ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

April 20, 2021

Paul Selver
Kramer Levin Naftalis & Frankel LLP
1177 6th Ave
New York, NY 10036

Re:	**New York Blood Center – Center East**
CEQR No.	21DCP080M
ULURP No(s).	C 210351 ZMM, N 210352 ZRM, C 210353 ZSM
SEQRA Classification:	Type I
Manhattan Community District:	MN08

Dear Paul Selver,

Please find attached the 1) Final Environmental Impact Statement (FEIS) including appendices, and 2) Notice of Completion for the FEIS prepared for the above-referenced application.

A Positive Declaration and the Draft Scope of Work were issued on November 13, 2020. 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 on the Draft Scope of Work were accepted by the lead agency through December 31, 2020. The Final Scope of Work incorporates changes made to the Draft Scope of Work subsequent to the public scoping meeting.

The Draft Environmental Impact Statement and Notice of Completion were issued on April 16, 2020. A public hearing on the DEIS will be held at a later date to be announced, in conjunction with the City Planning Commission's citywide public hearing pursuant to ULURP. Advance notice will be given of the time and place of the hearing.

If there are any questions concerning the attached document, please feel free to contact the Project Manager, Rachel Antelmi, at rantelmi@planning.nyc.gov.

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ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

Sincerely,

April 20, 2021

Olga Abinader, *Director* Date

Cc:
Marisa Lago, Chair
City Planning Commissioners
Gale Brewer, Manhattan Borough President
Peter Fleming, Chair, Community Board 6, Brooklyn
Michael Racciopo, District Manager, Community Board 6, Brooklyn
Raju Mann, City Council
Hilary Semel, OEC
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DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

April 16, 2021

NOTICE OF COMPLETION OF
THE DRAFT ENVIRONMENTAL IMPACT STATEMENT

New York Blood Center – Center East

Project Identification
CEQR No. 21DCP080M
ULURP Nos. 210351 ZMM, N 210352 ZRM, 210353 ZSM
SEQRA Classification: Type I

Lead Agency
City Planning Commission
New York, New York 10271
120 Broadway, 31st Floor

Contact Person
Olga Abinader, Director (212) 720-3493
Environmental Assessment and Review Division
New York City Department of City Planning

Pursuant to City Environmental Quality Review (CEQR), Mayoral Executive Order No. 91 of 1977, CEQR Rules of Procedure of 1991 and the regulations of Article 8 of the State Environmental Conservation Law, State Environmental Quality Review Act (SEQRA) as found in 6 NYCRR Part 617, a Draft Environmental Impact Statement (DEIS) has been prepared for the action described below. Copies of the DEIS are available for public inspection at the office of the undersigned as well as online at https://www1.nyc.gov/site/planning/applicants/eis-documents.page. The proposal involves actions by the City planning Commission City and Council of the City of New York pursuant to Uniform Land Use Review Procedure (ULURP). A public hearing on the DEIS will be held at a later date to be announced, in conjunction with the City Planning Commission's citywide public hearing pursuant to ULURP. Advance notice will be given of the time and place of the hearing. Written comments on the DEIS are requested and would be received and considered by the Lead Agency until the 10th calendar day following the close of the public hearing.

A. INTRODUCTION

The Applicant, the New York Blood Center, 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) state-of-the-art laboratory building with related offices on the site of the Applicant's 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. The Development Site is part of a larger Rezoning Area, which also includes Block 1441, Lots 1001–1202, and Block 1421, p/o Lot 21.

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; designation of the

Development Site for Mandatory Inclusionary Housing (MIH); and to rezone the remainder of the Rezoning Area (Block 1441, Lots 1001–1202 and the eastern 100 feet of Block 1421, p/o Lot 21) from C1-9 to C2-8. The Applicant is also requesting 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. In addition, the Applicant may seek a revocable consent from the New York City Department of Transportation (DOT) to allow a Marquee projection over the building's entrance in accordance with the NYC Building Code.

B. BACKGROUND AND EXISTING CONDITIONS

Description of the Rezoning Area and the Development Site

The Rezoning Area is composed of Block 1441, Lots 40 (Development Site), 1001–1202, and the portion of Block 1421, Lot 21 within 100 feet west of Second Avenue. The Development Site is occupied by a three-story former trade school built in 1930. The existing NYBC structure has been used by the Applicant for their existing operations including laboratories, offices, and van parking since 1964. Among the existing biomedical laboratories at NYBC, there is a Biosafety Level-3 (BSL-3) laboratory. Although the existing NYBC structure has been modernized over the years, it is antiquated and not suitable for modern scientific research. The primary pedestrian entrance is on East 67th Street, while the service entrance, wheelchair entrance, two curb cuts, loading docks, and access to 30 accessory parking spaces are all on East 66th Street. An existing auditorium space inside the building is 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 the Development Site on 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 ground floor retail uses in its Second Avenue frontage. Across Second Avenue is a 45-story approximately 776,206 gsf tower sheathed in dark glass and set back from the surrounding streets (Block 1421, p/o Lot 21). It has a sunken ground level with retail space. It is part of a larger development which includes townhouses on East 67th Street that are outside the rezoning area. 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 the Surrounding Area

The blocks surrounding the Rezoning Area contain a variety of residential and institutional uses. The eastern end of the block on which the Development Site is located is residential except for a small structure which houses a New York Public Library branch and small retail and restaurant uses along and near First Avenue.

The Julia Richman Educational Complex (JREC) occupies the western half of the block to the north of the Development Site 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 same block. It has play areas for smaller children, sitting areas and paved sports courts. Throughout the park are numerous shade trees and plantings. In the block to the north of JREC and St Catherine's Park, the Memorial Sloan-Kettering Center for Prostate and Urologic Cancer faces the park and larger residential buildings on the western end of the block face the school.

The block to the south of the Development Site is largely residential with the Memorial Sloan-Kettering Breast Center and 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.

