City Environmental Quality Review
ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) FULL FORM

Please fill out and submit to the appropriate agency (see instructions)

Part I: GENERAL INFORMATION

PROJECT NAME New York Blood Center - Center East

1. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
21DCP080M	
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)
Pending	

2a. *Lead Agency Information*			**2b. *Applicant Information***		
NAME OF LEAD AGENCY New York City Department of City Planning			NAME OF APPLICANT New York Blood Center, Inc.		
NAME OF LEAD AGENCY CONTACT PERSON Olga Abinader, Director-Environmental Assessment and Review Division			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Donna Gargano		
ADDRESS 120 Broadway, 31st Floor			ADDRESS 310 East 67th Street		
CITY New York	STATE NY	ZIP 10271	CITY New York	STATE NY	ZIP 10065
TELEPHONE 212-720-3493	EMAIL oabinad@planning.nyc.gov		TELEPHONE 212-699-5253	EMAIL dgargano@nybc.org	

3. *Action Classification and Type*

SEQRA Classification

☐ UNLISTED ☒ TYPE I: Specify Category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended): 6 NYCRR 617.4(6)(vi)

Action Type (refer to Chapter 2, "Establishing the Analysis Framework" for guidance)

☐ LOCALIZED ACTION, SITE SPECIFIC ☒ LOCALIZED ACTION, SMALL AREA ☐ GENERIC ACTION

4. *Project Description*

The New York Blood Center (the Applicant) is requesting that the City Planning Commission (CPC) rezone portions of two blocks (the Rezoning Area) along with other actions to facilitate redevelopment of their property on Block 1441, Lot 40 (the Development Site) located on the Upper East side of Manhattan in Community District 8. The redevelopment would involve the demolition of the existing NYBC building on the Development Site, followed by the construction of a new building (the Proposed Project) containing 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 partner. The building would have 16 floors and rise to a height of approximately 334 feet to the top of the screen wall.

The Development Site block is bounded by East 66th and East 67th Streets and First and Second Avenues. The remainder of the Rezoning Area consists of two properties, Block 1441, Lot 7501 and Block 1421, part of Lot 21 to a distance of 100 feet west of Second Avenue.

The following summarizes the Proposed Actions:

- Rezoning of the Development Site from an R8B district to a C2-7 district to allow Use Group 9 commercial laboratories and associated offices and increase the allowable FAR to 10 and rezoning of the remainder of the Rezoning Area from a C1-9 district to C2-8 district.
- Zoning text amendment to Section 74-48 to allow, by special permit, an increase in commercial FAR in C2-7 districts for medical laboratories and associated offices, and modifications to the applicable supplementary use, bulk, and signage regulations.
- Zoning text amendment to designate the Development Site as an MIH area.
- Special permit pursuant to Section 74-48, to permit flexibility of use and bulk not otherwise allowed by the proposed underlying zoning.

See Page 10a for project description and more detailed list of actions.

Project Location

BOROUGH Manhattan	COMMUNITY DISTRICT(S) 8	STREET ADDRESS 310 East 67th Street
TAX BLOCK(S) AND LOT(S) Block 1441, Lots 40 and 7501; Block 1421, p/o Lot 21		ZIP CODE 10065

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS Western portion of the block bounded by East 66th Street, East 67th Street, First Avenue, and Second Avenue and eastern 100 feet of the block bounded by East 66th Street, East 67th Street, Second Avenue, and Third Avenue

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R8B and C1-9	ZONING SECTIONAL MAP NUMBER 8c

5. *Required Actions or Approvals* (check all that apply)

City Planning Commission: ☒ YES ☐ NO ☒ UNIFORM LAND USE REVIEW PROCEDURE (ULURP)

☐ CITY MAP AMENDMENT	☐ ZONING CERTIFICATION	☐ CONCESSION
☒ ZONING MAP AMENDMENT	☐ ZONING AUTHORIZATION	☐ UDAAP
☒ ZONING TEXT AMENDMENT	☐ ACQUISITION—REAL PROPERTY	☐ REVOCABLE CONSENT
☐ SITE SELECTION—PUBLIC FACILITY	☐ DISPOSITION—REAL PROPERTY	☐ FRANCHISE
☐ HOUSING PLAN & PROJECT	☐ OTHER, explain:	

☒ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION ZR 74-48; 32-421; 33-122; 33-283; 33-432; 32-641; 32-642; 32-643; 32-655; Zoning Map 8c; Appendix F Mandatory Inclusionary Housing Area

Board of Standards and Appeals: ☐ YES ☒ NO

☐ VARIANCE (use)
☐ VARIANCE (bulk)
☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:
SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

Department of Environmental Protection: ☐ YES ☒ NO If "yes," specify:

Other City Approvals Subject to CEQR (check all that apply)

☐ LEGISLATION	☐ FUNDING OF CONSTRUCTION, specify:
☐ RULEMAKING	☐ POLICY OR PLAN, specify:
☐ CONSTRUCTION OF PUBLIC FACILITIES	☐ FUNDING OF PROGRAMS, specify:
☐ 384(b)(4) APPROVAL	☐ PERMITS, specify:
☐ OTHER, explain:	

Other City Approvals Not Subject to CEQR (check all that apply)

☒ PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC)	☐ LANDMARKS PRESERVATION COMMISSION APPROVAL
	☐ OTHER, explain:

State or Federal Actions/Approvals/Funding: ☒ YES ☐ NO If "yes," specify: Potential City capital grant funds possibly from EDC and Industrial Development Agency tax benefits.

6. *Site Description:* *The directly affected area consists of the project site and the area subject to any change in regulatory controls. Except where otherwise indicated, provide the following information with regard to the directly affected area.*

Graphics: *The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11 x 17 inches in size and, for paper filings, must be folded to 8.5 x 11 inches.* **See Figures 1-6.**

☒ SITE LOCATION MAP	☒ ZONING MAP	☒ SANBORN OR OTHER LAND USE MAP
☒ TAX MAP	☐ FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)	

☒ PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP

Physical Setting (both developed and undeveloped areas)

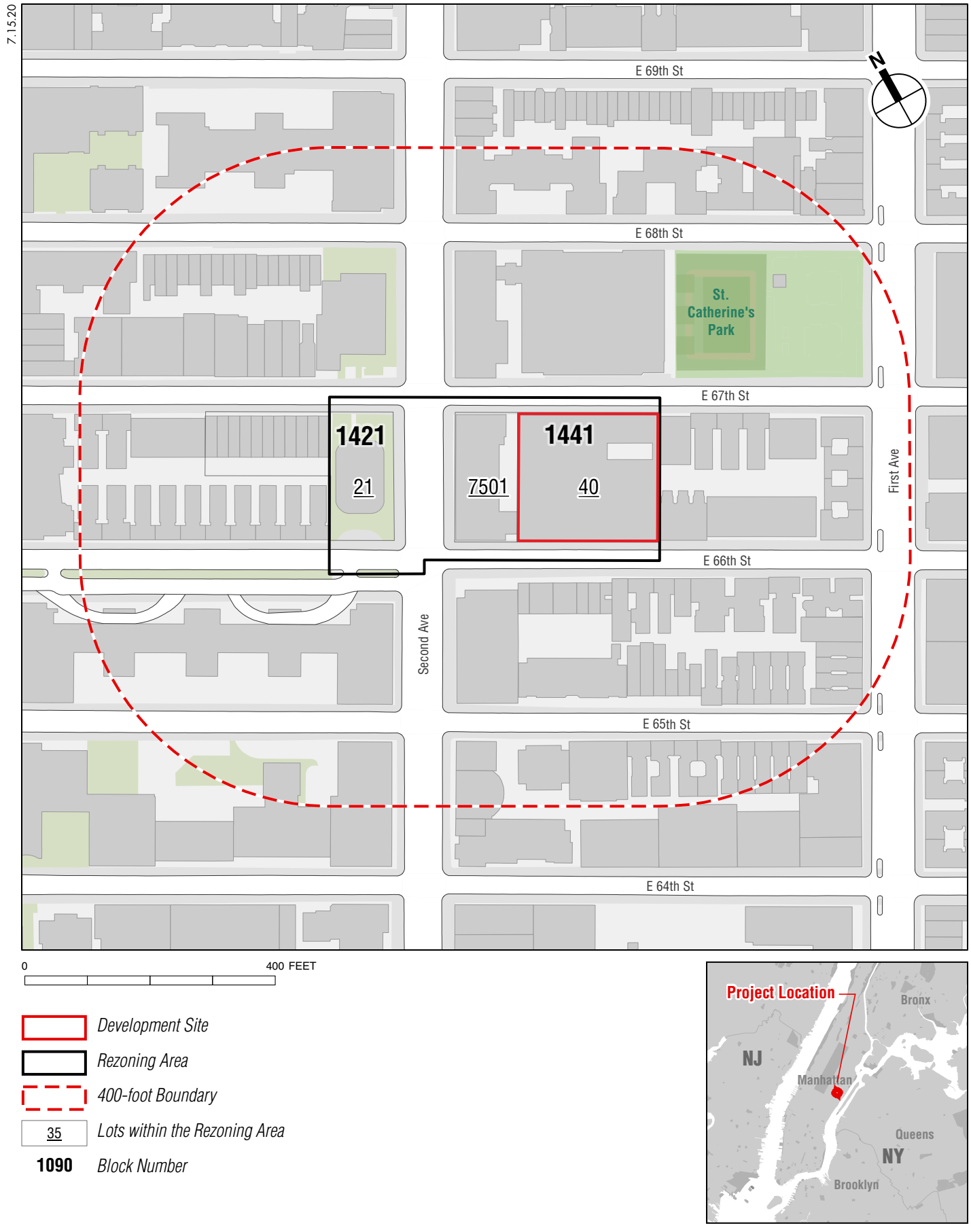
Total directly affected area (sq. ft.): 105,437 (Rezoning Area)	Waterbody area (sq. ft.) and type: 0
Roads, buildings, and other paved surfaces (sq. ft.): 776,206	Other, describe (sq. ft.): N/A

7. *Physical Dimensions and Scale of Project* (if the project affects multiple sites, provide the total development facilitated by the action)

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): 596,200 (Proposed Project)

NUMBER OF BUILDINGS: 1	GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 596,200
HEIGHT OF EACH BUILDING (ft.): +/- 334	NUMBER OF STORIES OF EACH BUILDING: 16

