

From: [Adam Kaye](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Opposition to Blood Center
Date: Wednesday, October 20, 2021 1:07:53 PM

To Whom It May Concern:

I would like to express my opposition to the proposed expansion of the NY Blood Center. I live with our two young children in a neighboring building of the blood center. Now more than ever, we have realized the crucial importance of outdoor spaces in the city, particularly ones where children can play. During this pandemic, and really, at all times, parks are one of the only places where children in the city can gather for unstructured play and physical activity. As we know, New York is cold for many months during the year, and it is only warm enough to be comfortable utilizing a park during sunlight hours. The construction of this new blood center building will cast a shadow over St Catherine's park for a large part of the afternoon, during the after school hours when the park is most heavily used. In addition, the noise, dust, and necessary street closures associated with the construction may make it unpleasant to be outdoors anywhere in the proximity of that building. I have no doubt that the construction will affect the adjacent NY Public library, further harming the neighborhood children.

There are **no** other parks in this neighborhood, and this park is already overcrowded. We need **more** parks in the neighborhood, so compromising the only existing one makes no sense.

The positive effects of sunlight in the winter as well as the detriments of lack of sunlight are well documented. And this park is many of the neighborhood children's only opportunity to

spend time in the sun.... unless the blood center literally steals their sunshine.

Such an enormous building will also change the residential quality of this neighborhood, creating a huge amount of traffic on both 66 and 67 street, which are already congested, and negatively affect the function of the M66 crosstown bus which stops on that block. And will set a precedent for building enormous buildings mid block in residential areas which can ruin the feel of any neighborhood.

In addition, I am very concerned about the impact of such a huge demolition and construction project on the air quality in the area, particularly children's inhalation of particulate matter.

Finally, by rezoning this space for such a specific COMMERCIAL and PROFIT driven purpose, you are signaling to developers all over that its fair game to build whatever you want, wherever you want. This sets a horrific precedent for our city. This would create a golden ticket for developers who will buy their way into building monster buildings all over the city and will forever be able to point to this building as their reason for doing it.

Of course we believe in the mission of the blood center and have no problem with a renovation or even slight increase in the size of the blood center, but the height they have proposed will have a profound negative impact on the neighborhood.

Thank You,

Adam Kaye

[REDACTED]

--

Adam Kaye

[REDACTED]

akaye1@gmail.com

From: [Alex Brownstein](#)
To: [Kelley, Chelsea](#); [Land Use Testimony](#)
Subject: Re: [EXTERNAL] Re: IMPORTANT INFO for hearing on October 20, 2021 at 10:00 am at the Subcommittee on Zoning and Franchises
Date: Wednesday, October 20, 2021 11:38:42 AM

I'd like my vote counted. I'm AGAINST the construction of the blood center and re-zoning that space.

On Wed, Oct 20, 2021 at 10:49 AM Kelley, Chelsea <CKelley@council.nyc.gov> wrote:

Thank you for letting me know. You can watch the livestream of the hearing at <https://council.nyc.gov/livestream/> rather than joining the Zoom hearing.

If you would like your vote recorded for the record, you should email landusetestimony@council.nyc.gov

From: Alex Brownstein <ahbrownstein@gmail.com>
Sent: Wednesday, October 20, 2021 10:06 AM
To: Kelley, Chelsea <CKelley@council.nyc.gov>
Subject: [EXTERNAL] Re: IMPORTANT INFO for hearing on October 20, 2021 at 10:00 am at the Subcommittee on Zoning and Franchises

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Forward suspect email to phish@cyber.nyc.gov as an attachment (Click the More button, then forward as attachment).

Given it will be an all day event, i'll submit written testimony instead.

On Wed, Oct 20, 2021 at 10:01 AM Kelley, Chelsea <CKelley@council.nyc.gov> wrote:

Thank you for registering to testify for our hearing on October 20, 2021, which begins at 10:00 am.

