Chapter 7: Urban Design and Visual Resources

A. INTRODUCTION

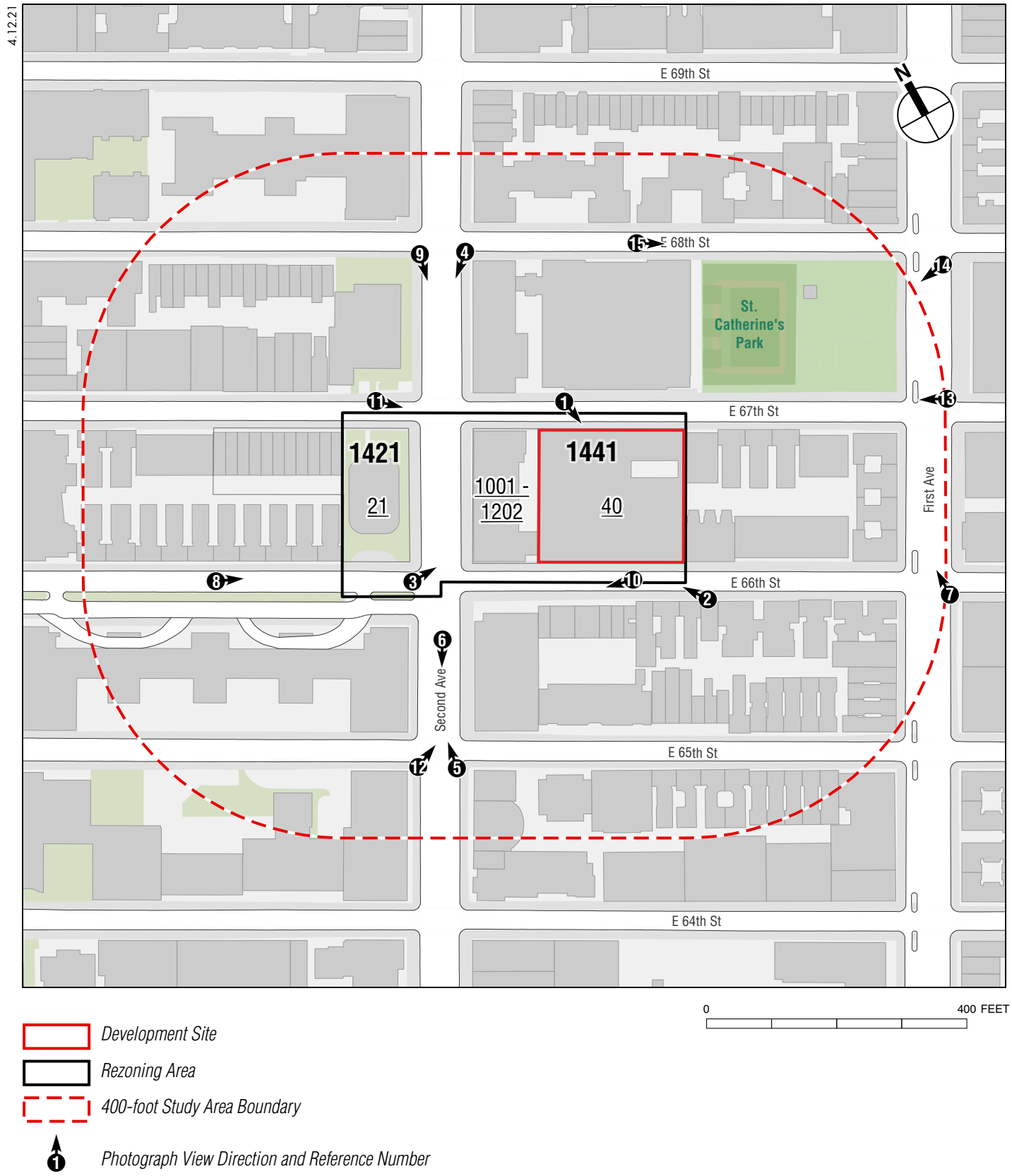
This chapter considers the potential of the Proposed Actions to affect the urban design and visual resources of the study area. As defined in the 2020 *City Environmental Quality Review (CEQR) Technical Manual*, urban design is the totality of components that may affect a pedestrian's experience of public space. A visual resource can include views of the waterfront, public parks, landmark structures or districts, or otherwise distinct buildings, and natural resources.

As described in Chapter 1, "Project Description," the Proposed Actions include a rezoning and other discretionary actions from the City Planning Commission (CPC) to facilitate the replacement of the existing NYBC building on the Development Site with an approximately 596,200 gross-square-foot (gsf) state-of-the-art laboratory and office building. The Development Site is located at 310 East 67th Street (Block 1441 Lot 40) on the Upper East Side in Manhattan Community District 8 (see **Figure 7-1**). Block 1441 is bounded by East 66th and East 67th Streets and First and Second Avenues. The Development Site contains a three-story, through-block building that has been used by the New York Blood Center (NYBC) for their existing operations, including laboratories, offices, and van parking since 1964. The Development Site is part of a larger Rezoning Area that includes Lots 1001–1202, also on Block 1441, and Block 1421, p/o Lot 21. The Proposed Actions would be expected to result in physical alterations beyond those allowed by existing zoning; thus, the Proposed Project meets the threshold for a preliminary assessment of urban design and visual resources.

PRINCIPAL CONCLUSIONS

A preliminary assessment was conducted and concluded that the Proposed Project would not result in significant adverse impacts to urban design or visual resources in the study area. The new, 16-story through-block building that would be built on the Development Site would be designed with a low-rise base that would be in keeping with the height and streetwall of nearby buildings on both East 66th and East 67th Streets. The building's overall height would be in keeping with other taller buildings located on Second Avenue and would be consistent with the massing of nearby institutional buildings. The Proposed Project would be viewed in the context of buildings with many different massings and building heights that characterize East 66th and East 67th Streets and would maintain the streetwall along both streetfronts. The Proposed Project would not adversely affect views to any study area visual resources or view corridors. While St. Catherine's Park is located across East 67th Street from the Development Site, views to this visual resource would remain available from East 67th and East 68th Streets.

Development facilitated by the Proposed Actions would be compatible with the urban design of the study area, and would not adversely impact the pedestrian experience. The Proposed Actions would not result in changes to views of visual resources, nor would the Proposed Actions alter significant view corridors. Therefore, no significant adverse urban design impacts would result from the Proposed Project.



Urban Design and Visual Resources Study Area
Photograph Key

NEW YORK BLOOD CENTER—CENTER EAST

Figure 7-1

B. METHODOLOGY

Based on the *CEQR Technical Manual*, a preliminary assessment of urban design and visual resources is appropriate when there is the potential for a pedestrian to observe, from the street level, a physical alteration beyond that allowed by existing zoning. Examples include projects that permit the modification of yard, height, and setback requirements, and projects that result in an increase in built floor area beyond what would be allowed "as-of-right" or in the No Action condition. The Proposed Actions would result in physical alterations, which are not allowed by existing zoning, to the Rezoning Area, and which would be observable by pedestrians. Therefore, development facilitated by the Proposed Actions meets the threshold for a preliminary assessment of potential impacts to urban design and visual resources.

According to the *CEQR Technical Manual*, the study area for urban design is the area where the project may influence land use patterns and the built environment, and is generally consistent with that used for the land use analysis. For visual resources, the view corridors within the study area from which such resources are publicly viewable should be identified. Consistent with CEQR methodology, the study area for the urban design and visual resources analysis has been defined as the area within a 400-foot radius of the Rezoning Area and is consistent with the analysis of land use, zoning, and public policy. The study area is roughly bounded by the midblock between East 68th Street and East 69th Street to the north, First Avenue to the east, the midblock between East 65th Street and East 64th Street to the south, and midblock between Second Avenue and Third Avenue to the west (see **Figures 7-1 and 7-2**). The *CEQR Technical Manual* recommends an analysis of pedestrian wind conditions for projects that would result in the construction of large buildings at locations that experience high wind conditions (such as along the waterfront, or other location where winds from the waterfront are not attenuated by buildings or natural features), which may result in an exacerbation of wind conditions due to "channelization" or "downwash" effects that may affect pedestrian safety. The Proposed Actions would not result in the construction of a large building at a location that would experience high wind conditions, and thus a pedestrian wind analysis is not warranted.

C. EXISTING CONDITIONS

URBAN DESIGN

DEVELOPMENT SITE AND REZONING AREA

The Development Site contains the existing NYBC low-rise midblock building with frontages on both East 66th and East 67th Streets (see **Figure 7-3**). The approximately 208,000-gsf building contains laboratories, office space, and van parking. It is clad in common bond brick. The building stands three stories tall with a base on East 66th Street and a raised basement level on East 67th Street. The topography of the Development Site slopes down modestly from west to east on East 67th Street; this slope is apparent in the height of the blind basement level window openings on the north façade. The building's primary entrance is centered on its East 67th Street façade, with a molded surround that frames two sets of doors and a multi-light transom. The north façade has regularly spaced rectangular window openings. Above the third floor, the north façade has ornamental brickwork, with a pediment over the entrance bay. The building's south façade, facing East 66th Street, has blind rectangular windows on the first floor and window sashes in the upper two stories. Driveway entrances with a curb cut are located at the southeast corner of the building

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Urban Design and Visual Resources Study Area
Aerial View

NEW YORK BLOOD CENTER—CENTER EAST

Figure 7-2



View southeast on East 67th Street to the NYBC building's north façade and primary entrance **1**



View northwest on East 66th Street to the NYBC building's south façade, including the curb cut at the garage entrance; the two residential buildings in the Rezoning Area are visible to the left **2**

on East 66th Street. Secondary pedestrian entrances are located at the other three corners of the building, on both East 66th and East 67th Streets.