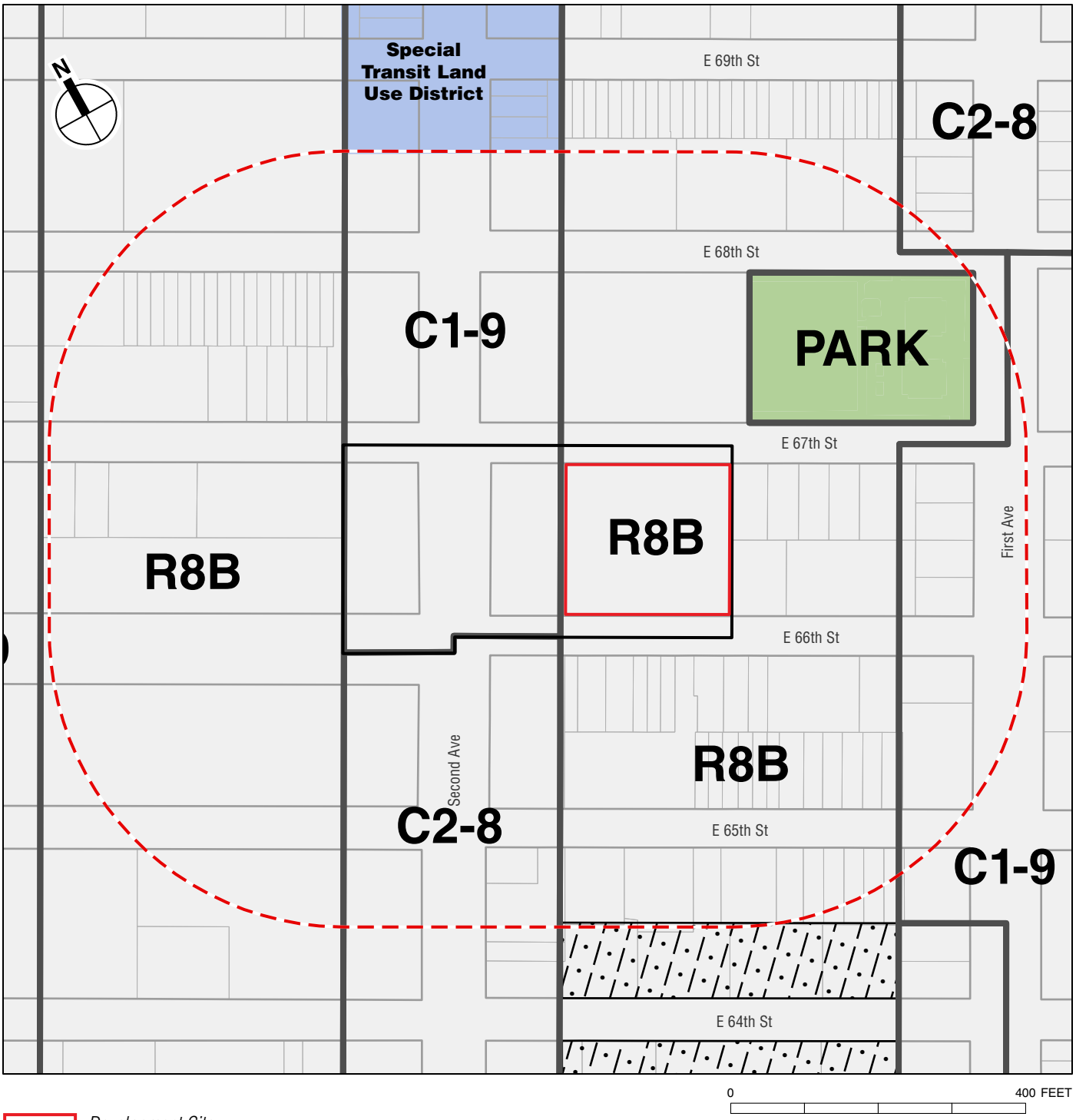
Does the proposed project involve changes in zoning on one or more sites? ☒ YES ☐ NO