The main campuses of Memorial Sloan-Kettering Cancer Center, New York-Presbyterian Hospital, Weill Cornell Medical, the Rockefeller University, and the Hospital for Special Surgery are all located in the blocks east of First Avenue.

C. 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 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 design of the Proposed Project comprises a four-story base covering the entire lot and above that would be a laboratory tower providing floor plates of a minimum of 29,000 gsf with 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 massing of Proposed Project would be a direct outgrowth of the programmatic organization of the building and associated functional requirements. The four-story building base would be the modern new home of the Applicant, while the upper stories would contain state-of-the art laboratories for commercial and academic life science partners. Among the biomedical 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. Envisioned as a dynamic vertical campus, interaction zones throughout the building would be visible in the façade articulation to break down the scale of the building and express the vibrant community housed there. The Proposed Project would respond to the diverse urban and architectural context of the Upper East Side through its massing and façade materials. The upper portion of the building has been designed to resemble a floating cube over the building base. It would be enclosed in frosted white glass, balancing both vision and opaque zones to meet stringent energy performance metrics. The light tone of the façade, rendered in glass, is intended to evoke the light-colored masonry which is a prevalent building material for both residential and institutional buildings in the surrounding context. Approximately 15,000 square feet of exterior open space would be created in a roof garden where the upper portion of the building is setback from the base. The open space would wrap around the entire building, but it would be widest on the west side. It would feature plantings as well as paved areas. The roof garden would be an important tenant amenity.

The simplicity of the upper floors is a counterpoint to a more textured pedestrian-scaled building base which would create the street wall along East 66th and East 67th Streets and would relate to the texture, rhythm and scale of row houses. The pedestrian experience along East 66th and East 67th Streets would be transformed with large expanses of glass storefront at the ground floor, exposing activity within the building, enlivening the neighborhood and engaging the city.
In addition to a café open to the public, there would be a multi-purpose room on the ground floor. It would accommodate meetings including evening meetings of Community Board 8. While the multi-

purpose room would be smaller in floor area than the existing auditorium, it has been designed to be more flexible to accommodate different types of meetings.

D. DESCRIPTION OF THE PROPOSED ACTIONS

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

1. A zoning map amendment to rezone the Development Site and the block-front parcels on Second Avenue (affecting Lots 1001-1004 of Block 1441 and part of Lot 21 of Block 1421, which, together with the Development Site, constitute the "Project 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;
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 (DOT) to allow a Marquee projection over the building's entrance in accordance with the NYC Building Code.

E. PURPOSE AND NEED FOR THE PROPOSED ACTIONS

The Proposed Actions are necessary to allow the Proposed Project to be suitable for modern, state-of-the-art laboratories that would further the City's goal of expanding the life sciences industry and would support the academic medical institutions in the area, as well as allow a redevelopment by the Applicant that would greatly improve its facilities.

NYBC is a not-for-profit institution with a dual mission of supplying transfusion products to the New York metro region and conducting scientific research. It supplies blood-products to over 500 hospitals and research organizations. It has been an innovator in cell therapy, precision medicine for blood transfusion, and genomics testing for precise-matched blood products. At the peak of the pandemic, NYBC created the nation's first and largest bank of convalescent blood plasma from recovered patients for use by hospitals as a therapeutic. NYBC continues to conduct leading edge research on the development of a potential COVID-19 vaccine, to develop a pipeline of novel COVID-19 therapeutics, and to analyze the efficacy of existing vaccines against COVID-19 variants.

However, the Applicant is constrained by the existing NYBC 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 for the city. 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. Further, the existing approximately 131,000 sf (zfa) building is not large enough to allow the Applicant to share its space with its institutional and commercial collaborators, who could foster the translation of basic science research into commercial applications.

The existing R8B zoning constrains the Applicant's ability 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. As noted above the Development Site is conveniently located near one of New York's largest complexes of medical care, education, and research institutions. The Proposed Project would offer space for the Applicant and its research partners with 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.

The Proposed Project would also support New York City's policy of strengthening the life sciences industry as a driver of economic development. In 1990 Section 74-48 special permit text was first adopted and allowed Columbia University and the precursor of the City's Economic Development Corporation (EDC) to develop the Columbia Audubon Research Park. EDC has continued this active role and more recently announced the LifeSci NYC initiative to connect research to industry, unlock space for companies to grow and build a pipeline for diverse life sciences talent. With the Proposed Project, the Applicant would provide a platform for collaboration among academic, institutional and commercial entities that make up the city's life sciences ecosystem.

F. ANALYSIS FRAMEWORK

The Proposed Actions would change the regulatory controls governing land use and development at the Development Site. The 2020 *CEQR Technical Manual* serves as the general guide on the methodologies and impact criteria for evaluating the Proposed Actions' potential effects on the various environmental areas of analysis.

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. Accordingly, the EIS considers a 2026 Build Year for analysis purposes.

Reasonable Worst-Case Development Scenario (RWCDS)

In order to assess the possible effects of the Proposed Actions, an RWCDS was developed to compare the Future without the Proposed Actions (the No Action condition) and the Future with the Proposed Actions (the 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.

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 reach east across Second Avenue 100 feet into Block 1421. However, as described in the "Rezoning Area" above neither of the other two lots in the Rezoning Area is expected to be developed given their 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)

Absent the Proposed Actions, the Applicant would construct a new building as-of-right containing laboratory space (including a BSL-3 laboratory space and certified clean room facility space for NYBC) 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. The cellar level of the structure 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. Six interior parking spaces would be provided for the Applicant's vehicle fleet. No development is anticipated in the remainder of the Rezoning Area.

The Future With the Proposed Actions (With-Action)

As described above, the Proposed Project would be a new building making use of the entire 45,000 square foot Development Site. It would provide approximately 596,200 gsf, split between 206,400 gsf of UG-4 community facility uses for the Applicant and 389,800 gsf of 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 where three curb cuts are proposed 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 wet and dry laboratories. As noted above, among the biomedical 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 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 dimensions were established based on rigorous laboratory planning dimensions and provide floor plates of a minimum of 29,000 gsf with 16-foot floor-to-floor heights required to accommodate the robust mechanical systems needed in laboratory buildings.