In addition to the NYBC building, the Rezoning Area includes two tall residential buildings. Located immediately adjacent to the Development Site to the west is the 16-story residential building at 301 East 66th Street (see View 3 of **Figure 7-4**). The building occupies the entire block front on Second Avenue, with narrow frontages on East 66th and East 67th Streets. The ground floor has commercial uses on its Second Avenue frontage. The building's primary residential entrance is on East 66th Street and has a channeled stucco and brick surround; a secondary entrance is on East 67th Street. The building is clad in glazed white brick and the upper stories have recessed window bays with balconies.

Occupying the blockfront on the west side of Second Avenue between East 66th and East 67th Streets is the other building in the Rezoning Area—the 45-story residential building at 265 East 66th Street, also known as the "Solow Tower" (see View 4 of **Figure 7-4** and View 5 of **Figure 7-5**). Rectangular with rounded corners in plan, it has a dark glass curtain wall. It sits back from the avenue and streets beyond modest plazas, with a driveway entrance on East 66th Street leading to up to the residential entrance and down to a below grade parking garage. At approximately 427 feet tall, the tower is among the tallest buildings in the study area.

STUDY AREA

The study area is generally characterized by low-rise older residential buildings on the east-west streets and mid-block on the avenues. Mid-rise and high-rise commercial and residential buildings are generally concentrated on and near the north-south avenues. A large public school complex, a neighborhood park, and institutional buildings that include several recently constructed larger buildings complete the area (see **Figures 7-1 and 7-2**). The street pattern follows the Manhattan grid, with wider avenues running north-south and narrower cross streets running east-west. The blocks within the study area are rectangular in shape, with the shorter ends of the blocks along the avenues and the longer sides along the east-west streets. Street furniture within the study area includes modern street lamps; traffic lights; bus stop signs; fire hydrants; trash cans; bike racks; newspaper boxes; mailboxes; and sidewalk fences.

Streets

West of the Development Site and extending through the Rezoning Area is Second Avenue, a 100-foot-wide north-south street that carries five lanes of southbound traffic (see Views 5 and 6 of **Figure 7-5**). Second Avenue has a dedicated bus lane along the west side of the street; there is no curbside parking on this side of the street. The east side of Second Avenue has a dedicated bike lane that is separated from the travel lanes by parallel vehicular parking and raised concrete planters with trees. Street trees line Second Avenue, but are less-densely planted on the sidewalks between East 67th and East 68th Streets. The urban design of Second Avenue is characterized by taller newer buildings occupying an entire blockfront, as well as some older lower height buildings. First Avenue is another 100-foot-wide north-south street in the study area. It establishes the eastern boundary of the study area and carries five lanes of northbound traffic (see View 7 of **Figure 7-6**). The west side of First Avenue has a dedicated bike lane that is separated from the travel lanes by parallel vehicular parking and raised concrete planters with trees. A Citibike station is located within the median separating the bike lane from the travel lanes between East 67th and East 68th Streets. First Avenue has a dedicated bus lane along the east side of the street; there is no curbside parking on this side of the street. Within the study area, the urban design of First Avenue is more varied than Second Avenue. The west side of the street is characterized by older mid-rise brick buildings,



View northeast on Second Avenue to the 16-story residential building at 301 East 66th Street in the Rezoning Area **3**



View southwest on Second Avenue to the 45-story residential building at 265 East 65th Street in the Rezoning Area, with the apartment tower at 1283 Second Avenue to the right; both buildings face Second Avenue **4**



View north on Second Avenue, showing the Manhattan House, 265 East 65th Street, and 1283 Second Avenue **5**



View south on Second Avenue, showing the tall building at 304 East 65th Street **6**

as well as the dense tree canopy of St. Catherine's Park. The brick-clad buildings have commercial uses at ground level and residential uses above.

The east-west streets within the study area include East 65th, East 66th, East 67th, and East 68th Streets. With the exception of East 66th Street, these streets are 60 feet wide and carry one-way traffic. Between First and Second Avenues, these streets typically have one lane of traffic and parking on both sides of the street. In the western portion of the study area, between Second and Third Avenues, these streets typically have two travel lanes and parking on one side of the street, with the exception of East 68th Street, which has a single traffic lane and parking on both sides of the street. The east-west streets generally have a cohesive urban design character, including older brick-clad mid-rise buildings interspersed with newer taller buildings, and large modern towers at the block ends.

The portion of East 66th Street between Second and Third Avenues is 100 feet wide with a raised concrete median that separates a westbound travel lane flanked by curbside parking from an eastbound travel lane with parking adjacent to the median to the north (see View 8 of **Figure 7-6**). This segment of East 66th is characterized by the large, block-long Manhattan House on the south side of the street and the older, lower height residential buildings on the north side of the street.

Buildings

Second Avenue is primarily developed with modern towers that occupy entire blockfronts. Some towers are set back above one- to six-story bases, while others have no setbacks. Immediately southwest of the Rezoning Area, Manhattan House, at 200 East 66th Street, is a 21-story, approximately 216-foot-tall, mixed commercial and residential building occupying the entire city block bounded by East 66th and East 67th Streets and Second and Third Avenues. Manhattan House is a unique visual resource (also an architectural resource, see Chapter 6, "Historic and Cultural Resources"). The short east end of the building has a single-story base that meets Second Avenue (see View 5 of **Figure 7-5**). The north and south sides of the building are set back from the lot line behind plantings and driveways. The north side of Manhattan House has two carport entrances accessed from East 66th Street (see View 8 of **Figure 7-6**). Northwest of the Rezoning Area at 1283 Second Avenue is a 31-story (approximately 324-foot-tall) brick-clad tower set back slightly from Second Avenue (see View 4 of **Figure 7-4**). The building occupies the blockfront between East 67th and East 68th Streets, with hardscaped plazas on both streets. Further north on Second Avenue at 215 East 68th Street is a 32-story, approximately 308-foot-tall, apartment building set back above a one-story base that meets the sidewalk on Second Avenue. A large white brick clad building and resembling Manhattan House in many ways, it is also an architectural resource described in Chapter 6, "Historic and Cultural Resources" (see View 7 of Figure 6-5). The building is partially set back from the sidewalk line on East 68th and East 69th Streets, with a driveway at East 68th Street. The mixed residential and commercial building it has storefronts along Second Avenue. Other tall buildings in the study include the approximately 374-foot-tall residential tower at 304 East 65th Street, a narrow tower on Second Avenue at the southern edge of the study area (see View 6 of **Figure 7-5**).

Immediately north of the Development Site, the Julia Richman Education Complex at 300 East 68th Street is a six-story, approximately 96-foot-tall, red brick school building composed of two attached wings (see View 9 of **Figure 7-7**). The Julia Richman Education Complex occupies the western end of the block, with a five-story red brick east façade abutting St. Catherine's Park and a west façade on Second Avenue. The east wing of the building has a primary entrance on East 67th Street, immediately north of the Development Site. This south façade is articulated by limestone stringcourses and brick pilasters. The main entrance is framed by a pediment and



View of the mid-rise buildings on the west side of First Avenue of First Avenue between East 65th and East 66th Streets **7**



View east on East 66th Street, showing the Manhattan House on the right and mid-rise buildings on the left **8**



View southeast to the Julia Richman Education Complex on the east side of Second Avenue, with the 16-story residential building in the Rezoning Area to the right **9**



View southwest on East 66th Street to the buildings across from the Development Site **10**

engaged columns. The west wing is oriented with a long frontage on Second Avenue and a main entrance on the north façade.

The cross streets area developed with older mid-rise buildings faced in brick and stone. The buildings are built to or are slightly recessed from the lot lines behind iron railings, and they have narrow frontages that are less than 100 feet long (see View 10 of **Figure 7-7**). The cross streets are also developed with newer taller buildings at the midblock that rise 13- to 16-stories tall. These apartment buildings are clad in a variety of materials, including brick and stone (see View 8 of **Figure 7-6** and View 11 of **Figure 7-8**). Such buildings include the 16-story, approximately 168-foot-tall apartment building at 333 East 68th Street. Overlooking the north side of St. Catherine's Park, the building has a U-shaped plan with a nine-story base that meets the sidewalk. The taller apartment buildings have medium-sized footprints, with frontages that extend between 100 and 200 feet. Larger footprint buildings are typically located on the blockfronts facing the avenues. Exceptions include the glass and metal-clad building at 205 East 67th Street, a midblock building with a prominent 225-foot frontage along East 67th Street.

Medical buildings associated with Memorial Sloan-Kettering Cancer Center (MSK) are located throughout the study area. These institutional buildings are typically modern structures, with materials that include glass curtain walls, stone tile, and brick. One block south of the Development Site, the Evelyn H. Lauder Breast Center building occupies the eastern blockfront on Second Avenue between East 66th and East 67th Streets (see View 12 of **Figure 7-8**). The sixteen-story building is clad in stone tile, glass curtain wall, and brick. The building has a six-story base that meets Second Avenue and East 65th Street, and a nine-story base facing onto East 66th Street. Northeast of the Development Site and overlooking St. Catherine's Park is the Sidney Kimmel Center for Prostate and Urologic Cancers building at 353 East 68th Street. The building is six stories tall and clad in brick and stone tile, with a glazed first floor entry level. The MSK complex of medical buildings extends east and south beyond the study area, with buildings along East 64th, East 67th, and East 68th Streets. Just outside the study area, the east side of First Avenue across from St. Catherine's Park is the 12-story Arnold and Marie Schwartz Cancer Research Building. Medical uses are also located within several older buildings, such as the row of four-story brick buildings located south of the Development Site across East 66th Street. The six staff facilities buildings, located from 306 to 320 East 66th Street, are clad in white brick and set behind small yards enclosed with iron fences.

