

Welcome!

This is the **Public Scoping Meeting** for the New York Blood Center – Center East Proposal.

For our record, the **CEQR** application number for the proposal is **21DCP080M**.

Today's date is December 15, 2020, and the time is now approximately 2 p.m.

I'm **Olga Abinader**, and I'm the Director of the **Environmental Assessment and Review Division (EARD)** of the **NYC Department of City Planning**. I'll be chairing today's scoping meeting.

The Department of City Planning is acting on behalf of the City Planning Commission as the **lead agency** for the proposal's **environmental review**.

As lead agency, the Department is overseeing the preparation and completion of an **Environmental Impact Statement**, or EIS, for the **New York Blood Center – Center East** proposal.

Joining me are several of my colleagues from the Department of City Planning.

Stephanie Shellooe is the Deputy Director of the Department's Environmental Assessment and Review Division.

Edith Hsu-Chen is the Director of the Department's Manhattan Office.

Erik Botsford is the Deputy Director of the Department's Manhattan Office.

Diane McCarthy is a Senior Team Leader in the Environmental Assessment and Review Division.

Rachel Antelmi is the Project Manager for the New York Blood Center – Center East proposal in the Environmental Assessment and Review Division.

Stephen Johnson is the Project Manager for the New York Blood Center – Center East proposal and a Team Leader in the Manhattan Office.

- Together, we are here to receive your comments on the Draft Scope of Work for the Draft Environmental Impact Statement, or DEIS, for the **New York Blood Center – Center East** proposal.
- The **Draft Scope of Work** identifies all of the subjects that will be analyzed in the upcoming **DEIS** and explains how those subjects will be studied.
- Copies of the **Draft Scope are available** on the Department of City Planning website.

- The purpose of today's scoping meeting is to allow for **public participation** in the preparation of the DEIS at the earliest stage possible.
- Toward that end, the Department will have an opportunity today **to receive comments on the Draft Scope** from elected officials, government agencies, community board representatives, and members of the public.
- We also welcome **written comments** on the Draft Scope of Work.
- Written comments can be submitted through **Thursday, December 31, 2020.**

- At the end of the written comment period, the Department, as lead agency, will **review all comments** – those we hear today as well as all written comments we've received.
- After carefully reviewing all comments, the Department will decide what **changes**, if any, need to be made to the Draft Scope of Work and issue a **Final Scope of Work**.
- It is the Final Scope of Work that will serve as the basis for **preparing the DEIS**.

- Today's scoping meeting marks the beginning of the **environmental review process** for the **New York Blood Center – Center East** proposal.
- **No decisions will be made today** regarding the Draft Scope of Work.
- The purpose of the meeting is to **allow the public to provide their comments** about the Draft Scope of Work, and to allow the Department to **listen to those comments**. It's important for **all voices to be heard today**.

- I will now focus on the structure of today's meeting, which is going to be divided into **three (3) parts**.
- During the first part, the applicant team will give a **brief overview** describing the New York Blood Center – Center East proposal. Anne Locke, a representative of AKRF, Inc., the environmental consultant firm for the proposal, will then provide a short summary of the **Draft Scope of Work**.
- During the second part of the meeting, we will be **receiving comments** on the Draft Scope from elected officials, government agencies, and community board representatives.
- During the third and final part of the meeting, the Department will **receive comments** from the general public. The meeting will end only when everyone who has signed up to provide testimony has had a chance to be heard.

- **Onto a few logistics for today's scoping meeting.** The protocol is intended to ensure that **everyone has a chance to speak, and all voices can be heard.**
- If you wish to speak and plan to access the meeting online using a computer or tablet, or smartphone, please remember to register online through the "City Planning Scoping Meeting for the New York Blood Center" page of the NYC Engage Portal, at www.nyc.gov/NYCEngage
- A link to join us and provide your testimony will be emailed to you after you have completed the registration process on the NYC Engage Portal. We will add you to our speakers' list.

- When it is your turn to speak, your name will be called and you will be granted temporary speaking privileges by Department of City Planning staff, so please listen closely for your name to be called.
- Once your name has been called, we will help you unmute your microphone, and you will be asked to convey your remarks. To allow us to hear from everyone who wishes to speak, we ask you to please limit your remarks to 3 minutes. A **3:00-minute countdown clock** will run on the screen, if you are participating online. At the 3:00-minute mark, your time will expire. At that time you will be asked to conclude your remarks.
- Please also note that your testimony will be verbal only. We will be able to hear you, but we will not be able to see you.

- An additional note of instructions for those of you joining us by phone today: If you wish to provide testimony via telephone, please select *9 when prompted.
- Please listen for me to call out the last three digits of your phone number. At that point, you will be given the temporary ability to share your testimony.
- You must press *6 to unmute your telephone, and we will be able to hear you speak. When your testimony is complete, or your three minutes have expired, whichever comes first, you must press *6 again to mute yourself.
- We would like to encourage dial-in participants who wish to provide testimony to register via phone using the dial-in participant hotline.
- Please note that muting and unmuting registered speakers may take a moment, as we are adjusting to this new meeting format.

Time Limits:

- Speakers from the general public have three minutes to give testimony. There are a few exceptions to the three-minute time limit. Elected officials, for example, are given the courtesy of jumping to the front of the queue and are not limited to three minutes.

Livestream Viewers:

- To those of you viewing us on livestream, and wishing to testify, please be mindful of potential background noise during your testimony. Make sure that the livestream is muted when you begin your testimony, to avoid hearing an echo.

Draft Scope of Work Public Comment Period

Written comments will be accepted by the lead agency through Thursday December 31, 2020.

Comments can be emailed to: **21DCP080M_DL@planning.nyc.gov**

Comments can be mailed to:

**New York City Department of City Planning, Environmental Assessment & Review
Division**

Attn: Olga Abinader, Director

120 Broadway, 31st Floor

New York, NY 10271

New York Blood Center Project Team

- **New York Blood Center, Inc.**
NYBC, the Applicant
- **Longfellow**
NYBC's Development Partner
- **Ennead Architects**
Planning and Design
- **AKRF, Inc.**
Environmental Consultant
- **Kramer Levin Naftalis & Frankel LLP**
Land Use and Environmental Counsel

