blood Center will have to move its operaons during tha t me frame, which obviates many of the Blood Centers arguments for remaining where it is.
- The rezoning will set an unacceptable precedent for all development in a mostly residenal UE S.
- The raonale f or the project is more than quesonable in an er a when vacant office space is rockeng , current vacant space is urgently being repurposed by management companies and landlords all over the city, and the trend to remote work is growing and certainly irreversible.
- There is no certainty that the buildings spaces won't be uliz ed for commercial purposes, thereby negav ely impacng e ven further all of the following points.

    1. The impact on the transportaon in frastructure and public transportaon (which ar e already over-used) would be massive.
    2. Traffic condions will clearly w orse on both the narrow East 66th and 67th Streets but add to clogging 1st and 2nd Avenues all the way to the 59t St. Emergency vehicles will find it impossible to move in our area when servicing our populaon and the c oncentraon of hospitals located here.
    3. East 67th Street is a cric al cross-town bus route for the city as well as the transportaon lane for Julia Richmond High School; it's not hard to predict how the addion of mor e and larger Blood Center service bays, driveways and service vehicles will impact both E. 66th and 67 streets.

4. There will be an over-concentraons of f oot traffic on our narrow sidewalks, parcularly given the current Blood Center plans for wide access driveways.

- The increase of both toxic waste and the use of dangerous chemicals on blocks where there are schools, Pre-K and special educaon popula ons is v ery worrisome.
- The shadow literally cast by such a massive structure will u erly denigrate the quality of St. Catherine's Park on E.67th Street, which is the primary park for a large secon of the UE S, used day and night by children and residents.

There are yet many more reasons to doubt the wisdom of such project. I urge you to re-consider expanding this building with the permanent destrucon this pr oject will cause for a neighborhood that has always supported the work of the Blood Center.

Sincerely,

Linda Kaplan
333 E.66th Street, #9K
linda@lcpremiums.com

# New York Blood Center—Center East CEQR No. 21DCP080M – Proposed Actions Necessary To Facilitate The Proposed Project

HomeKarp <wkarp1@nyc.rr.com>

Fri 12/25/2020 10:39

**To:** 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>
**Cc:** MBP Info <info@manhattanbp.nyc.gov>; Ben Kallos, NYC Council Member <bkallos@benkallos.com>

Dear Ladies and Gentlemen of the City Planning Commission:

I am writing to add my voice to the growing groundswell of voices expressing fervent opposition to this seriously flawed, ill-conceived 600,000 square foot, 334 foot tall, 33 story building being proposed at the site of the New York Blood Bank at 310 E 67th Street. Unfortunately, my work commitments kept me from attending the Scoping Session and expressing my views in person.

In addition to the myriad arguments that you have already heard regarding the material, adverse impact that the proposed project would have on the local infrastructure, especially public transportation, the unmanageable and dangerous traffic situation it would create, the fact that this monstrous building will block sunlight in St. Catherine's Park and the adjacent playground throughout most of the day, and will have the entire southern part of the Julia Richmond Education Complex in shadows for much of the afternoon, and the 4+ years of intense, large scale construction, which in and of itself poses dangers to the community and JREC, there is a very compelling legal and technical reason as to why this project cannot be allowed to proceed.

The proposed actions necessary to facilitate this project are completely non-contextual and would allow construction of a commercial office building in a mid-block residential zone that was created to preserve and protect the residential community. The R8B district is a contextual district. The proposed building doesn't meet the requirements for such a district for numerous reasons, primarily as to height, setback and lot coverage. The proposed actions are unprecedented and cannot be permitted. The City has well established zones for the proposed research and laboratory uses. The proposed actions are not even specific to those uses. There is no community purpose to this project. It is a purely for profit commercial project. The "partners" are in fact just rent paying tenants. Not only is the future of our Upper East Side neighborhood perilously threatened, but this project threatens virtually all of the Upper East Side and the Upper West Side where these residential districts are located and must be preserved.

I believe that our community would support efforts by the Blood Center to develop a modern facility on its property, but only for an as of right project which would actually permit the Blood Center to have 23,000 more square feet of space than what is being proposed. The folly of this project is indisputable. The proposed project must be rejected in its entirety.

Respectfully,

**Warren J. Karp**

**Warren J. Karp**
**315 East 68th Street | Apt. 11F**
**New York, New York 10065-5603**
**Phone: (646) 483-0835**
**Email: wkarp1@nyc.rr.com**

## St. Catherine's Park

SaveCentralPark NYC <savecentralparknyc@gmail.com>

Wed 12/2/2020 2:00 PM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

Please protect our very limited open spaces. Development does not have to crush our quiet enjoyment of our parks. Parks cast in shadow are irrelevant, and the grass and plant life will suffer.

The Covid crisis has underscored the need for parks for both the physical and mental health of New Yorkers.

Thank you,

Sheila Kendrick
Save Central Park NYC

# Center East Expansion Proposal

Sam Knowles <samuelmartinknowles@gmail.com>

Thu 12/31/2020 3:22 PM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

I am a resident of 315 E 68th Street and am writing in opposition to the Center East Expansion Proposal by the Blood Center. The project as currently envisioned will have a negative impact on the Julia Richman Education Complex and St. Catherine's Park.

Best regards,
Sam Knowles

# NY Blood Center tower

Kevin Kolack, Ph.D. <kevin@kevinkolack.com>

Wed 12/2/2020 3:48 PM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

This planned project is across the street from a park and a school. Construction and environmental safety cannot be guaranteed. Love the Blood Center, but I am not in favor of this project. Especially when there is so much vacant commercial space at present. Water off resources and too much potential danger.
Thank you,
Kevin Kolack, Ph.D.
4841 43rd St Apt 4K
Woodside, NY 11377-6828
212-604-4659
Parent of Ella Baker student

December 29, 2020

Jennifer Kratish
333 East 66th Street, 6R
New York, NY 10065

NYC Dept of City Planning
120 Broadway, 31st Floor
New York, NY 10271

RE: Manhattan Blood Center on 67th Street

To Whom It May Concern:

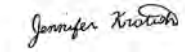
I am a co-op shareholder at 333 East 66th Street and I oppose the proposed Blood Center project, located mid-block between 1st and 2nd Avenues, 66th and 67th Streets.

The mid-block is zoned for a height of 75 feet. The proposed project is 334 feet tall. The zoning laws were put into place to protect the look and feel of our neighborhoods as they are known and enjoyed today. Rezoning to permit this project would set a harmful precedent that would impact the entire island of Manhattan.

The Blood Center currently stands four floors tall, and would only occupy the first four floors of the new sixteen-floor structure. How puzzling that the Blood Center will not receive the advantage of the extra square footage. Instead, the current plan is to rent the remaining floors to "Life Science Partners"; however, the space could ultimately be rented out to anyone. It is understandable that the Blood Center would want to update and expand its space; but, it can do so within the current zoning guidelines.

The benefits of the proposed project do not outweigh the costs. The only beneficiary would be the developer, whereas a rezoning would signal to developers that the entire island of Manhattan may be rezoned, which will change the face of Manhattan and sacrifice our neighborhoods.

Yours truly,



Jennifer Kratish

# Re: NY Blood Center,

Laura Krein <lrk820@hotmail.com>
Sun 12/20/2020 11:10 AM
**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

On Dec 20, 2020, at 11:08 AM, Laura Krein <LRK820@hotmail.com> wrote:

RE: New York Blood Center proposal to rezone site

TO: Olga Abinader, Director

CC: Ben Kallos, Council Member

I strongly oppose the proposed rezoning of the New York Blood Center to allow the construction of a 16-story, 334-foot-tall building between East 66th-67th Streets. This huge mid-block building will be vastly out of scale and completely out of character for this residential community. Additionally, it will cast enormous shadows on the surrounding area, including an elementary school and active park where community children and elderly currently enjoy bright green space. The increased commercial tenancy will escalate local foot and automotive traffic, a problem further compounded by the fact that this affects one of the few vital crosstown bus routes and critical ambulance access to the surrounding hospitals.

If the New York Blood Center proposal is approved, I am deeply concerned that it will hugely harm the neighborhood, by altering residential midblock zoning to allow towering commercial space, with a size and height normally reserved for avenue locations. I also fear will set a dangerous precedent for our UES neighborhood space and across the city.

Thank you for your consideration to this opposition statement.

*Laura Krein*

## opposition to Blood Bank skyscraper.

miles@milesladin.com <miles@milesladin.com>

Tue 12/15/2020 1:31 PM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

Would it not be sufficient to renovate just the interior Blood Bank building and/or expand in a less densely and residentially populated neighborhood: Bronx, Westchester, LI.

The neighborhood and neighbors do not welcome this expansion.
sincerely,
Miles Ladin
215 East 68th Street, 8R

# Proposed Blood Center expansion project

Micheline Lakah <michelinelakah@yahoo.com>

Tue 12/8/2020 12:05 PM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

I live at 324 East 66 Street, NY, NY 10065 and I am in opposition to the proposed Blood Center expansion project as this will impact our environment greatly in a negative way.

Micheline Lakah

## NY Blood Center Expansion Project

Micheline Lakah <michelinelakah@yahoo.com>

Tue 12/15/2020 9:37 PM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

My name is Micheline Lakah and I am a long term resident at 324 East 66 Street, which is directly across from the NY Blood Center. I strongly oppose the expansion of the NY Blood Center at that location with a high-rise commercial building as it will negatively impact my quality of life, blocking the light to my apartment completely and causing me to live with dust and debris for several years during the construction.

I urgently request opposition to the changing of mid-block zoning laws which will be a detriment to our community and city.

Thank you for your attention and consideration.
Micheline Lakah

Sent from my iPad

# Proposed development on the New York Blood Bank Site on 67th between 1st and 2nd Avenues

Jenniene Leclercq <jenniene@nextplateauent.com>

Sun 12/13/2020 2:41 PM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

I live at 315 East 68th Street and am absolutely opposed to the development of this site as proposed.

1. It is my understanding that the Blood Bank does not need anymore space than they already have in their current building.
2. It would be a travesty and racist to affect the Julia Richmond School (mostly black and brown students) with the proposed development.
3. It would be a travesty and discrimina ng to affect the one li le St. Catherine's Park where kids can play on the Upper Eastside.
4. It would further strangle a community already choked by 3 hospitals and their outpa ent facili es as far as traffic, pollu on, parking,

   Public transporta on (2nd Avenue is already a parking lot all day long, and almost 7 days a week).

*Jenniene Leclercq*
Next Plateau Entertainment
P.O. Box 1199, Lenox Hill Sta on
New York, NY 10021
U.S.A.
212-243-6103
jenniene@nextplateauent.com

New York Blood Center Proposal on UES

J. Leclercq <nycleclercq@gmail.com>
Tue 12/15/2020 10:03 AM
To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>

Dear Members of NYC Planning,

I am writing to voice my deep concern about the expansion of the New York Blood Center on East 67th street. As a long-time residen neighborhood, I am extremely concerned about it's over development. The Upper East Side is on a slippery path to becoming an exte midtown.

The expansion of the New York Blood Center is a real estate ploy and not necessary to the operation of the organization. Longfellow R Estate will rent out most of the space for commercial use as the Blood Center does not require the amount of space proposed for this mammoth building. Furthermore, the city has allocated a number of spaces for Life Science development that would be more in line v type of development, including, large plots of land in Long Island City, Murray Hill and East Harlem.

At the Community Board meeting this week I heard a number of presentations on the project which were seriously concerning. A few many reasons I oppose the project.

1) The building will be over 300 feet high, 16 stories and will have a massive footprint. The current structure is only about 60 feet hig

2) Obstruction of sunlight over the Julia Richmond School and St. Catherine's Park. The children will no longer have sunlight in their classrooms or in the park for most of the day. And of course, neither will community residents. This community needs more spaces fc and children to recreate and certainly should not be supporting projects that would damage existing spaces.

3) The passing of this development will set precedent, overruling a real estate law that prohibits large buildings mid-block. Once the p are passed this will lead to other large commercial projects of this nature.

4) Increase of traffic and air pollution to the neighborhood. We all know how bad the traffic is on Second Avenue and this will only ma worse.

5) The addition of 2,600 employees who will add further congestion to this residential neighborhood that is in serious danger of losing character to large corporations.

6) Public transportation would go back to the stressed days before the 2nd Avenue Subway.

This will impact the quality of life in our neighborhood and I ask your help in stopping the project. I would very much appreciate an opportunity to speak with you further about this project to understand what I can do to help prevent it's development. I can be reach 917-750-8484.

Thank you.

Best regards,

Jenniene Leclercq
315 East 68th Street 6-O
New York, NY 10065
732-996-6100

# Opposition to # CEQR 21 DCP 080M

Matthew Levey <matthew.levey@gmail.com>

Thu 11/26/2020 10:23 AM

**To:** Marisa Lago (DCP) <MLago@planning.nyc.gov>
**Cc:** **21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

Dear Ms Lago,

I write to oppose New York Blood Center's application to construct a 16-story replacement for their current 2-story building on East 67th St. I am a two-decade neighborhood resident, as well as the founder and director of a non-profit elementary school in Brooklyn.

The concerns about density and the shadows that would be cast on the nearby St Catherine's park have already been raised to your attention so I will not repeat them. The additional employees who would presumably work in the building will add to the daytime traffic, both pedestrian and auto in an area that is overwhelmingly residential.

NYBC references its non-profit status and research work, adumbrating some benevolent purpose for which the community should be willing to suffer both the years of construction and subsequent increased demands on the community infrastructure. NYBC is in fact a fee-for-service organization that generates more than $300 million annually from the sale of blood, plasma and platelets and another $17 million from interest and dividends on its nearly $500 million in net assets. In their presentation to your panel NYBC referenced its role as a research organization and its collaboration with nearby hospitals but a review on Google Scholar shows few patents issued to NYBC in recent years. The papers attributed to Dr. Shaz, the CMO, and others at NYBC tend more towards surveys than innovative work, although perhaps they could produce a citation analysis showing your office how often their research is used by others to innovate. Regardless, as the pandemic has taught us all, collaboration does not require proximity given advances in the internet.

That Dr Hillyar runs an efficient service organization is no aspersion. He is paid nearly $1.5 million annually and his Trustees should expect effective leadership in exchange for such compensation. But the fact that NYBC plans to lease much of the space in their new building to non-related entities shows this proposal is less about finding new space for additional labs and more about the profitable utilization of the NYBC's primary asset; its land on East 67th st. With his acumen and the influence and expertise of wealthy Trustees like Mr. Milstein, Dr. Hillyar can find a better solution to his renovation needs than to impose a large building on a residential neighborhood.

If more nearby lab space is needed NYBC can lease from the many developers who have converted Roosevelt Island into a medical campus in recent years or the recent West side complex Taconic and Nuveen are building on West 66th St. If Dr. Hillyar and his team want to contribute meaningfully to their neighborhood they could submit a plan for a mixed use building that provides affordable housing for nurses and other less well paid medical workers who serve patients in our community directly. Our neighborhood does not need another office development that benefits sovereign wealth funds and well-connected MBAs from Ivy League universities whose leisure activities include golf and fly fishing in Montana.

SIncerely

Matthew

## NY Blood center tower expansion

Suzanne Liberty <suzanne.liberty@gmail.com>

Sun 12/27/2020 07:59

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

To whom it may concern:
I am writing to express my opposition to the NY Blood Center tower expansion/development. At a time when out door space continues to dwindle this expansion will severely impact St Catherine's park, located between 1st and 2nd Avenues, running between 67th and 68th street. This park is utilized by children, their families, and serves as a place for seniors and elderly to have a place to be outdoors for fresh air, to sit in the sun, is a place for our neighborhood seniors to congregate, or for their caretakers to bring them on a nice day. This park also serves the thousands of medical staff working in this neighborhood, who come to relax, eat a meal in-between shifts or during a meal break.
You can not underestimate the vital role this single park plays in the lives of THOUSANDS on a DAILY basis!
I oppose the NY Blood Center's expansion. Please vote "Against" this proposal!!!!!
Thank you for considering all of our best interests.
Suzanne Liberty

Sent from my iPhone

# RE: New York Blood Center Development

Longo, Michael <Michael.Longo@corcoran.com>

Thu 12/31/2020 6:31 PM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

To whom it may concern.
I am a resident of
301 E. 66th St, Apt 8F
New York, NY 10065
I am a Realtor and understand the negative impact of the development/expansion project of the Blood Center Building of this magnitude. This is a relatively quiet neighborhood at the moment!
I have lived here since 1990 and have enjoyed the area. Yes it has gone through some changes but not as dramatic as the effect the expansion would have.
I enjoy St Catherine's Park at the moment and just the amount of extra employees in the area would impact the peacefulness of it. The increase traffic flow would also disrupt the area
with more congestion and noise! Traffic in this area is maxed out enough already! I also found out that there will be 24 hours lights on the tower. The amount of light that will project will be hard for the residents and more in line for a runway. The noise from the mechanicals and trucks coming will also be very disrupting and the lack of sunlight for our buildings residents could be very depressing medically. This will effect many people negatively in this area and would be a better choice in another that wouldn't impact so many residents!
Best,
Michael Longo

Michael Longo
michael.longo@corcoran.com
m:516.220.1040
24 Main Street
Southampton, NY 11968
**Becwar+Longo Teamea**
BecwarLongoTeam@corcoran.com
**The Corcoran Group**
Joe Becwar + Michael Longo
Licensed Real Estate Sales
BecwarLongoTeam@corcoran.com
The Corcoran Group
Top 1% of NRT Nationwide
Corcoran's Mul -Million Dollar Club

h_ps://www.ecorcoran.com/uploaded_doc/FairHousingNo_ce.pdf

"Real Estate cannot be lost or stolen, nor can it be carried away.
Purchased with common sense, paid for in full, and managed with
reasonable care, its about the safest investment in the world."
" Franklin D. Roosevelt"

"Coming together is a beginning,
keeping together is a process,
working together is a success."
" The eloquent Henry Ford"

*Wire Fraud is Real*. Before wiring any money, call the intended recipient at a number you know is valid to confirm the instructions. Additionally, please note that the sender does not have authority to bind a party to a real estate contract via written or verbal communication.

## Blood Center on E 66th St

Auroni <auroni.maj@gmail.com>

Tue 12/29/2020 13:52

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

To whom it may concern,

Hi, my name is Auroni Majumdar, owner of a unit in 301 E66th St. I am emailing you today, petitioning against the proposed New York Blood Center Development. I am in opposition of the development for several reasons related to neighborhood and quality of life changes that would result from the new building.

First and foremost, the impact to the community as it relates to pollution - environmental, construction and chemical waste, noise, sound and light - would result in irreparable impact to the block and neighboring areas. Traffic and people density related to the construction and prospective building operations including public transportation, building vehicles - ambulances & emergency - would further exacerbate the aforementioned impact and create an unlivable traffic and noise situation and further negatively impact the traffic associated with the 59th St bridge; the streets would be affected by 24/7 noise pollution from construction, operations, traffic and continuous honking that already plagues the neighborhood. Furthermore, the building at it's proposed heighting would block sun and airflow to some of the block's most precious green spaces, St. Catherine's Park. This is a beloved space in our community and is regularly frequented by children and adult residents.

Lastly, the mid-block rezoning would create a major, dangerous precedent for the Upper East Side neighborhood and other areas in Manhattan impacting the city's residential communities. This is a slippery slope that could have a long lasting detrimental impact to the city, industrializing areas that have a strong community and residential presence. Proposals like this bring us one step closer to making NYC an industrial dystopia.

Though I agree with some of the research objectives of the Blood Bank, a facility such as the one being proposed has no place in such a densely populated residential area and is better off being built in the outskirts of Manhattan. I work for IFF/DuPont Nutrition & Biosciences and I can vouch for the ability for large organizations being able to work remotely with today's technology - including telecommuting, team collaboration, sample delivery and analysis, integrated computing and general interconnectivity.

There is no good reason for a building of this size to be built in a tightly packed, already densely populated residential area.

I would be happy to discuss my concerns further, if desired.

Best,
Auroni Majumdar

# Protest of the Proposed Blood Center Tower on East 66 St.

lmartin222@aol.com <lmartin222@aol.com>

Thu 12/31/2020 5:21 PM

**To:** 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>
**Cc:** dre.berk7@gmail.com <dre.berk7@gmail.com>

Dear Ladies and Gentlemen,

I have been a shareholder of a co-op at 333 East 66th Street for the past 30 years. I am wring this le . er to protest the proposed high-tower project of The Blood Center and Longfellow.

Our building is residenal; f amilies who value this residenal side-s treet locaon as a sa fe and congenial neighborhood live here. An enormous mid-block tower would ruin our neighborhood.

Nearby on 67th street is a lovely park; this park would be completely shaded by the proposed massive building. In addion, tr affic, especially emergency traffic, would be impeded as this is a major cross-street for ambulances and other needed services. Our sidewalks are narrow and already serve as important crosswalks for hospital workers at Memorial and Cornell.

With all of the vacancies in mid-town NYC, it is impossible to imagine that this massive building is needed in this small-scale residenal se ng.

Can you please re-evaluate and consider the unnecessary destrucon of our quality of lif e if this proposal is accepted. Please feel free to contact me if further informaon is desir ed.

Sincerely yours,

Lisa Marn, PhD , RN
Shareholder, 333 E. 66 St., 4C
917-275-3553

# The New York Blood Center -- Scoping Comments

Valerie S. Mason <vmason@otterbourg.com>

Thu 12/31/2020 7:37 PM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

My name is Valerie Mason and I reside at 320 East 72nd Street. I spoke at the Scoping Session held on December 15th with respect to the request of the New York Blood Center to have permission to up zone its current property on East 67th Street. This request is out of order and should be denied without incurrence of any addi onal me or money on the part of the City government. Our community and our Community Board have already weighed in. Almost 35 years ago, this community sacrificed blood, sweat and tears to obtain an "R8B" zoning for this street and it must be upheld by the City Planning Commission.

I listened to the proposal of the NY Blood Center at the CB 8 Zoning Commi ee, and again at the Scoping Hearing. The Blood Center, in its own presenta on, said its space needs could be met by an expansion of their building within the current zoning limita ons applicable to East 67th Street – what cannot be met is their desire to become a commercial landlord in partnership with a for-profit developer, specula ng on an addi onal 11 story tower and what profits that might bring. Those are not reasons for the City to grant an up-zoning on this street. The whole purpose of zoning limita ons is to preserve the integrity of the city scape and to encourage residen al as well as commercial use, within the framework. If the City were to grant this permit, it would be a disastrous precedent and undermine the en re zoning resolu on.

This project is a wolf dressed in sheeps' clothing. The Blood Center is without shame as it invokes COVID as one of the reasons for what it is doing. They have hidden this project for as long as they could from the community and were disingenuous at best when they said they want to work with the Community. The Blood Center did not say they explored any other alterna ves other than coming to you to ask for the up-zoning, they think you will be naïve and just because they are a not for profit opera ng in the health care sector you won't go behind the curtain – please show them you are responsible.

The Blood Center has rejected out of hand, three life science loca ons offered by the City, in areas that are craving economic development and s mulus, they have not said why any of these loca ons are unsuitable. The UES and the en re city for that ma er, now has more than its fair share of open lots awai ng development along the avenues, looking for not-for profits with which to partner, as well as an abundance of commercial space coming on line -- the Blood Center did not give any evidence that they have explored any of these alterna ves. When tax paying New Yorkers outgrow their space they sell their property and move to a more suitable one. The Blood Center, among their superficial and simplis c claims for why they should not be subject to the R8B limits, state they need proximity to the hospitals, yet they provided no evidence that any of the nearby hospitals felt that was necessary – in this day and age, especially when we are all working from home? Do they think we are stupid? This is a pure vanity and money making project and as such should be closely scru nized by the Planning Commission. This is a zoning issue pure and simple, but at the same me, one cannot ignore the horrible and permanent long-standing consequences if the City entertains this project – permanent shadows will be cast over one of the few outdoor spaces we have in our neighborhood, an already congested street, will become impassable due to addi onal traffic and deliveries which result from the 11 story commercial tower. This block is narrow and contains one of the few cross town bus routes we have, any addi onal commercial traffic will have even more deleterious effects on the air quality, noise quality, etc.

They claim that their project will benefit our neighborhood, IT WILL NOT, quite the contrary. One mee ng space and "educa onal programs" do not jus fy the permanent short and long term damage this up-zoning will wreak on our environment and quality of life.
Many trade unions and stem groups tes fied how great this project is, but the posi ve effect such a project will have for these two groups can be accomplished by the Blood Center on any block in the City of New York not already zoned "R8B". They say the project will bring, in addi on to construc on jobs, addi onal jobs but they don't say at what level of pay, again look behind the curtain, before you sell us out for cheap.

Please, as part of your review, interview the various neighborhood associa ons and find out what this will do to our neighborhood. I am the President of the East 72nd Neighborhood Associa on and would be happy to discuss the impact we think this would have on the UES, because an upzoning will affect us all.

We who live on the “far east side” are already in no-mans land when it comes to zoning; the City to date refuses to entertain a height limit on the Avenues east of Third Avenue, please do not obliterate the meager zoning restric ons we have, I beg you.

Valerie Mason

# Opposed to NY Blood Center Expansion

JULIE MCMAHON <jmpmcmahon@me.com>

Wed 12/30/2020 8:14 PM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

To Whom it May Concern:

We are Julie McMahon and John Sorensen, residents in apartment building 301 East 66th Street. We are writing to you in opposition to the proposed expansion of the NY Blood Center for the following reasons:

1. This is a residential neighborhood. This building is not a mid-block building; rather it is a mid-town building. Adding 3000 daily employees would change the nature of this lovely section of town.

2. As an employe of Memorial Sloan Kettering Cancer Center and the increase traffic will make it more difficult to navigate the street, creating a dangerous commute back and forth to work. We already have a firehouse, police department, Hunter College and multiple hospitals in our neighborhood. We do not need larger buildings!!! The area is dense enough as it is.

3. East 66th Street, already suffers from the smells and dangers of the current Blood Center waste removal and now fears a catastrophic increase in waste products will render this street and the general area dangerous and virtually unlivable.

4. The proposed Tower is projected to take more than 4 years to build, requiring the Blood Center to operate for many years from another site, demonstrating that any claims the Blood Center desperately needs expanded space are false and misleading.

5. The proposed tower lights that will be illuminated 24 hours per day is not acceptable in a residential neighborhood.

6. The noise from the mechanical floors will effect my husband's work-from-home comfort/environment.

7. We love our apartment for the abundance of sunlight, and the lack of sunlight from the additional floors will depreciate the value of our apartment.

8. Finally, there is absolutely no benefit to be found from this Tower for anyone who lives on the UES. The only beneficiaries are the developers, the Blood Center and, unless any one is unaware, the mayor.

Sincerely,
Julie McMahon
John Sorensen
Apt. 5E, 301 East 66th Street, NY, NY 10065

Julie Menin
New York, NY 10128

NYC Department of City Planning
Attn: Olga Abinader, Director
120 Broadway, 31st Floor
New York, NY 10271

December 29, 2020

**RE: NEW YORK BLOOD BANK PROPOSED REZONING/APPLIED LIFE SCIENCES HUB**

Dear New York City Planning Commission,

I am writing as a resident of Yorkville about the NY Blood Bank Proposed Rezoning (DCP Project ID 2019M0430.) As a prior seven year Community Board chair, I have years of experience dealing with zoning issues that have informed my view of this project. While clearly the Blood Bank does incredibly important work and should have the right to expand, I am concerned that the midblock rezoning presented by this project will set a concerning precedent for the Upper East Side and the city. The R8B zone was created to keep intact the generally lower scale buildings on the midblock and have larger buildings on the avenue blocks, thus preserving a more contextual plan for siting buildings.

Since the R8B's adoption, a midblock rezoning has not been approved in this neighborhood. A potential approval of a midblock rezoning in this neighborhood, would not only be noncontextual but could set a precedent for other neighborhoods in the city as well. I also am concerned that any approval of this midblock rezoning does not take into account a true comprehensive plan for the district which is critical.

Thank you for consideration of these concerns which not only have ramifications for our neighborhood but for many others in the city as well.

Sincerely,

Julie Menin

## Opposition to proposed rezoning of the New York Blood Center site

Lyerka Miller <lyerka.miller@millermeded.com>
Mon 12/28/2020 2:27 PM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

RE: New York Blood Center proposal to rezone site

TO: Olga Abinader, Director
CC: Ben Kallos, Council Member

I strongly oppose the proposed rezoning of the New York Blood Center to allow the construction of a 16-story, 334-foot-tall building between East 66th-67th Streets. This huge mid-block building will be vastly out of scale and completely out of character for this residential community. Additionally, it will cast enormous shadows on the surrounding area, including an elementary school and active park where community children and elderly currently enjoy bright green space. The increased commercial tenancy will escalate local foot and automotive traffic, a problem further compounded by the fact that this affects one of the few vital crosstown bus routes and critical ambulance access to the surrounding hospitals.

If the New York Blood Center proposal is approved, I am deeply concerned that it will hugely harm the neighborhood, by altering residential midblock zoning to allow towering commercial space, with a size and height normally reserved for avenue locations. I also fear will set a dangerous precedent for our UES neighborhood space and across the city.

Thank you for your consideration to this opposition statement.

Lyerka Miller

# Letter of Petition about New York Blood Center Proposed Expansion Plan

Elizabeth Miller <liz.827@hotmail.com>

Wed 12/30/2020 6:40 PM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

To Whom It May Concern:

I am writing to express my objection to the proposed New York Blood Center's Expansion Plan. For over 40 years, I have been a resident of 301 E 66th St which is located just west of the current Blood Center location.

I am truly distressed about the impact of this project on my quality of life and on the overall community. My apartment is #2L which is probably the closest to where the proposed new entrance will be and merely feet from the existing western wall of the Blood Center. Some of the areas that concern me the most:

- **Zoning & location**
  - If the blood center is going to occupy the same footage as now, why is a special exception to the zoning law necessary? This Mid-Block re-zoning would create a major precedent for the UES and the rest of the Manhattan residential areas.
  - Once zoning is changed the site could be sold or repurposed. There is no going back and nothing to stop the Blood Center from going to another developer and putting up another type of tower for whatever purpose (or the developer from doing it on its own).
  - Why does the blood center need to work with a for-profit developer on this exact site? The blood center itself has the financial resources to pay its CEO in excess of $1.7 million annually and has in excess of $350M in cash and equivalents on its balance sheet.
  - The Blood Bank turned down a location at the edge of Harlem that would have brought jobs and economic development to this location while serving the same population they claim they want to reach. The Blood Center has a major facility in Long Island City (and other centers around). There are other locations in Manhattan that would not require complicated zoning law changes. The Blood Center was presented with other Manhattan locations and refused.
  - This expansion project is being portrayed as creating a "life sciences hub" but the blood center is going to be the exact same size and there is no guarantee that life science renters filling all those stories will even be found by the developers.
  - Where is the blood center going to operate from during these 4 years of construction? It's clear that being in close proximity to the York Ave hospitals is not vitally necessary and another more suitable location is the solution. I believe efforts should be made to investigate another location. There is currently a huge supply of cheap commercial real estate and I have no doubt they could find something within relatively close distance from the hospitals. Also, they mentioned serving New Yorkers of all communities and collaborating with other universities and colleagues in Paris so I don't see why proximity within a few blocks is required.

- Also, what is the impact on the library which is right next door to the east? I would expect any peace and quiet by individuals trying to enjoy the library would no longer be possible.

**Other Factors:**

- **Quality of life**
  - 4 years of construction with over 1,500 construction workers on this site will have a huge impact on crowding and congestion. Also, if it is going to take this long, with this many people perhaps this is a sign this is too big a project? Years of demolition and construction, dangerous levels of pollutants, toxins, vermin, etc., plus the unbearable noise of blasting and construction at overwhelming decibels will be experienced by this community for what benefit?
  - Adding 2,400+ daily employees to this site coming and going each day will be extremely taxing on the community space and resources. All of these extra people and cars will be in dangerously close proximity with hundreds of school children from both JRHC, St Catherine's Park and the SAM school on the corner of 67th St as well as elderly patrons of the library. In addition, if this building is open 24/7 there will be an increase in noise and people during the overnight hours disturbing sleep and creating potentially unsafe situations. Proposed use of commercial space for "life sciences" is a disruption to a predominately residential neighborhood since these companies operate with lights and mechanical systems running at full capacity 24/7 with full noise levels throughout the night.
  - If this is supposed to be a "Life Sciences hub", what kind of medical waste and toxic fumes will be in extremely close proximity to residential buildings, schools, park and library at all times of day and night?
  - I am fortunate enough to have a small terrace which I enjoy very much in the nice weather. It is located literally feet from the new proposed entrance. During the construction the noise and pollution will make this impossible to use, truly impacting the quality of life in my home. There also will no longer be sunlight on the terrace, similar to the rest of my apartment.
  - In their presentation, the blood center speakers specifically mentioned an "active street" which is extremely disconcerting and claimed that it would "improve the neighborhood experience" but I don't really see any way in which it would.
- **Traffic**
  - The current traffic level is extremely high with horns honking all day long. I work from home and am on zoom calls throughout the day during which I've often joked about I probably live on the noisiest street in the city due to how loud it is. I cannot fathom this amount of traffic and honking growing to exponential levels with such a huge office building right next door. Working from home both during the construction phase and then after will be absolutely impossible.
  - 67th St also has the crosstown bus which many essential workers from the York Ave hospitals take to the subway. The traffic is going to cause massive delays as well as overcrowding on this bus with the addition of so many more workers in the proposed new facility.

- **Loss of sunlight**
  - This enormous tower means I will no longer get natural sunlight into my apartment, same goes for other residents in the neighborhood, which would have significant detrimental mental health effects.

  - The shadow assessment showed a significant shadow impact specifically during the after-school hours of roughly 3-5pm which is when school children will typically be enjoying the park.

There is absolutely no benefit to be found from this Tower for anyone who lives on the UES. I understand the benefits of improving this facility and need to develop NYC into a Life Sciences hub but do not believe our zoning laws should be changed for this for-profit developer to completely transform a block which includes 2 schools, a playground, library and residential buildings. The only beneficiaries are the developers, the Blood Center and politicians who will claim this is "creating jobs" and making NYC a science hub when that can happen in a different, more suitable location where an entire community is not destroyed.

Thank you very much,

Elizabeth Miller

301 E. 66th St Apt #2L

# Re: NYC Blood Center Upper East Redevelopment

Monette Moradi <monettem97@gmail.com>

Tue 12/8/2020 8:19 PM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

To whom it may concern

I am emailing as an Upper East Side resident in opposition of the Redevelopment of the NYC Blood Center next to St. Catherine's park on East 68th street. This is for a variety of reasons including environmental and quality of life concerns

Thank you

Monette Moradi

Sent from my IPhone

# Opposition to the Blood Bank's Re-zoning and New Construction Proposal

Bao Chau T. Nguyen <baochau@cedalumni.berkeley.edu>

Thu 12/31/2020 11:06 PM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

To: New York City Department of City Planning

As a shareholder of the co-op located at 333 East 66th Street, I am writing to oppose the proposed project by the Blood Bank Center that would require the City of New York to re-zone the height allowance of a residential block.

While the Blood Center provides an indispensable service to the community through its important work, the new construction project does not, in any way, expand the Blood Center's space usage.

This new tower would have an adverse effect on the quality of life for residents on this street, both during and well after its construction is completed. Currently, East 66th is already a major traffic route with only a single lane during the evening. With the proposed expanded services entrance for the tower, East 66th will essentially be turning into a service alley. The additional commercial residents that will inevitably result from the project will increase further traffic congestion, both in cars and pedestrians.

Given the current state of commercial real estate in New York City as a result of the COVID-19 pandemic, it does not make sense to increase the supply of commercial space while demand is being driven down in the foreseeable future. For these primary reasons, among many others, I urge the Planning Commission NOT to make an exception to the zoning requirement for this project.

Sincerely,

Bao Chau T. Nguyen
Resident and Shareholder of 333 East 66th Street

# FW: questions for NYC Blood Center

Annabelle Meunier (DCP) <AMEUNIER@planning.nyc.gov>
Tue 12/15/2020 2:43 PM
**To:** 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>

---

**From:** Jeffrey Glovsky (DCP) <JGlovsky@planning.nyc.gov>
**Sent:** Tuesday, December 15, 2020 2:41 PM
**To:** Annabelle Meunier (DCP) <AMEUNIER@planning.nyc.gov>; Sara Avila (DCP) <SAvila@planning.nyc.gov>
**Subject:** Fw: ques ons for NYC Blood Center

**JEFF GLOVSKY • Audio Visual Manager**

**Land Use Review Division**

**NYC DEPT. OF CITY PLANNING**

120 BROADWAY, 31st FLOOR • NEW YORK, NY 10271

**212-720-3376 I jglovsky@planning.nyc.gov**

**AV Control Room: 212-720-3330**

**{ Direct: 646-415-6750 | avglov@aol.com }**

**Follow us on Twitter @NYCPlanning**

**http://www.nyc.gov/planning**

---

**From:** Kathy A. O'Connor <kocfa@yahoo.com>
**Sent:** Tuesday, December 15, 2020 2:36 PM
**To:** Jeffrey Glovsky (DCP) <JGlovsky@planning.nyc.gov>
**Subject:** ques ons for NYC Blood Center

1. What is the impact on Julia Richman Education Complex, which includes children of all ages and types?

2. What is the impact on St. Catherine's Park and the adjacent schoolyard - sunlight and daylight?

3. What is the impact of the building - both sunlight and daylight on residential buildings for at least 2 blocks on all four sides of the building?

4. What is the impact to traffic on 66th, 67th Street, 2nd Avenue, 1st Avenue?

5. What is the impact to ambulance travel throughout the area?

6. What is the impact to bus travel on 67th Street, 68th Street, 2nd Avenue, 1st Avenue?

7. What is the impact on general community congestion with foot and vehicle traffic?

8. If the blood center needed an update to their existing facility they could find partners within their health care network without the need to partner with a commercial real estate company with an interest in a for profit commercial rental business.

9. Why are zoning limits easy targets for commercial developers?

Thank you,
Kathy O'Connor
315 East 68th Street

## Oppose the New York Blood Center Tower Proposal

Kathy A. O'Connor <kocfa@yahoo.com>

Wed 12/30/2020 16:05

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

New York City Department of City Planning

I am writing to oppose the New York Blood Center Tower Proposal requiring several zoning variances.

There are several reasons for my opposition. They are as follows:

1. A tower with commercial space in a residential community will be offensive and create irreparable damage to the neighborhood.

2. The tower will block much needed sunlight in the neighborhood, St. Catherine's Park, for trees and plants as well as for several surrounding buildings.

3. The increase in vehicle traffic will impact an already overtaxed area due to school bus, city bus, ambulance, 1st and 2nd Avenue bridge and crosstown traffic.

4. My family's ability to enjoy and interact in and around the neighborhood will be hampered since it will no longer be tolerable with an extra 3,000 people and it will be impossible to enjoy the park.

5. Commuting to/from downtown will be more difficult with an added level of pedestrian (additional 3,000 employees) traffic.

6. The effect of the 24 hour commercial lights coming from the proposed tower will cause light pollution in a residential community.

7. The noise from the extra activity and mechanical floors in the proposed tower will harm my ability to live and work from my home.

It is difficult to understand why the city would allow zoning variances that would cause so much damage to a residential neighborhood.

Please vote against this proposal.

Sincerely,

Kathy A. O'Connor
315 East 68th Street, 8K
New York, NY 10065

I am writing to oppose the Building of the equivalent of a 30 story building amid a residential neighborhood.

My reasons for opposing it are :

. It violates zoning laws that were put in place precisely to stop projects like this

. It will remove businesses that are likely being taxed to a property that will not be taxed reducing revenue to the City and State

. It seems bizarre why a new office space needs to be built when much commercial real estate is begging for tenants

Long fellow has rejected several musch more appropriate sites

One of the excuses for co-location with the Blood Band was the ”synergy” and convenience of the hospital world. One of the few positives of the pandemic has been the proof that almost all business can be conducted remotely

. Foot, automobile and truck traffic will increase mightily on a thru block used by MANY emergency vehicles

. Longfellow projects an additional 2,600 people arriving and departing at the already heavily burdened rush hour

. Four bays are being installed to accept deliveries of gasses and for the removal of medical and chemical waste to a neighborhood instead of an industrial park

. The Soviet style of architecture with no setbacks will block light (not just sunlight) from a High School, a basketball court and one of the most heavily used playgrounds in the community, St Catherine's Park

. Longfellow refers to tenants and it is not clear who they are and whether they have signed a Letter of Intent or other documents pledging tenancy, leaving it up to Longfellow and the Blood Bank as to what tenants will actually occupy the offices

Many of us moved here because it offered the right mix of urban and residential activities. This real estate boondoggle masquerading as a vertical research park totally upends that mix.

--

**Peter OReilly**

**333 East 66th St**
**New York, NY**

# Shareholder at 333 East 66th Street- Blood Center

Florence Posy <fposy126@gmail.com>

Wed 12/30/2020 7:01 PM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

I am wri ng this email to urge you to not approve the plans of a new, very large, Blood Center. This is the worst loca on possible – bus, park, school, hospital building, police and fire sta ons on 67th Street and transverse through the park on 66th Street. Isn't there enough traffic on these two blocks? 2nd Avenue is a nightmare any me of day. Ambulances and fire trucks will not be able to get through and then what?

I strongly disapprove of this project and the hardships this will entail to all who live here.

Sincerely,

Florence Posy

## Children's Playground

Marilyn Reis <mjr222@aol.com>

Fri 12/25/2020 12:11

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

How sad at a time like this - that this is a priority - what little fun kids can still have will now be overshadowed.
If you need to make it - make it less tall
Don't take away more daylight.

Sent from my iPhone

## NY Blood Center Project @ e.66th st. / e.67th st.

Linda Rizzuto <lmr348@gmail.com>

Wed 12/30/2020 08:22

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

Good Evening,
My name is Linda Rizzuto and I am a shareholder at 333 east 66th st. for 38 years. I am writing to ask for your support in not allowing the Blood Center/Longfellow Group to abolish the zoning laws of the upper east side. Laws that took 20 years to establish now under threat by Longfellow and the Blood Center.

A Mid block skyscraper over 335' spanning both 66th st and 67th street will not raise our quality of life but disruptive and eventually destroy our quality of life. A project that will bring more traffic, less light, block air flow, destroy our park, more chemical waste, more noise and more vermin.

I understand the Blood Center needs an investor to modernize their space but a mid block 'double' Skyscraper with Longfellow is not the answer for our community. If Longfellow succeeds our entire city is in jeopardy of no longer having residential communities.

Thank you for your time and consideration in this matter,
Linda Rizzuto

# Protest to the 334 ft Blood Center Tower

Christopher Rodriguez <christopher.rodriguez07@gmail.com>

Thu 12/31/2020 12:07 PM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

Dear Sirs and Madams:

I am a shareholder of a co-op, 333 East 66th Street and am writing in strong protest to the proposed 334 ft Blood Center Tower that is proposed to be built between 1st and 2nd Avenue between 66th and 67th streets.

I have lived in this neighborhood since 2012 and one of the many reasons for moving here was due to the outstanding residential qualities the neighborhood has to offer. Being located close to midtown but far enough away to not feel like midtown was influential in the decision to move here. If I was going to move here in the present with knowledge of a proposed 334 ft tower in the works that far far exceeds the zoned limit of 75 feet for a mid-residential block, I would look elsewhere.

Not only would the quality of life become drastically altered forever when the construction is finished and the building is operational, the entire construction process in length (approx. 4 years) and process (334 ft "commercial" building) would be unbearable.

Before digging into the many reasons (all negative) for why this proposed 334ft Blood Center Tower should not be allowed to build above 75 ft, the selling point of this entire project (by the Longfellow, the developer) is solely "standing" on the backs of the good quality work that the New York Blood Center provides for the local, regional and national communities. However, the proposed plans DO NOT alter the current existing Blood Center space and instead provide "office space" in a residential neighborhood for what appears to be greed and convenience of the supposed "Partners" that will occupy the space to be close to other nearby Hospital Centers. If I am not mistaken, there are far too many to count other areas around the city that contain hospitals or medical centers. Some of which are in areas that are much more commercial than residential.

Negative Impacts include but are not limited to the following:

- **Traffic** (already a nightmare in its existing state) would create non-stop weekday midtown like traffic. Basically, bumper to bumper, relentless honking traffic. Those that deal with that every day in midtown don't live in midtown. How would anybody tolerate traffic like that if they lived there. The Hospitals (ambulances) in the area would fall victim to this traffic. East 66th Street is a Transverse through Central Park and already has an extremely high volume of traffic with an existing (less than 75 foot) Blood Center. I can already hear piercing sirens of ambulances stuck in traffic, the honking and the increased smell of exhaust.
- **Out of town Developer** – How does an out-of-town Developer (with no history in NYC) get to build a commercial building in a residential area and not only break the 75-foot zoned max height limit but go to the sky with it (334 feet) all the while basically taking the air above the current building and parking itself there. They have nothing to do with the community. They can't keep on "standing" on the backs of the New York Blood Center to get what they want at the sacrifice of the taxpayers of the area._
- **Q Train (East 72nd Stop)** – I use this station every day. And every day I say to myself, how are there so many people getting off in the morning at a stop that is in a residential neighborhood. Well, the reason is mainly due to the local Hospitals. I can only imagine what it will be like if this neighborhood slowly becomes a commercial area more than a residential area. I wouldn't live in an area like that.
- **Park/Children (St. Catherine's Park / School (Julia Richman Education Complex))** – This is self-explanatory and doesn't need any more elaboration. Both the park and the children at this school will be severely impacted by a midtown building landing in the area.

This is 100% an unnecessary project that does **nothing to add to the neighborhood**. **It only takes away from the neighborhood.** The New York Blood Center has worked r elessly to be an outstanding member of the community since its founding, and I would hate to see corporate greed destroy all the hard work they have put in to be considered a good neighbor. And along with all residents of the area, I would hate to see their hard-earned taxpayer spent dollars and dedicaon of one' s life to the area to also be destroyed by corporate greed from this project.

Sincerely,
Chris Rodriguez

Elizabeth A. Rose
333 East 68th Street, PHE
New York, NY 10065
erosecb8m@gmail.com
646-232-3205

December 30, 2020

Ms. Olga Abinader
Director, Environmental Assessment and Review Division
Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Re: 21DCP080M _DL: NY Blood Center EIS Scoping Comment

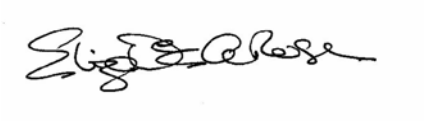
Dear Ms. Abinader

Please see the following list of comments on the rezoning proposal by the New York Blood Center. I have tried to organize the comments in the categories identified in the Draft EIS, however, as a lay-person I may not have categorized each correctly, and some may not fall within a technical category. Many of these comments get to the Blood Center's justifications for why this project is needed, given that a "No Action" scenario provides the Blood Center with an equally modern facility, and with more square footage and parking than the proposed development. As such, it is difficult to view this proposal other than as a simple economic development proposal, in which case there are many alternative locations that could be used without requiring such significant changes in a densely populated residential neighborhood.

In the spirit of public engagement, I hope your office will address all comments, even if I have not perfectly categorized them or are not strictly required by the technical manual.

Please feel free to reach out to me with any questions.

Sincerely yours,



Elizabeth A. Rose

Comments on NY Blood Center Draft EIS
Elizabeth Rose

**Historical Context**

- It is worth noting that ZAP also shows there was a proposal in 1984 for NYBC to build a 30 story residential tower and expand Blood Center space at the current location. This application appears to have been withdrawn. No documents are available (though a Final EIS was submitted). Please provide the Environmental Impact Statements and any other documents that were produced in connection with this prior proposal to develop the NY Blood Center site. The CEQR number is 84-005M

**Land Use, Zoning**

- ZAP map shows impacted area and list of BBLs includes all mid-block buildings on the block bounded by East 66th-East 67th, between 1st-2nd avenues. It is my understanding that the original proposal was to rezone all the R8B buildings on the block, and this was changed at some point. Provide all history and documents that referred to this earlier proposal for rezoning.
- What standing does the Blood Center have to propose a zoning change for 301 East 66th Street and the property across 2nd avenue? What if those properties do not wish their zoning to be changed?
- Since the application identifies that neither of the other two properties included in the zoning change are potential development sites, what is the purpose of including them in the proposed change area? It appears these are merely "fig leaves" for what is truly a spot zoning request.
- The text of the draft EIS states: "Rezoning of the Second Avenue frontages to a C2-8 district would be more appropriate designation adjacent to a C2-7 district," indicating the applicant is aware the C2-7 designation is not appropriate in the current neighborhood zoning context.
- What uses at the other two lots would be permitted under C2-8 that are not allowed under the current C1-9 zoning?
- Why identify the area as an MIH area? (positive declaration); is this simply a requirement for any area that is being proposed for upzoning?
- Are there any other C2-7 zones in CB8? Any other zones that allow for Use Group 9 commercial laboratories in CB8? If not, why does the applicant believe this exception is indicated in this neighborhood?
- From Zoning Resolution:
  "Use Group 9 consists primarily of business and other services which:

  (1) serve a large area and are, therefore, appropriate in secondary, major or central commercial shopping areas, and

  (2) are also appropriate in local service districts, since these are typically located on the periphery of major or secondary centers."

  Does the above text describe the current neighborhood?

Comments on NY Blood Center Draft EIS
Elizabeth Rose

- Please identify all C2-7 zones Citywide that represent a single property/lot.
- Please identify all C2-7 zones Citywide that are adjacent to R8B zoned properties or similar zones in terms of height, bulk and usage restrictions.
- Please identify all C2-7 zones that are adjacent to C1-9 zoned properties.
- The proposed FAR, if zoning changes are approved, is 10. On this lot size, that should result in a building of 450,000 square feet. The actual building proposed is 596,200 sq. ft, or an FAR of about 13.3. Please explain how this square footage is allowed within a 10 FAR (and note how much larger the actual FAR is from a lay person's perspective).
- The heart of this proposal is the creation of 389,800 SF of mid-block commercial space (65% of the total gsf of the proposed building), above and beyond what is required by the Blood Center for its own use, representing approx. 6.5 FAR (when 2 FAR is what is typically allowed in C1 or C2 distrits), with the commercial use occurring well above the second floor, and with significant height, bulk, sky plane obstruction, and shadows impact on the adjacent park. Everything else in the building program can be achieved with an "as-of-right" project for the Blood Center, as demonstrated in the "no action" scenario. So how does the community benefit from a project that is such a significant change from its current regulations and requirements, not only on the mid-block, but in the CB8 area overall?
- The breach of the R8B zone leaves the potential for a domino effect – other landowners seizing the opportunity to similarly request changes to zoning in order to allow larger/taller/bulkier buildings – how can the City and the applicant estimate the potential for this type of impact? Just because this is the largest such lot, does not mean it is the only lot that will pursue and potentially receive rezoning as a result if this building is built, not just on the Upper East Side but throughout the City.

**Public Policy**

- The applicant is a non-profit that is requesting a change in zoning to allow a substantially larger building than it requires for its own use. It appears the applicant will receive substantial financial benefit from this change in zoning, which may include the entire construction cost of the facilities it would occupy, as well as potential rent from the commercial space that will be managed by its partner. This amounts to a public subsidy of a non-profit, through the proposed granting of development rights. As such, the public should be informed as to the value of benefits that the Blood Center would/projects to receive (construction cost, rent, other) should this project be approved.
- Further, this raises a broader question of public policy: should the City subsidize non-profits through the granting of additional development rights with the expectation that those rights will be sold or commercialized in some way (i.e., not for the non-profits' own use)? Has this occurred in the past? If so, where and to whom? What precedent does this potentially set for other

non-profits who may already own property that is currently limited in its development rights? Similarly, what precedent does this potentially create for non-profits who might be incentivized to purchase new property with the hope of obtaining additional development rights?
- Assuming the property will continue to be owned by the non-profit, and thus exempt from certain property and income taxes, what are the implications of operating a commercial enterprise (the additional space not occupied by the Blood Center) with respect to property, income and other types of taxes to which the Blood Center itself is exempt?
- What is the potential for the property to be used differently than as proposed if the zoning changes are approved? How would the community be protected should either the Blood Center or Longfellow Partners choose to leave or sell their portion of the building?

**Socioeconomic Conditions**

**Open Space**

**Shadows**
- Does the shadow study include the date when the shadows would be at their maximum length and duration? If not, shadow study on the date of the year when shadows would be maximum length and duration should be conducted.
- What amount of sunlight loss to a local park in an area that is considered underserved by open space does the City consider acceptable?
- Other organizations have estimated St. Catherine's Park will be 97% covered by shade all afternoon in late spring and summer months. How does this meet the City's goals for access to park space for local residents?

**Historic and Cultural Resources**

**Urban Design and Visual Resources**
- The EAS included elevations of the proposed building and the adjacent westward apartment building 301 East 66th Street. Additional elevations showing the proposed building and the adjacent eastward buildings on each of 66th and 67th Streets should also be provided.
- In public presentations to the local community, the Blood Center has identified several buildings on the UES that are similar in height to or taller than the proposed building. For each of those buildings, please identify all zoning changes required to achieve those heights, and whether those buildings utilized any similar changes to zoning or special permits in order to be built.
- For those buildings that the Blood Center identified, please also provide the floor plate size on both the upper and lower stories, at the equivalent heights as the top of the base and the top of the upper (set back) portion of the proposed Blood Center building.

Comments on NY Blood Center Draft EIS
Elizabeth Rose

-

**Hazardous Materials**

- Include description of volume and types of potential hazardous materials and medical waste that could be generated by the commercial portion of the proposed building, methodologies for containment, frequency of removal, and risks to the community of any release of these materials.
- Provide estimated frequency and length of time trucks will be on the street for deliveries or pick-ups of materials, including nitrogen, fuel, medical waste, sanitation, or other material that can be regularly anticipated. Which of these vehicles will enter into the property to conduct its delivery or pick-up, and which will remain on the street to complete its tasks?