Open Space and Natural Features

The study area topography has a modest downward slope from west to east. Street trees are planted along the sidewalks, and some of the high-rise buildings are set back behind tall planters or plazas with landscaping. The south side of East 65th Street between Second and Third Avenues includes a private garden enclosed by a tall metal fence; the garden is part of a hotel that fronts on East 64th Street. Immediately northeast of the Development Site, St. Catherine's Park occupies the blockfront on the west side of First Avenue between East 67th and East 68th Streets (see View 13 and 14 of **Figure 7-9**). The park contains mature trees and shrubs. A retaining wall and a metal fence enclose the perimeter of the park, with gated entries on East 67th and East 68th Streets. Within the park, the eastern portion contains playground equipment and bench seating, and the western portion of the park is paved with ball courts and a running track.



View southeast on East 67th Street, including the 16-story residential building in the Rezoning Area and the Development Site in the distance **11**

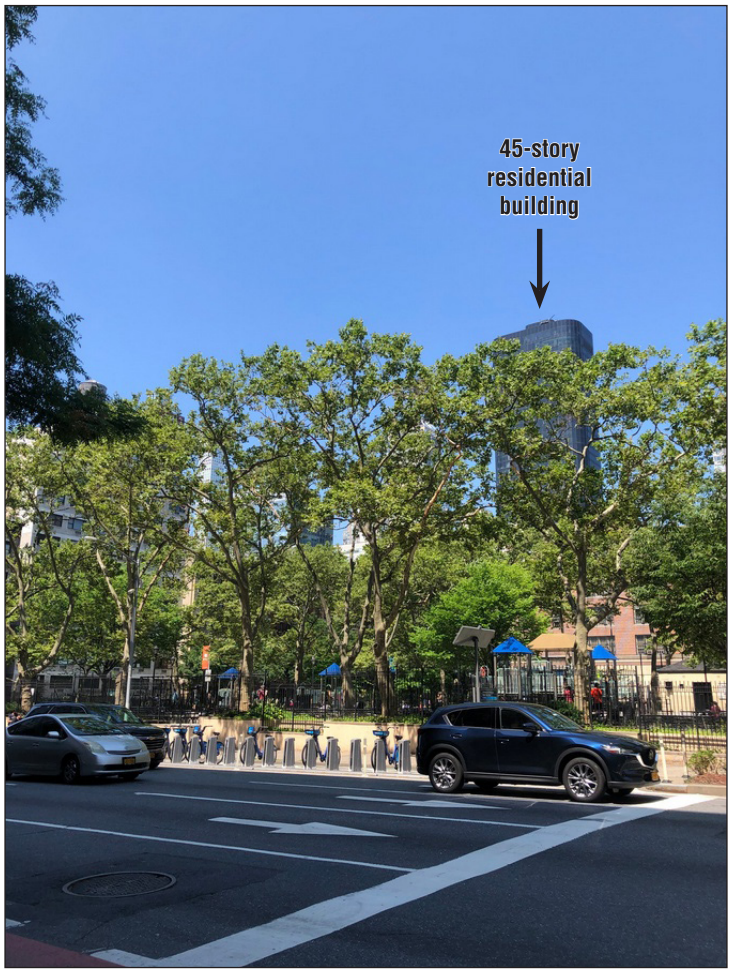


View northeast on Second Avenue to the medical facility on the east side of Second Avenue between East 65th and East 66th Streets **12**

Study Area
Figure 7-8



View from First Avenue and East 67th Street, including Saint Catherine's Park on the right and the Development Site and Rezoning Area in the distance on the left **13**



View southwest from First Avenue across Saint Catherine's Park toward the Development Site and Rezoning Area in the distance **14**

Study Area
Figure 7-9

VISUAL RESOURCES AND VIEW CORRIDORS

DEVELOPMENT SITE AND REZONING AREA

The *CEQR Technical Manual* defines a visual resource as the connection from the public realm to significant natural or built features, including views of the waterfront, public parks, landmark structures or districts, otherwise distinct buildings or groups of buildings, or natural resources.

The Development Site is occupied by the NYBC building, which does not constitute a visual resource. Views to the NYBC building from greater distances on Second Avenue are generally obscured or obstructed by existing buildings, including the adjacent 16-story residential building at 301 East 66th Street in the Rezoning Area. Distant views from the east and First Avenue are obscured and obstructed by street trees and intervening low-rise and tall buildings that are built to the lot line on the narrow streets.

The Rezoning Area includes two residential buildings. The 16-story residential tower at 301 East 66th Street does not constitute a visual resource. The building is similar in height to other taller buildings that line Second Avenue to the north and south, and it does not exhibit a distinctive design or have visual prominence in views on Second Avenue. The other building in the Rezoning Area – the 45-story, slim, dark glass-clad tower at 265 East 65th Street – is a visual resource. Due to its height and distinctive rounded tower form, it is prominent in views from near the Development Site and within the Rezoning Area.

Second Avenue which runs through the Rezoning Area provides long views north and south. Tall buildings can be seen in the distance, such as the 712-foot-tall glass tower at 252 East 57th Street and the building at 255 East 74th Street. The narrow cross streets do not have long views, as street trees obstruct views and buildings lining the street are built the sidewalk.

STUDY AREA

Visual resources in the study area include two known architectural resources, Manhattan House and 215 East 68th Street, both white brick-clad imposing structures with landscaping and separated driveways along the streets. Manhattan House occupies a full city block, while 215 East 68th Street occupies a little more than half a blockfront in the study area.

St. Catherine's Park is a visual resource characterized by its dense tree canopy and openness that allow views across the park. The park occupies the entire blockfront of First Avenue between East 67th and East 68th Streets. The park is a visual resource in the study area. Views of the Park are primarily available from First Avenue and East 67th and East 68th Streets. Distant views from the east and west on East 67th and East 68th Streets are obscured and obstructed by street trees and intervening low-rise and taller buildings built to the lot line on the narrow streets (see View 15 of **Figure 7-10**).

First and Second Avenues are view corridors in the study area. Several tall buildings are visible from vantage points within the study area in views north and south on both avenues, including the visual resource—the 265 East 65th Street tower in the Rezoning Area—which is visually prominent in views on Second Avenue. Other visually prominent tall buildings include the 712-foot-tall glass-clad tower at 252 East 57th Street that is visible in southward views on Second Avenue and southward views on First Avenue that include the paired 415-foot-tall and 384-foot-tall Two Sutton Place North towers at 1113 York Avenue in the distance. Views to the brick and sandstone Saint John Nepomucene Church, located just outside the study area, on the east side of First Avenue and East 66th Street are available on First Avenue. The church has a visually



View northwest on East 68th Street from First Avenue, with Saint Catherine's Park to the left **15**

prominent tower with round-arched openings. From within the study area, the church can be viewed on First Avenue and the east end of East 66th Street. Most east-west streets do not provide long views, however, views east on East 66th, East 67th, and East 68th Streets from near First Avenue and St. Catherine's Park include some of the larger and taller institutional buildings on First and York Avenues. Views east on East 66th Street near First Avenue include the 23-story tower of 1233 York Avenue which is part of the MSK building complex.

D. FUTURE WITHOUT THE PROPOSED ACTIONS

DEVELOPMENT SITE AND REZONING AREA

URBAN DESIGN

In the No Action condition, it is assumed that the Applicant will demolish the existing NYBC building and replace it with a new building with two five-story wings that would have frontages on both East 66th and East 67th Streets. The wings will be connected by a below grade basement and share an interior courtyard located between the wings (see Chapter 1, "Project Description," Figure 1-8). The building's base height will be approximately 60 feet (a maximum roof height of approximately 75 feet). The No Action building is expected to contain approximately 229,092-gsf, including 40,161 gsf of medical offices and 188,931 gsf of space for NYBC operations. It is anticipated that the No Action building will have an uninterrupted street wall extending approximately 225 feet along both East 66th and East 67th Streets. The fifth story will be partially set back from the street on both the north and south streetfronts (see illustrative renderings in **Figures 7-12 and 7-13**).

No development is anticipated in the remainder of the Rezoning Area.

