ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

November 13, 2020

New York Blood Center c/o Anne Locke
440 Park Ave S, 7th Floor
New York, NY 10016

Re: New York Blood Center – Center East
CEQR No: 21DCP080M
ULURP No(s): Pending
SEQRA Classification: Type I
Manhattan Community District 8

Dear Ms. Locke:

Under City Environmental Quality Review, it is required that if the lead agency determines that proposed actions may have significant effect on the environment, it shall issue a Positive Declaration and request that the applicant prepare a Draft Environmental Impact Statement.

Based upon review, the Department of City Planning, acting on behalf of the City Planning Commission as CEQR lead agency, has found that the proposed actions fall within this category and that an Environmental Impact Statement (EIS) will be required. Accordingly, enclosed is the Positive Declaration for CEQR No. 21DCP080M, New York Blood Center – Center East.

A public scoping meeting has been scheduled for Tuesday, December 15, 2020, and in support of the City's efforts to contain the spread of COVID-19, DCP will hold the public scoping meeting remotely. The public meeting will be starting at 2:00 pm. Written comments will be accepted by the lead agency through Thursday, December 31, 2020.

Enclosed are the Environmental Assessment Statement, Positive Declaration, Draft Scope of Work, and Public Notice of a Scoping Meeting.

If you have any questions regarding this application, please contact the Rachel Antelmi, at (212) 720-3621.

Olga Abinader, *Director,* (212) 720-3493 | oabinad@planning.nyc.gov
Stephanie Shellooe, AICP, *Deputy Director,* (212) 720-3328 | sshellooe@planning.nyc.gov
120 Broadway, 31st Floor, New York, N.Y. 10271 | Fax: (212) 720-3488

NYC PLANNING

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

Sincerely,

Olga Abinader, *Director* — November 13, 2020 (Date)

Cc:

Marisa Lago, Chair, City Planning Commission
Hon. Gale Brewer, Manhattan Borough President
Alida Camp, Chair, Manhattan Community District 8
Raju Mann, Director, City Council Land Use Division
Anita Laremont
Susan Amron
Edith Hsu-Chen
Stephen Johnson
Stephanie Shellooe
Diane McCarthy
Rachel Antelmi
Susan Wong

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NYC DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

November 13, 2020

POSITIVE DECLARATION

Project Identification
New York Blood Center – Center East
CEQR No. 21DCP080M
ULURP Nos. Pending
SEQRA Classification: Type I

Lead Agency
City Planning Commission
120 Broadway
New York, NY 10271
Contact: Olga Abinader
(212) 720-3493

Name, Description, and Location of Proposal:

New York Blood Center – Center East

The New York Blood Center (the Applicant) is seeking a rezoning and other discretionary actions (the "Proposed Actions") to facilitate the construction of 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. It is part of a larger Rezoning Area which also includes Block 1441, Lot 7501, and Block 1421, p/o Lot 21.

The Applicant is proposing to demolish the existing New York Blood Center (NYBC) building on the Development Site, followed by the construction of 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 laboratories and related uses for the Applicant's partners (the "Proposed Project"). The proposed building would have 16 floors and rise to a height of approximately 334 feet to the top of the screen wall.

The four-story base of the Proposed Project would cover the entire lot. Above that would be a laboratory tower providing floor plates of a minimum of 29,000 gsf with floor-to-floor heights of 16 feet 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 NYBC fleet parking. The proposed building would provide a multipurpose room. It would be smaller in size but more flexible in design than the existing auditorium.

To facilitate the Proposed Project, the Applicant seeks several discretionary actions from the New York City Planning Commission (CPC):

(1) Rezoning of the Development Site from an R8B district to a C2-7 district. This rezoning will 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 New York Blood Center, and will allow the building to be developed to 10 FAR.

(2) Rezoning of the remainder of the Rezoning Area (both Second Avenue block frontages between East 66th and East 67th Streets to a depth of 100 feet) from a C1-9 district to a C2-8 district.

(3) 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.

(4) Zoning text amendment to amend Appendix F of the Zoning Resolution to designate the Development Site as an MIH area.