G. PROBABLE IMPACTS OF THE PROPOSED PROJECT

Land Use, Zoning, and Public Policy

The analysis concludes that the Proposed Project would be compatible with existing land use in the surrounding area, and would not result in any significant adverse impacts to land use, zoning, or public policy. The Proposed Project would not result in a substantial change in the land use on the Development

Site because it would replace an existing community facility building containing laboratories with a new community facility and commercial laboratory building. The Proposed Project is not expected to result in significant adverse land use impacts on adjoining uses or be incompatible with existing uses in the study area, which already include several similar community facility uses (i.e., the two Memorial Sloan-Kettering Centers). The Proposed Actions, including the proposed discretionary special permits, would modify only the zoning regulations on the Development Site and Rezoning Area and would not affect zoning regulations applicable to other sites in the study area. It would be consistent with the predominantly residential and commercial zoning districts in the study area. In addition, the Proposed Project would be consistent with, and supportive of, the public policies applicable to the Development Site and the study area. The Proposed Project would contribute to OneNYC's goal for growth in emerging fields; would further the New York Works' goal of expanding new job opportunities in the life sciences and healthcare industry; and would represent a new important step in the City's efforts to support the life sciences industry (LifeSci NYC).

Socioeconomic Conditions

The Proposed Project would not result in significant adverse impacts to socioeconomic conditions. The Environmental Assessment Statement (EAS) found that the Proposed Project would not have the potential to result in significant adverse impacts to direct or indirect residential displacement, direct business displacement, or specific industries, however, the EAS did find that an assessment of indirect business displacement would be warranted. A preliminary assessment finds that the Proposed Project would not result in significant adverse impacts due to indirect business displacement. The Proposed Project would not introduce new economic activities to the study area, as the study area already has a well-established medical, research, and institutional presence. The study area is home to major medical centers such as the New York Presbyterian/Weill Cornell Medical Center and the Memorial Sloan-Kettering Cancer Center and major institutions such as the Rockefeller University. These medical and institutional uses are dispersed within the largely residential and mixed residential and commercial Upper East Side. The study area includes over 5 million gsf of medical and research space and 13.4 million gsf of commercial space overall. The Health Care and Social Assistance sector accounts for 58.5 percent of the employment in the study area, followed by the Professional, Scientific, and Technical Services sector at 10.4 percent. Therefore, the commercial laboratory and community facility development resulting from the Proposed Project would not constitute new economic activities in the study area that could substantively alter existing economic patterns; rather, the Proposed Project would strengthen the existing cluster of medical, research, and other institutional uses in the Upper East Side.

Open Space

A detailed open space analysis was conducted and determined that the Proposed Project would not result in a significant adverse impact due to an increase in open space users. The Proposed Project would not alter or eliminate any publicly accessible open space resources in the Rezoning Area. Based on the analyses provided for air quality, noise, and construction, study area open spaces would not experience project-related significant adverse air quality, noise, or construction impacts. The Proposed Project would have potentially significant adverse shadows impacts on St. Catherine's Park. However, the Proposed Project would not result in the potential for significant adverse shadows impacts to any other open spaces in the study area.

The Proposed Project would introduce new workers and visitors to the Rezoning Area, which would increase demand on publicly accessible open space resources. Currently the passive open space ratio in the study area for non-residential users (0.065 acres/1,000 people) is below the City's guideline of 0.15 as indicated in the *CEQR Technical Manual*, and would remain below the guideline in both the Future with the Proposed Project and the Future without the Proposed Project. However, the Proposed Project would not result in a decrease in the passive open space ratio of more than five percent compared with the No Action Condition, and therefore, would not result in a significant adverse open space impact.

Shadows

The Proposed Project would result in three to four hours of new incremental shadows cast on St. Catherine's Park during the afternoons in the spring, summer, and fall, covering large areas of the park at times, thereby causing a significant adverse shadow impact to the use of the park in the late afternoons in those seasons. The park's trees and plantings would continue to receive adequate sunlight over the course of each day throughout New York City's growing season and therefore their health would not be significantly affected by the project-generated shadows. The Proposed Project would also cast new shadows on the park in winter, but these would be limited in extent and duration and would not be significant. In addition, the Proposed Project would cast new shadows on five other nearby sunlight-sensitive resources in one or more seasons, but in those cases the incremental shadow would not be of substantial enough extent or duration to cause significant adverse impacts.

Historic and Cultural Resources

The Proposed Project would not result in any significant adverse impacts to historic or cultural resources. As there are no architectural resources on the Development Site, the Proposed Project would not result in any adverse impacts to architectural resources on the Development Site. In the study area, no architectural resources would be demolished or altered. Because the Proposed Project would be constructed immediately adjacent to the State and National Register (S/NR)-eligible Library Building at 328 East 67th Street, in comments dated December 14, 2020, the New York City Landmarks Preservation Commission (LPC) requested the preparation of a Construction Protection Plan (CPP). With the preparation and implementation of a CPP for the Library Building, the Proposed Project would not be expected to result in any direct impacts to architectural resources in the study area.

The Proposed Project's potential to result in indirect, or contextual, impacts was also evaluated, and it was determined that the Proposed Project would not result in any visual or contextual impacts on architectural resources in the study area. The Proposed Project also would not obstruct public views of any known or potential architectural resources identified in the study area. Overall, the Proposed Project would not introduce incompatible visual, audible, or atmospheric elements to a historic resource's setting. With the implementation of a CPP for the Library Building, the Proposed Project would not result in any significant adverse impacts to historic and cultural resources in the study area.

Urban Design

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.