-

**Water and Sewer Infrastructure**

**Solid Waste and Sanitation Services**

- The proposed project would increase solid waste by 13.33 tons per week beyond the needs of the Blood Center expansion. While this would be addressed by commercial carters, what does this translate to in terms of increased commercial carter traffic, which impacts noise to the local neighborhood residents? What times of day would these pick-ups occur?

**Energy**

**Transportation**

- Loss of 24 parking spaces at site, yet increase of 1,950 daily workers. Which employees of NYCB are currently allowed to park cars at the building, and what will they do for transportation in the future? Current parking condition in the immediate area is so overburdened that at this time, my parking garage sometimes does not have capacity for my car, despite my monthly rental status.
- Table in EAS p. 33 shows expected incremental trips and describes "research laboratory" and "medical office" as the two user groups. How does this align with "Blood Center" and "Commercial Laboratory" spaces? Is it possible this chart only reflects the usage in the potential "No Action" scenario, in which the proposed building would have space for rental medical offices? Overall the chart shows 40-50+ auto trips during peak times, exacerbating traffic and parking issues noted above.
- Transportation analysis should consider that school buses serving elementary age children and older children with significant cognitive impairments attending the JREC campus represent a unique traffic element on East 67th street across from the proposed main building entrance. These buses require access at both morning drop-off and afternoon pick-up times, as determined and provided by the schools.

Comments on NY Blood Center Draft EIS
Elizabeth Rose

**Air Quality**

- The DEIS refers to the existing area as zoned C1-9, and anticipates performing analysis typical for C1-9 uses. This is only partially correct, as only the non-development portions of the rezoning area are currently zoned C1-9. The development lot is currently zoned R8B. Any analysis that is required based on current zoning usage should be conducted against standards for R8B zones.
-

**Greenhouse Gas Emissions**

**Noise**

- Current scope of work focuses on attenuation of noise to create interior noise level requirements. Scope should be expanded to address noise impact of building activities and mechanicals on nearby residents, particularly given the proposed mechanical space just above the base of the building and directly opposite an existing residential building..

**Public Health**

**Neighborhood Character**

- Impact of illuminated sign on residents of nearby buildings? There is a reason commercial signage in a residential neighborhood is limited, and the description of the need in the EAS (p. 27) reinforces the "for sale" commercial nature of this proposal: "in order to create an opportunity for a life sciences company or NYBC's development partner to create an identity for the building."
- Hours of operation of the building? Impact of 24/7 commercial use on adjacent and nearby residential buildings?
- Light requirements for Life Science uses, e.g., will lights be on all night on some or all floors? Columbia University experience is that even black-out shades on their Life Science building are not sufficient to eliminate impact of overnight light on local residents.
- In presentation to CB8, representatives spoke about a change in the street front environment, and showed significant glass frontage and what appear to be casual chairs/meeting spaces. They stated that they were improving the community interaction with the building. How did they determine what the community might want from a redesigned building façade/street level design? What input has the community had towards this design?

**Construction**

**Other**

Comments on NY Blood Center Draft EIS
Elizabeth Rose

- Per the various documents, the applicant has an alternative plan for an as-of-right development that includes sufficient space for the Blood Center plus 40,000 SF for medical offices. Given this, why should the Blood Center be provided with additional development rights?
- EAS text, p. 27: "The existing R8B zoning constrains the ability of the Applicant to build a modern facility on its property and to create co-located commercial life sciences laboratory partners. The lack of sufficient modern space and the constraints of the existing zoning do not allow the Applicant to participate in and contribute to the City's life sciences industry to its full potential, and are inconsistent with the City's policy to promote and expand the life sciences industry." This is not entirely true. The R8B zoning does allow for building a modern facility on its property, as the alternative no action scenario demonstrates. The constraint of existing zoning is entirely on the ability to create "co-located commercial life sciences laboratory partners." The City's interest in promoting the life sciences industry is not geographically specific to require that expansion in a residential neighborhood.
- Has the City offered any of the three locations it has identified for Life Science industry development to the NY Blood Center and/or Longfellow Partners? Please provide any documentation of offers and responses.
- They state the need for 16 foot ceiling heights; however, the Nuveen Life Sciences building proposed on West Side ceiling heights range from 13 to 16 feet.
- 16 stories of 16 ft. floor-to-floor ceiling heights would be 256 feet tall. What are the other 78 feet of proposed building height and why are they necessary?
- The NYBC says they must be in this location due to the proximity to other medical institutions and research partners. Please have the applicant list all the health care clients that are serviced from this location, and all current research partnerships engaged in by the NYBC with their location(s), including other locations of the NYBC itself.

## re; proposed Blood Center expansion

bjrosenhagen <bjrosenhagen@aol.com>

Wed 12/30/2020 9:03 PM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

I am a Shareholder at 333 East 66th Street.

I live a couple of doors away from the Blood Center and am disheartened to think that we can possibly get a 334 foot building in the middle of the block. The maximum has been 75 ft and should NOT be allowed any taller than this. This neighborhood is already too crowded and the traffic on 1st and 2nd Avenues is a nightmare. I cannot imagine how much worse this would be with all the additional employees/tenants. This building should be planned for midtown, not a residential neighborhood on the Upper East Side.

I urge you to STOP this project.

Sincerely,
Bette Jean Rosenhagen #7N

# NEW YORK BLOOD CENTER EXPANSION

Jill Ross <rosscolenyc@gmail.com>

Fri 12/18/2020 11:09 AM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>;** BKallos@benkallos.com <BKallos@benkallos.com>

I am writing to express my vehement opposition to the proposed expansion of the New York Blood Center building on East 67th Street. The gargantuan structure envisioned by this proposal is completely unnecessary to the NYBC's core mission, and will have a devastating impact on the quality of life in our neighborhood. St. Catherine's Park, which is directly across the street from NYBC, is a treasured refuge for children and adults in our neighborhood -- which is a RESIDENTIAL neighborhood. The tower that NYBC proposes to build would deprive the entire neighborhood of sunshine and fresh air, would place an undue burden on the area's resources, and would permanently harm residential property values in the area (further exacerbating the damage already done by the pandemic). All in the name of greed. If NYBC wants to become a real estate development company, they should do so elsewhere -- and give up their non-profit status.

This is an idea that, as they say, "should have never left the board room." Please do not allow this to destroy our neighborhood.

Sincerely,
Jill Ross
333 East 68th Street

# Blood Center proposal

Susan Rozensher <srozensher@gmail.com>

Wed 12/30/2020 9:29 PM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

From: Shareholder at 333 East 66th Street

I am writing in strong opposition to the proposal for building an enormously tall tower proposed by the Blood Center of NY between East 66th and East 67th Street.

There are multiple, important reasons that such a structure should be prohibited. Here are just a few of them:

1. The proposed building would violate the midblock zoning regulation in a major way and destroy the fabric of our neighborhood, which the current, long-standing regulation is meant to protect.

2. The amount of trucks arriving and departing the loading docks on East 66th would be tremendously increased, making the street impassable and hazardous, and causing backups all the way to the bridge.

3. This tower is completely unnecessary for the Blood Center, since the Center will be occupying about the same amount of space in the proposed building as it currently occupies. The rest of the floors are for rentals! Building this monstrosity makes no sense with so much real estate now available in the city.

4. Most of St. Catherine's park will be in shadow during the afternoon hours when children play there. The loss of sunlight cannot be replaced! St. Catherine's is a vital resource for the wider community. Many people, not just children, come to the park to rejuvenate and take a break.

5. This proposed building expansion is masquerading as a benefit to the community, with so-called "partners" of the Blood Center - who are merely renters of space in the tower. In reality, the building is simply designed to benefit the developer, with NO benefit to the neighborhood! If the Blood Center doesn't want to move to another location that is designed for commercial use, then it can renovate on the current site within the limits set by regulations in place already.

I urge you to support the vast majority of neighborhood residents who oppose this needless, wasteful, and destructive attempt to place a commercial development on a midblock.

Sincerely,
Dr. Susan Rozensher

# NYBC Center East Scoping

Jon S <jonwork8@gmail.com>

Wed 12/2/2020 9:29 PM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

To whom it may concern,

I am writing in support of the NYBC Center East Scoping project. I interned for the New York Blood Center in the summers of 2006 and 2007 while in college. I worked in the laboratory of Dr. Asim Debnath at the Lindsley F. Kimball Research Institute of the Blood Center.

My time at the NYBC was key for developing in the life sciences. I was able to contribute to the center's research while learning skills for my career. Our research focused on developing a fluorescence assay to identify inhibitors of an HIV protein not targeted by HIV drugs. Scientists at the Blood Center taught me various techniques to study DNA, RNA, proteins, and cell cultures.

I completed my bachelor's in biology, then went to medical school, completed residency training in Emergency Medicine, and fellowship training in Toxicology. I'm now a faculty member at a medical school in NYC, and I continue to view my two-summer internship at the NYBC as formative. A building like Center East will increase its ability to teach more life sciences students, and expand the research mission.

Sincerely,
Jonathan Schimmel

Good Afternoon Director Abinader,

My name is Judy Schneider, and I am a Friend of St. Catherine's Park.

I am not against this project, as I think the $1.1 billion in revenue to the city that the life-science facility will bring, is important to all New Yorkers. And I recognize the important work that is being done by the Center East for the health and wellbeing of all our citizens.

My main concern is the shadow study. The upper portion of the building facing the park is all glass, which will be highly reflective of the light on St. Catherine's Park. The school across the street is not a tall building that will block the light. The glass exterior and reflection of the sunlight was not taken into consideration when the shadow studies were done. This would mean there would be less shadow on the park and the classrooms would be brighter. And at the very least, shouldn't there be a comment in the DEIS stating this was not taken into consideration when showing the shadows at various hours? I speak as one whose life has been impacted by a glass building across the street from my apartment.

Also, the DEIS must recommend that the project include a professional Traffic Engineering/Management company. The Traffic Managers would monitor and manage the impact the additional local traffic would have on the lives of those in the immediate vicinity during the construction of the project.

Have the architects considered putting a green roof on the top of the building and then installing an elevator on the exterior of the building, thus allowing the community access to the roof of the building—or access to the setback on the top of the Center East portion of the building. This would take some stress off additional usage at the park due to all the new workers.

Thank you for allowing me to express my comments.

*Judy Schneider,* Friend of the St. Catherine's Park

# Fwd: 21DCP080M

Robert Schulman <rschulman388@gmail.com>

Thu 12/31/2020 4:10 PM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

---------- Forwarded message ---------
From: **Robert Schulman** <rschulman388@gmail.com>
Date: Thu, Dec 31, 2020 at 4:04 PM
Subject: 21DCP080M
To: <DL@planning.nyc.gov>

I am a Shareholder at 333 East 66th Street and extremely concerned about the proposed Blood Center plan.

The proposed rezoning for the Blood Center is unacceptable. East 66th and East 67th Streets have too much traffic now with the transverse through the park and crosstown bus, cannot imagine what the additional traffic would do to the neighborhood. As it is, you cannot cross 2nd Avenue. There are also bike lanes on both avenues which will be a huge hazard to all. Our children will be negatively affected, the elderly will be also be negatively affected and the handicapped will have additional obstacles to contend with.

The Blood Center is not increasing their space so why this huge building??? Seems to me that the developer is the one to benefit.

No one wants their quality of life changed due to this building. I understand how important the blood bank is, just not here. Please no rezoning and no addi onal traffic.

Sincerely,

Robert Schulman

333 E 66th Street, #12D

New York

## East 66 Street Blood Center

Joerg Schwarze <jhs311@gmail.com>

Wed 12/30/2020 6:58 PM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>;** Sharon Shula <SLSHULA@gmail.com>

I am a resident of 333 East 66 St and am very frustrated with news that the Blood Center has applied for a zoning variance which would entitle them to build a 334 foot building in the middle of a residential block. The city limit is 75 feet and this has worked out quite well in this family oriented upper East side neighborhood.

The Blood Center should NOT be allowed to build any higher than 75 feet. 66th street receives traffic that is directly fed to it from a jam packed First Avenue, which traffic is the result of the 59th street bridge. 66th street is the only street on the upper East side that feeds directly through Central Park to the West Side or downtown. So any dignitaries that come to town use our street and block traffic even more. 67th street has a public library, public bus and school bus.

The building plans indicate that the finished building will employ an additional 2600 workers. We don't have room for the people who live here now to park, get around the sidewalks, and use the one Park in the area. That park, by the way, studies show, will be in virtual darkness during after school hours due to the shadow caused by the monstrosity of a building planned.

Please don't give us residents four years of construction, more traffic and then wipe out the daylight for after school in the only park on this side of town.

Sincerely,

J.Schwarze
333 E 66 Street 9H

# Blood center rebuild petition

Tiana Segalas <tiana.segalas@gmail.com>

Fri 1/1/2021 12:01 AM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

Hi,

I live in 301 E 66 st, facing the blood center. Please do not build it any higher, my apartment will never get sunlight, lower the quality of life and lead to more season depression and lack of vitamin d.

Thank you
Tiana Segalas

Sent from my iPhone

# Dissent for New York Blood Center

Elizabeth D'Annunzio Shah <liznunz@gmail.com>

Thu 12/31/2020 9:25 AM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

Hi there,

I am a New York resident and live at 405 E 63rd Street between 1st and York. My husband works at the main campus of Memorial Sloan Kettering, I am a physical therapist in the area, and my children both attend school at P.S. 183. We are at St. Catherine's Park ALL THE TIME! I do not support the building of the blood center for the following reasons:

1) It will cast the park in complete shade. The local families rely on the green space there as a resource in what is a built up and relatively industrial part of town. It is a draw for the neighborhood and a selling point for people in the community. It is part of what inspired my husband and I to stay in the community and at Sloan Kettering. To make the park less hospitable by shading it is to make the park less valuable, and thus the neighborhood.

2) There are 100s of boarded up shop and store fronts up and down 1st and 2nd avenue along the Upper East Side. To bring in more commercial space into the area is reckless during a pandemic where the financial security of the retail shop and restaurant industry is in flux. Additionally, to build a tall building in the middle of the block and drive foot traffic there would create terrible congestion. Surely traffic and congestion reports conducted during a pandemic are not reflective of normal time patterns and are ill informed.

Say "no" to the Blood Center!

Best,
Elizabeth Shah

Craig Shemin
333 E. 66th St. Apt. 6L
New York, NY 10065

Greetings,

My name is Craig Shemin and I have lived at 333 E. 66th Street for more than 25 years. I am writing to you because I have great concerns and fears over the massive construction project proposed by the New York Blood Center.

As much as I appreciate and support the good work of the Blood Center, I feel that the project is excessive and will overly burden the infrastructure of our neighborhood which is already taken advantage of by the medical community. Sloan Kettering has repeatedly overbuilt in this neighborhood and the complaints of residents have largely gone unheard. "Hey, what have you got against curing cancer?" is basically the response when anyone speaks out against a MSKCC project.

It distresses me that the Blood Center is hiding the scope, size and blatantly commercial nature of this venture with a series of misleading statements. They say they're constructing a 10-story building, but in actuality, because of increased ventilation, the floors are not standard sized floors. Their so-called 10-story building is actually equivalent to 30+ stories. It is a 334-foot-tall monstrosity which exceeds the zoning limits of 75 feet by more than 250 feet.

The Blood Center would have you think that as a non-profit medical organization, this construction project is for the good of mankind, but this is, plain and simple, a commercial real estate venture. The Blood Center calls the entities that will occupy the building along with them "partners," but they are really just commercial tenants in a building that the Blood Center will occupy. The Blood Center made a real estate deal with a commercial developer so they could get a new building for next to nothing – at the expense of the neighborhood the Center has occupied for decades.

A neighborhood is like a fragile ecosystem – a major disruption can cause irreparable harm. What kind of damage am I talking about? What is so bad about this project?

1. Construction – The years of construction will bring noise and heavy equipment to the neighborhood. Not only is my home on the street, but the library, Julia Richman school and St. Catherine's Park will be subjected to this potentially dangerous and most certainly disruptive incursion.

2. Shadow Blight – Studies already show that the new building will permanently cast shadows over the playground and schoolyard.

3. Traffic, Transit and Parking – The Blood Center estimates that the business tenants of the new tower will employ about 2,400 people. They have to get to work. Traffic is already problematic in our neighborhood and even if a small fraction drive to work, congestion will be worsened. This could be deadly to those who require ambulances or fire department vehicles in emergencies. Also, the Blood Center has made no accommodation for parking for the building's employees. Assuming transit figures return to a pre-pandemic level by the time the tower would be completed, east side subways and subways cannot easily absorb such an increase in ridership in this one neighborhood.

4. Commerce Infrastructure – Where will 2,400 people have lunch? Every deli and restaurant will be jammed from 12pm to 2pm. I have one of the best bagel shops in the world around the corner. Their line is already out the door. If this new Blood Center building is built, people who live in this neighborhood will have a real problem competing with Blood Center building employees for goods and services – not to mention bagels.

5. Utilities Infrastructure – How will the huge new building overtax the neighborhood's shaky Con Edison electric grid (which their trucks already seem to have to patch every other day)? Can Con-Ed handle it? Will we be subject to surges or outages because the Blood Center is there? It won't be a problem for the Blood Center as I assume they will install their own emergency generator.

6. Service/Delivery/Sanitation – We residents of 66th Street already cope with issues related to living two doors away from the Blood Center's backside. There are already liquid nitrogen trucks often backed up onto the sidewalk. The new tower would require an enormous influx of delivery, service and sanitation trucks at its back entrance. Would we ever be able to use our sidewalk again?

7. Hazardous materials – Commercial science buildings often make use of hazardous and dangerous materials in their work – why bring them so close to a school and playground?

8. Real Estate Inventory – It is my understanding that there is plenty of available commercial real estate in the city. Why build more?

At a Zoom meeting with Community Board 8 on November 18, 2020, one of the Blood Center's consultants said they wanted to create a Humane Urban Experience, but this only referred to the aesthetic look of the new building. The residents in our neighborhood should have a Humane Urban Experience that goes beyond aesthetics. Nobody looks at the Blood Center and says "what an ugly building." People look at it and say "Hey, there's the Blood Center - they do great work and I'm glad they do that work and I'm sure they're so busy doing that work that they probably don't think about the fact that they're working in a plain white building, because it doesn't bother me and I live right next to it."

Mid-block zoning regulations are in place to protect neighborhoods, and a request to allow construction of a 334-foot commercial building in a space zoned for a 75-foot building is egregious and shameful.

I want to make one thing clear. While I vehemently oppose the construction of this monstrosity, I do not oppose the idea of the Blood Center building a new headquarters. But, it should be constructed within the current zoning regulations for mid-block buildings. The Blood Center has said that they are planning to occupy an amount of space in their new tower similar to what they have now… So, they should build a similar sized building. If the Blood Center can't afford to replace their building without building a commercial behemoth, they should do what every other non-profit does -- begin a fundraising effort. I will happily donate to such a cause.

But, as the project stands right now, I most vocally and vehemently object and ask that the project not be approved.

Best regards,



Craig Shemin

# Public Comment on NY Blood Center: CEQR No. 21DCP080M

Tricia Shimamura <tricia.shimamura@gmail.com>

Mon 12/28/2020 20:29

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

December 28, 2020

City Planning Commission
New York City Department of City Planning

To the New York City Planning Commission in the Department of City Planning:

I am writing in opposition to the proposed new building to replace the New York Blood Center, at 310 E 67th Street, (CEQR No. 21DCP080M).

I am a resident of the neighborhood, a social worker, a mother, and a member of Manhattan Community Board 8. I frequently take my 1 year-old son to St. Catherine's Park (located across the street from the proposed project), and have long attended community meetings at the New York Blood Center. I am very familiar with this site and firmly believe that the proposed project is not appropriate and out of context for this midblock site.

This project is proposing several rezoning actions that would dramatically change the density, traffic, light and air, and sense of place in this neighborhood.

The proposed project is requesting a rezoning of an R8B district for the first time on the Upper East Side, a zoning allocation that was specifically created to preserve the low-rise character of the block. A change of this magnitude would set a dangerous precedent for future developments and it is troubling that the proposed scope of work is not examining the long-term impact of such a zoning change. City Planning has consistently upheld a policy of maintaining higher-density buildings on the avenues, while keeping lower-density buildings on the midblocks. I urge the Commission to consider how approval of this proposed change would contradict this policy and again create a dangerous precedent for a neighborhood that is already struggling to keep its residential character.

Additionally, there are several transportation concerns that are not currently being addressed through the proposed Draft Scope of Work. First, I understand that the proposed project is using the Alexandria Center for Life Science as a similar project with regard to transportation planning assumptions. However the Alexandria Center is a very different type of biomedical laboratory with collaborative research that operates on a very large urban footprint. In comparison, the proposed project is a commercial lab within a much more concentrated footprint

and brings with it a wide range of possible transportation impacts, including laboratory deliveries, transit between medical or research offices, etc. There is no guarantee that the transportation needs would be limited to the needs of a purely research and testing facility. Therefore, the proposed transportation assumptions are inadequate, and are describing a different type of facility. The transportation assumptions should accurately be assessing the impact of a commercial laboratory with a wide range of proposed uses.

Several parents, educators, and neighbors have also raised concerns about the transportation and safety impacts of such a project on the Julia Richman Education Complex (JREC), located across from the Blood Center. This complex serves children of all ages and of all abilities, many of whom have significant cognitive impairments. I understand that buses are regularly parked in front of JREC throughout the morning and afternoon, making it easy to see how additional traffic on this block could lead to serious pedestrian safety concerns. I urge the Commission to ensure that the Draft Scope of Work include a thorough assessment of how this project would impact JREC, its transportation needs and the safety of its students and teachers.

Finally, I share with my neighbors a deep concern of the impact this proposed project would have on the block's overall sense of place. This is a quiet residential block - especially in the midblock. It is communal and family-oriented in nature, thanks in large part to JREC. The significant zoning changes to allow for a high-density commercial laboratory in the midblock will dramatically change the feel of this block, and I urge the Commission to consider how the distinct sense of place would change with this development.

I have been disturbed by claims from local residents, JREC, and neighborhood organizations that this project has consistently failed to engage them or meaningfully integrate any community input in the early stages of development. This is not how development should work in New York. Developers should not be rewarded for lack of community engagement and lack of transparent and honest communication about the impact of their projects on any given neighborhood.

I urge the City Planning Commission to include these concerns when assessing this project and the final Scope of Work.

Sincerely,
Tricia Shimamura

# Letter of support for the New York Blood Center proposal

mshloss@vt.edu <mshloss@vt.edu>

Mon 12/7/2020 1:56 PM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

--**Former New York Blood Center Intern - Michael Shlossman**--

I am a 4th year medical student at the Virginia Tech Carilion School of Medicine and former intern at the New York Blood Center in 2016. I am writing to briefly describe my incredibly positive experience and how this helped shape my young career.

My time at the Blood Center provided me with invaluable learning opportunities and hands-on research experience that I could not have had elsewhere. Several doctors guided me through both the fundamental aspects of laboratory work and the scientific principles that define medical research. Throughout my internship, I mastered many highly advanced research techniques and scientific principles, and my work helped generate valuable data for ongoing grant proposals. I am also included as a co-author on several recent publications in scientific journals.

As a current medical student and researcher in a new laboratory, the skills and training I received at the Blood Center continue to be a foundation that I draw upon to solve problems and work towards new discoveries.

Frankly, I would not be where I am today without my internship at the NYBC. Out of about 5,000 applicants to study medicine at Virginia Tech, I was one of the 42 students accepted. I was told by the admissions committee that my research at the NYBC was the reason they chose to offer me admission. Moreover, not only did the NYBC help propel me forward into my career in medicine, but this experience continues to impress faculty on my current residency interviews.

This proposal would expand the ability of Center East to provide motivated students with mentoring and research experiences in the biomedical sciences, and would go a long way toward addressing a strong demand among STEM-inclined high school and college students across the city looking to pursue careers in science and medicine.

Thank you for providing the opportunity to reach out on behalf of an institution that has done so much for me personally, and a project that will provide countless new opportunities for future students like myself trying to make their mark on the future.

Best regards,

Michael Shlossman
Medical Student, Class of 2021
Virginia Tech Carilion School of Medicine
540-819-5657 (mobile)

# Re: East 66 St Blood Center

Sharon Shula <slshula@yahoo.com>

Wed 12/30/2020 6:29 PM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

I am a shareholder at 333 E 66 St which is a couple of doors down from the existing Blood Center. I have participated in all of the community board meetings regarding the change of zoning proposal and am convinced the changes proposed would bring nothing but chaos, increased traffic, and a bunch of noisy construction for over four years , which would result result in unused commercial official space.

There currently exists over 55,000 empty offices in Manhattan and that doesn't include an already existing facility in Harlem where the needs of this builder can be met immediately. Why change our laws, ruin our skyline and neighborhood when the needs of the builder could be met by a move uptown to a ready made site?

Please keep our beautiful, peaceful East side neighborhood intact. Allowing this change will set a precedent for builders across the city to apply for zoning variances and no neighborhood will be safe.

Sincerely,

S. Shula
333 E 66 St #9H

December 27, 2020
NYC Dept of City Planning

To whom it may concern:

I am vehemently opposed to the 334-foot building, approximately 32 to 33 stories high planned for the blood bank expansion project. This monstrosity will permanently block out sufficient sunlight and affect our air quality due to the emissions of noxious chemicals. This is a residential neighborhood. I am not opposed to the blood bank expanding to the current allowed, mid-block zoning laws of a reasonable 75 feet. I love our neighborhood and don't want to see it totally ruined by the height and bulk of this building.

I live at 333 E. 66th St. between 1st and 2nd Ave. As you may know, it is a through-street that goes from the East Side to the West Side. Our neighborhood is already heavily congested with people and vehicular traffic. With the Sloan Kettering complex, including the entrance of the Lauder Breast Center, one of the largest breast imaging centers in the country, getting out of our garage and up the block at times has been a Herculean task. Traffic can sometimes be at a standstill for very long periods of time throughout the day. Huge trucks, including garbage trucks, cars, transport buses, the oil-removing truck parked outside our building, daily, as well as the nitrogen delivery trucks for the blood bank, all causing a backup of traffic, more than the street can already handle.

Currently on 1st Avenue, another huge building construction site is underway. Along the East Side of 1st Avenue is Gristedes and the uptown bus lanes. On the West Side of 1st Avenue, delivery bikes in front of the Chinese takeout, the corner deli, between 65th and 66th Streets. On the

corner of 66th and 1st is Dunkin' Donuts, Greek Eats, with outdoor seating, between bike lanes and parked cars with oncoming traffic. Pizza Park, Bagel Works, a drugstore, and another bagel/deli on the corner of 67th street, all causing cars to double park along the bicycle lane. Delivery trucks and moving vans also block traffic in a no standing zone.

As I write this letter, I am hearing the sounds of ambulance sirens, unable to get through on the main avenue due to traffic. Can you imagine what it would be like for them to go down a side street like 66th or 67th between 1st and 2nd Avenue? There are many times, more than we can count, that a car will be blocking our driveway in order for the driver to go into Dunkin' Donuts. I cannot tell you how many times I look outside my window and see a traffic jam and honking horns, as if it will make anyone move any faster. Even our double insulated windows do not block out the sound. Traffic is always backed up on 66th and 67th Streets, respectively.

There are so many other egregious reasons for this building proposal to be denied: quality of light, the 24/7 noise level, quality of noxious air, more congestion on our city streets, the lack of safety for the students of Julia Richman High School located on 67th Street. The blockage of sunlight for the tenants in nearby buildings and the elimination of sunlight in the park. Last, but not least, this is simply just a real estate deal to enrich a Boston real estate developer.

There is no need for this blood center to expand to this massive height and width. I understand that the Blood Bank will have approximately the same space as it does now. There are other commercial locations in Manhattan that wouldn't require the changing of zoning laws that now exist, designed to protect residential neighborhoods. This is not a commercial

neighborhood and commercial real estate should not be permitted anywhere in any residential neighborhood mid-block.

It is unconscionable! Ask this developer if he would like to live next to the monstrosity that he's planning on constructing.

I want to express my gratitude to NYC Council member Ben Kallos and NY State Senator Liz Krueger for personally being at our meeting and showing their interest in this matter. I urge them and all those with the power to squash this proposal, once and for all, please save our neighborhood!

Sheldon Silverman
333 E. 66th Street
Apt 5-H
NYC NY 10065

# NY Blood Center Development and St. Catherine's Park

Kristen Simone <kristen_simone@yahoo.com>

Wed 12/2/2020 10:48 PM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

To Community Board 8 and whom it may concern:

I am a neighborhood resident whose now grown child often played at St. Catherine's Park. I was disheartened to learn about the environmental impact of the NY Blood Center's proposed new building on the neighborhood. Particularly concerning is the loss of light and the shadow the proposed building would cast on the park.

The numerous children, teens and young adults who clamor to use the park and the play yard adjacent to the Julia Richman Complex deserve the best experience possible in our cramped neighborhood, including as many hours of direct sunlight as possible. I urge you to block the construction of this building as currently planned and designed, and to demand a significant re-envisioning and redesign of this project.

Thank you,
Kristen Simone

**STEVEN & RONI SMITH**
**333 East 66th Street; Apt 10N**
**NEW YORK, NEW YORK 10065**
**CELL: 516-241-7020**

December 31, 2020

Att: New York City Planning Commission

Re: Proposed Rezoning of NYC Blood Bank Upper East Side Location

Honorable Members,

As a resident and shareholder in 333 East 66th Street, I am writing to express my protest of the request by the New York Blood Bank and its carpetbagger real estate developer, Long Fellow Real Estate Partners to disregard the long held R8B Zoning in place for the Blood Center location in the mid-block location of East 66th Street/East 67th Street between First & Second Avenues.

I am a former EVP of the largest union electrical contractor in New York City and in that capacity, I worked with the finest NYC Real Estate Developers including Chetrit, Douglaston, Extell, Related and Silverstein to name a few. As a premier contractor for residential construction I found that these developers all respected the zoning regulations, particularly R8B Zoning as they constructed their developments.

Long Fellow Real Estate founded, as I understand, in 2009 has no experience in the NYC real estate or labor market. This is evidenced by their disregard for our zoning, especially when there are other viable locations ready to go through the Applied Life Science HUB locations that require no demolition, which does consume a large amount of construction time if done properly in accordance with NYC rules and regulations.

Having attended several Community Board 8 Meetings in which residents have protested due to increased traffic, destruction of sunlight in our local park, obstruction of exit routes for students of the Julia Richmond School as well as many other equally detrimental items, my observation based upon my construction experience confirms to me that this is merely a ***"land/air right" grab*** by a "foreign developer" with no experience in this type of construction or New York City Rules and Regulations.

If a building is truly desired with the criterion set forth in their application for rezoning, then it can be done thru an alteration or reconstruction on the existing site within the existing rules, or any one of the other Applied Life Science Hub sites already available.

Please deny this request for rezoning that will be detrimental to our neighborhood and merely line the pockets of the carpetbagger developer.

Very truly yours,

Steven Smith

## NY Bloodbank proposed expansion

Diane Smykowski <dsmykowski@gmail.com>

Wed 12/30/2020 12:34

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

To Whom it May Concern:

I am a 16 year resident of 315 East 68th Street in Manhattan. I strongly oppose the proposed building expansion by the NY Bloodbank on East 67th street for the following reasons:

- First and foremost, the negative impact it would have on Julia Richmond High School students, the school yard and St. Catherine's park. The enormous building would block the sunlight on the school and park for most of the afternoon. Do we want to put a building expansion before the health and well being of NYC children & students?
- The increased car traffic to the neighborhood. Have you seen the traffic on 2nd avenue in the afternoon? Having worked from home for the last 9 months, I can tell you that the traffic is horrendous and the pollution from the noise and fumes is horrible. The increase in traffic is also sure to impact the ambulances and fire trucks that service the nearby hospitals and neighborhoods.
- The increased foot traffic. 2600 additional people added to our already crowded streets and subways?

Surely there must be a better, less residential location for this building?

Thank you.

Diane Smykowski
315 East 68th Street Apt. 8R
NY, NY 10065
917-689-2241

# Written Testimony re: New York Blood Center

Chris Sosa <chris@sosafornyc.com>

Tue 12/29/2020 17:27

**To:** 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>
**Cc:** City Council Member Ben Kallos <BKallos@BenKallos.com>

**Attn: Environmental Assessment and Review Division - NYC Department of City Planning**

Dear Director Abinader:

I wish to express my strong opposition to the rezoning proposal for the New York Blood Center which would rezone mid-block to allow the construction of a 16-story, 334-foot-tall building. The proposed expansion of the New York Blood Center on East 67th Street between 1st and 2nd Avenue has received strong dissent from the community over quality of life, environmental and housing concerns.

I would also like to offer my support for the entirety of Council Member Ben Kallos' testimony entered into the record on December 15th.

This is not a project for which we need to break informal zoning precedent that's been in place since 1985 or degrade the local environment. The voices of our community should be heard and respected in their opposition.

Thank you for your time and attention.

Sincerely,

**Chris Sosa**
**Candidate for NYC Council District 5**
**E: chris@sosafornyc.com**
**P: (540) 226-8494**
**www.sosafornyc.com**


SOSA
DEMOCRAT
for City Council
2021

## New York Blood Center's Expansion Plan

Eyde Steinberg <esteinberg85@gmail.com>

Wed 12/30/2020 08:48

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

Dear NYC department of Planning:

This letter is in reference to theNew York Blood Center's Expansion Plan.
As an apartment owner in 301 East 66th Street, it is a travesty to this community that the NY Blood Center proposes to exploit this neighborhood with such a high-story, commercial office tower building.

How can you allow this tower to impact our beloved, St. Catherine's Park, that is used by the local residents, children, teenagers and adults, regularly? I use the Park all the time to read and enjoy watching the children play. I see that local residents in the Park all the time...this our community's "piazza." The NY Blood Center's proposed tower will overpower the Park and block the sun from streaming on this important part of our neighborhood.

The negative impact on this community will be enormous. In addition to St. Catherine's Park, what about the enormous increase in traffic, both foot and car? This increases pollution, traffic, congestion, noise, light. The noise level is almost unbearable today. I fear what living in this neighborhood will be like with a commercial tower that belongs in mid-town Manhattan...not on the Upper East Side.

As a resident of a building directly impacted by this, the thought of a commercial high-rise, multi-purpose building with low mechanical multi-floors is unfathomable. Can you imagine living next to this 24-hour a day! The noise level will be unbearable. And, like the physical and emotional effects on St. Catherine's Park, the same will hold true for this building. There will be an extreme limitation to sunlight while artificial light from this high-rise commercial building will be invading apartments 24/7 plus the noise from the mechanical floors and the increased traffic.

The NYC Blood Center needs to renovate but it does not need to be on such a scale and expand it into an external business proposition where they are looking to capitalize on new business ventures. They should renovate this building to be a modern blood center and find other space in the neighborhood to renovate for an incubation lab. This would be a much better support for this community.

Over 2,000 people a week are leaving NYC since COVID, the NYC Blood Center will exasperate departures from our community and our city. If you allow this to happen, it's another strong message to us, the residents of this neighborhood and the backbone of this city that the health and wellbeing of a community are no longer of interest to the city governance.

Sincerely,

Eyde Steinberg

## NY Blood Bank East 67th Street

JAN STENZEL <jstenzel1@verizon.net>

Wed 12/16/2020 11:42 AM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

To: NYC Department of City Planning

I am writing to voice my concern and objection to the proposed expansion of the NY Blood Center at 310 East 67th Street.

This area is already crowded with traffic and personnel from the hospitals on First and York Avenues. Sixty-seventh street is a densely traveled street with school busses, ambulances, vehicular traffic dropping off at the hospitals and the M66 crosstown bus which can take 15 - 20 minutes to go one block from 1st Avenue to 2nd Avenue. The #6 train at 68th Street/Lex. is already overburdened and is one of the busiest and most used subway lines on the Eastside. More people in this area will strain this neighborhood to the limit.

St. Catherine's park on 1st Avenue between 67th and 68th street is very busy with young children and hospital workers. Julia Richman Education Complex is directly across the street from the Blood Bank and at midday the streets are full of students.

We lived for 10 years with the building of the 2nd Avenue subway and now we are told another huge construction could disrupt the neighborhood for four more years.

This proposed building is not just for the Blood Bank but a commercial building towering over every residential building in the area. Another 2600 estimated people streaming from the proposed building is an unnecessary strain on an already dense neighborhood.

This is simply unacceptable.

Sincerely,
Jan Stenzel

PUBLIC COMMENT TO THE NEW YORK CITY DEPARTMENT OF PLANNING

REGARDING THE NEW YORK BLOOD CENTER APPLICATION
FOR A WAIVER OF MID-BLOCK ZONING LIMITS

MEETING OF DECEMBER 15, 2020

CEQR 21 DPC 080M

.

Please include this comment in the public record, digital and written

Submitted by:
Linda Stewart
NYC 10065 .

"The purpose of this review is to determine if the Blood Center plan as presented, would

a) have short term and long term adverse environmental impacts...

Yes. It would have both as detailed below

b) if there are reasonable altertnatives.

Yes. The most reasonable alternative is for the Blood Center to instead find a site on one of the Avenues. As it is, post-covid, there are many even neighboring sites on First, Second and Third Avenues where existing structures have been abandonned and could , at less cost, be converted to meet the Blood Centers own immediate needs (if not the commericial desires of its developers.) These include banks and large retail businesses that have closed, among them the Bed Bath & Beyond at 60th Street. Undoutedly, too, there are many other available sites in Manhattan that would not require such a precedent-setting zoning variation and would not create hazards to its residential and educational (Julia Richmond HS) neighborhood.

If the Blood Center moved to such a new, expanded, upgraded premisis, the existing low rise structure could remain as it is-- its interior converted into something that would preserve and benefit the surrounding area--a school, a clinic, a community center, or even badly needed affordable housing.

Point by point:

**RESIDENTIAL DISPLACEMENT**

Applicants claim their project would not result in residential displacement.

**False**. Or only true in the most literal sense of the word (no housing would be demolished) but, in other terms, its project would cause massive dislocation. Tenants at 301 and 321 East 66th would surely be forced to move, not only because of the noise and air pollution (and vermin unearthing) caused by the demoltion and construction but because the offending building once built would permanently block sunlight and air, create light pollution when offices are lit and further create a caroming noise corridor between it and the two buldings. Then, too, the tenants at 301 whose apartments face the site could never again expect to have a normal degree of privacy when office workers would be staring directly into their windows-- windows that would be as close as 8 feet away.

The same problems would be (literally) faced by tenants across the narrow side street of 66th between Second and First and those on 67th.

Many of these tenants are currently covered by Rent Stabilization, could not afford the market rates in the city and would be forced to leave town while owners would be stuck in unlivable and also unsellable apartments.

One wonders if fair recompense should be paid to these people by the developers who now seek to profit at their expense.

**TRAFFIC AND PEDESTRIAN HAZARDS**

While it would seem that the increase in traffic from this project, both during and after the construction period, has been vastly under-estimated, so have the problems that exist now without it and to which it would greatly add.

The traffic right now--especially with the added intrusion of a bike lane (not only increasing jams but imperiling pedestrians as bikes whiz through lights) would only be made exponentially worse. By late afternoon, it's nearly impossible to cross Second Avenue and that's "as is." Now add the trucks and cement mixers pemanently clogging the side street and, later, the added traffic of the Center's employees, and you've created a true disaster, and not just for the neighborhood, but for commuters and truckers who use Second Avenue to get to the bridge.

**These jams add to both air and noise pollution** as frustrated, stalled drivers exhaust fumes into the air and angrily honk their horns. And make the streets that much more perilous for pedestrians--many of whom are the children attending the nearby school,

**ADVERSE IMPACT ON AIR QUALITY**

During the 4 years of demolition and construction, the air quality for nearby residents and students will reach dangerous levels of particulates and toxins. And since the Center now works with hazardous chemicals, these--embedded in the walls of its interior-- would be among the substances spewed into the air, perhaps along with asbestos and other buiding materials that were used in its 1930s construction.

This stuff in the air, along with the flying dirt from the excavation, would also impact the indoor air of the residential neighbors who will, for four years, be unable to open their apartment windows though dirt and bad air will still invade through apartment air conditioning sleeves and the inevitable cracks around loosely installed panes.

And finally, once the building is operational, the Applicant's statement seems only to contemplate the PELs for its workers. No mention of what--and how much of that What--would be outgassed off site and into the neighboring air which is breathed by those who live here 24/7 as well as by the children (in the park and in the school) whose developing lungs are more sensitive to insult.

How ironic that this city, which worries unto a ban, about the secondhand smoke from a single cigarette smoked somewhere in Central Park yet would not give a second thought to the actual and measurable pollution from this site.

Please check your priorities.

**COMMUNITY FACILITIES**

Applicant claims the project would not directly affect libraries, schools, parks.

**False**. Or only true in the most semantic and hair-splitting way.

During the 4 years of demolition and construction, the school, the library, the playground and park would, realistically, be rendered unusable for all practical purposes on account of the air and noise pollution.(See more under NOISE,)

Julia Richmond students would find it impossible learn, or even think, amid the all-day din of dynamite exploding, jackhammers jacking, cement mixers mixing, and truck beepers beeping. The result would most likely be failures and dropouts. The library, too, would be similarly deserted at least on the weekdays.

Then, too, who would ever want to play in a playground or relax in a park when there's a nerve-wracking racket and hazard-laden air.

And, after all that, when the tower is finally towering in place, St Catherine's park will be darkened by shadows for most of the afternoon.

Let's also give a thought too to the small restaurant on 66th and Second which has barely held on through the covid crisis. Their lunchtime and drink time business would be erased and their sidewalk tables--which extend to the side street at 66th-- would be empty if not gone during the protracted period of construction, further cutting, if not completely destroying, their income .

## HAZARDOUS MATERIALS

Applicants admit to using these now and having no current emissions control

What, if any, are their plans to control the presumably greater amount of emissions from the expanded laboratory space in the tower?

Because of the expanded laboratory space, these emissions will include bio hazardous materials that arise from greater quantities of **MEDICAL WASTE**. A facility dealing with medical waste does not belong in a residential area but should either be part of a hospital complex or at least a more compatible commericial area.

Then, too, it should be noted that the central court of the existing structure contains an approximately 3-story high tank that is filled with liquid nitrogen.

**LIQUID NITROGEN** is potentially and quite massively explosive. An explosion can be caused by changes in either temperature or pressure, vibration of the tank or damage to either its instruments or its shell. This has always been a concern to the nearby neighbors though the Center has (so far) managed it well.

But the question arises:

How will it be safely dismantled before the site is cleared and the building is demolished? Has anybody asked? And how can we who live here be sufficiently reassured?

As for the future, how will this necessary though volatile piece of equipment be secured once installed atop the new site?

## OFF-SITE VAPOR INTRUSION AND AQ COMPROMISE

Applicants admit that the renovation will, in fact, impose both and yet don't discuss any way to prevent or even ameliorate this, nor have they seemingly been asked to do so.

That, in itself, proves the project-- from start to 4 year finish-- will negatively impact the AQ in the neighborhood and also fill the air with unspecified "vapors."

**DIESEL EMISSIONS** will clearly be among them as applicants admit that diesel-powered trucks will be used on site for much of the entire 4 year process.

Diesel fuel emssions are a known human carcinogen. And surely this will have a negative effect on, not just the air , but the people who have to breathe it.

**NOISE POLLUTION**

Noise pollution can be even more damaging to human (mental and physical) health than air pollution. Empirical studies have shown its effects. Aside from the obvious--hearing loss and tinnitus-- constant excessive noise can put the body in a constant state of alert and the mind in a deep fog.

Specifically, it causes the release of adrenaline, raises blood pressure and cholesterol levels, tenses both voluntary and involuntary muscles, affects digestion, causes headaches and triggers migraines, weakens the immune system, delays recovery from illness and surgery, causes havoc with circadian rhyhms, disrupts and prevents thinking, frightens, confuses, demoralizes and saps.

**80Dbs is the OSHA Max for 8 hours/day exposure**
**Construction goes on for 11 hours/day**

World Health Organization guidelines for Europe (2018) are more stringent than OSHA's, warning that even short exposures to loud noises can be measurably damaging: *

| **Continuous Average Noise Level** | **Safe Exposure Time** |
|---|---|
| 90 | 15 minutes |
| 87 | 30 minutes |
| 84 | 1 hour |
| 81 | 2 hours |
| 78 | 4 hours |
| 75 | 8 hours |

So now let's get specific about its effects:

| **Extended Exposure** | **Physical Effect** |
|---|---|
| 80 Dbs | loss of hearing/tinnitus for some |
| 85 Dbs | loss of hearing/tinnitus for more |
| 90 Dbs | loss of hearing/tinnitus for most |
| 92 Dbs | body can't adapt, on permanent alert |
| 100 Dbs | loss of hearing/tinnitus for all |

*Source: Tinnitus Today (summer 2019) citing WHO stats

And about its causes:

**Decibel levels of construction equipment as measured up to 50 feet from the source.**

| **Decibels** | **Source** |
|---|---|
| 111-94 Dbs | pneumatic breaker |
| 110-89 Dbs | air compressor |
| 107-96 | air hammer |
| 107-88 | bulldozer |
| 101-88 | pile driver |
| 96+ | dynamite blast |
| 96 | sand blaster |
| 95-88 | garbage truck |
| 89 | jack hammer |
| 88 | crane |
| 86 | cement mixer |
| 82 | compactor |

**Keep in mind, too, that several of these machines will be used simultaneously**

## SUMMARY

This project for this neighborhood is a terrible idea. Unlike say, construction of the Second Avenue subway that recently disrupted the Upper East Side, this project has no public benefit--no benefit whatsoever to the local neighborhood or even to the borough. It simply creates another huge, glassy and mainly commerical office tower (does the city even need one?) that clashes jarringly with surrounding architecture and that benefits only its developers and realtors.

The important work of the Blood Center doesn/t need to take place in this residential area, nor is its relative proximity to a few of the city's hospitals a relevant factor. Its work can be done anywhere.

Finally, granting a zoning waiver here, will set a precedent for the next and the next waiver application, and totally destroy the mid-block tranquility and habitability of the entire city.

I urge the Planning Department to deny this waiver and to help the Blood Center find an acceptable alternative site.

#

PUBLIC COMMENT TO THE NEW YORK CITY DEPARTMENT OF PLANNING

REGARDING THE NEW YORK BLOOD CENTER APPLICATION
FOR A WAIVER OF MID-BLOCK ZONING LIMITS

MEETING OF DECEMBER 15, 2020

CEQR 21 DPC 080M

Please include this comment in the public record, digital and written

Submitted by:
Linda Stewart
NYC 10065

"The purpose of this review is to determine if the Blood Center plan as presented, would

a) have short term and long term adverse environmental impacts...

Yes. It would have both as detailed below

b) if there are reasonable altertnatives.

Yes. The most reasonable alternative is for the Blood Center to instead find a site on one of the Avenues. As it is, post-covid, there are many even neighboring sites on First, Second and Third Avenues where existing structures have been abandonned and could , at less cost, be converted to meet the Blood Centers own immediate needs (if not the commericial desires of its developers.) These include banks and large retail businesses that have closed, among them the Bed Bath & Beyond at 60th Street. Undoutedly, too, there are many other available sites in Manhattan that would not require such a precedent-setting zoning variation and would not create hazards to its residential and educational (Julia Richmond HS) neighborhood.

If the Blood Center moved to such a new, expanded, upgraded premisis, the existing low rise structure could remain as it is-- its interior converted into something that would preserve and benefit the surrounding area--a school, a clinic, a community center, or even badly needed affordable housing.

Point by point:

**RESIDENTIAL DISPLACEMENT**

Applicants claim their project would not result in residential displacement.

**False**. Or only true in the most literal sense of the word (no housing would be demolished) but, in other terms, its project would cause massive dislocation. Tenants at 301 and 321 East 66th would surely be forced to move, not only because of the noise and air pollution (and vermin unearthing) caused by the demoltion and construction but because the offending building once built would permanently block sunlight and air, create light pollution when offices are lit and further create a caroming noise corridor between it and the two buldings. Then, too, the tenants at 301 whose apartments face the site could never again expect to have a normal degree of privacy when office workers would be staring directly into their windows-- windows that would be as close as 8 feet away.

The same problems would be (literally) faced by tenants across the narrow side street of 66th between Second and First and those on 67th.

Many of these tenants are currently covered by Rent Stabilization, could not afford the market rates in the city and would be forced to leave town while owners would be stuck in unlivable and also unsellable apartments.

One wonders if fair recompense should be paid to these people by the developers who now seek to profit at their expense.

## TRAFFIC AND PEDESTRIAN HAZARDS

While it would seem that the increase in traffic from this project, both during and after the construction period, has been vastly under-estimated, so have the problems that exist now without it and to which it would greatly add.

The traffic right now--especially with the added intrusion of a bike lane (not only increasing jams but imperiling pedestrians as bikes whiz through lights) would only be made exponentially worse. By late afternoon, it's nearly impossible to cross Second Avenue and that's "as is." Now add the trucks and cement mixers pemanently clogging the side street and, later, the added traffic of the Center's employees, and you've created a true disaster, and not just for the neighborhood, but for commuters and truckers who use Second Avenue to get to the bridge.

**These jams add to both air and noise pollution** as frustrated, stalled drivers exhaust fumes into the air and angrily honk their horns. And make the streets that much more perilous for pedestrians--many of whom are the children attending the nearby school,

## ADVERSE IMPACT ON AIR QUALITY

During the 4 years of demolition and construction, the air quality for nearby residents and students will reach dangerous levels of particulates and toxins. And since the Center now works with hazardous chemicals, these--embedded in the walls of its interior-- would be among the substances spewed into the air, perhaps along with asbestos and other buiding materials that were used in its 1930s construction.

This stuff in the air, along with the flying dirt from the excavation, would also impact the indoor air of the residential neighbors who will, for four years, be unable to open their apartment windows though dirt and bad air will still invade through apartment air conditioning sleeves and the inevitable cracks around loosely installed panes.

And finally, once the building is operational, the Applicant's statement seems only to contemplate the PELs for its workers. No mention of what--and how much of that What--would be outgassed off site and into the neighboring air which is breathed by those who live here 24/7 as well as by the children (in the park and in the school) whose developing lungs are more sensitive to insult.

How ironic that this city, which worries unto a ban, about the secondhand smoke from a single cigarette smoked somewhere in Central Park yet would not give a second thought to the actual and measurable pollution from this site.

Please check your priorities.

**COMMUNITY FACILITIES**

Applicant claims the project would not directly affect libraries, schools, parks.

**False**. Or only true in the most semantic and hair-splitting way.

During the 4 years of demolition and construction, the school, the library, the playground and park would, realistically, be rendered unusable for all practical purposes on account of the air and noise pollution.(See more under NOISE,)

Julia Richmond students would find it impossible learn, or even think, amid the all-day din of dynamite exploding, jackhammers jacking, cement mixers mixing, and truck beepers beeping. The result would most likely be failures and dropouts. The library, too, would be similarly deserted at least on the weekdays.

Then, too, who would ever want to play in a playground or relax in a park when there's a nerve-wracking racket and hazard-laden air.

And, after all that, when the tower is finally towering in place, St Catherine's park will be darkened by shadows for most of the afternoon.

Let's also give a thought too to the small restaurant on 66th and Second which has barely held on through the covid crisis. Their lunchtime and drink time business would be erased and their sidewalk tables--which extend to the side street at 66th-- would be empty if not gone during the protracted period of construction, further cutting, if not completely destroying, their income .

## HAZARDOUS MATERIALS

Applicants admit to using these now and having no current emissions control

What, if any, are their plans to control the presumably greater amount of emissions from the expanded laboratory space in the tower?

Because of the expanded laboratory space, these emissions will include bio hazardous materials that arise from greater quantities of **MEDICAL WASTE.** A facility dealing with medical waste does not belong in a residential area but should either be part of a hospital complex or at least a more compatible commericial area.

Then, too, it should be noted that the central court of the existing structure contains an approximately 3-story high tank that is filled with liquid nitrogen.

**LIQUID NITROGEN** is potentially and quite massively explosive. An explosion can be caused by changes in either temperature or pressure, vibration of the tank or damage to either its instruments or its shell. This has always been a concern to the nearby neighbors though the Center has (so far) managed it well.

But the question arises:

How will it be safely dismantled before the site is cleared and the building is demolished? Has anybody asked? And how can we who live here be sufficiently reassured?

As for the future, how will this necessary though volatile piece of equipment be secured once installed atop the new site?

## OFF-SITE VAPOR INTRUSION AND AQ COMPROMISE

Applicants admit that the renovation will, in fact, impose both and yet don't discuss any way to prevent or even ameliorate this, nor have they seemingly been asked to do so.

That, in itself, proves the project-- from start to 4 year finish-- will negatively impact the AQ in the neighborhood and also fill the air with unspecified "vapors."

**DIESEL EMISSIONS** will clearly be among them as applicants admit that diesel-powered trucks will be used on site for much of the entire 4 year process.

Diesel fuel emssions are a known human carcinogen. And surely this will have a negative effect on, not just the air , but the people who have to breathe it.

## NOISE POLLUTION

Noise pollution can be even more damaging to human (mental and physical) health than air pollution. Empirical studies have shown its effects. Aside from the obvious--hearing loss and tinnitus-- constant excessive noise can put the body in a constant state of alert and the mind in a deep fog.

Specifically, it causes the release of adrenaline, raises blood pressure and cholesterol levels, tenses both voluntary and involuntary muscles, affects digestion, causes headaches and triggers migraines, weakens the immune system, delays recovery from illness and surgery, causes havoc with circadian rhyhms, disrupts and prevents thinking, frightens, confuses, demoralizes and saps.