If you do not wish to testify at the hearing, please reply to this message to let me know as soon as possible – please watch the livestream of the hearing at <https://council.nyc.gov/livestream/> rather than joining the Zoom meeting.

For those of you who still wish to testify tomorrow, we estimate that the public testimony portion of the hearing will start around 11:30am and will go into the evening.

We have over 250 members of the public who have signed up to testify on the New York Blood Center application, so this will be a long day for those who will wait to testify as well as for the Land Use Division staff who will be working hard to make sure your testimony is heard as swiftly as possible. As is the case with our in-person hearings at City hall, we are not able to give you an estimate of when you will be called on to speak by the Chair. We apologize in advance for any frustration this may cause and we welcome written testimony at landusetestimony@council.nyc.gov within 72 hours of the end of the hearing. Written testimony will be added to the public record for this application.

The Subcommittee on Zoning and Franchises will be hearing the following item(s):

- 624 MORRIS AVENUE REZONING
- 185-17 HILLSIDE AVENUE REZONING
- NEW YORK BLOOD CENTER

If you are joining by Zoom Webcam,

There is just one more step to verify your registration and receive your Zoom link to testify at the hearing. Please use the following link to verify your name and email: https://us06web.zoom.us/webinar/register/WN_yxUqkwVDTZCprFwXg0ENmQ

The Zoom host (Arthur Huh, Andrew Lassiter, or George Sarkissian) will email you a link that you can use to access the hearing on October 20, 2021 starting at 10am

Please do not share the zoom registration link or your personal link! If you are in contact with others who would like to register for our hearing, please direct them to our registration form [here](#) or have them reach out to me directly by email or phone (contact info below). Others who would like to watch the hearing without testifying can watch at <https://council.nyc.gov/live/>

If you are joining by phone, you can use one of the following numbers to access the hearing:

Dial (for higher quality, dial a number based on your current location):

US: +1 929 436 2866 or +1 312 626 6799 or +1 301 715 8592 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 870 6592 2121

Passcode: 214687 (may not be needed)

A few important notes:

- Land Use hearings go in order of Land Use (L.U.) Item – please be patient as Council Land Use staff works to ensure your testimony is heard on the correct L.U. item. You may be waiting as a Zoom Attendee for an extended period of time.
- Please do not use the raise hand function in Zoom – if you are receiving this email, you have registered and will be called upon by the Subcommittee Chair after you join the meeting.
- Please do not login more than once, it just makes it more confusing for our staff.
- Please log off when your panel has been dismissed. You can continue to watch the hearing via livestream for the duration of the meeting here: <https://council.nyc.gov/live/>
- **Zoom Webcam Attendees:** Please make sure the zoom username you log into zoom with matches the name you provided during registration.
- **Phone-call Attendees:** Please call-in with the phone number you provided during registration.
- If you are watching the hearing via livestream, please be sure to mute the livestream device you are watching on, once the Chair calls on you to testify. If you get disconnected for any reason, please call back. Council Land Use staff will have your information in the system.
- **Submit written testimony to landusetestimony@council.nyc.gov**

We thank you for your cooperation and patience tomorrow.

Chelsea Kelley

New York City Council | Land Use Division

646 370 0171 | cell

ckelley@council.nyc.gov

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Thank you for the opportunity to submit this testimony. My name is Alida Camp. I was Chair of Community Board 8 at the time Longfellow/Blood Center brought this project to us. However, I am writing individually.

The Blood Center is critical to the health and welfare of the City of New York. Its value should not be co-mingled with its and Longfellow's request for a rezoning, text amendment and special permits.

The Longfellow/Blood Center application for re-zoning is inappropriate for any residential area. The incompatible commercial zoning will have consequences for a residential neighborhood.

The R8B zoning that it seeks to upend has not been overturned for more than 35 years. There is a reason that it has been maintained – it works.