Hazardous Materials

The Proposed Actions would not result in significant adverse impacts related to hazardous materials. Based on the analysis, the potential for significant adverse impacts related to hazardous materials resulting from the Proposed Actions would be avoided through compliance with the completion of a New York City Office of Environmental Remediation (OER)-approved Subsurface (Phase II)

Investigation and implementation of a Remedial Action Plan (RAP) and Construction Health and Safety Plan (CHASP). To ensure that these investigations are undertaken, a hazardous materials (E) Designation (E-612) would be placed on the project site, which requires approval by OER prior to obtaining New York City Buildings Department (DOB) permits for any new development entailing soil disturbance. The potential for significant adverse impacts during operation would be precluded through compliance with regulatory requirements, such as those relating to the facility's use/handling/storage/transport/waste management of hazardous materials. Regulatory programs also address worker safety, emergency planning, community right-to-know, and fire safety.

With certain measures, including a Phase II Investigation Work Plan and HASP, completion of the investigation, and a RAP and CHASP enforced as an (E) Designation (E-612), no significant adverse impacts related to hazardous materials would be anticipated to occur during construction. Following construction of the Proposed Project significant adverse impacts during operation would be avoided through compliance with the myriad regulations and guidelines applicable to the facility's laboratories and other operations.

Water and Sewer Infrastructure

A preliminary analysis found that the Proposed Project would not result in any significant adverse impacts on the City's water supply or wastewater and stormwater conveyance and treatment infrastructure. The Proposed Project would result in an increase in water consumption and sewage generation on the Development Site as compared with the No Action condition. While the Proposed Project would result in incremental water demand, it would not represent a significant increase in demand on the New York City water supply system. An analysis of water supply is not warranted since it is expected that there would be adequate water service to meet the incremental demand, and there would be no significant adverse impacts on the City's water supply.

The Development Site is located in the service area of the Newtown Creek Wastewater Treatment Plant (WWTP). While the Proposed Project would generate 59,620 gallons per day (gpd) of sanitary sewage, an increase of 36,711 gpd above the No Action condition, this incremental increase in sewage generation would be approximately 0.02 percent of the average daily flow at the Newtown Creek WWTP and would not result in an exceedance of the plant's permitted capacity. Therefore, the Proposed Project would not result in a significant adverse impact to the City's sanitary sewage conveyance and treatment system.

Compared with existing conditions, the Proposed Project would result in an increase in flows to the combined sewer system during wet weather, primarily due to the increase in sanitary flow resulting from the larger development. Because the Development Site is almost entirely covered with rooftop in existing conditions, the Proposed Project would not result in a substantial increase in impervious surface; therefore, there would be a minimal increase in stormwater runoff. In addition, a reduction in stormwater peak flows to the combined sewer system would be achieved with the incorporation of stormwater source control best management practices (BMPs), specifically on-site detention, in accordance with the City's site connection requirements. DEP's detention performance standard is intended to reduce peak discharges to the City's sewer system during rain events by requiring greater onsite storage of stormwater runoff and slower release to the sewer system. The implementation of DEP's stormwater performance standard over time is expected to provide additional capacity to the existing sewer system, thereby improving its performance. Therefore, the Proposed Project would not have a significant adverse impact on the City's combined sewer system or the City's sewage treatment system.

Transportation

The Proposed Project would not result in significant adverse impacts to transportation as the preliminary assessment found that the Proposed Project would not exceed the CEQR threshold warranted for detailed analysis. The incremental person trips would fall below the CEQR Level 1 threshold for transit (subway and bus) and pedestrians, therefore detailed transit and pedestrian analyses are not warranted. Although the number of incremental vehicle trips during the weekday AM peak hour is projected to exceed the

CEQR threshold for the Level 2 screening assessment by four vehicles per hour, quantified traffic analysis was not warranted. The vehicles in that peak 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. Therefore, no further analysis was warranted.

Air Quality

An analysis of air quality determined that the Proposed Actions would not result in significant adverse impacts related to mobile source or stationary source air quality. The air quality analysis determined that maximum pollutant concentrations and concentration increments from mobile sources with the Proposed Actions are projected to be lower than the corresponding CEQR *de minimis* criteria and therefore would not warrant further analysis.

In terms of industrial sources, no businesses were found to have a New York State Department of Environmental Conservation (NYSDEC) air permit or DEP certificate of operation within the study area, and no other potential sources of concern were identified. Therefore, no potential significant adverse air quality impacts would occur on the Proposed Project from industrial sources. The analysis of the existing large source of emissions determined there would be no significant adverse air quality impact on the Proposed Project.

Based on a detailed dispersion modeling analysis, no potential significant adverse air quality impacts would result from the Proposed Project's heating and hot water systems. An (E) Designation (E-612) would be applied to ensure that the Proposed Project would not result in any significant adverse air quality impacts from fossil fuel-fired heat and hot water systems emissions.

An analysis of the laboratory exhaust system for the Proposed Project determined there would be no significant impacts in the proposed building or on the surrounding community in the event of a chemical spill in a laboratory.

Greenhouse Gas Emissions and Climate Change

The Proposed Project would not result in significant adverse impacts to greenhouse gas emissions or climate change. In order to determine the potential for significant impacts, the *CEQR Technical Manual* considers an individual project's consistency with the City's emission reduction goals. Based on the Proposed Project's focus on implementing an energy efficient design, its location, and the nature of construction in New York City, the Proposed Project would align with the City's emissions reduction goals, as defined in the *CEQR Technical Manual*. Therefore, the Proposed Project would not result in a significant impact.

The building energy use and vehicle use associated with the Proposed Project would result in up to approximately 13 thousand metric tons of carbon dioxide equivalent (CO_2e) emissions per year with the Proposed Project in 2026. The design of the Proposed Project would target energy efficiency measures, the inclusion of renewable energy, and carbon emission reductions in line with the City's goals. In addition, emissions associated with the Proposed Project's consumption of grid electricity is expected to decrease as New York State and New York City target 100 percent renewable electricity, and would result in significant reduction of emissions associated with the buildings' electricity consumption. Total greenhouse gas (GHG) emissions associated with the construction, including direct emissions and upstream emissions associated with construction materials, would be approximately 16 thousand metric tons.