NYBC Life Saving Mission

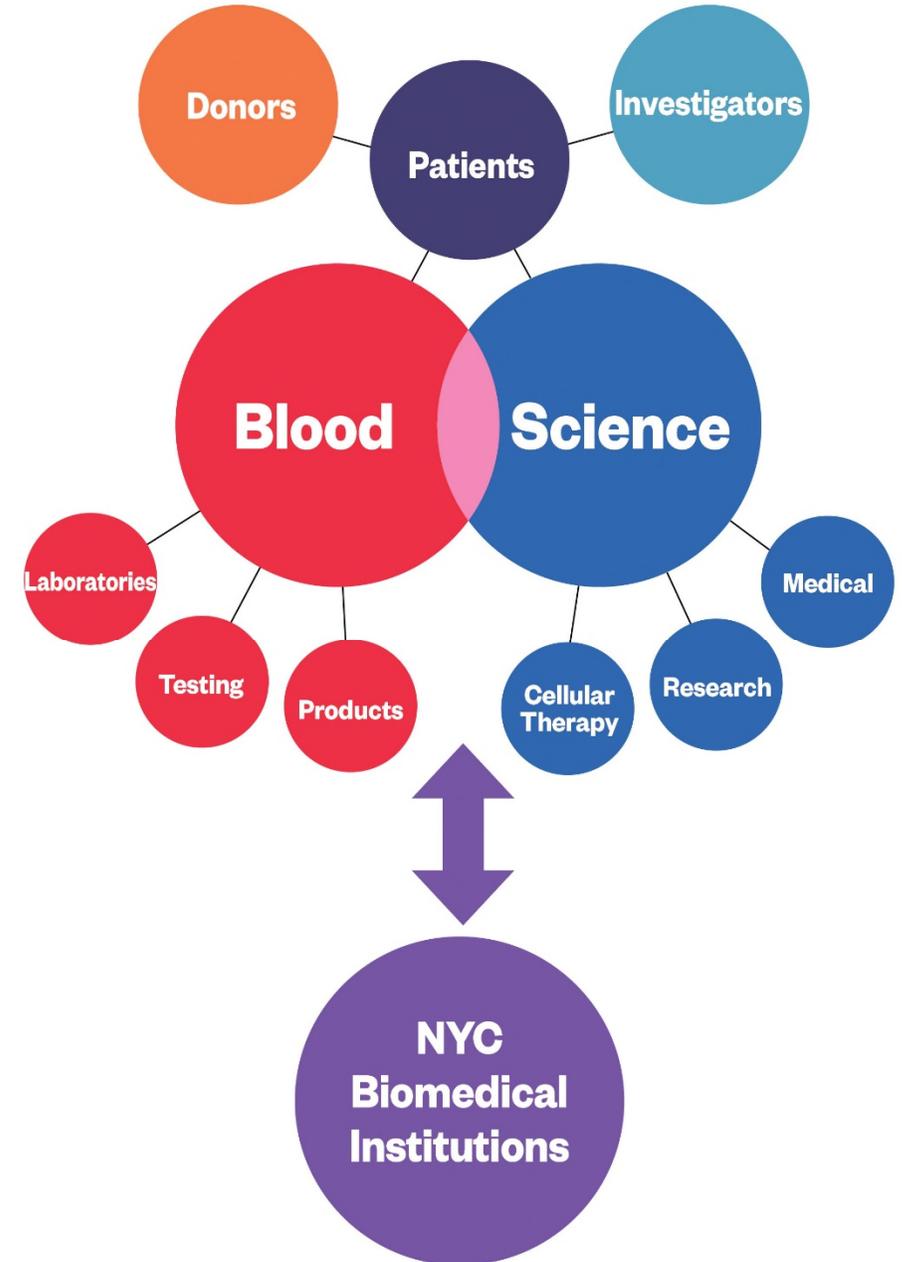
New York Blood Center does life-saving work every day

Direct impact on global public health

- Collecting 4,000 units of blood each day
- Serving more than 75 million people
- Advancing research
- Supporting growth-stage companies
- Working to cure diseases of today and tomorrow

Innovative research

- Hematology
- Blood banking
- Transfusion medicine
- Infectious diseases
- Epidemiology
- Cellular therapies



NYBC Outdated Facilities



NYBC cannot expand its life-saving research and development, due to physical limitations of the current facility. **Replacement is essential**



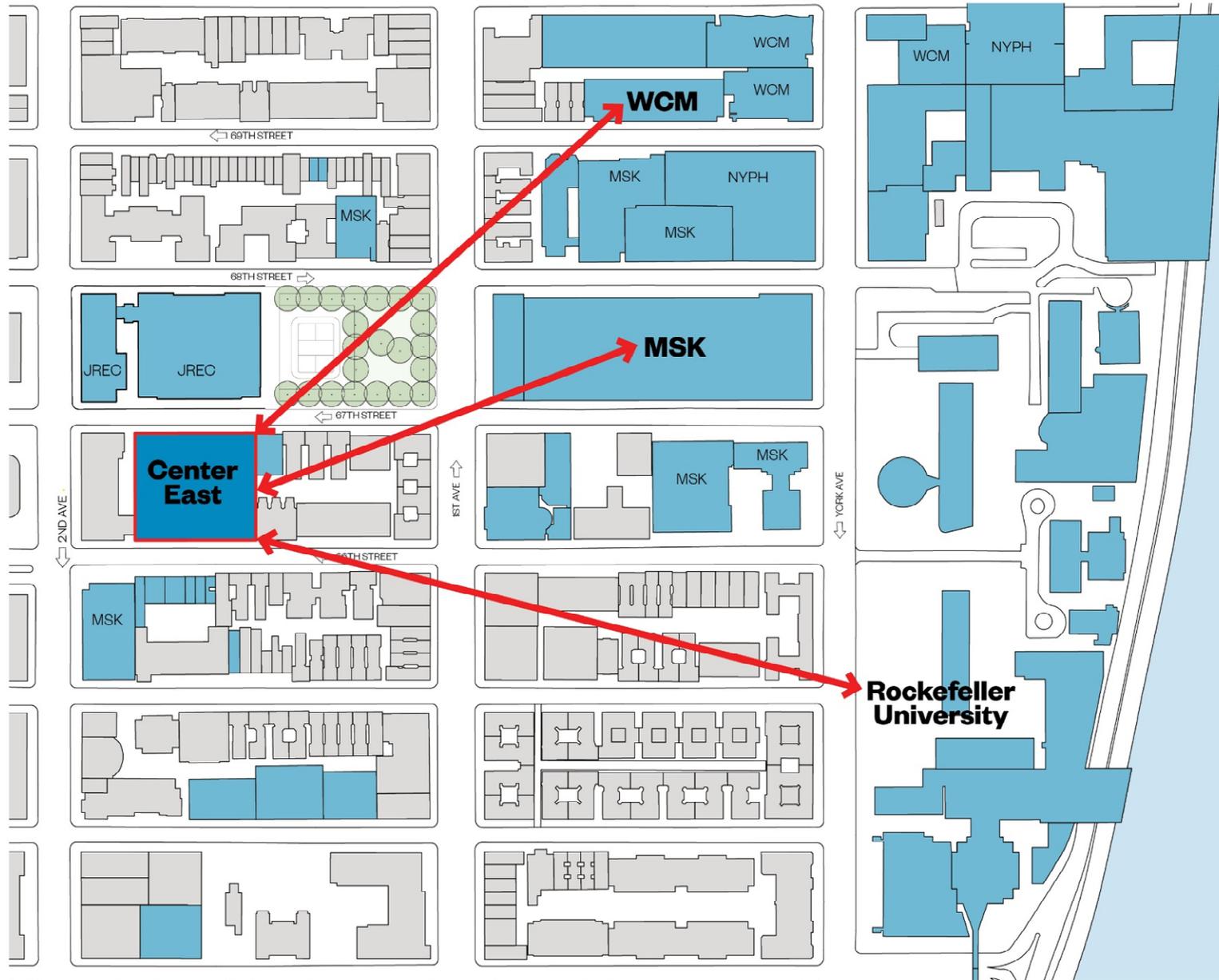
- Built in 1930 as Trade School
- 160,000 GSF / 140,000 ZFA
- Inefficient for Modern Laboratories
- Negative Impact on Recruitment

