NYC DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

November 13, 2020

PUBLIC NOTICE OF A SCOPING MEETING
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 21DCP080M)

Notice is hereby given that pursuant to Section 5-07 of the Rules of Procedure for Environmental Review (CEQR) AND 6 NYCRR 617.8 (State Environmental Quality Review) that the New York City Department of City Planning, acting on behalf of the City Planning Commission as CEQR lead agency, has determined, based on the Environmental Assessment Statement, that a draft environmental impact statement (DEIS) is to be prepared for the **New York Blood Center – Center East** project (CEQR Number 21DCP080M). The CEQR lead agency hereby requests that the applicant prepare a DEIS in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended (City Environmental Quality Review).

A public scoping meeting has been scheduled for Tuesday, December 15, 2020 at 2:00 PM. In support of the City's efforts to contain the spread of COVID-19, DCP will hold the public scoping meeting remotely. To join the meeting and comment, please visit https://www1.nyc.gov/site/nycengage/events/index.page or dial the following number:

Dial-in information:
888-788-0099 (Toll Free)
877-853-5247 (Toll Free)
253-215-8782
213-338-8477

Meeting ID: 924 6402 1910
Passcode: 1
[The Participant ID can be skipped by pressing #]

Instructions on how to participate, as well as materials relating to the meeting, will be posted on the site in advance of the meeting. To help the meeting host effectively manage members of the public who sign up to comment, those who do not intend to actively participate are invited to watch the livestream or the recording that will be posted after the meeting. The livestream can be found in the above NYC Engage link and will be made available on the day of the scoping meeting.

Written comments will be accepted through Thursday, December 31st, 2020. They can be submitted through the webpage below or mailed to Olga Abinader, Director, Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271.

Copies of the Draft Scope of Work and the Environmental Assessment Statement may also be obtained by contacting the Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271, Olga Abinader, Director, by calling (212) 720-3493 or by emailing oabinad@planning.nyc.gov. In addition, the Draft Scope of Work and scoping protocol will be made available for download at https://www1.nyc.gov/site/planning/applicants/scoping-documents.page.

Please inform the Department of City Planning if you need a reasonable accommodation, such as a sign language interpreter, in order to participate in the meeting. Requests for a reasonable accommodation or foreign language assistance during the meeting should be emailed to AccessibilityInfo@planning.nyc.gov or by calling 212-720-3508. Requests must be submitted at least five business days before the meeting.

The New York Blood Center (the Applicant) is seeking a rezoning and other discretionary actions (the "Proposed Actions") to facilitate the construction of the Proposed Project, an approximately 596,200 gross-square-foot (gsf) building on the site of its existing building at 310 East 67th Street, Block 1441, Lot 40 (the "Development Site"). The Development Site is located on the Upper East Side in Manhattan Community District 8. Block 1441 is bounded by East 66th and East 67th Streets and First and Second Avenues. It is part of a larger Rezoning Area which also includes Block 1441, Lot 7501, and Block 1421, p/o Lot 21.

The Proposed Project would involve the demolition of the existing NYBC building on the Development Site, followed by the construction of a new building of approximately 596,200 gsf, split between 206,400 gsf of Use Group (UG)-4 community facility uses for the Applicant and 389,800 gsf of UG-9 laboratories and related uses for the Applicant's partners. The building would have 16 floors and rise to a height of approximately 334 feet to the top of the screen wall.

The four-story base of the Proposed Project would cover the entire lot. Above that would be a laboratory tower providing floor plates of a minimum of 29,000 gsf with floor-to-floor heights of 16 feet required to accommodate the robust mechanical systems needed in laboratory buildings. These building dimensions were established based on rigorous laboratory planning dimensions. Three curb cuts are proposed on East 66th Street to accommodate service access, including loading, waste removal, and NYBC fleet parking. The proposed building would provide a multipurpose room. It would be smaller in size but more flexible in design than the existing auditorium.

To facilitate the Proposed Project, the applicant is requesting several actions from the New York City Planning Commission (CPC):

(1) Rezoning of the Development Site from an R8B district to a C2-7 district. This rezoning will allow Use Group 9 commercial laboratories and associated offices to be located in the proposed project, in addition to the community facility lab spaces and offices of the New York Blood Center, and will allow the building to be developed to 10 FAR.

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

(3) Zoning text amendment to Section 74-48 (Scientific Research and Development Facility) to allow, by special permit, an increase in commercial FAR in C2-7 districts for medical laboratories and associated offices, and modifications to the applicable supplementary use, bulk, and signage regulations.

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

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

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

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

The analysis year for the Proposed Actions is 2026.