The Applicant has stated that they are currently evaluating the specific energy efficiency measures and design elements that may be implemented, and are required at a minimum to achieve the energy efficiency requirements of the New York City Building Code. In 2020, as part of the City's

implementation of strategies aimed at achieving the *OneNYC* GHG reduction goals, the City brought New York City's Energy Conservation Code (NYCECC) up to date with the 2020 Energy Conservation Code of New York State (2020 ECCNYS), which substantially increased the stringency of the building energy efficiency requirements and adopted the ASHRAE 90.1-2016 standard as a benchmark, and aligns with NYStretch Energy Code 2020 developed by New York State Energy Research and Development Authority (NYSERDA).

Furthermore, additional energy savings for the Proposed Project would likely be achieved via guidance for tenant build-out, which would control much of the building's energy use and efficiency, but those are unknown at this time. The project's goal of building energy efficiency—meeting the City's updated building code energy requirements—endeavors to obtain consistency with the efficient buildings goal defined in the *CEQR Technical Manual* as part of the City's GHG reduction goal.

The Proposed Project would also align with other GHG goals by virtue of its proximity to public transportation, commitment to construction air quality controls and recycling construction materials, and the fact that, as a matter of course, construction in New York City uses recycled steel and includes cement replacements. All of these factors demonstrate that the Proposed Project supports the GHG reduction goal.

Noise

The noise analysis determined the levels of noise attenuation that may be needed to achieve interior noise levels that are acceptable and in accordance with the *CEQR Technical Manual* guidance, which contains noise attenuation values for buildings based on exterior $L_{10(1)}$ noise levels for the purposes of achieving interior noise levels of 45 dBA or lower for residential and community facility uses and 50 dBA or lower for commercial office uses. The With Action condition $L_{10(1)}$ noise levels were determined by adjusting the existing noise measurements to account for future increases in traffic with the Proposed Actions based on the Noise PCE proportional analysis results including the noise contribution from vehicular traffic on adjacent roadways and by calculating the cumulative noise level in the future condition based on the playground noise and future vehicular traffic noise on adjacent roadways.

Based on the projected noise levels, 31 dBA window/wall attenuation would be required to achieve acceptable interior noise levels per the *CEQR Technical Manual* noise exposure guideline at community facility uses. To implement the attenuation requirements at non-residential spaces, an (E) Designation (E-612) for noise would be applied specifying the appropriate window/wall attenuation. By meeting the design guidelines specified in the Noise (E) Designation, buildings developed as a result of the Proposed Actions would provide sufficient attenuation to achieve the *CEQR Technical Manual* interior noise level guidelines of 45 dBA L_{10} for community facility uses and 50 dBA L_{10} for commercial office and laboratory uses.

Public Health

The analyses presented in this EIS concluded that the Proposed Project would not result in unmitigated significant adverse impacts in the areas of air quality, water quality, hazardous materials, or operational noise. The construction analysis determined that construction activities would result in unmitigated significant adverse construction-period noise impacts at receptors in the vicinity of the Proposed Project's work areas. However, construction of the Proposed Project would not result in chronic exposure to high levels of noise, prolonged exposure to noise levels above 85 dBA, or episodic and unpredictable exposure to short-term impacts of noise at high decibel levels, as per the *CEQR Technical Manual*. Consequently, construction of the Proposed Project would not result in a significant adverse public health impact.

Neighborhood Character

Based on the methodology of the *CEQR Technical Manual*, a preliminary analysis of the Proposed Project's effects on neighborhood character was conducted and concluded that the Proposed Project would not result in significant adverse impacts to neighborhood character and that a detailed analysis is not warranted.

The neighborhood character of the ¼-mile study area is primarily defined by its mix of residential and institutional/community facility land uses, the diverse urban and architectural context of the area, and a variety of urban open spaces. The Proposed Project would contribute to the mix of residential and institutional/community facility land uses in the area and the diverse urban and architectural context of the neighborhood. The neighborhood character of the study area would benefit from the new community facility and commercial building containing laboratories and the activation of the sidewalk along East 66th and East 67th Streets. Furthermore, the Proposed Project would not diminish the presence of St. Catherine's Park as a major open space in the neighborhood. Therefore, the Proposed Project would be compatible with the defining characteristics of the study area's neighborhood character, and would not result in significant adverse neighborhood character impacts.

Construction

Construction associated with the Proposed Project would result in temporary disruptions in the surrounding area. As described below, the Proposed Project's construction activities would result in significant adverse noise impacts. For all other technical areas, construction activities associated with the Proposed Project would not result in significant adverse impacts. Findings specific to each of the key technical areas are summarized below.

TRANSPORTATION

The construction worker and truck trips associated with the Proposed Project during peak construction conditions would not exceed the 2020 *CEQR Technical Manual* analysis threshold of 50 or more peak hour vehicle-trips or 200 or more peak hour transit or pedestrian trips. Therefore, construction of the Proposed Project would not result in any significant adverse traffic, parking, transit, or pedestrian impacts. In addition, construction of the Proposed Project would not result in significant adverse parking impacts since the parking demand generated by construction workers is expected to be accommodated by available off-street spaces and parking facilities within a ¼-mile radius of the Development Site. Coordination with DOT's Office of Construction Mitigation and Coordination (OCMC) would be undertaken to ensure proper implementation of Maintenance and Protection of Traffic (MPT) plans and requirements.