(5) Special permit pursuant to Section 74-48, as amended, to permit: commercial laboratory and associated office space to be included in the project at more than the 2 FAR permitted in C2-7 districts; the commercial space to be located above the second floor of the building; the commercial space to be located above the lesser of 30 feet or two stories; modifications of the height and setback to allow the building to encroach on the initial setback distance and the sky exposure plane; modifications of the rear yard equivalent to allow the Proposed Development to occupy the same footprint as the existing building; and a sign to be located at the top of the building's base, in excess of the surface area permitted for illuminated signs.

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.

Absent the Proposed Actions, the Applicant would construct a new as-of-right structure in two wings containing laboratory space as well as other UG-4 community facility uses. Below grade, the as-of-right building would cover the entire Development Site. Six-story wings would rise on both street frontages. The overall building would be approximately 229,092 gsf split between 188,931 gsf of space for the Applicant's operations and 40,161 gsf of medical offices. The wings would rise to a maximum base height of approximately 60 feet, a maximum roof height of approximately 75 feet. Six interior parking spaces would be provided for the Applicant's fleet. No development is anticipated in the remainder of the Rezoning Area.

The analysis year for the Proposed Actions is 2026.

Statement of Significant Effect:

On behalf of the City Planning Commission (CPC), the Department of City Planning has determined, pursuant to 6 NYCRR Part 617.7, that the Proposed Actions may have a

significant adverse effect on the environment as detailed in the following areas, and that an environmental impact statement will be required:

The Proposed Actions may result in significant adverse impacts related to: 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 gas emissions and climate change; noise; public health; neighborhood character; and construction.

The Proposed Actions would not result in significant adverse impacts related to community facilities and services, natural resources, solid waste and sanitation services, and energy.

Supporting Statement:

The above determination is based on an Environmental Assessment Statement prepared for the Proposed Actions which finds that:

1. The Proposed Actions would affect the land use, zoning, and public policies within the Development Site and immediate surrounding area. The Proposed Actions are discretionary and include a zoning map amendment, zoning text amendments, and a special permit that would affect regulations and policies governing land use within the Rezoning Area. The Proposed Actions have the potential to result in significant adverse impacts related to land use, zoning, and public policy.
2. The Proposed Actions would affect the socioeconomic conditions within the study area. The Proposed Actions would introduce over 200,000 square feet of new commercial uses to the study area, which is the CEQR Technical Manual threshold for assessment of potential indirect business displacement. Therefore, the Proposed Actions have the potential to result in significant adverse impacts related to socioeconomic conditions.
3. The Proposed Actions would not directly affect any community facility. Additionally, the Proposed Actions would not exceed any threshold warranting additional analysis for indirect effects to community facilities and services. Therefore, the Proposed Actions would not result in significant adverse impacts to community facilities and services.
4. The Proposed Actions would not directly affect any open space. The Proposed Actions would result in an increase of 1,960 workers in an area that is considered "underserved" by open space, which would exceed the analysis thresholds specified in the CEQR Technical Manual related to indirect effects on open space. Therefore, the Proposed Actions have the potential to result in significant adverse impacts related to open space.
5. The Proposed Actions would result in a building height of 334 feet, and be located across the street from St. Catherine's Park, a sunlight-sensitive resource, which would exceed the analysis thresholds specified in the CEQR Technical Manual. The Proposed Actions would therefore have the potential to result in significant adverse impacts related to shadows.