**80Dbs is the OSHA Max for 8 hours/day exposure**
**Construction goes on for 11 hours/day**

World Health Organization guidelines for Europe (2018) are more stringent than OSHA's, warning that even short exposures to loud noises can be measurably damaging: *

| Continuous Average Noise Level | Safe Exposure Time |
|---|---|
| 90 | 15 minutes |
| 87 | 30 minutes |
| 84 | 1 hour |
| 81 | 2 hours |
| 78 | 4 hours |
| 75 | 8 hours |

So now let's get specific about its effects:

| Extended Exposure | Physical Effect |
|---|---|
| 80 Dbs | loss of hearing/tinnitus for some |
| 85 Dbs | loss of hearing/tinnitus for more |
| 90 Dbs | loss of hearing/tinnitus for most |
| 92 Dbs | body can't adapt, on permanent alert |
| 100 Dbs | loss of hearing/tinnitus for all |

*Source: Tinnitus Today (summer 2019) citing WHO stats

And about its causes:

**Decibel levels of construction equipment as measured up to 50 feet from the source.**

| Decibels | Source |
|---|---|
| 111-94 Dbs | pneumatic breaker |
| 110-89 Dbs | air compressor |
| 107-96 | air hammer |
| 107-88 | bulldozer |
| 101-88 | pile driver |
| 96+ | dynamite blast |
| 96 | sand blaster |
| 95-88 | garbage truck |
| 89 | jack hammer |
| 88 | crane |
| 86 | cement mixer |
| 82 | compactor |

**Keep in mind, too, that several of these machines will be used simultaneously**

## SUMMARY

This project for this neighborhood is a terrible idea. Unlike say, construction of the Second Avenue subway that recently disrupted the Upper East Side, this project has no public benefit--no benefit whatsoever to the local neighborhood or even to the borough. It simply creates another huge, glassy and mainly commerical office tower (does the city even need one?) that clashes jarringly with surrounding architecture and that benefits only its developers and realtors.

The important work of the Blood Center doesn/t need to take place in this residential area, nor is its relative proximity to a few of the city's hospitals a relevant factor. Its work can be done anywhere.

Finally, granting a zoning waiver here, will set a precedent for the next and the next waiver application, and totally destroy the mid-block tranquility and habitability of the entire city.

I urge the Planning Department to deny this waiver and to help the Blood Center find an acceptable alternative site.

#

REGARDING THE NEW YORK BLOOD CENTER APPLICATION
FOR A WAIVER OF MID-BLOCK ZONING LIMITS
CEQR 21 DPC 080M

From Linda Stewart, NYC 10065

ADDENDUM TO MY EARLIER (12/2) COMMENTS WHICH
DEALT WITH THE PROJECT'S ENVIRONMENTAL IMPACT

What follows is a rebuttal of the December 15th testimony
of the Blood Center's representative and their associates.

In general, the arguments presented at the hearing appear to be either misleading, irrelevant, or merely a catch-all of political buzzwords. They also seemed to rest on these three shaky themes:

1) **NECESSITY**

In tbe mid-1980s, the Blood Center proposed building a residential tower atop its existing roof. It argued that building this money-making tower was "critical to ensure its continued viability" and the only chance it had to "continue its vital lifesaving work."

The exact same words that it offered last week!.

Which were clearly untrue. The Blood Center continued to do its lifesaving work for the next approximately 35 years and without the intrusion of a mid-block tower.

Nor were they as cash-strapped then as they claimed, and neither are they now. According to **causeiq.com**, their annual gross revenue is just shy of $400 million with a liquifiable stash of over $300 million. Enough to spread an annual $2.4 million among its top three executives.

Or to put that another way, they don't need the money from this odd commerical enterprise to finance the physical expansion of their labs or their range of activities.

And while they may, in fact, require some additional lab space, that can be accomplished more quickly and less expensively by converting a compatible abandonned space elsewhere than by demolishing and then reconstructing this one. Of course, that would cut the developers out, but the question is: why are they cutting them in?

2) **PROXIMITY**

We're now being told that this is the only spot on God's earth where the Center can productively conduct its work. Why? Because it's near a few hospitals, isn't it? But the question arises: what difference does it make? Aside from the fact that there are hospitals everywhere within the city (and colleges too) there are such things as bikes, subways, buses, cabs, uber, Carmel and limousines and this really neat thing called the internet now so meetings can be easily conducted by Zoom-- as the current pandemic lockdown has proved.

Then, too, if proximity is the vital statistic, how can it afford to stop being proximate for the four full years it will take to complete this gigantic tower?

Besides, the Center's work is of national and likely international scope and a lack of proximity to Tulsa (or Rome) hasn't notably impeded its researchers' work.

3) **DEMOGOGUERY**

Like an improperly staked vampire, the Blood Center's arguments from the 1980s arise from their crypt to beseige us once again. Back then, in a ploy to lay a guilt trip on its neighbors, it insinuated broadly that opposition to its tower was tantamount to actually killing innocent children whose cancers wouldn't be cured without a tower on its roof. An emotional and obviously illogical appeal. And yet here we go again.

It is obviously not true that the Center will suddenly forsake its worthy mission and cease all its work if it can't build a tower in the middle of the blocks of 66th and 67th. This is not an either/or. The Blood Center is The Blood Center wherever it may be.

But this time around, it's added yet another piece of guilt-baiting flummery: Diversity and Inclusion. Minorities and Women. This project-- but only if it's built at this location-- will Provide Opportunities in Employment and Education for all of the above, and how can we possibly say no to that unquestionably admirable goal?

As though were this tower to be built somewhere else--in 2020; in this, the most liberal, diverse and fair-minded city-- its only employees and the only students it would mentor and teach would be straight, white (tall, blond and terribly handsome) men,

May we please not confuse these unrelated issues? This hulking commercial tower can easily be built at another and far more appropriate location and I urge the Planning Board to help them to find one.

December 27, 2020
NYC Dept of City Planning

To whom it may concern:

I am vehemently opposed to the 334-foot building, approximately 32 to 33 stories high planned for the blood bank expansion project. This monstrosity will permanently block out sufficient sunlight and affect our air quality due to the emissions of noxious chemicals. This is a residential neighborhood. I am not opposed to the blood bank expanding to the current allowed, mid-block zoning laws of a reasonable 75 feet. I love our neighborhood and don't want to see it totally ruined by the height and bulk of this building.

I live at 333 E. 66th St. between 1st and 2nd Ave. As you may know, it is a through-street that goes from the East Side to the West Side. Our neighborhood is already heavily congested with people and vehicular traffic. With the Sloan Kettering complex, including the entrance of the Lauder Breast Center, one of the largest breast imaging centers in the country, getting out of our garage and up the block at times has been a Herculean task. Traffic can sometimes be at a standstill for very long periods of time throughout the day. Huge trucks, including garbage trucks, cars, transport buses, the oil-removing truck parked outside our building, daily, as well as the nitrogen delivery trucks for the blood bank, all causing a backup of traffic, more than the street can already handle.

Currently on 1st Avenue, another huge building construction site is underway. Along the East Side of 1st Avenue is Gristedes and the uptown bus lanes. On the West Side of 1st Avenue, delivery bikes in front of the Chinese takeout, the corner deli, between 65th and 66th Streets. On the

corner of 66th and 1st is Dunkin' Donuts, Greek Eats, with outdoor seating, between bike lanes and parked cars with oncoming traffic. Pizza Park, Bagel Works, a drugstore, and another bagel/deli on the corner of 67th street, all causing cars to double park along the bicycle lane. Delivery trucks and moving vans also block traffic in a no standing zone.

As I write this letter, I am hearing the sounds of ambulance sirens, unable to get through on the main avenue due to traffic. Can you imagine what it would be like for them to go down a side street like 66th or 67th between 1st and 2nd Avenue? There are many times, more than we can count, that a car will be blocking our driveway in order for the driver to go into Dunkin' Donuts. I cannot tell you how many times I look outside my window and see a traffic jam and honking horns, as if it will make anyone move any faster. Even our double insulated windows do not block out the sound. Traffic is always backed up on 66th and 67th Streets, respectively.

There are so many other egregious reasons for this building proposal to be denied: quality of light, the 24/7 noise level, quality of noxious air, more congestion on our city streets, the lack of safety for the students of Julia Richman High School located on 67th Street. The blockage of sunlight for the tenants in nearby buildings and the elimination of sunlight in the park. Last, but not least, this is simply just a real estate deal to enrich a Boston real estate developer.

There is no need for this blood center to expand to this massive height and width. I understand that the Blood Bank will have approximately the same space as it does now. There are other commercial locations in Manhattan that wouldn't require the changing of zoning laws that now exist, designed to protect residential neighborhoods. This is not a commercial

neighborhood and commercial real estate should not be permitted anywhere in any residential neighborhood mid-block.

It is unconscionable! Ask this developer if he would like to live next to the monstrosity that he's planning on constructing.

I want to express my gratitude to NYC Council member Ben Kallos and NY State Senator Liz Krueger for personally being at our meeting and showing their interest in this matter. I urge them and all those with the power to squash this proposal, once and for all, please save our neighborhood!

Thank you for letting me plead my heart out.

Arlene Sulkis
333 E. 66th Street
Apt 5-H
NYC NY 10065

# NY Blood Bank NOT for UES

Lisa Sulzer <lrsulzer@gmail.com>

Tue 12/8/2020 7:57 AM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

This plan to build in my neighborhood is serious — and I'm asking your help -

There are many reasons this building would be a detriment to our neighborhood — just a few listed below:

This would create all-afternoon shadows in St. Catherine's Park;

This is a mid-town commercial office tower not appropriate in a residential area

If you make this exception to mid-block zoning, this is a bad precedent for all mid-block zoning in

every residential area

The lights will be on 24/7 - not appropriate in residential area

The Blood Center can get all the space it needs with an as-of-right project

This will decrease the quality of life for all that live in the neighborhood

Stay Safe & Healthy -

Lisa Sulzer

# Fwd: Blood Bank proposed Rezone and new construction

Lisa Sulzer <lrsulzer@gmail.com>

Thu 12/31/2020 4:59 PM

**To:** Lisa Sulzer <lrsulzer@gmail.com>

**Subject: Blood Bank proposed Rezone and new construction**

As a shareholder of 333 East 66th Street I am writing to urge you not to approve the plan for the Blood Bank Tower. I'm asking for your help in preserving this wonderful UES residential community. Our neighborhood is filled with families, senior citizens and working people. The appeal of St Catherine's Park is a gem within our community. All of this will be taken away if this three hundred and thirty four foot building which results in a 33 story mid-block blood center tower is approved.

Urban planners have fought hard to incorporate pedestrian friendly designs as the neighborhood has evolved over the years. Although this project is completely counter to that; this is nothing more than a real estate deal.

- It would pose an enormous danger to our children's safety and that of our senior community along with pedestrian foot & vehicular traffic

- The height of the proposed building would cause St Catherine's Park to be shadowed from 2pm to 5pm which is when the park is most active by the community

- It would bring huge amounts of bio-hazardous and radioactive medical waste to the community endangering our children and residents safety

- Presently within the current blood center nitrogen is stored in a three story high tank - the potential for explosion is always ever present and will be a major concern during construction and more worrisome as to the placement in the new tower

- The proposed tower is projected to take approximately four years, during that period of time of demolition and construction there will be dangerous levels of pollutants, toxins, vermin, plus the unbearable noise of blasting at overwhelming decibels. The construction of the tower will involve steel beams that will be lifted off of flatbed trucks by huge cranes which will swing over the school and park putting students, passers by and park goers at risk.

- Finally there is absolutely no benefit to be found from this tower for anyone who lives on the upper east side. The only beneficiaries are the Boston developers, the blood center and Mayor DelBlasio

I would like to thank our NYC Community Board 8 members for assisting in putting together the zoom meeting earlier this month.

Your attention to our concerns as a community is greatly appreciated.

Stay safe - stay healthy!

Sincerely,

Lisa R. Sulzer

333 East 66 St. Shareholder

T.A.

TAMAYO ARCHITECTS, P.C.

MARCO TAMAYO, R.A. 031629
515 EAST 81 ST STREET #1B
NEW YORK, NEW YORK10028
PHONE: 212-517-2158

December 29, 2020

New York City Department of City Planning,

Environmental Assessment and Review Division

Attn: Olga Abinader, Director

120 Broadway, 31st Floor

New York, NY 10271

I am opposed to this proposal. This proposal could be unprecedented and reckless for our current public policy. It could damage its common-sense of good, fair and humanistic city planning concepts rather it could establish a double standard public policy. For those, the majority, that believe in law and order, versus, the others, a few, that could be breaking any regulations that are in their way to get more money than the rest. This dual public policy could generate social injustice & undermining the character of our residential R8B contextual district.

The proposed excessive bulky and tall building could change our land use and zoning regulations which are diametrically opposed to this grotesque and out of human scale could be the tallest building within our midblock contextual district, surpassing 4.5 times bigger than the existing R8B district regulation as well as being located on a narrow street, this bulky and tall building could be even more tyrannical and predominant than it really is. In addition, eliminating rear yards and setbacks which are good livable concepts in providing light, scale and air, it could generate perpetual & depressing shadows on the surrounding buildings & the park.

Agree. The Blood Center institution demands a new functional facility; however, it doesn't need a gigantic building for its requirements. Indeed, the proposed Blood Center space is 50,582 sq. ft. smaller than the maximum floor area allowed as-of-right-of-development. Therefore, this proposed rezoning is a pure real estate investment strategy that has nothing to do with science.

This proposal consists of 3 independent zoning lots with different owners and contrasting uses. I believe that the BC development lot has a strategy to dissuade and confuse us in another direction, saying that the BC development conducts research and educational programs for the hospitals of the area when in reality the true intentions of BC development is to change the

residential to a commercial district C2-7. Otherwise, if the BC development were to keep the residential district, BC would have two choices: to maintain the proposed laboratories or the R8B district residential use. Maintaining the residential district would dramatically change the bulk of the building due to the residential regulations for natural illumination and building codes. Therefore, this solution is not in the developers plans except the commercial use.

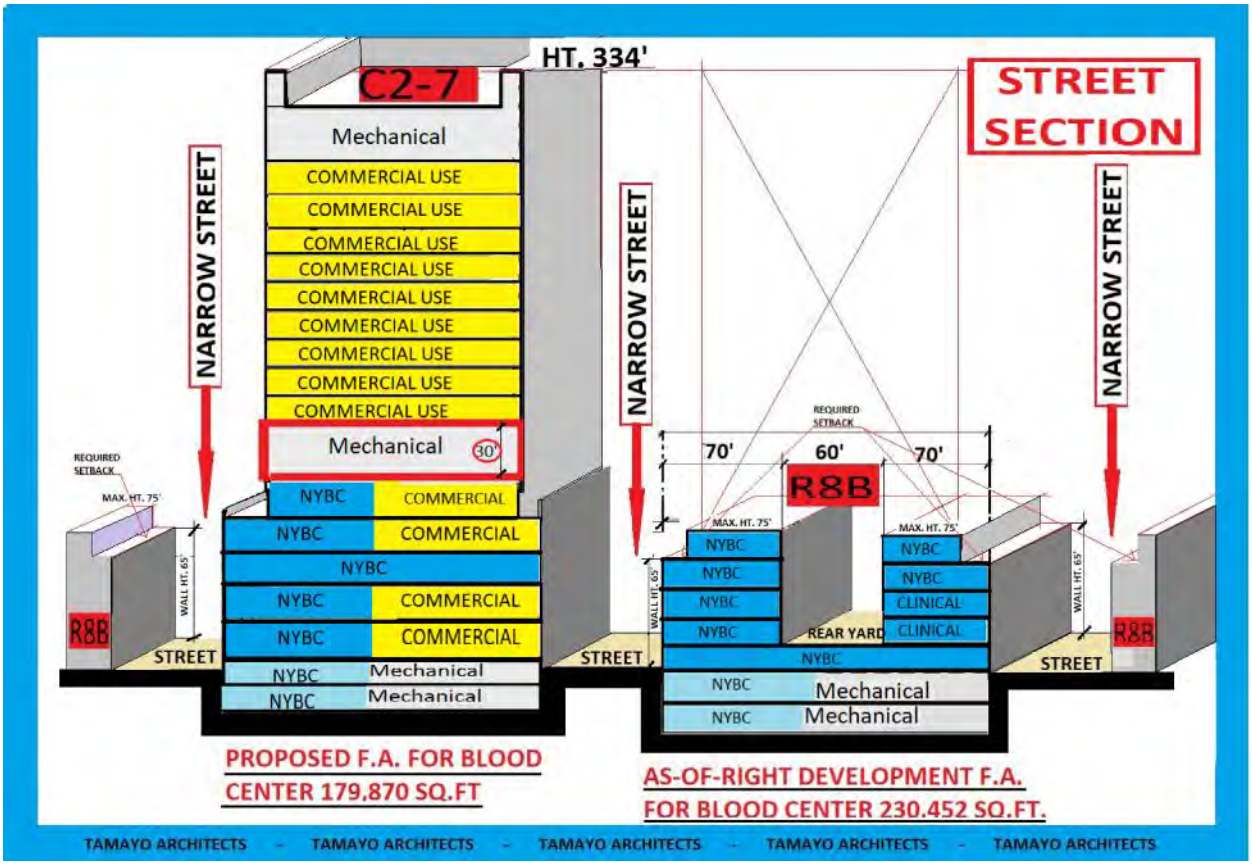
Moreover, the BC development is soliciting to change from R8B to C2-7 and if this were approved; then, this new C2-7 district would be as-of-right-development; therefore, BC development could change the proposed commercial (lab) for any C2-7 groups when presently there are 50 million sq. ft. vacant in the city, ranging from dancing hall to catering facilities which are more money-making uses, demanding large numbers of parking spaces and attracting an overwhelming number of cars. This is the true intention of this development.

On the surrounding area of this proposal, there are very bad traffic conditions, described briefly: Second avenue is already saturated with bumper-to-bumper traffic specially from 72 to 60$^{th}$ Streets due to the entrance to the Queens Borough Bridge and the FDR. Similar congestion is affecting York Avenue traffic on rush hours due to the corridor of hospitals. Deliveries & couriers are making double parking all over the streets and avenues. The Q line subway is already congested on rush hours only. Under these conditions described above, this proposal is bringing 5,500 more people, importing even more traffic on the already saturated traffic conditions.

Consequently, our community would be in a gridlock. The trending solution could be: “congestion pricing” which could impose more taxes to our residents, triggering an out-of-control inflation, affecting the middle- and low-income families; therefore, this action could push out these residents from our community, creating a less inclusive neighborhood and a spatial segregation by income. See attached sketch.

Best,

Marco A Tamayo,
Registered Architect


STREET SECTION
C2-7
HT. 334'
Mechanical
COMMERCIAL USE
COMMERCIAL USE
COMMERCIAL USE
COMMERCIAL USE
COMMERCIAL USE
COMMERCIAL USE
COMMERCIAL USE
COMMERCIAL USE
COMMERCIAL USE
Mechanical
30'
NYBC
COMMERCIAL
NYBC
COMMERCIAL
NYBC
NYBC
COMMERCIAL
NYBC
COMMERCIAL
NYBC
Mechanical
NYBC
Mechanical
NARROW STREET
NARROW STREET
NARROW STREET
REQUIRED SETBACK
MAX. HT. 75'
WALL HT. 65'
R8B
STREET
STREET
STREET
70'
60'
70'
R8B
REQUIRED SETBACK
MAX. HT. 75'
MAX. HT. 75'
WALL HT. 65'
NYBC
NYBC
NYBC
NYBC
NYBC
NYBC
CLINICAL
CLINICAL
REAR YARD
NYBC
NYBC
Mechanical
NYBC
Mechanical
WALL HT. 65'
R8B
PROPOSED F.A. FOR BLOOD CENTER 179,870 SQ.FT
AS-OF-RIGHT DEVELOPMENT F.A. FOR BLOOD CENTER 230.452 SQ.FT.
TAMAYO ARCHITECTS - TAMAYO ARCHITECTS - TAMAYO ARCHITECTS - TAMAYO ARCHITECTS - TAMAYO ARCHITECTS

# Fwd: Blood Center science tower proposal

Nancy Tamuccio <nancytamuccio@icloud.com>

Wed 12/30/2020 13:33

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

Sent from my iPhone

Begin forwarded message:

> **From:** Nancy Tamuccio <nancytamuccio@icloud.com>
> **Date:** December 29, 2020 at 6:15:17 PM EST
> **To:** savila@planning.nyc.gov
> **Subject: Fwd: Blood Center science tower proposal**
>
> Sent from my iPhone
>
> Begin forwarded message:
>
> > **From:** Nancy Tamuccio <nancytamuccio@icloud.com>
> > **Date:** December 29, 2020 at 3:26:57 PM EST
> > **To:** 21DCP080M@planning.nyc.gov
> > **Subject: Blood Center science tower proposal**
> >
> > Attention Planning Board:
> >
> > My husband and I are shareholders at 333 E. 66st. and we are very concerned about the Blood Center proposal to build a 334 ft., 32-33 story building in a mid block area which is zoned for residential buildings. This would require a change in zoning from residential to commercial and is a total violation of the present zoning law passed in

1985. This law confines mid-block construction to 75 feet and 210 feet for avenues.
The Blood Center building
would permanently block sun and air and also would add to traffic density on 66 and 67 street. It would also cause environmental problems due to the removal of chemical waste from the Blood Center and the other science partners located in the tower. We have lived at our present coop building for 37 years and a total of 39 years in the Lenox Hill neighborhood. We love this area and are totally against this giant tower being constructed. It would destroy this neighborhood and the quality of life here. Our real estate values would also decline drastically.
The Blood Center could be built in a commercial area that does not require complicated zoning law changes. They have been offered other locations including an area in Harlem which would have brought in jobs and economic development, but turned down the offers.
Consequently, it is essential that the Blood Center tower proposition be denied. It only benefits the Blood Bank and the developers not we the tax payers who live here.
Thank you for your attention
to this very important issue.
Nancy and Tom Tamuccio
333 E. 66st., N.Y.
nancytamuccio@icloud.com

Sent from my iPhone

# Please deny Blood Center Tower Proposition

Nancy Tamuccio <nancytamuccio@icloud.com>

Thu 12/31/2020 1:59 PM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

I am not sure that you received my previous email regarding this issue.

My husband and I are shareholders and reside at 333 E. 66th street in Manhattan. We are very concerned about the Blood Center proposal to build a 334 foot, 32 to 33 story tower at their present location on 66 street and 67 street between First and Second Avenue.
This would be a violation of the zoning law passed in 1985 which limits mid-block buildings to 75 feet. The Blood Center is presently zoned for 75 feet. In addition this is a residential zone and is not zoned for commercial buildings. This huge tower would block light, air and cause noise pollution. In addition, it would add to greater traffic density on both streets as well as on First Avenue and Second Avenue. It will also cause greater foot traffic because of the proposed addition of 2,630 people working in the tower. There is also an environmental concern for the neighborhood because of the medical laboratories which would be housed in the tower. Dangerous toxic wastes would be removed from the building on a daily basis exposing the surrounding neighborhood to environmental pollution.
The Blood Center has been presented with other locations in Manhattan which would not require complicated zoning law changes. One of the locations was in Harlem which would have brought jobs and economic development to that area but the Blood Center refused all location offers.
We have lived in the Lenox Hill neighborhood for over 36 years and love the area.

We are totally opposed to the Blood Center Science Tower which would depress residential real estate values and negatively affect our quality of life .
We ask that you please deny the Blood Center expansion proposition.
Thank you for your attention to this critical issue.
Nancy and Tom Tamuccio
333 E. 66 street apt. 4H
NYC 10065

Sent from my iPhone

# FW: Blood Center - East 67th Street

Gail Tavelman <gtavelman@nyc.rr.com>

Sun 12/27/2020 15:15

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

Hello,

I am a shareholder at 333 East 66th Street and "STRONGLY" oppose the illegal expansion of the Blood Center building on East 67th Street.
This behemoth tower would be a disaster to the community for the following reasons:

**PROPOSITION/HISTORY:**

A 334 Ft building of 32-33 stories, permanently blocking sun and air, in a mid-block area zoned for 75 ft, requiring a change in zoning from residential to commercial. It will have a massive floor plate, bigger than half of the footprint of the Empire State Building. The change in zoning would waive height, bulk, set-back requirements, signage and other considerations.

**This is simply a real estate deal.** The Blood Center is being used by a Boston real estate developer to build a massive commercial tower for tenants that will be paying monthly rent to the developer, not the Blood Center. Simply put, the developer NOT the Blood Center will own the Tower. The developer has never built anything in New York City, much less a tower of this size nor have they built over anything over 6-8 stories.

The Blood Center tried this 35 years ago and was stopped by the community. Fifteen years ago, Julia Richmond HS resisted a similar effort by Hunter College to take over their site for a tower and again, the community stopped it.

In 1985, a zoning law was passed confining mid-block construction to 75 ft (210 ft for Avenues). **There has never been an instance of successful 'upzoning' midblock on the UES until now. Obviously we need to do everything to stop it.**

## 1. NO NEED FOR THIS BUILDING

- Blood Center is not expanding; it will have basically the same space as now – the building is expanding
- Blood Center has a major facility in Long Island City (and other centers around)
- There are other locations in Manhattan that would not require complicated zoning law changes
- the Blood Center was presented with other Manhattan locations and refused them
- No one is opposing the right of the Blood Center to expand to the current 75 ft zoning allowance
- There is plenty of empty commercial real estate; the construction jobs touted by the Blood Center would be better used retro-fitting existing space.
- The Blood Center tried to "sell" the Tower as a benefit to the area and life sciences but the neighborhood will only suffer from this and there is no reason for "life sciences to benefit here specifically (or even at all since there is no guarantee that life science renters filling all those stories will even be found by the developers)

- The Blood Center presents itself as an indispensable service to humanity and while its work is important, it has the financial resources to pay its CEO in excess of
- $1.4 million annually
- The Blood Center Tower is supported by non-profit groups claiming the benefit to young minorities students and minorities in general by providing jobs and other learning opportunities from the "partners." Laudable but NOTHING in this argument relates to building the Tower on 66-67th Streets. The Blood Bank TURNED DOWN a location at the edge of Harlem that would have brought jobs and economic development to this location while serving the same population they claim they want to reach.

**2. THIS MID-BLOCK REZONING WOULD RECREATE A MAJOR PRECEDENT FOR THE UES AND ALL OTHER MANHATTAN RESIDENTIAL AREAS. (THE MOST CONSEQUENTIAL POINT)**

The entire composition of the UES would be permanently changed, much less all City residential areas.

If the Blood Center is allowed to use its status as a health care provider to justify the building of a tower that's more than 4 times the current zoning limit, then all of the other medically-related mid-block buildings could assert the same right to build huge mid-block towers throughout the neighborhood.

If this is allowed to happen on the UES, then surely there's no way it could be stopped on the Upper West Side or any other residential neighborhood in the City.

If this is allowed to happen on the UES, then surely there's no way it could be stopped on the Upper West Side or any other residential neighborhood in the City.

**3. RE-ZONING FOR THE BENEFIT OF A SINGLE DEVELOPER IS NOT DEFENSIBLE.**

This is 'spot zoning,' a practice the Court of Appeals has ruled illegal and could be challenged in court. The beneficiary of this is the developer, plain and simple.

**4. NO GUARANTEE THAT A "LIFE SCIENCES" PURPOSE WOULD ACTUALLY BE THE CASE.**

Once zoning is changed, the site could be sold or repurposed. The requested rezoning looks like they are prepared for anything they might want to do since after receiving the variance, there is nothing to stop the Blood Center from going to another developer and putting up another type of tower for whatever purpose (or the developer from doing it on its own).

The Blood Center terms the rental businesses they *hope* will occupy the vast Tower as their *"partners"* which is misleading and deceitful. They are *not* partners with the Blood Center, (they will be independent companies simply paying rent to the developer). The intent to have the space initially rented to companies involved in life sciences has nothing to do with the

Blood Center; those companies could be located anywhere in New York City, or anywhere else.

**5. THE IMPACTS ON PUBLIC RESOURCES AND INFRASTRUCTURE ARE UNACCEPTABLE AND CANNOT BE MITIGATED**

St Catherine's Park (the only green space on the UES beyond Central Park and the second most visited park in New York) will be in almost perpetual shadow. There is no way to change this, even though the developers lied by saying they could mitigate this and showed ill-conceived and incorrect shadow studies. They even said they had hired a horticulturist to put in plants that could survive. (in the shadows??)

## 6. THE BUILDING DOES NOT FIT A MIDBLOCK; RATHER, IT IS A MIDTOWN BUILDING.

The height, volume, surfacing of the building and the 40 ft signage they propose do not fit a residential neighborhood.

Proposed use of commercial space for "life sciences" is a disruption to a predominately residential neighborhood since these companies operate with lights and mechanical systems running at full capacity 24/7-with full noise levels throughout the night.

## 7. AREA DENSITY: TRAFFIC

**East 67th, between First and Second**, is the only single lane street in the City with a major cross-town bus route (the E66), a nursery schools with nearly 100 students and a large school complex requiring dozens of school busses per day. The school includes early childhood and special needs students.

**East 67th between Second and Third**, has a large police station, and active firehouse and the Russian Mission with cars with "DPL" plates double-parked, and the next block is the Hunter College campus.

**East 66th Street** is a transverse through Central Park, with anyone coming into the City off of the 59th Street Bridge and going up First who wants to go to the Upper West Side turning onto East 66th to go through the Park.

**East 66th St** between First and Second has the entrance to the Lauder Breast Cancer Imaging Center, one of the largest breast imaging centers in the country with constant flow of traffic.

Cars and trucks trying to enter 66th and 67th Streets off of First would be unable to enter those Streets with the additional traffic caused by the Blood Center Tower and increased Second Ave traffic, further compounding the already bad traffic conditions on First Avenue.

**Second Avenue** from the 70's down to the 59th Street Bridge is already a virtual parking lot most of the day; adding the additional traffic spilling into Second on 66th and 67th from the Blood Center would make Second Avenue unusable.

**First Avenue** from the Bridge north will be brought to a standstill with the increased traffic coming off the Bridge and not able to turn onto clogged Second Avenue in the Sixties.

The traffic issue will extend into Queens courtesy of the 59th St Bridge since increased car and truck traffic both ways will make daily traffic standstills an hourly event.

It is a point of great irony that the City has designated bike lanes on both these Avenues that will now become death traps for bikers given the gridlock traffic.

Covid issues: Covid has already caused a huge increase in vehicular traffic as people shun public transportation.

Experts say this trend will continue indefinitely into the future. The developer is already presenting traffic and density studies based on abnormally lower public and private transportation caused by Covid. This is dishonest and misleading.

## 8. AREA DENSITY: AMBULANCES AND EMERGENCY VEHICLES

There are multiple ambulance drop offs within blocks of the Blood Center. Dramatically increased traffic caused by the Tower would threaten the ability of ~~the~~ ambulances to timely reach patients and hospitals, thus endangering the lives of residents needing emergency medical treatment.

**Police and Fire engines would also find it a major hazard to get through the clogged streets.**

## 9. AREA DENSITY: PUBLIC TRANSPORTATION

The infrastructure, especially public transportation, in our neighborhood is already overburdened. Pre Covid-19, the M66 bus was almost impossible to board during rush hour.

The #6 train at 68th Street/Lex. is already overused; it is one of the busiest subway lines on the UES. An additional 2,400 workers daily using local subway stops would render them close to unusable. Again, traffic studies showing no impact are being prepared by the developers based on low Covid traffic.

## 10. AREA DENSITY: PEOPLE

The Tower plan assumes approximately 2,630 workers per day more than ten times the current number of Blood Center employees (230). Walking on crowded 66th and 67th Streets will be difficult. Due to the 24/7 nature of “Life Science” there will be large numbers of workers on these blocks day and night, creating noise and, potentially for residents, unsafe situations.

## 11. DANGEROUS CHEMICAL WASTE AND ITS REMOVAL

Plans call for increased, wide loading docks on 66th Street, the backside of the Tower. Loud, 24/7 private garbage disposal will be a constant, unpleasant intrusion. However, that pales by the dangers of monumental chemical waste from 32 stories of the “partners.”

East 66th Street, already suffers from the smells and dangers of the current Blood Center waste removal and now fears a catastrophic increase in waste products will render this street and the general area dangerous and virtually unlivable.

Huge amounts of toxic medical waste and potentially radioactive waste will be added to the neighborhood, given the focus on life sciences tenants.

Especially concerning, the Blood Center already has regular deliveries of dangerous liquid nitrogen requiring several hours for each delivery. Residents are observed (wisely) crossing the street to avoid what everyone knows are the potentially fatal results of escaped nitrogen when and as the trucks delivering the nitrogen are connected outside to the Blood Center. The addition of multiple life sciences' tenants in the Tower could require many more deliveries of liquid nitrogen, thereby increasing the danger to residents and passersby.

Within the current Blood Center, the nitrogen is stored in a 3-story high tank. The potential for explosion always present, will be a major concern during construction and a fear as to placement in a new tower.

## 12. CONSTRUCTION

The proposed Tower is projected to take more than 4 years to build, requiring the Blood Center to operate for many years from another site, demonstrating that any claims the Blood Center desperately needs expanded space are false and misleading.

During the 4 plus years of demolition and construction, there will be dangerous levels of pollutants, toxins, vermin, etc. plus the unbearable noise of blasting and construction at overwhelming decibels.

The Blood Center says that construction won't begin till 2022 and last more than four years, well into 2026.

With the site being mid-block, the cranes will cause massive and perhaps permanent shut downs of 66th and 67th Streets. There will be major and constant blasting using drills, jack hammers, pneumatic breakers, pile drivers, etc. all underlining why this type of construction has been previously banned in a residential setting.

The principal of Julia Richman Educational Complex has already gone on record opposing the Blood Center Tower because of difficulty resulting from the construction of the Tower.

The construction of the Tower will involve huge steel beams that will be lifted off of flatbed trucks which will be swung over the school and park, putting students, passers-by and park-goers at risk.

**Finally, there is absolutely no benefit to be found from this Tower for anyone who lives on the UES. The only beneficiaries are the developers, the Blood Center and, unless any one is unaware, the mayor.**

Thank you for your consideration,

**Martin Schwartzberg – 333 East 66th Street**

# New York Blood Center's UES Expansion Plan

Kristin Toppeta <ktoppeta@gmail.com>

Thu 12/31/2020 3:03 PM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

To the NYC Department of Planning,

I am a resident of 301 East 66th Street in Manha an and I am wring t o voice my concerns about, and opposion t o, the proposed expansion of the New York Blood Center on the Upper East Side of Manha an. My concerns are as follows:

1. **Seng a Dang erous Zoning Precedent**: Zoning laws serve an important purpose – they provide for the orderly development of a city, they protect the health, welfare and safety of the community and they segregate uses that are incompable.
    a. Rezoning for the Blood Center would set a dangerous precedent for the rest of the Upper East Side, and for ALL residenal neighborhoods in Manha an. If the proposed plan is approved, there is nothing stopping other developers from destroying even more residenal neighborhoods throughout NYC.
    b. The proposed building is in essence a mid-town office building, which is not suitable for a residenal neighborhood. Building ligh ts would stay on 24/7, glaring down at 301 East 66th St, and noisy mechanical systems would stay on all day and overnight. This building is INCOMPATIBLE with the neighborhood and it is not reasonable or appropriate to subject residents to these condions.
    c. There are MANY places in the city this building could be built without having to change any zoning laws. There is lots of commercial real estate available, especially since the pandemic has driven many businesses to end their leases or sell their office space.
    d. This rezoning, should it progress, can be challenged in court as "spot zoning", which is illegal. Spot zoning is "the process of singling out a small parcel of land for a use classificaon totally different from that of the surrounding area for the benefit of the owner of said property to the detriment of others" (Rogers v. Village of Tarrytown, 302 N.Y. 115 (Ct App 1951)). The beneficiary of this rezoning is the developer, and ONLY the developer, and will be to the detriment of all NYC residents.

2. **Increased Traffic and Crosstown Bus**: Traffic on East 66th St, 67th St and Second Avenue is already horrendous – the Blood Center expansion would only make it worse.
    a. The traffic from the 59th Street bridge turns Second Avenue into a parking lot for the majority of the day, EVERYDAY. Drivers on Second Avenue frequently "block the box" and prevent the cars going west from 66th St and 67th St from crossing the avenue, even when they have the green light.
    b. The crosstown bus, which I take and rely on frequently, drives down 67th St. There is already traffic on the route and there are limited public transportaon op ons t o get from the UES to the UWS. The new number of people going to and from the Blood Center would make this situaon e ven more unbearable and would place an unreasonable burden on the residents of this neighborhood. I am also unclear as to how a bus would be able to maneuver around all the increased vehicles and construcon. I will be f ollowing up with the local transport workers union in case they are not already aware of the proposed construcon.
    c. The Lauder Breast Cancer Imaging Center draws lots of traffic to 66th St, as many paen ts get picked up and dropped off in front of the Imaging Center. These paen ts are mostly elderly and/or very sick and take more me than mos t to get into and out of their vehicles, so cars are stopped for longer amounts of me, which na turally creates more traffic. These paen ts should be able to take as much me as the y need and not have to be berated with honking

horns or cars trying to maneuver around them unsafely (which are already frequent occurrences).

3. **Construcon** : The construcon of this pr oposed building would be detrimental to this residenal community.
   a. Construcon is NY 's most dangerous occupaon acc ording to the US Bureau of Labor Stas cs. Acciden ts at NYC construcon sit es are at an all-me high and ar e connuing t o increase. How many mes this y ear have we heard about falling debris, dangerous façade condions, c ollapsing scaffolding or an unsecured crane? It seems, to me, way too frequently. Now imagine those condions near a childr en's park, a preschool, a cancer imaging center, or any of the other places in this neighborhood where residents and visitors are vulnerable.
   b. It is EXTREMELY concerning that the real estate developer in queson has ne ver built ANYTHING in New York City, nor has it ever built anything close to the size of the proposed building. This is unacceptable.
   c. Since the pandemic began, it has been my experience that the majority of construcon w orkers are not abiding by the mandated Covid regulaons. W orkers congregate on the street in large groups, talking and smoking, not wearing masks. Every me I ha ve approached a construcon sit e, I have been forced to cross the street or take a different route to avoid these unsafe condions. T o the extent that Covid is sll a dang er when construcon of this building begins, it would pose an unreasonable risk for the residents of the neighborhood.

4. **Lack of Sunlight**: As someone who suffers from seasonal affecv e disorder, I know the importance of access to sunlight. Seasonal affective disorder, which is brought on by lack of sunlight and shorter days, is a major depression and results in a loss of energy, change in appetite, tendency to oversleep, difficulty concentrating, and irritability. As we are spending more time in our apartments due to the pandemic (and many will continue to work from home even after the vaccine is available), the state of our apartments at 301 East 66$^{th}$ St needs to be suitable for living 24/7. The proposed expansion would significantly decrease the access to sunlight for the residents of 301 East 66$^{th}$ St, which could have a dire impact on those residents. The loss of sunlight will also affect St. Catherine's Park (the second most visited park in New York after Central Park). The proposed building would put the Park in complete, perpetual shadow.

5. **Dangerous Chemical Waste**: The Blood Center currently has regular deliveries of dangerous liquid nitrogen requiring several hours for each delivery. Any increase in these deliveries poses greater risk to the residents on the block.

Thank you for your me and c onsideraon.

Best,
Krisn T oppeta (resident of 301 East 66$^{th}$ St, NY, NY 10065)

## The New York Blood Center

Kathleen Treat <kathleentreat123@gmail.com>

Sat 12/12/2020 4:36 AM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

I speak as a regular blood donor at this location.
And I wish it were the case that the center is in obvious need of expansion; but that is not so. At least as far as
donations go, the staff adequately sees to all donors in a timely manner.
Will the public be privy to a statement of need? A 300 foot
building seems at this point over-kill....unless of course it's to be permanently affordable apartments for working families which the neighborhood so desperately needs.
Kathleen Treat

# Public Comment on NY Blood Center: CEQR No. 21DCP080M

Tricia Shimamura <tricia.shimamura@gmail.com>

Mon 12/28/2020 20:29

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

December 28, 2020

City Planning Commission
New York City Department of City Planning

To the New York City Planning Commission in the Department of City Planning:

I am writing in opposition to the proposed new building to replace the New York Blood Center, at 310 E 67th Street, (CEQR No. 21DCP080M).

I am a resident of the neighborhood, a social worker, a mother, and a member of Manhattan Community Board 8. I frequently take my 1 year-old son to St. Catherine's Park (located across the street from the proposed project), and have long attended community meetings at the New York Blood Center. I am very familiar with this site and firmly believe that the proposed project is not appropriate and out of context for this midblock site.

This project is proposing several rezoning actions that would dramatically change the density, traffic, light and air, and sense of place in this neighborhood.

The proposed project is requesting a rezoning of an R8B district for the first time on the Upper East Side, a zoning allocation that was specifically created to preserve the low-rise character of the block. A change of this magnitude would set a dangerous precedent for future developments and it is troubling that the proposed scope of work is not examining the long-term impact of such a zoning change. City Planning has consistently upheld a policy of maintaining higher-density buildings on the avenues, while keeping lower-density buildings on the midblocks. I urge the Commission to consider how approval of this proposed change would contradict this policy and again create a dangerous precedent for a neighborhood that is already struggling to keep its residential character.

Additionally, there are several transportation concerns that are not currently being addressed through the proposed Draft Scope of Work. First, I understand that the proposed project is using the Alexandria Center for Life Science as a similar project with regard to transportation planning assumptions. However the Alexandria Center is a very different type of biomedical laboratory with collaborative research that operates on a very large urban footprint. In comparison, the proposed project is a commercial lab within a much more concentrated footprint

and brings with it a wide range of possible transportation impacts, including laboratory deliveries, transit between medical or research offices, etc. There is no guarantee that the transportation needs would be limited to the needs of a purely research and testing facility. Therefore, the proposed transportation assumptions are inadequate, and are describing a different type of facility. The transportation assumptions should accurately be assessing the impact of a commercial laboratory with a wide range of proposed uses.

Several parents, educators, and neighbors have also raised concerns about the transportation and safety impacts of such a project on the Julia Richman Education Complex (JREC), located across from the Blood Center. This complex serves children of all ages and of all abilities, many of whom have significant cognitive impairments. I understand that buses are regularly parked in front of JREC throughout the morning and afternoon, making it easy to see how additional traffic on this block could lead to serious pedestrian safety concerns. I urge the Commission to ensure that the Draft Scope of Work include a thorough assessment of how this project would impact JREC, its transportation needs and the safety of its students and teachers.

Finally, I share with my neighbors a deep concern of the impact this proposed project would have on the block's overall sense of place. This is a quiet residential block - especially in the midblock. It is communal and family-oriented in nature, thanks in large part to JREC. The significant zoning changes to allow for a high-density commercial laboratory in the midblock will dramatically change the feel of this block, and I urge the Commission to consider how the distinct sense of place would change with this development.

I have been disturbed by claims from local residents, JREC, and neighborhood organizations that this project has consistently failed to engage them or meaningfully integrate any community input in the early stages of development. This is not how development should work in New York. Developers should not be rewarded for lack of community engagement and lack of transparent and honest communication about the impact of their projects on any given neighborhood.

I urge the City Planning Commission to include these concerns when assessing this project and the final Scope of Work.

Sincerely,
Tricia Shimamura

# The New York Blood Center's Plan to Rezone 310 East 67th Street/303-319 East 66th Street

Corey Walker <coreyewalker13@gmail.com>

Sun 12/27/2020 10:54

**To:** 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>
**Cc:** MN CB 8 <info@cb8m.com>; Brewer, Gale (ManhattanBP) <gbrewer@manhattanbp.nyc.gov>; Ben Kallos <BKallos@BenKallows.com>; Liz Kruger <liz@lizkrueger.com>; Rebecca Seawrite <SeawrightR@nyassembly.gov>

1 attachments (381 KB)

Opposition to The New York Blood Center Rezoning 12.27.2020.pdf;

To Whom it May Concern:

I am writing to inform you that as a member of the Upper East Side community and shareholder of 333 east 66th Street, **I am strongly opposed to The New York Blood Center's plan to rezone its site** in order to develop a new, 334-foot mixed-use tower at 310 East 67th Street/303-319 East 66th Street as presented at the Zoning and Development Committee meeting on November 17, 2020 because there is no need for the building and mid-block rezoning for the benefit of a single developer is not defensible. The requested re-zoning will permanently negatively impair mid-block residential areas of the Upper East Side and could be used as precedent in other residential areas New York City.

**The size and scope of the project is unreasonable.** In fact, The New York Blood Center only plans to occupy the first five floors of the building and does not need the expansion. If the Blood Center needs to expand there are plenty of commercially zoned sites available in other areas of New York City. The proposed project is unnecessary to support the New York Blood Center's operations and will have a severely negative impact on our community both during construction and when completed.

The construction process and proposed building will negatively impact the residents, students, and children of our community. The building will lead to increased traffic, safety concerns with increased density, cause shadowing in St. Catherine's Park and on nearby buildings, and set a terrible precedent for mid-block commercial buildings. The building raises safety concerns for children and students during construction and from ongoing hazardous waste disposal. It will ruin the neighborhood and quality of life for residents. **There is no benefit to the existing community from this building as presented and I strongly believe there shouldn't be zoning changes to accommodate this real estate development project.**

As a member of the community, I am extremely disappointed in The New York Blood Center's lack of communication with the community and disingenuous presentation at the Zoning and Development Committee meeting on November 17, 2020. There were over 130 votes from the public cast against the proposal at the Zoning and Development Committee meeting on November 17, 2020 and again on December 8, 2020. There were also strong concerns raised at the Environmental Scoping Meeting on December 15, 2020.

**I strongly encourage the NYC Department of City Planning and our elected officials, who are supposed to represent our community, to prevent this massive project from moving forward** in order to preserve our community and quality of life. Thank you for your service to the community, your time, and your consideration.

Best,
*Corey Walker*

Corey E. Walker, CFA, CAIA
SHAREHOLDER and RESIDENT
333 East 66 Street, 11A
New York, NY 10065
coreyewalker13@gmail.com

**To:** NYC Department of City Planning

**Cc:** Community Board 8; Gale Brewer; Ben Kallos; Liz Krueger; and, Rebecca Seawright

**From:** Corey Walker, Shareholder and Resident 333 East 66th Street, New York, NY 10065

**Date:** December 27, 2020

**Re:** The New York Blood Center's Plan to Rezone 310 East 67th Street/303-319 East 66th Street

I am writing to inform you that as a member of the Upper East Side community and shareholder of 333 east 66th Street, **I am strongly opposed to The New York Blood Center's plan to rezone its site** in order to develop a new, 334-foot mixed-use tower at 310 East 67th Street/303-319 East 66th Street as presented at the Zoning and Development Committee meeting on November 17, 2020 because there is no need for the building and mid-block rezoning for the benefit of a single developer is not defensible. The requested re-zoning will permanently negatively impair mid-block residential areas of the Upper East Side and could be used as precedent in other residential areas New York City.

**The size and scope of the project is unreasonable.** In fact, The New York Blood Center only plans to occupy the first five floors of the building and does not need the expansion. If the Blood Center needs to expand there are plenty of commercially zoned sites available in other areas of New York City. The proposed project is unnecessary to support the New York Blood Center's operations and will have a severely negative impact on our community both during construction and when completed.

The construction process and proposed building will negatively impact the residents, students, and children of our community. The building will lead to increased traffic, safety concerns with increased density, cause shadowing in St. Catherine's Park and on nearby buildings, and set a terrible precedent for mid-block commercial buildings. The building raises safety concerns for children and students during construction and from ongoing hazardous waste disposal. It will ruin the neighborhood and quality of life for residents. **There is no benefit to the existing community from this building as presented and I strongly believe there shouldn't be zoning changes to accommodate this real estate development project.**

As a member of the community, I am extremely disappointed in The New York Blood Center's lack of communication with the community and disingenuous presentation at the Zoning and Development Committee meeting on November 17, 2020. There were over 130 votes from the public cast against the proposal at the Zoning and Development Committee meeting on November 17, 2020 and again on December 8, 2020. There were also strong concerns raised at the Environmental Scoping Meeting on December 15, 2020.

**I strongly encourage the NYC Department of City Planning and our elected officials, who are supposed to represent our community, to prevent this massive project from moving forward** in order to preserve our community and quality of life. Thank you for your service to the community, your time, and your consideration.

Best,

*Corey Walker*

Corey E. Walker, CFA, CAIA
SHAREHOLDER and RESIDENT
333 East 66 Street, 11A
New York, NY 10065
coreyewalker13@gmail.com

December 28, 2020

TO: Community Board 8; NYC Council Member Ben Kallos; Manhattan Borough President Gale Brewer; NYS Assembly Member Rebecca Seawright; NYS Senator Liz Krueger

This letter is being sent to address the proposed mid-block expansion of the NY Blood Center on E 66th Street, Manhattan. I am a longtime resident of the upper east side neighborhoods.

This letter is to clearly express our negative opinion of and opposition to the proposed expansion which includes, but is not limited to:

1. No need for the contemplated mid-block structure in a residential neighborhood when there are available commercial spaces which could be used but were rejected by the developer/Blood Center. WHY WAS THAT? Why was a site in Harlem rejected when it could have "created jobs and other learning opportunities in a neighborhood of young minority students and minorities" which has been cited as a potential benefit?
2. This spot rezoning will set a precedent which should not be established as it sounds the alarm for further neighborhood deterioration. The city is a fabric of 8M+ RESIDENTS who should not see their neighborhoods destroyed in favor of out of state developers and projects which will further cripple those very neighborhoods.
3. Further vehicular overburdening of parking and traffic, which is already overloaded. Why should traffic on one of the few crosstown routes, be further delayed not only for buses and cars, but also for the many emergency vehicles to and from the extensive hospital systems?

   It can already take 15 to 20 minutes to travel east 2 to 3 blocks on E 68th Street between Lexington and First Avenues due to ever present gridlock at Second and First Avenue/68th.
   Waiting for the M66 traveling west on E. 67th street is frequently delayed up to 15 minutes with buses actually visible, but unable to reach and cross First Ave. The buses cannot pass the line of cars trying to access the parking facility on the south side of 67th Street; nor can they pass the multiple trucks trying to access the MSKCC loading docks on the north side of 67th Street.
   The thought of adding more traffic, more loading facilities and more commercial traffic on the narrow side streets is untenable and will further cripple travel and access for emergency vehicles.
   Lack of parking already creates problems for elderly and disabled who might need the bus ramp to enter. The city bus stop at 67/First Ave is taken over by Dept of Education buses who use the bus stop for idling (with fumes) or parking during the 9 month school year. Cross town buses have even bypassed the bus stop because waiting commuters were not visible to the drivers.

4. Loss of sunlight and clear view space, and the addition of man-made glare and potential hot spots on the street is very real. One only has to remember what happened with the glass structure on Lexington and 86th Street, which created magnified hot spots directed at the sidewalk below.
5. Why should the zoning law which confines mid-block construction be changed for this project unless some person or persons will reap individual benefits vs representing the residential constituency? The Blood Center for their needs, can easily be renovated without a 34 story tower most of which will be used for non-Blood Center tenants and an out-of state developer.
6. "Life Sciences" as a purpose? What does that mean? And it is no way guaranteed as the space can be rented to anyone. In addition the 24/7 running of mechanical systems and lighting will negatively impact any resident ability to comfortably live. We are used to everyday sirens, apartment lights, but around the clock unmitigated noise and light??
7. The project is not an expansion of the Blood Center, as it will have basically the same space; so who is this Tower for?

Please consider the effects to the RESIDENTS the upper east side neighborhoods, which somehow always take a back seat to the politicians and political processes.

Sincerely,

Joyce Waryha

# Protest to East 66th Street Proposed 334′ Blood Center Tower

carole_weitzman@yahoo.com <carole_weitzman@yahoo.com>

Thu 12/31/2020 1:10 PM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

**From:** carole_weitzman@yahoo.com
**Date:** December 31, 2020 at 1:05:40 pm
**Subject: Protest to East 66th Street Proposed 334′ Blood Center Tower**

Sirs,

As a shareholder of co-op 333 East 66th Street, I am writing in strong protest of this blood center project/expansion as it has been presented by The Blood Center and it's construction partner, Longfellow.

I have lived on 66th Street for over 10 years and love our neighborhood and it's quality of life, both of which will be permanently changed and destroyed by this cumbersome, bulky 334′ tower, which is out of proportion for any mid-block building, especially one zoned for buildings no more than 75′ high. It would also greatly block the sun light on the side streets as well.

There are many reasons for opposing this project;
—There would be greatly increased traffic conditions on narrow east 66 and 67 street and clogging First and Second avenues all the way back to the 59th street bridge and back into Queens
—Emergency vehicles will find it impossible to move through our area when servicing our population and the concentration of hospitals located in our neighborhood- especially as east 66th street is a through street heavily used to the west side.

The impact on the infrastructure and public transportation (which are already very crowded) would be huge. There will also be an over concentration of foot traffic on our narrow sidewalks.

The increase of toxic waste and the use of dangerous chemicals on blocks where there are schools, pre k and special Education populations is very worrisome as well.

It is tempting to continue with the many reasons why this project would negatively affect the lives of all of us who are home owners and taxpayers in the neighborhoods we have nurtured for decades.

What is most upsetting about this project is that it is unnecessary in its current state. The blood center itself would have very little more space (that immense space supposedly will used by rental companies in the tower). There are other more appropriate sites for this expansion. But the blood center has curiously turned them down. One of these sites is actually in an area of manhattan that many who support the tower profess to serve, and would benefit from jobs and increased revenue to an area needing commercial development.

Please strongly reconsider expanding this building which will lead to the permanent

destruction that this project will cause for neighborhoods that have always supported the work of the blood center.

Sincerely
Carole Heller (Weitzman)

Sent from my iPhone

# New York City Blood Bank proposed Rezone and new construction

Agnes Westelinck <agnes.westelinck@gmail.com>

Wed 12/30/2020 14:09

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

Sir, Madam,

As a shareholder of a co-op, 333 East 66th Street, I am writing in protest of the location on 66th Street of the project presented by The Blood Bank Center and its construction partner.

Although I greatly support and appreciate the contributions of the Blood Center to healthcare and biomedical research in New York City and beyond, the proposed 334 ft Tower on 66th Street is inappropriate and out of proportion for a mid-block building.