VISUAL RESOURCES AND VIEW CORRIDORS

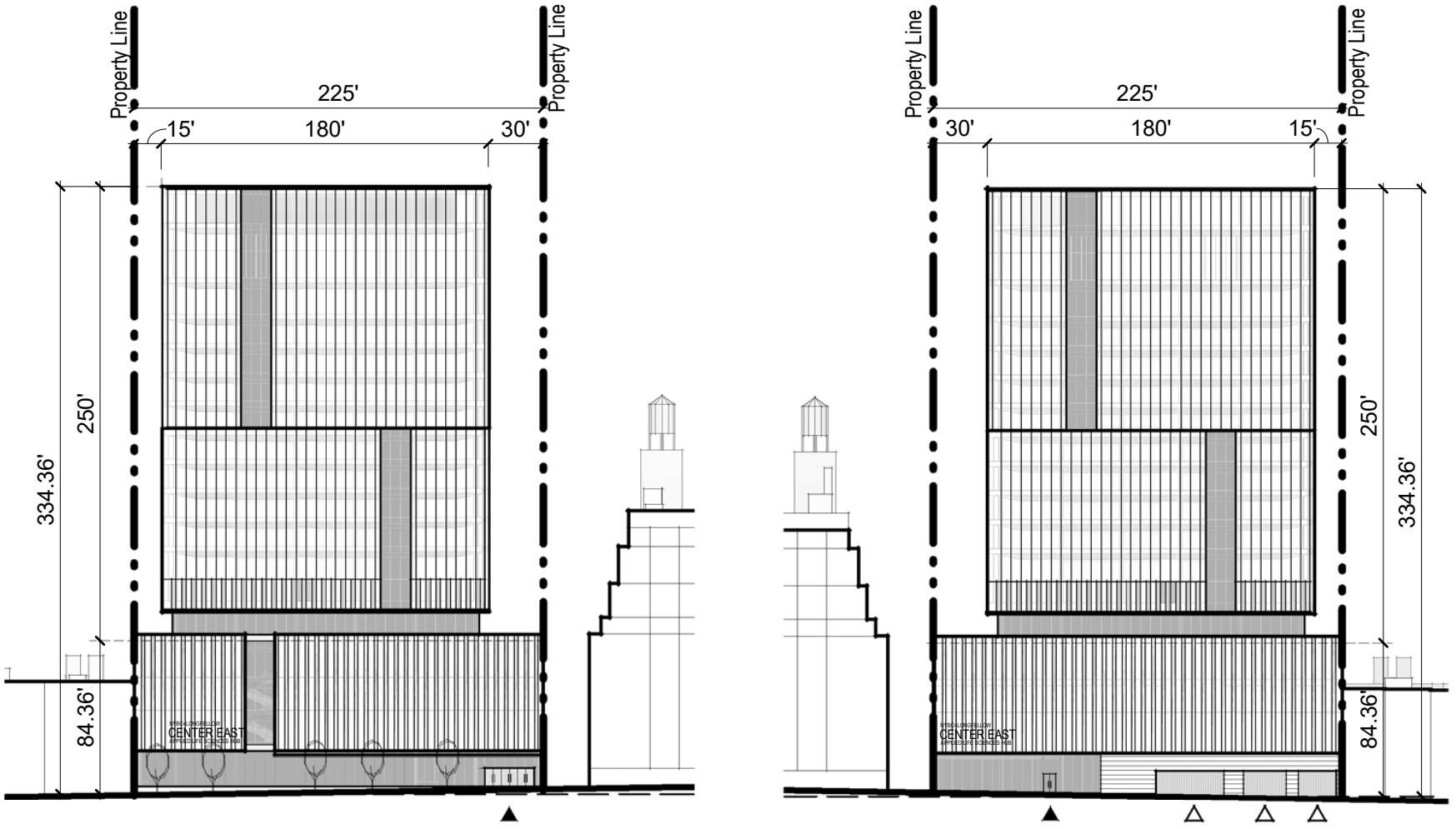
As described above, the NYBC building on the Development Site is not a visual resource. Therefore, under the No Action condition, visual resources on the Development Site will not be affected. No development is anticipated in the remainder of the Rezoning Area. Therefore, no visual resources will be affected. Further, the No Action building will not obstruct or obscure any views or view corridors.

STUDY AREA

As described in Chapter 2, "Land Use, Zoning, and Public Policy," there are no new development projects in the study area anticipated to be complete by the analysis year.

URBAN DESIGN

The No Action development will be built on the footprint of the existing building and would therefore not alter street orientation, street patterns, block shapes, or natural resources in the study area. It is expected that the No Action development will be similar in height to nearby study area buildings, including four- to seven-story buildings on East 66th and East 67th Streets (see **Figures 7-12 and 7-13**). Consistent with the Development Site's existing approximately 225-foot-long street frontages on East 66th and East 67th Streets, the No Action development would maintain the Development Site's long street frontages, which would continue to be longer than most nearby midblock buildings. Midblock buildings in the study area typically have narrow façades measuring



Source: Ennead Architects

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

Proposed Project - Elevations

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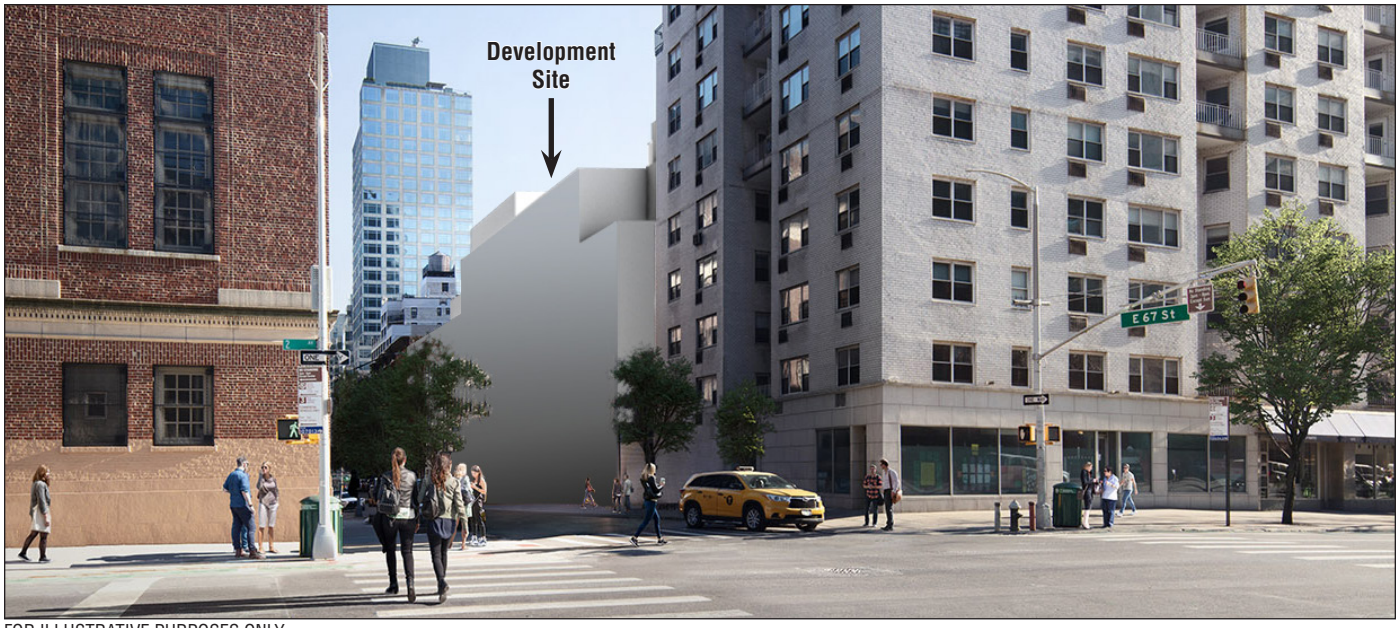

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No Action **16a**



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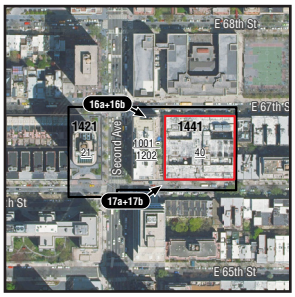
With Action **16b**



No Action/With Action Comparison:
View east on East 67th Street, showing the Rezoning Area, including the building at 310 East 66th Street, facing Second Avenue, and the Development Site's on East 67th Street frontage

NEW YORK BLOOD CENTER—CENTER EAST

Figure 7-12

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Source: Ennead Architects

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No Action **17a**



Source: Ennead Architects

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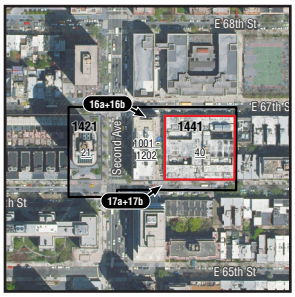
With Action **17b**



No Action/With Action Comparison:
View east to the base of the Development Site's East 66th Street frontage

NEW YORK BLOOD CENTER—CENTER EAST

Figure 7-13

less than 100 feet, though there are exceptions such as the 225-foot-long dark glass façade at 205 East 67th Street between Second and Third Avenues (see **Figures 7-14 through 7-20**). The No Action development would also have a larger site area than many of the mid-rise buildings in the study area, with the exception of the Julia Richman Education Complex north of the Development Site. Buildings with large footprints tend to be taller, including the towers on Second Avenue that occupy most or all of their blockfronts.

VISUAL RESOURCES AND VIEW CORRIDORS

The No Action development will not adversely affect views to any visual resources in the study area as the visual resources in the study area are located away from the Development Site and Rezoning Area. The No Action development would not obstruct any views along view corridors from vantage points within the study area. Manhattan House and 215 East 68th Street are located away from the Development Site and do not have a visual or contextual relationship to the Development Site. The No Action Development will not adversely affect St. Catherine's Park as the proposed development will be similar in height and massing to existing buildings near the park. Views from the park to surrounding buildings are also partially obscured by the existing tree canopy (see **Figure 7-18**).