Zoning Matters

The R8B zoning on East 66 and 67 Streets has been effective at maintaining the standard grid pattern of small- and medium-size buildings on the side streets with tall buildings on the avenues. R8B was designed to protect the built context. It was designed to protect light and air. This zoning has been intact for 35 years, since 1985.

Zoning Prevents Chaos

Rezoning a residential district to a commercial zone does not make that zone suitable for commercial uses.

Zoning Provides for Compatible Uses

East 66 Street is a residential street with residential buildings. East 67 Street is a residential street with residential buildings, the Julia Richman Education Complex ("JREC"), St. Catherine's Park, and a library. These are precisely what one needs in a residential community. To say, as Paul Selver, counsel to Longfellow/Blood Center, has that this is not a residential street, is to ignore the compatibility of schools, parks, libraries and residential buildings. Residential communities cannot exist without schools, parks, and libraries to make them complete.

The proposed building is simply incompatible with the residential streets. It would be, even at the reduced height announced to the community for the first time at the Zoning and Franchises Subcommittee hearing, almost four times the allowable height. It would have laboratories dealing with hazardous materials, and ventilation systems designed to remove impure air from the labs blowing that air directly at the residential buildings, and depending upon the wind, at JREC and the park.

The mechanicals will drone all night, loading bays will be operational all night, signage will be illuminated all night, the all-glass building is likely to be lit, at least in part, all night.

The increased truck and car traffic will impact school and public buses, and emergency vehicles each of which is necessary for a safe and well-functioning residential neighborhood.

This proposed building is not compatible with any residential community.

Rezoning Will Have Implications Throughout the City

The height limit R8B imposes is replicated around the City, but with different zoning designations that provide protection for the context of the neighborhood. If R8B is breached for this project, similar and equivalent zoning will also be subject to breach. Therefore, this will indeed set precedent. Consider the developer waiting to ask for similar zoning changes.

The application is for a 66% for-profit commercial building. It is simply wrong to dismantle zoning and its protections for a profit-making commercial venture.

The Shadows on the Park are Unmitigable

Everyone acknowledges that the Longfellow/Blood Center proposed tower will cast significant shadows on St. Catherine's Park, which includes ballfields. At this hearing, Paul Selver announced the reduced height of 50 feet, pointing out the decrease in shadows that it would cast. His comparison is inappropriate.

He visually compared the shadows of a 284 foot tall building with those of one 334 feet tall.

This misleads. He should instead compare the shadows of a 284 foot building to those shadows that would exist with an as-of-right 75 foot tall building. The egregious shadows, of the proposed building when compared to a 75 foot tall building as they should be, will still impact the park for hours a day, particularly around the equinoxes, at a time of day when schoolchildren frequent the park.

Correct Siting Will Bring Benefits

The laudable goals of diversity, internships, jobs, unions jobs, and research can be achieved with correct siting of the commercial tower in a commercial or light manufacturing district.

The Blood Center could have a larger as-of-right building without Longfellow's commercial tower.

There is No Compelling Reason to Rezone

The location is not necessary to New York City becoming a life sciences center.

New York City has not specifically named East 66 and 67 Streets, or the Upper East Side, as a life sciences hub, or as necessary to the creation of New York City as a world-class life sciences

center. It has specifically named several other areas of the City, including other Manhattan non-residential locations, as well as sites in other boroughs for the development of life sciences hubs.

The Blood Center Does Not Need Proximity

The Blood Center does not require proximity to health care institutions. As has been demonstrated, the Blood Center collaborates with labs or other institutions in other cities, states, and even countries. As doctors and researchers have testified, collaboration is effective whether the collaborating parties are in the same building or across the world.

The medical school of Mt. Sinai Hospital, a renowned health care institution on Madison Avenue and 100 Street, is building a life sciences hub at 768 11 Avenue in the 50s. If Mt. Sinai could build a life sciences center miles from the medical school and hospital, the Blood Center similarly should not need to be within its demanded two-minute walk of the institutions with which it sometimes collaborates.