Reasons for opposing this project include:

- The project appears inappropriate, inefficient, and unnecessary in its proposed location: the renovated Blood Center will have similar space as before but the additional commercial floors would over-tower 66th street. The commercial/biotech expansion should be constructed in a more appropriate site (as for example the Alexandria Center for Life Sciences near the East River) to avoid significant harm to the neighborhood and to add efficiency and convenience to the Blood Bank and future biotech companies.

- The project implies significant risk of perturbing traffic conditions on narrow East 66th and 67th Streets (in between clogging 1st and 2nd Avenues due to the 59t St bridge into Queens). Therefore, the entire neigborhood as well as Memorial Sloan Kettering Cancer Center, New York Presbyterian Hospital, and other important institutions and hospitals located in the area will be impacted negatively.

- The proposed expansion will over-tower the tree-lined street which is a classic, residential, one-way side street in traditional New York City style. Adding a towering building with service area, industrial garage doors, noise, trucks, traffic, pedestrian conflicts, will significantly change or destroy the dynamics and residential character of this part of the UES.

Please re-consider expanding this building. The neighborhoods have always supported the work of the Blood Center. We respectfully ask to protect the interests of and residential character of the neighborhood.

Sincerely,

Dr. Agnes Westelinck

Agnes Westelinck PharmD

Regulatory Science and Strategy
AMW Pharma Consulting LLC
333 East 66th Street
New York, NY 10065
USA
Mobile +1 908 868 5986

Agnes Westelinck PharmD
Regulatory Science and Strategy
AMW Pharma Consulting LLC
333 East 66th Street
New York, NY 10065
USA
Mobile +1 908 868 5986

# Fw: Proposed blood center on E67/66

Jeffrey Glovsky (DCP) <JGlovsky@planning.nyc.gov>
Tue 12/15/2020 7:45 PM

**To:** Annabelle Meunier (DCP) <AMEUNIER@planning.nyc.gov>
**Cc:** Rachel Antelmi (DCP) <RAntelmi@planning.nyc.gov>; Olga Abinader (DCP) <OABINAD@planning.nyc.gov>; Stephanie Shellooe (DCP) <SSHELLOOE@planning.nyc.gov>

**JEFF GLOVSKY • Audio Visual Manager**
**Land Use Review Division**

**NYC DEPT. OF CITY PLANNING**
120 BROADWAY, 31st FLOOR • NEW YORK, NY 10271
**212-720-3376 I jglovsky@planning.nyc.gov**
**AV Control Room: 212-720-3330**

**{ Direct: 646-415-6750 | avglov@aol.com }**

**Follow us on Twitter @NYCPlanning**
**h_p://www.nyc.gov/planning**

---

**From:** Barbara Lewnowski <blewnowski@gmail.com>
**Sent:** Tuesday, December 15, 2020 5:20 PM
**To:** Jeffrey Glovsky (DCP) <JGlovsky@planning.nyc.gov>
**Cc:** Elizabeth Rose <elizabeth.rose@earthlink.net>
**Subject:** Proposed blood center on E67/66

Mr. Glovsky,

This is a massive construction project in a congested, densely populated neighborhood. My questions:

How will the construction and added parking/use requirements affect traffic? Will the impact study address this? Cross town traffic is already a problem - and impacts speedy access to hospitals. 2nd Ave is a perpetual mess.

Will the impact study address how the children in the school opposite will be affected by the disruption of the demolition, construction and ongoing use (eg aesbestos, noise pollution, traffic pollution, etc)? Not clear from the presentation this afternoon. Learning is impacted by noise and lack of light.

How would the new building affect light/shadow at the school and St. Catherine's park across the street? (St. Catherine's is already the second most used park in NYC by square foot). Impact study should address this.

Appears like they are asking for a variance to be able to put a giant sign on the building. Not exactly clear how big this would be - totally out of character for our residential neighborhood.

Best regards
Ann Barbara Wisniewski

333 East 68th Street

Sent from my iPhone

## Letter regarding new blood center structure - OPPOSITION

CHANTAL WITTMAN <chanandbob@aol.com>

Thu 12/31/2020 10:15 AM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

I am an owner at 301 East 66th St for over 25 years. The proposed blood center would not only effect me but my children and would have a major harmful impact on our community.

The lack of sunlight at Saint Catherines park during the day is a major issue. My children grew up going to that park and it would effect all the kids who currently use that park.

The traffic congestion is already a problem and with construction and traffic patterns changing in that area it would be a major disruption to the community

Julia Richmond has students with disabilities. To have them disrupted by a major construction project occurring accross the street would be a detriment to them.

The fact that my apartment would have zero sunlight is a big issue for me.
I purchased and have been living in my building over 15 years. The reason I picked that area was for the amount of sunlight my apartment receives. To build a building that size next door to my unit would block all my sunlight and create a major disruption to my apartment let alone my building.

The noise level from the construction would be horrible and the dust and pollution it would create would be horrible to the entire building and surrounding community.

THE IMPACTS ON PUBLIC RESOURCES AND INFRASTRUCTURE ARE UNACCEPTABLE AND CANNOT BE MITIGATED .

The consecution and major road closures up and down the street and the effects of public transportation to children who both attend school in the neighborhood would be a major impact.

I do not want my kids subjected to this type of environment. There are so many other places in New York to build this type of building. There is no reason to build such a large structure so close to a school and a residential community.

Please contact me should there be any questions but I STRONGLY
OPPOSE construction of this building, The development of this building would ruin the upper east side !!!

Chantal Wittman
Owner of units in 301 East 66th St .
Cell: 917-417-2444

## New York Blood Center's Expansion Plan

yee621shop@yahoo.com <yee621shop@yahoo.com>

Tue 12/29/2020 22:14

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>;** infor@cb8m.com <infor@cb8m.com>

Dear Sir or Madam,

I am an owner of a sunny apartment (301 East 66 Street 4N) next door to the proposed NY Blood Center expansion and I strongly oppose the expansion. I grew up in NYC and the building codes in the residential Upper East side has always limited the height of mid-block residential buildings. The only way Manhattan can be livable is if there is sunlight in the residential area.

Approving a tall office building on a mid-block residential street will not only destroy the quality of life for nearby residents, it sets a precedent that other developers will pursue on the Upper East Side and the rest of Manhattan. A 334 foot building, equivalent to 32-33 stories, permanently blocking sun and air, in a mid-block area zoned for 75 ft., requiring a change in zoning from residential to commercial. Please do NOT allow this to happen - do not allow new tall office buildings mid-block on the upper East side.

Thank you,
Nancy Yee

# Plans for expansion - The Blood Center (East 66 Str.) - Statement of Opposition

Zvi <newzvi@gmail.com>

Wed 12/30/2020 11:17 PM

**To: 21DCP080M_DL <21DCP080M_DL@planning.nyc.gov>**

**From**: **Shareholder at 333 East 66th Street**

As a shareholder of a co-op on 333 East 66th Street, I am submi. ng this note to you as a strong plea to disapprove the expansion project planned by our neighbor – The Blood Center.

My very strong concerns stem from the nega□ve effects which the project, if approved, would inevitably create in this residen□al neighborhood both infrastructural and environmental.

**Infrastructural** issues include but are not limited to the addi□onal commercial traffic which would become a reality and a necessary part of the expanded Blood Center facility. Such traffic for loading and unloading through the limited service space to their building on 66 Street would definitely create a bottleneck of parked trucks and service vehicles on the street. The movements of trucks in and out of the garages, as well as their "nego□a□ng" traffic with other service vehicles, wai□ng in double parking posi□ons along the street would create dangerous condi□ons to pedestrians' as well as to other vehicular traffic on this side street.

Careful examina□on of the plans presented to us for further profit-oriented expansion through the provision of addi□onal upper floors designated for business and other rentals, further amplifies the foreseen issues which would be created on our street. More tenants mean more service vehicles on top of those belonging and servicing The Blood Center.

Blockage of the traffic on 66 street, and increased vehicle exhaust pollu□ on emitted by parked trucks on the street to the air, will result in a real and serious hazard both to the pedestrians and to the tenants in the neighboring buildings and street level business there too.

Passing Ambulances, Fire Trucks and other First Responder vehicles, would inevitably get stuck on this street well beyond the poor traffic passage condi□ons which already exist today! – A real added hazard to a large por□on of the ci□zens of the upper sec□ons of Manhattan, both East and West.

**Environmental** issues include but are not limited to the very bad effect which a tall building in the said loca□on will have on the very essen□al neighborhood park at the corner of 67 and 1St Ave. A sun light blockage analysis shows that the proposed Blood Center expansion in height would block the sunlight to the park especially during the hours of its u□liza□on by families and kids. This park is an important and necessary leisure facility and should be respected by any urban planner attemp□ng to introduce regional changes which would likely have a very nega□ve effect on the life and well-being of individuals as well as families.

The construc□on of the proposed facility would likely spread over several years. Such construc□on would naturally combine major building efforts and be followed up by a series of added repairs and "finishing" which would likely span over two or more years. Service tracks, repair tracks, demolishing and waste collec□on services would add issues on top of those described above. Simply stated, a quiet residen□al street will turn into a live commercial and industrial zone for years to come.

**In summa on** the presenta□on made by the "not for profit" Blood Center showing a rosy and neighbor friendly project is anything but that. As a shareholder and a "neighbor" I strongly resent and protest the marke□ng ploys presented to us by the Blood Center's messengers and supporters, whose goal is no other than expansion of the exis□ng facility purely in order to PROFIT from rentals and other sales of por□ons of the expanded facility to be. This is absolutely not acceptable and it defies all aspects of neighbor neighborhood and urban planning considera□ons.

I therefore plea with you to absolutely oppose this project. On the grounds of the above presented arguments and real concerns, and with all due respect to the past and current opera□ons of The Blood Center, this project and the way it was presented to the City is a decep□on. The proposed Blood Center expansion project should absolutely be rejected.

**Thank you for your renewed considera on and a en on to the issues, some of which have been presented above.**

**New Yorkers will thank you as well!**

# TRANSCRIPT

CITY OF NEW YORK

DEPARTMENT OF CITY PLANNING

----------x

**ENVIRONMENTAL IMPACT STATEMENT**

**NEW YORK BLOOD CENTER - CENTER EAST**

**CEQR NO. 21DCP080M**

**REMOTE PUBLIC SCOPING MEETING**

----------x

December 15, 2020

2:01 P.M.

B E F O R E:

OLGA ABINADER, DIRECTOR,

Environmental Assessment & Review

Department of City Planning

A P P E A R A N C E S:

From the Department of City Planning

Stephanie Shellooe

Deputy Director EARD

Edith Hsu-Chen

Eric Botsford

Director EARD Manhattan Office

Diane McCarthy

Senior Team Leader

Rachel Antelmi

Associate Project Manager EARD

Also Present:

Ron Purvis

Executive VP and Chief of Staff ..... 15

Melissa Sharko

Ennead Architects ..... 20

Paul Silver

Kramer & Levin - Counsel for Blood Center .. 24

Lisa Lau

AKRF ..... 29

**INDEX OF SPEAKERS**

| SPEAKER | PAGE |
|---|---|
| Alida Kemp | 33 |
| Michael Astrap | 41 |
| Marty Bell | 43 |
| Ben Dubin-Thaler | 46 |
| Santos Rodriguez | 49 |
| Robert Rotol | 52 |
| Adriane Castillo | 54 |
| Paul Graziano | 57 |
| Nancy J. Kelly | 60 |
| Miles Laddie | 63 |
| Jose Ortiz, Jr. | 66 |
| Nadja Barlera | 69 |
| Anthony Barrett | 70 |
| Valerie Mason | 74 |
| Adam Kaye | 76 |
| Joshua Satin | 79 |
| Rachel Levy | 81 |
| Judith Schneider | 84 |
| Elizabeth Rose | 85 |
| Jerelyn Rodriguez | 87 |
| Monica Malowney | 91 |

| SPEAKER | PAGE |
|---|---|

Maria Andriano ..... 96
Fritz Donnelly ..... 98
Shannon Brewsky ..... 102
Vasilios Angelos ..... 106
Lydia Pensares ..... 108
Erik Antokal ..... 109
Peter O'Reilly ..... 112
Linda Stewart ..... 113
Elaine Walsh ..... 125

**P R O C E E D I N G S**

MS. ABINADER: Good afternoon and welcome.

You are tuning into the remote public scoping meeting for the New York Blood Center - Center East, proposal, CEQR No. 21DCP080M.

My name is Olga Abinader. And I'm the Director of the New York City Department of City Planning Environmental Assessment and Review Division, or EARD.

Stephanie Shellooe, Deputy Director of EARD, will co-host today's meeting and in the event of any technical difficulties on my end, Stephanie will take over this meeting on my behalf.

We truly appreciate your patience as we continue to adjust to this remote meeting format and the challenges that it may bring on.

I do want to thank everyone for taking the time out of their day to attend today's remote meeting.

I want to acknowledge that technology such as this that we're using today is imperfect. However, it is an invaluable tool that allows a critical land use and environmental review

process to proceed while keeping all of us safe during this public health crisis.

I also want to emphasize that we will hear from everyone who wishes to speak today and this meeting will remain open until we have heard from all of our speakers.

We also welcome written testimony through Thursday, December 31st, 2020 and we do provide written comments the same attention and consideration as any comments received verbally today at this meeting.

I'll also note that some of you may have received a 1:00 p.m. start time in your registration materials and that may have been confusing to you. To clarify this earlier time, DCP to prepare and set up this scoping meeting for you to minimize the amount of time that you have to wait before this scoping meeting begins.

I'll now ask our production team to start our presentation. As we will now proceed.

All right.

We will now proceed to the public scoping meeting for the New York Blood Center - Center East proposal.

For the record, let me note again that the City Environmental Quality Review, or CEQR application number for this project is 21DCP080M. Today's date is December 15th, 2020 and the time is approximately 2:00 p.m.

Next slide, please.

I'm Olga Abinader and I'm the Director of the Environmental Assessment and Review Division, or EARD, at the New York City Department of City Planning. I'll be chairing today's public scoping meeting.

The Department of City Planning is acting on behalf of the City Planning Commission as the CEQR agency for this proposed environmental review.

As lead agency, the Department is overseeing the preparation and completion of an Environmental Impact Statement, or EIS, for the New York Blood Center - Center East proposal.

Next slide, please.

I'll note that I have several of my colleagues joining me today.

Stephanie Shellooe, again, is the Deputy Director of the Environmental Assessment and

Review Division.

I'm also joined by Edith Hsu-Chen ;and,

Eric Botsford, Director and Deputy Director of the Department's Manhattan office.

Diane McCarthy, Senior Team Leader in EARD; and,

Rachel Entelmi, Associate Project Manager from EARD, are also joining us today.

And, lastly, I'd like to mention that Stephen Johnson, the Project Manager for the New York Blood Center - Center East proposal and team leader in the Manhattan office, also joins us today.

Next slide, please.

Together we are here to receive your comments on the Draft Scope of Work for the Draft Environmental Impact Statement, or DEIS, for the New York Blood Center - Center East proposal.

The Draft Scope of Work identifies all of the subjects that will be analyzed in the upcoming DEIS, and it explains how the subjects will be studied and analyzed.

I'll note that the Draft Scope of

Work is available digitally on the Department of City Planning website.

Next slide, please.

At the end of the written comment period, the Department and lead agency, will review all comments, those that we hear today, as well as written comments that we receive.

After carefully reviewing all comments, the Department will decide what changes, if any, will need to be made to the Draft Scope of Work and the Department will issue a Final Scope of Work.

It is the Final Scope of Work that will serve as the basis for preparing the Environmental Impact Statement.

Next slide, please.

Today's scoping meeting marks the beginning of the environmental review process for the New York Blood Center - Center East proposal.

I will note that no decisions will be made today regarding the Draft Scope of Work. The purpose of today's meeting is to allow the public to provide comments regarding the Draft Scope of Work and to allow the Department of City

Planning to listen to those comments.

It's important for all voices to be heard today.

Next slide, please.

I'll now take a moment to focus on the format and structure of today's scoping meeting, which will be divided into three parts.

During the first part, the applicant for this proposal will provide a brief overview describing the New York Blood Center - Center East project.

A representative of AKRF will then provide a short summary of the environmental review, Draft Scope of Work.

During the second part of today's meeting, we will open the floor to testimony from elected officials, government agency and Community Board representatives.

During the third and final part of today's meeting, the Department will receive comments from the general public.

The meeting will end only when everyone who has signed up to provide testimony has had a chance to be heard.

Next slide.

And for the logistics for today's meeting, our protocols, again, are intended to ensure that everyone has a chance to provide testimony and that all voices are heard.

If you wish to speak and plan to access today's meeting online using a computer, tablet or SmartPhone, please remember to register online through the City Planning Scoping Meeting for New York Blood Center page of the NYC Engage Portal at: nyc.gov/nycengage. Also, nyc.gove/engage will work.

A link to join us and provide your testimony will be e-mailed to you after you have completed the registration process on the nycengage portal. At that time, we will add you to our speakers' list for today.

Next slide, please.

When it is your turn to speak, your name will be called and you will be granted temporary speaking privileges by the Department of City Planning staff. So please listen closely for your name to be called.

And once your name has been

called, we will help you unmute your microphone and you will be asked to convey your remarks.

I'll note that to allow us to hear from everyone today, we ask that everyone please limit their remarks to three minutes, unless otherwise notified. A three-minute countdown clock will run on the screen, if you are participating with us online and at that three-minute mark, your time will expire. At that time, you will be asked to conclude your remarks.

I'll also let everyone know that your testimony today will be verbal only. We will be able to hear you but we will not be able to see you.

Next slide, please.

An additional note of instruction, for those of you who have joined us by dialing in your telephone today, if you do wish to provide testimony via telephone, look out for my prompt -- or hear my prompt and please select star 9 when prompted. Listen for me to call out the last three digits of your phone number.

When that happens, you will be given the temporary ability to share your

testimony. You must press star six to unmute yourself and we will be able to hear you speak.

When that testimony is complete or your three minutes have expired, whichever comes first, you must press star six again to mute yourself.

I'll note, also, that we would like to encourage dial-in participants who wish to provide testimony today, to register by phone by using the dial-in participant hotline. Instructions will be share throughout the course of today's presentation.

Also, please note that muting and unmuting registered speakers may take a moment as we are still adjusting to this remote meeting format.

Next slide.

Once again, just mentioning time limits, speakers from the general public have three minutes to provide testimony but there are a few exceptions to the three-minute time limit.

Elected officials;

Heads of government agencies; and,

Members of the Community Boards

who are representing the Community Board as a whole, are given the courtesy of jumping the queue and are not limited to three minutes.

I will also note that any of you who might be viewing us on the live stream and wishing to testify, please be mindful of any potential background noise during your testimony. Make sure that your live stream device is muted when you begin your testimony so that we can avoid hearing an echo and we can hear you clearly.

Next slide, please.

I'll now note, once again, that today's -- that today marks the beginning of the written comment period. And written comments will be accepted by the Department of City Planning through Thursday, December 31st, 2020.

Comments can either be e-mailed to: 21dcp080m_dl@planning.nyc.gov or written comments can be mailed to the New York City Department of City Planning, Environmental Assessment and Review Division, Attention Olga Abinader, Director EARD, 120 Broadway, 31st floor, New York, New York 10271.

A few reminders, if you have

missed our detailed instructions, please be sure to visit the nycengage portal at: www.nyc.gov for instructions on how to participate effectively today.

We will now move on to the first part of today's meeting.

At this time, the applicant for the New York Blood Center - Center East proposal, will present an overview of the proposed project. The presentation will be followed by the Environmental Consultant, who will summarize the Draft Scope of Work.

Next slide, please.

MR. PURVIS: Thank you very much, Ms. Abinader.

Good afternoon.

My name is Ron Purvis I'm the Executive Vice President, Chief of Staff at the New York Blood Center.

And on the screen you can see the members of our project team.

Next slide, please.

The New York Blood Center is a not-for-profit organization. We were founded in

1964, focused on a dual mission of supplying transfusion products to the New York Metro region and conducting scientific research.

The Blood Center is the leading provider of donor services (phone ringing) blood stem cell products for the entire New York area.

We also work to cure diseases with research in hematology, transfusion medicine, cell therapies and infectious diseases.

Next slide, please.

New York Blood Center's proposed redevelopment is critical to ensure its continued viability into the future. The existing building was constructed as a trade school in 1930. It is an antiquated structure with low floor to floor heights.

Despite a 45,000 square-foot site, the four courtyards create narrow wings that leave only small and narrow floor plates that limit laboratory function.

The existing facility does not have the dimensions or mechanical systems necessary for modern life science laboratories, which are essential to enable the Blood Center to advance its

research mission.

The existing building is not large enough to allow the Blood Center to share its space with its institutional and commercial collaborators and existing R8B zoning constrains, the ability to build a modern facility on the site and to create co-located commercial life science laboratory partners.

Next slide, please.

The proposed actions are focused on the replacement and enhancement of the Blood Center's facilities on its current site and including a rezoning of both the Blood Center site and the East 66th and East 67th Street on Second Avenues.

Next slide, please.

The Blood Center's success is due in large part to its typical location adjacent to other academic research and backbone institutions. Collaborations are essential for the Blood Center's research outcomes.

Current research partnerships include collaborations with institutions such as:

Rockefeller;

MSK; and

Weill Cornell.

The Blood Center must stay in its central location to maintain the long-running collaborations with adjacent institutions and continue to build on these relationships. Proximity is essential to support day-to-day medical and scientific interactions.

A few of the collaborations that expedite research discoveries, to provide access to clinical trials and progress at neighboring hospitals and for transporting patient specimens.

The proposed development will enable the Blood Center to continue its life saving work, while helping position the City at the forefront of life science research as the Blood Center's collaborations strengthen the City's ability to coordinate the resources of local institutions and businesses to respond to health crises.

The existing Blood Center site, which is over an acre in size, is uniquely suited to provide the large, flexible floor plates needed for a state-of-the-art research facility.

Next slide, please.

The Blood Center has joined together with Longfellow, the largest private national life sciences research real estate investor, to modernize its facilities and expand opportunities for the life sciences in New York City.

Longfellow brings to the table an expertise that the Blood Center does not have. They also have experience in designing, programming and tenanting with the right mix of activities for successful research in development facilities in the life sciences.

The Blood Center and Longfellow are committed to promoting the life sciences for New York City students with education programs that recruit high school students and train college students to pursuing their careers.

Center East is also initiating a workforce development program with a permanent advisory board to create employment and internship opportunities with both the Blood Center and building occupants.

I'd now like to introduce Melissa

Sarko, with Ennead Architects. And she'll tell you about the (inaudible).

MS. SARKO: Thank you, Ron.

My name is Melissa Sarko with Ennead Architects. And I'll be describing the program, massing and staffing of the proposed project.

Next slide, please.

The proposed project includes demolition of the existing Blood Center building on the development site, followed by the construction of a new building of approximately 596,200 gross square feet, split between 206,000 gross square feet of -- I'm sorry, use group 4, community facility uses for the New York Blood Center as the applicant, and 389,800 gross square feet of use group 9, laboratories and related uses for the applicant's partners.

The building would have 16 floors and rise to a height of approximately 334 feet to the top.

Next slide.

On this slide, you'll see the ground floor of the proposed project to the

right-hand side. It is organized to enhance the neighborhood by putting the vibrant and interactive life of the building on display. The entire street frontage along 67th Street will engage the City with a continuous lounge space, incorporating a cafe and a multi-purpose education and event space.

This multi-purpose room can be used for evening events and meetings, including Community Board 8 meetings.

It would be smaller in size but more flexible in design, the New York Blood Center auditorium.

The lobby at 66th Street connects through the block, providing public access to the Blood Center public facing outreach programs of Project Achieve and blood donation.

Three curb cuts are proposed on East 66th Street to accommodate service access, including loading, waste removal and Blood Center fleet parking.

The stack on the left describes the vertical arrangement of the program of the building. It includes two levels below grade for mechanical, shared core labs and building support.

The base of the building is 84 feet tall and consists of four floors that cover the entire lot.

This portion of the building includes:

Laboratory space for the New York Blood Center;

Shared specialized core labs that will be available to all building partners and users; and,

Interaction space for all of the building tenants.

Above the base are nine floors of partner laboratory floors with 16-foot floor-to-floor heights.

Mid level and upper level mechanical floors provide the required building systems and technology infrastructure for a state-of-the-art laboratory.

Next slide, please.

The building's massing and floor plates are driven by best practices and research laboratory design. Both the Blood Center, lab floors and the upper partner lab floors are

organized on a consistent 11-foot module that corresponds to laboratory bench dimensions.

The upper floor plate was established based on the need to hold 55 feet from the core of the building to the exterior wall. This includes a 33-foot build of open lab nearest to the windows for lab benches, write-up desks and required circulation.

Inside that open area -- outside that open area is a 22-foot for enclosed lab support rooms with specialized equipment and environments. The 30,000 square-foot floor plate allows for research groups of multiple sizes and flexibility for wet or dry research environments.

The 16-foot floor-to-floor is needed to accommodate air change requirements and space for building services that support the lab environment.

Next slide.

In contrast to the existing blank walls of the current NYC building, the entire 225-foot, 67th Street frontage of the proposed building will be fully transparent.

The activities on the ground

floor, including the building lobby, lounge, cafe and breakout space, will enliven the neighborhood and help to put science on display.

The multi-purpose room at the ground floor will provide access for community meetings, education programs, professional outreach and scientific conferences to engage the community.

I'll next turn it over to Paul Silver from Kramer Levin, who will walk you through the proposed actions.

MR. SILVER: Thank you, Melissa.

Thank you.

I'm Paul Silver. A member of the law firm of Kramer Levin. And we are land use counsel to the Blood Center.

To facilitate the proposed project --

Next slide, please.

Okay. Thanks.

To facilitate the proposed project, the applicant is requesting the following actions from the New York City Planning Commission and City Council.

First, a zoning map amendment to

rezone the development site from R8B to C2-7 and to rezone the remainder of the rezoning area, which is both block fronts on Second Avenue for the first 100 feet from C1-9 to C-28.

Second, a zoning text amendment to modify the existing special permit provision in Section 77-48 of the zoning resolution.

Third, a zoning text amendment to amend Exhibit -- Appendix F of the zoning resolution to designate the development site as a mandatory inclusionary housing development area; and,

Fourth, a special permit pursuant to the amended Section 74-48, to modify various provisions of the zoning resolution in order to facilitate the proposed building, including floor area, supplementary use, height and setback, rear yard equivalent and signage solutions.

Next slide, please.

Under the proposed rezoning, the existing C-2A district on Second Avenue, which currently ends at East 66th Street, will be brought one block north to East 67th Street and the C2 district would, also, be extended eastward onto the

Blood Center site.

The proposed C2-8 zoning on Second Avenue would be more consistent with its current uses and will make the existing movie theater on the west side of Second Avenue a conforming use.

The C2-7 district proposed for the Blood Center site is appropriate for its mid block location and is similar to the R9 district in the Memorial Sloan Kettering property east of First Avenue.

This site's unique combination of location and special characteristics make it especially well suited for a life sciences clinical and research facility.

Next slide, please.

As shown here, the rear yard equivalent in height and setback will allow the base of the building to be built full on this site to accommodate the current and future needs of the Blood Center. The waivers will also allow the upper floors of the Blood Center of the building to meet the critical lab planning dimensions that Ms. Sarko described previously.

And to reference the drawings, the

east-west section on the left shows the rear yard equivalent waiver proposed and the north-south section on the right shows the height and setback waivers that are proposed.

The floor area waiver will allow use group 9A commercial laboratories to occupy more than 2 FAR permitted, as-of-right in an AC2-7 district. And as shown here, the upper floors of the building and a portion of the second floor, which constitute approximately two-thirds of the building's floor area, will be occupied by these commercial labs and ancillary support spaces.

Next slide, please.

The signage waiver would allow C4 district sign regulations to be applied here. These regulations allow signs up to 40 feet above grade and they allow up to 1,000 square feet on a thru lot such as this if each street frontage were treated as having a separate establishment on this.

Next slide, please.

So the intended goals of the project are:

To enable the Blood Center to continue its life saving work;

Speed research discoveries into patient treatments;

To maintain and expand essential scientific collaborations; `

To expand the life science economy in New York City;

To support education and workforce programs for careers in science;

To create 1,570 direct and indirect jobs during construction;

To support 2,630 total direct permanent jobs and increment of 1,960 jobs over the No Action Condition and 3,000 additional indirect jobs in New York City itself;

Provide for community programs promoting science and education events and exhibits; and,

Finally to improve the 66th and 67th Street neighborhood experience with active uses.

Now with that, I'd like to turn this over to Lisa Lau at AKRF, who will describe what will be analyzed in the Environmental Impact Statement.

Thank you.

MS. LAU: Next slide, please.

Thanks, Paul.

I'm Lisa Lau. And I am from AKRF, the Environmental Consultants preparing the EIS for the Blood Center project.

An EIS considers three conditions:

Existing;

No Action; and,

With Action.

The basis for the identification of impacts is the comparison between the No Action and With Action Condition.

The With Action Condition is the proposed project that has just been described. The project is expected to be complete and operational in 2026.

The No Action Condition is what would happen in 2026 if the proposed actions are not approved.

In the No Action Condition, the existing building will be demolished and the new building that is as-of-right under the building resolution would be constructed. That building

would provide a new facility for the Blood Center plus 40,000 gross square feet of medical offices.

Next slide, please.

We will be preparing a full Environmental Impact Statement, or EIS, as you've seen in the materials on the CP website and transmitted to the Community Board, in accordance with the CEQR Technical Manual.

This is the list of the technical areas to be covered shown on the slide. In addition, the DEIS, the Draft EIS, will include a project description, an alternative analysis, an analysis of mitigation measures for any significant adverse impact and identification of any unavoidable significant adverse impacts.

CEQR Technical areas not required to be studied as part of the EIS for this project are community facilities and natural resources because -- so it means no residential uses are proposed.

However, other technical sections, such as noise, will consider potential impacts on community facilities, such as schools.

Since the development is to be

located in a fully developed urban center, a natural resources analysis is not warranted but vegetation in St. Catherine's Park will be considered in the shadow analysis.

Thank you for coming today to provide your comments on the Draft Scope of Work.

I will now turn the meeting back to the Ms. Abinader.

MS. ABINADER: Thank you.

At this time, I'd like to ask our production team to present the instruction slide to shift over to part two of today's public scoping meeting.

Please give us a moment so that we can get that slide projected on the screen for you.

All right.

There it is. Wonderful.

All right.

We're on to part two of today's public scoping meeting. At this time we will begin receiving testimony from elected officials, community board representatives and government agencies.

I'll note that if any participants

do experience technical issues that prevent them from speaking and providing testimony today, we will move on the next speaker to allow for trouble shooting to happen in the background and we will be sure to call your name again at a later time during this meeting.

I'll note that if this does happen to you and you have joined us via a computer, a Smart Phone or a tablet, you may visit the NYCP portal website for assistance. The how to guides are especially helpful.

Also for assistance, callers should hang up the phone and call: 877-853-5247. When prompted for a meeting ID and, also, as noted on my screen in red font, at the very bottom of this slide, please dial the meeting ID number 6182377316 and when prompted for a password, please be sure to dial 1.

All right.

My colleagues are telling me that we have two speakers that have signed up for this component of the public scoping meeting. Currently, those speakers are:

Councilmember Ben Kallos; and,

Community Board 8's Chair, Alida Kemp.

It appears the Councilmember is not in our meeting at this moment, so we will move right ahead to CB 8 Chair, Alida Kemp. And my apologies of I mispronounced your name.

Alida Kemp, we are ready for your testimony.

MS. KEMP: Thank you.

And you pronounced it correctly.

My name is Alida Kemp, as you just said. I'm Chair of Community Board 8.

Thank you for hearing my testimony.

Community Board 8 Zoning and Development Committee voted to oppose the Blood Center's application. The resolution will come before the full board tomorrow night.

For this testimony, I will give an overview of the questions and concerns raised by CB 8 members and the hundreds of members of the public at the two public meetings the committee held on this application on November 17 and December 8, 2020.

I will keep my testimony brief because both the full board has not voted on the many questions suggested by this application and to refrain from intruding on the time for the public to speak.

CB 8 is deeply concerned about the zoning disruption this plan proposes. Were it to be built as proposed, the bulk and height would dominate the block in a way the hard fought R8B zoning was designed to prevent.

Significant community effort was expended to enact R8B zoning to protect the mid block. The concept of taller buildings on the avenues and shorter buildings on the mid block to allow light and air and the predictable rise and fall of building heights is essential to maintaining the residential character of our neighborhood. This is the first application that would transform and decimate the mid block zoning on the Upper East Side.

The proposed rezoning sets a dangerous precedent for other mid block rezonings. In this instance, we would lose the scale of mid block buildings to a proposed building with a floor

plate larger than that of the Empire State Building. R8B zoning makes sense.

We ask why such a large building is necessary when the Blood Center stated in its reasonable worst case development scenario that it could build an as-of-right building that would allow it to fulfill its mission. It is our understanding that an as-of-right building would be no smaller than the space it would occupy if this commercial building were built.

That the Blood Center could fulfill its mission in a modern, as-of-right building calls for particular scrutiny of this unprecedented application.

The tower footprint, 180 feet square, is the only building of its bulk, the combination of height and footprint, west of First Avenue.

What is the impact of the bulk on the residential character of this neighborhood and its residents, schools, businesses and green space?

Rezoning to allow for commercial medical laboratories, use group 9, would potentially create dangers related to exhaust, air

quality and solid waste generation.

How will the applicant address those concerns?

We ask why the applicant wants to rezone Second Avenue, which does not include the project site?

Why is this proposed rezoning relevant to this application?

How is making the movie theater legitimate relevant to this application?

What additional uses will the proposed Second Avenue change from C1-9 to C2-8 introduce?

Will they be apathetical to this residential neighborhood and its schools?

Why is this not considered a spec tower on top of the Blood Center?

What will happen if the Blood Center and the partners cannot fill the tower with the tenants it anticipates?

What are their options?

And what are the impacts of those options on the community?

Would it be regular office space?

Would it become residences?

Further questions arise from the size and bulk of the proposed building. The building would be a cube shape, 330 feet tall, lit 24 hours a day, seven days a week in the middle of a residential neighborhood.

What are the impacts of 24-hours a day artificial light that simultaneously diminishes natural light and air?

How does the applicant plan to mitigate the reflections from the glass tower during the day?

The community and the educators at Julia Richmond Education Complex fear that shadows would be cast over the schools, residential buildings and all of the only park in the neighborhood.

How will the shadows impact use of St. Catherine's Park by neighborhood children and the elderly?

How will the shadows impact the children and educators at J Rec, which includes education for children with special needs?

How will the shadows impact plant

life at St. Catherine's?

What would the impact of construction over the four years anticipated by the applicant be on the children at J Rec, the elderly had home bound, users of St. Catherine's Park, residents, traffic and other users of the streets?

Where will the Blood Center go during construction?

What is the impact of the increased number of employees on pedestrian and traffic congestion?

What impact will increased car and truck traffic have on pedestrian and traffic congestion?

What is the cumulative effect on the environmental air quality of the exhaust from slower cars and trapped buses and trucks?

How will St. Catherine's Park and its use by children and the elderly be impacted by the increased number of employees who may want to use the green space?

We have concerns about every one of the 19 "technical areas" that may be addressed that you have identified in your environmental

review process document under scoping, except waterfront revitalization because it doesn't apply.

For instance we, and the community, are deeply concerned about the application's impact on land use, zoning and public policy and shadows.

This proposed spec tower is too tall and too bulky by multiples. CB 8 intends to submit comprehensive written testimony pending our board's review by December 31st, questioning the impacts of this proposal.

Thank you very much for your time and for listening.

MS. ABINADER: Thank you very much.

And we do look forward to receiving the full testimony in writing.

MS. KEMP: Thank you.

MS. ABINADER: Okay.

All right.

Let's move on to part three of our public scoping meeting, where members of the general public will be able to speak for up to three minutes.

I will now give -- a three minute time tracker will start when the public provides testimony. So I'd like to ask our production team to display our time tracker at this time. And while that's happening, please remember that after three minutes have passed, you will be asked to conclude your remarks.

If you do experience any technical difficulties, once again, the how to guides on the nycengage portal will be able to provide assistance materials and callers may dial in, hang up. Dial the same number that you called to join us at 877-853-5247 and dial meeting ID 6182377396 when prompted and password is the number one when promoted.

All right.

We'll start now with our list of registered speakers. I will call three at a time for today's meeting.

Our first three speakers are:

Michael Astrap;

Marty Bell; and,

Ben Dubin-Thaler.

Marty Ekstraet, if you are here,

please unmute yourself. We are ready for your testimony.

MR. ASTRAP: Hello. Can you hear me?

MS. ABINADER: Yes, we can.

MR. ASTRAP: Hi. This is Michael Astrap.

I am the Chair of the PS 183 School Leadership team. My comments are only for myself but I think I speak for -- I know I speak for many in our community.

Basically so far from what I've seen, this project will cause irrepaR8Ble damage to the usability of St. Catherine's Park, which is a vital community resource and that's what I want to focus my remarks on -- that the comments from the Community Board 8 were far more comprehensive than mine but I'll just speak to this.

Personally, I want to say I greatly support the goals and vision of the project. I think these are invaluable resources that will help both our community and the City. And if they can build a center like this somewhere in the neighborhood, I think that's fantastic. But

I think they should do it without probably -- well, certainly without building the height that they're planning and the location that they're planning.

I know there were comments in defense of this saying that it was going to be -- it would enliven the neighborhood but I'm not sure we really need to enliven the neighborhood in the middle of those two blocks.

But more importantly, I just want to say so many families in our community depend on St. Catherine's playground park as a resource for their children. We really have a dirth of such resources. We could use more parks and it seems to me from what I've seen, I know there will be more on the Environmental Impact Statement that are probably going to add far to much shadow, too much cold and, also, the issue of potential overcrowding. It would really damage it as a resource.

I'd also just add that there are many in our community who work in the life sciences and health organizations in the neighborhood. And yet part of the draw is to be able to recruit them, not just to these world class buildings but, also,

to our great schools and parks and losing this park, damaging the ability of the school next door to have resources they need, I think are just something we really need to consider as you're considering these decisions.

Thank you very much.

MS. ABINADER: Thank you very much for your testimony.

Our next speaker is Marty Bell.

Followed by Ben Dubin-Thaler.

Marty Bell, we're ready for your testimony. Please unmute yourself.

MR. BELL: Can you hear me?

MS. ABINADER: Yes, we can.

MR. BELL: Great. I will be filing comments to the Environmental Impact Statement. Today I would like to go on record as stating that the -- that I believe the notice for this meeting was defective in two respects and that this scoping session is not properly called and needs to be properly re-noticed and the review process needs to be started de novo.

The notice for this -- the notice and the supporting materials make numerous

reference to an application by the Blood Center and its partners. This is totally false and misleading. This project will not have have any partners of the Blood Center. The proposed tower will be filled with rent paying tenants, not partners.

Section 10 of the New York Partnership law is clear that partners are co-owners of a business for profit. That is not the case here.

While the Blood Center in the application refers to partners, today Mr. Purvis called them building occupants and Mr. Silver called them commercial labs.

Calling the tenants partners renders the notice invalid. People looking at the project who might have objected to it if it was described as a commercial tower with tenants paying rent each month, may not voice objection when they read the tower would be occupied by the Blood Center and its partners.

The use of the word partners though isn't the City's fault. This false and misleading attempt to mischaracterize this commercial real estate project as something else

was instigated and promoted by the Blood Center.

The Environmental Assessment Statement filed by the Blood Center states on the very first page that the project is for the applicants and its partners. This form with its false and misleading statement was filed under oath under penalty of perjury.

I work for both the Manhattan DA and the U.S. Attorney's office, Southern District, and I would request the Department of Planning talk to their counsel to determine if this matter should be referred to the District Attorney.

The second reason why this meeting must be re-noticed is that the materials required to be made available to the public prior to the meeting, were not all available. Only part of the Environmental Assessment Form opened when the link was clicked.

I have several video screen shots of attempts to access the Environmental Assessment Form and each time it froze at the same place. With this information not fully available to the public, this scoping session is not properly called. It needs to be recalled.

Thank you.

MS. ABINADER: Thank you so much for your testimony.

We will have someone follow up with you directly to better understand the issues that we're experience -- well, downloading our materials.

We will move on to our next speaker. That is Ben Dubin-Thaler.

Ben Dubin-Thaler, we are ready for your testimony.

MR. DUBIN-THALER: Good afternoon.

MS. ABINADER: Good afternoon.

MR. DUBIN-THALER: My name is Ben Dubin-Thaler. I'm the founder and Executive Director of BioBus. We are an organization dedicated to helping minority female and low income students in New York City discover, explore and pursue science.

Thank you for giving me the opportunity to speak about the important educational vision of this project.

I believe that it will be a tremendous resource for cultivating the untapped

pool of talent among underrepresented groups like the ones that BioBus serve in helping them join science careers in the life sciences industry.

It's well documented that STEM fields, life science often lack diverse workforce representation. And the goal of BioBus is to fix one of the root causes for this lack of diversity by bringing science to students that are usually excluded from those kinds of opportunities and provide them with authentic opportunities to study science and to explore their career in the life sciences.

One of the reasons by BioBus has been effective in this mission to inspire students is because of our staff. They are scientists, the majority of our staff are from groups that are underrepresented in STEM fields, people of color and women. And having mentors in the science community we know is a critical path for students to pursue a science career.

And the New York Blood Center's proposal, I think will play an important part in making -- in creating more of those mentorship opportunities for students across the City and help

the City become an innovation hub for life sciences that is shared by all the people in the City by opening up opportunities for students from underrepresented groups to pursue science careers.

And I'm really excited to -- for my non-profit to work to make sure that this happens on the Upper East Side to create really a major professional development type pipeline in New York City to the rapidly growing industry of life sciences. Again, making sure that that's accessible to students -- to young scientists across the City.

And so with that, I just want to express my support for the educational vision of this project and the 21st century life science campus that it will create.

MS. ABINADER: Thank you for your testimony.

We'll now move on to our next speakers. I will call speakers numbered 6 through 10. After the tenth speaker proceeds, we're going to give a brief pause and we're going to ask any callers to raise their hands and let us know if they wish to provide testimony.

All right.

At this time, I'll call 6 through 10.

No. 6, Santos Rodriguez;

No. 7, Robert Wiltof;

No. 8, Adriane Castillo;

No. 9, Paul Graziano;

No. 10, Nancy J. Kelly.

Santos Rodriguez, we're ready for your testimony.

MR. RODRIGUEZ: Thank you very much.

Can you hear me?

MS. ABINADER: Yes.

MR. RODRIGUEZ: Okay. Excellent.

So good afternoon.

My name is Santos Rodriguez. And I'm testifying on behalf of Gary LaBarbera, president of the Building and Construction Trades Council of Greater New York and vicinity, in support of the New York Blood Center - Center East project.

The Building and Construction Trades Council is an organization of local building and construction trades unions that are affiliated

with 15 international unions in North America's Building Trade Union.

Our local union affiliates represent approximately 100,000 union construction workers. The Building Trades mission is to raise the standard of living for all workers, to advocate for safe working conditions and to collectively advance work conditions for our affiliates' members, as well as all New Yorkers -- as well as all New York City.

The New York Blood Center - Center East project expands its 310 East 67th Street headquarters as a small project for the City. Particularly at this time, the project will allow the Blood Center to expand its research facilities, which are utilized for research and development in the field of blood related diseases, including potential treatment for COVID-19, as well as research into representing -- excuse me, regenerative medicine.

The Blood Center also provides life saving blood products in service for the New York City area. This product will improve the collaboration and communication among project teams

by providing a space for life science startups, industry groups and partner's institutions.

In addition to assisting the Blood Center fulfilling its public health mission, this project will generate thousands of construction jobs, creating a much needed stimulus to our City's economy. These jobs will provide wages and benefits that will support a middle class lifestyle for workers and their families.

The project will provide an economic stimulus to our City as it's anticipated to spread the creation of 2,600 new jobs onsite, an estimated 3,000 indirect jobs and a total economic output of $1.1 billion annually.

With the City of New York in very much trouble with economic impact of COVID pandemic and with the current levels of unemployment remaining high, now is the right time to take advantage of the opportunities to invest in our City and put people back to work.

The project will create good paying jobs, address important economic concerns and expand the Blood Center's capacity for life saving research at a crucial time in our City.

The Building and Construction Trades Council of Greater New York and vicinity supports the project like the Blood Center East project that will improve the lives of many New Yorkers, increasing the resilience of our City and create middle class jobs for our members in the process.

We thank you for the opportunity to testify in support of this project today.

Thank you once again for the time.

MS. ABINADER: Thank you for your testimony.

Our next speaker is Robert Rotol.

Robert Rotol, if you're with us, please unmute yourself.

MR. ROTOL: Can you hear me?

MS. ABINADER: Yes.

MR. ROTOL: Hi, Olga.

Thank you.

I'd like to thank all the previous speakers -- hello.

MS. ABINADER: Yes.

MR. ROTOL: -- for their comments and I am a business representative for the Sheet

Metal Workers, Local Union No. 28 in New York City.

I represent 5,000 members, both retired and currently active.

At this time, we contribute to things like the path of nontraditional employment for women. We're part of that. We're part of Construction Skills 2000, Helmets to Hardhats; CTE program through high schools. Jobs Through Justice connected with Long Island.

All of these activities create good paying careers, not just short term jobs. And they're directly connected to construction like the Blood Center. It's a good fit because it creates both these construction jobs that come actively from it and the long term jobs that are needed with the Blood Center.

Now, more than ever, with things like COVID-19 and the current climate that's taking hold of our world, we need construction projects like this.

The hurdles that may be in the way, the under sights and the oversights that have not been looked at. Please, get past those. I urge everybody involved with this project to move

forward. We need to build this building for both the economic affordability that New York needs to grow and for the long term commitment to the Blood Center's cause.

Life. Blood is life. We need to build to build this building.

I'm in full support of it. And my union is in full support of it.

Thank you for your time.

MS. ABINADER: Thank you for your testimony.

I'll now call on the next three speakers.

Adriane Castillo;

Paul Graziano; and,

Nancy J. Kelly.

Adriane Castillo, please unmute yourself.

MS. CASTILLO: Hello. Good afternoon, everyone.

My name is Adriane Castillo. I'm the Director of Corporate Work City Program at a New York high school, located in East Harlem.

(Inaudible) High School is

dedicated to serving students from financial -- financial means as part of the national preserving network.

The preserving network is a network of 37 career focused and college preparatory schools across the country. (inaudible) High School has enjoyed working with the New York Blood Center as one of the New York City's partners of our corporate work study program for our freshmen, sophomore and junior students since the 2018 academic year.

The Blood Center has provided invaluable professional development and educational opportunities to our students, all of whom come from an underserved background.

Our program, combined with the Center, offers our students the opportunity to build an understanding and appreciation for the Center's mission as a complement to their regular college preparatory curriculum.

The Center and our other partners in turn provide critical financial support for our operating budget. While the program was temporarily put on hold for safety reasons due to COVID-19, we

have just begun restarting matching students to work remotely with the New York Blood Center for the rest of this academic year.

We consider it a privilege to be able to offer our students the ability to work with the institution of New York Blood Center's caliber. One of the foremost institutions of its time, which happens to be conveniently located in the building and at the center, is a strong network of health and research entities.

Their vision for an extended campus is an opportunity not just to address critical life science research in New York City but, also, provides expanded internship and educational opportunities for students from low income and diverse backgrounds. Not to mention, they also provide direct operational support to local mission driven schools like ours.

Center East will be the Blood Center's space for research and enlarge its capacity for outreach to the Upper East Side and East Harlem academic communities.

We couldn't be more in favor of the project and look forward to seeing it move

forward. The Blood Center is more than an essential health care and research institution, it's a valued partner in this community.

Thank you for the opportunity.

MS. ABINADER: Thank you for your testimony.

Our next speaker is Paul Graziano.

Paul Graziano, please unmute yourself.

MR. GRAZIANO: Hello.

MS. ABINADER: Yes.

MR. GRAZIANO: Hi. I am going to be sending in my testimony directly by e-mail. But I wanted to hit on a few things in this particular venue.

I am the zoning land use and planning consultant for 301 East 66th Street, which is the building at the corner of Second Avenue, between 66th and 67th Street on the east side, included within the rezoning proposal.

I believe individuals from that organization, the condominium, will be speaking as to their position on this, which is in opposition. But they can go into more detail.

I do just want to state that rarely in the two decades plus that I've been doing this, have I seen a project that is less appropriate to move forward. This project will create a terrible precedent in the R8B mid block zones.

That mid block zone was created 35 years ago specifically to stop tall buildings from being built within the envelope and, in fact, the Blood Center proposed a 30-story building in 1984 just prior to the adoption of the R8B zone.

By carving this property out, by creating essentially a false excuse to create the C2-7 zone at the site by creating and expanding the C28 zone on Second Avenue to create a context, the Department of City Planning is aiding and abetting in the demolition and destruction of the R8B zone.

This will create additional areas throughout the City, not just the Upper East Side but in other R8B block areas that will immediately become vulneR8Ble due to this terrible precedent.

There are many other issues that I would like to discuss. But as I said, those will all be in my written testimony.

Beyond this, I would also just say that the current R8B zone is large enough for the Blood Center to build a facility larger than what they're proposing in their upzoning proposed rezoning that they're putting out.

In fact, it's about 25,000 square feet larger under the existing R8B zone, which would allow them to do what they need to do.

So while the Blood Center does have a very important role in the City and within this community, there's no reason to be giving them this rezoning.

I thank you for your time.

Thank you.

MS. ABINADER: Thank you for your testimony.

And we do look forward to receiving your materials in writing.

Our next speaker is Nancy J. Kelly.

Nancy J. Kelly, please unmute yourself.

MS. KELLY: Thank you.

I am a family member and on the

steering committee of NYC Builds Bio, a 501-C3 organization dedicated to bringing New York City's life science and real estate communities together in order to foster research in frontier technologies and grow, build and locate life science companies in New York City.

In my opinion, Center East, the New York Blood Center's vision to build a modern life science hub is one of the most exciting life science developments planned for New York City.

Life science activities tend to form hubs and cluster in geographic areas with good quality of life where research investment in technology transfer take place in close proximity. It requires a specialized infrastructure that is expensive to build and complicated to maintain.

It is a rapidly growing field. New scientific developments will ensure continued growth and expansion for some time to come. But just as important, life sciences and life sciences real estate have been one of the few economic bright spots during the pandemic, attracting record levels of investment that will ensure their rapid growth trajectory post pandemic.

With projects like this as drivers, these industries could very well lead New York out of the pandemic toward a healthy, equitable, economic future.

The Center East project will transform one of New York City's oldest and strongest service providers and research institutions into a life science hub in the location of primary importance for research and innovation in New York City. In doing so, Center East will play a pivotal role as a catalyst for the growth of a life science ecosystem in the City.

The campus could not be better located, leveraging the Blood Center's central position in close proximity to Manhattan's Upper East Side super cluster of research and health care institutions such as:

Rockefeller University;

Memorial Sloan Kettering; and,

New York Presbyterian.

This proximity is important to creating the necessary clustering effect where research, scientific discovery, investment and commercialization take place. There is nowhere

else in the City where this wealth of academic institutions and small startups can exist so closely together.

Center East will allow the New York Blood Center to retain its community focus, bringing light and life, as well as new community scientific facilities and programming to a City dominated by an outdated, nondescript building that is 90 years old and was originally built ad a trade school.

I have submitted further comments in my written testimony.

But I thank you very much for the opportunity to voice my support for this essential project this afternoon.

MS. ABINADER: Thank you for your testimony.

At this moment, we're going to ask members of the public who have dialed in today who would like to provide testimony to please raise their virtual hands by dialing star 9. And that will indicate to the Department of City Planning that you would like to provide testimony.

Once again, please dial star 9 and

that will tell us if you would like to provide testimony.

As a reminder, we do encourage any dial-in participants who wish to provide testimony to register via phone using the dial-in participant hotline if they're able to do so. But if not, please dial star 9 and that will tell us that you would like to provide testimony.

All right.

My colleagues are alerting me that there is a -- one dialer who would like to provide dialer. The first call-in number ends in the last digits of 091, 091.

We are ready for your testimony. Please state your name for the record.

MR. LADDIE: Hello. My name is Miles Laddie.

Can you hear me?

MS. ABINADER: Yes.

MR. LADDIE: I live on East 68th Street. I'm a neighbor. I don't represent any kind of board or anything like that. But I've been discussing with several of my neighbors and people that live on 68th -- on 67th Street.

This proposal is not essential. I'm sorry. To build a 16-story skyscraper on that block, which has already been zoned in a very specific way. It is completely outrageous.

I'm looking at this plan here. There's a -- we've been talking about a cafe, parking lot, event space, offices. All of those things would be much more suited and much more welcome in the outer boroughs, to be quite honest. You know, for instance Westchester County, the South Bronx, other places that would welcome them for the business opportunities.

I mean, the issues is, we already live in a super cluster neighborhood where all these things, medical facilities are being built. They're referring to this as a campus. You know, you're bringing in over 1,000 new people every day to work in this neighborhood. That's not sustainable and it's not welcome by the residents, such as myself that live in this residential neighborhood.

When they built that wonderful -- that wonderful facility for breast cancer, which is quite noble, my friend that runs a small business,

deli/cafe, thought, oh, boy, this will save my business. None of those people that work in that building get their lunch from him. And so he's not being supported as somebody that's been in the community for over 20, 25 years. And I doubt that the people in the 16-story skyscraper for the event space and the cafe are going to give them his business. They're going to be bringing their own lunch or cafe or maybe going to, you know, whatever.

So I'm very upset about this. It doesn't fit in the -- in the floor plan of that lot. It's going to create havoc at the school park and, you know, I think that a lot of neighbors don't even know about this. And I'm going to make sure that they're much more aware of this and contact Senator Kruger's office as well.