Project Location

NEW YORK BLOOD CENTER—CENTER EAST

Figure 1



Development Site

Rezoning Area

400-foot Boundary

Zoning District Boundaries

Special Transit Land Use District

Existing Zoning

NEW YORK BLOOD CENTER—CENTER EAST

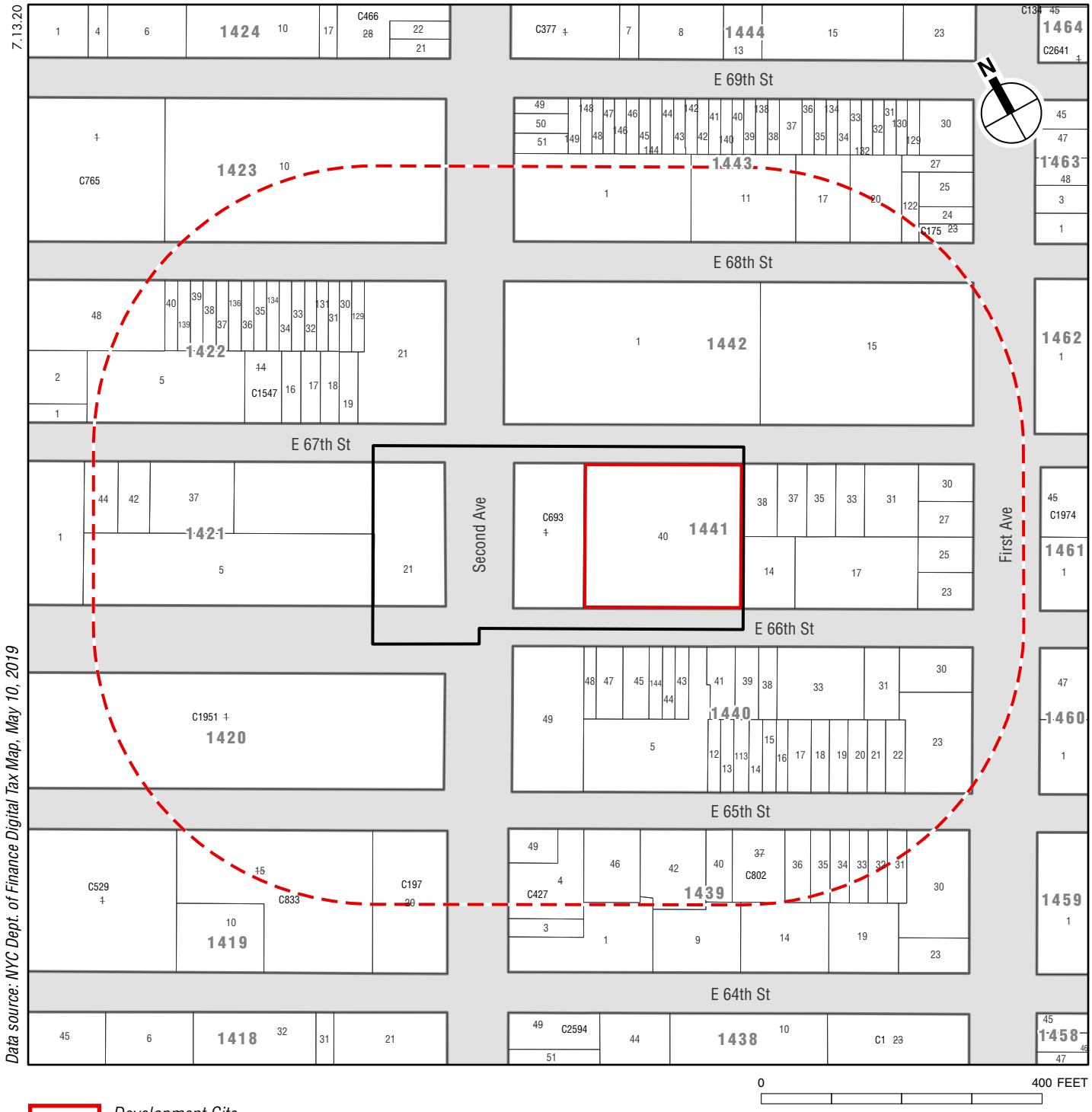
Figure 2



Existing Land Use

NEW YORK BLOOD CENTER—CENTER EAST

Figure 3

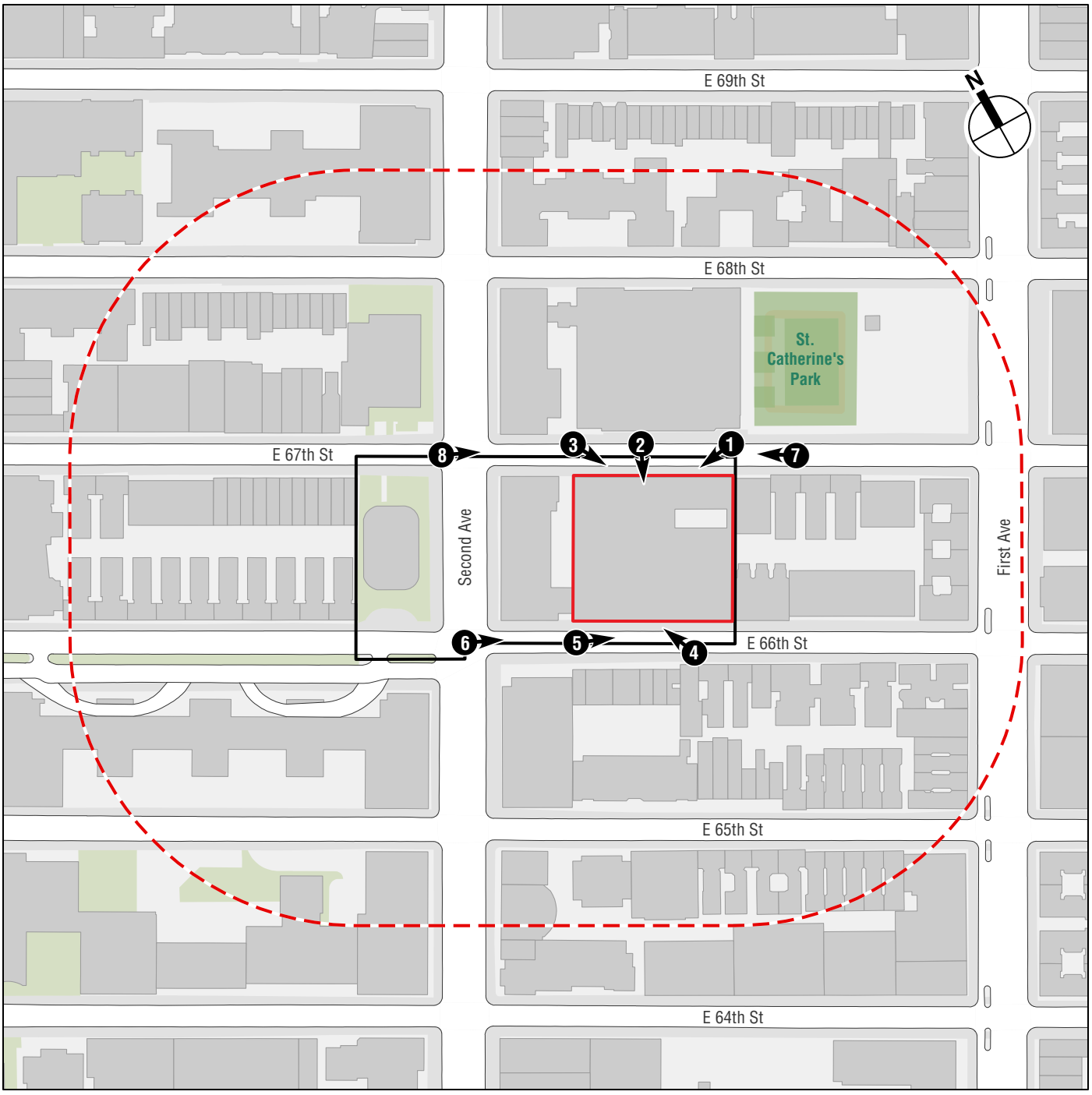


Tax Map

NEW YORK BLOOD CENTER—CENTER EAST

Figure 4

9.4.20



Development Site

Rezoning Area

400-foot Boundary

Photograph View Direction and Reference Number

Photograph Key

NEW YORK BLOOD CENTER—CENTER EAST

Figure 5



View of Development Site looking West of East 67th Street **1**



Main Entrance to New York Blood Center on East 67th Street **2**



View of Development Site looking East on East 67th Street **3**



View of Development Site looking northwest on East 66th Street **4**



View East on East 66th Street, Development Site on the Left **5**



View East on East 66th Street from Second Avenue **6**



View West on East 67th Street from East of the Development Site **7**



View East on East 67th Street from West Side of Second Avenue **8**

If "yes," specify: The total square feet owned or controlled by the applicant: 45,186
The total square feet not owned or controlled by the applicant: 20,083 (Block 1441, Lot 7501); 40,168 (Block 1421, p/o Lot 21)

Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? ☒ YES ☐ NO

If "yes," indicate the estimated area and volume dimensions of subsurface disturbance (if known):

AREA OF TEMPORARY DISTURBANCE: 45,186 sq. ft. (width x length) VOLUME OF DISTURBANCE: TBD cubic ft. (width x length x depth)

AREA OF PERMANENT DISTURBANCE: 45,186 sq. ft. (width x length)

8. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2026

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 51 months

WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☒ YES ☐ NO | IF MULTIPLE PHASES, HOW MANY?

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:

9. *Predominant Land Use in the Vicinity of the Project* (check all that apply)

☒ RESIDENTIAL ☐ MANUFACTURING ☒ COMMERCIAL ☒ PARK/FOREST/OPEN SPACE ☒ OTHER, specify: Community Facility

DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS

The information requested in this table applies to the directly affected area. The directly affected area consists of the project site and the area subject to any change in regulatory control. The increment is the difference between the No-Action and the With-Action conditions.

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
LAND USE				
Residential	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
Describe type of residential structures				
No. of dwelling units				
No. of low- to moderate-income units				
Gross floor area (sq. ft.)				
Commercial	☐ YES ☒ NO	☐ YES ☒ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Describe type (retail, office, other)			UG-9 Laboratories and related uses	
Gross floor area (sq. ft.)			389,800	389,800
Manufacturing/Industrial	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
Type of use				
Gross floor area (sq. ft.)				
Open storage area (sq. ft.)				
If any unenclosed activities, specify:				
Community Facility	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Type	New York Blood Center (NYBC) UG-4 Community Facility)	Rebuilt As-of-Right NYBC Facility (UG-4) and Onsite Medical Offices	Proposed NYBC Facility (UG-4)	
Gross floor area (sq. ft.)	159,347 NYBC	NYBC = 188,931; Onsite Medical Offices = 40,161; Total = 229,092	NYBC = 206,400	-22,692
Vacant Land	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:				
Publicly Accessible Open Space	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify type (mapped City, State, or Federal parkland, wetland—mapped or otherwise known, other):				
Other Land Uses	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:				
PARKING				
Garages	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
No. of public spaces	0	0	0	
No. of accessory spaces	33	30	6	-24
Operating hours	24/7	24/7	24/7	
Attended or non-attended	Attended	Attended	Attended	
Lots	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Other (includes street parking)	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:				

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
POPULATION				
Residents	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify number:				
Briefly explain how the number of residents was calculated:				
Businesses	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
No. and type	1 (NYBC)	2 (NYBC & Medical Offices)	Multiple (NYBC, NYBC Partners)	
No. and type of workers by business	230	NYBC = 580; Onsite Medical Offices = 90; Total = 670	NYBC = 580 ; NYBC Partners = 2,050; Total = 2,630	1,960
No. and type of non-residents who are not workers				
Briefly explain how the number of businesses was calculated:	NYBC worker numbers for the Development Site in the existing, no action, and with action conditions were provided by the NYBC. Worker numbers for the No-Action condition's medical offices, and for the Development Site's NYBC Partner spaces in the With Action condition were calculated using the following rate: 450 gsf per medical office employee. The With Action condition was calculated using the following rates: a blended average of 230 gsf per lab/office employee (excluding amenity spaces) and 5,000 sf per building services/amenity space employee.			
Other (students, visitors, concert-goers, *etc.*)	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If any, specify type and number:				
Briefly explain how the number was calculated:				
ZONING				
Zoning classification	R8B	R8B	C2-7	
Maximum amount of floor area that can be developed	5.1 FAR Community Facility; 4.0 FAR Residential	5.1 FAR Community Facility; 4.0 FAR Residential	10.0 FAR Community Facility; 0.99-7.52 FAR Residential; 2.0 FAR Commercial	
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	Residential, commercial community facility, open space	Residential, commercial, community facility, open space	Residential, commercial, community facility, open space	
Attach any additional information that may be needed to describe the project. If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

Part II: TECHNICAL ANALYSIS

INSTRUCTIONS: For each of the analysis categories listed in this section, assess the proposed project's impacts based on the thresholds and criteria presented in the CEQR Technical Manual. Check each box that applies.

- If the proposed project can be demonstrated not to meet or exceed the threshold, check the "no" box.
- If the proposed project will meet or exceed the threshold, or if this cannot be determined, check the "yes" box.
- For each "yes" response, provide additional analyses (and, if needed, attach supporting information) based on guidance in the CEQR Technical Manual to determine whether the potential for significant impacts exists. Please note that a "yes" answer does not mean that an EIS must be prepared—it means that more information may be required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to provide additional information to support the Full EAS Form. For example, if a question is answered "no," an agency may request a short explanation for this response.

	YES	NO
1. *LAND USE, ZONING, AND PUBLIC POLICY*: CEQR Technical Manual Chapter 4		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	☒	☐
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	☒	☐
(c) Is there the potential to affect an applicable public policy?	☐	☒
(d) If "yes," to (a), (b), and/or (c), complete a preliminary assessment and attach. **To be provided in the EIS**		
(e) Is the project a large, publicly sponsored project?	☐	☒
○ If "yes," complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries?	☐	☒
○ If "yes," complete the Consistency Assessment Form.		
2. *SOCIOECONOMIC CONDITIONS*: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
○ Generate a net increase of more than 200 residential units *or* 200,000 square feet of commercial space?	☒	☐
▪ If "yes," answer *both* questions 2(b)(ii) and 2(b)(iv) below.		
○ Directly displace 500 or more residents?	☐	☒
▪ If "yes," answer questions 2(b)(i), 2(b)(ii), and 2(b)(iv) below.		
○ Directly displace more than 100 employees?	☐	☒
▪ If "yes," answer questions under 2(b)(iii) and 2(b)(iv) below.		
○ Affect conditions in a specific industry?	☐	☒
▪ If "yes," answer question 2(b)(v) below.		
(b) If "yes" to any of the above, attach supporting information to answer the relevant questions below. If "no" was checked for each category above, the remaining questions in this technical area do not need to be answered.		
i. Direct Residential Displacement		
○ If more than 500 residents would be displaced, would these residents represent more than 5% of the primary study area population?	☐	☐
○ If "yes," is the average income of the directly displaced population markedly lower than the average income of the rest of the study area population?	☐	☐
ii. Indirect Residential Displacement		
○ Would expected average incomes of the new population exceed the average incomes of study area populations?	☐	☒
○ If "yes:"		
▪ Would the population of the primary study area increase by more than 10 percent?	☐	☐
▪ Would the population of the primary study area increase by more than 5 percent in an area where there is the potential to accelerate trends toward increasing rents?	☐	☐
○ If "yes" to either of the preceding questions, would more than 5 percent of all housing units be renter-occupied and unprotected?	☐	☐
iii. Direct Business Displacement		
○ Do any of the displaced businesses provide goods or services that otherwise would not be found within the trade area, either under existing conditions or in the future with the proposed project?	☐	☐

	YES	NO
○ Is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve, enhance, or otherwise protect it?	☐	☐
iv. Indirect Business Displacement - See Additional Information, "Socioeconomic Conditions."		
○ Would the project potentially introduce trends that make it difficult for businesses to remain in the area?	☒	☐
○ Would the project capture retail sales in a particular category of goods to the extent that the market for such goods would become saturated, potentially resulting in vacancies and disinvestment on neighborhood commercial streets?	☐	☒
v. Effects on Industry		
○ Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area?	☐	☐
○ Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses?	☐	☐
3. *COMMUNITY FACILITIES*: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
○ Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, health care facilities, day care centers, police stations, or fire stations?	☐	☒
(b) Indirect Effects		
i. Child Care Centers		
○ Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in Chapter 6)	☐	☒
○ If "yes," would the project result in a collective utilization rate of the group child care/Head Start centers in the study area that is greater than 100 percent?	☐	☐
○ If "yes," would the project increase the collective utilization rate by 5 percent or more from the No-Action scenario?	☐	☐
ii. Libraries		
○ Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in Chapter 6)	☐	☒
○ If "yes," would the project increase the study area population by 5 percent or more from the No-Action levels?	☐	☐
○ If "yes," would the additional population impair the delivery of library services in the study area?	☐	☐
iii. Public Schools		
○ Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in Chapter 6)	☐	☒
○ If "yes," would the project result in a collective utilization rate of the elementary and/or intermediate schools in the study area that is equal to or greater than 100 percent?	☐	☐
○ If "yes," would the project increase this collective utilization rate by 5 percent or more from the No-Action scenario?	☐	☐
iv. Health Care Facilities		
○ Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
○ If "yes," would the project affect the operation of health care facilities in the area?	☐	☐
v. Fire and Police Protection		
○ Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
○ If "yes," would the project affect the operation of fire or police protection in the area?	☐	☐
4. *OPEN SPACE*: CEQR Technical Manual Chapter 7		
(a) Would the project change or eliminate existing open space?	☐	☒
(b) Is the project located within an under-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☒	☐
(c) If "yes," would the project generate more than 50 additional residents or 125 additional employees?	☒	☐
(d) Is the project located within a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☐	☒
(e) If "yes," would the project generate more than 350 additional residents or 750 additional employees?	☐	☐
(f) If the project is located in an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees?	☐	☐
(g) If "yes" to questions (c), (e), or (f) above, attach supporting information to answer the following: **See Additional Information, "Open Space."**		
○ If in an under-served area, would the project result in a decrease in the open space ratio by more than 1 percent?	☐	☐