The Applicant Has Not Adequately Addressed Hazardous Materials Concerns

Longfellow/Blood Center refers to the use of radioactive materials in the FEIS. It does not provide detail about the type of materials, their use, protection against radioactive leakage, or storage or disposal of such radioactive materials.

Similarly, Longfellow/Blood Center is unable to identify biological and chemical materials that may or will be used, stored, delivered, and disposed of.

Longfellow/Blood Center stated that it intends to locate a BSL-3 lab on a floor used by commercial tenants. The Department of Health and Mental Hygiene has refused to identify the location of BSL-3 labs because it considers them too dangerous to have their addresses publicly known.

There has been no designation of an overarching authority supervising the use of the labs. Longfellow is not in science. Longfellow is a developer. Longfellow has presented the labs as independent tenants in its condo, while the Blood Center will own its own space as a condo. It is hard to imagine that anyone will be responsible for ventilation, maintenance of ventilation units, supervision of storage and disposal because Longfellow, a for-profit developer rather than a hospital or university, will own the building. We don't know who will protect children, families, and the elderly.

If the ventilation system is not functioning correctly, toxic air and particulate matter will be aligned with the windows of the adjacent residential building. If the wind blows in a northerly direction, those materials will head towards JREC and St. Catherine's Park.

Human and mechanical error can happen. We have seen too often the tragic consequences of such errors. It is too dangerous to site a building using hazardous materials in a residential community.

Longfellow Has Not Addressed Pollution and Other Environmental Concerns

Increased traffic from the estimated additional 2000 employees, and deliveries and disposal will lead to air and noise pollution. Aside from the obvious risks of such pollution, studies have demonstrated that children do not learn as well in a noisy environment. Children with cognitive disabilities attend one of the JREC schools. Noise has a greater impact on their learning.

We don't know how loud the ventilation system will be. We do know that Longfellow intends the building to be open 24/7, requiring the use of ventilation systems all night. What impact will that have on families sleeping, children doing homework, the elderly, the ill?

We know the loading dock will be used at night by hazardous disposal trucks and carting trucks. How will the hazardous waste be contained? What impact with that noise have on the community?

At the Marine Transfer Station, there have been accidents involving sanitation trucks. It would not be unreasonable to assume that with carting trucks and hazardous waste disposal trucks at the Longfellow/Blood Center tower, there might be accidents.

Both East 66 and East 67 Streets are residential streets, with pedestrians, elderly using walkers, people in wheelchairs, and children running and playing. In addition, East 66 and East 67 Streets are bus routes. There will be considerably more waste removal trucks than currently used. How many trucks are estimated to service the building, including deliveries, shipments, and waste removal? How will the truck traffic be managed to ensure the safety of the residents and school children? Will there be truck traffic managers at all times? What are the truck routes going to be? How many trucks will there be? The trucks going to the loading docks must not travel on East 67th Street to avoid, for safety, passing the park and the school. What hours will the trucks be arriving and departing? Will they be scheduled to avoid congestion? Will the trucks head in and back out or back in and head out? Either will be consequential. How many trucks will be using the loading dock at one time? The plans show several bays. Was it not possible to have a truck turntable to avoid backing in or backing out?

The size of the loading dock indicated by Longfellow/Blood Center will have a very large presence on East 66th Street, a considerably larger presence than the current loading dock due to the apparently increased height and width of the door, as shown on the plans. The necessary size of the loading dock for this commercial tower along with the required sound and light alerts constitute another reason why this commercial building is inappropriate and out-of-context on this block.

It is not just the size but the intense use of the commercial building in a residential neighborhood, especially where the proposed commercial building would be directly across the street from a school, that renders it inappropriate.