Thank you.

MS. ABINADER: Thank you very much for your testimony.

I want to take a moment to announce that we have many registered speakers who have pressed their raise hand function within Zoom. Just note that if you have registered and you are

joining us via a tablet, a computer or a SmartPhone, we have your names and we are going to be calling them shortly. So please listen for your name.

And if anyone is on line and has joined us via Zoom and wishes to provide testimony especially, please remember to register via the NYCengage portal on line.

I'll now call on the next three speakers who have registered.

No. 11, Jose Ortiz, Jr.;

No. 12, Nadja Barlera;

No. 13, Anthony Barrett

Jose Ortiz, Jr.;

Nadja Barlera; and,

Anthony Barrett.

Followed by Valerie Mason.

Jose Ortiz, Jr., we are ready for your testimony. Please unmute yourself.

MR. ORTIZ: Good afternoon.

My name is Jose Ortiz, Jr. and I'm the Chief Executive Officer at the New York City Department of (inaudible).

NYCDTC is the voice of New York's

workforce development community and we work to ensure that every New Yorker has access to the skills, training and education needed to survive in the local economy and that every business is able to maintain a fully skilled workforce.

With over 180 members serving half-a-million New Yorkers, NYCDTC works with community-based organizations, educational institutions, labor management organizations and businesses to improve policy, practices and outcomes to achieve economic inclusion for the City's workers, job seekers and employers.

As our City continues a start and stop recovery from COVID, this is especially important that we advance projects such as the Blood Center's proposal.

Beyond providing urgently necessary infrastructure for life science innovation that will make us more resilient to future pandemics, Center East will create thousands of high quality jobs both in the construction workforce required to create the campus and then across a range of skill levels in the health care sector once the facility is built out.

But in addition to generating these new jobs, Center East will be a crucial workforce development resource for New Yorkers pursuing life science careers. The Blood Center already offers onsite training and internship opportunities in partnership with schools and community organizations.

With a campus like Center East, which doubles its capacity and provides space for several more innovative employers, the opportunities for partnership that advance building and skills development and grow consideR8Bly.

NYCDTC supports the Blood Center's proposal. We look forward to further collaboration with the Blood Center in leveraging the tremendous potential for Center East to foster inclusive economic growth in New York.

Thank you.

MS. ABINADER: Thank you for your testimony.

Our next speaker is Nadja Barlera.

Nadja Barlera.

MS. BARLERA: Hello.

MS. ABINADER: Hi.

MS. BARLERA: Thank you so much.

My name is Nadia. I'm here to speak on behalf of the Greater New York Labors, Employers, Cooperation and Education Trust.

We're a jointly managed trust fund of the Mason Tenders District Council of Greater New York and in New York City we represent 17,000 hard working men and women in construction, as well as 1,200 signatory contractors.

We're here to express our strong support for the Blood Center East project because of its importance in creating hundreds of well-paying jobs for our diverse membership, the vast majority of which live and work in New York City.

In addition to the Blood Center's public health mission, this project will generate jobs that pay area standard wages and benefits to support workers and their families. And at this time, it's really important to keep in mind projects that can ensure dignified working conditions for New York's front line and essential workers who helped keep the City running.

We thank you again for the

opportunity to support this project.

Many of our members, like I said, live and work in all five boroughs and in Manhattan and we hope that the developers and the community representatives can work together to find something that works for everyone.

Thank you so much.

MS. ABINADER: Thank you for your testimony.

I'll now take a moment to call the names of speakers numbered 13 through 18.

No. 13, Anthony Barrett;

No. 14, Valerie Mason;

No. 15, Adam Kaye;

No. 16, Joshua Satin;

No. 17, Rachel Levy;

No. 18, Judith Schneider.

Anthony Barrett, we are ready for your testimony. Please unmute yourself.

MR. BARRETT: Hi.

Good afternoon.

I'm a board member of 301 East 66th Street.

The R8B zoning district has been

in effect for 35 years, adopted in 1995 to protect the mid blocks of the Upper East Side and beyond.

Should this proposed rezoning be approved, it will be the first step in a slippery slope creating a dangerous precedent that will endanger the mid blocks and quality of life in the upper east/upper west sides and beyond.

This application in reality is a spot zoning and the three lots do not make a real change in terms of planning, which the Department of Cit Planning prefers to do.

As one of only three stakeholders directly affected by this applications and a representative of 301 East 66th Street, which is lot 7501, our building is unanimously opposed to this proposed rezoning and our inclusion in it and how we are being used to justify the applicants proposal. We are the only link between the applicant's lot and the corner building across Second Avenue that they are trying to use to make their project seem small by comparison.

In past rezonings in other parts of Manhattan, I've been involved in as applications as a stakeholder. The applicant reached out to us

at the very start of the process and we were able to determine how it would affect us and whether we would be in favor.

This application was filed more than 18 months ago, solely initially as a mid block rezoning. In fact, we were utterly unaware of being included in this proposed rezoning until a few weeks ago. We were advised by the applicant that our lot was part of the application.

While we are unclear as to who recommended the switch to Second Avenue, we're deeply concerned that we're being used by the applicant and the Department of City Planning to help develop a building that we oppose, particularly since the change of zone for our building, as well as the one on the west side of Second Avenue will have absolutely no effect on our property at this time.

The sole beneficiary will be the applicant while the immediate surrounding community, including our building, will be severely negatively affected.

How can the Department of City Planning allow this to proceed this way when the

Blood Bank cannot demonstrate need?

Indeed, there is no need of this proposed rezoning by the Blood Center and our existing R8B zoning allows him to build as-of-right, 230,000 square feet, which is more than the 206,000 that they would be getting with this new proposal.

This is purely a real estate deal that unjustly burdens our neighborhood with a huge structure that benefits only the Blood Center and, their for profit out-of-state development partner.

If this zoning is approved, the next day the Blood Bank can flip aside for an enormous amount of money and anything that can be built there that meets the adopted commercial zoning. A classic bait and switch where the loser is our neighborhood.

To summarize, we oppose this rezoning and we're demanding our building's removal from the proposed rezoning and recommend that if the Blood Bank is truly interested in creating an applied life science hub, they go into negotiations with the City for the three sites already --

MS. ABINADER: Thank you for your

testimony.

We will accept your testimony in writing as well.

Our next speaker is Valerie Mason.

Followed by Adam Kaye.

Valerie Mason, please unmute yourself.

MS. MASON: Thank you and good afternoon.

My name is Valerie Mason and I'm the president of the East 72nd Street Neighborhood Association. I am speaking today as an individual.

The manner at hand is as purely a zoning matter. While I have listened to representatives of the various trade unions and am completely in agreement with development and construction jobs in New York City, this is not the place for them.

This applicant had many opportunities to (Zoom interference) and sites that were proposed by the City and they not once availed themselves of other life science centers that the City was trying to build in various other parts of the -- of the New York State -- of the New York

City community.

The proposal we saw today, less than 40 percent of the building will be occupied by the New York web center.

They talk about partners as one of the other speakers mentioned, they named no one. The partners that they mentioned or the areas that they mentioned were hospitals across the street but those are not their partners for this building.

We need our zoning to be kept in place. This community is fighting very hard for more zoning restrictions. We can't have the few that we have obliterated by this process.

This is purely a commercial real estate gR8B and the City Planning Commission should see through it and see it for what it is.

We beg you in the scoping to please come out and talk to members of the community and what a detrimental impact that this spot zoning, if permitted, would have on the community.

The loss of light, which we will never get back. The community has seen through COVID that there are few spaces on the Upper East

Side that one can go to during the day to have St. Catherine's Park in shadows for most of the year is not something that benefits the community.

And if this is an Environmental Impact Study that you're doing, I urge you to please be in touch with all the neighborhood associations in the surrounding community.

Thank you very much.

MS. ABINADER: Thank you for your testimony.

I'll now call on Adam Kaye.

Followed by Joshua Satin.

Adam Kaye, please unmute yourself.

MR. KAYE: Hi. Can you hear me?

MS. ABINADER: Adam Kaye?

MR. KAYE: Hi. Can you hear me?

MS. ABINADER: Yes.

MR. KAYE: Hi. This is Caley and Adam Kaye. We live with our two young children in a neighboring building of the Blood Center.

Now more than ever we have realized the crucial importance of outdoor spaces in the City, particularly ones where children can play.

During this pandemic, and really at all times, parks are one of the only places where children in the City can gather for unstructured play and physical activity.

As we know, New Yorker is cold for many months during the year and it is only warm enough to be comfortable utilizing a park during sunlight hours.

The construction of this new Blood Center building will cast a shadow over St. Catherine's Park for a large part of the afternoon during the after-school hours when the park is most heavily used, not to mention the level of noises making it unpleasant to the outdoors anywhere in the proximity of that building, as well as indoors at the neighboring apartment buildings with windows facing toward the Blood Center.

There are no other parks in this neighborhood and this park is already overcrowded. We need more parks in the neighborhood and compromising the only existing one makes no sense.

The positive effects of sunlight in the winter, a well as the detriment of lack of sunlight are well documented. And this park is

many of the neighborhood children's only opportunity to spend time in the sun.

Such an enormous building will also change the residential quality of this neighborhood, creating a huge amount of traffic on both 66th and 67th Street, which are already congested and will negatively affect the functioning of the M66 crosstown bus, which stops on that block.

It will also negatively impact the New York Public Library, one of the only other spaces that neighborhood children can use free of charge.

In addition, I'm very concerned about the impact of such a huge demolition of the construction project on the air quality in the area, particularly children's inhalation of particulate matter.

Of course we believe in the mission of the Blood Center and have no problem with the renovation or even a slight increase in the size of the Blood Center. But the height that they have proposed will have a profound negative impact on our neighborhood.

Thank you.

MS. ABINADER: Thank you for your testimony.

Our next speaker is Joshua Satin.

Joshua Satin, please unmute yourself.

MR. SATIN: Hello. How are you?

MS. ABINADER: Good.

MR. SATIN: My name is Joshua Satin. I'm the principal of the Ella Pakers (phonetic) School located in the Julia Richmond complex. I represent our school and all of the children and staff of the Julia Richmond complex.

We are in opposition, as many of the other community members are to this project.

Just echoing a bunch of the concerns. Long-term effects, the shadow of light being brought upon our school and in regard, the congesting that will definitely happen on 67th Street. Already there's much traffic there and parking issues and especially for us in our mornings and afternoons with students coming in and out of the building.

Not to mention, the four-years

that are already planned for the construction that will impact the students of the building now and into the future. Who knows how long that impact will last.

We do -- so with those ideas, we are in opposition of this plan right now.

Thank you.

MS. ABINADER: Thank you for your testimony.

I'm now going to call on speakers numbers 17 through 23 just so you know when you're up.

No. 17, Rachel Levy;

No. 18, Judith Schneider;

No. 19, Vasilios Angelos;

No. 20, Elisabeth Rose;

No. 21, Jerelyn Rodriguez;

No. 22, Thomas Congoran;

No. 23, Martha Malowney.

Rachel Levy, we are ready for your testimony.

MS. LEVY: Hello. This is Rachel Levy, Executive Directors of Friends of the Upper East Side Historic District.

The proposal by the New York Blood Center for a 334-foot mid block commercial building would dismantle a key facet of the land use toolbox on the Upper East Side. They are AB contextual zoning district.

In the early 1980s, Friends founding president, Helena Rosenthal, led a charge for a zoning resolution to guarantee the survival of the small scale and low rise character of the mid blocks. And the zoning has been so successful in preserving this human scale because the envelope very closely matches the built fabric of the side streets, reinforcing the pattern of low mid block sandwiched by taller avenue buildings.

The rezoning sought by the Blood Center not only upsets this balance from a planning perspective, it will also be the first rezoning of any R8B district on the Upper East Side in 35 years.

The scope of work should be amended to examine the potential for the R8B rezoning to bring other applications for rezonings of other R8B districts on the Upper East Side.

Aside from the precedent setting

nature of this project, the local impact cannot be overstated. Across from a heavily used park in a park-starved neighbor, a BZ educational complex and next door to a Carnegie building, this block exemplifies dense urban life.

The size of the project alone is alarming with a floor plate of over 30,000 square feet, the bulk of the tower is more akin to buildings like the Freedom Tower, 10 Hudson Yards and 1 Vanderbilt than any tower that has ever been build on the Upper East Side.

New shadows on St. Catherine's Park in the afternoons would be substantial during much of the year casting nearly the entire park in shadow for four hours at a time.

Since the park is mostly highly utilized after school hours, the scope of work should include a review of how new shadows cast by the building's impact on the usability of the proposed park.

The shadows not only fall on parks. The street on 67th Street would lose more than 50 percent of its light and with portions of 66th Street with the proposed development.

The only plausible mitigation for this kind of loss is a smaller building. The rezoning is also unnecessary. The Draft Scope -- the Draft Scope of Work describes no reason why a smaller size building would not be sufficient.

The current Blood Center is under built and the as-of-right alternative describe it in the No Action Scenario, would yield more square footage than the proposed building.

The proposed project is not anticipated to increase the Blood Center operations, visitations or employment. And several medical buildings have --

MS. ABINADER: Thank you so much for your testimony.

We'll accept your testimony in writing.

Our next speaker -- excuse me. Our next speaker is Judith Schneider.

MS. SCHNEIDER: Good afternoon.

My name is Judith Schneider and I am a friend of St. Catherine's Park.

My main concern is the shadow study. The upper portion of the building facing

the Park is proposed as all glass, which will be highly reflective of the light on St. Catherine's Park.

The school across the street is not a tall building that will block the light. The glass exterior and reflection of the sunlight was not taken into consideration when the shadow studies were done. This would mean that there would be less shadow on the Park. Therefore, there should be a comment in the DEIS stating this was not taken into consideration when showing the shadows at various hours.

I speak as one of those whose life has been impacted by a glass building across the street from my apartment.

I think the $1.1 million in revenue to the City that the life science facility will bring is important to all New Yorkers and I recognize the important work that is being done by the New York City Blood Center for the health and well being of all of our citizens.

Thank you for hearing my comments.

I will submit more items in writing.

MS. ABINADER: Thank you for your testimony.

Our next speaker is Vasilios Angelos.

Vasilios Angelos, if you're with us, please unmute yourself.

(No response.)

MS. ABINADER: Okay. My colleagues are telling me that Vasilios Angelos appears to have left the meeting.

So we'll try and call this person again at a later moment during this meeting in case that they are back.

We'll move on to speaker No. 20, Elizabeth Rose.

Elizabeth Rose, we are ready for your testimony.

MS. ROSE: Thank you.

I am a member of Community Board 8 but I am here speaking in my capacity as an individual.

I truly question the appropriateness of this rezoning for this community. As such, I would like to request that

the applicant and Department of City Planning identify all locations in New York City where a C2-7 building is immediately adjacent to an R8B zone or any other residential zone that has similar height and bulk restrictions.

Further, we'd like to understand if there have been any other residentially zoned lots that have been up zoned to a C2-7. And is there any other C2-7 zone in the City that represents only a single building lot and, in fact. does not impact any other lots.

All of these questions are -- bring to my sense this is a spot rezoning, one with a barely concealed fig leaf of including an upzoning of the building immediately adjacent to it to to it's east and the building across the street from that.

Since we know that the Blood Center can build a completely modern functional building within the R8B zoning envelope, we need to ask why they are proposing this large scale and a significant set of rezoning changes.

And I suspect it is all about the money. What is the value, and I think this is

important to disclose. What is the value of three new building construction that is being provided to New York Blood Center by Longfellow in this process.

Having dealt with many City building deals, I imagine that they are getting their new space free and clear at no cost to themselves.

What is the ongoing revenue stream from the commercial space that will ultimately flow to the New York Blood Center.

In effect, this rezoning application is a request for a public subsidy to provide the New York Blood Center with a new building at no or minimal cost to itself and minimal effort to its development staff.

And the community, the local community would be paying the price. Is this an appropriate use of the zoning code, to create a spot rezoning that effectively subsidizes a single not for profit in their quest for a new building?

You know, back in 2016 a property owner sought a change in development restrictions from the City, which when granted enabled the owner

to reap an enormous windfall. That was the Rivington Building on the lower east side and it was a scandal.

The fact that this situation is going through more public channels does not make it any more right. It is still a public subsidy from the City and from this community for the benefit of a the Blood Center. That is --

MS. ABINADER: Thank you for your testimony.

MS. ROSE: -- not a proper use of zoning.

MS. ABINADER: The next speaker is Jerelyn Rodriguez.

We'll have to reset the close to three minutes.

Jerelyn Rodriguez, we are ready for your testimony.

MS. RODRIGUEZ: Thank you.

My name is Jerelyn Rodriguez. I'm the co-founder and CEO at the Knowledge House. We're a non-profit that focuses on expanding employment opportunities and access to the tech field for high school students and young adults in

the Bronx.

Since 2014, we served over 1,800 students and we see the Blood Center's proposal to expand its facility, not just as a project that positions New York City as a leading life science hub or generates thousands of new jobs but as a major workforce development opportunity for young people interested in the STEM fields.

Center East would double the Blood Center's capacity for research and blood collection at a time when our City desperately needs space for both. But it would also enable the Blood Center to form more workforce partnerships with organizations like ours that create access to high quality jobs for our students, helping bring more diverse representation to the professional and tech communities in New York City.

Having access to a diverse pool of talent is essential for all successful industries. Students and young professionals from diverse racial and socioeconomic backgrounds would play a pivotal role in the future development of the STEM fields and a campus life, Center East, provides essential space for nurturing the talent.

The Blood Center's proposal would provide our students career building opportunities in a state-of-the-art facility with world class practitioners strengthen our City's workforce and help to alleviate the inequality of opportunity that currently exists for far too many young people in our City.

I support the Blood Center's proposal as a project that will not only help with our City's recovery and that expand career opportunities and promote equitable access to the life science sector at a time when the industry is positioned for growth.

Thank you.

MS. ABINADER: Thank you so much for your testimony.

Our next speaker is Thomas Congoran.

Thomas Congoran, please unmute yourself.

(No response.)

MS. ABINADER: Once again, Thomas Congoran.

(No response.)

MS. ABINADER: It appears that Thomas Congoran is either experiencing technical difficulties or is not in the room. We will move ahead to the next speaker and call Thomas Congran again shortly.

Our next speaker is Monica Malowney.

Monica Malowney, please unmute yourself.

MS. MALOWNEY: Thank you.

Thank you.

My name is Monica Malowney and I'm an Associate Director for Industry and Canvassing Engagement and the Health Center Innovation Specialists in the Department of Continuing Education and Workforce Programs at the City University of New York.

Thank you for allowing me the opportunity to speak about a project that could have a significant impact for our students interested in pursuing STEM careers, particularly in the life sciences industry.

CUNY's mission is to be a vehicle for upward social mobility, providing high quality

education to all New Yorkers, ensuring equal access and opportunity, regardless of background or means.

CUNY enrolls close to 275,000 degree seeking students and over 250 adults in continuing education students each year.

Nearly half of our students are the first generation in their families to attend college and 80 percent of our students are non-white. The overwhelming majority of our students continue to live and work in the greater New York City area after attending CUNY, making us one of the largest, as well as one of the most diverse talent pipelines in New York City.

The Blood Center is a unique resource in our City. As one of the premier facilities of its kind, often working in partnership with health care organizations of the Upper East Side, open up tremendous career opportunities for students and young professionals.

For years, the Blood Center has served as a gateway to the life science field for mentoring and internship programs and partnerships with New York schools.

By doubling the Blood Center's

capacity for research and blood collection and providing space for additional institutions in innovative biotechnology firms, the Center East proposal would enable CUNY to deepen our relationship with the Blood Center and expand the professional development opportunities available to our students.

By creating more space for professional development opportunities within the Blood Center and throughout this proposed campus, we can create a robust talent pipeline from our diverse student population that broadens representation in the life science industry.

Post COVID, the opportunity to cultivate talent for life science on this scale has never been more imperative. If we look to the 2008 recession as a guide, we know that our students are particularly vulnerable to the economic impacts of COVID-19.

A 21st century research campus like Center East offers New York a chance to enhance our City's reputation as a capital for life science innovation and strengthen our ability to provide employment opportunities for students

pursing STEM careers.

I support the Blood Center's proposal to expand its use for life saving research as a project that will also open up invaluable career pathways for new generations of aspiring professionals in life science.

Thank you.

MS. ABINADER: Thank you.

I'd like to go back to our list and see of any of our prior speakers who weren't able to speak are now with us.

Thomas Congoran, No. 22.

(No response.)

MS. ABINADER: Thomas Congoran, No. 22.

(No response.)

MS. ABINADER: Vasilios Angelos, No. 19.

(No response.)

MS. ABINADER: Vasilios Angelos.

(No response.)

MS. ABINADER: All right.

At this moment, I'm going to take a brief pause once again to see if anyone has

dialed in and has not registered to speak. Again, as dialed in and has not registered to speak but still would like to provide testimony. If that is you, please dial star 9 and that will help us identify you and that you would like to speak at this time.

Once again, please dial star 9 if you have dialed in and you have not registered to speak at this time.

We'll give folks a moment.

Once again, dial star 9.

Okay. It appears that no one is dialing in and looking to testify, at least not that we are available.

So we'll move back once again to our registered speakers who have joined us on line. Please give us a moment and stand by so we can generate our additional list of registrants who would like to speak.

Our next speakers are:

No. 24, Auroni Majundar;

No. 25, Maria Andriano;

No. 26, Fritz Donnelly;

Auroni Majundar, if you're in the

meeting, please unmute yourself. We're ready for your testimony.

(No response.)

MS. ABINADER: Auroni Majundar.

(No response.)

MS. ABINADER: Okay. It appears that Auroni Majundar might be experiencing technical difficulties.

So we'll move on to the next person on the list and we'll come back to Auroni at a later point.

No. 25, Maria Andriano, we're ready for your testimony.

MS. ANDRIANO: Hello. Can you hear me?

MS. ABINADER: Yes.

MS. ANDRIANO: Hi. I'm a resident of -- a long-time resident of the neighborhood. And I'd like to express my deep concern about the development of the project.

The size, scope and footprint of the building is completely out of line with the residential neighborhood and will have lasting negative impact. Rezoning of the area will also

have deep lasting negative effects of the neighborhood.

Furthermore, the obstruction of sunlight over the Julia Richmond School and St. Catherine's Park will have negative effects. The children will no longer have sunlight in their classrooms or in the Park for most of the day and, of course, neither will the residents.

This community needs more spaces to recreate and should not be supporting projects that would further damage existing parks.

The increase in traffic and the air pollution to the neighborhood will also be detrimental and, in addition, there are -- the neighborhood will suffer greatly because of the additional employees that will be adding further congestion.

And I strongly overall feel that there are better places that are more suited for a construction of this size. That this building will have a very negative impact on the quality of life in our neighborhood.

Thank you.

MS. ABINADER: Thank you for your

testimony.

I'll now call Auroni Majundar once again.

Auroni Majundar, if you're in the meeting, please unmute yourself. We're ready for your testimony.

(No response.)

MS. ABINADER: All right.

We'll move on to our next speaker.

No. 26, Fritz Donnelly.

Fritz Donnelly.

MR. DONNELLY: Hi there.

MS. ABINADER: Hi.

MR. DONNELLY: When I'm coming from the Park and it makes -- it does make a huge difference if the sun is here or not.

Yeah, you know, I concur with a lot of the people who are speaking from the community. And I also think, you know, we can have the Blood Center, you know we can expand it. And, you know, as people have pointed out, we can do all of that with a smaller building. And it seems to me that that, you know, that's the way forward.

Perhaps it's not easy for the

Blood Center to do that because they would then have to raise the money to do that construction. You know, that might not be as lucrative an option. You know, you might not then be able to rent out -- I mean, essentially the proposal is that the Blood Center be a tenant in a 16-story building, you know, in which they'll take up the bottom half.

As long as they're there, I mean, what's -- you know, why not have a non-profit that does something that's great, you know, that we all need, you know, provide blood. And then just sort of pop around from spot to spot and -- and, you know, pop up new real estate developments and sort of make money that way.

I know a lot of others who come to New York, rent an apartment, get on a lease, sublet that, get on another lease. You know, it's a hard place to survive. You know, we're all in this together here, you know.

So I -- I feel from the Blood Center. It may be hard to raise that money but that's money I would happily pay. I would be happy to, you know, sign a bond or vote for a ballot initiative or whatever to give the Blood Center

money to -- to cover the cost of, you know, having their space modernized and expanding, you know, the little bit that it may need to be to still, you know, to still give us the -- the Park and the sky and -- and all the rest.

So in other words, I think we can have both here. I don't think that, you know, activism need be required. We already have a law in place to prevent this kind of thing from happening.

So in a way it's sad that we all have to, you know, spend our time and effort and energy going through this. And I think this proposal has come up many times. It's been years of trying to build this really big building right here.

I don't know, get the message. Like, let's move on. Let's find a better spot and let's, you know, expand the Blood Center properly and let's just keep it a Blood Center and let's not have, you know, another -- half the floors rented out for office space, which I mean frankly, there's a lot of empty office space here.

And, you know, if we're looking at

the future, how -- how many of us really want to keep that -- that lifestyle going to offices and working all the time. It's, you know, it's not healthy in this time of -- with COVID for example. We need more open space. You know, as people pointed out.

So I don't know that we want to be building here a 19th century model and investing our resources, our time, our space and then devaluing this neighborhood actually.

Like yeah, you might get a little bit -- for awhile, you know, some timely fraction of that compared to all the money that's circulating here. But like big picture wise --

MS. ABINADER: Thank you so much.

We're out of time. We're going to move on to our next speaker.

Our next speaker is Erik Antokal.

Erik Antokal, if you can hear us, please unmute yourself. We're ready for your testimony.

After Erik Antokal, I will call on Shannon Brewsky.

Eric Antokal, if you're here,

please unmute yourself. We're ready for your testimony.

(No response.)

MS. ABINADER: All right.

We will move on to Shannon Brewsky.

Shannon Brewsky.

MS. BREWSKY: Hi.

My name is Shannon Brewsky. I am the co-president of the PTA at PS 183, which is a block away from the Blood Center.

My -- these are my own opinions.

I also live on 67th Street, just a few doors down from the Blood Center.

I do support the expansion of the modernization of a useful building and we know personally about them. PS 183 where my kids attend is an old building and I do wish they could modernize all buildings that support our community.

I support also all the jobs that it would create. I do support the STEM education and the -- all of the speakers from higher institutions and the positive impact it would have on them.

However, I wonder what -- what is going to be the impact on our youngest learners and -- and we can't forget -- we can't forget about them.

The impact that it's going to have on St. Catherine's Park is -- it's just -- it makes this project completely non essential just right off the bat. I mean, this -- St. Catherine's Park is -- is absolutely essential for our children and then especially in this neighborhood and especially what we've learned from the pandemics is Park space is extremely valuable.

Those of us living in these City apartments don't have any outdoor spaces that we can go to for our kids. St. Catherine's Park has been a life line for us and our families. During this time, we see our neighborhood friends there and this is how we've been able to socialize.

I am also worried living on 67th Street about the impact it would have on the noise and the congestion and the parking on this block.

The bus line, I mean I also know, although I don't -- we don't attend L. Baker but we see the school buses that bring the kids to -- to

the Julia Richmond complex every day and, you know, what impact is that going to have on the kids who attend those schools.

So, you know, I understand the benefit it would have on higher education learners and -- and STEM education but it will really impact our youngest learners -- impact them negatively.

And so I think that the Blood Center can -- can meet its goals of modernizing their building and working with their partners in higher education and creating some new jobs in modernizing their building without the impact -- the negative impact of congestion and the Park.

Thank you so much.

MS. ABINADER: Thank you for providing testimony.

I'm now going to call on Erik Antokal, who appears to be back in the Zoom meeting.

Erik Antokal, if you can hear me, please unmute yourself.

(No response.)

MS. ABINADER: Erik Antokal, if you can hear me, please unmute yourself. We're

ready for your testimony.

(No response.)

MS. ABINADER: All right.

Moving on, we're going to call on Vasilios Angelos, who appears to have called in. Phone number ending in 848.

Vasilios Angelos, please unmute yourself by dialing star 6 if you called in via a telephone.

(No response.)

MS. ABINADER: All right.

It does appear that Erik Antokal and Vasilios Angelos may be experiencing some technical difficulties at the moment.

MR. ANGELOS: Hello. Can you hear me?

MS. ABINADER: Oh, here we go.

Vasilios Angelos, is that you?

(No response.)

MS. ABINADER: We can hear you.

MR. ANGELOS: Hello.

MS. ABINADER: Yes.

MR. ANGELOS: Can you hear me?

MS. ABINADER: Yes.

MR. ANGELOS: Okay. I'm one of the board members at Pier 1 East 66th Street, which affects one of the three stakeholders.

I'm at lot 7501. Just -- we -- the next door neighbor of the Blood Center -- we fully support the Blood Center, their mission and their contributions. However, as one of the three stakeholders, we -- the board, unanimously oppose the proposed rezoning and inclusion in their application, would not be any benefit to us.

The sole benefit will be to the applicant and the surrounding community.

Since the R8B has been in effect over 35 years, they're looking to break the R8B. The purpose of R8B is to protect mid block Upper East Side and other mid block zoning in the City.

The Blood Center can follow the lead of other life science institutions, for example, Sloan Kettering. Sloan Kettering do have three buildings mid block between 42nd Avenue and 68th Street, 64th Street and 63rd Street. They can simply follow the lead of Sloan Kettering.

The Blood Center -- there's no need for their proposed rezoning since the R8B only

allows them as or right for 230,000 square feet. It would be much more than the square footage that they're proposing with the new building.

So I think it's purely a real estate transaction. The real estate transaction will unjustly burden the community with a tower that would benefit the non-profit, as well as their out-of-state development partner, which is Longfellow.

There are several alternate sites that the City provided them to the Blood Center. However, they from what I understand, they resented it.

So we're requesting that the proposed rezoning will demand that the building be moved -- that the proposed rezoning, including us, in their proposed -- the proposed rezoning.

Thank you.

Thank you very much.

MS. ABINADER: Thank you for your testimony.

I understand that we have another caller who should be in the room shortly. Another caller, Lydia Pensares, who would like to provide

testimony. Phone number ending in the last three digits, 973.

Lydia Pensares, would you mind muting your other devices so that we don't have an echo in the background and we can hear you better.

MS. PENSARES: Can you hear me?

MS. ABINADER: Yes, we can hear you now.

MS. PENSARES: Thank you very much for the opportunity to speak.

I am a 30-year resident of the Upper East Side. And although I recognize the importance of life sciences, the -- the positive aspect of the current location with the proximity to other hospitals and the increased jobs and education such a project would provide, the Blood Center can do all of this fine work and it can be still accomplished within the current zoning, with an as-of-right building.

So I am vehemently opposed to changing the zoning because I feel it will decimate the R8B mid block zoning benefits of height restrictions and this can be all maintained within the integrity of the current zoning an maintain the

integrity of our current residential neighborhood.

Thank you for the opportunity.

MS. ABINADER: Thank you for your testimony.

All right.

Let me take a moment now to see if anyone who's experienced technical difficulties has been able to join us either by phone or via Zoom -- via phone or via Zoom.

Once again, we had Thomas Congoran and Erik Antokal.

Thomas Congoran.

Erik Antokal.

If either of you can hear me, please unmute yourself so we can hear your testimony today.

MR. ANTOKAL: Hey, good afternoon. Can you all hear me?

MS. ABINADER: We can now, Eric Antokol. Yes.

MR. ANTOKAL: Wonderful. Sorry about that before.

MS. ABINADER: No worries.

MR. ANTOKAL: Erik Antokal here

with Nontraditional Employment for Women.

We're a New York City based nonprofit dedicated to transforming women's economic ability and power through trade.

And as you probably know, union apprenticeship careers are, you know, historically less accessible to women yet they offer perhaps the most upwardly mobile career path for workers without a college degree.

And so we work in partnership with the construction unions and the real estate industry opening career pathways and the New York Blood Center is committed to a strong diversity goal on their new construction project of 15 percent of the work hours go to -- to go to women construction women. And about 80 to 85 percent of our graduates are -- are women of color. Thirty percent are single mothers and so this -- this really allows the -- the members of our programs to jump start their careers. They've seen their careers, because of diversity goal commitments like -- like this from the Blood Center. So we definitely applauded that.

Over the last ten years, we've

been able to place 3,000 women in construction careers and that's really been due to the support of projects like the Blood Center agreeing to new signature project goals like this 15 percent goal.

So we really applaud the New York Blood Center and the Center East project for -- for making this commitment to diversity and their construction workforce.

And I thank you all for your time and for your consideration.

MS. ABINADER: Thank you so much for your testimony.

Okay. Let's see if we have any other callers who've dialed in at this time who have not registered to speak and, again, callers who have not registered to speak please dial star 9. Dial star 9 and that will let us know that you'd like to provide testimony.

Dial star 9 and see if anyone would like testimony who has dialed in.

All right.

It does look like we have one caller who would like to provide testimony. Phone number ending in the last three digits, 080 for

call in user 1. Phone number is 080.

If you are able to hear me, please dial star 6 and unmute yourself.

MR. O'REILLY: Hi. My name is Peter O'Reilly. I live on 66th Street.

And my point is pretty brief. The argument has been that co-location has been a huge help to them to do their business that they do. But I think co-location is no longer the be all that it was and one example is today's meeting.

I think we've gotten lots of input from lots of people and we don't need to be in the same room or right across the table from you to be able to do things. And the events where they actually have to bring things to them through this superb messaging infrastructure in the City that can get pretty much get anything in an hour or two.

So I think the co-location is a bogus idea.

Thanks.

That's it.

MS. ABINADER: Thank you so much for your testimony.

Our next caller -- or our next

registrant is call-in user No. 1.

If you've identified yourself as call in user 1, please unmute yourself. We are ready to receive your testimony.

And if you have dialed in, you may dial star 6 to unmute yourself.

Hello. Please identify your name and proceed with your testimony.

MS. STEWART: Am I on? Are you hearing me?

MS. ABINADER: Yes, I am.

MS. STEWART: Okay. My name is Linda Stewart.

I don't want to repeat all the points other people have made but I want to say that the educational opportunities, the construction opportunities can happen at any location. It does have to be at this location.

And I echo Mr. O'Reilly's point that we're in the age of the computers and nobody has to be next door.

The other point I'd like to make quickly is, that when we talk about education, you're also compromising the education of the

students at the Julia Richman complex because for four years they're going to be subjected to the huge disruptive noise of construction.

And I think that will also affect the Pre-K school on the corner of 67th and Second.

Nobody can study or think during four years of construction noise.

That's all.

MS. ABINADER: Thank you so much for your testimony.

I'm hearing from my colleagues that no one else has registered to speak at this very moment. And what we're going to do right now is take a five-minute pause and project our instructions for anyone to view on line, just to give any other members of the public or anyone else who wishes to join us, the complete set of instructions so that they may trouble shoot if necessary and provide their testimony at this meeting before we formally close.

All right.

I am seeing the instructions displayed on the screen at this time.

The time is approximately 3:57

p.m. Let's give ourselves until 4:02 p.m. to restart the meeting.

Thanks to all and we will be here with you again shortly.

(Brief recess.)

MS. ABINADER: All right.

Good afternoon, everyone.

Welcome back to our remote public scoping meeting for the New York Blood Center - Center East proposal.

Once again, for the record, the CEQR number for this project is 21DCP080M.

My name is Olga Abinader. I'm the Director of the New York City Department of City Planning Environmental Assessment and Review Division.

We will now revert to part two of today's public scoping meeting where we will be expecting testimony from elected officials and members of Community Boards, who are representing those Community Boards, members of government agencies.

At this moment, we are ready to receive testimony from Councilmember Ben Kallos.

Councilmember, if you're able to hear me, please unmute yourself and we're ready for you.

COUNCILMEMBER KALLOS: Thank you.

Good afternoon and can you hear me?

MS. ABINADER: Yes, we can.

COUNCILMEMBER KALLOS: I'm Councilmember Ben Kallos.

Thank you to the Department of City Planning for hosting this scoping session.

It is crucial for the community to have a voice in this proposal's Environmental Impact Statement.

I am a Councilmember for this neighborhood and I will have a vote on this project as it goes through the ULURP process.

From what I have seen so far, I have concerns about the shadow study and the impact on St. Catherine's Park. I have expressed these concerns at Community Board 8 meetings and listened to support, opposition and suggestions to improve

the project.

As you know, the current Blood Center building is located on a thru lot in the mid block on 66th and 67th Street, zoned R8B for residential use with a height limit of 75 feet.

This proposal would rezone half of the block to allow construction of a 16-story, 334,000 square foot tall building.

As with any zoning change, we must carefully study the impact on the climate and the surrounding neighborhood.

A proposal of this magnitude on a mid block, we have to ask if there are mitigation measures that can sufficiently address the project's impact. I'm particularly concerned by the impact that the new building would have on sunlight in St. Catherine's Park.

The Environmental Impact Study should investigate the impact on our only Park in the East 60s. How many children and families use St. Catherine's Park each year and during what hours. Specifically, how many children use what areas of the Park during the hours that are projected to have the shadow impacts in the build

scenario.

How would the new shadows impact the number of children who would use it during these hours?

If there is an impact, what would be the impact on the health of the children playing outside for a few hours a day, burning fewer calories, particularly when childhood obesity rates in a City with an epidemic of overweight children and adults.

As the applicant looks at mitigation measures, is there an example of a similar project with a similar or greater loss of light to a City Park where mitigation actually increased the use of the Park during shaded hours after the construction of the project.

Along the same lines, the zoning code forbid the use of a tower form or a building that doesn't have setbacks across the street from a park, as is being requested in this scenario. Why is this and how could this project mitigate against that zoning prohibition?

I ask this because a community as a whole should be better off following the

discretionary land use action than it was before.

Mitigation will need to overcome the negative environmental effects of this project. We should not only look at St. Catherine's Park. The Blood Center sits across the street from Julia Richman Education Complex. Julia Richman has six schools where students from across the City of New York, including one school focused on students from immigrant families and a school for children on the autism spectrum.

The science of effective lighting spaces has shown that natural light in the classroom, "Improves mood, alertness, concentration and energy levels and improves test scores.

How much natural light will be lost in classrooms at Julia Richmond?

A peer review study in the Journal of Acoustical Society of America confirms what might be common sense. "External noise was found to have a significant negative impact on performance."

How much construction noise will be audible in the classroom or outdoors during classroom and construction hours?

What will the impacts of this project be to students with autism trying to learn across the street?

Can those impacts be completely mitigated? If not, will the children be impacted and if so, will they ever be able to catch up.

I was a proud co-sponsor of local law 19 of 2019, known as the Climate Mobilization Act or the Dirty Buildings Bill, which sets ambitious carbon emissions standards for New York City's biggest polluters and that's buildings.

What will the difference in CO2 emissions be between the current building, the as-of-right building and the building as proposed?

Will the building as proposed be compliant with long-term requirements of the Climate Mobilization Act?

If not, what will be the difference in CO2 emissions between the building as proposed after it has made its required retrofits to meet the Climate Mobilization Act's long-term regulations and what it would be as built.

What impact will rezoning this half block of residential zoning to commercial

zoning have on projected affordable housing for the neighborhood. What would be the impact of this rezoning were it repeated once? Twice? Or on every block of the east side?

What is the impact on the commercial corridor and emissions from vacant spaces nine blocks away with the additions of several million FAR of commercial space.

These are just some of the questions that I would like to see studies in the Environmental Impact Statement and hope that we can get these answers for the community.

Thank you for having me today and for allowing me to testify.

MS. ABINADER: Thank you for our testimony, Councilmember.

We're now going to move on to part three of today's public scoping meeting and will now call on several callers who have joined us since our break.

And I'll ask our production team to please display our three-minute time tracker. Our three-minute time tracker to start tracking our callers and the other registrants.

Our first speaker is Kathy O'Conner, who has dialed in. Phone number ending in 299.

We're ready for you, Kathy.

MS. O'CONNOR: Hello.

Thank you for allowing me to speak.

I'm opposed to a change in the zoning for this project. The proposal is being self labeled as a New York Blood Bank proposal. We all know that it is a commercial, for profit building by a Boston developer, using the Blood Bank to obtain zoning variances.

This commercial space is being sold to the community as a life sciences building. Truly, once the zoning is granted, if it is so granted, there is no legal obligation to rent this space to a specific type of tenant. There are no restrictions on who could occupy the building.

My understanding is that there are currently already approved sites for life science buildings like this to be built at other locations.

New York City currently has an abundance of underutilized commercial space. I

understand that New York Blood Bank's desire to have a more modern facility. They could do this without having a large commercial building being built.

If they needed to raise money, they could partner with many pharmaceutical companies that they claim to do work with. These companies would gladly support a modern facility for the New York Blood Bank.

I also want to add, in the community this would severely impact the sunlight and daylight to the overall general population of the community. There would be significant extra vehicle traffic in an area that is already congested. It is congested for several reasons. One of the reason being that there is extra traffic due to ambulance activity in the area because of the hospitals.

I am concerned that this emergency vehicle traffic would be impacted by having a building, a large building where commercial activity would be taking place.

I am also concerned about the community schools, the Julia Richman School and the

St. Catherine's Park. These are --

MS. ABINADER: Thank you so much for your testimony.

We are ready for our next speaker.

All right.

At this moment, I want to make sure that we are calling on anyone else who wishes to provide testimony but has not had the chance to provide testimony just yet.

Do we have anyone who's dialed in at this time, please press the star 9 buttons on your telephone and that will tell us that you wish to provide testimony.

Once again, dial star 9 and that will raise your virtual hand in the Zoom meeting and that will tell us that you would like to provide testimony.

And if others who have joined in online via a computer, a tablet or a SmartPhone and have not provided testimony and would like to do so, please raise your hand and we will ask you to speak in the order that we receive the notice that you'd like to speak.

Once again, dial star 9 if you

have called in or raise your hand in the Zoom meeting and that will tell us that you'd like to participate today.

Let's give a few moments for our team in the back of house to better understands who else remains who has not yet been heard today.

Please stand by.

All right.

We have one speaker who wishes to provide testimony. And that is Elaine Walsh.

Elaine Walsh, please unmute yourself. We are ready to hear your testimony.

MS. WALSH: Good afternoon.

My name is Elaine Walsh. I'm president of the East 86th Street Association here in Manhattan.

We have voted to oppose the Blood Center based on a number of reasons. One being that the zoning does not permit it. It's an R8B zoning. The Blood Center can build up to 75 feet. Their worst scenario shows that they can meet their mission and their needs by just building underground and going up the full height.

It is a insult to the community

to, after many years of working to change zoning, to have a for-profit come in here and think that they can take the zoning and change it for their own needs. The Blood Center does not need this.

The Blood Center has been offered other sites to build in East Harlem and in Kips Bay and I understand even a land swap deal with the public school between Second -- First and York and putting the Blood Center there. And then having a new school at the current site of the Blood Center.

I think that this is an ill thought through financial proposition that only benefits Longfellow.

Indirectly the Blood Center would benefit because it would have a new building but it can also have a new building. A 16-story, 334 foot building proposed will give the Blood Center only the first five stories, five floors, for their operations.

As other speakers have spoken, this is a land deal. It's all about money. It is not about what is needed for the Blood Center.

In addition, they talk about partnering, what Longfellow does with universities,

et cetera. It was already announced by the Blood Center that Hunter College was not interested. And when I look at the website for Longfellow they seem to partner really with non-public schools.

I ask that City Planning and the City and City Council reject this proposal at whatever stage is appropriate for them to reject it.

Thank you.

MS. ABINADER: Thank you for your testimony.

At this time it appears that we have no other members of the public or otherwise who would like to provide verbal testimony at this time.

So we will move ahead with closing the public scoping meeting.

I would like to ask our production team to please project slide No. 13 of our presentation so that we are presenting the contact information should everyone wish to provide comments in writing and so we can have our e-mail address and mailing address projected on the screen.

While we're doing that, I'd like to further note that for those of you who may have had difficulties providing testimony today, please recall that you can provide written testimony online either by selecting this project's name on the upcoming meeting page of the NYCengage portal or through the Department of City Planning website, public scoping meeting page or, also, by e-mailing 21DCP080M underscore DL@planning to nyc.gov.

Paper comments may be mailed to the New York City Department of City Planning Environmental Assessment and Review Division, attention Olga Abinader, 120 Broadway, 31st floor, New York, New York 10271. Your written comments will be accepted by us through Thursday, December 31st, 2020.

It is currently 4:17 p.m. and the public scoping meeting is now closed.

Thank you all for making this public scoping meeting a possibility and have a great afternoon.

Thank you.

(At 4:17 p.m., the proceedings were concluded.)

STATE OF NEW YORK )
SS.
COUNTY OF NEW YORK )

I, MARC RUSSO, a Shorthand (Stenotype) Reporter and Notary Public within and for the State of New York, do hereby certify that the foregoing pages 1 through 129, taken at the time and place aforesaid, is a true and correct transcription of my shorthand notes.

IN WITNESS WHEREOF, I have hereunto set my name this 23rd day of December, 2020.



MARC RUSSO

# Concordance


**< Dates >**
**December 15, 2020** 1:11
**December 15th, 2020** 7:5
**December 31st** 39:11
**December 31st, 2020** 6:9, 14:17, 128:16
**December 8, 2020** 33:24
**December, 2020** 129:14
**November 17** 33:24
**$1.1** 51:15, 84:17
**----------x** 1:4, 1:9

**< 0 >**
**080** 112:1
**080.** 112:2
**091** 63:14
**091.** 63:14

**< 1 >**
**1** 82:11, 106:3, 113:4, 129:10
**1,000** 27:18, 64:18
**1,200** 69:10
**1,570** 28:10
**1,800** 89:3
**1,960** 28:13
**1.** 32:19, 112:2, 113:2
**10** 44:7, 49:8, 82:10
**10.** 48:21, 49:3
**100** 25:5
**100,000** 50:5
**102** 4:4
**10271.** 14:24, 128:15
**106** 4:5
**108** 4:6
**109** 4:7
**11** 66:12
**11-foot** 23:2
**112** 4:8
**113** 4:9
**12** 66:13
**120** 14:23, 128:14
**125** 4:10
**129** 129:10
**13** 66:14, 70:12, 70:13, 127:20
**14** 70:14
**15** 2:16, 50:2, 70:15, 110:15, 111:5
**16** 20:20, 70:16
**16-foot** 22:15, 23:16
**16-story** 64:3, 65:7, 99:7, 117:8, 126:17
**17** 70:17, 80:12, 80:14
**17,000** 69:8
**18** 70:18, 72:6, 80:15
**18.** 70:12
**180** 35:16, 67:7
**183** 41:9, 102:11, 102:18
**19** 38:24, 80:16, 120:9
**19.** 94:19
**1930.** 16:15
**1964** 16:2
**1980s** 81:7
**1984** 58:11
**1995** 71:2
**19th** 101:9
**1:00** 6:14

**< 2 >**
**2** 27:8
**2,600** 51:13
**2,630** 28:12
**20** 2:18, 65:6, 80:17, 85:15
**2000** 53:8
**2008** 93:17
**2014** 89:3
**2016** 87:23
**2018** 55:12
**2019** 120:9
**2026** 29:20
**2026.** 29:18
**206,000** 20:14, 73:7
**21** 80:18
**21DCP080M** 1:7, 5:6, 7:4, 115:15, 128:10
**21dcp080m_dl@planning.nyc.gov** 14:19
**21st** 48:15, 93:21
**22** 80:19
**22-foot** 23:11
**22.** 94:13, 94:16
**225-foot** 23:23
**23** 80:12, 80:20
**230,000** 73:6, 107:2
**23rd** 129:14
**24** 2:20, 37:6, 95:22
**24-hours** 37:8
**25** 65:6, 95:23, 96:13
**25,000** 59:7
**250** 92:5
**26** 95:24, 98:11
**275,000** 92:4
**28** 53:2
**29** 2:22
**299.** 122:4
**2:00** 7:6
**2:01** 1:12

**< 3 >**
**3,000** 28:14, 51:14, 111:2
**30,000** 23:13, 82:8
**30-story** 58:11
**30-year** 108:12
**301** 57:18, 70:23, 71:15
**310** 50:13
**31st** 14:23, 128:14
**33** 3:3
**33-foot** 23:7
**330** 37:5
**334** 20:21,

# Concordance


126: 17
**334,000** 117: 9
**334-foot** 81: 3
**35** 58: 8, 71: 2, 81: 19, 106: 15
**37** 55: 6
**389,800** 20: 17
**3:57** 115: 1

**< 4 >**
**4** 20: 15
**40** 27: 17, 75: 4
**40,000** 30: 3
**41** 3: 4
**42nd** 106: 21
**43** 3: 5
**45,000** 16: 18
**46** 3: 6
**49** 3: 7
**4:02** 115: 2
**4:17** 128: 18, 128: 24

**< 5 >**
**5,000** 53: 3
**50** 82: 24
**501-C3** 60: 2
**52** 3: 8
**54** 3: 9
**55** 23: 5
**57** 3: 10
**596,200** 20: 13

**< 6 >**
**6** 48: 20, 49: 2, 49: 4, 105: 9, 112: 4, 113: 7
**60** 3: 11
**60s** 117: 21
**6182377316** 32: 18
**6182377396** 40: 14
**63** 3: 12
**63rd** 106: 22
**64th** 106: 22
**66** 3: 13
**66th** 17: 15, 21: 14, 21: 19, 25: 23, 28: 19, 57: 18, 57: 20, 70: 24, 71: 15, 78: 7, 83: 1, 106: 3, 112: 6, 117: 5
**67th** 17: 15, 21: 5, 23: 23, 25: 24, 28: 20, 50: 13, 57: 20, 64: 1, 78: 7, 79: 20, 82: 23, 102: 14, 103: 20, 114: 6, 117: 5
**68th** 63: 21, 64: 1, 106: 22
**69** 3: 14

**< 7 >**
**7** 49: 5
**70** 3: 15
**72nd** 74: 12
**74** 3: 16
**74-48** 25: 15
**75** 117: 6, 125: 21
**7501** 71: 16
**7501.** 106: 5
**76** 3: 17
**77-48** 25: 8
**79** 3: 18

**< 8 >**
**8** 21: 10, 33: 2, 33: 6, 33: 16, 33: 22, 34: 7, 39: 9, 41: 18, 49: 6, 85: 20, 116: 24
**8.** 33: 13
**80** 92: 9, 110: 17
**81** 3: 19
**84** 3: 20, 22: 2
**848.** 105: 7
**85** 3: 21, 110: 17
**86th** 125: 16
**87** 3: 22
**877-853-5247** 40: 14
**877-853-5247.** 32: 14

**< 9 >**
**9** 12: 21, 20: 18, 35: 24, 49: 7, 63: 1, 63: 8, 95: 5, 95: 8, 111: 18, 111: 20, 124: 12, 124: 15, 125: 1
**9.** 62: 22, 95: 12, 111: 18
**90** 62: 10
**91** 3: 23
**96** 4: 2
**973.** 108: 3
**98** 4: 3
**9A** 27: 7

**< A >**
**AB** 81: 5
**abetting** 58: 17
**ability** 13: 1, 17: 6, 18: 19, 43: 3, 56: 6, 93: 24, 110: 5
**able** 12: 14, 13: 3, 39: 24, 40: 11, 42: 24, 56: 6, 63: 7, 67: 5, 72: 2, 94: 12, 99: 5, 103: 19, 109: 9, 111: 2, 112: 3, 112: 15, 116: 4, 120: 7
**Above** 22: 14, 27: 17
**absolutely** 72: 18, 103: 10
**abundance** 123: 1
**AC2-7** 27: 8
**academic** 17: 20, 55: 12, 56: 4, 56: 23, 62: 2
**accept** 74: 3,

# Concordance


83: 17
**accepted** 14: 16, 128: 16
**access** 11: 8, 18: 11, 21: 15, 21: 19, 24: 6, 45: 21, 67: 3, 88: 24, 89: 15, 89: 19, 90: 12, 92: 2
**accessible** 48: 11, 110: 8
**accommodate** 21: 19, 23: 17, 26: 20
**accomplished** 108: 19
**accordance** 30: 8
**Achieve** 21: 17, 67: 12
**acknowledge** 5: 22
**Acoustical** 119: 19
**acre** 18: 23
**Across** 48: 1, 48: 12, 55: 7, 67: 24, 71: 20, 75: 9, 82: 3, 84: 5, 84: 15, 86: 17, 112: 14, 118: 20, 119: 6, 119: 8, 120: 4
**Act** 120: 10, 120: 18, 120: 22
**acting** 7: 14
**Action** 28: 14, 29: 10, 29: 11, 29: 13, 29: 14, 29: 15, 29: 19, 29: 22, 83: 9, 119: 2
**actions** 17: 11, 24: 11, 24: 23, 29: 20
**active** 28: 20, 53: 4
**actively** 53: 15
**activism** 100: 9
**activities** 19: 12, 24: 1, 53: 11, 60: 12
**activity** 77: 5, 123: 18, 123: 23
**actually** 101: 11, 112: 16, 118: 15
**ad** 62: 10
**Adam** 3: 17, 70: 15, 74: 6, 76: 12, 76: 14, 76: 16, 76: 20
**add** 11: 17, 42: 17, 42: 21, 123: 11
**adding** 97: 17
**addition** 30: 12, 51: 4, 68: 2, 69: 17, 78: 15, 97: 15, 126: 24
**additional** 12: 17, 28: 14, 36: 12, 58: 19, 93: 3, 95: 19, 97: 17
**additions** 121: 8
**address** 36: 3, 51: 23, 56: 13, 117: 15, 127: 24
**addressed** 38: 24
**adjacent** 17: 19, 18: 6, 86: 4, 86: 16
**adjust** 5: 17
**adjusting** 13: 16
**adopted** 71: 2, 73: 16
**adoption** 58: 12
**Adriane** 3: 9, 49: 6, 54: 15, 54: 18, 54: 22
**adults** 89: 1, 92: 5, 118: 11
**advance** 17: 1, 50: 9, 67: 16, 68: 12
**advantage** 51: 20
**adverse** 30: 15, 30: 16
**advised** 72: 9
**advisory** 19: 22
**advocate** 50: 7
**affect** 72: 3, 78: 8, 114: 5
**affected** 71: 14, 72: 23
**affects** 106: 4
**affiliated** 50: 1
**affiliates** 50: 4, 50: 9
**affordability** 54: 3
**affordable** 121: 2
**aforesaid** 129: 11
**after-school** 77: 13
**afternoon** 5: 2, 15: 17, 46: 13, 46: 14, 49: 16, 54: 21, 62: 16, 66: 21, 70: 22, 74: 10, 77: 12, 83: 21, 109: 19, 115: 10, 116: 8, 125: 14, 128: 22
**afternoons** 79: 23, 82: 14