Project Location NYBC Center East



-  Development Site
-  Rezoning Area
- 1441** Block Number
- 40 Lots within the Rezoning Area

Why this Site? Maintaining Ongoing Scientific Collaboration



Collaborative Studies with Cornell

- Understanding the disease biology of platelet disorders; **+10 years**
- Improving transfusion management for patients with Thalassemia; **+5 years**
- Translational studies on blood donor characteristics and improving cellular therapies; **+2 years**
- NIH funded blood safety surveillance and optimization of transfusion practices; **+3 years**

Collaborative Studies with MSK

- Development of stem cell mobilization drug for patients with sickle cell disease; **+8 years**
- Multiple cord blood transplantation studies which established safety and efficacy; **+20 years**
- Development of novel T-cell therapies through use of iPSCs derived from cord blood; **+3 years**

Collaborative Studies with Rockefeller

- Basic biology of blood cell development resulting in discovery of novel genetic regulators ; **+3 years**
- Serological characterization of antibodies in convalescence plasma from COVID19 patients; **< 1 year**
- Characterization of sickle cell disease model resulting in treatment discoveries; **+10 years**

NYBC Supporting Education



New and ongoing **education programs** recruit high school students and train college students from diverse backgrounds to **remove barriers** to careers in the life sciences

Workforce Development Program

- Advisory Panel with permanent staff
- Enhance diversity and inclusion
- Leverage collaboration with academic and commercial partners to increase impact
- Center East tenant participation

Education Partner Programs

- LKRF Summer Research Internship Program for College Students
- Future Leaders in Science Program for High School Students
- Direct partnerships with:
 - CUNY-Hunter College
 - Health, Education and Research Occupations High School in the Bronx

Medical Technologists/Lab Professionals

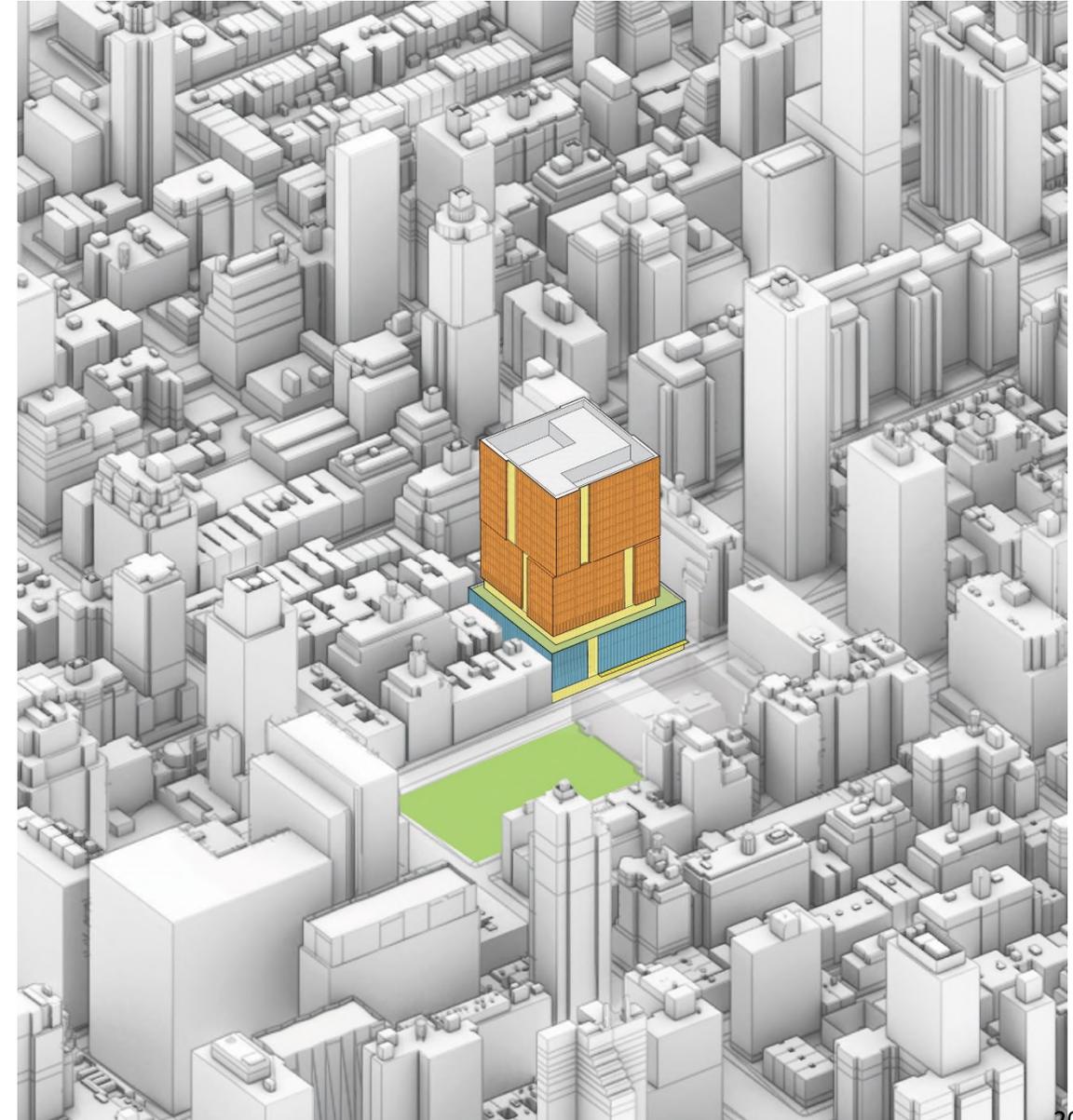
- Specialist Certifications
- On-Site Training
- Research Experience