East 66 and 67 Streets are Bus and Emergency Vehicle Routes

Employees of the nearby hospitals and research institutions, patients and patients' families rely heavily on buses. Residents, including the elderly, families of children at JREC and other schools, and park users take the bus as well. Will the delivery and carting trucks cause congestion that will impede the efficiency of the buses? Will the increased use of taxis and cars by the estimated 2000 Longfellow employees cause congestion?

Ambulances and other emergency vehicles use East 66 and East 67 Streets to get to and from the hospitals. How will they get through with the increased traffic, delivery vehicles, private hire vehicles and taxis necessary for the use of the building? How will ambulances, police and fire trucks get through East 66 Street when hazardous waste and carting trucks are backing in or out of the loading dock? Cartage trucks, whether backing in or backing out, require additional time to enter or leave a loading bay, causing congestion. The buses cannot be held up for the trucks. How will this be managed? Will there be a flag person each and every time a truck is backing in or out?

Why Does the Building Need Special Permit Signage?

The proposed signage, for which Longfellow/Blood Center seeks a special permit, will be large, wide and lit continuously. Aside from the obvious question of why the building needs a sign to tell anyone where it is, the sign raises the issues of light pollution for nearby residences, and the park and school as it casts the sign's white or potentially colored light into the shadowed park and across JREC's windows.

Second Avenue Rezoning Should Not Be Part of This Application

Longfellow/Blood Center has given no credible explanation for why it has applied to rezone part of Second Avenue. Although it refers to making the movie theatre legitimate, this has no relationship to the function of the Blood Center or the proposed tower. This is not an argument that will deny analysis of this as spot zoning.

Longfellow/Blood Center Has Not Committed to Laboratories

Paul Selver states in the FEIS that the building would "most likely" be a laboratory building. At the Zoning and Franchises Subcommittee Hearing, he stated that he would negotiate if the City Council were interested in requiring a use restrictive declaration. George Janes, the urban planner hired by Friends of the Upper East Side Historic Districts, testified that a tower as tall as 500 feet could be built on a site currently zoned for 75 feet if the site were rezoned as Longfellow/Blood Center seeks. This potential also necessitates a restrictive declaration.

Longfellow and the Blood Center Have Minimized Community Concerns

Longfellow/Blood Center has responded to community concerns in a callous, disrespectful manner.

Hundreds of members of the community have publicly opposed this application. The Community Board, both City Council Members, the Manhattan Borough President, the NYS Assembly Member and NYS Senator, and the Congress Member have all publicly opposed this project.

The Community Board had several Zoning Committee meetings in which hundreds of members of the public spoke against the project. While I served as Chair, CB8 passed a resolution opposing the project. Longfellow/Blood Center's representatives did not at that time suggest negotiating.

Longfellow/Blood Center did not disclose the planned BSL-3 lab in the Scoping Session.

Paul Selver committed, at the end of a CB8 meeting, to answering our questions that would be subsequently submitted in writing but did not answer all questions.

Longfellow/Blood Center's postings to ensure public notice of the CB8 ULURP hearing were not timely and were insufficient geographically, as I understand CB8's instructions.

The Community Board passed a resolution disapproving the ULURP application. Longfellow/Blood Center did not publicly state any interest in negotiating.

At the City Council hearing, Longfellow/Blood Center first disclosed a height reduction, eliminating the opportunity to analyze the impact of the reduction.

Longfellow/Blood Center showed neither interest in community input, nor respect for the community's voice while I was Chair of CB8. From what I observed, and as a member of the community, it demonstrated disrespect for, and no interest in, the community's views and concerns.

Conclusion

Every Council District will be impacted by a zoning change decimating contextual protective zoning. This has immediate Citywide significance because school children from 50 of the 51 Council Districts attend JREC.

It defies credulity that Longfellow/Blood Center denies that their building which would contain highly-regulated labs does not raise concerns about placement in a residential community. Nor

does Longfellow/Blood Center recognize any impact on zoning, despite their application to replace contextual residential zoning with commercial zoning, text amendments, and special permits.