# Concordance


**age** 113:21
**agencies**
13:24,
31:24,
116:1
**agency** 7:15,
7:17, 9:6,
10:18
**ago** 58:9,
72:6, 72:9
**agreeing**
111:4
**agreement**
74:17
**ahead** 33:6,
91:5,
127:17
**aiding** 58:17
**air** 23:17,
34:16,
36:1,
37:10,
38:17,
78:17,
97:14
**akin** 82:9
**AKRF** 2:22,
10:13,
28:23, 29:5
**alarming** 82:8
**alerting**
63:11
**alertness**
119:14
**Alida** 3:3,
33:2, 33:6,
33:8, 33:12
**alleviate**
90:6
**allow** 9:23,
10:1, 12:4,
17:4,
26:18,
26:21,
27:6,
27:15,
27:17,
27:18,
32:4,
34:16,
35:8,
35:23,
50:16,
59:9, 62:5,
73:1, 117:8
**allowing**
91:19,
121:15,
122:7
**allows** 6:1,
23:14,
73:5,
107:2,
110:20
**alone** 82:7
**Already** 64:4,
64:14,
68:6,
73:24,
77:20,
78:7,
79:21,
80:2,
100:9,
122:22,
123:15,
127:2
**alternate**
107:11
**alternative**
30:13, 83:8
**although**
103:24,
108:13
**ambitious**
120:11
**ambulance**
123:18
**amend** 25:10
**amended**
25:15,
81:22
**amendment**
25:1, 25:6,
25:9
**America** 50:2,
119:19
**among** 47:2,
51:1
**amount** 6:18,
73:15, 78:6
**analysis**
30:13,
30:14,
31:3, 31:5
**analyzed**
8:22, 8:24,
28:24
**ancillary**
27:13
**ANDRIANO** 4:2,
95:23,
96:13,
96:15,
96:18
**ANGELOS** 4:5,
80:16,
85:5, 85:6,
85:10,
94:18,
94:21,
105:6,
105:8,
105:14,
105:16,
105:19,
105:22,
105:24,
106:2
**announce**
65:23
**announced**
127:2
**annually**
51:15
**answers**
121:13
**Antelmi** 2:11
**Anthony** 3:15,
66:14,
66:17,
70:13,
70:19
**anticipated**
38:4,
51:12,
83:12
**anticipates**
36:21
**antiquated**
16:16
**Antokal** 4:7,
101:19,
101:20,
101:23,
102:1,
104:19,
104:21,
104:24,
105:13,
109:12,
109:14,
109:18,
109:22,
110:1
**Antokol**
109:21
**apartment**
77:17,
84:16,
99:17
**apartments**
103:15
**apathetical**
36:15
**apologies**
33:7
**appear** 105:13
**appears** 33:4,
85:11,
91:2,
95:13,
96:7,
104:19,
105:6,
127:13
**Appendix**
25:10
**applaud** 111:6
**applauded**
110:24
**applicant**

# Concordance


10:10,
15:8,
20:17,
20:19,
24:22,
36:3, 36:5,
37:11,
38:5,
71:20,
72:1, 72:9,
72:14,
72:21,
74:20,
86:2,
106:13,
118:12
**applicants**
45:6, 71:18
**application**
7:4, 33:18,
33:24,
34:4,
34:19,
35:15,
36:9,
36:11,
39:6, 44:2,
44:12,
71:9, 72:5,
72:10,
87:14,
106:11
**applications**
71:14,
71:24,
81:23
**applied**
27:16,
73:23
**apply** 39:3
**appreciate**
5:16
**appreciation**
55:19
**apprenticeship** 110:7
**appropriate**
26:8, 58:5,
87:20,
127:8
**appropriateness** 85:24
**approved**
29:21,
71:5,
73:13,
122:22
**approximately**
7:6, 20:13,
20:21,
27:11,
50:5, 115:1
**Architects**
2:18, 20:2,
20:6
**area** 16:7,
23:10,
23:11,
25:3,
25:12,
25:18,
27:6,
27:12,
50:24,
69:19,
78:18,
92:12,
97:1,
123:15,
123:18
**areas** 30:11,
30:17,
38:24,
58:19,
58:21,
60:13,
75:8,
117:24
**argument**
112:8
**arise** 37:3
**around** 99:13
**arrangement**
21:23
**artificial**
37:9
**as-of-right**
27:8,
29:24,
35:7, 35:9,
35:13,
73:6, 83:8,
108:20,
120:15
**Aside** 73:14,
82:1
**aspect** 108:15
**aspiring** 94:6
**Assessment**
1:19, 5:9,
7:9, 8:1,
14:22,
45:3,
45:18,
45:21,
115:18,
128:13
**assistance**
32:11,
32:13,
40:11
**assisting**
51:4
**Associate**
2:12, 8:9,
91:14
**Association**
74:13,
125:16
**associations**
76:8
**Astrap** 3:4,
40:22,
41:4, 41:7,
41:8
**attempt** 44:24
**attempts**
45:21
**attend** 5:20,
92:8,
102:18,
103:24,
104:4
**attending**
92:12
**Attention**
6:10,
14:22,
128:14
**Attorney**
45:10,
45:13
**attracting**
60:23
**audible**
119:24
**auditorium**
21:13
**Auroni** 95:22,
96:1, 96:5,
96:8,
96:11,
98:3, 98:5
**authentic**
47:11
**autism**
119:11,
120:3
**available**
9:2, 22:10,
45:16,
45:17,
45:23,
93:7, 95:15
**availed** 74:22
**Avenue** 25:4,
25:22,
26:4, 26:6,
26:11,
35:19,
36:6,
36:13,
57:19,
58:16,
71:21,
72:12,
72:18,
81:15,
106:21
**Avenues**
17:16,
34:15

# Concordance


**avoid** 14:10
**aware** 65:17
**away** 102:12, 121:8
**awhile** 101:13

**< B >**
**back** 31:8, 51:21, 75:24, 85:14, 87:23, 94:10, 95:16, 96:11, 104:19, 115:11, 125:6
**backbone** 17:20
**background** 14:8, 32:5, 55:16, 92:3, 108:6
**backgrounds** 56:17, 89:22
**bait** 73:17
**Baker** 103:24
**balance** 81:17
**ballot** 99:24
**Bank** 73:2, 73:14, 73:22, 122:11, 122:14, 123:2, 123:10
**barely** 86:15
**BARLERA** 3:14, 66:13, 66:16, 68:22, 68:23, 68:24, 69:2
**BARRETT** 3:15, 66:14, 66:17, 70:13, 70:19, 70:21
**base** 22:2, 22:14, 26:19
**based** 23:5, 110:3, 125:19
**Basically** 41:13
**basis** 9:15, 29:12
**bat** 103:9
**Bay** 126:7
**become** 37:2, 48:2, 58:22
**beg** 75:18
**begin** 14:10, 31:21
**beginning** 9:19, 14:14
**begins** 6:19
**begun** 56:2
**behalf** 5:15, 7:14, 49:18, 69:4
**believe** 43:19, 46:24, 57:22, 78:20
**BELL** 3:5, 40:23, 43:10, 43:12, 43:14, 43:16
**below** 21:24
**Ben** 3:6, 33:1, 40:24, 43:11, 46:10, 46:11, 46:15, 116:3, 116:12
**bench** 23:3
**benches** 23:8
**beneficiary** 72:20
**benefit** 88:8, 104:6, 106:11, 106:12, 107:8, 126:16
**benefits** 51:9, 69:19, 73:11, 76:4, 108:23, 126:14
**best** 22:23
**better** 46:6, 61:14, 97:20, 100:19, 108:6, 119:1, 125:6
**Beyond** 59:2, 67:18, 71:3, 71:8
**big** 100:16, 101:15
**biggest** 120:12
**Bill** 120:10
**billion** 51:15
**Bio** 60:2
**Biobus** 46:17, 47:3, 47:7, 47:14
**biotechnology** 93:4
**bit** 100:4, 101:13
**blank** 23:21
**block** 21:15, 25:4, 25:24, 26:8, 34:10, 34:14, 34:15, 34:20, 34:23, 35:1, 58:6, 58:8, 58:21, 64:4, 72:6, 78:10, 81:3, 81:14, 82:5, 84:6, 102:12, 103:22, 106:16, 106:17, 106:21, 108:23, 117:5, 117:8, 117:14, 121:1, 121:5
**blocks** 42:9, 71:3, 71:7, 81:11, 121:8
**Board** 10:19, 14:2, 19:22, 21:10, 30:8, 31:23, 33:2, 33:13, 33:16, 33:19, 34:3, 39:11, 41:18, 63:23, 70:23, 85:20, 106:3, 106:9, 116:24
**Boards** 14:1,

# Concordance


115:23, 115:24
**bogus** 112:20
**bond** 99:24
**boroughs** 64:10, 70:4
**Boston** 122:13
**Botsford** 2:7, 8:5
**bottom** 32:16, 99:8
**bound** 38:6
**boy** 65:2
**break** 106:15, 121:21
**breakout** 24:3
**breast** 64:24
**Brewsky** 4:4, 101:24, 102:7, 102:8, 102:9, 102:10
**Brief** 10:10, 34:2, 48:22, 95:1, 112:7, 115:7
**bright** 60:23
**bring** 5:18, 81:23, 84:19, 86:14, 89:16, 104:1, 112:16
**bringing** 47:9, 60:3, 62:7, 64:18, 65:9
**brings** 19:9
**broadens** 93:13
**Broadway** 14:23, 128:14
**Bronx** 64:12, 89:2
**brought** 25:23, 79:19
**budget** 55:24
**build** 17:7, 18:7, 23:7, 35:7, 41:24, 54:2, 54:7, 55:19, 59:4, 60:6, 60:9, 60:17, 64:3, 73:5, 74:24, 82:12, 86:20, 100:16, 118:1, 125:21, 126:7
**Buildings** 34:14, 34:15, 35:1, 37:17, 43:1, 58:9, 77:17, 81:15, 82:10, 83:14, 102:20, 106:21, 120:10, 120:12, 122:23
**Builds** 60:2
**built** 26:19, 34:9, 35:11, 58:10, 62:10, 64:16, 64:23, 68:1, 73:16, 81:13, 83:8, 120:23, 122:23, 123:5
**bulk** 34:9, 35:17, 35:20, 37:4, 82:9, 86:6
**bulky** 39:9
**bunch** 79:17
**burden** 107:7
**burdens** 73:10
**burning** 118:8
**bus** 78:9, 103:23
**buses** 38:18, 104:1
**business** 44:9, 53:1, 64:13, 65:1, 65:3, 65:9, 67:5, 112:9
**businesses** 18:20, 35:22, 67:11
**buttons** 124:12
**BZ** 82:4

**< C >**

**C-28** 25:5
**C-2A** 25:22
**C1-9** 25:5, 36:13
**C2** 25:24
**C2-7** 25:2, 26:7, 58:15, 86:4, 86:9, 86:10
**C2-8** 26:3, 36:13
**C28** 58:16
**C4** 27:15
**cafe** 21:7, 24:2, 64:7, 65:8, 65:10
**Caley** 76:19
**caliber** 56:7
**call** 12:22, 32:6, 32:14, 40:19, 48:20, 49:2, 54:13, 66:10, 70:11, 76:12, 80:11, 85:12, 91:5, 98:3, 101:23, 104:18, 105:5, 112:2, 113:4, 121:20
**call-in** 63:13, 113:2
**called** 11:21, 11:24, 12:2, 40:13, 43:21, 44:13, 44:14, 46:1, 105:6, 105:9, 125:2
**caller** 107:24, 108:1, 111:24, 113:1
**callers** 32:13, 40:12, 48:23, 111:15,

# Concordance


111:16,
121:20,
122:1
**Calling**
44:15,
66:4, 124:8
**calls** 35:14
**calories**
118:9
**campus** 48:16,
56:13,
61:14,
64:17,
67:23,
68:9,
89:24,
93:11,
93:21
**cancer** 64:24
**Canvassing**
91:14
**capacity**
51:24,
56:22,
68:10,
85:21,
89:11, 93:2
**capital** 93:23
**car** 38:13
**carbon** 120:11
**care** 57:3,
61:17,
67:24,
92:18
**career** 47:12,
47:21,
55:6, 90:3,
90:11,
92:19,
94:6,
110:9,
110:13
**careers**
19:19,
28:9, 47:4,
48:5,
53:12,
68:5,
91:22,
94:2,
110:7,
110:21,
110:22,
111:3
**carefully**
9:9, 117:11
**Carnegie** 82:5
**cars** 38:18
**carving** 58:13
**case** 35:6,
44:10,
85:13
**cast** 37:16,
77:11,
82:19
**Castillo** 3:9,
49:6,
54:15,
54:18,
54:20,
54:22
**casting** 82:15
**catalyst**
61:12
**catch** 120:7
**Catherine**
31:4,
37:20,
38:2, 38:6,
38:19,
41:15,
42:12,
76:3,
77:12,
82:13,
83:23,
84:3, 97:6,
103:7,
103:9,
103:16,
116:23,
117:18,
117:22,
119:5,
124:2
**cause** 41:14,
54:5
**causes** 47:8
**CB** 33:6,
33:21,
34:7, 39:9
**cell** 16:7,
16:9
**centers** 74:23
**central** 18:5,
61:15
**century**
48:15,
93:21,
101:9
**CEO** 88:22
**CEQR** 1:7,
5:6, 7:3,
7:15, 30:9,
30:17,
115:15
**certainly**
42:3
**certify** 129:9
**cetera** 127:2
**Chair** 33:2,
33:6,
33:13, 41:9
**chairing** 7:11
**challenges**
5:18
**chance** 11:1,
11:5,
93:22,
124:9
**change** 23:17,
36:13,
71:11,
72:16,
78:5,
87:24,
117:10,
122:9,
126:2,
126:4
**changes** 9:10,
86:23
**changing**
108:22
**channels** 88:6
**character**
34:18,
35:21,
81:10
**characteristics** 26:13
**charge** 78:14,
81:8
**Chief** 2:16,
15:19,
66:23
**childhood**
118:9
**children**
37:20,
37:23,
37:24,
38:5,
38:20,
42:13,
76:20,
76:24,
77:4, 78:2,
78:13,
78:18,
79:14,
97:7,
103:10,
117:21,
117:23,
118:4,
118:7,
118:10,
119:10,
120:6
**circulating**
101:15
**circulation**
23:9
**Cit** 71:12
**citizens**
84:22
**claim** 123:8
**clarify** 6:16
**class** 43:1,
51:9, 52:7,
90:4

# Concordance


**classic** 73:17
**classroom** 119:14, 119:24, 120:1
**classrooms** 97:8, 119:17
**clear** 44:8, 87:8
**clearly** 14:11
**clicked** 45:19
**Climate** 53:19, 117:11, 120:9, 120:18, 120:22
**clinical** 18:12, 26:14
**clock** 12:7
**close** 60:15, 61:16, 88:16, 92:4, 114:21
**closed** 128:19
**closely** 11:23, 62:4, 81:13
**closing** 127:17
**cluster** 60:13, 61:17, 64:15
**clustering** 61:23
**co-founder** 88:22
**co-host** 5:12
**co-located** 17:8
**co-location** 112:8, 112:10, 112:19
**co-owners** 44:9
**co-president** 102:11
**co-sponsor** 120:8
**CO2** 120:13, 120:20
**code** 87:20, 118:19
**cold** 42:18, 77:6
**collaboration** 51:1, 68:15
**Collaborations** 17:21, 17:24, 18:6, 18:10, 18:18, 28:5
**collaborators** 17:5
**colleagues** 7:23, 32:21, 63:11, 85:10, 114:12
**collection** 89:11, 93:2
**collectively** 50:8
**College** 19:18, 55:6, 55:21, 92:9, 110:10, 127:3
**color** 47:18, 110:18
**combination** 26:12, 35:18
**combined** 55:17
**comes** 13:5
**comfortable** 77:8
**coming** 31:6, 79:23, 98:15
**comment** 9:5, 14:15, 84:11
**Comments** 6:10, 6:11, 8:18, 9:7, 9:8, 9:10, 9:24, 10:2, 10:22, 14:15, 14:18, 14:20, 31:7, 41:10, 41:17, 42:5, 43:17, 52:24, 62:12, 84:23, 127:23, 128:11, 128:15
**commercial** 17:5, 17:8, 27:7, 27:13, 35:11, 35:23, 44:14, 44:18, 45:1, 73:16, 75:15, 81:3, 87:11, 121:1, 121:7, 121:9, 122:12, 122:15, 123:1, 123:4, 123:22
**commercialization** 62:1
**Commission** 7:14, 24:23, 75:16
**commitment** 54:4, 111:8
**commitments** 110:22
**committed** 19:16, 110:14
**Committee** 33:17, 33:23, 60:2
**common** 119:20
**communication** 51:1
**communities** 56:23, 60:4, 89:18
**community-based** 67:9
**companies** 60:7, 123:8, 123:9
**compared** 101:14
**comparison** 29:13, 71:22
**complement** 55:20
**complete** 13:4, 29:17, 114:18
**completed** 11:16
**completely** 64:5, 74:17, 86:20, 96:23, 103:8, 120:5

# Concordance


**completion** 7:18
**Complex** 37:15, 79:13, 79:14, 82:4, 104:2, 114:2, 119:7
**compliant** 120:17
**complicated** 60:17
**component** 32:23
**comprehensive** 39:10, 41:18
**compromising** 77:22, 114:1
**computer** 11:8, 32:9, 66:2, 124:20
**computers** 113:21
**concealed** 86:15
**concentration** 119:14
**concept** 34:14
**concern** 83:24, 96:20
**concerned** 34:7, 39:5, 72:13, 78:15, 117:16, 123:20, 123:24
**concerns** 33:21, 36:4, 38:23, 51:23, 79:18, 116:22, 116:24
**conclude** 12:11, 40:8
**concluded.** 129:1
**concur** 98:18
**Condition** 28:14, 29:14, 29:15, 29:19, 29:22
**conditions** 29:8, 50:8, 50:9, 69:23
**condominium** 57:23
**conducting** 16:4
**conferences** 24:8
**confirms** 119:19
**conforming** 26:6
**confusing** 6:16
**congested** 78:8, 123:16
**congesting** 79:20
**congestion** 38:12, 38:15, 97:18, 103:22, 104:14
**Congoran** 80:19, 90:19, 90:20, 90:24, 91:3, 94:13, 94:15, 109:11, 109:13
**Congran** 91:5
**connected** 53:10, 53:13
**connects** 21:14
**consider** 30:23, 43:5, 56:5
**consider8bly** 68:13
**consideration** 6:11, 84:8, 84:12, 111:11
**considered** 31:5, 36:17
**considering** 43:6
**considers** 29:8
**consistent** 23:2, 26:4
**consists** 22:3
**constitute** 27:11
**constrains** 17:6
**constructed** 16:15, 30:1
**Construction** 20:12, 28:11, 38:4, 38:9, 49:19, 49:23, 50:1, 50:5, 51:6, 52:2, 53:8, 53:13, 53:15, 53:20, 67:22, 69:9, 74:18, 77:10, 78:17, 80:2, 87:3, 97:21, 99:3, 110:12, 110:15, 110:17, 111:2, 111:9, 113:18, 114:4, 114:8, 117:8, 118:17, 119:23, 120:1
**Consultant** 15:12, 57:18
**Consultants** 29:6
**contact** 65:18, 127:21
**context** 58:16
**contextual** 81:5
**continue** 5:17, 18:7, 18:15, 28:1, 92:11
**continued** 16:13, 60:19
**continues** 67:14
**Continuing** 91:16, 92:6
**continuous** 21:6
**contractors** 69:10
**contrast** 23:21
**contribute** 53:5
**contributions** 106:8

# Concordance


**conveniently** 56:9
**convey** 12:3
**Cooperation** 69:5
**coordinate** 18:19
**core** 22:1, 22:9, 23:6
**Cornell** 18:3
**corner** 57:19, 71:20, 114:6
**Corporate** 54:23, 55:10
**correct** 129:11
**correctly** 33:11
**corresponds** 23:3
**corridor** 121:7
**cost** 87:8, 87:16, 100:2
**Council** 24:24, 49:20, 49:24, 52:3, 69:7, 127:7
**Councilmember** 33:1, 33:4, 116:3, 116:4, 116:7, 116:11, 116:12, 116:18, 121:17
**Counsel** 2:20, 24:16, 45:12
**countdown** 12:7
**country** 55:7
**COUNTY** 64:11, 129:4
**course** 13:12, 78:20, 97:9
**courtesy** 14:3
**courtyards** 16:19
**cover** 22:3, 100:2
**covered** 30:11
**COVID** 51:17, 67:15, 76:1, 93:15, 101:5
**COVID-19** 50:19, 53:19, 56:1, 93:20
**CP** 30:7
**create** 16:19, 17:7, 19:22, 28:10, 36:1, 48:8, 48:16, 51:22, 52:7, 53:11, 58:6, 58:14, 58:16, 58:19, 65:14, 67:21, 67:23, 87:20, 89:15, 93:12, 102:22
**created** 58:8
**creates** 53:14
**creating** 47:24, 51:7, 58:14, 58:15, 61:23, 69:13, 71:6, 73:22, 78:6, 93:9, 104:12
**creation** 51:13
**crises** 18:21
**crisis** 6:3
**critical** 6:1, 16:13, 26:23, 47:20, 55:23, 56:14
**crosstown** 78:9
**crucial** 52:1, 68:3, 76:23, 116:15
**CTE** 53:9
**cube** 37:5
**cultivate** 93:16
**cultivating** 47:1
**cumulative** 38:16
**CUNY** 91:24, 92:4, 92:12, 93:5
**curb** 21:18
**cure** 16:8
**Current** 17:13, 17:23, 23:22, 26:4, 26:20, 51:18, 53:19, 59:3, 83:7, 108:15, 108:19, 109:1, 109:2, 117:3, 120:14, 126:11
**Currently** 25:23, 32:24, 53:4, 90:7, 122:22, 122:24, 128:18
**curriculum** 55:21
**cuts** 21:18

**< D >**

**DA** 45:9
**damage** 41:14, 42:19, 97:12
**damaging** 43:3
**dangerous** 34:23, 71:6
**dangers** 36:1
**date** 7:5
**day** 5:20, 37:6, 37:9, 37:13, 64:18, 73:14, 76:2, 97:8, 104:2, 118:8, 129:14
**day-to-day** 18:8
**daylight** 123:13
**days** 37:6
**DCP** 6:17
**de** 43:23
**deal** 73:9, 126:8, 126:22
**deals** 87:7
**dealt** 87:6
**decades** 58:3
**decide** 9:10
**decimate**

# Concordance


34:20, 108:22
**decisions** 9:21, 43:6
**dedicated** 46:18, 55:2, 60:3, 110:4
**deep** 96:20, 97:2
**deepen** 93:5
**deeply** 34:7, 39:5, 72:13
**defective** 43:20
**defense** 42:6
**definitely** 79:20, 110:24
**degree** 92:5, 110:10
**DEIS** 8:19, 8:23, 30:12, 84:11
**deli/cafe** 65:2
**demand** 107:16
**demanding** 73:20
**demolished** 29:23
**demolition** 20:11, 58:18, 78:16
**demonstrate** 73:2
**dense** 82:6
**Department** 1:3, 1:20, 2:3, 5:8, 7:10, 7:13, 7:17, 8:6, 9:2, 9:6, 9:10, 9:12, 10:1, 10:21, 11:22, 14:16, 14:21, 45:11, 58:17, 62:23, 66:24, 71:11, 72:14, 72:24, 86:2, 91:16, 115:17, 116:13, 128:8, 128:12
**depend** 42:11
**Deputy** 2:5, 5:11, 8:1, 8:5
**describe** 28:23, 83:8
**described** 26:24, 29:16, 44:18
**describes** 21:22, 83:5
**describing** 10:11, 20:6
**description** 30:13
**design** 21:12, 22:24
**designate** 25:11
**designed** 34:11
**designing** 19:11
**desire** 123:2
**desks** 23:8
**desperately** 89:12
**Despite** 16:18
**destruction** 58:18
**detail** 58:1
**detailed** 15:2
**determine** 45:12, 72:3
**detriment** 77:24
**detrimental** 75:20, 97:15
**devaluing** 101:11
**develop** 72:15
**developed** 31:2
**developer** 122:13
**developers** 70:5
**Development** 18:14, 19:13, 19:21, 20:12, 25:2, 25:11, 25:12, 31:1, 33:17, 35:6, 48:9, 50:18, 55:14, 67:2, 68:4, 68:13, 73:12, 74:17, 83:1, 87:17, 87:24, 89:8, 89:23, 93:7, 93:10, 96:21, 107:9
**developments** 60:11, 60:19, 99:14
**device** 14:9
**devices** 108:5
**Dial** 32:17, 32:19, 40:12, 40:14, 63:1, 63:8, 95:5, 95:8, 95:12, 111:17, 111:18, 111:20, 112:4, 113:7, 124:15, 125:1
**dial-in** 13:9, 13:11, 63:5, 63:6
**dialed** 62:20, 95:2, 95:3, 95:9, 111:15, 111:21, 113:6, 122:3, 124:11
**dialer** 63:12, 63:13
**dialing** 12:18, 62:22, 95:14, 105:9
**Diane** 2:9, 8:7
**difference** 98:17, 120:13, 120:20
**difficulties** 5:13, 40:10, 91:4, 96:9, 105:15, 109:8, 128:4
**digitally** 9:2
**digits** 12:23,

# Concordance


63:14,
108:3,
112:1
**dignified**
69:22
**dimensions**
16:23,
23:3, 26:23
**diminishes**
37:9
**direct** 28:10,
28:12,
56:18
**directly**
46:6,
53:13,
57:14,
71:14
**Director**
1:18, 2:5,
2:8, 5:8,
5:12, 7:9,
8:1, 8:5,
8:6, 14:23,
46:17,
54:23,
91:14,
115:17
**Directors**
80:24
**dirth** 42:13
**Dirty** 120:10
**disclose** 87:2
**discover**
46:19
**discoveries**
18:11, 28:2
**discovery**
61:24
**discretionary**
119:2
**discuss** 58:24
**discussing**
63:24
**diseases**
16:8,
16:10,
50:18
**dismantle**
81:4
**display** 21:4,
24:4, 40:5,
121:23
**displayed**
114:24
**disruption**
34:8
**disruptive**
114:4
**District**
25:22,
26:1, 26:7,
26:9, 27:9,
27:16,
45:10,
45:13,
69:7, 71:1,
81:1, 81:6,
81:19
**districts**
81:24
**diverse** 47:6,
56:17,
69:14,
89:16,
89:19,
89:21,
92:14,
93:13
**diversity**
47:8,
110:14,
110:22,
111:8
**divided** 10:8
**Division**
5:10, 7:10,
8:2, 14:22,
115:19,
128:13
**DI@planning**
128:10
**document** 39:2
**documented**
47:5, 78:1
**doing** 58:3,
61:11,
76:6, 128:2
**dominate**
34:10
**dominated**
62:9
**donation**
21:17
**done** 84:9,
84:20
**DONNELLY** 4:3,
95:24,
98:11,
98:12,
98:13,
98:15
**donor** 16:6
**door** 43:3,
82:5,
106:6,
113:22
**doors** 102:15
**double** 89:10
**doubles** 68:10
**doubling** 93:1
**doubt** 65:6
**down** 102:15
**downloading**
46:7
**Draft** 8:18,
8:19, 8:21,
9:1, 9:11,
9:22, 9:24,
10:15,
15:13,
30:12,
31:7, 83:4,
83:5
**draw** 42:24
**drawings** 27:1
**driven** 22:23,
56:19
**drivers** 61:3
**dry** 23:15
**dual** 16:2
**Dubin-thaler**
3:6, 40:24,
43:11,
46:10,
46:11,
46:13,
46:15,
46:16
**due** 17:18,
56:1,
58:22,
111:3,
123:18
**During** 6:3,
10:9,
10:16,
10:20,
14:8,
28:11,
32:6,
37:13,
38:9,
60:23,
76:2, 77:2,
77:7, 77:8,
77:13,
82:14,
85:13,
103:17,
114:7,
117:22,
117:24,
118:4,
118:16,
119:24

**< E >**
**e-mail** 57:14,
127:23
**e-mailed**
11:15,
14:18
**e-mailing**
128:9
**EARD** 2:5,
2:8, 2:12,
5:10, 5:12,
7:10, 8:8,
8:10, 14:23
**earlier** 6:16

# Concordance


**early** 81:7
**east-west** 27:2
**east/upper** 71:8
**eastward** 26:1
**easy** 99:1
**echo** 14:11, 108:6, 113:20
**echoing** 79:17
**economic** 51:12, 51:14, 51:17, 51:23, 54:3, 60:22, 61:5, 67:12, 68:18, 93:19, 110:5
**economy** 28:6, 51:8, 67:5
**ecosystem** 61:13
**Edith** 2:6, 8:3
**Education** 19:17, 21:7, 24:7, 28:8, 28:17, 37:15, 37:24, 67:4, 69:5, 91:17, 92:2, 92:6, 102:22, 104:6, 104:7, 104:12, 108:17, 113:24, 114:1, 119:7
**educational** 46:23, 48:14, 55:14, 56:16, 67:9, 82:4, 113:17
**educators** 37:14, 37:23
**effect** 38:16, 61:23, 71:2, 72:18, 87:13, 106:14
**effective** 47:15, 119:12
**effectively** 15:4, 87:21
**effects** 77:23, 79:18, 97:2, 97:6, 119:4
**effort** 34:12, 87:17, 100:13
**ELS** 7:19, 29:6, 29:8, 30:6, 30:12, 30:18
**either** 14:18, 91:3, 109:9, 109:15, 128:6
**Ekstraet** 41:1
**Elaine** 4:10, 125:11, 125:12, 125:15
**elderly** 37:21, 38:5, 38:20
**Elected** 10:18, 13:23, 31:22, 115:22
**Elisabeth** 80:17
**Elizabeth** 3:21, 85:16, 85:17
**Ella** 79:11
**emergency** 123:20
**emissions** 120:11, 120:14, 120:20, 121:7
**emphasize** 6:4
**Empire** 35:2
**employees** 38:11, 38:21, 97:17
**Employers** 67:13, 68:11, 69:5
**Employment** 19:22, 53:6, 83:13, 88:24, 94:1, 110:2
**empty** 100:24
**enable** 17:1, 18:15, 27:24, 89:13, 93:5
**enabled** 88:1
**enact** 34:13
**enclosed** 23:11
**encourage** 13:9, 63:4
**end** 5:14, 9:5, 10:23
**endanger** 71:7
**ending** 105:7, 108:2, 112:1, 122:3
**ends** 25:23, 63:13
**energy** 100:14, 119:15
**Engage** 11:11, 21:5, 24:8
**Engagement** 91:15
**enhance** 21:2, 93:23
**enhancement** 17:12
**enjoyed** 55:8
**enlarge** 56:21
**enliven** 24:3, 42:7, 42:8
**Ennead** 2:18, 20:2, 20:6
**enormous** 73:15, 78:4, 88:2
**enough** 17:4, 59:3, 77:8
**enrolls** 92:4
**ensure** 11:5, 16:13, 60:19, 60:24, 67:3, 69:22
**ensuring** 92:2
**Entelmi** 8:9
**entire** 16:7, 21:4, 22:4, 23:22, 82:15
**entities** 56:11
**envelope** 58:10, 81:12, 86:21
**environment** 23:19
**Environmental** 1:5, 1:19,

# Concordance


5:9, 6:1, 7:3, 7:9, 7:15, 7:19, 8:1, 8:19, 9:16, 9:19, 10:14, 14:21, 15:12, 28:24, 29:6, 30:6, 38:17, 39:1, 42:16, 43:17, 45:3, 45:18, 45:21, 76:5, 115:18, 116:16, 117:19, 119:4, 121:12, 128:13

**environments** 23:13, 23:15

**epidemic** 118:10

**equal** 92:2

**equipment** 23:12

**equitable** 61:5, 90:12

**equivalent** 25:19, 26:18, 27:3

**Eric** 2:7, 8:5, 102:1, 109:20

**Erik** 4:7, 101:19, 101:20, 101:23, 104:18, 104:21, 104:24, 105:13, 109:12, 109:14, 110:1

**especially** 26:14, 32:12, 66:8, 67:15, 79:22, 103:11

**essential** 17:1, 17:21, 18:8, 28:4, 34:17, 57:3, 62:15, 64:2, 69:23, 89:20, 90:1, 103:8, 103:10

**essentially** 58:14, 99:6

**established** 23:5

**establishment** 27:20

**estate** 19:5, 45:1, 60:4, 60:22, 73:9, 75:16, 99:14, 107:6, 110:12

**estimated** 51:14

**et** 127:2

**evening** 21:9

**event** 5:13, 21:7, 64:8, 65:7

**events** 21:9, 28:17, 112:15

**everybody** 54:1

**everyone** 5:19, 6:5, 10:24, 11:5, 12:5, 12:12, 54:21, 70:7, 115:10, 127:22

**examine** 81:22

**example** 101:5, 106:20, 112:11, 118:13

**Excellent** 49:15

**except** 39:2

**exceptions** 13:22

**excited** 48:6

**exciting** 60:10

**excluded** 47:10

**excuse** 50:20, 58:14, 83:19

**Executive** 2:16, 15:19, 46:16, 66:23, 80:24

**exemplifies** 82:6

**exhaust** 36:1, 38:17

**Exhibit** 25:10

**exhibits** 28:18

**exist** 62:3

**Existing** 16:14, 16:22, 17:3, 17:6, 18:22, 20:11, 23:21, 25:7, 25:22, 26:5, 29:9, 29:23, 59:8, 73:5, 77:22, 97:12

**exists** 90:7

**expand** 19:6, 28:4, 28:6, 50:16, 51:24, 89:5, 90:11, 93:6, 94:4, 98:21, 100:20

**expanded** 56:15

**expanding** 58:15, 88:23, 100:3

**expands** 50:13

**expansion** 60:20, 102:16

**expected** 29:17

**expecting** 115:22

**expedite** 18:11

**expended** 34:13

**expensive** 60:17

**experience** 19:11, 28:20, 32:2, 40:9, 46:7

**experienced** 109:8

**experiencing** 91:3, 96:8,

# Concordance


105:14
**expertise** 19:10
**expire** 12:10
**expired** 13:5
**explains** 8:23
**explore** 46:19, 47:12
**express** 48:14, 69:11, 96:20
**expressed** 116:23
**extended** 26:1, 56:12
**exterior** 23:6, 84:7
**External** 119:20
**extra** 123:14, 123:17
**extremely** 103:13

**< F >**
**fabric** 81:13
**facet** 81:4
**facilitate** 24:17, 24:21, 25:17
**facilities** 17:13, 19:6, 19:13, 30:19, 30:24, 50:17, 62:8, 64:16, 92:17
**facility** 16:22, 17:7, 19:1, 20:16, 26:15, 30:2, 59:4, 64:24, 68:1, 84:18, 89:5, 90:4, 123:3, 123:9
**facing** 21:16, 77:18, 84:1
**fact** 58:10, 59:7, 72:7, 86:11, 88:5
**fall** 34:17, 82:22
**false** 44:3, 44:23, 45:7, 58:14
**families** 42:11, 51:10, 69:20, 92:8, 103:17, 117:21, 119:10
**family** 60:1
**fantastic** 42:1
**FAR** 27:8, 41:13, 41:18, 42:17, 90:7, 116:21, 121:9
**fault** 44:23
**favor** 56:24, 72:4
**fear** 37:15
**feel** 97:19, 99:21, 108:22
**feet** 20:14, 20:15, 20:17, 20:21, 22:3, 23:5, 25:5, 27:17, 27:18, 30:3, 35:16, 37:5, 59:8, 73:6, 82:9, 107:2, 117:6, 125:21
**female** 46:18
**few** 13:21, 15:1, 18:10, 57:15, 60:22, 72:9, 75:13, 76:1, 102:15, 118:8, 125:5
**fewer** 118:8
**field** 50:18, 60:18, 89:1, 92:22
**fields** 47:6, 47:18, 89:9, 89:24
**fig** 86:15
**fighting** 75:12
**filed** 45:4, 45:7, 72:5
**filing** 43:17
**fill** 36:20
**filled** 44:5
**Final** 9:12, 9:14, 10:20
**Finally** 28:19
**financial** 55:2, 55:3, 55:23, 126:13
**find** 70:6, 100:19
**fine** 108:18
**firm** 24:15
**firms** 93:4
**First** 10:9, 13:6, 15:6, 25:1, 25:4, 26:10, 34:19, 35:18, 40:21, 45:5, 63:13, 71:5, 81:18, 92:8, 122:2, 126:9, 126:19
**fit** 53:14, 65:13
**five** 70:4, 126:19
**five-minute** 114:15
**fix** 47:7
**fleet** 21:21
**flexibility** 23:15
**flexible** 18:24, 21:12
**flip** 73:14
**floor** 10:17, 14:23, 16:16, 16:20, 18:24, 21:1, 22:22, 23:4, 23:13, 24:2, 24:6, 25:17, 27:6, 27:10, 27:12, 35:1, 65:13, 82:8, 128:14

# Concordance


**floor-to-floor** 22:16, 23:16
**floors** 20:20, 22:3, 22:14, 22:15, 22:18, 23:1, 26:22, 27:9, 100:22, 126:19
**flow** 87:11
**focus** 10:6, 41:17, 62:6
**focused** 16:2, 17:11, 55:6, 119:9
**focuses** 88:23
**folks** 95:11
**follow** 46:5, 106:18, 106:23
**Followed** 15:11, 20:12, 43:11, 66:18, 74:6, 76:13
**following** 24:22, 119:1
**font** 32:16
**foot** 117:9, 126:17
**footage** 83:10, 107:3
**footprint** 35:16, 35:18, 96:22
**for-profit** 126:3
**forbid** 118:19
**forefront** 18:17
**foregoing** 129:10
**foremost** 56:8
**forget** 103:4
**Form** 45:6, 45:18, 45:22, 60:13, 89:14, 118:19
**formally** 114:21
**format** 5:18, 10:7, 13:17
**forward** 39:17, 54:2, 57:1, 57:2, 58:5, 59:18, 68:15, 98:24
**foster** 60:5, 68:17
**fought** 34:10
**found** 119:20
**founded** 16:1
**founder** 46:16
**founding** 81:8
**four** 16:19, 22:3, 38:4, 82:16, 114:3, 114:8
**four-years** 80:1
**Fourth** 25:14
**fraction** 101:13
**frankly** 100:23
**free** 78:13, 87:8
**Freedom** 82:10
**freshmen** 55:11
**friend** 65:1, 83:23
**Friends** 80:24, 81:7, 103:18
**Fritz** 4:3, 95:24, 98:11, 98:12
**front** 69:23
**frontage** 21:5, 23:23, 27:19
**frontier** 60:5
**fronts** 25:4
**froze** 45:22
**fulfill** 35:8, 35:13
**fulfilling** 51:5
**full** 26:19, 30:5, 33:19, 34:3, 39:18, 54:8, 54:9, 125:24
**fully** 23:24, 31:2, 45:23, 67:6, 106:7
**function** 16:21, 65:24
**functional** 86:20
**functioning** 78:9
**fund** 69:6
**future** 16:14, 26:20, 61:5, 67:21, 80:4, 89:23, 101:2


**< G >**


**Gary** 49:18
**gateway** 92:22
**gather** 77:4
**general** 10:22, 13:20, 39:24, 123:13
**generate** 51:6, 69:18, 95:19
**generates** 89:7
**generating** 68:2
**generation** 36:2, 92:8
**generations** 94:6
**geographic** 60:13
**getting** 73:7, 87:7
**give** 31:15, 33:20, 40:2, 48:22, 65:8, 95:11, 95:18, 100:1, 100:5, 114:17, 115:2, 125:5, 126:18
**given** 13:1, 14:3
**giving** 46:21, 59:12
**gladly** 123:9
**glass** 37:12, 84:2, 84:7, 84:15
**goal** 47:7, 110:15, 110:22,

# Concordance


111: 5
**goals** 27: 22, 41: 21, 104: 10, 111: 5
**gotten** 112: 12
**gov** 128: 10
**gov/nycengage** 11: 12
**government** 10: 18, 13: 24, 31: 23, 115: 24
**gr8b** 75: 16
**grade** 21: 24, 27: 18
**graduates** 110: 18
**granted** 11: 21, 88: 1, 122: 17, 122: 18
**GRAZIANO** 3: 10, 49: 7, 54: 16, 57: 8, 57: 9, 57: 11, 57: 13
**Great** 43: 2, 43: 16, 99: 11, 128: 22
**Greater** 49: 20, 52: 3, 69: 4, 69: 7, 92: 11, 118: 14
**greatly** 41: 21, 97: 16
**green** 35: 22, 38: 22
**gross** 20: 13, 20: 14, 20: 17, 30: 3
**ground** 21: 1, 24: 1, 24: 6
**group** 20: 15, 20: 18, 27: 7, 35: 24
**groups** 23: 14, 47: 2, 47: 17, 48: 5, 51: 3
**grow** 54: 4, 60: 6, 68: 13
**growing** 48: 10, 60: 18
**growth** 60: 20, 61: 1, 61: 13, 68: 18, 90: 14
**guarantee** 81: 9
**guide** 93: 18
**guides** 32: 11, 40: 10

**< H >**

**half** 92: 7, 99: 8, 100: 22, 117: 7, 121: 1
**half-a-million** 67: 8
**hand** 65: 24, 74: 14, 124: 16, 124: 22, 125: 2
**hands** 48: 23, 62: 22
**hang** 32: 14, 40: 12
**happen** 29: 20, 32: 5, 32: 8, 36: 19, 79: 20, 113: 18
**happening** 40: 6, 100: 11
**happens** 12: 24, 48: 8, 56: 9
**happily** 99: 23
**happy** 99: 23
**hard** 34: 10, 69: 9, 75: 12, 99: 18, 99: 22
**Hardhats** 53: 8
**Harlem** 54: 24, 56: 23, 126: 7
**havoc** 65: 14
**headquarters** 50: 14
**Heads** 13: 24
**Health** 6: 3, 18: 20, 42: 23, 51: 5, 56: 10, 57: 3, 61: 17, 67: 24, 69: 18, 84: 21, 91: 15, 92: 18, 118: 7
**healthy** 61: 4, 101: 5
**hear** 6: 5, 9: 7, 12: 4, 12: 14, 12: 21, 13: 3, 14: 11, 41: 4, 43: 14, 49: 13, 52: 17, 63: 19, 76: 15, 76: 17, 96: 16, 101: 20, 104: 21, 105: 1, 105: 17, 105: 21, 105: 24, 108: 6, 108: 7, 108: 8, 109: 15, 109: 16, 109: 19, 112: 3, 116: 5, 116: 8, 125: 13
**heard** 6: 7, 10: 4, 11: 1, 11: 6, 125: 7
**hearing** 14: 11, 33: 14, 84: 23, 113: 11, 114: 12
**heavily** 77: 14, 82: 3
**height** 20: 21, 25: 18, 26: 18, 27: 4, 34: 9, 35: 18, 42: 3, 78: 23, 86: 6, 108: 23, 117: 6, 125: 24
**heights** 16: 17, 22: 16, 34: 17
**held** 33: 23
**Helena** 81: 8
**Hello** 41: 4, 52: 22,

# Concordance


54:20,
57:11,
63:17,
68:24,
79:8,
80:23,
96:15,
105:16,
105:22,
113:8,
122:6
**Helmets** 53:8
**help** 12:2,
24:4,
41:23,
48:1,
72:15,
90:6,
90:10,
95:5, 112:9
**helped** 69:24
**helpful** 32:12
**helping**
18:16,
46:18,
47:3, 89:16
**hematology**
16:9
**hereby** 129:9
**hereunto**
129:14
**High** 19:18,
51:19,
53:9,
54:24,
55:1, 55:8,
67:22,
89:1,
89:15, 92:1
**higher**
102:23,
104:6,
104:12
**highly** 82:17,
84:3
**Historic** 81:1
**historically**
110:7
**hit** 57:15
**hold** 23:5,
53:20, 56:1
**home** 38:6
**honest** 64:10
**hope** 70:5,
121:12
**hospitals**
18:13,
75:9,
108:16,
123:19
**hosting**
116:14
**hotline**
13:11, 63:7
**hour** 112:18
**hours** 37:6,
77:9,
77:13,
82:16,
82:18,
84:13,
110:16,
117:23,
117:24,
118:5,
118:8,
118:16,
120:1
**House** 88:22,
125:6
**housing**
25:12,
121:2
**Hsu-chen** 2:6,
8:3
**hub** 48:2,
60:10,
61:9,
73:23, 89:7
**hubs** 60:13
**Hudson** 82:10
**huge** 73:10,
78:6,
78:16,
98:16,
112:8,
114:4
**human** 81:12
**hundreds**
33:22,
69:13
**Hunter** 127:3
**hurdles** 53:22

**< I >**
**ID** 32:15,
32:17,
40:14
**idea** 112:20
**ideas** 80:6
**identification** 29:12,
30:15
**identified**
39:1, 113:3
**identifies**
8:21
**identify**
86:3, 95:6,
113:8
**ill** 126:12
**imagine** 87:7
**immediate**
72:21
**immediately**
58:21,
86:4, 86:16
**immigrant**
119:10
**impacted**
38:20,
84:15,
120:6,
123:21
**impacts**
29:13,
30:16,
30:23,
36:23,
37:8,
39:12,
93:19,
118:1,
120:2,
120:5
**imperative**
93:17
**imperfect**
5:24
**importance**
61:10,
69:13,
76:23,
108:14
**important**
10:3,
46:22,
47:23,
51:23,
59:11,
60:21,
61:22,
67:16,
69:21,
84:19,
84:20, 87:2
**importantly**
42:10
**improve**
28:19,
50:24,
52:5,
67:11,
117:1
**Improves**
119:14,
119:15
**in.** 105:6,
111:21,
122:3
**Inaudible**
20:3, 55:1,
55:8, 66:24
**include**
17:24,
30:12,
36:6, 82:19
**included**
57:21, 72:8
**includes**
20:10,

# Concordance


21:24, 22:6, 23:7, 37:23
**including** 17:14, 21:9, 21:20, 24:2, 25:17, 50:19, 72:22, 86:15, 107:17, 119:9
**inclusion** 67:12, 71:17, 106:10
**inclusionary** 25:12
**inclusive** 68:17
**income** 46:18, 56:17
**incorporating** 21:6
**increase** 78:22, 83:12, 97:13
**increased** 38:11, 38:13, 38:21, 108:16, 118:16
**increasing** 52:6
**increment** 28:13
**INDEX** 3:1
**indicate** 62:23
**indirect** 28:11, 28:14, 51:14
**Indirectly** 126:15
**individual** 74:13, 85:22
**individuals** 57:22
**indoors** 77:16
**industries** 61:3, 89:20
**Industry** 47:4, 48:10, 51:3, 90:13, 91:14, 91:23, 93:14, 110:13
**inequality** 90:6
**infectious** 16:10
**information** 45:23, 127:22
**infrastructure** 22:19, 60:16, 67:19, 112:17
**inhalation** 78:18
**initially** 72:6
**initiating** 19:20
**initiative** 100:1
**Innovation** 48:2, 61:11, 67:20, 91:15, 93:24
**innovative** 68:11, 93:4
**input** 112:12
**Inside** 23:10
**inspire** 47:15
**instance** 34:24, 39:4, 64:11
**instigated** 45:2
**institution** 56:7, 57:3
**institutional** 17:5
**institutions** 17:20, 17:24, 18:6, 18:20, 51:3, 56:8, 61:9, 61:18, 62:3, 67:10, 93:3, 102:24, 106:19
**instruction** 12:17, 31:12
**Instructions** 13:12, 15:2, 15:4, 114:16, 114:19, 114:23
**insult** 126:1
**integrity** 109:1, 109:2
**intended** 11:4, 27:22
**intends** 39:9
**Interaction** 22:12
**interactions** 18:9
**interactive** 21:3
**interested** 73:22, 89:9, 91:22, 127:3
**interference** 74:21
**international** 50:2
**internship** 19:22, 56:15, 68:6, 92:23
**introduce** 20:1, 36:14
**intruding** 34:5
**invalid** 44:16
**invaluable** 5:24, 41:22, 55:14, 94:5
**invest** 51:20
**investigate** 117:20
**investing** 101:9
**investment** 60:14, 60:24, 61:24
**investor** 19:6
**involved** 54:1, 71:24
**irrepar8ble** 41:14
**Island** 53:10
**issue** 9:12, 42:18
**issues** 32:2, 46:6, 58:23, 64:14, 79:22
**items** 84:24
**itself** 28:15, 87:16

**< J >**

**J.** 3:11,

# Concordance


49:8,
54:17,
59:20,
59:22
**Jerelyn** 3:22,
80:18,
88:15,
88:18,
88:21
**job** 67:13
**Jobs** 28:11,
28:13,
28:15,
51:7, 51:8,
51:13,
51:14,
51:23,
52:7, 53:9,
53:12,
53:15,
53:16,
67:22,
68:3,
69:14,
69:19,
74:18,
89:7,
89:15,
102:21,
104:12,
108:16
**Johnson** 8:12
**join** 11:14,
40:13,
47:3,
109:9,
114:18
**joined** 8:3,
12:18,
19:3, 32:9,
66:7,
95:17,
121:20,
124:19
**joining** 7:23,
8:10, 66:2
**joins** 8:14
**jointly** 69:6
**Jose** 3:13,
66:12,
66:15,
66:19,
66:22
**Joshua** 3:18,
70:16,
76:13,
79:5, 79:6,
79:10
**Journal**
119:18
**Jr** 3:13,
66:12,
66:15,
66:19,
66:22
**Judith** 3:20,
70:18,
80:15,
83:20,
83:22
**Julia** 37:15,
79:12,
79:14,
97:5,
104:2,
114:2,
119:6,
119:7,
119:17,
124:1
**jump** 110:21
**jumping** 14:3
**junior** 55:11
**Justice** 53:10
**justify** 71:18

**< K >**
**Kallos** 33:1,
116:3,
116:7,
116:11,
116:12
**Kathy** 122:2,
122:5
**Kaye** 3:17,
70:15,
74:6,
76:12,
76:14,
76:15,
76:16,
76:17,
76:19,
76:20
**keep** 34:2,
69:21,
69:24,
100:21,
101:3
**keeping** 6:2
**KELLY** 3:11,
49:8,
54:17,
59:21,
59:22,
59:24
**KEMP** 3:3,
33:3, 33:6,
33:8,
33:10,
33:12,
39:19
**kept** 75:11
**Kettering**
26:10,
61:20,
106:20,
106:23
**key** 81:4
**kids** 102:18,
103:16,
104:1,
104:3
**kind** 63:23,
83:3,
92:17,
100:10
**kinds** 47:10
**Kips** 126:7
**Knowledge**
88:22
**known** 120:9
**knows** 80:4
**Kramer** 2:20,
24:10,
24:15
**Kruger** 65:18

**< L >**
**L.** 103:24
**lab** 22:24,
23:1, 23:7,
23:8,
23:11,
23:18,
26:23
**Labarbera**
49:18
**labeled**
122:11
**labor** 67:10
**laboratories**
16:24,
20:18,
27:7, 35:24
**Laboratory**
16:21,
17:8, 22:7,
22:15,
22:20,
22:24, 23:3
**Labors** 69:4
**labs** 22:1,
22:9,
27:13,
44:14
**lack** 47:6,
47:8, 77:24
**LADDIE** 3:12,
63:17,
63:18,
63:21
**land** 6:1,
24:15,
39:6,
57:17,
81:4,
119:2,
126:8,
126:22

# Concordance


**large** 17:3, 17:19, 18:24, 35:4, 59:3, 77:12, 86:22, 123:4, 123:22
**larger** 35:2, 59:4, 59:8
**largest** 19:4, 92:13
**last** 12:22, 63:13, 80:5, 108:2, 111:1, 112:1
**lasting** 96:24, 97:2
**lastly** 8:11
**later** 32:6, 85:13, 96:12
**Lau** 2:21, 28:23, 29:3, 29:5
**law** 24:15, 44:8, 100:9, 120:9
**lead** 7:17, 9:6, 61:3, 106:19, 106:23
**Leader** 2:10, 8:7, 8:14
**Leadership** 41:10
**leading** 16:5, 89:6
**leaf** 86:15
**learn** 120:3
**learned** 103:12
**learners** 103:3, 104:6, 104:8
**lease** 99:17, 99:18
**least** 95:14
**leave** 16:19
**led** 81:8
**left** 21:22, 27:2, 85:11
**legal** 122:18
**legitimate** 36:11
**less** 58:4, 75:3, 84:10, 110:8
**level** 22:17, 77:14
**levels** 21:24, 51:18, 60:24, 67:24, 119:15
**leveraging** 61:15, 68:16
**Levin** 2:20, 24:10, 24:15
**Levy** 3:19, 70:17, 80:14, 80:21, 80:23, 80:24
**Library** 78:12
**lifestyle** 51:9, 101:3
**light** 34:16, 37:9, 37:10, 62:7, 75:23, 79:18, 82:24, 84:3, 84:6, 118:15, 119:13, 119:16
**lighting** 119:12
**limit** 12:6, 13:22, 16:20, 117:6
**limited** 14:4
**limits** 13:20
**Linda** 4:9, 113:14
**line** 66:6, 66:9, 69:23, 95:17, 96:23, 103:17, 103:23, 114:16
**lines** 118:18
**link** 11:14, 45:18, 71:19
**Lisa** 2:21, 28:23, 29:5
**list** 11:18, 30:10, 40:18, 94:10, 95:19, 96:11
**Listen** 10:2, 11:23, 12:22, 66:4
**listened** 74:15, 116:24
**listening** 39:14
**lit** 37:5
**little** 100:4, 101:12
**live** 14:6, 14:9, 63:21, 64:1, 64:15, 64:21, 69:15, 70:4, 76:20, 92:11, 102:14, 112:6
**lives** 52:5
**living** 50:7, 103:14, 103:20
**loading** 21:20
**lobby** 21:14, 24:2
**Local** 18:19, 49:24, 50:4, 53:2, 56:19, 67:5, 82:2, 87:18, 120:8
**locate** 60:6
**located** 31:2, 54:24, 56:9, 61:15, 79:12, 117:4
**location** 17:19, 18:5, 26:9, 26:13, 42:4, 61:10, 108:15, 113:19
**locations** 86:3, 122:23
**logistics** 11:3
**Long** 53:10, 53:16, 54:4, 80:4, 99:9
**long-running** 18:5
**Long-term** 79:18, 120:17,