AIR QUALITY

An emissions reduction program would be implemented for the Proposed Project to minimize the effects of construction activities on the surrounding community. Measures would include, to the extent practicable, dust suppression measures, use of ultra-low sulfur diesel (ULSD) fuel, idling restrictions, diesel equipment reduction, the utilization of newer equipment (i.e., equipment meeting the U.S. Environmental Protection Agency's [USEPA] Tier 3 emission standard), and best available tailpipe reduction technologies. With the implementation of these emission reduction measures, the dispersion modeling analysis of construction-related air emissions for both non-road and on-road sources determined that particulate matter ($PM_{2.5}$ and PM_{10}), annual average nitrogen dioxide (NO_2), and carbon monoxide (CO) concentrations would be below their corresponding *de minimis* thresholds or National Air Quality Ambient Standards (NAAQS), respectively. Therefore, construction of the Proposed Project would not result in significant adverse air quality impacts due to construction sources.

NOISE

Noise levels from construction of the Proposed Project are expected to be comparable to those from typical New York City construction involving a new building or buildings with concrete slab floors and foundation on piles. Similarly, potential disruptions to adjacent residences and other receptors from elevated noise levels generated by construction would be expected to be comparable to those that would occur immediately adjacent to a typical New York City construction site during the portions of construction when the loudest activities would occur.

The detailed analysis of construction noise concluded that construction pursuant to the Proposed Actions has the potential to result in construction noise levels that exceed *CEQR Technical Manual* construction

noise screening threshold for an extended period of time or the additional construction noise impact criteria defined herein at receptors surrounding the proposed construction work areas, including the Memorial Sloan Kettering Cancer Center (MSKCC) facilities on East 66th Street and Second Avenue (including the Evelyn H. Lauder Breast Center and the Imaging Center), the JREC, the 67th Street Library, residences immediately adjacent to the proposed development site at 301 and 321 East 66th Street, residences at 324 through 340 East 66th Street, residences at 332, 338, and 342 East 67th Street and residences at 315 East 65th Street.

At these receptors, construction could produce noise level increases that would be noticeable and potentially intrusive during the most noise-intensive nearby construction activities, and would produce noticeable increases over the course of construction. The analysis evaluated the construction periods with the potential to result in the greatest levels of construction noise; however, the predicted maximum levels would not persist throughout construction, and the noise levels would fluctuate throughout the construction period.

VIBRATION
The buildings of most concern with regard to the potential for structural or architectural damage due to vibration are the existing buildings and structures immediately adjacent to the Development Site including the 67th Street Library as well as 301 and 321 East 66th Street. However, given their distances from anticipated locations of rock excavation, vibration levels at these buildings and structures would not be expected to exceed 0.50 in/sec PPV, including during rock excavation, which would be the most vibration intensive activity. Additional receptors farther away from the Project Area would experience less vibration than those listed above, and similarly would not be expected to cause structural or architectural damage.

In terms of potential vibration levels that would be perceptible and annoying, the equipment that would have the most potential for producing levels that exceed the 65 VdB limit is the excavator with hydraulic break ram. It would have the potential to produce perceptible vibration levels (i.e., vibration levels exceeding 65 VdB) at receptor locations within a distance of approximately 550 feet depending on soil conditions. However, the operation would occur for limited periods of time at a given location and therefore would not result in any significant adverse impacts. Consequently, there is no potential for significant adverse vibration impacts from construction under the Proposed Actions.

H. MITIGATION

The Proposed Actions would result in significant adverse impacts related to shadows and construction (noise). Mitigation measures being proposed to address those impacts, where feasible and/or practical, are discussed below. If no possible mitigation can be identified, an unavoidable significant adverse impact would result.

Shadows
The Proposed Project would result in a significant adverse shadow impact to St. Catherine's Park. An alternative to reduce the shadow impact has been considered in Chapter 17,"Alternatives,"of the EIS. While the Applicant has stated that, at this time, there is no massing alternative to remove the impact and be financially feasible, potential mitigation measures are being explored by NYBC in consultation with DCP, NYC Parks, and Friends of St. Catherine's Park and will be refined between the DEIS and Final EIS. These measures may include replacing vegetation and additional maintenance of the Park features.

Construction (Noise)
The Proposed Project would also result in significant adverse impacts related to construction noise. Mitigation measures have been identified to address the significant adverse impacts where feasible and

practicable. As discussed below, partial mitigation is proposed for some of the significant adverse impacts of the Proposed Project. Significant adverse impacts that cannot be fully mitigated through reasonably practicable measures are also identified and discussed below in "Unavoidable Adverse Impacts."

The Proposed Project's construction activities would result in significant adverse impacts related to noise. The predicted construction noise levels would not result in increments that would be considered very objectionable (i.e., 20 dBA or greater) at any noise receptors. However, at some receptors, construction of the proposed project would result in increments that would exceed the CEQR construction noise screening thresholds and/or that would be considered objectionable (i.e., 15 dBA or greater). The potential for significant adverse impacts at these receptors was determined by evaluating the duration of these increments.

Significant adverse noise impacts are predicted to occur at multiple sensitive locations (i.e., MSKCC facilities on East 66th Street and Second Avenue, the JREC, the 67th Street Library, residences immediately adjacent to the proposed development site at 301 and 321 East 66th Street, residences at 324 through 340 East 66th Street, residences at 332, 338, and 342 East 67th Street, and residences at 315 East 65th Street) as a result of construction of the Proposed Project.

Construction of the Proposed Project would be required to follow the New York City Noise Control Code for construction noise control measures. Additionally, as mitigation for the predicted impacts, the Applicant would incorporate measures to control construction noise that go beyond those required by Code. Specific noise control measures would be incorporated in noise mitigation plan(s) required under the New York City Noise Code, including a variety of source and path controls.