Out of 19 CEQR categories that apply to this project (all but waterfront), Longfellow/Blood Center acknowledged impact of only two categories – construction and shadows. Longfellow/Blood Center lacks credibility. It would be hard to imagine another building that would have an impact on zoning, on neighborhood character, on the environment, for example, if this one doesn't.

I implore you to vote no on this application.

Thank you for your thoughtful review.

From: [Alisa Brussel](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Opposed to tower
Date: Saturday, October 23, 2021 7:39:39 AM

I writing to oppose the tower because of the change in the zoning laws that would be required which would alter the character of the upper Eastside.

I stand against the tower because of the zoning change requirement.

Sincerely,
Alisa
Alisa A Brussel

Sent from my iPhone

From: abarrhoward@everyactioncustom.com on behalf of [Alison Howard](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony in OPPOSITION to the New York Blood Center Rezoning
Date: Thursday, October 21, 2021 8:28:46 PM

Dear City Council Zoning Subcommittee,

I hereby oppose Applications No. C 210351 ZMM, N 201352 ZRM, and N 201353 ZSM.

The proposed Blood Center/Longfellow commercial tower is an egregious project that has no place in this or any residential neighborhood. By rising to a height of 284 feet on a narrow side street where height is currently limited to 75 feet, and introducing nearly 400,000 sf of commercial space to a residential block, the project is unprecedented in nearly every way. The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

Though the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplates rival the Empire State Building. That bulk would cast the 2,000 students from all over the city in the 6-school Julia Richman Educational Complex and much of St. Catherine's Park in perpetual shadow. The project is a BAD plan for the neighborhood and the City.

I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. I am in favor of alternatives, such as the full coverage presented by planner George Janes. But the proposal as presented demonstrates a complete disregard for the community and for decades of successful zoning, and it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge you to reject this proposal as presented and maintain the 75 ft height limit.

Sincerely,
Alison Howard
125 E 72nd St Apt [REDACTED] New York, NY 10021-4298
abarrhoward@gmail.com

From: [Ana Cuervo](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] 136 East 76th Blood Center
Date: Saturday, October 23, 2021 11:16:56 AM

Please use this email to voice my opposition to the Proposed blood center. I live in this residential area which I chose as a calm oasis in this busy city. In addition to the ongoing construction it will create, the neighborhood will start to resemble a more commercial area. This is not what I nor my neighbors bargained for when we made a substantial financial investment in our homes. I am urging you to please reconsider this location.
Best, Ana Cuervo

Sent from my iPhone

From: [Anna Rubino Hansinger](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] [SUSPECTED SPAM] I want you to REJECT the Blood Center/Longfellow Tower
Date: Friday, October 22, 2021 5:11:24 PM

To whom it may concern:

My name is Anna Rubino and my husband and I have been shareholders at 333 East 66th Street since January of 2020. I also have been an employee at Memorial Sloan Kettering Cancer Center since 2012. I want you to reject the Blood Center/Longfellow Tower because I am concerned by the impact it will have in my neighborhood and on my everyday life. I believe if the building is built as proposed, it will cause a significant amount of traffic and congestion on my block. The shadow it would project is also very concerning for me. I often eat my lunch in St. Catherine's Park, as do many of my fellow healthcare workers, and I love to sit in the sun. Sitting in the sunshine is a good energy/morale boost on a bad day, and working in the hospital, there have been a lot of bad days over the past year and a half. I believe the lack of sunlight in our neighborhood and in the park has the potential to negatively impact morale.

The proposed Blood Center/Longfellow commercial tower is an egregious project that has no place in this or any residential neighborhood. By rising to a height of 334 feet on a narrow side street where height is currently limited to 75 feet, and introducing nearly 400,000 sf of commercial space to a residential block, the project is unprecedented in nearly every way. The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

Though the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplates rival the Empire State Building. That bulk would cast the 2,000 students from all over the city in the 6-school Julia Richman Educational Complex and much of St. Catherine's Park in perpetual shadow. The project is a BAD plan for the neighborhood and the City.