# Concordance


120:22
**long-time** 96:19
**longer** 97:7, 112:10
**Longfellow** 19:4, 19:9, 19:15, 87:4, 107:10, 126:14, 127:1, 127:4
**look** 12:20, 39:17, 57:1, 59:18, 68:15, 93:17, 111:23, 119:5, 127:4
**looked** 53:24
**looking** 44:16, 64:6, 95:14, 101:1, 106:15
**looks** 118:12
**lose** 34:24, 82:23
**loser** 73:17
**losing** 43:2
**loss** 75:23, 83:3, 118:14
**lost** 119:17
**lot** 22:4, 27:19, 64:8, 65:14, 65:15, 71:16, 71:20, 72:10, 86:11, 98:19, 99:16, 100:24, 106:5, 117:4
**lots** 71:10, 86:9, 86:12, 112:12, 112:13
**lounge** 21:6, 24:2
**low** 16:16, 46:18, 56:16, 81:10, 81:14
**lower** 88:3
**lucrative** 99:4
**lunch** 65:4, 65:10
**Lydia** 4:6, 108:1, 108:4

**< M >**

**M66** 78:9
**magnitude** 117:13
**mailed** 14:20, 128:11
**mailing** 127:24
**main** 83:24
**maintain** 18:5, 28:4, 60:17, 67:6, 109:1
**maintained** 108:24
**maintaining** 34:18
**major** 48:9, 89:8
**majority** 47:17, 69:15, 92:10
**Majundar** 95:22, 96:1, 96:5, 96:8, 98:3, 98:5
**Malowney** 3:23, 80:20, 91:8, 91:9, 91:11, 91:13
**managed** 69:6
**management** 67:10
**Manager** 2:12, 8:10, 8:12
**mandatory** 25:12
**Manhattan** 2:8, 8:6, 8:14, 45:9, 61:16, 70:4, 71:24, 125:17
**manner** 74:14
**Manual** 30:9
**map** 25:1
**MARC** 129:7, 129:18
**Maria** 4:2, 95:23, 96:13
**mark** 12:9
**marks** 9:18, 14:14
**Martha** 80:20
**Marty** 3:5, 40:23, 41:1, 43:10, 43:12
**Mason** 3:16, 66:18, 69:7, 70:14, 74:5, 74:7, 74:9, 74:11
**massing** 20:7, 22:22
**matches** 81:13
**matching** 56:2
**materials** 6:15, 30:7, 40:12, 44:1, 45:15, 46:8, 59:19
**matter** 45:12, 74:15, 78:19
**Mccarthy** 2:9, 8:7
**mean** 64:14, 84:9, 99:6, 99:9, 100:23, 103:9, 103:23
**means** 30:20, 55:3, 92:3
**measures** 30:14, 117:15, 118:13
**mechanical** 16:23, 22:1, 22:18
**medical** 18:9, 30:3, 35:24, 64:16, 83:14
**medicine** 16:9, 50:21
**meet** 26:23, 104:10, 120:22, 125:22
**meetings** 21:9, 21:10, 24:7, 33:23, 116:24

# Concordance


**meets** 73:16
**Melissa** 2:17, 20:1, 20:5, 24:12
**member** 24:14, 60:1, 70:23, 85:20
**Members** 14:1, 15:22, 33:22, 39:23, 50:10, 52:7, 53:3, 62:20, 67:7, 70:3, 75:19, 79:16, 106:3, 110:20, 114:17, 115:23, 115:24, 127:14
**membership** 69:14
**Memorial** 26:10, 61:20
**men** 69:9
**mention** 8:11, 56:17, 77:14, 80:1
**mentioned** 75:7, 75:8, 75:9
**mentioning** 13:19
**mentoring** 92:23
**mentors** 47:19
**mentorship** 47:24
**message** 100:18
**messaging** 112:17
**Metal** 53:2
**Metro** 16:3
**Michael** 3:4, 40:22, 41:7
**microphone** 12:2
**Mid** 22:17, 26:8, 34:13, 34:15, 34:20, 34:23, 34:24, 58:6, 58:8, 71:3, 71:7, 72:6, 81:3, 81:11, 81:14, 106:16, 106:17, 106:21, 108:23, 117:4, 117:14
**middle** 37:6, 42:9, 51:9, 52:7
**Miles** 3:12, 63:18
**million** 84:17, 121:9
**mind** 69:21, 108:4
**mindful** 14:7
**mine** 41:19
**minimal** 87:16, 87:17
**minimize** 6:18
**minority** 46:18
**minute** 40:2
**minutes** 12:6, 13:5, 13:21, 14:4, 40:1, 40:7, 88:17
**mischaracterize** 44:24
**misleading** 44:3, 44:24, 45:7
**mispronounced** 33:7
**missed** 15:2
**mission** 16:2, 17:2, 35:8, 35:13, 47:15, 50:6, 51:5, 55:20, 56:19, 69:18, 78:21, 91:24, 106:7, 125:23
**mitigate** 37:12, 118:22
**mitigated** 120:6
**Mitigation** 30:14, 83:2, 117:14, 118:13, 118:15, 119:3
**mix** 19:12
**mobile** 110:9
**mobility** 92:1
**Mobilization** 120:9, 120:18, 120:22
**model** 101:9
**modern** 16:24, 17:7, 35:13, 60:9, 86:20, 123:3, 123:9
**modernization** 102:17
**modernize** 19:6, 102:20
**modernized** 100:3
**modernizing** 104:10, 104:13
**modify** 25:7, 25:15
**module** 23:2
**moment** 10:6, 13:15, 31:15, 33:5, 62:19, 65:22, 70:11, 85:13, 94:24, 95:11, 95:18, 105:15, 109:7, 114:14, 116:2, 124:7
**moments** 125:5
**money** 73:15, 87:1, 99:3, 99:15, 99:22, 99:23, 100:2, 101:14, 123:6, 126:22
**Monica** 3:23, 91:7, 91:9, 91:13
**month** 44:19
**months** 72:6, 77:7
**mood** 119:14
**mornings** 79:23
**mostly** 82:17
**mothers**

# Concordance


110:19
**move** 15:6, 32:4, 33:5, 39:22, 46:9, 48:19, 54:1, 57:1, 58:5, 85:15, 91:4, 95:16, 96:10, 98:10, 100:19, 101:18, 102:6, 121:18, 127:17
**moved** 107:17
**movie** 26:5, 36:10
**Moving** 105:5
**MSK** 18:2
**multi-purpose** 21:7, 21:8, 24:5
**multiple** 23:14
**multiples** 39:9
**mute** 13:6
**muted** 14:9
**muting** 13:14, 108:5
**myself** 41:11, 64:21

**< N >**
**Nadia** 69:3
**Nadja** 3:14, 66:13, 66:16, 68:22, 68:23
**name** 5:7, 11:21, 11:24, 12:1, 15:18, 20:5, 32:6, 33:7, 33:12, 46:15, 49:17, 54:22, 63:16, 63:17, 66:5, 66:22, 69:3, 74:11, 79:10, 83:22, 88:21, 91:13, 102:10, 112:5, 113:8, 113:13, 115:16, 125:15, 128:6, 129:14
**named** 75:7
**names** 66:3, 70:12
**Nancy** 3:11, 49:8, 54:17, 59:20, 59:22
**narrow** 16:19, 16:20
**national** 19:5, 55:3
**natural** 30:19, 31:3, 37:10, 119:13, 119:16
**nature** 82:2
**nearest** 23:7
**Nearly** 82:15, 92:7
**necessary** 16:23, 35:5, 61:23, 67:19, 114:20
**need** 9:11, 23:5, 42:8, 43:4, 43:5, 53:20, 54:2, 54:6, 59:9, 73:2, 73:3, 75:11, 77:21, 86:21, 99:12, 100:4, 100:9, 101:6, 107:1, 112:13, 119:3, 126:5
**needed** 18:24, 23:17, 51:7, 53:16, 67:4, 123:6, 126:23
**needs** 26:20, 37:24, 43:22, 43:23, 46:1, 54:3, 89:12, 97:10, 125:23, 126:5
**negative** 78:24, 97:1, 97:2, 97:6, 97:22, 104:14, 119:4, 119:21
**negatively** 72:23, 78:8, 78:11, 104:8
**negotiations** 73:23
**neighbor** 63:22, 82:4, 106:6
**Neighborhood** 21:3, 24:3, 28:20, 34:19, 35:21, 36:16, 37:7, 37:18, 37:20, 42:1, 42:7, 42:8, 42:23, 64:15, 64:19, 64:22, 73:10, 73:18, 74:12, 76:7, 77:20, 77:21, 78:2, 78:6, 78:13, 79:1, 96:19, 96:24, 97:3, 97:14, 97:16, 97:23, 101:11, 103:11, 103:18, 109:2, 116:19, 117:12, 121:3
**neighboring**

# Concordance


18:12, 76:21, 77:17
**neighbors** 63:24, 65:15
**neither** 97:9
**network** 55:4, 55:5, 55:6, 56:10
**night** 33:19
**nine** 22:14, 121:8
**No.** 1:7, 5:6, 49:4, 49:5, 49:6, 49:7, 49:8, 53:2, 66:12, 66:13, 66:14, 70:13, 70:14, 70:15, 70:16, 70:17, 70:18, 80:14, 80:15, 80:16, 80:17, 80:18, 80:19, 80:20, 85:15, 94:13, 94:16, 94:19, 95:22, 95:23, 95:24, 96:13, 98:11, 113:2, 127:20
**noble** 65:1
**Nobody** 113:21, 114:7
**noise** 14:8, 30:23, 103:21, 114:4, 114:8, 119:20, 119:23
**noises** 77:14
**non** 103:8
**non-profit** 48:7, 88:23, 99:10, 107:8
**non-public** 127:5
**non-white** 92:10
**nondescript** 62:9
**None** 65:3
**nonprofit** 110:4
**Nontraditional** 53:6, 110:2
**North** 25:24, 50:2
**north-south** 27:3
**not-for-profit** 16:1
**Notary** 129:8
**note** 6:13, 7:2, 7:22, 9:1, 9:21, 12:4, 12:17, 13:8, 13:14, 14:5, 14:13, 32:1, 32:8, 66:1, 128:3
**noted** 32:15
**notes** 129:12
**notice** 43:19, 43:24, 44:16, 124:23
**notified** 12:7
**novo** 43:23
**nowhere** 62:1
**number** 7:4, 12:23, 32:17, 38:11, 38:21, 40:13, 40:15, 63:13, 105:7, 108:2, 112:1, 112:2, 115:15, 118:4, 122:3, 125:19
**numbered** 48:20, 70:12
**numbers** 80:12
**numerous** 44:1
**nurturing** 90:1
**NYC** 11:11, 11:12, 23:22, 60:2, 128:10
**nyc.gove/engage** 11:13
**NYCDTC** 67:1, 67:8, 68:14
**Nycengage** 11:16, 15:3, 40:11, 66:9, 128:7
**NYCP** 32:10

**< O >**

**O' conner** 122:3
**O' CONNOR** 122:6
**O'reilly** 4:8, 112:5, 112:6, 113:20
**oath** 45:7
**obesity** 118:9
**objected** 44:17
**objection** 44:19
**obligation** 122:18
**obliterated** 75:14
**obstruction** 97:4
**obtain** 122:14
**occupants** 19:24, 44:13
**occupied** 27:12, 44:20, 75:4
**occupy** 27:7, 35:10, 122:20
**offer** 56:6, 110:8
**offered** 126:6
**offers** 55:18, 68:6, 93:22
**Office** 2:8, 8:6, 8:14, 37:1, 45:10, 65:18, 100:23, 100:24
**Officer** 66:23
**offices** 30:3, 64:8, 101:3
**officials** 10:18, 13:23, 31:22, 115:22

# Concordance


**often** 47:6, 92:17
**Okay** 24:20, 39:20, 49:15, 85:9, 95:13, 96:7, 106:2, 111:14, 113:13
**old** 62:10, 102:19
**oldest** 61:7
**Olga** 1:18, 5:7, 7:8, 14:22, 52:19, 115:16, 128:14
**Once** 12:1, 13:19, 14:13, 40:10, 52:11, 63:1, 68:1, 74:22, 90:23, 95:1, 95:8, 95:12, 95:16, 98:3, 109:11, 115:14, 121:4, 122:17, 124:15, 125:1
**One** 25:24, 38:23, 40:15, 47:8, 47:14, 55:9, 56:8, 60:10, 60:22, 61:7, 63:12, 71:13, 72:17, 75:6, 76:2, 77:3, 77:22, 78:12, 84:14, 86:14, 92:13, 92:16, 95:13, 106:2, 106:4, 106:8, 111:23, 112:11, 114:13, 119:9, 123:17, 125:10, 125:19
**one.** 75:7
**ones** 47:3, 76:24
**ongoing** 87:10
**online** 11:8, 11:10, 12:9, 124:20, 128:6
**onsite** 51:13, 68:6
**open** 6:6, 10:17, 23:7, 23:10, 23:11, 92:19, 94:5, 101:6
**opened** 45:18
**opening** 48:4, 110:13
**operating** 55:24
**operational** 29:17, 56:18
**operations** 83:13, 126:20
**opinion** 60:8
**opinions** 102:13
**opportunities** 19:7, 19:23, 47:10, 47:11, 48:1, 48:4, 51:20, 55:15, 56:16, 64:13, 68:7, 68:12, 74:21, 88:24, 90:3, 90:12, 92:20, 93:7, 93:10, 94:1, 113:17, 113:18
**opportunity** 46:22, 52:9, 55:18, 56:13, 57:5, 62:15, 70:2, 78:3, 89:8, 90:6, 91:20, 92:3, 93:15, 108:11, 109:3
**oppose** 33:17, 72:15, 73:19, 106:9, 125:18
**opposed** 71:16, 108:21, 122:9
**opposition** 57:24, 79:15, 80:7, 117:1
**option** 99:4
**options** 36:22, 36:24
**order** 25:16, 60:5, 124:23
**organization** 16:1, 46:17, 49:24, 57:23, 60:3
**organizations** 42:23, 67:9, 67:10, 68:8, 89:14, 92:18
**organized** 21:2, 23:2
**originally** 62:10
**Ortiz** 3:13, 66:12, 66:15, 66:19, 66:21, 66:22
**others** 99:16, 124:19
**otherwise** 12:7, 127:14
**ourselves** 115:2
**out-of-state** 73:12, 107:9
**outcomes** 17:22, 67:12

# Concordance


**outdated** 62:9
**outdoor** 76:23, 103:15
**outdoors** 77:15, 119:24
**outer** 64:10
**output** 51:15
**outrageous** 64:5
**outreach** 21:16, 24:7, 56:22
**outside** 23:10, 118:8
**overall** 97:19, 123:13
**overcome** 119:3
**overcrowded** 77:20
**overcrowding** 42:19
**overseeing** 7:18
**oversights** 53:23
**overstated** 82:3
**overview** 10:11, 15:10, 33:21
**overweight** 118:10
**overwhelming** 92:10
**own** 65:9, 102:13, 126:5
**owner** 87:24, 88:1

**< P >**

**P.M.** 1:12, 6:14, 7:6, 115:2, 128:18, 128:24
**PAGE** 3:2, 4:1, 11:11, 45:5, 128:7, 128:9
**pages** 129:10
**Pakers** 79:11
**pandemic** 51:17, 60:23, 61:1, 61:4, 77:2
**pandemics** 67:21, 103:12
**Paper** 128:11
**park-starved** 82:4
**parking** 21:21, 64:8, 79:22, 103:22
**parks** 42:14, 43:2, 77:3, 77:19, 77:21, 82:23, 97:12
**part** 10:9, 10:16, 10:20, 15:7, 17:19, 30:18, 31:13, 31:20, 39:22, 42:24, 45:17, 47:23, 53:7, 55:3, 72:10, 77:12, 115:20, 121:18
**participant** 13:11, 63:6
**participants** 13:9, 32:1, 63:5
**participate** 15:4, 125:4
**participating** 12:8
**particular** 35:14, 57:15
**Particularly** 50:15, 72:16, 76:24, 78:18, 91:22, 93:19, 117:16, 118:9
**particulate** 78:19
**partner** 22:15, 23:1, 51:3, 57:4, 73:12, 107:9, 123:7, 127:5
**partnering** 127:1
**partners** 17:9, 20:19, 22:10, 36:20, 44:3, 44:4, 44:6, 44:8, 44:12, 44:15, 44:21, 44:22, 45:6, 55:10, 55:22, 75:6, 75:8, 75:10, 104:11
**Partnership** 44:8, 68:7, 68:12, 92:18, 110:11
**partnerships** 17:23, 89:14, 92:23
**parts** 10:8, 71:23, 74:24
**passed** 40:7
**password** 32:18, 40:15
**past** 53:24, 71:23
**path** 47:20, 53:6, 110:9
**pathways** 94:6, 110:13
**patience** 5:16
**patient** 18:13, 28:3
**pattern** 81:14
**Paul** 2:19, 3:10, 24:9, 24:14, 29:4, 49:7, 54:16, 57:8, 57:9
**pause** 48:22, 95:1, 114:15
**pay** 69:19, 99:23
**paying** 44:6, 44:18, 51:23, 53:12, 87:19

# Concordance


**pedestrian** 38:11, 38:14
**peer** 119:18
**penalty** 45:8
**pending** 39:10
**PENSARES** 4:6, 108:1, 108:4, 108:7, 108:10
**People** 44:16, 47:18, 48:3, 51:21, 63:24, 64:18, 65:3, 65:7, 89:9, 90:7, 98:19, 98:22, 101:6, 112:13, 113:16
**percent** 75:4, 82:24, 92:9, 110:16, 110:17, 110:19, 111:5
**performance.** 119:22
**Perhaps** 99:1, 110:8
**period** 9:6, 14:15
**perjury** 45:8
**permanent** 19:21, 28:13
**permit** 25:7, 25:14, 125:20
**permitted** 27:8, 75:21
**person** 85:12, 96:11
**Personally** 41:20, 102:18
**perspective** 81:18
**Peter** 4:8, 112:6
**pharmaceutical** 123:7
**Phone** 12:23, 13:10, 16:6, 32:10, 32:14, 63:6, 105:7, 108:2, 109:9, 109:10, 111:24, 112:2, 122:3
**phonetic** 79:12
**physical** 77:5
**picture** 101:15
**Pier** 106:3
**pipeline** 48:9, 93:12
**pipelines** 92:14
**pivotal** 61:12, 89:23
**place** 45:22, 60:15, 62:1, 74:19, 75:12, 99:19, 100:10, 111:2, 123:23, 129:11
**places** 64:12, 77:3, 97:20
**plan** 11:7, 34:8, 37:11, 64:6, 65:13, 80:7
**planned** 60:11, 80:2
**Planning** 1:3, 1:20, 2:3, 5:9, 7:11, 7:13, 7:14, 9:3, 10:2, 11:10, 11:23, 14:16, 14:21, 24:23, 26:23, 42:4, 45:11, 57:18, 58:17, 62:23, 71:11, 71:12, 72:14, 73:1, 75:16, 81:17, 86:2, 115:18, 116:14, 127:6, 128:8, 128:12
**plant** 38:1
**plate** 23:4, 23:13, 35:2, 82:8
**plates** 16:20, 18:24, 22:23
**plausible** 83:2
**play** 47:23, 61:12, 77:1, 77:5, 89:22
**playground** 42:12
**playing** 118:7
**plus** 30:3, 58:3
**point** 112:7, 113:20, 113:23
**point.** 96:12
**pointed** 98:22, 101:7
**points** 113:16
**policy** 39:7, 67:11
**polluters** 120:12
**pollution** 97:14
**pool** 47:2, 89:19
**pop** 99:13, 99:14
**population** 93:13, 123:13
**Portal** 11:12, 11:17, 15:3, 32:11, 40:11, 66:9, 128:7
**portion** 22:5, 27:10, 84:1
**portions** 82:24
**position** 18:16, 57:24, 61:16
**positioned** 90:14
**positions** 89:6
**positive** 77:23, 102:24, 108:14
**possibility**

# Concordance


128:21
**Post** 61:1, 93:15
**potential** 14:8, 30:23, 42:18, 50:19, 68:17, 81:22
**potentially** 36:1
**power** 110:5
**practices** 22:23, 67:11
**practitioners** 90:5
**Pre-k** 114:6
**precedent** 34:23, 58:6, 58:22, 71:6, 82:1
**predictable** 34:16
**prefers** 71:12
**premier** 92:16
**preparation** 7:18
**preparatory** 55:7, 55:21
**prepare** 6:17
**preparing** 9:15, 29:6, 30:5
**Presbyterian** 61:21
**Present** 2:14, 15:10, 31:12
**presentation** 6:21, 13:13, 15:11, 127:21
**presenting** 127:21
**preserving** 55:3, 55:5, 81:12
**President** 15:19, 49:19, 74:12, 81:8, 125:16
**press** 13:2, 13:6, 124:12
**pressed** 65:24
**pretty** 112:7, 112:18
**prevent** 32:2, 34:11, 100:10
**previous** 52:21
**previously** 26:24
**price** 87:19
**primary** 61:10
**principal** 79:11
**prior** 45:16, 58:12, 94:11
**private** 19:4
**privilege** 56:5
**privileges** 11:22
**probably** 42:2, 42:17, 110:6
**problem** 78:21
**proceed** 6:2, 6:21, 6:23, 73:1, 113:9
**proceedings** 128:24
**proceeds** 48:21
**process** 6:2, 9:19, 11:16, 39:2, 43:23, 52:8, 72:2, 75:14, 87:5, 116:20
**product** 50:24
**production** 6:20, 31:12, 40:4, 121:22, 127:19
**products** 16:3, 16:7, 50:23
**professional** 24:7, 48:9, 55:14, 89:17, 93:7, 93:10
**professionals** 89:21, 92:20, 94:7
**profit** 44:9, 73:12, 87:22, 122:12
**profound** 78:24
**Program** 19:21, 20:7, 21:23, 53:9, 54:23, 55:10, 55:17, 55:24
**programming** 19:11, 62:8
**Programs** 19:17, 21:16, 24:7, 28:9, 28:16, 91:17, 92:23, 110:20
**progress** 18:12
**prohibition** 118:23
**projected** 31:16, 118:1, 121:2, 127:24
**projects** 53:20, 61:2, 67:16, 69:22, 97:11, 111:4
**promote** 90:12
**promoted** 40:16, 45:2
**promoting** 19:16, 28:17
**prompt** 12:20, 12:21
**prompted** 12:22, 32:15, 32:18, 40:15
**pronounced** 33:11
**proper** 88:12
**properly** 43:21, 43:22, 45:24, 100:20
**property** 26:10, 58:13, 72:19, 87:23
**proposal** 5:6, 7:1, 7:20, 8:13, 8:20, 9:20,

# Concordance


10:10,
15:9,
39:12,
47:23,
57:21,
64:2,
67:17,
68:15,
71:19,
73:8, 75:3,
81:2, 89:4,
90:2,
90:10,
93:5, 94:4,
99:6,
100:15,
115:13,
116:16,
117:7,
117:13,
122:10,
122:11,
127:7
**proposes** 34:8
**proposing**
59:5,
86:22,
107:4
**proposition**
126:13
**protect**
34:13,
71:2,
106:16
**protocols**
11:4
**proud** 120:8
**provided**
55:13,
87:3,
107:12,
124:21
**provider** 16:6
**providers**
61:8
**provides**
40:3,
50:22,
56:15,
68:10,
89:24
**providing**
21:15,
32:3, 51:2,
67:18,
92:1, 93:3,
104:17,
128:4
**provision**
25:7
**provisions**
25:16
**Proximity**
18:8,
60:15,
61:16,
61:22,
77:16,
108:15
**PS** 41:9,
102:11,
102:18
**PTA** 102:11
**Public** 1:8,
5:5, 6:3,
6:23, 7:11,
9:24,
10:22,
13:20,
21:15,
21:16,
31:13,
31:21,
32:23,
33:22,
33:23,
34:5, 39:6,
39:23,
39:24,
40:3,
45:16,
45:24,
51:5,
62:20,
69:18,
78:12,
87:14,
88:6, 88:7,
114:17,
115:11,
115:21,
121:19,
126:9,
127:14,
127:18,
128:9,
128:19,
128:21,
129:8
**purely** 73:9,
74:14,
75:15,
107:5
**purpose** 9:23,
106:16
**pursing** 94:2
**pursuant**
25:14
**pursue** 46:20,
47:21, 48:5
**pursuing**
19:19,
68:5, 91:22
**Purvis** 2:15,
15:15,
15:18,
44:12
**put** 24:4,
51:21, 56:1
**putting** 21:3,
59:6,
126:10

**< Q >**
**Quality** 7:3,
36:2,
38:17,
60:14,
67:22,
71:7, 78:5,
78:17,
89:15,
92:1, 97:22
**quest** 87:22
**question**
85:23
**questioning**
39:11
**questions**
33:21,
34:4, 37:3,
86:13,
121:11
**queue** 14:3
**quickly**
113:24
**quite** 64:10,
65:1

**< R >**
**R8B** 17:6,
25:2,
34:10,
34:13,
35:3, 58:6,
58:12,
58:18,
58:21,
59:3, 59:8,
71:1, 73:5,
81:19,
81:22,
81:24,
86:4,
86:21,
106:14,
106:15,
106:16,
107:1,
108:23,
117:5,
125:20
**R9** 26:9
**Rachel** 2:11,
3:19, 8:9,
70:17,
80:14,
80:21,
80:23
**racial** 89:22

# Concordance


**raise** 48:23, 50:6, 62:21, 65:24, 99:3, 99:22, 123:6, 124:16, 124:22, 125:2
**raised** 33:21
**range** 67:24
**rapid** 60:24
**rapidly** 48:10, 60:18
**rarely** 58:3
**rates** 118:9
**re-noticed** 43:22, 45:15
**reached** 72:1
**read** 44:20
**ready** 33:8, 41:2, 43:12, 46:11, 49:9, 63:15, 66:19, 70:19, 80:21, 85:17, 88:18, 96:2, 96:14, 98:6, 101:21, 102:2, 105:2, 113:5, 116:2, 116:5, 122:5, 124:5, 125:13
**real** 19:5, 45:1, 60:4, 60:22, 71:10, 73:9, 75:15, 99:14, 107:5, 107:6, 110:12
**reality** 71:9
**realized** 76:23
**really** 42:8, 42:13, 42:19, 43:5, 48:6, 48:8, 69:21, 77:2, 100:16, 101:2, 104:7, 110:20, 111:3, 111:6, 127:5
**reap** 88:2
**rear** 25:18, 26:17, 27:2
**reason** 45:14, 59:12, 83:5, 123:17
**reasonable** 35:6
**reasons** 47:14, 56:1, 123:16, 125:19
**Rec** 37:23, 38:5
**recall** 128:5
**recalled** 46:1
**receive** 8:17, 9:8, 10:21, 113:5, 116:3, 124:23
**received** 6:11, 6:14
**receiving** 31:22, 39:18, 59:19
**recess.** 115:7
**recession** 93:18
**recognize** 84:20, 108:13
**recommend** 73:21
**recommended** 72:12
**record** 7:2, 43:18, 60:23, 63:16, 115:14
**recovery** 67:15, 90:11
**recreate** 97:11
**recruit** 19:18, 42:24
**red** 32:16
**redevelopment** 16:13
**reference** 27:1, 44:2
**referred** 45:13
**referring** 64:17
**refers** 44:12
**reflection** 84:7
**reflections** 37:12
**reflective** 84:3
**refrain** 34:5
**regard** 79:19
**regarding** 9:22, 9:24
**regardless** 92:3
**regenerative** 50:21
**region** 16:3
**register** 11:9, 13:10, 63:6, 66:8
**registered** 13:15, 40:19, 65:23, 66:1, 66:11, 95:2, 95:3, 95:9, 95:17, 111:16, 111:17, 114:13
**registrant** 113:2
**registrants** 95:19, 122:1
**registration** 6:15, 11:16
**regular** 37:1, 55:20
**regulations** 27:16, 27:17, 120:23
**reinforcing** 81:14
**reject** 127:7, 127:8
**related** 20:18, 36:1, 50:18
**relationship** 93:6
**relationships** 18:7
**relevant** 36:9, 36:11

# Concordance


**remain** 6:6
**remainder** 25:3
**remaining** 51:19
**remains** 125:7
**remarks** 12:3, 12:6, 12:11, 40:8, 41:17
**remember** 11:9, 40:6, 66:8
**reminder** 63:4
**reminders** 15:1
**REMOTE** 1:8, 5:4, 5:17, 5:21, 13:16, 115:11
**remotely** 56:3
**removal** 21:20, 73:20
**renders** 44:16
**renovation** 78:22
**rent** 44:6, 44:19, 99:5, 99:17, 122:18
**rented** 100:22
**repeat** 113:15
**repeated** 121:4
**replacement** 17:12
**Reporter** 129:8
**represent** 50:5, 53:3, 63:22, 69:8, 79:13
**representation** 47:7, 89:17, 93:14
**representative** 10:13, 53:1, 71:15
**representatives** 10:19, 31:23, 70:6, 74:16
**representing** 14:2, 50:20, 115:23
**represents** 86:11
**reputation** 93:23
**request** 45:11, 86:1, 87:14
**requested** 118:21
**requesting** 24:22, 107:15
**required** 22:18, 23:9, 30:17, 45:15, 67:23, 100:9, 120:21
**requirements** 23:17, 120:17
**requires** 60:16
**research** 16:4, 16:9, 17:2, 17:20, 17:22, 17:23, 18:11, 18:17, 19:1, 19:5, 19:13, 22:23, 23:14, 23:15, 26:15, 28:2, 50:16, 50:17, 50:20, 52:1, 56:11, 56:14, 56:21, 57:3, 60:5, 60:14, 61:8, 61:10, 61:17, 61:24, 89:11, 93:2, 93:21, 94:4
**resented** 107:13
**reset** 88:16
**residences** 37:2
**resident** 96:18, 96:19, 108:12
**residential** 30:20, 34:18, 35:21, 36:16, 37:7, 37:16, 64:21, 78:5, 86:5, 96:24, 109:2, 117:6, 121:1
**residentially** 86:8
**residents** 35:22, 38:7, 64:20, 97:9
**resilience** 52:6
**resilient** 67:20
**resolution** 25:8, 25:11, 25:16, 30:1, 33:18, 81:9
**resource** 41:16, 42:12, 42:20, 47:1, 68:4, 92:16
**resources** 18:19, 30:19, 31:3, 41:22, 42:14, 43:4, 101:10
**respects** 43:20
**respond** 18:20
**response.** 85:8, 90:22, 91:1, 94:14, 94:17, 94:20, 94:22, 96:4, 96:6, 98:8, 102:4, 104:23, 105:3, 105:11, 105:20
**rest** 56:4, 100:6
**restart** 115:3
**restarting** 56:2
**restrictions**

# Concordance


75:13,
86:6,
87:24,
108:24,
122:20
**retain** 62:6
**retired** 53:4
**retrofits**
120:21
**revenue**
84:18,
87:10
**revert** 115:20
**Review** 1:19,
5:9, 6:1,
7:3, 7:9,
7:16, 8:2,
9:6, 9:19,
10:15,
14:22,
39:2,
39:11,
43:22,
82:19,
115:18,
119:18,
128:13
**reviewing** 9:9
**revitalization** 39:3
**rezone** 25:2,
25:3, 36:6,
117:7
**Rezoning**
17:14,
25:3,
25:21,
34:22,
35:23,
36:8,
57:21,
59:6,
59:13,
71:4,
71:17,
72:7, 72:8,
73:4,
73:20,
73:21,
81:16,
81:18,
81:23,
83:4,
85:24,
86:14,
86:23,
87:13,
87:21,
97:1,
106:10,
107:1,
107:16,
107:17,
107:18,
120:24,
121:4
**rezonings**
34:23,
71:23,
81:23
**Richman**
114:2,
119:7,
124:1
**Richmond**
37:15,
79:12,
79:14,
97:5,
104:2,
119:17
**right-hand**
21:2
**ringing** 16:6
**rise** 20:21,
34:16,
81:10
**Rivington**
88:3
**Robert** 3:8,
49:5,
52:14,
52:15
**robust** 93:12
**Rockefeller**
18:1, 61:19
**Rodriguez**
3:7, 3:22,
49:4, 49:9,
49:11,
49:15,
49:17,
80:18,
88:15,
88:18,
88:20,
88:21
**role** 59:11,
61:12,
89:23
**Ron** 2:15,
15:18, 20:4
**room** 21:8,
24:5, 91:4,
107:24,
112:14
**rooms** 23:12
**root** 47:8
**ROSE** 3:21,
80:17,
85:16,
85:17,
85:19,
88:12
**Rosenthal**
81:8
**ROTOL** 3:8,
52:14,
52:15,
52:17,
52:19,
52:24
**run** 12:8
**running** 69:24
**runs** 65:1
**RUSSO** 129:7,
129:18

**< S >**
**sad** 100:12
**safe** 6:2,
50:8
**safety** 56:1
**sandwiched**
81:15
**Santos** 3:7,
49:4, 49:9,
49:17
**Sarko** 20:2,
20:4, 20:5,
26:24
**Satin** 3:18,
70:16,
76:13,
79:5, 79:6,
79:8,
79:10,
79:11
**save** 65:2
**saving** 18:15,
28:1,
50:23,
52:1, 94:4
**saw** 75:3
**saying** 42:6
**scale** 34:24,
81:10,
81:12,
86:22,
93:16
**scandal** 88:4
**Scenario**
35:6, 83:9,
118:2,
118:21,
125:22
**Schneider**
3:20,
70:18,
80:15,
83:20,
83:21,
83:22
**School** 16:15,
19:18,
41:10,
43:3,
54:24,
55:1, 55:8,
62:11,
65:14,

# Concordance


79: 12,
79: 13,
79: 19,
82: 18,
84: 5, 89: 1,
97: 5,
104: 1,
114: 6,
119: 9,
119: 10,
124: 1,
126: 9,
126: 11
**schools**
30: 24,
35: 22,
36: 16,
37: 16,
43: 2, 53: 9,
55: 7,
56: 19,
68: 7,
92: 24,
104: 4,
119: 8,
124: 1,
127: 5
**science**
16: 24,
17: 8,
18: 17,
24: 4, 28: 6,
28: 9,
28: 17,
46: 20,
47: 4, 47: 6,
47: 9,
47: 12,
47: 19,
47: 21,
48: 5,
48: 15,
51: 2,
56: 14,
60: 4, 60: 7,
60: 10,
60: 11,
60: 12,
61: 9,
61: 13,
67: 19,
68: 5,
73: 23,
74: 23,
84: 18,
89: 6,
90: 13,
92: 22,
93: 14,
93: 16,
93: 24,
94: 7,
106: 19,
119: 12,
122: 22
**sciences**
19: 5, 19: 7,
19: 14,
19: 16,
26: 14,
42: 22,
47: 4,
47: 13,
48: 2,
48: 11,
60: 21,
91: 23,
108: 14,
122: 16
**scientific**
16: 4, 18: 9,
24: 8, 28: 5,
60: 19,
61: 24, 62: 8
**scientists**
47: 16,
48: 12
**Scope** 8: 18,
8: 21, 9: 1,
9: 11, 9: 12,
9: 14, 9: 22,
10: 1,
10: 15,
15: 13,
31: 7,
81: 21,
82: 18,
83: 4, 83: 5,
96: 22
**Scoping** 1: 8,
5: 5, 6: 17,
6: 19, 6: 24,
7: 12, 9: 18,
10: 7,
11: 10,
31: 13,
31: 21,
32: 23,
39: 2,
39: 23,
43: 21,
45: 24,
75: 18,
115: 12,
115: 21,
116: 14,
121: 19,
127: 18,
128: 9,
128: 19,
128: 21
**scores** 119: 15
**screen** 12: 8,
15: 21,
31: 16,
32: 16,
45: 20,
114: 24,
128: 1
**scrutiny**
35: 14
**Second** 10: 16,
17: 15,
25: 4, 25: 6,
25: 22,
26: 3, 26: 6,
27: 10,
36: 6,
36: 13,
45: 14,
57: 19,
58: 16,
71: 21,
72: 12,
72: 18,
114: 6,
126: 9
**Section** 25: 8,
25: 15,
27: 2, 27: 4,
44: 7
**sections**
30: 22
**sector** 68: 1,
90: 13
**seeing** 57: 1,
114: 23
**seekers** 67: 13
**seeking** 92: 5
**seem** 71: 22,
127: 4
**seems** 42: 14,
98: 23
**seen** 30: 7,
41: 14,
42: 15,
58: 4,
75: 24,
110: 21,
116: 21
**select** 12: 21
**selecting**
128: 6
**self** 122: 11
**Senator** 65: 18
**sending** 57: 14
**Senior** 2: 10,
8: 7
**sense** 35: 3,
77: 22,
86: 14,
119: 20
**separate**
27: 20
**serve** 9: 15,
47: 3
**served** 89: 3,
92: 22
**service**
21: 19,
50: 23, 61: 8
**services**

# Concordance


16: 6, 23: 18
**serving** 55: 2, 67: 7
**session** 43: 21, 45: 24, 116: 14
**set** 6: 17, 86: 23, 114: 18, 129: 14
**setback** 25: 18, 26: 18, 27: 4
**setbacks** 118: 20
**sets** 34: 22, 120: 10
**setting** 82: 1
**seven** 37: 6
**several** 7: 22, 45: 20, 63: 24, 68: 11, 83: 13, 107: 11, 121: 9, 121: 20, 123: 16
**severely** 72: 22, 123: 12
**shaded** 118: 16
**shadow** 31: 5, 42: 17, 77: 11, 79: 18, 82: 16, 83: 24, 84: 8, 84: 10, 116: 22, 118: 1
**shadows** 37: 15, 37: 19, 37: 22, 38: 1, 39: 7, 76: 3, 82: 13, 82: 19, 82: 22, 84: 13, 118: 3
**Shannon** 4: 4, 101: 24, 102: 6, 102: 8, 102: 10
**shape** 37: 5
**share** 13: 1, 13: 12, 17: 4
**Shared** 22: 1, 22: 9, 48: 3
**Sharko** 2: 17
**she'll** 20: 2
**Sheet** 53: 1
**Shellooe** 2: 4, 5: 11, 7: 24
**shift** 31: 13
**shoot** 114: 19
**shooting** 32: 5
**short** 10: 14, 53: 12
**shorter** 34: 15
**Shorthand** 129: 7, 129: 12
**shortly** 66: 4, 91: 6, 107: 24, 115: 5
**shots** 45: 20
**showing** 84: 12
**shown** 26: 17, 27: 9, 30: 11, 119: 13
**shows** 27: 2, 27: 4, 125: 22
**Side** 21: 2, 26: 6, 34: 21, 48: 8, 56: 22, 57: 20, 58: 20, 61: 17, 71: 3, 72: 17, 76: 2, 81: 1, 81: 5, 81: 13, 81: 19, 81: 24, 82: 12, 88: 3, 92: 19, 106: 17, 108: 13, 121: 5
**sides** 71: 8
**sights** 53: 23
**sign** 27: 16, 99: 24
**signage** 25: 19, 27: 15
**signatory** 69: 10
**signature** 111: 5
**signed** 10: 24, 32: 22
**Significant** 30: 14, 30: 16, 34: 12, 86: 23, 91: 21, 119: 21, 123: 14
**signs** 27: 17
**Silver** 2: 19, 24: 10, 24: 12, 24: 14, 44: 13
**similar** 26: 9, 86: 5, 118: 14
**simply** 106: 23
**simultaneously** 37: 9
**single** 86: 11, 87: 21, 110: 19
**site** 16: 18, 17: 7, 17: 13, 17: 14, 18: 22, 20: 12, 25: 2, 25: 11, 26: 2, 26: 8, 26: 12, 26: 19, 36: 7, 58: 15, 126: 11
**sites** 73: 24, 74: 21, 107: 11, 122: 22, 126: 7
**sits** 119: 6
**situation** 88: 5
**six** 13: 2, 13: 6, 119: 7
**size** 18: 23, 21: 11, 37: 4, 78: 23, 82: 7, 83: 6, 96: 22, 97: 21
**sizes** 23: 14
**skill** 67: 24
**skilled** 67: 6
**Skills** 53: 8, 67: 4, 68: 13
**sky** 100: 5
**skyscraper** 64: 3, 65: 7
**slide** 7: 7, 7: 21, 8: 16, 9: 4, 9: 17, 10: 5, 11: 2, 11: 19,

# Concordance


12:16,
13:18,
14:12,
15:14,
15:23,
16:11,
17:10,
17:17,
19:2, 20:9,
20:23,
20:24,
22:21,
23:20,
24:19,
25:20,
26:16,
27:14,
27:21,
29:3, 30:4,
30:11,
31:12,
31:16,
32:17,
127:20
**slight** 78:22
**slippery** 71:5
**Sloan** 26:10,
61:20,
106:20,
106:23
**slope** 71:6
**slower** 38:18
**small** 16:20,
50:14,
62:3, 65:1,
71:22,
81:10
**smaller**
21:11,
35:10,
83:3, 83:6,
98:23
**Smart** 32:10
**Smartphone**
11:9, 66:3,
124:20
**social** 92:1
**socialize**
103:19
**Society**
119:19
**socioeconomic**
89:22
**sold** 122:16
**sole** 72:20,
106:12
**solely** 72:6
**solid** 36:2
**solutions**
25:19
**somebody** 65:5
**someone** 46:5
**somewhere**
41:24
**sophomore**
55:11
**Sorry** 20:15,
64:3,
109:22
**sort** 99:12,
99:14
**sought** 81:16,
87:24
**South** 64:12
**Southern**
45:10
**space** 17:4,
21:6, 21:7,
22:7,
22:12,
23:18,
24:3,
35:10,
35:22,
37:1,
38:22,
51:2,
56:21,
64:8, 65:8,
68:10,
87:8,
87:11,
89:12,
90:1, 93:3,
93:9,
100:3,
100:23,
100:24,
101:6,
101:10,
103:12,
121:9,
122:15,
122:19,
123:1
**spaces** 27:13,
76:1,
76:23,
78:13,
97:10,
103:15,
119:13,
121:8
**SPEAKER** 3:2,
4:1, 32:4,
43:10,
46:10,
48:21,
52:14,
57:8,
59:20,
68:22,
74:5, 79:5,
83:19,
83:20,
85:4,
85:15,
88:14,
90:18,
91:5, 91:7,
98:10,
101:18,
101:19,
122:2,
124:5,
125:10
**SPEAKERS** 3:1,
6:7, 11:18,
13:15,
13:20,
32:22,
32:24,
40:19,
40:21,
48:20,
52:22,
54:14,
65:23,
66:11,
70:12,
75:7,
80:11,
94:11,
95:17,
95:21,
102:23,
126:21
**speaking**
11:22,
32:3,
57:23,
74:13,
85:21,
98:19
**spec** 36:17,
39:8
**special** 25:7,
25:14,
26:13,
37:24
**Specialists**
91:16
**specialized**
22:9,
23:12,
60:16
**specific**
64:5,
122:19
**Specifically**
58:9,
117:23
**specimens**
18:13
**spectrum**
119:11
**Speed** 28:2
**spend** 78:3,
100:13
**split** 20:14
**spoken** 126:21
**spot** 71:10,

# Concordance


75:21,
86:14,
87:21,
99:13,
100:19
**spots** 60:23
**spread** 51:13
**square** 20:14,
20:17,
27:18,
30:3,
35:17,
59:7, 73:6,
82:8, 83:9,
107:2,
107:3,
117:9
**square-foot**
16:18,
23:13
**SS** 129:3
**St.** 31:4,
37:20,
38:2, 38:6,
38:19,
41:15,
42:12,
76:2,
77:11,
82:13,
83:23,
84:3, 97:5,
103:7,
103:9,
103:16,
116:23,
117:18,
117:22,
119:5,
124:2
**stack** 21:22
**Staff** 2:16,
11:23,
15:19,
47:16,
47:17,
79:14,
87:17
**staffing** 20:7
**stage** 127:8
**stakeholder**
72:1
**stakeholders**
71:13,
106:4,
106:9
**stand** 95:18,
125:8
**standard**
50:7, 69:19
**standards**
120:11
**star** 12:21,
13:2, 13:6,
62:22,
63:1, 63:8,
95:5, 95:8,
95:12,
105:9,
111:17,
111:18,
111:20,
112:4,
113:7,
124:12,
124:15,
125:1
**start** 6:14,
6:21, 40:3,
40:18,
67:14,
72:2,
110:21,
121:24
**started** 43:23
**startups**
51:2, 62:3
**State** 35:2,
58:2,
63:16,
75:1,
129:2,
129:9
**state-of-the-art** 19:1,
22:20, 90:4
**stated** 35:5
**Statement**
1:5, 7:19,
8:19, 9:16,
29:1, 30:6,
42:16,
43:18,
45:4, 45:7,
116:17,
121:12
**states** 45:4
**stating**
43:19,
84:11
**stay** 18:4
**steering** 60:2
**STEM** 16:7,
47:5,
47:18,
89:9,
89:23,
91:22,
94:2,
102:22,
104:7
**Stenotype**
129:8
**step** 71:5
**Stephanie**
2:4, 5:11,
5:14, 7:24
**Stephen** 8:12
**Stewart** 4:9,
113:10,
113:13,
113:14
**stimulus**
51:7, 51:12
**stop** 58:9,
67:15
**stops** 78:9
**stories**
126:19
**stream** 14:6,
14:9, 87:10
**Street** 17:15,
21:4, 21:5,
21:14,
21:19,
23:23,
25:23,
25:24,
27:19,
28:20,
50:14,
57:18,
57:20,
63:22,
64:1,
70:24,
71:15,
74:12,
75:9, 78:7,
79:21,
82:23,
83:1, 84:5,
84:16,
86:17,
102:14,
103:21,
106:3,
106:22,
112:6,
117:5,
118:20,
119:6,
120:4,
125:16
**streets** 38:7,
81:14
**strengthen**
18:18,
90:5, 93:24
**strong** 56:10,
69:11,
110:14
**strongest**
61:8
**strongly**
97:19
**structure**
10:7,
16:16,
73:11
**student** 93:13
**Students**

# Concordance


19: 17,
19: 18,
19: 19,
46: 19,
47: 9,
47: 15,
47: 20,
48: 1, 48: 4,
48: 12,
55: 2,
55: 11,
55: 15,
55: 18,
56: 2, 56: 6,
56: 16,
79: 23,
80: 3, 89: 1,
89: 4,
89: 16,
89: 21,
90: 3,
91: 21,
92: 5, 92: 6,
92: 7, 92: 9,
92: 11,
92: 20,
93: 8,
93: 18,
94: 1,
114: 2,
119: 8,
119: 9,
120: 3

**studied** 8: 24,
30: 18

**studies** 84: 9,
121: 11

**Study** 47: 11,
55: 10,
76: 6, 84: 1,
114: 7,
116: 22,
117: 11,
117: 19,
119: 18

**subjected**
114: 3

**subjects**
8: 22, 8: 23

**sublet** 99: 17

**submit** 39: 10,
84: 24

**submitted**
62: 12

**subsidizes**
87: 21

**subsidy**
87: 14, 88: 7

**substantial**
82: 14

**success** 17: 18

**successful**
19: 13,
81: 11,
89: 20

**suffer** 97: 16

**sufficient**
83: 6

**sufficiently**
117: 15

**suggested**
34: 4

**suggestions**
117: 1

**suited** 18: 23,
26: 14,
64: 9, 97: 20

**summarize**
15: 12,
73: 19

**summary** 10: 14

**sun** 98: 17

**sun.** 78: 3

**sunlight**
77: 9,
77: 23,
78: 1, 84: 7,
97: 5, 97: 7,
117: 18,
123: 12

**super** 61: 17,
64: 15

**superb** 112: 17

**supplementary**
25: 18

**supplying**
16: 2

**support** 18: 8,
22: 1,
23: 12,
23: 18,
27: 13,
28: 8,
28: 12,
41: 21,
48: 14,
49: 21,
51: 9,
52: 10,
54: 8, 54: 9,
55: 23,
56: 18,
62: 15,
69: 12,
69: 20,
70: 2, 90: 9,
94: 3,
102: 16,
102: 20,
102: 21,
102: 22,
106: 7,
111: 3,
117: 1,
123: 9

**supported**
65: 5

**supporting**
44: 1, 97: 11

**supports**
52: 4, 68: 14

**surrounding**
72: 21,
76: 8,
106: 13,
117: 12

**survival** 81: 9

**survive** 67: 4,
99: 19

**suspect** 86: 24

**sustainable**
64: 20

**swap** 126: 8

**switch** 72: 12,
73: 17

**systems**
16: 23,
22: 19

**< T >**

**table** 19: 9,
112: 14

**tablet** 11: 9,
32: 10,
66: 2,
124: 20

**talent** 47: 2,
89: 20,
90: 1,
92: 14,
93: 12,
93: 16

**tall** 22: 3,
37: 5, 39: 9,
58: 9, 84: 6,
117: 9

**taller** 34: 14,
81: 15

**Team** 2: 10,
6: 20, 8: 7,
8: 14,
15: 22,
31: 12,
40: 4,
41: 10,
121: 22,
125: 6,
127: 20

**teams** 51: 1

**tech** 88: 24,
89: 17

**Technical**
5: 13, 30: 9,
30: 10,
30: 17,
30: 22,
32: 2,
38: 24,
40: 9, 91: 3,
96: 9,
105: 15,

# Concordance


109:8
**technologies** 60:6
**technology** 5:23, 22:19, 60:15
**telephone** 12:19, 12:20, 105:10, 124:13
**temporarily** 55:24
**temporary** 11:22, 13:1
**ten** 111:1
**tenant** 99:7, 122:19
**tenanting** 19:12
**tenants** 22:13, 36:21, 44:6, 44:15, 44:18
**tend** 60:12
**Tenders** 69:7
**tenth** 48:21
**term** 53:12, 53:16, 54:4
**terms** 71:11
**terrible** 58:6, 58:22
**test** 119:15
**testify** 14:7, 52:10, 95:14, 121:15
**testifying** 49:18
**text** 25:6, 25:9
**Thanks** 24:20, 29:4, 112:21, 115:4
**theater** 26:5, 36:10
**themselves** 74:23, 87:9
**therapies** 16:10
**they'll** 99:8
**They've** 110:21
**Third** 10:20, 25:9
**Thirty** 110:18
**Thomas** 80:19, 90:18, 90:20, 90:23, 91:3, 91:5, 94:13, 94:15, 109:11, 109:13
**though** 44:23
**thousands** 51:6, 67:21, 89:7
**Three** 10:8, 12:6, 12:22, 13:5, 13:20, 14:4, 21:18, 29:8, 39:22, 40:1, 40:2, 40:7, 40:19, 40:21, 54:13, 66:10, 71:10, 71:13, 73:24, 87:2, 88:17, 106:4, 106:8, 106:21, 108:2, 112:1, 121:19
**three-minute** 12:7, 12:9, 13:22, 121:23, 121:24
**throughout** 13:12, 58:20, 93:11
**Thursday** 6:9, 14:17, 128:16
**timely** 101:13
**Together** 8:17, 19:4, 60:4, 62:4, 70:6, 99:20
**tomorrow** 33:19
**tool** 5:24
**toolbox** 81:4
**top** 20:22, 36:18
**total** 28:12, 51:14
**totally** 44:3
**touch** 76:7
**toward** 61:4, 77:18
**Tower** 35:16, 36:18, 36:20, 37:12, 39:8, 44:5, 44:18, 44:20, 82:9, 82:10, 82:11, 107:7, 118:19
**tracker** 40:3, 40:5, 121:23, 121:24
**tracking** 121:24
**Trade** 16:15, 50:3, 62:10, 74:16, 110:5
**Trades** 49:19, 49:24, 50:1, 50:6, 52:3
**traffic** 38:7, 38:12, 38:14, 78:6, 79:21, 97:13, 123:15, 123:17, 123:21
**train** 19:18
**training** 67:4, 68:6
**trajectory** 61:1
**transaction** 107:6
**transcription** 129:12
**transfer** 60:15
**transform** 34:20, 61:7
**transforming** 110:4
**transfusion** 16:3, 16:9
**transmitted** 30:8
**transparent** 23:24
**transporting** 18:13
**trapped** 38:18
**treated** 27:20
**treatment** 50:19
**treatments**

# Concordance


28:3
**tremendous** 47:1, 68:16, 92:19
**trials** 18:12
**trouble** 32:4, 51:17, 114:19
**truck** 38:14
**trucks** 38:18
**true** 129:11
**Truly** 5:16, 73:22, 85:23, 122:17
**Trust** 69:5, 69:6
**try** 85:12
**trying** 71:21, 74:24, 100:16, 120:3
**tuning** 5:4
**turn** 11:20, 24:9, 28:22, 31:8, 55:23
**Twice** 121:4
**two** 21:24, 31:13, 31:20, 32:22, 33:23, 42:9, 43:20, 58:3, 76:20, 115:20
**two-thirds** 27:11
**two.** 112:18
**type** 48:9, 122:19
**typical** 17:19