	YES	NO
○ If in an area that is not under-served, would the project result in a decrease in the open space ratio by more than 5 percent?	☐	☐
○ If "yes," are there qualitative considerations, such as the quality of open space, that need to be considered? Please specify:	☐	☐
5. *SHADOWS*: CEQR Technical Manual Chapter 8		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	☒	☐
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	☒	☐
(c) If "yes" to either of the above questions, attach supporting information explaining whether the project's shadow would reach any sunlight-sensitive resource at any time of the year. **See Additional Information, "Shadows."**		
6. *HISTORIC AND CULTURAL RESOURCES*: CEQR Technical Manual Chapter 9		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	☒	☐
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	☐	☒
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources. **See Additional Information, "Historic and Cultural Resources."**		
7. *URBAN DESIGN AND VISUAL RESOURCES*: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	☒	☐
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	☐	☒
(c) If "yes" to either of the above, please provide the information requested in Chapter 10. **See Additional Information, "Urban Design and Visual Resources."**		
8. *NATURAL RESOURCES*: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11?	☐	☒
○ If "yes," list the resources and attach supporting information on whether the project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed?	☐	☒
○ If "yes," complete the Jamaica Bay Watershed Form and submit according to its instructions.		
9. *HAZARDOUS MATERIALS*: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	☒	☐
(b) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	☐	☒
(c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?	☒	☐
(d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	☒	☐
(e) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (*e.g.*, gas stations, oil storage facilities, heating oil storage)?	☒	☐
(f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	☒	☐
(g) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	☒	☐
(h) Has a Phase I Environmental Site Assessment been performed for the site?	☒	☐
○ If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: historical and current chemical and waste handling associated with laboratory, medical, and maintenance uses; aboveground diesel storage tanks are present at the facility; nearby industrial and automotive uses were identified between circa 1892 and 2007.	☒	☐
(i) Based on the Phase I Assessment, is a Phase II Investigation needed? A Phase II Investigation will be conducted in accordance with a NYCDEP-approved work plan and HASP. **See Additional Information, "Hazardous Materials."**	☒	☐
10. *WATER AND SEWER INFRASTRUCTURE*: CEQR Technical Manual Chapter 13		

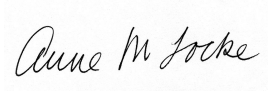
	YES	NO
(a) Would the project result in water demand of more than one million gallons per day?	☐	☒
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	☒	☐
(c) If the proposed project located in a separately sewered area, would it result in the same or greater development than that listed in Table 13-1 in Chapter 13?	☐	☐
(d) Would the project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	☐	☒
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas, including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	☐	☐
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	☐	☒
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or contribute contaminated stormwater to a separate storm sewer system?	☐	☒
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	☐	☒
(i) If "yes" to any of the above, conduct the appropriate preliminary analyses and attach supporting documentation. **See Additional Information, "Water and Sewer Infrastructure."**		
11. *SOLID WASTE AND SANITATION SERVICES*: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14, the project's projected operational solid waste generation is estimated to be (pounds per week): **See Additional Information, "Solid Waste and Sanitation Services."**		
○ Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	☐	☒
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	☐	☒
○ If "yes," would the proposed project comply with the City's Solid Waste Management Plan?	☐	☐
12. *ENERGY*: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15, the project's projected energy use is estimated to be (annual BTUs): **See Additional Information, "Energy."**		
(b) Would the proposed project affect the transmission or generation of energy?	☐	☒
13. *TRANSPORTATION*: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?	☒	☐
(b) If "yes," conduct the appropriate screening analyses, attach back up data as needed for each stage, and answer the following questions: **See Additional Information, "Transportation."**		
○ Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	☐	☐
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? ***It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.*	☐	☐
○ Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	☐	☐
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway/rail trips per station or line?	☐	☐
○ Would the proposed project result in more than 200 pedestrian trips per project peak hour?	☐	☐
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?	☐	☐
14. *AIR QUALITY*: CEQR Technical Manual Chapter 17		
(a) *Mobile Sources*: Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?	☐	☒
(b) *Stationary Sources*: Would the proposed project result in the conditions outlined in Section 220 in Chapter 17?	☒	☐
○ If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17? (Attach graph as needed)	☒	☐
(c) Does the proposed project involve multiple buildings on the project site?	☐	☒
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	☐	☒
(e) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	☐	☒
(f) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. **See Additional Information, "Air Quality."**		

	YES	NO
15. *GREENHOUSE GAS EMISSIONS*: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	☐	☒
(b) Would the proposed project fundamentally change the City's solid waste management system?	☐	☒
(c) Would the proposed project result in the development of 350,000 square feet or more?	☒	☐
(d) If "yes" to any of the above, would the project require a GHG emissions assessment based on guidance in Chapter 18?	☒	☐
○ If "yes," would the project result in inconsistencies with the City's GHG reduction goal? (See Local Law 22 of 2008; § 24-803 of the Administrative Code of the City of New York). Please attach supporting documentation. **See Additional Information, "Greenhouse Gas Emissions."**	☐	☐
16. *NOISE*: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	☒	☐
(b) Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	☒	☐
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	☒	☐
(d) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	☐	☒
(e) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. **See Additional Information, "Noise."**		
17. *PUBLIC HEALTH*: CEQR Technical Manual Chapter 20		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	☒	☐
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20, "Public Health." Attach a preliminary analysis, if necessary. **See Additional Information, "Public Health."**		
18. *NEIGHBORHOOD CHARACTER*: CEQR Technical Manual Chapter 21		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	☒	☐
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary. **See Additional Information, "Neighborhood Character."**		
19. *CONSTRUCTION*: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
○ Construction activities lasting longer than two years?	☒	☐
○ Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	☒	☐
○ Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, *etc.*)?	☒	☐
○ Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	☐	☒
○ The operation of several pieces of diesel equipment in a single location at peak construction?	☒	☐
○ Closure of a community facility or disruption in its services?	☒	☐
○ Activities within 400 feet of a historic or cultural resource?	☒	☐
○ Disturbance of a site containing or adjacent to a site containing natural resources?	☐	☒
○ Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	☐	☒
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22, "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination. **See Additional Information, "Construction."**		

20. *APPLICANT'S CERTIFICATION*

I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of the pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records.

Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this EAS.

APPLICANT/REPRESENTATIVE NAME	SIGNATURE	DATE
Anne M. Locke Senior Vice President - AKRF, Inc.		11/13/2020

PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.

Part III: DETERMINATION OF SIGNIFICANCE (To Be Completed by Lead Agency)

INSTRUCTIONS: In completing Part III, the lead agency should consult 6 NYCRR 617.7 and 43 RCNY § 6-06 (Executive Order 91 or 1977, as amended), which contain the State and City criteria for determining significance.

1. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.

IMPACT CATEGORY	Potentially Significant Adverse Impact YES	NO
Land Use, Zoning, and Public Policy	☒	☐
Socioeconomic Conditions	☒	☐
Community Facilities and Services	☐	☒
Open Space	☒	☐
Shadows	☒	☐
Historic and Cultural Resources	☒	☐
Urban Design/Visual Resources	☒	☐
Natural Resources	☐	☒
Hazardous Materials	☒	☐
Water and Sewer Infrastructure	☒	☐
Solid Waste and Sanitation Services	☐	☒
Energy	☐	☒
Transportation	☒	☐
Air Quality	☒	☐
Greenhouse Gas Emissions	☒	☐
Noise	☒	☐
Public Health	☒	☐
Neighborhood Character	☒	☐
Construction	☒	☐

2. Are there any aspects of the project relevant to the determination of whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials? ☐ YES ☒ NO

If there are such impacts, attach an explanation stating whether, as a result of them, the project may have a significant impact on the environment.

3. Check determination to be issued by the lead agency:

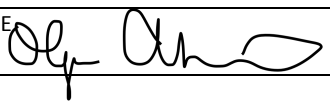
☒ **Positive Declaration**: If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a *Positive Declaration* and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).

☐ **Conditional Negative Declaration:** A *Conditional Negative Declaration* (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements of 6 NYCRR Part 617.

☐ **Negative Declaration:** If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a *Negative Declaration*. The *Negative Declaration* may be prepared as a separate document (see template) or using the embedded Negative Declaration on the next page.

4. ***LEAD AGENCY'S CERTIFICATION***

TITLE	LEAD AGENCY
Director, Environmental Assessment and Review Division	Department of City Planning, acting on behalf of the City Planning Commission
NAME	DATE
Olga Abinader	November 13, 2020

SIGNATURE 

A. PROJECT DESCRIPTION

INTRODUCTION

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

To facilitate the Proposed Project, the applicant is requesting several actions from the New York City Planning Commission (CPC): a zoning map amendment in order to rezone the Development Site from R8B to C2-7 and to rezone the remainder of the Rezoning Area (Block 1441, Lot 7501) (C1-9) and the eastern 100 feet of Block 1421 (p/o Lot 21), from C1-9 to C2-8, a zoning text amendment to amend Appendix F of the Zoning Resolution to designate the Development Site as an Mandatory Inclusionary Housing (MIH) area, a zoning text amendment to Section 74-48 of the Zoning Resolution, and a special permit pursuant to the amended Section 74-48 to modify various sections of the Zoning Resolution. The proposed zoning map changes are shown on **Figure 7**.

REZONING AREA AND DEVELOPMENT SITE

The Rezoning Area (shown on **Figures 1, 4, and 7**) is composed of the following tax lots:

- Block 1441, Lot 40 (Development Site);
- Block 1441, Lot 7501 (adjacent to the Development Site on Second Avenue); and
- The portion of Block 1421, Lot 21, within 100 feet west of Second Avenue.

In addition to the existing NYBC facility, the Rezoning Area contains two residential buildings. Immediately adjacent to NYBC 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 (Block 1441, Lot 7501). It has ground floor retail uses on its Second Avenue frontage. Across Second Avenue is a 45-story tower sheathed in dark glass and set back from the surrounding streets (Block 1421, p/o Lot 21). It also has a sunken retail space in its base. Given the existing size and use of these two buildings, neither site is considered a potential or projected development site.