In terms of source controls (i.e., reducing noise levels at the source or during the most sensitive time periods) and path controls (e.g., placement of equipment, implementation of barriers or enclosures between equipment and sensitive receptors), the following measures would be implemented in accordance with the New York City Noise Code:

- Equipment that meets the sound level standards specified in Subchapter 5 of the New York City Noise Control Code would be utilized from the start of construction. Table 16-9 in Chapter 16, "Construction," shows the noise levels for typical construction equipment and the mandated noise levels for the equipment that would be used for construction of the Proposed Project;
- As early in the construction period as logistics would allow, diesel- or gas-powered equipment would be replaced with electrical-powered equipment such as welders, water pumps, bench saws, and table saws (i.e., early electrification) to the extent feasible and practicable. Where electrical equipment cannot be used, diesel or gas-powered generators and pumps would be located within buildings to the extent feasible and practicable;
- Where feasible and practicable, the construction site would be configured to minimize back-up alarm noise (i.e., the site will be configured to the extent feasible and practicable to allow trucks to pull through without needing to turn around). In addition, no trucks would be allowed to idle more than three minutes at the construction site based upon Title 24, Chapter 1, Subchapter 7, Section 24-163 of the New York City Administrative Code;
- Contractors and subcontractors would be required to properly maintain their equipment and mufflers;
- Where logistics allow, noisy equipment, such as cranes, concrete pumps, concrete trucks, and delivery trucks, would be located away from and shielded from sensitive receptor locations;
- Noise barriers constructed from plywood or other materials consistent with the noise barrier requirements set forth in DEP's "Rules for Citywide Construction Noise Mitigation," would be erected to provide shielding;
- Concrete trucks would be required to be located inside site-perimeter noise barriers while pouring or being washed out; and
- Path noise control measures (i.e., portable noise barriers, panels, enclosures, and acoustical tents) for certain dominant noise equipment to the extent feasible and practical based on the results of

the construction noise calculations. The details to construct portable noise barriers, enclosures, tents, etc. are shown in DEP's *Rules for Citywide Construction Noise Mitigation*.

Additionally, the Proposed Project would, where feasible, practicable, and effective to control construction noise, incorporate site-perimeter noise barriers during concrete operations least 12 feet tall with a cantilever towards the work area as described in the noise barrier performance requirements set forth in the DEP's "Rules for Citywide Construction Noise Mitigation."

Mitigation measures to control noise at the receptors predicted to experience impacts would be offered during construction of the Proposed Project. While some of the buildings where impacts have been identified feature modern façade construction, including insulated glass windows and an alternative means of ventilation that would allow for the maintenance of a closed-window condition, it is not possible to definitively determine the presence of these features at all receptors that would have the potential to experience construction noise impacts. At building façades that are predicted to experience impact, the Applicant would offer to make available at no cost for purchase and installation storm windows for façades that do not already have insulated glass windows and/or one window air conditioner per living room and bedroom at residences that do not already have alternative means of ventilation. The mitigation measures would be implemented prior to the start of construction. Building façades with insulated glass windows or storm windows and alternative ventilation would provide sound attenuation such that even during warm weather conditions, interior noise levels would be approximately 25 dBA less than exterior noise levels. However, the most noise-intensive construction activity nearest the receptors experiencing significant adverse impacts would result in interior noise levels up to 62 dBA L_{10}, which is 17 dBA greater than the level considered acceptable according to *CEQR Technical Manual* noise exposure guidelines. Consequently, significant adverse noise impacts predicted to occur at the above-mentioned receptors would be only partially mitigated.

I. ALTERNATIVES

No Action Alternative

The No Action Alternative is the Future without the Proposed Actions (No Action Condition), as previously described, and as analyzed in this DEIS. At 229,092 gsf, it would be 367,108 gsf smaller than the Proposed Project with 596,200 gsf. At a total roof height of 75 feet, it would be 259 feet shorter than the proposed project 334 feet tall. Being a much shorter building, it would avoid the significant adverse shadow impact on St Catherine's Park. However, the No Action Alternative would not create a life sciences hub, and it would not support the City's strategic initiatives to strengthen the life sciences ecosystem, create jobs, and advance research and development. The No Action Alternative would have a smaller worker population than the Proposed Project, but it would generate more visitors as patients and caregivers coming to medical appointments. Although construction of the No Action Alternative would be smaller scale than the Proposed Project, the No Action Alternative would still have the potential to result in significant adverse impacts with respect to construction noise. As construction of the No Action Alternative can occur as-of-right without any discretionary approvals, the mitigation measures proposed under the Proposed Project would not be implemented and potential noise impacts would be unmitigated.

No Significant Adverse Shadow Impact Alternative

The No Significant Adverse Shadow Impact Alternative would be approximately half the height of the Proposed Project. The shorter building is not considered financially feasible by the Applicant or its Partners. It would reduce—but not completely remove—the shadow impact. Effects on other analysis areas would be reduced; however, there would still be a significant adverse construction noise impact.

J. UNAVOIDABLE ADVERSE IMPACTS

According to the *City Environmental Quality Review* (CEQR) *Technical Manual*, unavoidable significant adverse impacts are those that would occur if a proposed project or action is implemented regardless of the mitigation employed, or if mitigation is infeasible. To the extent practicable, mitigation has been proposed for the identified significant adverse impacts. However, in some instances no practicable mitigation has been identified to fully mitigate significant adverse impacts, and there are no reasonable alternatives to the Proposed Project that would meet the purpose and need, eliminate potential impacts, and not cause other or similar significant adverse impacts. In other cases mitigation has been proposed, but absent a commitment to implement the mitigation, or if the mitigation is determined to be impracticable upon further review between the DEIS and Final EIS, the impacts may not be eliminated. As described in the "Mitigation" section, the Proposed Actions would result in significant adverse impacts with respect to shadows and construction (noise).

Shadows

While the Applicant has stated that, at this time, there is no massing alternative to remove the significant adverse shadow impact on St. Catherine's Park and be financially feasible, potential mitigation measures are being explored by the Applicant in consultation with DCP, NYC Parks, and Friends of St. Catherine's Park and will be refined between the DEIS and Final EIS. These measures may include replacing vegetation and additional maintenance of the Park features. However, if no mitigation is identified, the increase in shadows on St. Catherine's Park would be an unavoidable adverse impact.