Education and Internship Programs

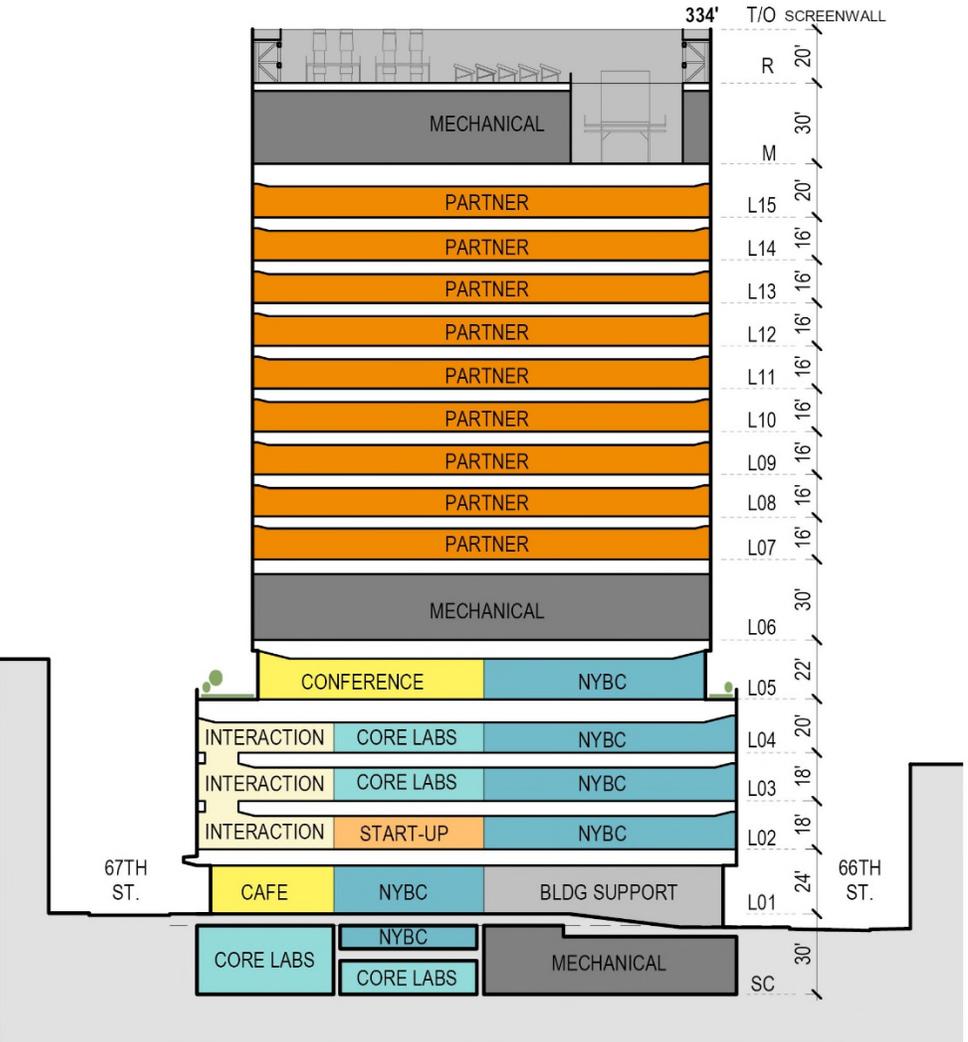
- Transfusion Medicine Fellowship Program
- LifeSci NYC Internship Program
- Immunohematology Education Fund

Proposed Project NYBC Center East

- 596,200 gross square feet
 - 206,400 gsf for NYBC
 - 389,800 gsf for Life Science partners
- 16 floors (334 feet to the top of the screen wall)
- Employee and Visitor access from East 66th and East 67th Streets
- Service Access on East 66th Street