DESCRIPTION OF THE PROPOSED PROJECT

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 (see **Figures 8 to 10**).

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 (which can be used for evening meetings such as Community Board 8 meetings). It would be smaller in size but more flexible in design than the existing auditorium.

PURPOSE AND NEED FOR THE PROPOSED ACTIONS

The Proposed Actions are necessary to allow the Proposed Project and its laboratory uses, which would further the City's goal of expanding the life sciences industry, support the academic medical institutions in the area, and allow an expansion by the Applicant that would greatly improve its facilities. The existing NYBC building was constructed as a trade school nearly 100 years ago. While improvements have been made over the years, the existing building does not satisfy the Applicant's current needs and leaves significant untapped potential for the NYC life sciences ecosystem which is a critical economic engine. It is an antiquated structure with low floor-to-floor heights, and four inner courtyards which leave only small and narrow floor plates. It does not have the dimensions or mechanical systems necessary for modern life sciences

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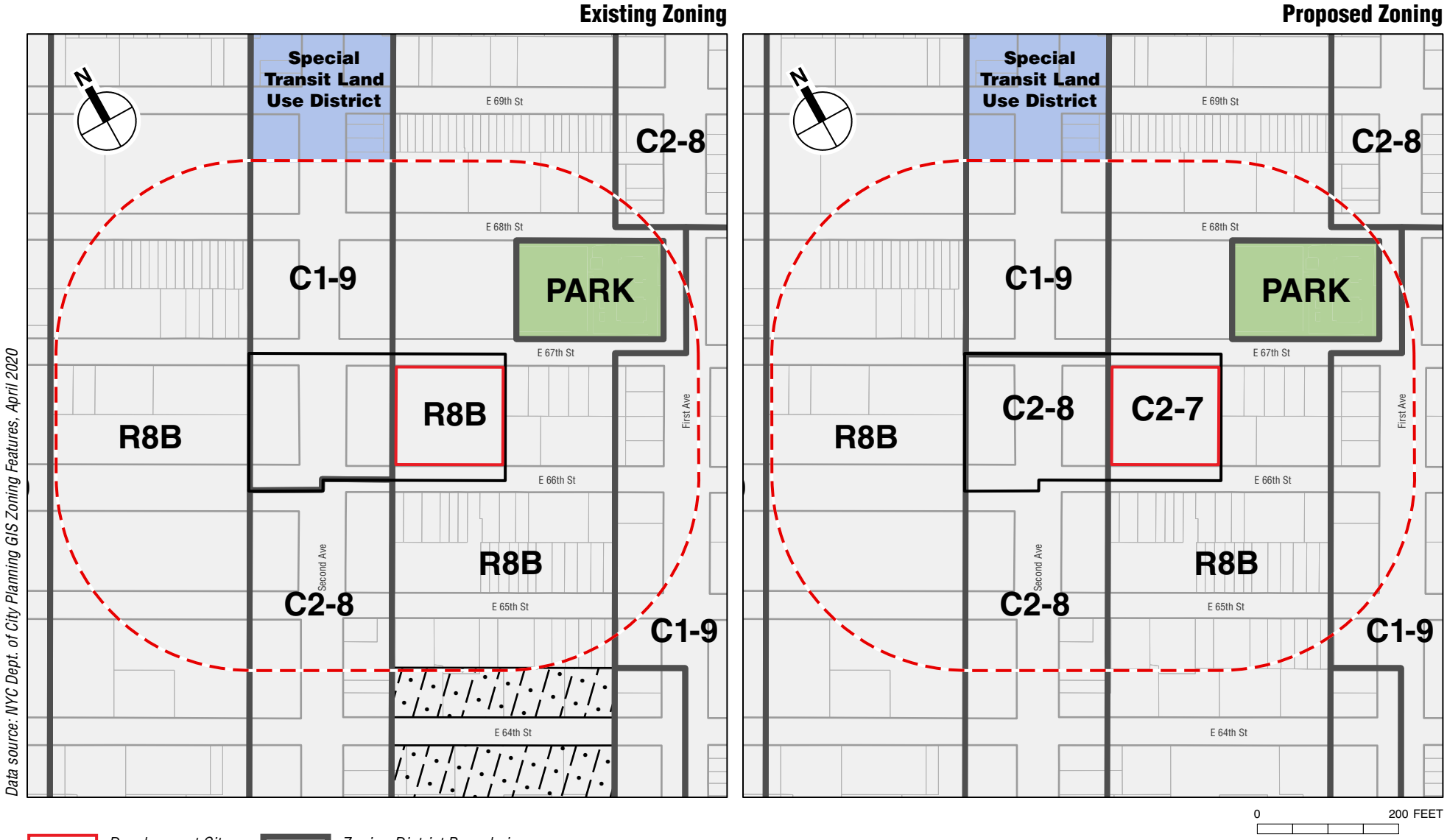
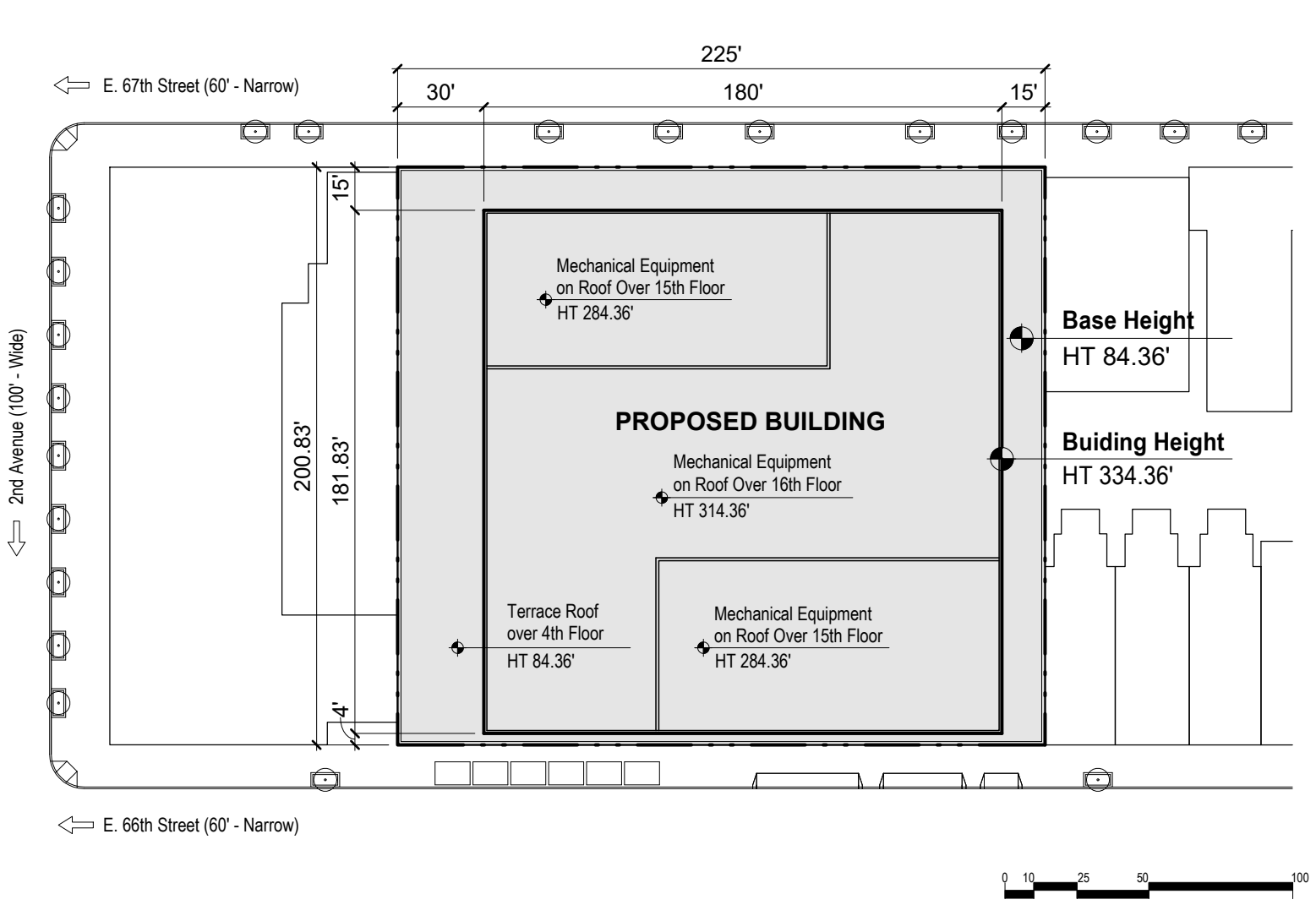