I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. The applicant has demonstrated a complete disregard for the community and for decades of successful zoning and it requires the community to bear the impact of

an egregious building in order to benefit a private developer. I urge you to reject this proposal.

Sincerely,

Anna Rubino Hansinger

October 20, 2021

Anne Mackle Wagner
33 East End Avenue [REDACTED]
New York, NY 10028

Chelsea Kelley
New York City Council | Land Use Division
646 370 0171 | cell
ckelley@council.nyc.gov

Re: Written testimony to The Subcommittee on Zoning and Franchises for the NEW YORK BLOOD CENTER Project

Dear Ms. Kelly:

The New York Blood Center is a vital institution for New York City. It supplies life-saving blood to nearly every hospital across the city and helps countless New Yorkers through research of cures for blood-related diseases.

I was born in New York City, have lived here my whole life, and have chosen to raise my daughters in this city because of its access to premier schools, museums, culture and healthcare facilities/healthcare access in the world. Last Spring, I was seriously ill and had multiply surgeries to mitigate cancer in an Upper Eastside hospital. I relied on that hospital's immediate access to the New York City blood supply. As a community member, I continue to rely on Center East's ability to significantly enhance and expand the Blood Center's capacity for life-saving research with a state-of-the-art campus to ensure that my family and community continue to live in a city with healthcare facilities which are comparable with industry leaders.

The Blood Center is an important hub for scientific innovation and blood services, and it should not be operating in an outdated facility built nearly a century ago. As an Upper East Sider who lives in the district, I firmly support of the New York Blood Center's proposal to develop a world-class life science hub in my neighborhood.

Center East of the New York Blood Center would begin to address New York's glaring lag in life science lab space compared to industry leaders like Boston and San Francisco by creating a campus where research institutions like the Blood Center can collaborate with biotechnology companies to accelerate the development of new treatments. The pandemic has underscored New York City's need for the Blood Center's work and an investment life science infrastructure.

Center East is the right project for the Blood Center and New York City now more than ever. I sincerely urge you to help bring this long-overdue project to fruition.

Thank you,



Anne Mackle Wagner

From: [Anne Ortelee](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] VOTE AGAINST the Blood Center/Longfellow application
Date: Saturday, October 23, 2021 12:13:37 PM

No, no, NO! NO high buildings mid-block!!

The park will be in shadow! The street will be in shadow.

As a longtime resident of the Upper East Side (June 1976), the mid-block areas were zoned low height to keep the shadows out of the streets and offer sunshine to the residents. We gave up on the Avenue building's heights. And the heights on the wide streets like 72, 79 etc.

We already live in the land of tall buildings. As the building is zoned for bloodbank use, it can stay that way.

No tall buildings mid-block!

I lost my apartment's sunshine because Sotheby's built on top of their building. NO MORE LOSS OF SUNSHINE!! And the stupid thing is lit up all night so I can read in bed. NO MORE TALL BUILDINGS!!!

Thank you,

Anne Ortelee
1360 York Avenue Apt ████
New York, NY 10021
212 879 2766

Anne Ortelee, Certified Astrologer
ISAR CAP, PMAFA, OPA, NCGR-PAA Level 3
To book a reading, click [HERE](#)
Connect on [Facebook](#), [Twitter](#) or [Instagram](#)
Office Phone: (212) 879 2766
Skype: Anne.Ortelee

NOTE: This email is reserved for client follow-ups, comments and astrology-related questions. If you have a question regarding consultations, re-scheduling, file re-sends, workshops, webinars, classes, refunds or payment, please re-direct your email to admin@anneorteleee.com. Anne's assistants maintain that account and will respond to you.