E. FUTURE WITH THE PROPOSED ACTIONS

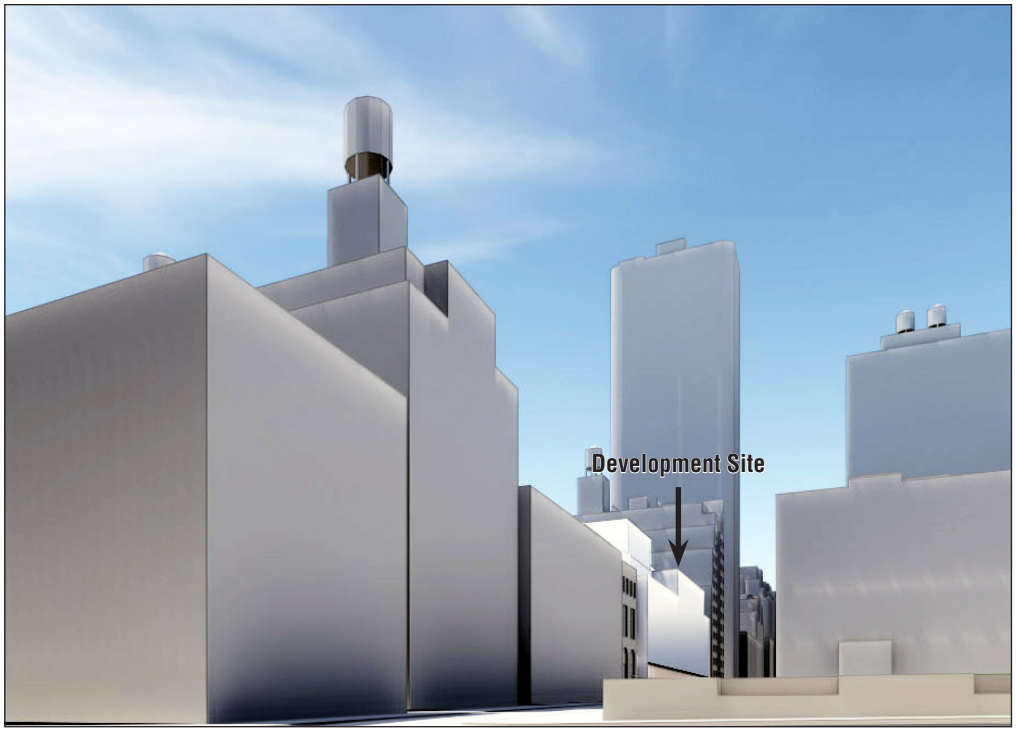
DEVELOPMENT SITE AND REZONING AREA

URBAN DESIGN

In the With Action condition, a 16-story, through-block building would occupy the Development Site. The building would contain 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 laboratories and related uses for the Applicant's partner. The building would have a four-story, approximately 85-foot-tall base that would be built to the sidewalk on both street frontages along East 66th and East 67th Streets. The base would be approximately 225 feet wide along both street frontages. The upper floors would be set back from the base on all sides before rising to the building's full, approximately 334-foot height, resulting in approximately 180-foot-wide façades (see **Figure 7-11**).

As currently planned, it is anticipated that the building's base would incorporate metal panels and glass windows arranged to evoke the texture, rhythm, and scale of nearby residential row houses. The building's East 67th Street façade would include a glass façade for the full extent of the ground floor lobby and interaction spaces. On East 66th Street, the base would include a secondary building entrance, along with three curb cuts that would accommodate three separate vehicular openings for loading docks, waste removal docks, and van parking for NYBC fleet vehicles. Above the base, the building's façades are anticipated to be clad with a simple palette of translucent and opaque white glass, representing a modern interpretation of the white masonry-clad residential and institutional buildings that are prevalent in the surrounding study area (see **Figures 7-12 and 7-13**).

Illuminated signage would be located on both street frontages with a maximum height of 40 feet, which would serve to identify the building (see Chapter 1, "Project Description," Figure 1-7 and **Figures 7-11 and 7-12**). The signage would also provide greater visibility from nearby vantage points on Second Avenue. The illuminated signage on the building's East 67th Street frontage would not be located opposite any residential uses as the building site is located across from a



Source: Ennead Architects

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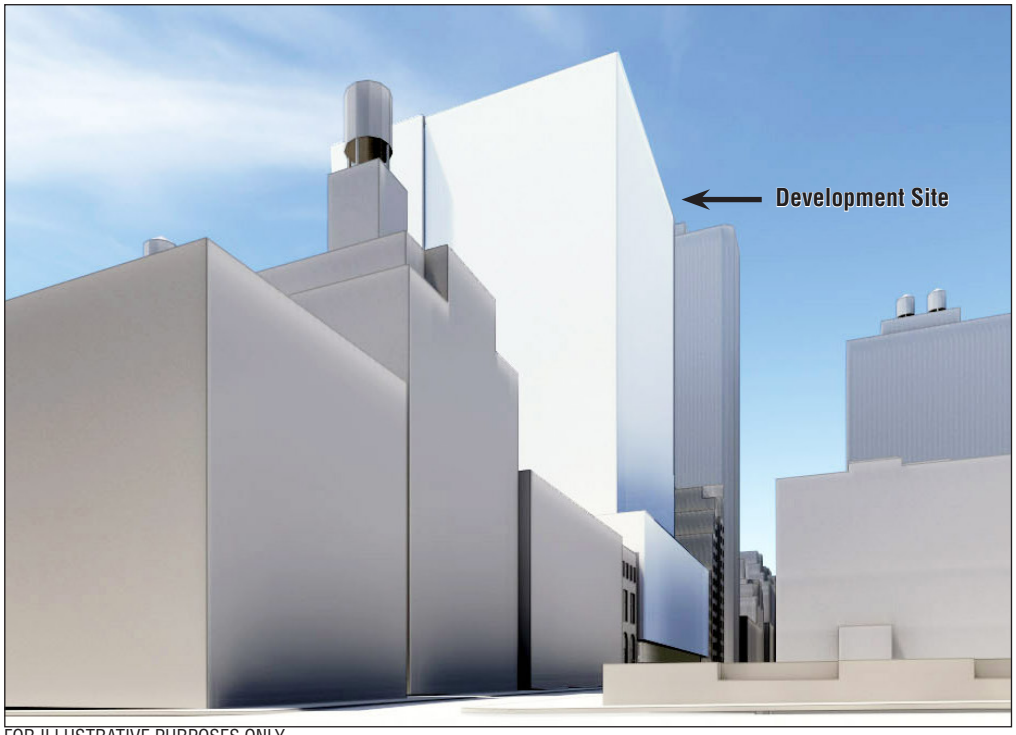
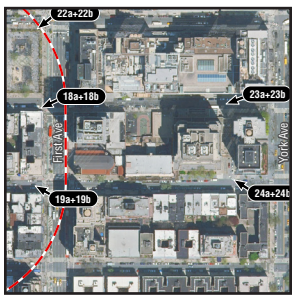
No Action **18a**



Source: Ennead Architects

FOR ILLUSTRATIVE PURPOSES ONLY

With Action **18b**



No Action/With Action Comparison:
View southwest from First Avenue and East 67th Street toward the Development Site

NEW YORK BLOOD CENTER—CENTER EAST

Figure 7-14



Source: Ennead Architects

FOR ILLUSTRATIVE PURPOSES ONLY

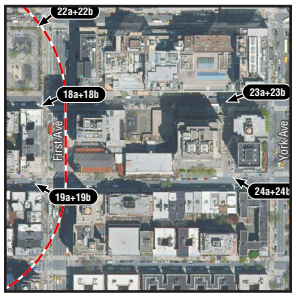
No Action **19a**



Source: Ennead Architects

FOR ILLUSTRATIVE PURPOSES ONLY

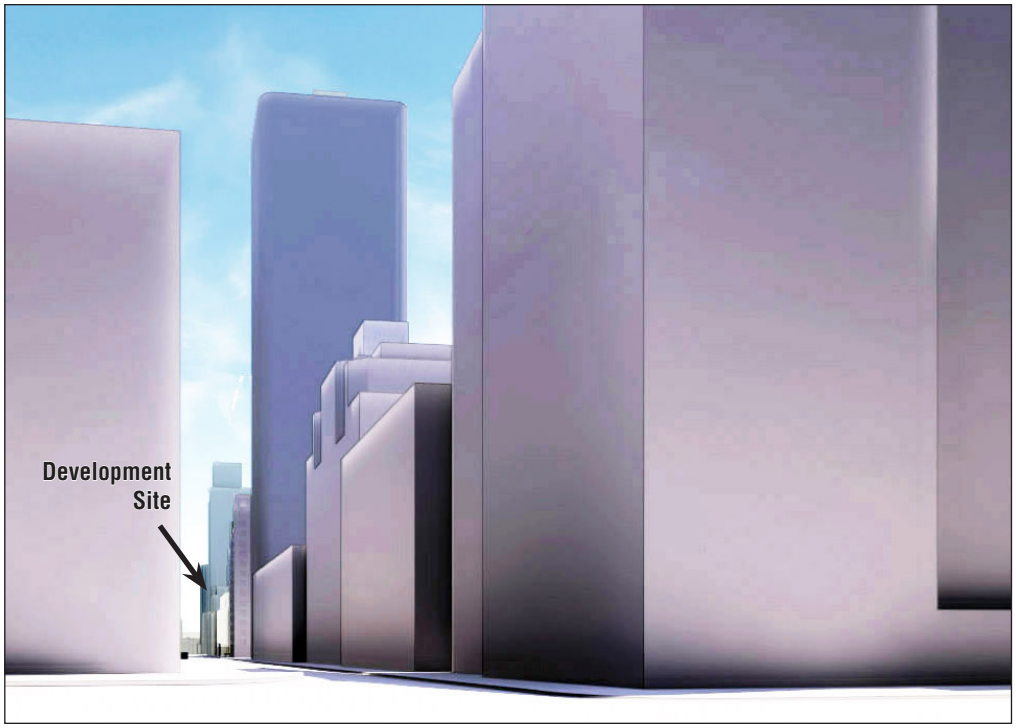
With Action **19b**



No Action/With Action Comparison:
View northwest from First Avenue and East 66th Street toward the Development Site