Construction (Noise)

As discussed in Chapter 16, "Construction," and Chapter 18, "Mitigation," of the EIS, the detailed analysis of construction-period noise determined that construction of the Proposed Project has the potential to result in construction-period noise levels that would constitute significant adverse construction-period impacts at multiple sensitive locations. The Proposed Project is committed to implementation of additional control measures beyond those required by Code, which are identified in "Construction." At building façades that are predicted to experience impact and that do not already have insulated glass or storm windows and an alternate means of ventilation, the Applicant would make available at no cost for purchase and installation storm windows for façades that do not already have insulated glass windows and/or one window air conditioner per bedroom or living room at residences that do not already have alternative means of ventilation. With the provision of such measures, the façades of these buildings would be expected to provide approximately 25 dBA window/wall attenuation. Even with these measures, interior $L_{10(1)}$ noise levels at these buildings would at times during the construction period exceed the 45 dBA guideline recommended for residential and community spaces according to CEQR noise exposure guidelines by up to approximately 17 dBA. Because interior noise levels could still exceed the acceptable threshold even with the provision of receptor noise mitigation, the significant adverse construction noise impacts identified in the Construction noise analysis would be only partially mitigated. In addition, some building owners may not accept the offer of storm windows and/or alternative means of ventilation; at these locations, the significant adverse construction-period noise impacts would be unmitigated. Because these impacts cannot be fully mitigated, the impacts would constitute an unavoidable adverse impact.

J. GROWTH-INDUCING ASPECTS OF THE PROPOSED ACTIONS

The proposed development would be limited to the Proposed Project on the Development Site, which consists the existing NYBC building, on the Upper East Side of Manhattan. The Proposed Project would not result in a substantial change in the land use of the Development Site by replacing an existing community facility building containing laboratories with new community facility and commercial building containing laboratories.

While Proposed Project would add new worker population, it would not result in any indirect or direct business displacement, nor would it significantly affect business conditions in any industry or category of businesses within or outside of the study area or reduce employment or impair the economic viability of businesses in the industry or category of businesses. The commercial laboratory and community facility development resulting from the Proposed Project would not constitute new economic activities in the study area that could substantively alter existing economic patterns; rather, the Proposed Project would strengthen the existing cluster of medical, research, and other institutional uses in the Upper East Side. Therefore, the Proposed Actions are not expected to introduce or accelerate a trend of changing socioeconomic conditions.

While the Proposed Project would result in incremental water demand, it would not represent a significant increase in demand on the New York City water supply system, and the Proposed Actions would not result in any significant adverse impacts on the City's water supply. In addition, the Proposed Project would generate an incremental increase in sewage generation of approximately 0.02 percent of the average daily flow at the Newtown Creek WWTP, which would not result in an exceedance of the plant's permitted capacity. Therefore, the Proposed Project would not result in a significant adverse impact to the City's sanitary sewage conveyance and treatment system.

Compared with existing conditions, the Proposed Project would result in an increase in flows to the combined sewer system during wet weather, primarily due to the increase in sanitary flow resulting from the larger development. Because the Development Site is almost entirely covered with rooftop in existing conditions, the Proposed Project would not result in a substantial increase in impervious surface; therefore, there would be a minimal increase in stormwater runoff. In addition, a reduction in stormwater peak flows to the combined sewer system would be achieved with the incorporation of stormwater source control BMPs, specifically on-site detention, in accordance with the City's site connection requirements. DEP's detention performance standard is intended to reduce peak discharges to the City's sewer system during rain events by requiring greater onsite storage of stormwater runoff and slower release to the sewer system. The implementation of DEP's stormwater performance standard over time is expected to provide additional capacity to the existing sewer system, thereby improving its performance. The Proposed Project would not have a significant adverse impact on the City's combined sewer system or the City's sewage treatment system. Overall, the Proposed Project is not expected to induce any significant additional growth beyond that identified and analyzed in the EIS.

K. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

This section summarizes the potential impacts of the Proposed Actions on the loss of environmental resources, both in the immediate future and in the long term, and identifies whether the Proposed Actions forecloses future options or involve trade-offs between short- or long-term environmental gains and losses.

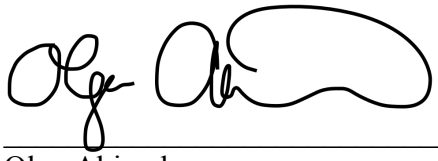
According to the *CEQR Technical Manual*, environmental resources include human-made and natural resources, and both would be expended in the construction and operation of the Proposed Project building on the Development Site. These resources include the materials used in construction; energy in the form of fuel and electricity consumed during construction and operation of the projects; and the human effort (i.e., time and labor) required to develop, construct, and operate various components of the projects.

The resources are considered irretrievably committed because their reuse for some purpose other than the construction of the buildings facilitated by the Proposed Actions would be highly unlikely. The Proposed Actions constitute an irreversible and irretrievable commitment of the Development Site as a land resource, thereby rendering land use for other purposes infeasible, at least in the near term.

These commitments of land resources and materials are weighed against the benefits of the Proposed Actions. As described above, the Proposed Actions would facilitate the construction of a new building, split between community facility and commercial laboratories and related uses. 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. The Development Site is conveniently located near one of New York's largest complexes of medical care, education, and research institutions. The Proposed Project would offer space for the Applicant and its research partners with 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.

The Proposed Project would also support New York City's policy of strengthening the life sciences industry as a driver of economic development. In 1990, Section 74-48 special permit text was first adopted and allowed Columbia University and the precursor of the EDC to develop the Columbia Audubon Research Park. EDC has continued this active role and more recently announced the LifeSci NYC initiative to connect research to industry, unlock space for companies to grow and build a pipeline for diverse life sciences talent. With the Proposed Project, the Applicant would provide a platform for collaboration among academic, institutional, and commercial entities that make up the city's life sciences ecosystem. *



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