Data source: NYC Dept. of City Planning GIS Zoning Features, April 2020

Existing and Proposed Zoning

NEW YORK BLOOD CENTER—CENTER EAST

Figure 7

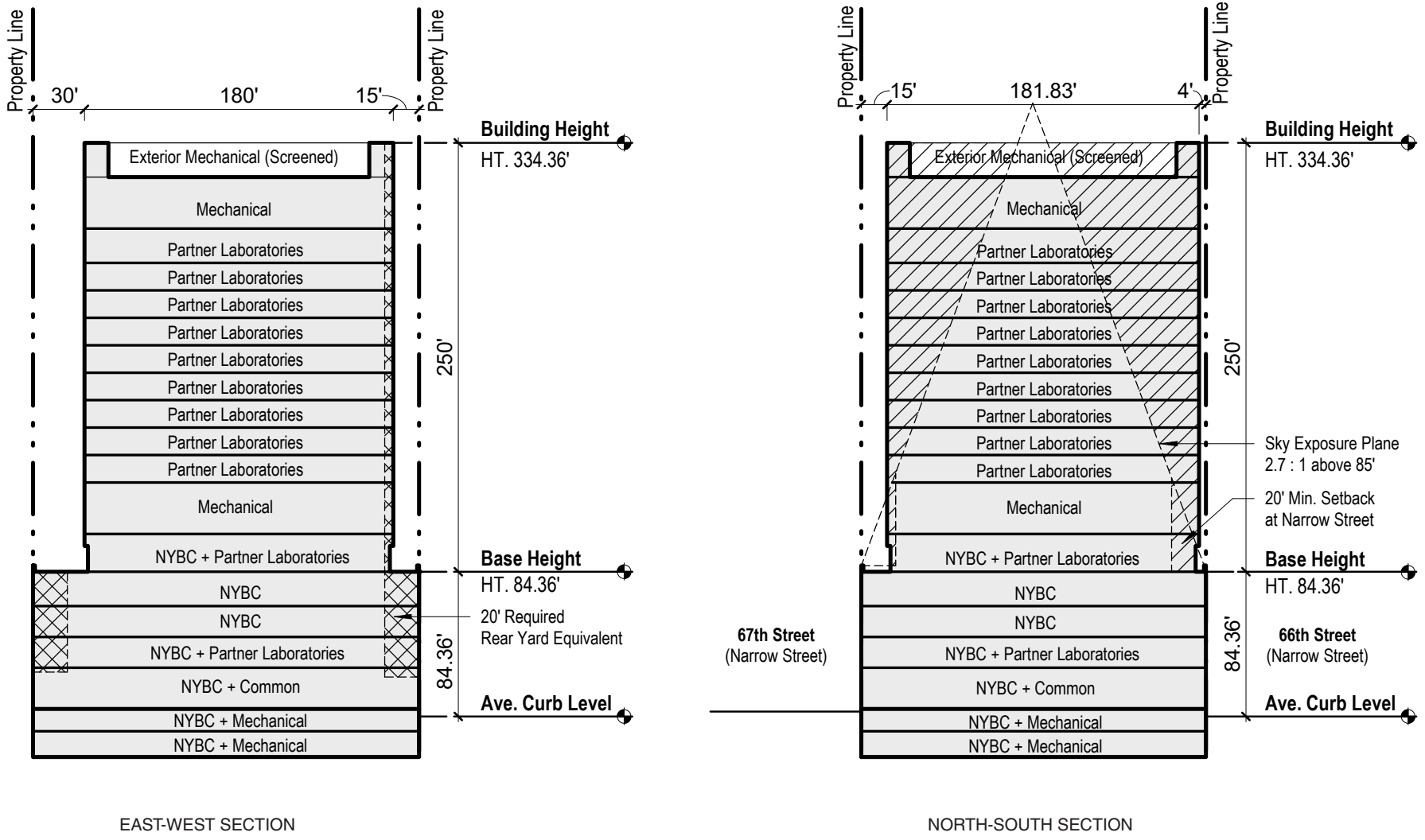


Source: Ennead Architects

Proposed Project - Site Plan

NEW YORK BLOOD CENTER—CENTER EAST

Figure 8

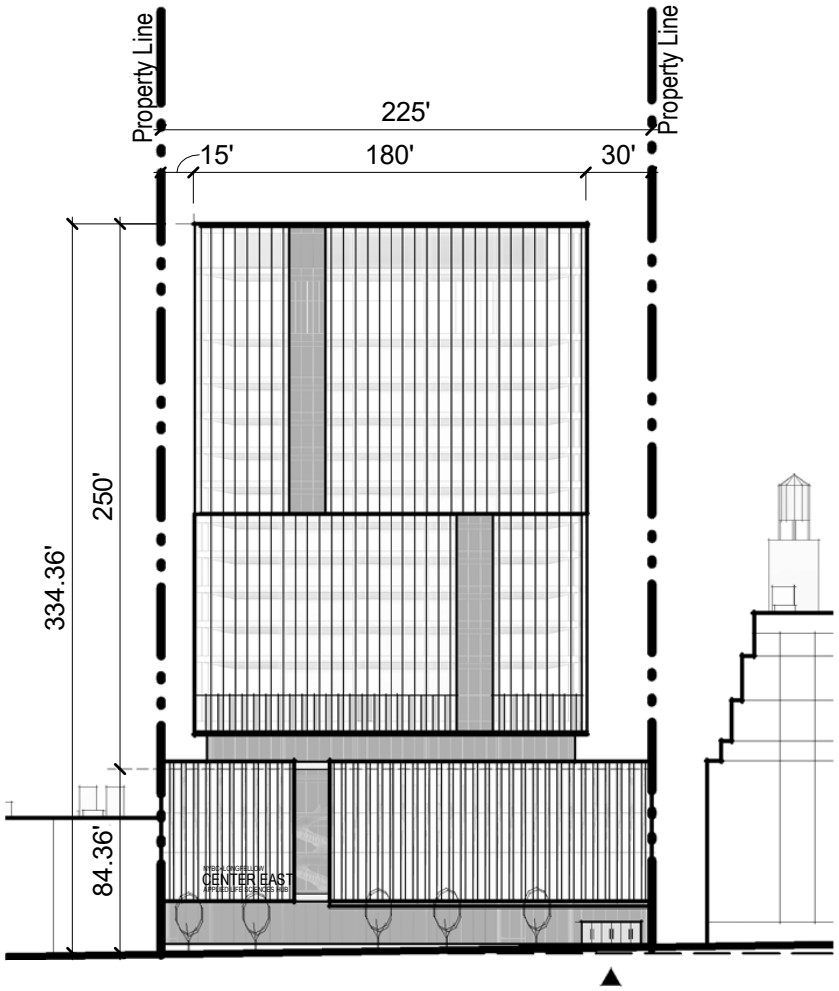


Source: Ennead Architects

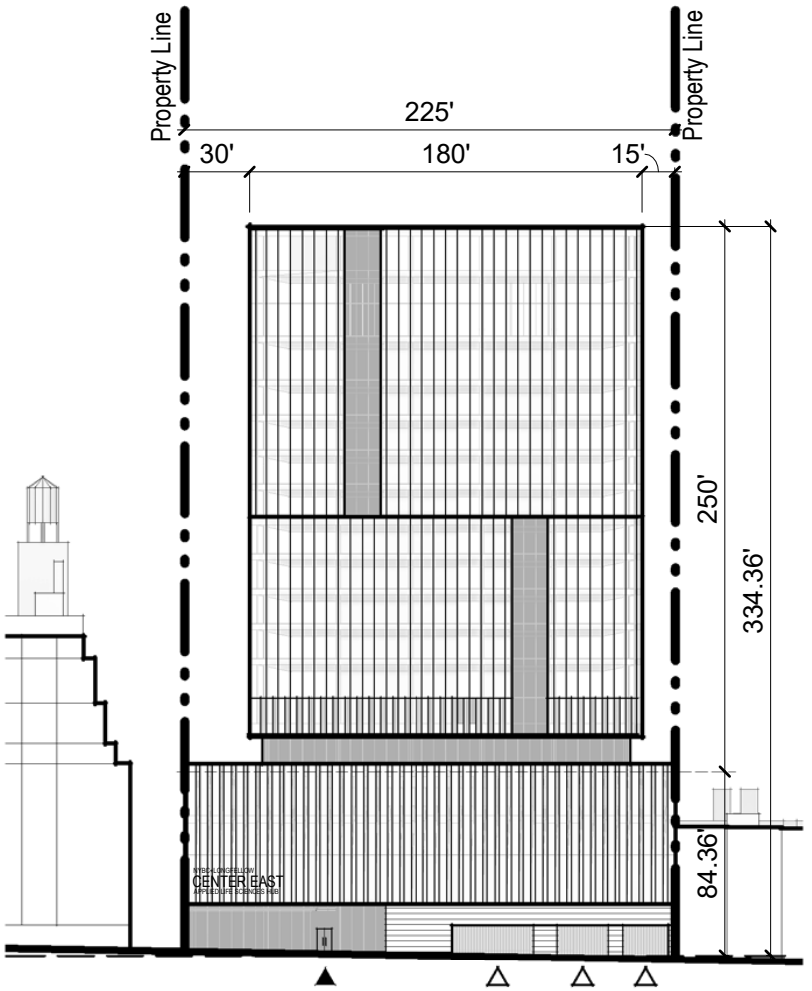
Proposed Project - Sections

NEW YORK BLOOD CENTER—CENTER EAST

Figure 9



NORTH ELEVATION - 67th STREET



SOUTH ELEVATION - 66th STREET

Source: Ennead Architects

Proposed Project - Elevations

laboratories, which are essential to enable the Applicant to advance its research mission. The existing building is not large enough to allow the Applicant to share its space with its institutional and commercial collaborators, which are proposed to facilitate the translation of basic science research into commercial applications. The existing R8B zoning constrains the ability of the Applicant to build a modern facility on its property and to create co-located commercial life sciences laboratory partners. The lack of sufficient modern space and the constraints of the existing zoning do not allow the Applicant to participate in and contribute to the City's life sciences industry to its full potential, and are inconsistent with the City's policy to promote and expand the life sciences industry.

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

PROPOSED ACTIONS

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

(1) Rezoning of the Development Site from an R8B district to a C2-7 district (see **Figure 7**, above). 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:

- (a) commercial laboratory and associated office space to be included in the project at more than the 2 FAR permitted in C2-7 districts pursuant to Section 33-122;
- (b) the commercial space to be located above the second floor of the building, which is not permitted by Zoning Resolution Section 32-421;
- (c) the commercial space to be located above the lesser of 30 feet or two stories, which is not permitted by Zoning Resolution Section 33-432;
- (d) modifications of the height and setback regulations of Section 33-432, which will allow the building to encroach on the initial setback distance and the sky exposure plane, which is necessary to accommodate the large floorplates required for modern, efficient laboratory uses;
- (e) modifications of the rear yard equivalent regulations of Section 33-283, which will allow the Proposed Development to occupy the same footprint as the existing building on its lower floors, and will allow the upper portion of the building to be shifted away from the park and away from the neighboring building; and
- (f) a sign to be located at the top of the building's base, in excess of the surface area permitted for illuminated signs pursuant to Section 32-642, the total surface area permitted for all signs pursuant to Section 32-641 and 32-643, and the maximum height of signs allowed by Section 32-655, in order to create an opportunity for a life sciences company or 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.

ANALYSIS FRAMEWORK

The analysis framework lays out the conditions upon which the potential impacts of the Proposed Actions will be measured.

REASONABLE WORST CASE DEVELOPMENT SCENARIO (RWCDS)

A Reasonable Worst-Case Development Scenario (RWCDS) is used to identify the maximum development allowed by the Proposed Actions and to allow a comparison of that development to Future No Action Conditions in order to project potential significant adverse impacts. In this case the Proposed Project is the Reasonable Worst Case Development based on the goals of the Applicant, the size and scale of the proposed building, and the anticipated requirements of the approval process.

IDENTIFICATION OF DEVELOPMENT SITES

As noted above, the proposed Rezoning Area would include two sites with existing residential buildings. Immediately adjacent to NYBC to the west 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 on its Second Avenue frontage. Across Second Avenue is a 45-story tower sheathed in dark glass and set back from the surrounding streets. It also has a sunken retail space in its base. Given the existing size and use of these two buildings, neither site is considered a projected or potential development site. Therefore, the site of the Proposed Project, Block 1441, Lot 40, would be the only Development Site.

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: abatement and demolition (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.

THE FUTURE WITHOUT THE PROPOSED ACTIONS (NO ACTION CONDITION)

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 (see **Figure 11**). 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. Thirty interior accessory parking spaces would be provided for the Applicant's fleet and select employees.