NEW YORK BLOOD CENTER—CENTER EAST

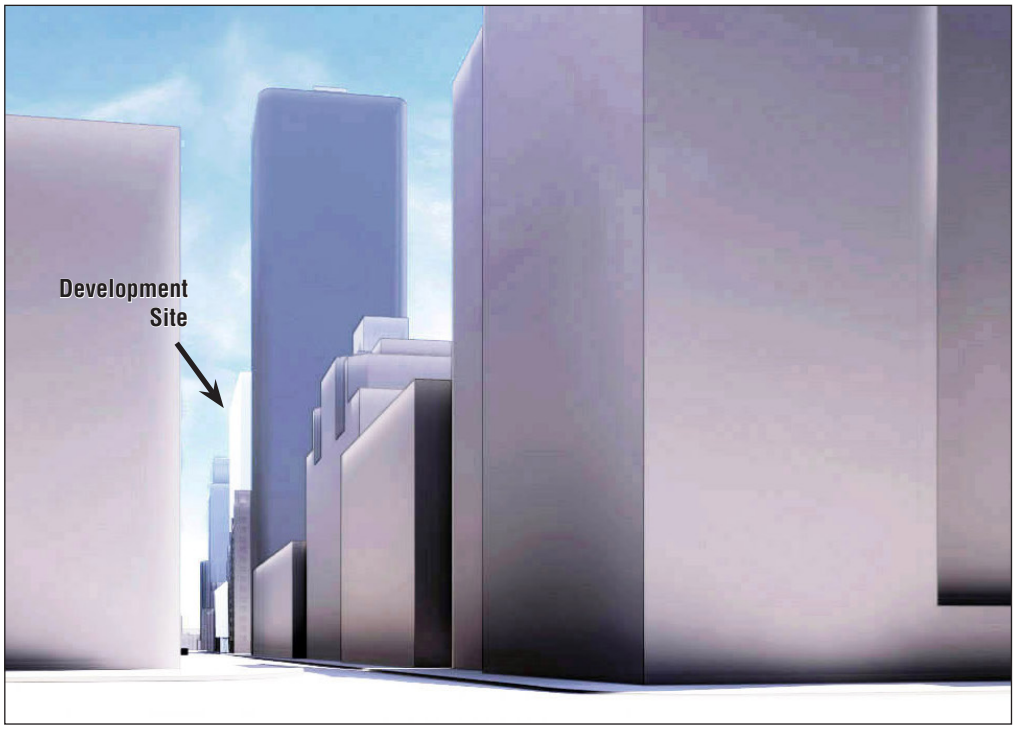
Figure 7-15



Source: Ennead Architects

FOR ILLUSTRATIVE PURPOSES ONLY

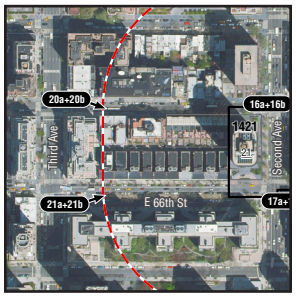
No Action **20a**



Source: Ennead Architects

FOR ILLUSTRATIVE PURPOSES ONLY

With Action **20b**

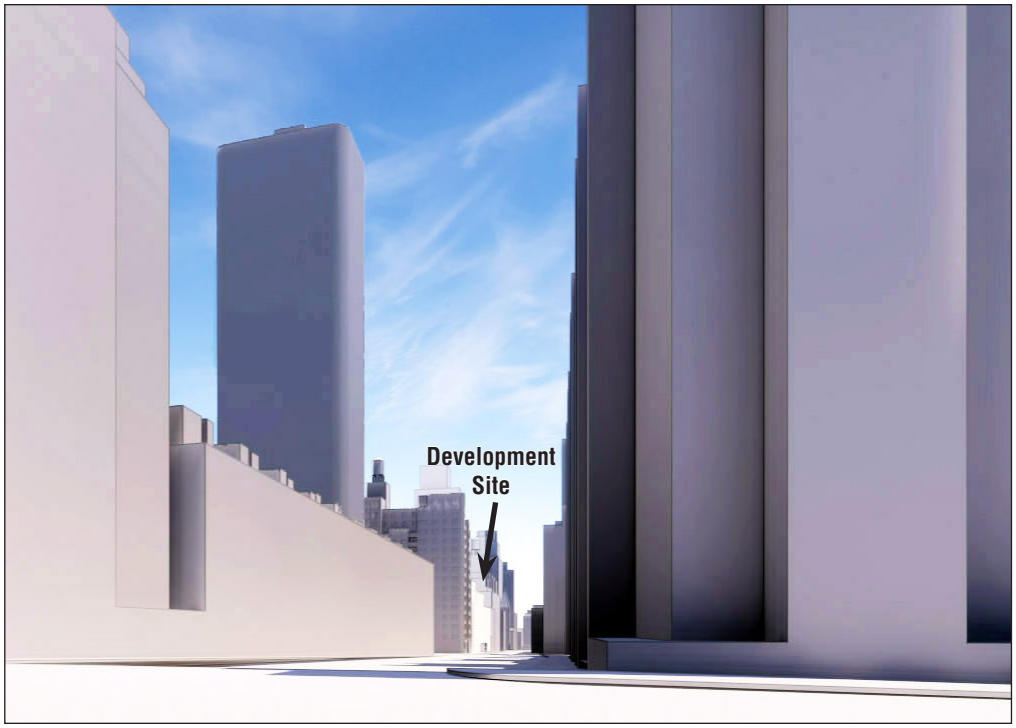


No Action/With Action Comparison:
View southeast from Third Avenue and East 67th Street toward the Development Site

NEW YORK BLOOD CENTER—CENTER EAST

Figure 7-16

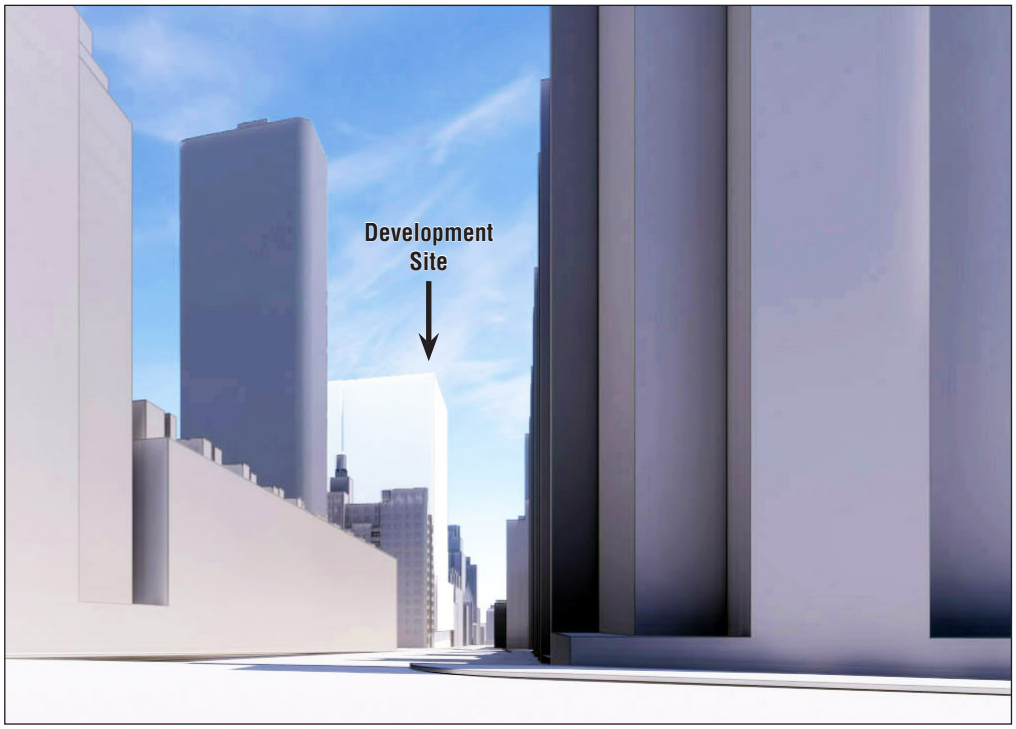
4.13.21



Source: Ennead Architects

FOR ILLUSTRATIVE PURPOSES ONLY

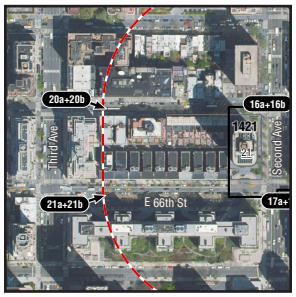
No Action **21a**



Source: Ennead Architects

FOR ILLUSTRATIVE PURPOSES ONLY

With Action **21b**



No Action/With Action Comparison:
View northeast from Third Avenue and East 66th Street toward the Development Site

NEW YORK BLOOD CENTER—CENTER EAST

Figure 7-17

4.13.21



Source: Ennead Architects

FOR ILLUSTRATIVE PURPOSES ONLY

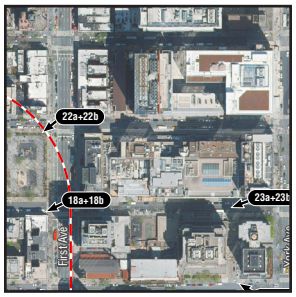
No Action **22a**



Source: Ennead Architects

FOR ILLUSTRATIVE PURPOSES ONLY

With Action **22b**



No Action/With Action Comparison:
View southwest from First Avenue and East 68th Street across Saint Catherine's Park toward the Development Site