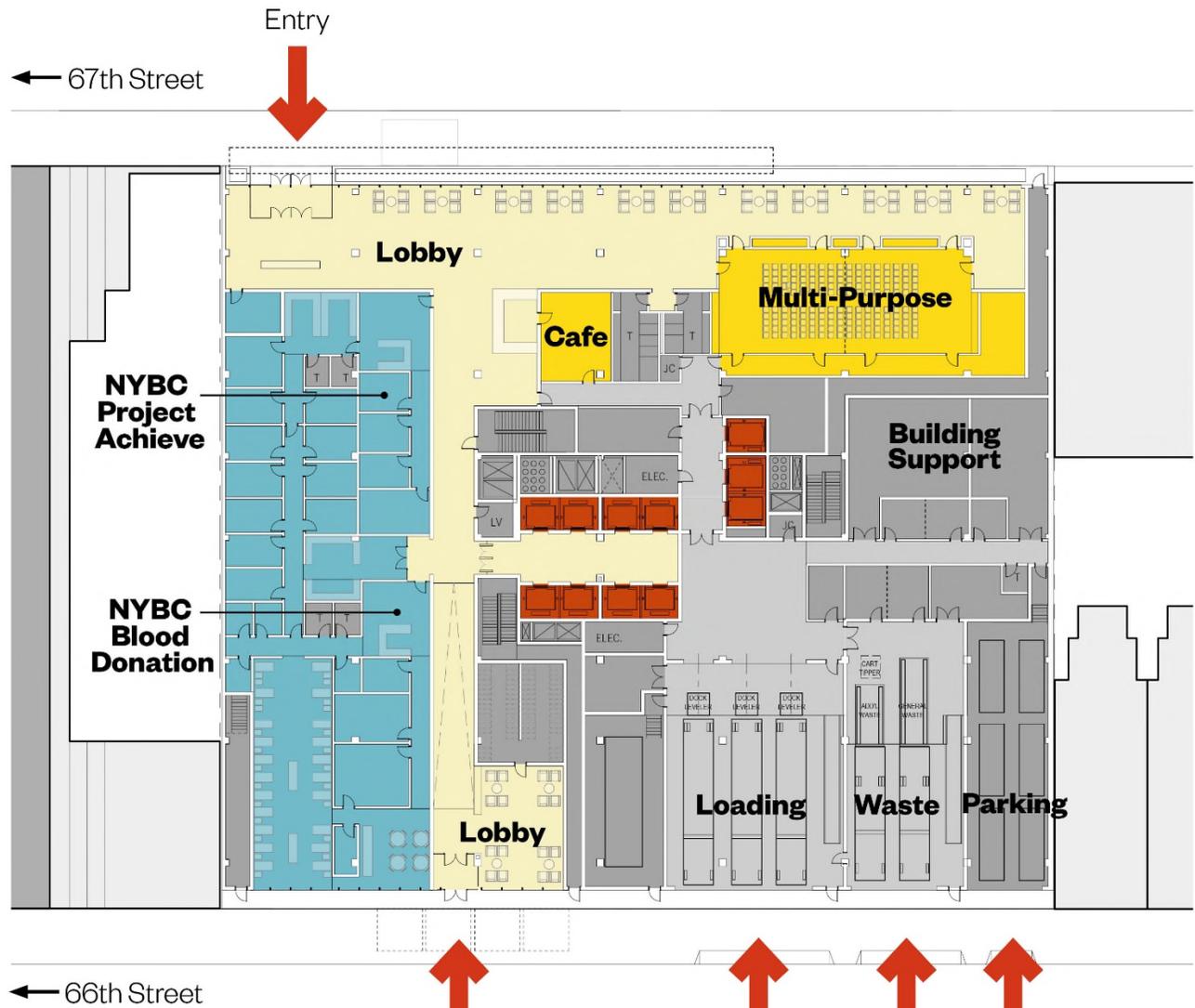


Center East Program Distribution and Ground Floor



Building Section

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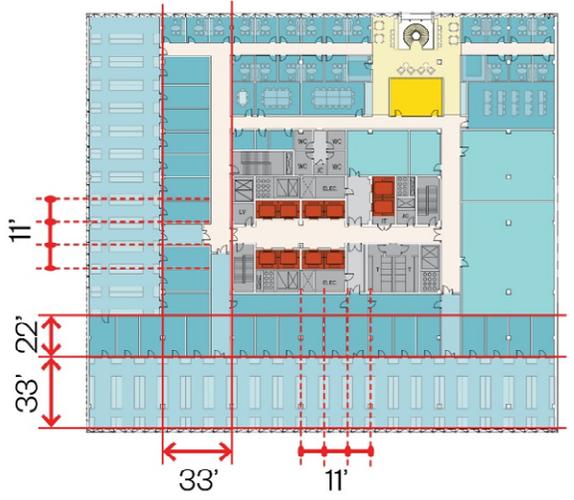
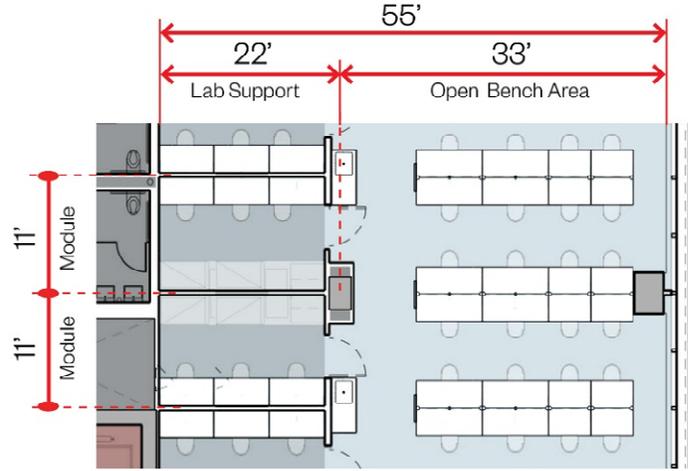


Entry

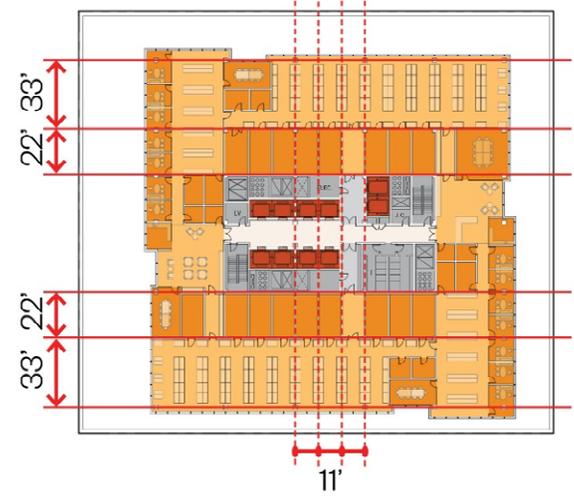
Service

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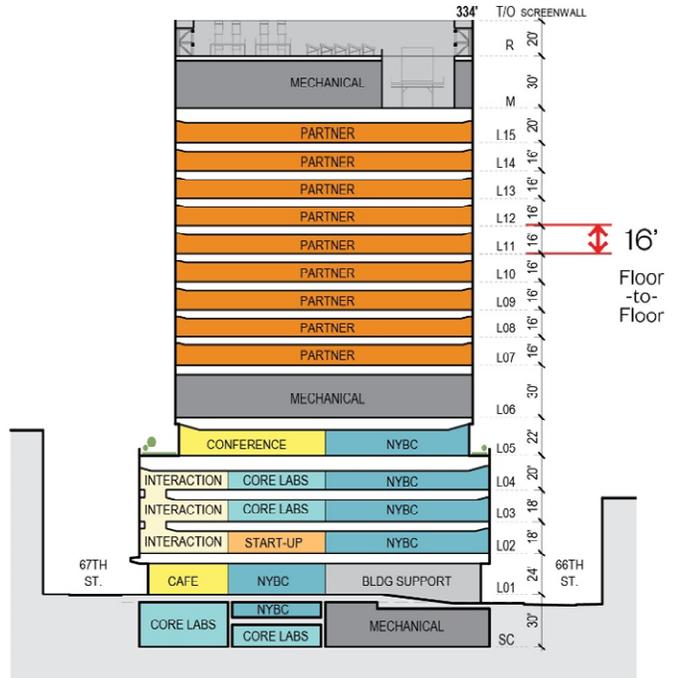
Center East Critical Lab Planning Dimensions