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

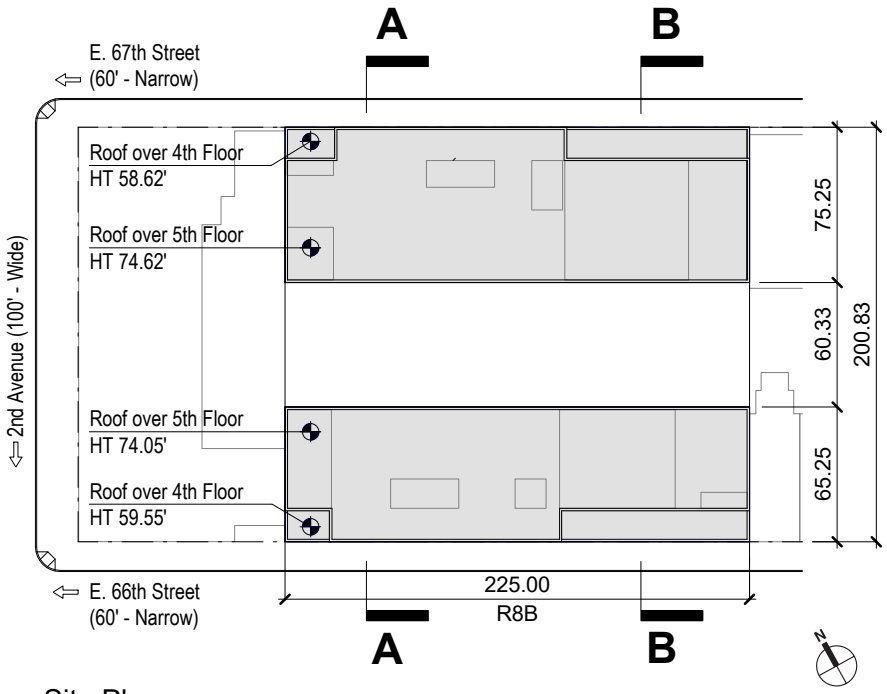
THE FUTURE WITH THE PROPOSED ACTIONS (WITH ACTION CONDITION)

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

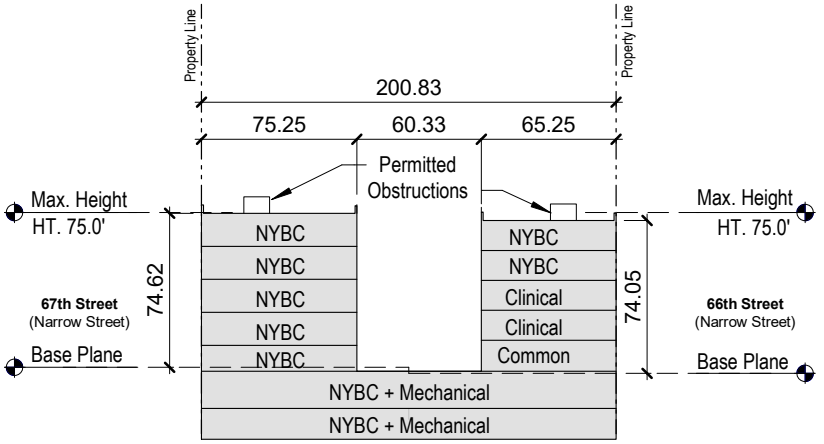
B. CEQR ANALYSIS AREAS

LAND USE, ZONING, AND PUBLIC POLICY

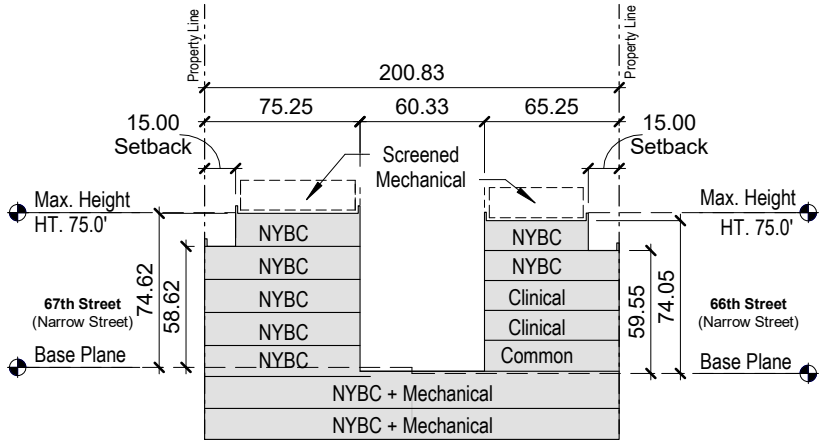
According to the *CEQR Technical Manual*, a land use analysis characterizes the uses and development trends in the area that may be affected by a project, describes the public policies that guide development, and determines whether a project is compatible with those conditions and policies or whether it may affect them. The Proposed Actions would result in a zoning map amendment, zoning text amendment, and special permits as described in page 2a of the EAS Form. Therefore, the potential effects of the Proposed Actions on land use trends, zoning, and applicable public policies in the study area will be assessed in the Environmental Impact Statement (EIS), as described in the Draft Scope of Work.



Site Plan



Section AA



Section BB

0 5 20 40 80 160

Source: Ennead Architects

No Action Construction

No Action Building Site Plan and Sections

SOCIOECONOMIC CONDITIONS

The socioeconomic character of an area includes its population, housing, and economic activity. According to the *CEQR Technical Manual*, the five principal issues of concern with respect to socioeconomic conditions are whether a proposed project would result in significant impacts due to: (1) direct residential displacement; (2) direct business displacement; (3) indirect residential displacement; (4) indirect business displacement; and (5) adverse effects on a specific industry. The following describes whether each of these issues needs to be addressed in the EIS.

The Proposed Actions would not directly displace any residents or introduce any residential units. Therefore, an assessment of direct or indirect residential displacement is not warranted.

In addition, the Proposed Actions would not directly displace any businesses; therefore, an assessment of direct business displacement is not warranted.

INDIRECT BUSINESS DISPLACEMENT

The Proposed Actions would introduce over 200,000 sf of new commercial uses to the study area, which is the CEQR threshold for assessment of potential indirect business displacement. Therefore, an assessment of potential indirect business displacement will be performed, as described in the Draft Scope of Work.

ADVERSE EFFECTS ON SPECIFIC INDUSTRIES

NYBC is one of a number of medical institutions on the Upper East Side of Manhattan. Therefore, the Proposed Actions would not result in any uses that would adversely affect any specific industry, and an assessment of adverse effects on specific industries is not required.

OPEN SPACE

The *CEQR Technical Manual* recommends performing an open space assessment if a project would have a direct effect on an area open space or an indirect effect through increased population. For areas considered "under served," the threshold for an assessment is whether a project would introduce more than 50 residents or 125 workers. The Proposed Project would result in a net increment of 1,960 workers in an area that is considered "underserved" by open space; therefore, an open space analysis will be provided in the EIS, as described in the Draft Scope of Work.

SHADOWS

The *CEQR Technical Manual* requires a shadows assessment for proposed actions that would result in new structures (or additions to existing structures) greater than 50 feet in height or located adjacent to, or across the street from, a sunlight-sensitive resource. Such resources include publicly accessible open spaces, important sunlight-sensitive natural features, or historic resources with sun-sensitive features.

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

HISTORIC AND CULTURAL RESOURCES

According to the *CEQR Technical Manual*, a historic and cultural resources assessment is required if there is the potential to affect either archaeological or architectural resources. The study area for archaeological resources is defined as the area where subsurface disturbance would occur (the "Development Site"). In a comment letter dated July 7, 2020, the New York City Landmarks Preservation Commission (LPC) determined that it has no archaeological concerns for the Development Site (see **Appendix A**). Therefore, no further archaeological analysis is required.

There are no known architectural resources on the Development Site, nor do there appear to be any potential architectural resources on the Development Site that appear to meet the criteria for listing on the State/National Register of Historic Places (S/NR) or for designation as a New York City Landmark (NYCL). However, there are known architectural resources in the vicinity of the Development Site, including the Manhattan House Apartments at 200 East 66th Street (S/NR-eligible, NYCL) and the apartment building at 215 East 68th Street (S/NR-eligible). For architectural resources, known architectural resources NYCLs, Interior Landmarks, Scenic Landmarks, New York City Historic Districts; resources calendared for consideration as one of the above by LPC; resources listed on or formally determined eligible for inclusion on the S/NR, or contained within a district listed on or formally determined eligible for listing on the S/NR; resources recommended by the

New York State Board for listing on the S/NR; and National Historic Landmarks) and potential architectural resources (those properties that appear to meet S/NR and NYCL criteria) will be identified within 400 feet of the project site. Potential project impacts will be assessed for all identified resources, as described in the Draft Scope of Work.

URBAN DESIGN AND VISUAL RESOURCES

According to the methodologies of the *CEQR Technical Manual*, if a project requires actions that would result in physical changes to a project site beyond those allowed by existing zoning and which could be observed by a pedestrian from street level, a preliminary assessment of urban design and visual resources should be prepared. The Proposed Actions would result in a rezoning; therefore, a preliminary assessment of urban design and visual resources will be prepared, as described in the Draft Scope of Work.

However, since the only visual resource in the study area is St. Catherine's Park, any views of the park that the Proposed Project could block would be to the south or west of the Proposed Project and would have to be above the roof height of the existing building. There are no publicly accessible views that meet these criteria.

HAZARDOUS MATERIALS

According to the *CEQR Technical Manual*, a hazardous materials assessment is conducted when elevated levels of hazardous materials exist on a site, when an action would increase pathways to their exposures, either human or environmental, or when an action would introduce new activities or processes using hazardous materials, thereby increasing the risk of human or environmental exposure. A Phase I Environmental Site Assessment (ESA) has been prepared and will be used to summarize the potential for hazardous materials at the site. It is anticipated that the lead agency and the New York City Department of Environmental Protection (DEP) will require preparation of a Phase II Subsurface Investigation (laboratory analysis of soil, groundwater, and soil vapor samples) during the CEQR process. In advance of conducting the testing, a Work Plan for the investigation will need to be submitted to the agencies for approval. Regardless of the results of the testing, DEP will require preparation of a Remedial Action Plan (RAP) and associated Construction Health and Safety Plan (CHASP) for implementation during construction. This analysis will also include an overview of hazardous materials that would be associated with operation of laboratories with a brief summary of the procedures/requirements for ensuring they are each managed safely. The potential for the presence of hazardous materials on the project sites will be discussed in the EIS, as described in the Draft Scope of Work.