NEW YORK BLOOD CENTER—CENTER EAST

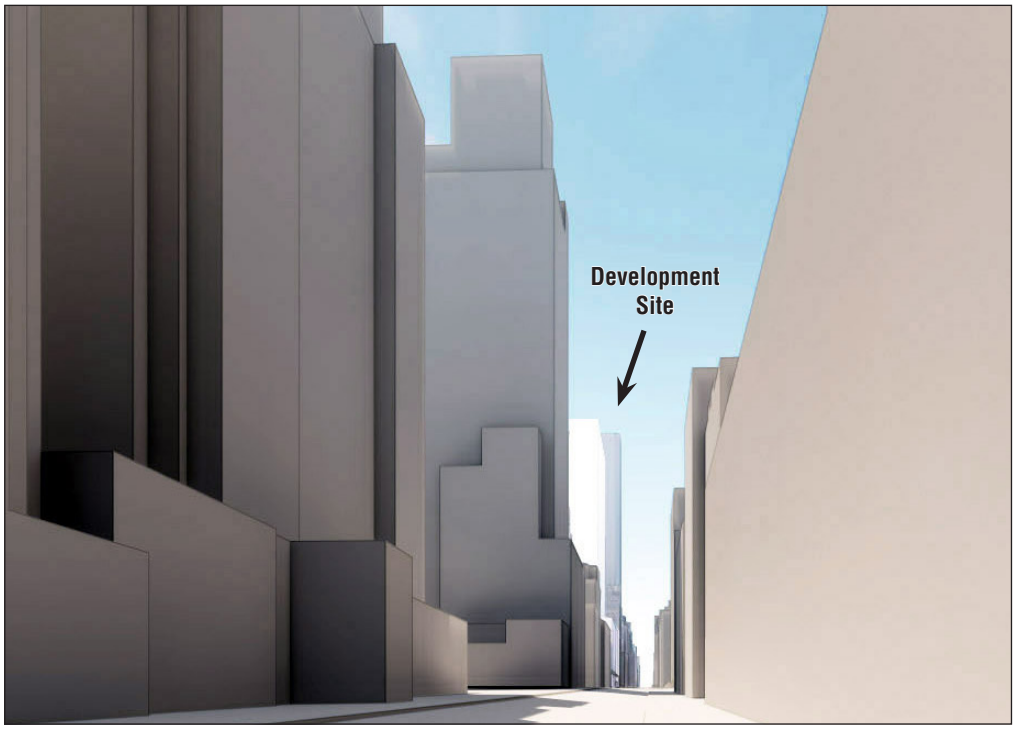
Figure 7-18



Source: Ennead Architects

FOR ILLUSTRATIVE PURPOSES ONLY

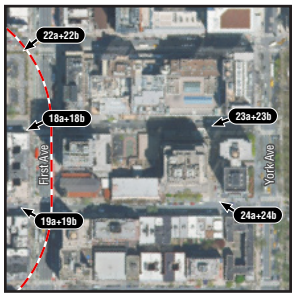
No Action **23a**



Source: Ennead Architects

FOR ILLUSTRATIVE PURPOSES ONLY

With Action **23b**

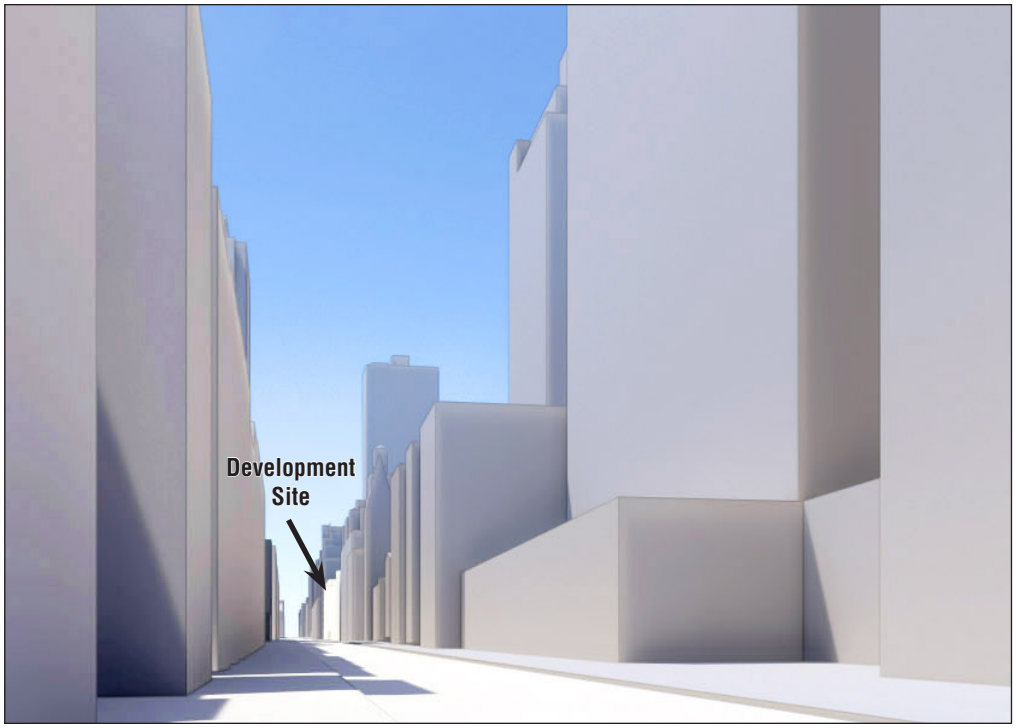


No Action/With Action Comparison:
View southwest from York Avenue and East 67th Street toward the Development Site

NEW YORK BLOOD CENTER—CENTER EAST

Figure 7-19

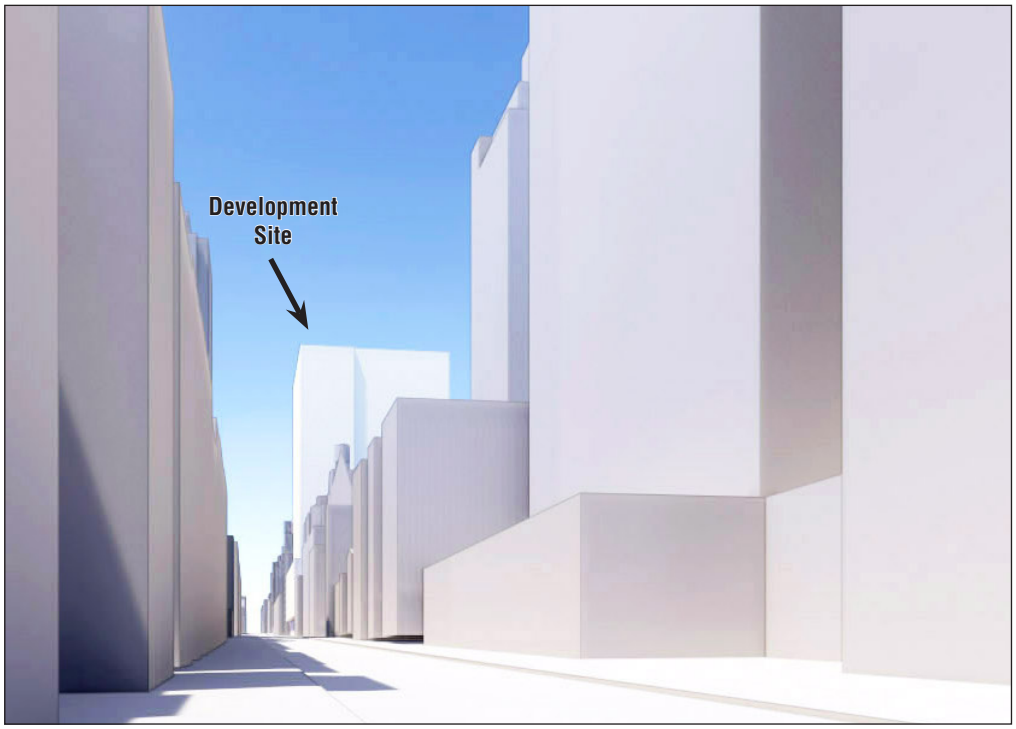
4.13.21



Source: Ennead Architects

FOR ILLUSTRATIVE PURPOSES ONLY

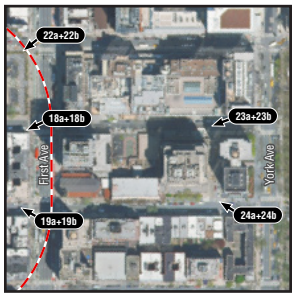
No Action **24a**



Source: Ennead Architects

FOR ILLUSTRATIVE PURPOSES ONLY

With Action **23b**



No Action/With Action Comparison:
View northwest from York Avenue and East 66th Street toward the Development Site

NEW YORK BLOOD CENTER—CENTER EAST

Figure 7-20

school and a park, neither of which are occupied at night. Signage on the building's East 66th Street frontage would also be illuminated, however, the illuminated signage would be located at the far western end of the building away from residential uses and closest to Second Avenue, again to provide for greater visibility from Second Avenue. Additional signage, both illuminated and non-illuminated, would be located at building entrances and at access points to the loading dock and garage. Illuminated signage would be limited to indirect illumination, including backlit illumination, or facelit illumination consisting of individually lit letters or logo elements with translucent lenses. Further, the illuminated signage would be muted via positioning of the light fixture and/or the addition of a translucent lens to mute the light emissions.