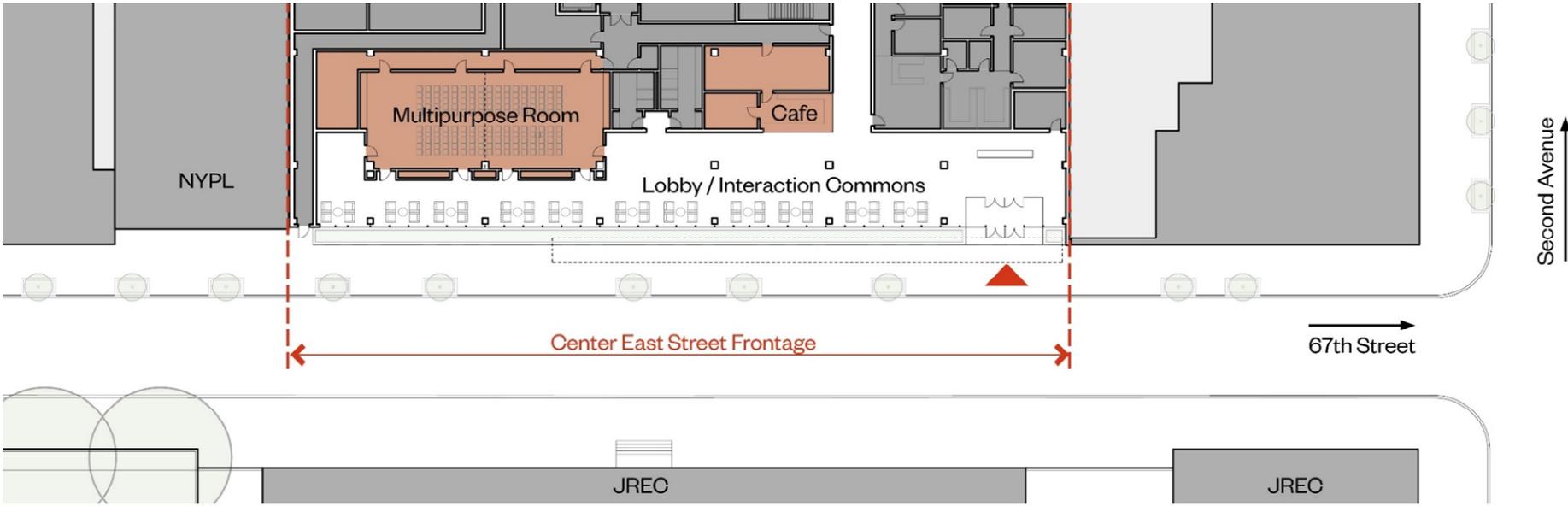
Typical NYBC Lab Floor (Floors 3-4)



Typical Partner Lab Floor (Floors 7-15)