WATER AND SEWER INFRASTRUCTURE

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

According to the guidelines of the *CEQR Technical Manual*, a preliminary analysis of wastewater and stormwater conveyance and treatment is warranted if a project is located in a combined sewer area and would have an incremental increase above the No Action condition of 1,000 residential units or 250,000 sf of commercial, public facility, and institution and/or community facility space in Manhattan. Since the Proposed Actions would result in a new, approximately 596,200 gsf building with commercial and community facility uses, an analysis of wastewater and stormwater conveyance and treatment will be performed, as described in the Draft Scope of Work.

SOLID WASTE AND SANITATION SERVICES

The Proposed Actions would result in new development that would require sanitation services. However, according to the *CEQR Technical Manual*, few projects have the potential to generate substantial amounts of solid waste (50 tons per week or more) and, therefore, most projects would not result in a significant adverse impact. However, it is recommended in the *CEQR Technical Manual* that the solid waste and service demand generated by a project be disclosed, based on standard waste generation rates. The Proposed Project would result in a new building on the Development Site with approximately 389,800 gsf of commercial laboratory floor area and 206,400 gsf of community facility floor area.

As shown in **Table 1**, the total solid waste generation for the Proposed Project would be approximately 17.10 tons per week.

Table 1
With Action Solid Waste Generation on Development Sites

Use	Floor Area (gsf)	Population	Solid Waste Generation Rate (lbs/wk)	Solid Waste Generation (lbs/week)	Solid Waste Generation (tons/wk)
Commercial Laboratory	389,800	2,050	13 per employee	26,650	13.33
Community Facility	206,400	580	13 per employee	7,540	3.77
			Total Solid Waste Generation	**34,190**	**17.10**

Source: *CEQR Technical Manual* Table 14-1

The Proposed Project would generate 17.10 tons of solid waste per week. Solid waste generated by the commercial laboratory uses and the community facility space would be collected by private commercial carters, and the Proposed Project would be subject to mandatory recycling requirements. Therefore, solid waste generated by the Proposed Project would not overburden the City's solid waste handling systems, and the Proposed Project would not have a significant adverse impact on the City's solid waste and sanitation services.

ENERGY

According to the *CEQR Technical Manual*, because all new structures requiring heating and cooling are subject to the New York State Energy Conservation Code, which reflects State and City energy policy, actions resulting in new construction would not create significant energy impacts, and as such would not require a detailed energy assessment.

The Proposed Project would result in a new building with 389,800 gsf of commercial laboratory uses and 206,400 gsf of community facility uses. As shown in **Table 2**, the total energy consumption on the Development Site would be 136,058 million BTUs per year. Compared with the approximately 388 trillion BTUs of energy consumed annually within Con Edison's New York City and Westchester County service area, this increase would be considered a negligible change (approximately 0.035 percent of Con Edison's annual consumption). Therefore, the Proposed Project would not have any significant adverse impacts on energy, and no further analysis is required.

Table 2
With Action Annual Energy Consumption for the Development Site

Use	Size (gsf)	Average Annual Energy Rate (Million BTUs/sf)	Energy Consumption (Million BTUs/Year)
Commercial Laboratory	389,800	216.3	84,314
Community Facility	206,400	250.7	51,744
		Total Energy Consumption	***136,058***

Notes: sf = square feet.
Totals may not sum due to rounding.
Source: 2014 *CEQR Technical Manual*, Table 15-1, "Average Annual Whole-Building Energy Use in New York City."

TRANSPORTATION

Based on the *CEQR Technical Manual*, further transportation analyses may be warranted if a proposed action is anticipated to result in an incremental increase of 50 or more peak hour vehicle trips, 200 or more peak hour subway/rail trips, 50 or more bus trips on a single line in one direction, or 200 or more peak hour pedestrian trips. Based on initial estimates as prepared by the Applicant and reviewed by the lead agency, **Table 3** shows the incremental person and vehicle trips for the weekday AM, midday, and PM peak hours. From this preliminary assessment, the Proposed Project would not be expected to exceed the *CEQR Technical Manual* thresholds for transit or pedestrian trips; however, it would likely result in peak hour trip generation that would exceed the threshold for traffic during one or more peak hours. Therefore, a transportation assessment of the Proposed Project is warranted as there could be a potential for the Proposed Actions to result in significant adverse impacts. This assessment will be conducted as described in the Draft Scope of Work.

Table 3
Trip Generation Summary: Incremental Trips

Use	Peak Hour	In/Out	Person Trip							Vehicle Trip			
			Auto	Taxi	Subway	Railroad	Bus	Walk	Total	Auto	Taxi	Delivery	Total
Research Laboratory	AM	In	54	6	142	25	38	50	315	48	4	6	58
		Out	7	1	18	3	5	6	40	6	4	6	16
		Total	61	7	160	28	43	56	355	54	8	12	74
	Midday	In	23	3	60	11	16	21	134	21	3	7	31
		Out	24	3	62	11	17	22	139	21	3	7	31
		Total	47	6	122	22	33	43	273	42	6	14	62
	PM	In	11	1	28	5	8	10	63	10	4	1	15
		Out	36	4	94	17	25	34	210	32	4	1	37
		Total	47	5	122	22	33	44	273	42	8	2	52
Medical Office	AM	In	-2	-10	-125	0	-10	-60	-207	-1	-9	0	-10
		Out	-1	-6	-77	0	-6	-37	-127	-1	-9	0	-10
		Total	-3	-16	-202	0	-16	-97	-334	-2	-18	0	-20
	Midday	In	-2	-9	-112	0	-9	-54	-186	-1	-11	-1	-13
		Out	-2	-11	-126	0	-11	-61	-211	-1	-11	-1	-13
		Total	-4	-20	-238	0	-20	-115	-397	-2	-22	-2	-26
	PM	In	-1	-5	-58	0	-5	-28	-97	-1	-8	0	-9
		Out	-2	-9	-107	0	-9	-52	-179	-1	-8	0	-9
		Total	-3	-14	-165	0	-14	-80	-276	-2	-16	0	-18
Total	AM	In	52	-4	17	25	28	-10	108	47	-5	6	48
		Out	6	-5	-59	3	-1	-31	-87	5	-5	6	6
		Total	58	-9	-42	28	27	-41	21	52	-10	12	54
	Midday	In	21	-6	-52	11	7	-33	-52	20	-8	6	18
		Out	22	-8	-64	11	6	-39	-72	20	-8	6	18
		Total	43	-14	-116	22	13	-72	-124	40	-16	12	36
	PM	In	10	-4	-30	5	3	-18	-34	9	-4	1	6
		Out	34	-5	-13	17	16	-18	31	31	-4	1	28
		Total	44	-9	-43	22	19	-36	-3	40	-8	2	34

AIR QUALITY

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

The Proposed Project would include fossil fuel-fired heating and hot water systems; therefore, as detailed in the Draft Scope of Work, the air quality analysis will be performed to evaluate the potential impacts on air quality. In addition, large and major sources of emissions within 1,000 feet of the Project Area will be evaluated, as described in the Draft Scope of Work.

The Proposed Project is anticipated to include wet laboratories. Therefore, an analysis will be performed to examine the expected use of potentially hazardous materials in the proposed laboratories, as described in the Draft Scope of Work.

GREENHOUSE GAS EMISSIONS

According to the *CEQR Technical Manual*, GHG assessments are appropriate for projects in New York City being reviewed in an EIS that would result in the development of 350,000 square feet or more. The Proposed Project would result in a new, approximately 596,200 gsf building; therefore, an analysis of GHG emissions generated by the Proposed Actions will be undertaken, as described in the Draft Scope of Work.

The Development Site is located over 1,000 feet outside of the nearest potential end-of-century flood hazard zone identified by the New York City Panel on Climate Change (NPCC). Therefore, the Proposed Project is unlikely to be impacted by future climate conditions, and an assessment of the potential impacts of climate change on the Proposed Project (e.g. sea level rise, flooding, etc.) is not warranted.

NOISE

The noise analysis will examine impacts of existing noise sources (e.g., vehicular traffic from adjacent roadways and surrounding playgrounds) on the proposed noise-sensitive medical and research uses and the impacts of project-generated traffic on noise-sensitive land uses nearby. The CEQR noise methodology addresses whether proposed projects would result in a significant increase in noise levels (particularly at sensitive land uses) and what level of building attenuation is necessary to provide acceptable interior noise levels. The focus of the noise analysis will be to identify the levels of building

attenuation necessary to meet CEQR interior noise levels requirements. A description of the noise analysis that will be undertaken in the EIS is included in the Draft Scope of Work.

PUBLIC HEALTH

According to the guidelines of the *CEQR Technical Manual*, a public health assessment may be warranted if an unmitigated significant adverse impact is identified in other CEQR analysis areas, such as air quality, water quality, hazardous materials, or noise. If unmitigated significant adverse impacts are identified in any one of these technical areas and the lead agency determines that a public health assessment is warranted, an analysis will be provided in the EIS, as described in the Draft Scope of Work.

NEIGHBORHOOD CHARACTER

Neighborhood character is determined by a number of factors, including land use, socioeconomic conditions, open space, historic and cultural resources, urban design, visual resources, shadows, transportation, and noise. According to the guidelines of the *CEQR Technical Manual*, an assessment of neighborhood character is generally needed when a project has the potential to result in significant adverse impacts in one of the technical areas presented above, or when a project may have moderate effects on several of the elements that define a neighborhood's character. Therefore, if warranted based on an evaluation of the Project's impacts, an assessment of neighborhood character would be prepared in the EIS, following the methodologies outlined in the *CEQR Technical Manual*, as described in the Draft Scope of Work.

CONSTRUCTION

The Proposed Project would be constructed in a single phase, with a total anticipated construction duration of approximately 51 months. Construction impacts, though temporary, can have a disruptive and noticeable effect on the adjacent community, as well as people passing through the area. Construction activity could affect transportation conditions, community noise patterns, air quality conditions, and mitigation of hazardous materials. Sensitive receptors adjacent to the Development Site include residential buildings as well as the Julia Richman Educational Complex. Therefore, a construction analysis will be included in the EIS to describe the construction schedule and logistics, as described in the Draft Scope of Work.

Appendix A
Draft Landmarks Preservation Committee Archaeology Comments

Landmarks Preservation Commission

1 Centre Street
9th Floor North
New York, NY 10007

Voice (212)-669-7700
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http://nyc.gov/landmarks

ENVIRONMENTAL REVIEW

Project number: LA-CEQR-M (DEPARTMENT OF CITY PLANNING)
Project: NY BLOOD CENTER
Address: 326 EAST 67 STREET BBL: 1014410040
Date Received: 6/30/2020

[X**] No archaeological significance**

Gina Santucci 7/7/2020

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 35028_FSO_DNP_07072020.docx