**< U >**

**ultimately** 87:11
**ULURP** 116:20
**unanimously** 71:16, 106:9
**unavoidable** 30:16
**unaware** 72:7
**unclear** 72:11
**underground** 125:24
**underrepresented** 47:2, 47:18, 48:5
**underscore** 128:10
**underserved** 55:16
**understand** 46:6, 86:7, 104:5, 107:13, 107:23, 123:2, 126:8
**understanding** 35:9, 55:19, 122:21
**understands** 125:6
**underutilized** 123:1
**unemployment** 51:18
**Union** 50:3, 50:4, 50:5, 53:2, 54:9, 110:6
**unions** 50:1, 50:2, 74:16, 110:12
**unique** 26:12, 92:15
**uniquely** 18:23
**universities** 127:1
**University** 61:19, 91:18
**unjustly** 73:10, 107:7
**unless** 12:6
**unmute** 12:2, 13:2, 41:2, 43:13, 52:16, 54:18, 57:9, 59:22, 66:20, 70:20, 74:7, 76:14, 79:6, 85:7, 90:20, 91:9, 96:2, 98:6, 101:21, 102:2, 104:22, 105:1, 105:8, 109:16, 112:4, 113:4, 113:7, 116:5, 125:12
**unmuting** 13:15
**unnecessary** 83:4
**unpleasant** 77:15
**unprecedented** 35:15
**unstructured** 77:5
**untapped** 47:1
**until** 6:6, 72:8, 115:2
**upcoming** 8:23, 128:7
**Upper** 22:17, 23:1, 23:4, 26:22, 27:9, 34:21, 48:8, 56:22, 58:20, 61:16, 71:3, 71:8, 76:1, 80:24, 81:5, 81:19, 81:24, 82:12, 84:1, 92:19, 106:16, 108:13
**upset** 65:12
**upsets** 81:17
**upward** 92:1
**upwardly** 110:9
**upzoning** 59:5, 86:16
**urban** 31:2, 82:6
**urge** 53:24, 76:6
**urgently** 67:18
**usability** 41:15, 82:20
**useful** 102:17
**user** 112:2, 113:2, 113:4
**users** 22:11, 38:6, 38:7
**uses** 20:16, 20:18, 26:5, 28:21,

# Concordance


30:20, 36:12
**using** 5:23, 11:8, 13:11, 63:6, 122:13
**utilized** 50:17, 82:18
**utilizing** 77:8
**utterly** 72:7

**< V >**
**vacant** 121:7
**Valerie** 3:16, 66:18, 70:14, 74:5, 74:7, 74:11
**valuable** 103:13
**value** 87:1, 87:2
**valued** 57:4
**Vanderbilt** 82:11
**variances** 122:14
**various** 25:15, 74:16, 74:24, 84:13
**Vasilios** 4:5, 80:16, 85:4, 85:6, 85:10, 94:18, 94:21, 105:6, 105:8, 105:14, 105:19
**vast** 69:15
**vegetation** 31:4
**vehemently** 108:21
**vehicle** 91:24, 123:15, 123:21
**venue** 57:16
**verbal** 12:13, 127:15
**verbally** 6:11
**vertical** 21:23
**via** 12:20, 32:9, 63:6, 66:2, 66:7, 66:8, 105:9, 109:9, 109:10, 124:20
**viability** 16:14
**vibrant** 21:3
**Vice** 15:19
**vicinity** 49:20, 52:3
**video** 45:20
**view** 114:16
**viewing** 14:6
**virtual** 62:22, 124:16
**vision** 41:21, 46:23, 48:14, 56:12, 60:9
**visit** 15:3, 32:10
**visitations** 83:13
**vital** 41:16
**voice** 44:19, 62:15, 67:1, 116:16
**voices** 10:3, 11:6
**vote** 99:24, 116:19
**voted** 33:17, 34:3, 125:18
**VP** 2:16
**vulner8ble** 58:22
**vulnerable** 93:19

**< W >**
**wages** 51:8, 69:19
**wait** 6:19
**waiver** 27:3, 27:6, 27:15
**waivers** 26:21, 27:5
**walk** 24:10
**wall** 23:6
**walls** 23:22
**Walsh** 4:10, 125:11, 125:12, 125:14, 125:15
**wanted** 57:15
**wants** 36:5
**warm** 77:7
**warranted** 31:3
**waste** 21:20, 36:2
**waterfront** 39:3
**wealth** 62:2
**web** 75:5
**website** 9:3, 30:7, 32:11, 127:4, 128:8
**week** 37:6
**weeks** 72:9
**Weill** 18:3
**Welcome** 5:3, 6:8, 64:10, 64:12, 64:20, 115:11
**well-paying** 69:14
**west** 26:6, 35:18, 71:8, 72:17
**Westchester** 64:11
**wet** 23:15
**whatever** 65:11, 100:1, 127:8
**WHEREOF** 129:13
**whether** 72:3
**whichever** 13:5
**who've** 111:15
**whole** 14:3, 119:1
**whom** 55:15
**Wiltof** 49:5
**windfall** 88:2
**windows** 23:8, 77:17
**wings** 16:19
**winter** 77:24
**wise** 101:15
**wish** 11:7, 12:19, 13:9, 48:24, 63:5, 102:19, 124:13, 127:22
**wishes** 6:5, 66:7, 114:18, 124:8, 125:10
**wishing** 14:7
**within** 57:21, 58:10,

# Concordance


59:11,
65:24,
86:21,
93:10,
108:19,
108:24,
129:8
**without** 42:2,
42:3,
104:13,
110:10,
123:4
**WITNESS**
129:13
**Women** 47:19,
53:7, 69:9,
110:2,
110:4,
110:8,
110:16,
110:17,
110:18,
111:2
**wonder** 103:2
**Wonderful**
31:18,
64:23,
64:24,
109:22
**word** 44:22
**words** 100:7
**Work** 8:18,
8:21, 9:2,
9:12, 9:13,
9:14, 9:22,
10:1,
10:15,
11:13,
15:13,
16:8,
18:16,
28:1, 31:7,
42:22,
45:9, 48:7,
50:9,
51:21,
54:23,
55:10,
56:3, 56:6,
64:19,
65:3, 67:2,
69:15,
70:4, 70:6,
81:21,
82:18,
83:5,
84:20,
92:11,
108:18,
110:11,
110:16,
123:8
**Workers** 50:6,
50:7,
51:10,
53:2,
67:13,
69:20,
69:24,
110:9
**Workforce**
19:21,
28:8, 47:6,
67:2, 67:6,
67:23,
68:4, 89:8,
89:14,
90:5,
91:17,
111:9
**working** 50:8,
55:8, 69:9,
69:22,
92:17,
101:4,
104:11,
126:2
**works** 67:8,
70:7
**world** 43:1,
53:20, 90:4
**worried**
103:20
**worries**
109:24
**worst** 35:6,
125:22
**write-up** 23:8
**writing**
39:18,
59:19,
74:4,
83:18,
85:1,
127:23
**written** 6:8,
6:10, 9:5,
9:8, 14:15,
14:19,
39:10,
59:1,
62:13,
128:5,
128:15
**www.nyc.gov**
15:3

**< Y >**
**yard** 25:19,
26:17, 27:2
**Yards** 82:10
**year** 55:12,
56:4, 76:3,
77:7,
82:15,
92:6,
117:22
**years** 38:4,
58:9,
62:10,
65:6, 71:2,
81:20,
92:21,
100:15,
106:15,
111:1,
114:3,
114:8,
126:2
**yield** 83:9
**Yorker** 67:3,
77:6
**Yorkers**
50:10,
52:6, 67:8,
68:4,
84:19, 92:2
**young** 48:12,
76:20,
89:1, 89:8,
89:21,
90:7, 92:20
**youngest**
103:3,
104:8
**yourself**
13:3, 13:7,
41:2,
43:13,
52:16,
54:19,
57:10,
59:23,
66:20,
70:20,
74:8,
76:14,
79:7, 85:7,
90:21,
91:10,
96:2, 98:6,
101:21,
102:2,
104:22,
105:1,
105:9,
109:16,
112:4,
113:3,
113:4,
113:7,
116:5,
125:13

**< Z >**
**zone** 58:8,
58:12,
58:15,
58:16,
58:18,

# Concordance


59:3, 59:8,
72:16,
86:5, 86:10
**zoned** 64:4,
86:8, 86:9,
117:5
**zones** 58:7
**Zoom** 65:24,
66:7,
74:21,
104:19,
109:9,
109:10,
124:16,
125:2

# APPENDIX C

# TRAVEL DEMAND FACTORS (TDF) MEMORANDOM

***Environmental, Planning, and Engineering Consultants***
440 Park Avenue South
7th Floor
New York, NY 10016
tel: 212 696-0670
fax: 212 213-3191
*www.akrf.com*

# Memorandum

| | |
|---|---|
| **To:** | Project File |
| **From:** | AKRF, Inc. |
| **Date:** | April 16, 2021 |
| **Re:** | New York Blood Center—(NYBC) Center East – Travel Demand Factors |
| **cc:** | Project Team |

## A. INTRODUCTION

This memorandum details the trip generation assumptions and travel demand estimates for the City Environmental Quality Review (CEQR) analysis of a proposed project on the New York Blood Center (NYBC) site, which occupies a three-story building on the through-block lot at 310 East 67th Street (Block 1441, Lot 40) on the Upper East Side of Manhattan. The block is bounded by East 66th and East 67th Streets, and First and Second Avenues. Originally constructed in 1930 as a trade school, the existing building covers the entire lot. Within the existing building, there is an auditorium occupying approximately 5,200 gross square feet (gsf) which is used for training, scientific lectures and conferences, cultural events, and community meetings, including some meetings of Community Board 8. There are two curb cuts on East 66th Street for the service entrance and limited automobile and fleet vehicle parking for approximately ~~six~~30 vehicles in an accessory parking area within the ground floor of the building. The pedestrian entrance is on East 67th Street. The trip generation assumptions and travel demand estimates are presented for the proposed project as described in the Reasonable Worst Case Development Scenario (RWCDS) memorandum.

Consistent with the RWCDS memorandum, ~~absent~~(in the ~~proposed actions (the "~~No Action~~"~~ condition), NYBC would develop a modern facility under existing zoning on the site. The existing building would be demolished and a new facility providing approximately 188,900 gsf for NYBC-operated uses and approximately 40,100 gsf of medical offices would be built. In the ~~future with the proposed actions (the "~~With Action~~"~~ condition~~),~~ the existing building would be demolished, and a new facility would be built by NYBC and a development partner. The new facility would consist of approximately 206,400 gsf for NYBC-operated uses and approximately 389,800 gsf of biomedical research laboratories, which would be operated by the development partner.

According to NYBC,[1] the operation of, visitation to, and employment in the upgraded building is not expected to change between No Action and With Action conditions. The proposed building would provide a multipurpose room (which can be used for evening meetings such as Community Board 8 meetings). It would be smaller in size but more flexible in design than the existing auditorium. NYBC does not anticipate that new facility would change the number of daily visitors for blood donations, and expects the same private vehicle fleet size and operations for transporting blood samples and other related materials, the same daily incoming deliveries for supplies and outgoing waste, and the same number of employees (approximately 580) under the No Action and With Action conditions. NYBC would operate the same amount of laboratory space for approximately 27 research scientists and the same number of building support staff and deliveries under the No Action and With Action conditions. There are currently 55 to 65 daily visitors to NYBC who make blood donations between 7 AM and 7 PM, which supports the need for six fleet vehicles and is anticipated to remain unchanged under the No Action or With Action projects. ~~Pedestrians and~~There would be six spaces of on-site parking under the No Action and With Action conditions to accommodate the Applicant's fleet vehicles. Pedestrians, autos that would park at nearby off-street parking facilities, taxis, and delivery vehicles would approach and depart NYBC using the same travel patterns and use entrances on the same block faces under either condition~~; however, there would be a reduction in on-site parking from 30 spaces under the No Action condition to six spaces under the With Action condition to accommodate the NYBC fleet vehicles~~. However, the curb cut for the Applicant's fleet vehicle parking would be on East 67th Street in the No Action versus East 66th Street in the With Action condition. There would be no change in the hourly vehicle trips generated by the fleet vehicles, and any difference in vehicle patterns between the No Action and With Action conditions at intersections surrounding the site would be negligible since the fleet vehicles do not arrive and depart the site more than once per hour; therefore, there would only be a difference of approximately five or fewer peak hour trips at any intersections resulting from the different curb cut locations for the fleet vehicle parking when comparing No Action and With Action conditions. Although there would be a small increase in floor area attributed to NYBC uses (approximately 17,500 gsf) when comparing No Action to With Action conditions, it would not generate additional trips. NYBC trip generation is based on the population of staff and visitors, which would not change between No Action and With Action, and not the square footage of the space. Part of the additional area would allow NYBC to optimize and right-size its facilities, and there would be a larger pro-rata share of the common mechanical and building support space allocated to NYBC when comparing the size of the 229,000 gsf No Action building to the 596,200 gsf With Action building (In the No Action building, there would be approximately 62,900 gsf of shared mechanical and building support space, and in the With Action building, there would be about 128,000 gsf of this space.) Therefore, for the purposes of this Travel Demand Factors (TDF) memorandum, the only difference between the No Action and With Action conditions for the proposed project is the approximately 40,100 gsf of medical office floor area in the No Action condition and the approximately 389,800 gsf of biomedical research laboratory floor area in the With Action condition; the NYBC uses would have no net incremental changes between the No Action and With Action conditions. For the purposes of this TDF memorandum, trip estimates are based on the program shown in **Table 1**.

[1] Director, Facilities and Real Estate, New York Blood Center

**Table 1**
**Comparison of No Action and With Action Scenarios**

| Use | No Action | With Action | Increment |
|---|---|---|---|
| New York Blood Center (gsf)* | 188,931 | 206,400 | 17,469 |
| Commercial – Biomedical Laboratory (gsf) | 0 | 389,800 | 389,800 |
| Community Facility – Medical Office (gsf) | 40,161 | 0 | -40,161 |
| Accessory Parking (Spaces) | 6 | 6 | 0 |

**Note:**
* The existing NYBC building including the community meeting space is planned to be replaced with a new building with a similar use, but with upgraded facilities under the No Action or With Action conditions. The operation of, visitation to, and employment in the upgraded building would not change between the No Action and With Action conditions. The difference in size is shown for informational purposes, and would not generate any incremental trips according to NYBC.

## B. TRANSPORTATION PLANNING ASSUMPTIONS

Trip generation factors for the proposed and potential future development sites are based on information from the ~~2014~~2020 *City Environmental Quality Review (CEQR) Technical Manual*, U.S. Census Data, New York City Department of Transportation (NYCDOT) recommended rates, and other approved environmental review documents, as summarized in **Table 2**.

**Table 2**
**Travel Demand Factors**

| Use | Biomedical Laboratory | | | Medical Office | | |
|---|---|---|---|---|---|---|
| **Total Daily Person Trip** | (1)<br>Weekday<br>6.98<br>Trips / KSF | | | (3)<br>Weekday<br>76.00<br>Trips / KSF | | |
| **Trip Linkage** | 0% | | | 0% | | |
| **Net Daily Person Trip** | Weekday<br>6.98<br>Trips / KSF | | | Weekday<br>76.00<br>Trips / KSF | | |
| **Temporal** | **AM** | **MD** | **PM** | **AM** | **MD** | **PM** |
| | (1) | | | (3) | | |
| | 13% | 10% | 10% | 11% | 13% | 9% |
| **Direction** | (1) | | | (3) | | |
| In | 89% | 49% | 23% | 62% | 47% | 35% |
| Out | 11% | 51% | 77% | 38% | 53% | 65% |
| Total | 100% | 100% | 100% | 100% | 100% | 100% |
| **Modal Split** | (2) | | | (3) | | |
| | **AM** | **MD** | **PM** | **AM** | **MD** | **PM** |
| Auto | 17.0% | 17.0% | 17.0% | 1.0% | 1.0% | 1.0% |
| Taxi | 2.0% | 2.0% | 2.0% | 5.0% | 5.0% | 5.0% |
| Subway | 45.0% | 45.0% | 45.0% | 60.0% | 60.0% | 60.0% |
| Railroad | 8.0% | 8.0% | 8.0% | 0.0% | 0.0% | 0.0% |
| Bus | 12.0% | 12.0% | 12.0% | 5.0% | 5.0% | 5.0% |
| Walk | 16.0% | 16.0% | 16.0% | 29.0% | 29.0% | 29.0% |
| Total | 100% | 100% | 100% | 100% | 100% | 100% |
| **Vehicle Occupancy** | (1,2)<br>Weekday | | | (3)<br>Weekday | | |
| Auto | 1.12 | | | 1.53 | | |
| Taxi | 1.40 | | | 1.53 | | |
| **Daily Delivery Rate Generation Rate** | (1)<br>Weekday<br>0.32<br>Delivery Trips / KSF | | | (4)<br>Weekday<br>0.29<br>Delivery Trips / KSF | | |
| | **AM** | **MD** | **PM** | **AM** | **MD** | **PM** |
| **Delivery Temporal** | (1) | | | (4) | | |
| | 10% | 11% | 2% | 3% | 11% | 1% |
| **Delivery Direction** | (1) | | | (4) | | |
| In | 50% | 50% | 50% | 50% | 50% | 50% |
| Out | 50% | 50% | 50% | 50% | 50% | 50% |
| Total | 100% | 100% | 100% | 100% | 100% | 100% |

**Sources:**
(1) *Bronx Psychiatric Center Land Use Improvement Project FEIS (2019)* – Bio-Tech/Research Use
(2) U.S. Census Bureau, ACS 2012-2016 Five-Year Estimates – Reverse Journey-to-Work (RJTW) Data for New York County census tracts 106.02, 110, 116, 118, 120, 124, 126, and 128.
(3) Based on NYCDOT's trip generation rate Survey for Medical Office in Manhattan (Within Transit Zone)
(4) *East Harlem Rezoning FEIS (2017)*

## BIOMEDICAL LABORATORY

The daily person trip rate, as well as the temporal and directional distributions for the biomedical laboratory component, are from the 2019 *Bronx Psychiatric Center Land Use Improvement Project FEIS* Bio-Tech/Research Use, which was based on the 2015 *New York City Department of Sanitation Proposed Manhattan Districts 6/6A/8 Preliminary Transportation Demand Factors & Screening Assessment Memorandum* Scientific Research Laboratory Use. This source is based on a survey of travel demand factors at the Alexandria Center for Life Science, which is a successful model for the biomedical laboratories proposed for the Proposed Project. These types of facilities have laboratory and collaborative research shared spaces spread over large square foot areas. Reverse Journey-to-Work (RJTW) data for the 2012–2016 U.S. Census Bureau American Community Survey (ACS) have been used to estimate modal splits for the standard weekday AM, midday, and PM analysis peak hours. The vehicle occupancies are from the U.S. Census ACS for autos and from the *Bronx Psychiatric Center Land Use Improvement Project*

*FEIS* for taxis. The daily delivery trip rate and temporal and directional distributions are from the *Bronx Psychiatric Center Land Use Improvement Project FEIS*.

**MEDICAL OFFICE**

The daily trip generation, temporal and directional distributions, and vehicle occupancies for the medical office component are based on NYCDOT recommended rates for medical offices in Manhattan. The modal splits are based on the NYCDOT modal split survey for medical offices in Manhattan. The temporal distributions for the delivery trips are from the 2017 *East Harlem Rezoning FEIS*.

## C. CEQR TRANSPORTATION ANALYSIS SCREENING

The *CEQR Technical Manual* identifies procedures for evaluating a proposed project's potential impacts on traffic, transit, pedestrian, and parking conditions. This methodology begins with the preparation of a trip generation analysis to determine the volume of person and vehicle trips associated with the proposed project. The results are then compared with the *CEQR Technical Manual*-specified thresholds (Level 1 screening analysis) to determine whether additional quantified analyses are warranted. If the proposed project would result in 50 or more peak hour vehicle trips, 200 or more peak hour transit trips (200 or more peak hour transit riders at any given subway station or 50 or more peak hour bus trips on a particularly route in one direction), and/or 200 or more peak hour pedestrian trips, a Level 2 screening analysis (involving trip assignment) is undertaken.

For the Level 2 screening analysis, project-generated trips would be assigned to specific intersections, transit routes, and pedestrian elements. If the results of this analysis show that the proposed project would generate 50 or more peak hour vehicle trips through an intersection, 50 or more peak hour bus riders on a bus route in a single direction, 200 or more peak hour subway passengers at any given station, or 200 or more peak hour pedestrian trips per pedestrian element, further quantified analyses may be warranted to evaluate the potential for significant adverse traffic, transit, pedestrian, and parking impacts.

**TRIP GENERATION SUMMARY**

As summarized in **Table 3**, the proposed actions would generate 21, -124, and -3 incremental person trips during the weekday AM, midday, and PM peak hours, respectively. Approximately 54, 36, and 34 incremental vehicle trips would be generated during the same respective peak hours.

**Table 3**
**Trip Generation Summary: Incremental Trips**

| Use | Peak Hour | In/Out | Person Trip | | | | | | | Vehicle Trip | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Auto | Taxi | Subway | Railroad | Bus | Walk | Total | Auto | Taxi | Delivery | Total |
| Biomedical Laboratory | AM | In | 54 | 6 | 142 | 25 | 38 | 50 | 315 | 48 | 4 | 6 | 58 |
| | | Out | 7 | 1 | 18 | 3 | 5 | 6 | 40 | 6 | 4 | 6 | 16 |
| | | Total | 61 | 7 | 160 | 28 | 43 | 56 | 355 | 54 | 8 | 12 | 74 |
| | Midday | In | 23 | 3 | 60 | 11 | 16 | 21 | 134 | 21 | 3 | 7 | 31 |
| | | Out | 24 | 3 | 62 | 11 | 17 | 22 | 139 | 21 | 3 | 7 | 31 |
| | | Total | 47 | 6 | 122 | 22 | 33 | 43 | 273 | 42 | 6 | 14 | 62 |
| | PM | In | 11 | 1 | 28 | 5 | 8 | 10 | 63 | 10 | 4 | 1 | 15 |
| | | Out | 36 | 4 | 94 | 17 | 25 | 34 | 210 | 32 | 4 | 1 | 37 |
| | | Total | 47 | 5 | 122 | 22 | 33 | 44 | 273 | 42 | 8 | 2 | 52 |
| Medical Office | AM | In | -2 | -10 | -125 | 0 | -10 | -60 | -207 | -1 | -9 | 0 | -10 |
| | | Out | -1 | -6 | -77 | 0 | -6 | -37 | -127 | -1 | -9 | 0 | -10 |
| | | Total | -3 | -16 | -202 | 0 | -16 | -97 | -334 | -2 | -18 | 0 | -20 |
| | Midday | In | -2 | -9 | -112 | 0 | -9 | -54 | -186 | -1 | -11 | -1 | -13 |
| | | Out | -2 | -11 | -126 | 0 | -11 | -61 | -211 | -1 | -11 | -1 | -13 |
| | | Total | -4 | -20 | -238 | 0 | -20 | -115 | -397 | -2 | -22 | -2 | -26 |
| | PM | In | -1 | -5 | -58 | 0 | -5 | -28 | -97 | -1 | -8 | 0 | -9 |
| | | Out | -2 | -9 | -107 | 0 | -9 | -52 | -179 | -1 | -8 | 0 | -9 |
| | | Total | -3 | -14 | -165 | 0 | -14 | -80 | -276 | -2 | -16 | 0 | -18 |
| Total | AM | In | 52 | -4 | 17 | 25 | 28 | -10 | 108 | 47 | -5 | 6 | 48 |
| | | Out | 6 | -5 | -59 | 3 | -1 | -31 | -87 | 5 | -5 | 6 | 6 |
| | | Total | 58 | -9 | -42 | 28 | 27 | -41 | 21 | 52 | -10 | 12 | 54 |
| | Midday | In | 21 | -6 | -52 | 11 | 7 | -33 | -52 | 20 | -8 | 6 | 18 |
| | | Out | 22 | -8 | -64 | 11 | 6 | -39 | -72 | 20 | -8 | 6 | 18 |
| | | Total | 43 | -14 | -116 | 22 | 13 | -72 | -124 | 40 | -16 | 12 | 36 |
| | PM | In | 10 | -4 | -30 | 5 | 3 | -18 | -34 | 9 | -4 | 1 | 6 |
| | | Out | 34 | -5 | -13 | 17 | 16 | -18 | 31 | 31 | -4 | 1 | 28 |
| | | Total | 44 | -9 | -43 | 22 | 19 | -36 | -3 | 40 | -8 | 2 | 34 |

## LEVEL 1 SCREENING

*TRAFFIC*

As shown in **Table 3**, the estimated trips generated by the proposed actions would be 54, 36, and 34 incremental vehicle trips during the weekday AM, midday, and PM peak hours, respectively.

Although the number of weekday AM peak hour incremental vehicle trips is projected to exceed the CEQR threshold for Level 2 screening assessments by four vehicles per hour, it is not anticipated that quantified traffic analysis would be warranted. The 54 vehicles per hour would be dispersed throughout a large street grid network consisting of one-way streets, which reduces the potential for trips to overlap at the same intersections. Furthermore, since the proposed project would only include six parking spaces, all intended for NYBC fleet vehicles, and with nearly 50 public parking facilities within ¼-mile of the site, no single intersection is anticipated to incur 50 or more vehicles during this peak hour.

Furthermore, since the incremental vehicle trips would be fewer than 50 vehicles for all other peak hours, a detailed traffic analysis is not warranted, and the proposed project would not result in any significant adverse traffic impacts.

*TRANSIT*

As detailed in **Table 3**, the incremental transit trips generated by the proposed actions would include -42, -116, and -43 person trips by subway during the weekday AM, midday, and PM peak hours, respectively. Correspondingly, there would be 27, 13, and 19 incremental person trips by bus and 28, 22, and 22 incremental person trips by rail during these same peak hours. In addition to the availability of multiple subway stations/lines and bus routes near the proposed project, these incremental transit trips are below the

*CEQR Technical Manual* analysis thresholds of 200 or more peak hour subway/rail trips and 50 or more peak hour bus riders in a single direction. Therefore, a detailed transit analysis is not warranted, and the proposed project would not result in any significant adverse transit impacts.

*PEDESTRIAN*

All incremental person trips generated by the proposed actions would traverse the pedestrian elements surrounding the Project Area. As shown in **Table 3**, the incremental pedestrian trips would be fewer than 200 during the AM, midday, and PM peak hours. Therefore, a detailed pedestrian analysis is not warranted, and the proposed project would not result in any significant adverse pedestrian impacts.

# APPENDIX D

# AIR QUALITY METHODOLOGY MEMORANDUM

***Environmental, Planning, and Engineering Consultants***
440 Park Avenue South
7th Floor
New York, NY 10016
tel: 212 696-0670
fax: 212 213-3191
*www.akrf.com*

# Memorandum

| | |
|---|---|
| **To:** | New York City Department of City Planning |
| **From:** | Henry Kearney, Lindsay Garten/AKRF, Inc. |
| **Date:** | April 16, 2021 |
| **Re:** | New York Blood Center—Center East – Air Quality Methodology |
| **cc:** | File |

The purpose of this memorandum is to describe the air quality analysis approach for the New York Blood Center Environmental Impact Statement (EIS). NYBC is requesting a rezoning and other discretionary actions (the "Proposed Actions") to facilitate the construction of the Proposed Project, an approximately 596,200 gross-square-foot (gsf) building on the site of its existing building at 310 East 67th Street, Block 1441 Lot 40 (the "Development Site"). The Development Site is located on the Upper East Side in Manhattan Community District 8. Block 1441 is bounded by East 66th and East 67th Streets and First and Second Avenues and is part of a larger Project Area which also includes Block 1441, Lot 7501, and Block 1421, p/o Lot 21.

As discussed in the preliminary Draft Scope of Work, a detailed analysis of traffic is not anticipated to be warranted. Therefore, an analysis of mobile sources of emissions is not required.

Accordingly, this memorandum presents a summary of the methodology and assumptions to be used for the stationary source air quality analyses of the Proposed Actions.

## STATIONARY SOURCES

*HEAT AND HOT WATER SYSTEMS*

The Proposed Project is anticipated to include natural gas-fired boilers and hot water heaters. In addition, one or more oil-fired generators would be installed to provide power in the event of a loss of utility electric power. Since the generators would only be used for very limited periods of time for testing outside of an actual emergency, no analysis of this equipment is considered to be necessary. Therefore, the stationary analysis will be performed to evaluate potential air quality associated with the Proposed Project's heating and hot water systems.

The analysis will be performed using the American Meteorological Society (AMS)/Environmental Protection Agency (EPA) Regulatory Model (AERMOD) dispersion model.[1] The AERMOD analysis of

[1] EPA. AERMOD Implementation Guide. 454/B-16-013. December 2016.
EPA. AERMOD Model Formulation and Evaluation. 454/R-17-001. May 2017.
EPA. User's Guide for the AMS/EPA Regulatory Model (AERMOD). 454/B-16-011. December 2016.

potential impacts from exhaust stacks will be performed assuming stack tip downwash, urban dispersion and surface roughness length, with and without building downwash, and elimination of calms. The AERMOD model also incorporates the algorithms from the PRIME model, which is designed to predict impacts in the "cavity region" (i.e., the area around a structure which, under certain conditions, may affect an exhaust plume, causing a portion of the plume to become entrained in a recirculation region). The Building Profile Input Program (BPIP) program for the PRIME model (BPIPRM) will be used to determine the projected building dimensions modeling with the building downwash algorithm enabled. The modeling of downwash from sources accounts for all obstructions within a radius equal to five obstruction heights of the stack.

*Emission Estimates and Stack Parameters*

The air quality analysis of heating and hot water systems will be based on the available design information. If design information is not available, the following assumptions will be utilized, as appropriate:

*Emission Factors*

Emissions factors would be obtained from the EPA *Compilation of Air Pollutant Emission Factors, AP-42, Fifth Edition, Volume I: Stationary Point and Area Sources*. $PM_{2.5}$ emissions would include both the filterable and condensable fractions.

*Fuel Usage*

Annual fuel consumption rates for the heating and hot water systems of the proposed buildings would be calculated using energy use estimates based on type of development and size of the building as recommended in the 2014 *City Environmental Quality Review (CEQR) Technical Manual.* Short-term emissions would be based on equipment design capacities if available; otherwise they will be conservatively estimated assuming a 100-day heating season.

*Stack Parameters*

If design information on the heat and hot water systems' design is not available, it would be assumed that exhaust stacks would be located three feet above roof height (as per the *CEQR Technical Manual*). The exhaust velocity would be calculated based on the exhaust flowrate for the estimated boiler capacity, using the energy use of the proposed building and EPA's fuel factors. Assumptions for stack diameter and exhaust temperature for the proposed systems will be obtained from a survey of boiler exhaust data undertaken and provided by DEP.

*Methodology for Estimating $NO_2$ Concentrations*

Annual $NO_2$ concentrations from stationary sources will be estimated using a $NO_2$ to $NO_x$ ratio of 0.75, as described on EPA Guidance. The 1-hour average $NO_2$ concentration increments from the Proposed Action's stationary combustion sources will be estimated using the AERMOD model's Plume Volume Molar Ratio Method (PVMRM) module to analyze chemical transformation within the model. The PVMRM module incorporates hourly background ozone concentrations to estimate $NO_x$ transformation within the source plume. Ozone concentrations will be taken from the New York State Department of Environmental Conservation (NYSDEC) IS 52 monitoring station that is the nearest ozone monitoring station and has complete five years of hourly data available. An initial $NO_2$ to $NO_x$ ratio of 10 percent at the source exhaust stack will be assumed, which is considered representative for boilers.

*Meteorological Data*

NYSDEC-supplied meteorological data processed with the AERMET Version 19191 processor will be used for the modeling analysis. The meteorological data set will consist of five consecutive years of meteorological data: surface data collected at LaGuardia Airport (2015–2019), and concurrent upper air data collected at Brookhaven, New York. The meteorological data provide hour-by-hour wind speeds and directions, stability states, and temperature inversion elevation over the five-year period.

*Receptor Placement*

A comprehensive receptor network (i.e., locations with continuous public access) will be developed for the modeling analysis. Discrete receptors (i.e., locations at which concentrations are calculated) will be

modeled along the existing and proposed buildings' façades (including No Action developments) to represent potentially sensitive locations such as operable windows and intake vents. To evaluate project-on-project impacts, receptors will be conservatively placed on the façades of the proposed commercial development. Rows of receptors at spaced intervals on the modeled buildings will be analyzed at multiple elevations. Generally, receptors would be spaced at a three-meter interval vertically to represent individual floors of a building, while horizontally, receptor spacing would be a minimum of three meters and a maximum of 10 meters. Receptors will also be placed at publicly accessible ground-level locations.

*Background Concentrations*

To estimate the maximum expected pollutant concentration at a given location (receptor), the predicted impacts must be added to a background value that accounts for existing pollutant concentrations from other sources that are not directly accounted for in the model (see **Table 1**). To develop background levels, concentrations measured at the most representative NYSDEC ambient monitoring station over the latest available three-year period (2017–2019) will be used (consistent with NYSDEC guidance).

**Table 1**
**Background Pollutant Concentrations for Stationary Souce Analysis**

| Pollutant | Average Period | Location | Concentration (µg/m$^3$) | NAAQS (µg/m$^3$) |
|---|---|---|---|---|
| $NO_2$ | Annual[1] | IS 52 | 32.8 | 100 |
| | 1-hour[2] | | 110.6 | 188 |
| $SO_2$ | 1-hour[3] | IS 52 | 14.6 | 196 |
| $PM_{2.5}$ | 24-hour | JHS 126, Brooklyn | 18.3 | 35 |
| | Annual | | 7.6 | 12 |
| | | | | |

**Notes:**
[1] Annual average $NO_2$ background concentration is based on the three-year highest value from 2017–2019.
[2] The one-hour $NO_2$ background concentration is based on the maximum 98th percentile one-hour $NO_2$ concentration averaged over three years of data, from 2017–2019.
[3] The one-hour $SO_2$ background concentration is based on the maximum 99th percentile concentration averaged over three years of data, from 2017–2019.
**Source:** New York State Air Quality Report Ambient Air Monitoring System, NYSDEC, 2017–2019.

The $PM_{2.5}$ 24-hour average background concentration of 18.3 µg/m$^3$ (based on the 2017 to 2019 average of 98th percentile concentrations measured at the JHS 126 monitoring station) will be used to establish the *de minimis* value for the 24-hour increment, consistent with the guidance provided in the *CEQR Technical Manual*.

Total 1-hour $NO_2$ concentrations will be calculated following methodologies that are accepted by the EPA and are considered appropriate and conservative. The methodology used to determine the compliance of total 1-hour $NO_2$ concentrations from the proposed sources with the 1-hour $NO_2$ National Ambient Air Quality Standards (NAAQS)[2] will be based on adding the monitored background to modeled concentrations, as follows: hourly modeled concentrations from proposed sources will be first added to the seasonal hourly background monitored concentrations; then the highest combined daily 1-hour $NO_2$ concentration will be determined at each receptor location and the 98th percentile daily 1-hour maximum concentration for each modeled year will calculated within the AERMOD model; finally the 98th percentile concentrations will be averaged over the latest five years.

*Determining the Significance of Air Quality Impacts*

For the stationary source analysis, the exhaust stacks for the heat and hot water systems will be assumed to be located at the edge of the development massing closest to the receptor, unless the source and receptor are immediately adjacent to each other. In these cases, the stack will be assumed to be located at an initial

[2] http://www.epa.gov/ttn/scram/guidance/clarification/Additional_Clarifications_AppendixW_Hourly-NO2-NAAQS_FINAL_03-01-2011.pdf.

distance of 10 feet from the nearest receptor. If a source could not meet the NAAQS or $PM_{2.5}$ *de minimis* criteria, the stack would then be set back in 20 foot (or similar) increments, until the source met the respective criteria. If necessary, further restrictive measures will be considered, including use of low $NO_x$ burners, increasing stack heights, or a combination of these measures.

Predicted values will be compared with NAAQS for $NO_2$, and $SO_2$, and the City's CEQR *de minimis* criteria for $PM_{2.5}$. In the event that violations of standards are predicted, an air quality E-designation would be proposed for the site, describing the fuel and/or heat and hot water system exhaust stack restrictions that would be required to avoid a significant adverse air quality impact.

*LARGE OR MAJOR SOURCES*

A review of NYSDEC Title V and State Facility Air permits as well as EPA's Envirofacts database was performed to identify any federal or state-permitted facilities. Existing large and major sources of emissions (i.e., sources having a Title V or State Facility Air Permit) within 1,000 feet of the development sites were surveyed. One facility with a State Facility Air Permit was identified: 245 East 63 Street Building.

Therefore, an analysis of these sources will be performed to assess the potential effects of this source on the Proposed Project. Predicted criteria pollutant concentrations will be predicted using the AERMOD model compared with NAAQS. In the event that an exceedance of a standard is predicted, potential measures to avoid air quality impacts will be investigated.

*INDUSTRIAL SOURCES*

The Rezoning Area is zoned C1-9 which is used for commercial districts which are residential in character. Based on the zoning and land use characteristics of the study area, it is unlikely that any industrial sources of emissions exist that would require analysis. However, a review of DEP and NYSDEC air permits will be performed to determine whether there are any permitted industrial sources of emissions within the 400-foot study area. If any permitted industrial sources are identified, an analysis would be performed following the procedures outlined in the *CEQR Technical Manual*. The EPA's AERMOD refined dispersion model would be used to estimate the short-term and annual concentrations of critical pollutants at sensitive receptor locations. Predicted values would be compared with the short-term guideline concentrations (SGC) and annual guideline concentrations (AGC) reported in DEC's DAR-1 AGC/SGC Tables guidance document to determine the potential for significant impacts. Potential cumulative effects of air toxic compounds would be evaluated, if required.

*CHEMICAL SPILL ANALYSIS*

The Proposed Project is anticipated to include wet laboratories equipped with fume hoods. Fume hoods are enclosures maintained under negative pressure and continuously vented to the outside. Their function is to protect laboratory staff from potentially harmful fumes. By providing a continuous exhaust from laboratory rooms, they also prevent any fumes released within the laboratory from escaping into other areas of the building, or through windows to the outside.

A quantitative analysis employing mathematical modeling will be performed to assess the potential effects of an accidental chemical spill in any one of the proposed laboratory fume hoods. The chemical spill analysis will follow the procedures and methodologies contained in the *CEQR Technical Manual* and examined the potential impacts on nearby buildings and places of public access, as well as potential impacts due to recirculation into air intake systems or windows of the proposed building. Maximum predicted concentrations will be compared to the short-term exposure levels (STELs) or ceiling levels recommended by the U.S. Occupational Safety and Health Administration (OSHA) for the chemicals examined.

Detailed design information for the proposed laboratory ventilation systems will be used to develop assumptions for the analysis of the potential for impacts from a chemical spill in one of the proposed laboratories.

*Chemicals for Analysis*

An inventory of the types and quantities of chemicals that are likely to be used in the proposed laboratories was developed for the Proposed Project. Common buffers, salts, enzymes, nucleotides, peptides, and other biochemicals were not considered in the analysis since they are not typically categorized as air pollutants. Chemicals were identified for further examination based on their toxicity and vapor pressure. Vapor pressure is a measure of the material's volatility—its tendency to evaporate, or to form vapors, which is a critical parameter in determining potential impacts from chemical spills. Nonvolatile chemicals, defined as chemicals with a vapor pressure of less than 10 mm mercury (Hg), were excluded. Exposure standards are safety- and health-based standards indicative of the chemical's toxicity—substances with higher toxicity have lower exposure standards. These include OSHA permissible exposure limit (PEL), National Institute for Occupational Safety and Health (NIOSH), immediately dangerous to life or health (IDLH), and OSHA and/or NIOSH STEL and ceiling values.

The worst-case chemical spill analysis will be performed for the chemicals with the greatest potential hazard, presented in **Table 2**, which were selected from the full chemical inventory based on relative exposure thresholds and vapor pressures. Chemicals with high vapor pressures are most likely to have high evaporation rates. Since the chemicals selected for detailed analysis are most likely to have the highest emissions rates and the lowest exposure standards, if the analysis of these chemicals results in no significant impacts, it would indicate that the other chemicals in the inventory would also not present a potential for significant impacts.

**Table 2**
**Chemicals to be Analyzed**

| Chemical | Vapor Pressure (mm Hg) | STEL (ppm) | Ceiling (ppm) |
|---|---|---|---|
| | | | |
| Acetic Acid, Glacial | 11 | -- | 10 |
| | | | |
| Acetonitrile | 73 | -- | 40 |
| Acrolein | 210 | 0.3 | -- |
| Benzene* | 75 | -- | -- |
| Carbon Tetrachloride | 91 | 2 | -- |
| Dichloromethane | 350 | 125 | -- |
| | | | |
| | | | |
| | | | |
| Glutaraldehyde | 17 | -- | 0.2 |
| Hydrochloric acid | 14.62 | -- | 5 |
| Hydrogen Peroxide | 25 | -- | 1 |
| | | | |
| | | | |
| Nitric acid* | 48 | -- | -- |
| | | | |
| | | | |
| | | | |
| Threthylamine* | 54 | -- | -- |

**Notes:**
* No STEL or Ceiling values published. The listed OSHA Permissible Exposure Limit will be applied (time weighted average for up to a 10-hour workday during a 40-hour workweek.)
STEL: Short-Term Exposure Limit is a 15-minute TWA exposure that should not be exceeded at any time during a workday.
Ceiling: Level set by NIOSH or OSHA not to be exceeded in any work place based on 15 minutes exposure.
PPM: parts per million.

*Estimates of Worst-Case Emission Rates*

The dispersion of chemicals from a spill within the proposed laboratories will be analyzed to assess the potential for exposure of the general public and of staff within the proposed laboratory building to hazardous fumes in the event of an accidental release. Evaporation rates for volatile chemicals expected to be used in the proposed laboratories will be estimated using the model developed by the Shell Development Company.[3]

The Shell model, which was developed specifically to assess air quality impacts from chemical spills, calculates evaporation rates based on physical properties of the chemical, temperature, and rate of air flow over the spill surface. Room temperature conditions (20° C) and an air flow rate of 0.5 meters/second were assumed for calculating evaporation rates.

The analysis will assume that a chemical spill in a fume hood would extend to an area of 12 square feet (approximately 1.11 square meters) unless specific design information is available. The emission rates will be determined using the evaporation rates and assuming this maximum spill area.

*Dispersion Modeling*

*Recirculation in Laboratory Building Intakes*

The potential for recirculation of the fume hood emissions back into the proposed laboratory building air intakes will be assessed using the Wilson method.[4] This empirical procedure, which has been verified by both wind-tunnel and full-scale testing, is a refinement of the 1981 ASHRAE Handbook procedure, and takes into account such factors as plume momentum, stack-tip downwash, and cavity recirculation effects. The procedure determines the worst-case, absolute minimum dilution between exhaust vent and air intake. Three separate effects determine the eventual dilution: internal system dilution, obtained by combining exhaust streams (i.e., mixing in plenum chambers of multiple exhaust streams, and introducing fresh air supplied from roof intakes); wind dilution, dependent on the distance from vent to intake and the exit velocity; and dilution from the stack, caused by stack height and plume rise from vertical exhaust velocity. The critical wind speed for worst-case dilution is dependent on the exit velocity, the distance from vent to intake, and the cross-sectional area of the exhaust stack.

*Dispersion in Surrounding Area*

Dispersion modeling in the surrounding area will be modeled using the AERMOD methodology described above. Discrete receptors (i.e., locations at which concentrations are calculated) will be placed on nearby buildings. The model receptor network will consist of locations along the facades and roof of the buildings, at operable windows, intake vents, and otherwise accessible locations.

The power law relationship will be used to convert the calculated 1-hour average maximum concentrations to short-term 15-minute averages. The 15-minute average concentrations will then be compared to the STELs for the chemicals examined or, if the STEL is not established for the chemical, to the ceiling level.

[3] Fleischer, M.T. *An Evaporation/Air Dispersion Model for Chemical Spills on Land*, Shell Development Company, December 1980.

[4] D.J. Wilson. *A Design Procedure for Estimating Air Intake Contamination from Nearby Exhaust Vents*, ASHRAE TRAS 89, Part 2A, pp. 136-152, 1983.

# APPENDIX E

# NOISE MONITORING APPROACH MEMORANDUM

***Environmental, Planning, and Engineering Consultants***
440 Park Avenue South
7th Floor
New York, NY 10016
tel: 212 696-0670
fax: 212 213-3191
*www.akrf.com*

# Memorandum

| | |
|---|---|
| **To:** | NYC Department of City Planning (DCP) |
| **From:** | Daniel Abatemarco and Denise Miller / AKRF |
| **Date:** | April 16, 2021 |
| **Re:** | New York Blood Center EIS — Noise Monitoring Approach |
| **cc:** | File |

## INTRODUCTION

The purpose of this memorandum is to describe the noise analysis approach for the New York Blood Center Environmental Assessment Statement (EAS). The New York Blood Center (NYBC) proposes to construct a new 16-story building containing state-of-the-art research and development facilities on the midblock area of the block bounded by East 66th Street, East 67th Street, First Avenue, and Second Avenue (Block 1441, Lot 40) in the Upper East Side of Manhattan. The proposed new building would include community facility uses for the NYBC and laboratories and related uses for NYBC partners.

This memorandum presents a summary of the selection of noise receptor locations and describes the noise monitoring approach to determine existing ambient noise levels in the project area. The measured existing noise levels will be used as part of the noise analysis to examine: 1) whether there are any locations where there is the potential for the Proposed Actions to result in significant noise impacts, and 2) what level of building attenuation would be necessary to provide acceptable interior noise levels at the development site under guidelines contained in the 2014 *City Environmental Quality Review (CEQR) Technical Manual*.

## SELECTION OF NOISE RECEPTOR LOCATIONS

In general, the levels of existing noise within the Project Area are primarily influenced by the amount of vehicular traffic on the immediately adjacent roadway or nearby roadways. Measurements of existing noise were determined not to be representative of typical noise exposure due to atypical conditions for vehicular and pedestrian/cyclist traffic, goods movement, and transit use as a result of the COVID-19 pandemic. As an alternative, measurements of noise levels previously conducted in the Project Area are proposed to represent existing noise levels, with adjustments made as necessary to account for changes in traffic that have occurred since the years in which measurements were conducted.

AKRF identified two measurement locations near the Project Area at which noise levels were previously measured as part of the 2001 Memorial Sloan-Kettering Cancer Center (MSKCC) Rezoning Environmental Impact Statement (EIS). These measurement locations are shown in **Figure 1** and summarized below in **Table 1**. These receptors, due to their proximity to the project site, provide an effective representation of

existing ambient noise levels at the project site at the time the measurements were conducted. It is expected that measurements from the monitoring locations could apply to sites adjacent to the project site, which are on the same road corridors. The MSKCC Rezoning EIS noise analysis projected Build (With Action) noise levels with the MSKCC project for the analysis year 2011, as shown in the EIS Appendix A included as **Attachment A**. These projections were based on traffic volumes and vehicle classification information, which are shown in **Attachment A**. As described below, the traffic data in **Attachment A** will be used to scale the measured levels to represent current 2020 existing noise levels as well as levels in 2026, which is the analysis year for the Proposed Actions.

The noise receptor locations were selected based on the location of the project site and the locations of noise level data available from the MSKCC Rezoning EIS. The two receptor sites selected for the noise analysis in the project area are described in **Table 1**. These receptors, due to their proximity to the Proposed Project, provide an effective and conservative representation of existing ambient noise levels.

**Table 1**
**Locations of Previously Conducted Noise Measurements**

| Noise Receptor Site | Location |
|---|---|
| 1 | E 68th Street between First and York Avenues[1] |
| 2 | E 66th Street between First and York Avenues[2] |

**Notes:**
[1] MSKCC Rezoning EIS Noise Receptor Site 2
[2] MSKCC Rezoning EIS Noise Receptor Site 4

## ESTABLISHMENT OF EXISTING CONDITION NOISE LEVELS

*MSKCC REZONING EIS NOISE DATA*

As part of the noise analysis for the MSKCC Rezoning EIS, noise measurements were conducted at six sites. At the receptor sites, 20-minute duration noise measurements were conducted during typical weekday AM (7:15 AM–9:15 AM), midday (12:00 PM–2:00 PM), and PM (4:00 PM–6:00 PM) peak periods. Measurements were conducted between Tuesday and Thursday on weeks when New York City Public Schools were in session as recommended by the *CEQR Technical Manual*. Measurements were performed using Type 1 Sound Level Meter (SLM) instruments according to ANSI Standard S1.4-1983 (R2006). The SLMs had laboratory calibration dates within one year of the date of the measurements. All measurement procedures were based on the guidelines outlined in ANSI Standard S1.13-2005. All noise measurement locations were located approximately 5 feet above grade. Traffic on adjacent roadways were counted concurrently with the noise measurements.

Of the six MSKCC Rezoning EIS measurement locations, two locations are located on nearby corridors to the Proposed Project site (i.e., East 68th and East 66th Streets), one block to the east. The measured $L_{eq(1)}$ and $L_{10(1)}$ noise levels at these two locations are summarized in **Table 2**.

**Table 2**
**MSKCC Rezoning EIS Measured Noise Levels near Proposed Project (in dBA)**

| Site | Location | Time | $L_{eq}$ | $L_{10}$ |
|---|---|---|---|---|
| 1 | E 68th Street between First and York Avenues (MSKCC FEIS Site 2) | AM | 68.9 | 71.0 |
| | | MD | 68.1 | 69.0 |
| | | PM | 71.8 | 74.5 |
| 2 | E 66th Street between First and York Avenues (MSKCC FEIS Site 4) | AM | 69.1 | 69.5 |
| | | MD | 65.6 | 67.5 |
| | | PM | 66.1 | 69.0 |

## PROJECTION OF NOISE LEVELS TO ANALYSIS YEAR

*VEHICULAR TRAFFIC NOISE*

It is expected that noise levels would have increased between 2001, when the above measurements were conducted, and the Proposed Project Build Year (i.e. 2026) due to additional traffic growth in the area. The measured MSKCC Rezoning EIS noise levels will be scaled to the 2020 "existing condition" traffic volumes that would represent typical conditions, as well as the 2026 With Action condition using the proportionality equation described in section 332.1 of the *CEQR Technical Manual*. The scaling will be based on traffic volumes and vehicle classification breakdowns at these two sites developed for both the 2020 existing and 2026 With Action condition. In cases where the predicted traffic in the 2020 existing or 2026 With Action condition would be less than the traffic for 2001 shown in **Attachment A**, noise levels will be assumed to remain stable in order to ensure a conservative analysis. The $L_{10}$ is assumed to be 3 dBA greater than the predicted $L_{eq}$ for all future conditions.

*PLAYGROUND NOISE*

St. Catherine's Park is approximately 60 feet from the northern façade of the project development site. Noise associated with the nearby playground will be estimated using the Early Childhood playground boundary noise level (to conservatively represent children of any age using the playground) and any applicable noise level reduction due to distance.

**Table 3** shows measured maximum hourly playground boundary noise levels. These values are based upon measurements made at a series of New York City school playgrounds for the New York City School Construction Authority (SCA).[1] The noise associated with nearby playgrounds will be estimated using the Early Childhood playground boundary noise level to conservatively represent children of any age using the playground. At receptors with line-of-sight to the playground, cumulative noise levels including contribution from traffic on adjacent roadways and playground noise will be calculated. Cumulative $L_{10}$ noise levels are assumed to be 3 dBA greater than projected $L_{eq}$ values.

**Table 3**
**Playground Boundary Noise $L_{eq(1)}$ Noise Levels (in dBA)**

| Early Childhood | Elementary Schools | Intermediate Schools | High Schools |
|---|---|---|---|
| 71.5 | 71.4 | 71.0 | 68.2 |
| **Source:** SCA Playground Noise Study, AKRF, Inc., October 23, 1992. | | | |

## FAÇADE NOISE ATTENUATION REQUIREMENTS

As shown in **Table 4**, the New York City *CEQR Technical Manual* has set noise attenuation quantities for buildings based on exterior $L_{10(1)}$ noise levels to maintain acceptable interior noise levels. The acceptable interior noise level thresholds for the EIS noise analysis will be 45 dBA or lower for community facility uses and 50 dBA for commercial uses, and are determined based on exterior $L_{10(1)}$ noise levels.

[1] SCA Playground Noise Study, AKRF, Inc., October 23, 1992.

**Table 4**
**Required Attenuation Values to Achieve Acceptable Interior Noise Levels**

| | Marginally Unacceptable | | | | Clearly Unacceptable |
|---|---|---|---|---|---|
| Noise Level with the Proposed Project | $70 < L_{10} \leq 73$ | $73 < L_{10} \leq 76$ | $76 < L_{10} \leq 78$ | $78 < L_{10} \leq 80$ | $80 < L_{10}$ |
| Attenuation[A] | (I) 28 dBA | (II) 31 dBA | (III) 33 dBA | (IV) 35 dBA | $36 + (L_{10} - 80)$[B] dBA |

**Notes:**
[A] The above composite window-wall attenuation values are for community facility uses. Commercial office spaces and meeting rooms would be 5 dBA less in each category. All the above categories require a closed window situation and hence an alternate means of ventilation.
[B] Required attenuation values increase by 1 dBA increments for $L_{10}$ values greater than 80 dBA.
**Source:** New York City Department of Environmental Protection.

Minimum façade noise attenuation ratings will be established based on projected $L_{10(1)}$ noise levels in the future with the Proposed Project. The projected future $L_{10(1)}$ noise levels will comprise of a combination of vehicular traffic noise and stationary source noise from the surrounding uses, including playground noise.

✷