Center East Engaging the Neighborhood

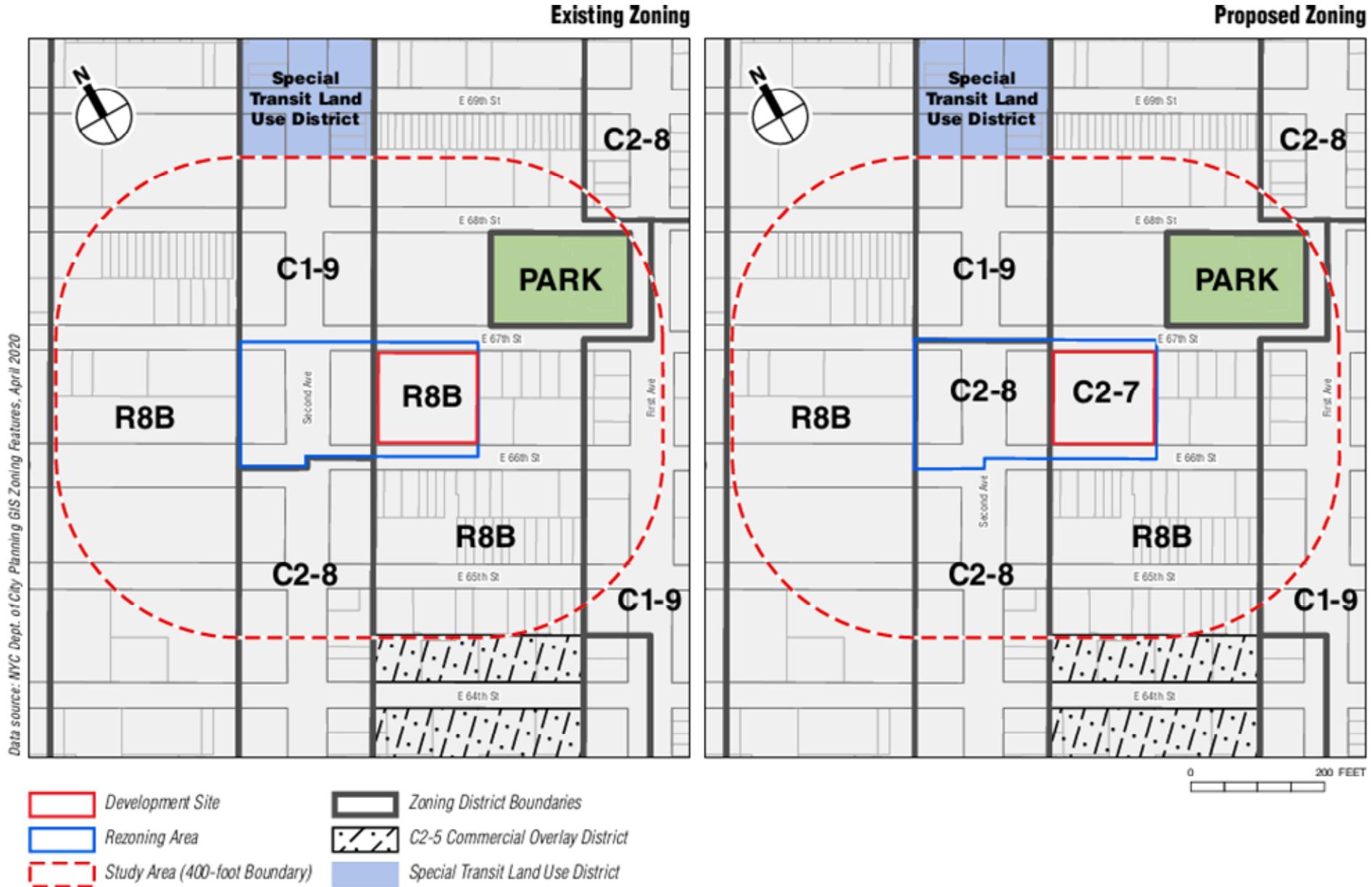


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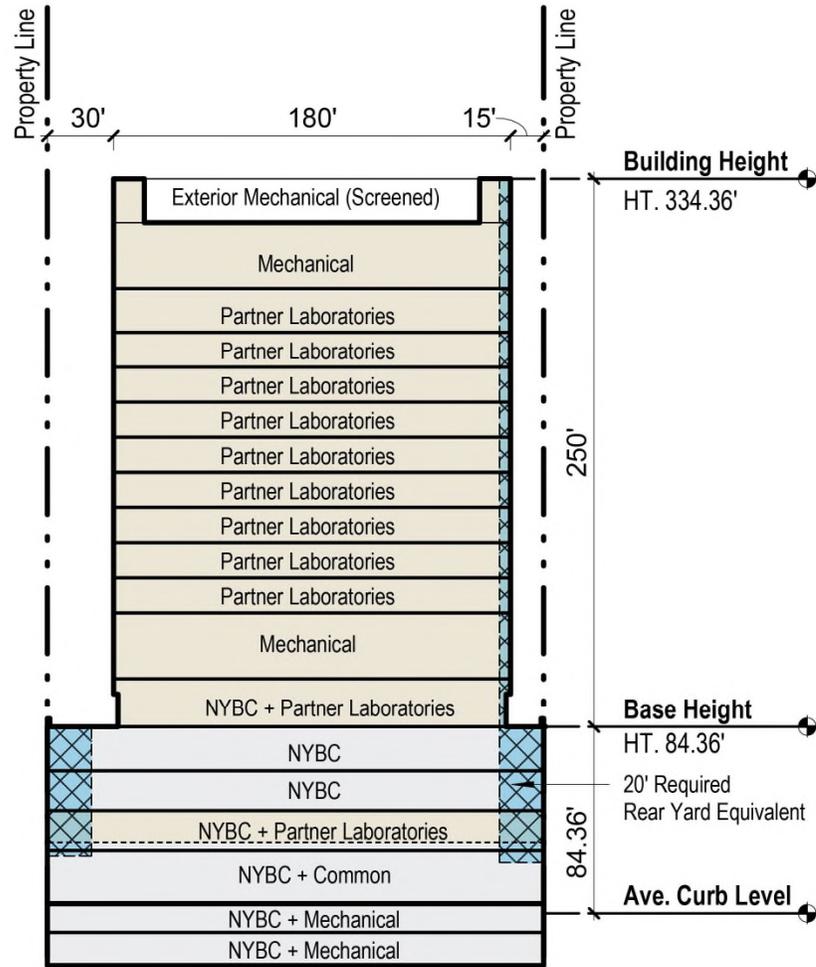
Proposed Actions

- Rezoning of the Development Site from an R8B district to a C2-7 district;
- Rezoning the remainder of the Rezoning Area from a C1-9 district to a C2-8 district;
- Zoning text amendment to ZR Section 74-48;
- Zoning text amendment to ZR Appendix F to designate the Development Site as an MIH area; and
- Special permit pursuant to ZR Section 74-48, as amended