6. The New York City Landmarks Preservation Commission (LPC) determined that the Development Site itself has no archaeological sensitivity, however, the Proposed Project would be located within close proximity to multiple known architectural resources. Therefore, the Proposed Actions has the potential to result in significant adverse impacts related to historic and cultural resources.
7. The Proposed Actions would introduce new building height and built-form not currently allowed as-of-right by zoning. The Proposed Actions would create a new building with different massing, height, and related features that could change the streetscape from the pedestrian's viewpoint. Therefore, the Proposed Actions have the potential to result in significant adverse impacts related to urban design and visual resources.
8. The Proposed Actions would result in development in an area with no significant natural resources and the project area is located within a fully developed urban area, consisting of paved lots. Therefore, the Proposed Actions would not result in significant adverse impacts related to natural resources.
9. The Proposed Actions have the potential to result in an increase in pathways to human or environmental exposure to hazardous materials. Based on the Phase I Assessment conducted for the site, the Development Site has been determined to have the potential for subsurface contamination. Therefore, the Proposed Actions have the potential to result in significant adverse impacts related to hazardous materials.
10. The Proposed Actions would result in a new, approximately 596,200 gsf building with commercial and community facility uses in Manhattan. The development is significant enough to merit further analysis of wastewater and stormwater conveyance and treatment. Therefore, the Proposed Actions may have the potential to result in significant adverse impacts related to water and sewer infrastructure.
11. The Proposed Actions would not result in a substantial increase in solid waste production that would overburden available waste management capacity and would not result in solid waste generation greater than the threshold of 50 tons per week. Therefore, the Proposed Actions would not result in significant adverse impacts related to solid waste and sanitation services.
12. The Proposed Actions would not significantly affect the transmission or generation of energy or generate substantial consumption of energy. The project's projected energy use is estimated to be 136,058 million BTUs per year, which is below the analysis thresholds specified in the CEQR Technical Manual. Therefore, the Proposed Actions would not result in significant adverse impacts related energy.
13. The Proposed Project would not be expected to exceed the CEQR Technical Manual thresholds for transit or pedestrian trips. The Proposed Project would likely result in peak hour trip generation that would exceed the threshold for traffic during one or more peak hours. Therefore, transportation analysis is warranted, as there is a potential for the Proposed Actions to result in significant adverse traffic impacts.
14. The Proposed Actions would have the potential to create new stationary sources of pollutants and introduce new emissions stacks so that changes in the dispersion of

emissions from the stacks may affect surrounding uses. Therefore, the Proposed Actions have the potential to result in significant adverse impacts related to air quality.

15. The Proposed Actions would result in development that could affect the City's greenhouse gases reduction goal. The Rezoning Area is not located within the coastal zone boundary or within the current 100- or 500-year flood zone. Therefore, the Proposed Actions do not have the potential to result in significant adverse impacts related to climate change, but do have the potential to result in significant adverse impacts related to greenhouse gas emissions.
16. The Proposed Actions would introduce new noise-sensitive receptors including medical and research uses in an area with existing high ambient noise levels. Therefore, the Proposed Action has the potential to result in significant adverse impacts related to noise.
17. The Proposed Actions would have the potential to result in unmitigated significant adverse impacts related to hazardous materials, air quality, or noise. Therefore, the Proposed Actions could have the potential to result in significant adverse impacts related to public health.
18. The Proposed Actions would have the potential to result in significant adverse impacts in the constituent technical areas related to neighborhood character or in moderate effects to several elements that define neighborhood character. Therefore, the Proposed Actions have the potential to result in significant adverse impacts related to neighborhood character.
19. The Proposed Project would be constructed with a total anticipated construction duration of approximately 51 months, which would exceed the analysis thresholds specified in the CEQR Technical Manual warranted for construction analyses. Therefore, the Proposed Actions may have the potential to result in significant adverse impacts related to construction activities.

Public Scoping:

The CEQR lead agency hereby requests that the Applicant prepare or have prepared, at their option, a Draft Environmental Impact Statement (DEIS) in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended (City Environmental Quality Review).

A public scoping meeting will be held on Tuesday, December 15, 2020 at 2:00 PM. In support of the City's efforts to contain the spread of COVID-19, DCP will hold the public scoping meeting remotely through video conferencing. The meeting will be live streamed and accessible from New York City's online remote meeting portal—NYC Engage: http://nyc.gov/engage.

Written comments will be accepted by the lead agency through Thursday, December 31, 2020.

This determination has been prepared in accordance with Article 8 of the Environmental Conservation Law.

Should you have any questions pertaining to this Positive Declaration, you may contact the Project Manager, Rachel Antelmi, at rantelmi@planning.nyc.gov.

November 13, 2020

Olga Abinader, Director
Environmental Assessment & Review Division
New York City Department of City Planning

Date