July 14, 2021

NOTICE OF PUBLIC HEARING ON THE
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 21DCP080M)

New York Blood Center – Center East

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

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

Contact Person
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Environmental Assessment and Review Division
New York City Department of City Planning

The City Planning Commission (CPC), acting as lead agency, issued a Notice of Completion on April 19, 2021 for a Draft Environmental Impact Statement (DEIS) for the Gowanus Neighborhood Rezoning proposal in accordance with Article 8 of the Environmental Conservation Law. **In light of the Governor's announcement on June 24, 2021 of the end of the State-declared state of emergency, and in support of the City's continued efforts to contain the spread of COVID-19, the public hearing on the DEIS will be accessible both in person and remotely. The public hearing will be held in person in the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY on July 29, 2021, at 10:00 AM in conjunction with the CPC's public hearing pursuant to ULURP. Masks are required to be worn to enter the building and during the hearing. Comments are requested on the DEIS and will be accepted through August 9, 2021.**

To join remotely and comment, please visit the NYC Engage site, https://www.nyc.gov/engage
If you would like to register to testify via phone, need assistance with technical issues, or have any questions about participation you may call any of the phone numbers listed below, then enter the following Meeting ID.

(877) 853-5247 (Toll-free)
(888) 788-0099 (Toll-free)
(213) 338-8477 (Toll)
(253) 215-8782 (Toll)

Then enter the following meeting ID and password when prompted.

Meeting ID: 618 237 7396
Password: 1
[The Participant ID can be skipped by pressing #]

Instructions on how to participate, as well as materials relating to the hearing, will be posted on the NYC Engage site on the day of the Public Hearing, no later than 1 hour prior to the hearing. 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 Public Hearing livestream can be found on the above referenced NYC Engage site and will be made available on the day of the Public Hearing.

Comments are requested on the DEIS and will be accepted through August 9, 2021. They can be submitted via email to 21DCP080M_DL@planning.nyc.gov 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 DEIS 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 DEIS and Final Scope of Work is 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 ten business days before the meeting.

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.

The existing 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.

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.

In order to assess the possible effects of the Proposed Actions, a 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) by the 2026 build year. 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.

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.

Although there would be a small increase in floor area attributed to the Applicant's uses (less than 17,500 gsf) with the Proposed Project as compared with the No Action condition, the additional area is not expected to generate additional trips since the additional area allows the Applicant's facilities to be optimized and right-sized. According to the Applicant, their operations, visitation, and employment would not change between No Action building and the Proposed Project. The Applicant would have the same number of daily visitors for blood donations, the same private vehicle fleet size and operations for transporting blood samples and other related materials, the same daily incoming deliveries for supplies and outgoing waste, and would have the same number of employees (approximately 580) under the No Action and With Action conditions. Pedestrians and vehicles would approach and depart NYBC using the same travel patterns and use entrances on the same block faces under either condition.

Therefore, for the purposes of the environmental review, the net difference between the No Action and With Action conditions is the approximately 389,800 gsf of commercial research laboratory floor area in the With Action condition as compared with approximately 40,100 gsf of medical offices in the No Action condition.

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. Between publication of this DEIS and the Final EIS, DCP will continue to explore measures that could reduce or mitigate the impacts in these areas. 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 and NYC Parks. 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. 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. 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.

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. 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; however, the most noise-intensive construction activity nearest the receptors experiencing significant adverse impacts would result in interior noise levels considered unacceptable 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.

The DEIS considers two alternatives – a No-Action alternative and a No Significant Adverse Shadow Impact Alternative. The No Action Alternative is the Future without the Proposed Actions, as previously described, and as analyzed in this DEIS. The No Significant Adverse Shadow Impact Alternative would be approximately half the height of the Proposed Project. It would reduce—but not completely remove—the shadow impact.