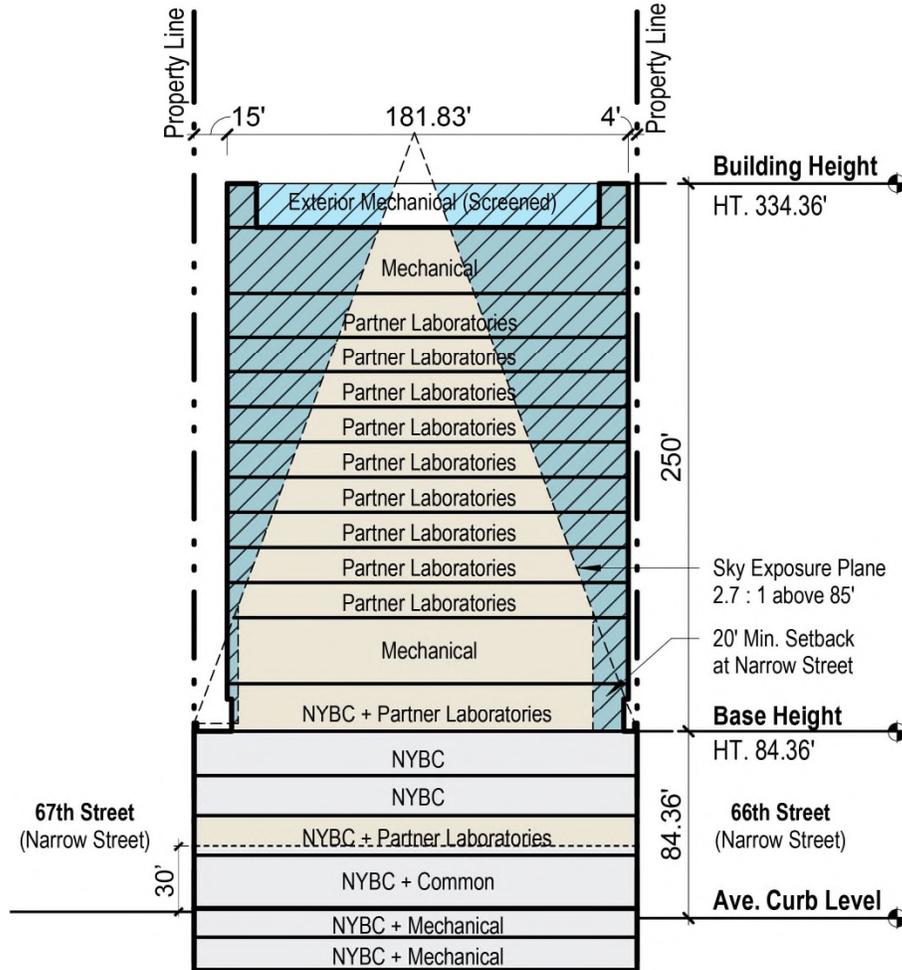
Existing and Proposed Zoning



Zoning Drawings Bulk Waivers

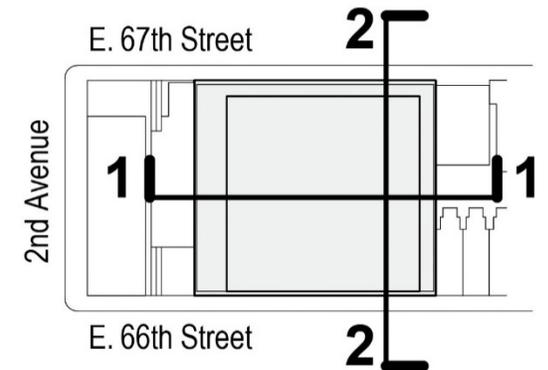


1 East-West Section

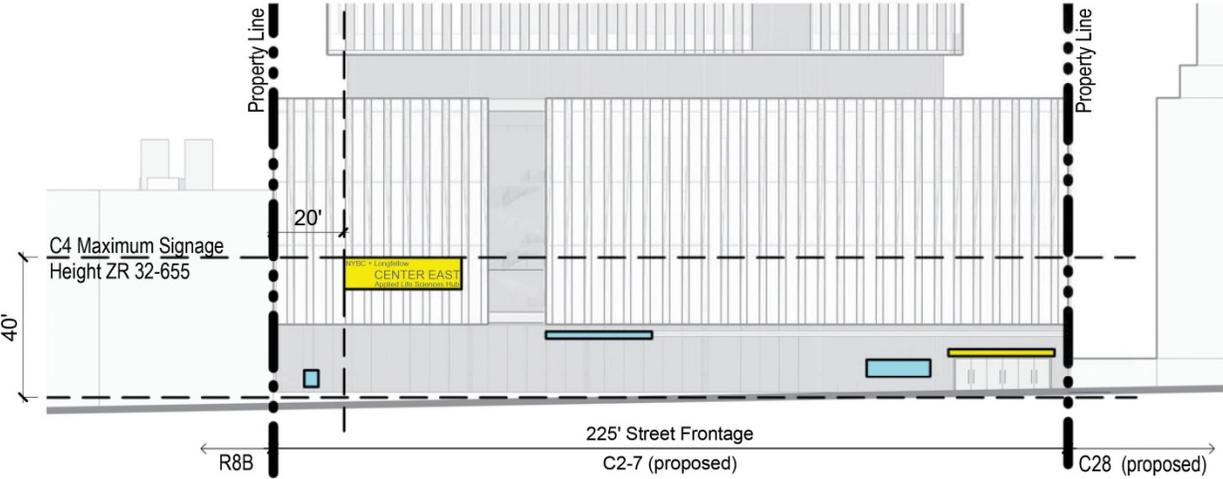


2 North-South Section

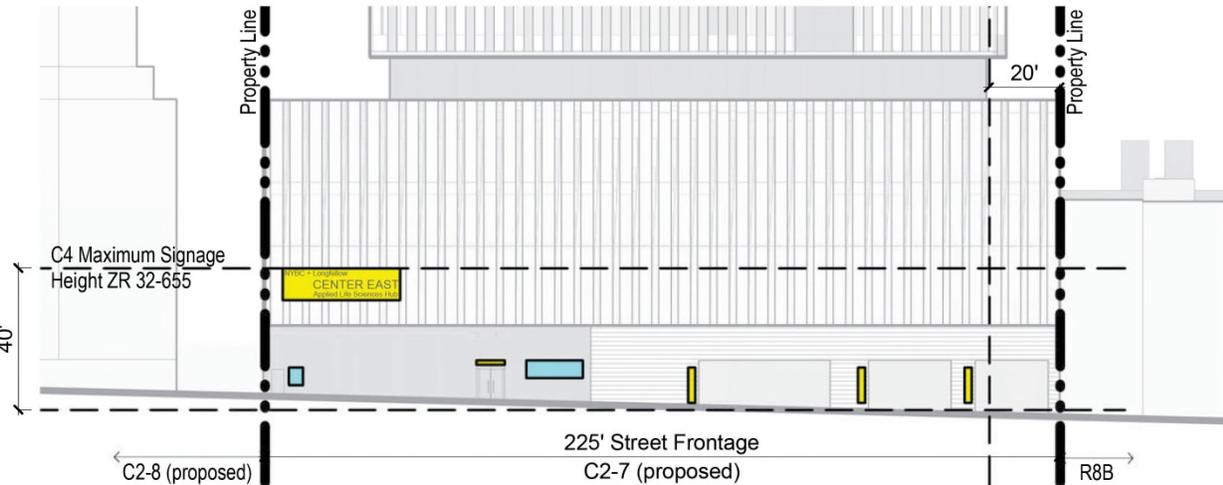
-  Rear Yard Equivalent waiver
-  Height and Setback waiver
-  UG-9A Use waiver



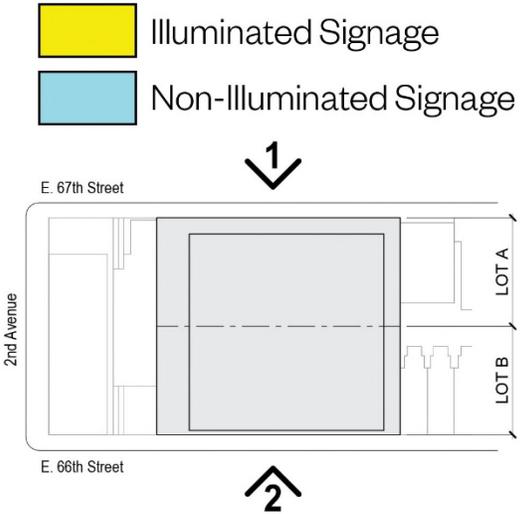
Zoning Drawings Signage Waivers



1 67th Street Elevation



2 66th Street Elevation



The Applicant's Intended Goals

- Enable NYBC to **continue its life-saving work**, speeding research discoveries into patient treatments
- Maintain and expand **essential scientific collaborations**
- Expand the **Life Sciences economy** in NYC
- Support **education and workforce development programs** for careers in science
- Create 1,570 direct and indirect **jobs during construction**
- Support 2,630 total direct **permanent jobs**, an increment of 1,960 over the No Action condition, and 3,000 additional indirect jobs in New York City.
- Provide for community programs promoting science: **education, events, exhibits**
- Improve the **66th and 67th Street neighborhood experience** with active uses

No Action and Proposed Program

As detailed in the Draft Scope of Work, the analyses to be presented in the DEIS will assess future conditions without the proposed actions (the “No Action Condition”) and with the proposed actions (the “With Action Condition”) in 2026 (the “Build Year”).

Reasonable Worst Case Development Scenario for Analysis

Program	No Action Condition	With Action Condition	Increment
Community Facility (gsf)	229,092 (Applicant=188,931/ Medical Office=40,161)	206,400 (Applicant)	(-) 22,692
Commercial (gsf)	-	389,800 (Commercial Labs)	(+) 389,800
Workers	670	2,630	(+) 1,960
Total	229,092 gsf 670 workers	596,200 gsf 2,630 workers	367,108 gsf 1,960 workers

Source: RWCDS Memorandum and information provided by the Applicant.

DEIS CEQR Technical Areas

As described in the Draft Scope of Work, the analyses to be presented in the DEIS will assess future conditions without the Proposed Actions (the “No Action Condition”) and with the proposed actions (the “With Action Condition”) in 2026 (the “Build Year”).

- Land Use, Zoning and Public Policy
- Socioeconomic Conditions
- Open Space
- Shadows
- Historic & Cultural Resources
- Urban Design and Visual Resources
- Hazardous Materials
- Water and Sewer Infrastructure
- Transportation
- Air Quality
- Greenhouse Gas Emissions and Climate Change
- Noise
- Public Health
- Neighborhood Character
- Construction Impacts
- Mitigation
- Alternatives

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