The setbacks would allow a roof garden to be created around the perimeter of the building. It would have paved and planted areas and would be an amenity for building tenants.

Compared to the No Action development, with the Proposed Actions, a 16-story institutional building would be developed that would be 11 stories, or approximately 259 feet, taller than the five-story building that would be developed in the No Action Condition (see Chapter 1, "Project Description," Figures 1-3 through 1-8 and **Figures 7-12 and 7-13**). The form of the building in the With Action condition would also differ from the building in the No Action condition. In the No Action condition, two five-story, approximately 75-foot-tall buildings would flank a center court, with frontages along both East 66th and East 67th Streets. In contrast, the base of the Proposed Project would be approximately ten feet taller than the No Action building, and it would have a taller portion that would set back and rise from a base. While the building that would be developed with the Proposed Action would be taller than the No Action building, it would be consistent with the heights of nearby taller buildings in the study area, including the approximately 324-foot-tall, 31-story building at 1283 Second Avenue between East 67th and East 68th Streets; the approximately 308-foot-tall, 32-story building at 215 East 68th Street; and the approximately 374-foot-tall residential tower at 304 East 65th Street, as well as the approximately 420-foot-tall Zuckerman Research Center at 417 East 68th Street just outside the study area and visible across St. Catherine's Park (see **Figures 7-12 through 7-18**). Further, the base of the Proposed Project would be in keeping with the height and streetwall of the adjacent and nearby study area buildings on East 66th and East 67th Streets. The Proposed Project would be closer to Second Avenue where other taller buildings are located, and would be consistent with the massing of nearby institutional buildings. It would have a streetwall that has a base height and material that is similar to other nearby buildings, providing a consistent streetwall along East 66th and East 67th Streets (see **Figures 7-12 and 7-13**). Therefore, as with the No Action development, the With Action building would not result in any significant adverse impacts to the urban design on the Development Site. As with the No Action condition, there would be no new development on the other two sites in the Rezoning Area in the With Action scenario. Therefore, the Proposed Project would not result in any adverse urban design impacts to the Rezoning Area.

VISUAL RESOURCES AND VIEW CORRIDORS

The With Action development would not adversely affect views to the Manhattan House or the apartment building at 215 East 68th Street as these visual resources are located away from the Development Site. While St. Catherine's Park is located across East 67th Street from the development site, views to this visual resource would remain available from East 67th and East 68th Streets (see **Figures 7-14 and 7-18**).

Within the Rezoning Area, existing views north and south on Second Avenue would not be obstructed by the proposed development, as the building would be partially obscured by the

existing 16-story building at 301 East 66th Street. The With Action development would be built on the footprint of the existing building and would therefore not alter street orientation, street patterns, block shapes, or natural resources in the study area. Views north and south on Second Avenue from vantage points near East 66th and East 67th Streets would change to include partially obscured views of the Proposed Project beyond the 16-story building. These changes would not be adverse. Views on the east-west streets adjacent to the Development Site would continue to be limited by street trees and the narrow width of the streets. The 265 East 65th Street tower, a visual landmark, would not be adversely affected by the Proposed Project. Views would remain available from nearby vantage points and the Proposed Project would not affect views of the 265 East 65th Street tower from adjacent streets, including Second Avenue, and East 66th and East 67th Streets. Therefore, the proposed building would not adversely affect views to visual resources or view corridors on the Development Site or in the Rezoning Area.

STUDY AREA

URBAN DESIGN

As with the No Action development, the Proposed Project would replace an existing building and would therefore not alter street orientation, street patterns, block shapes, or natural resources in the study area. As with the No Action development, the Proposed Project would provide laboratories and associated offices and support space. The Proposed Project would have a lower height base that would be consistent with the midrise buildings on nearby east-west streets, and it would have an overall height that is similar to existing new tall buildings in the study area. The Proposed Project would be consistent with the urban design character of the study area, which includes a mix of older and newer buildings of different architectural styles, including low-rise, masonry-faced rowhouses; high-rise, glass-clad residential towers; and institutional buildings of varied heights and cladding materials (see **Figures 7-12 through 7-18**). Further, as described above, the new building's signage on both its East 66th and East 67th Street façades would provide for greater visibility from nearby vantage points on Second Avenue (see Chapter 1, "Project Description," Figure 1-7 and **Figures 7-11 and 7-12**). The illuminated signage on the building's East 67th Street frontage would not be located opposite any residential uses. Signage on the building's East 66th Street frontage would also be illuminated, however, the illuminated signage would be located at the far western end of the building away from nearby residential buildings and closest to Second Avenue, again to provide for greater visibility from Second Avenue. Illuminated signage would be limited to indirect illumination and would be muted via positioning of the light fixture and/or the addition of a translucent lens.

Longer views on East 66th and East 67th Streets from outside the study area—from vantage points on Third Avenue to the west and York Avenue to the east—would also include the new building on the Development Site (see **Figures 7-16, 7-17, 7-19, and 7-20**). The new building would be viewed in the context of the many different massings and building heights that characterize East 66th and East 67th Streets and would be maintain the streetwall along both streetfronts. In addition, it is anticipated that the new building would be clad in glass and either masonry or metal elements, similar to other recently constructed institutional buildings in the area.

In the With Action condition, the proposed approximately 334-foot-tall building would be of a height and form that would be compatible with the larger, tall buildings in the study area. West of the development site, both sides of Second Avenue are developed with tall buildings, including the approximately 427-foot-tall residential building at 265 East 66th Street, the approximately 216-foot-tall Manhattan House between East 66th and East 65th Streets, the approximately 323-

foot-tall building between East 67th and East 68th Streets, and the narrow approximately 374-foot-tall residential tower between East 64th and East 65th Streets. These tall buildings have more than one street frontage. In addition, these study area buildings have a variety of cladding materials, including glazed brick and glass, metal, and masonry curtain walls. Therefore, the anticipated materials for the Proposed Project would be compatible with existing study area buildings.

The Proposed Project would have frontages on both East 66th and East 67th Streets and would have a base height and streetwall that would be consistent with nearby buildings (see **Figures 7-12 and 7-13**). The building's upper portion would be set back from the base and, while it would be taller than buildings to the east on East 66th and East 67th Streets, the taller portion would be located in close proximity to the taller buildings that characterize Second Avenue, including the immediately adjacent buildings in the Rezoning Area, the 16-story building at 301 East 66th Street, and the 45-story tower on the west side of Second Avenue. The Proposed Project's form and height are similar to the buildings lining Second Avenue; the approximately 85-foot-tall base would be compatible with the mid-rise buildings located on east-west streets in the study area, including the six-story, approximately 96-foot-tall Julia Richman Education Complex across East 67th Street from the Development Site, as well as the four- to six-story mid-rise buildings on the midblock of East 66th and East 67th Streets east of the Development Site. The urban design character of the east-west streets includes buildings of varying heights, forms, and materials, and a mix of older and newer buildings with varied cladding materials. With the Proposed Actions, the Proposed Project would activate the sidewalk along East 66th and East 67th Streets, with a glass streetwall and community facility space on the ground floor (see **Figures 7-12 and 7-13**).

VISUAL RESOURCES AND VIEW CORRIDORS

As with the No Action development, the Proposed Project would not have the potential to obstruct views to Manhattan House or the apartment building at 215 East 68th Street. These two study area visual resources are located away from the Development Site and do not have a visual or contextual relationship to the Development Site. St. Catherine's Park, another visual resource in the study area, also would not be adversely affected by the proposed building. The eastern portion of the park has a dense tree canopy that would partially obscure views of the proposed building in southward views from the park (see **Figures 7-14 and 7-18**). In both the No Action and With Action conditions, the recreation courts in the western portion of the park would provide largely unobstructed southwest views of the building's base along East 67th Street. In the With Action condition, these views would also include partially obscured views of the upper stories of the Proposed Project. However, views from the park already include the 16-story building at 333 East 68th Street to the north and the 334-foot-tall tower at 400 East 67th Street to the south. Although certain views toward the park would be altered with the addition of the new building in the background and certain views from within the park would include the new building from nearby vantage points, the Proposed Project's height and form would be compatible with the park's surroundings and would not have the potential to adversely affect these views. In both the No Action and With Action conditions, views from St. Catherine's Park would include the new building among a variety of buildings of varying heights and massings, including older and newer buildings (see **Figure 7-18**).

The Proposed Project would not obstruct or alter views to the visually prominent residential towers on the Second Avenue, including the tower at 265 East 65th Street in the Rezoning Area; these visual resources are located on the west side of the avenue and views to these buildings along the avenue would not be obstructed by the proposed development.

Views along view corridors in the study area would also remain available in both the No Action and With Action conditions. North-south views along Second Avenue would continue to include distant tall buildings on Second Avenue as well as the upper stories and north and south frontages of the proposed building. Views closer to East 66th and East 67th Streets would include portions of the proposed building, with views to the building's upper stories available from longer distances (see **Figures 7-12 through 7-18**). Longer views on East 66th and East 67th Streets from outside the study area—from vantage points on Third Avenue to the west and York Avenue to the east—would also include the new building on the Development Site (see **Figures 7-16, 7-17, 7-19, and 7-20**). The addition of a new tall building on the Development Site would be consistent with study area views that include tall buildings within the study area and at greater distances. ✷