From: [Annie Schlechter](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] "VOTE AGAINST the Blood Center/Longfellow application"
Date: Sunday, October 24, 2021 5:35:50 AM

Hello

I want to state my opposition the the construction of the Blood Center construction, there are tons of vacant and available spaces in the neighborhood for both commercial and residential. This impacts schools and parks which I oppose.

Thank you,
Annie Schlechter
10021

annieschlechter@me.com
annieschlechter.com
Tel [REDACTED]

October 20, 2021

Written testimony in opposition to the NY Blood Center Project

Anthony Barrett,
Board Member 301 East 66th St

Dear Council Members,

Thank you all for giving the community the opportunity to raise their concerns.

Kramer Levin has made numerous false claims:

This block is not atypical. We have 688 residential units. The block immediately south has 632 units, 50 less, the block north of 68thst has 586 units, 100 less, So the only thing atypical is that we have more residential units on this block than on the blocks immediately south and the block north of the park. In total over 2500 units are within one block of the development and Kramer Levin is telling you it is atypical, and want C2-7 zoning with text amendments to build a 600,000 sf commercial mid-block monstrosity.

Kramer Levin following the advice of City Planning even amended their initial application to include our lot as well as the lot across 2nd Ave. Why was this done you should ask? The reason is that it would look a whole lot less messy if Kramer Levin could make the argument that this is a rezoning of multiple lots instead of their single lot. They knew that a single-lot spot rezoning would be illegal and unprecedented. They developed this ridiculous narrative that the movie theaters across the street were not as of right and because they are such “considerate” neighbors they would “help” and get them rezoned as of right.

So is Kramer Levin being completely honest with us all?

The applicant is not only asking for a residential neighborhood to be rezoned commercial, it is asking for waivers on setbacks and sky exposure planes that will have a devastating impact on our neighborhood park and school.

However, the applicant did kindly offer a payoff of over \$3M to the Parks Department to help fund the planting of shade loving hybrids and comfort station repairs. St Catherine Park is the only area of respite for the neighborhood, the Park is packed ALL DAY with kids from the various schools using the basketball and asphalt play areas, parents and infants using the playground and medical workers walking from York Avenue to enjoy lunch on the tables in the sun. Later in the afternoon the basketball hoops are all occupied with pick-up games of all ages. The Park is busy until closing It would be a real shame to allow a permanent shadow to be cast over the 1000's of people who use this park every day, for a payment of \$3M.

Thank you for your consideration.

Anthony Barrett

From: [ANTHONY WOOD](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] VOTE AGAINST the Blood Center/Longfellow application
Date: Friday, October 22, 2021 11:37:51 AM

As a long time resident of the Upper East Side and one who has been involved in planning efforts for decades, I urge you to reject the Blood Center/Longfellow application. Achieving R8B zoning was an essential and major planning accomplishment, showing the then wisdom of the City Planning Commission. It has, and continues to, well serve the neighborhood and the city. Approving this application will open up a loophole through which many others will follow and operationally destroy that zoning. The Blood Center can address its needs without destroying the prevailing zoning. I urge you to reject the application. Anthony C. Wood, 1199 Park Avenue, Apt. ■■■, NYC 10128. My office is at 15 East 67th Street so I am very familiar with the site.

From: tonivonzuben@everyactioncustom.com on behalf of [Antonia von Zuben](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony in OPPOSITION to the New York Blood Center Rezoning
Date: Thursday, October 21, 2021 6:34:00 PM

Dear City Council Zoning Subcommittee,

I hereby oppose Applications No. C 210351 ZMM, N 201352 ZRM, and N 201353 ZSM.

The proposed Blood Center/Longfellow commercial tower is an egregious project that has no place in this or any residential neighborhood. By rising to a height of 284 feet on a narrow side street where height is currently limited to 75 feet, and introducing nearly 400,000 sf of commercial space to a residential block, the project is unprecedented in nearly every way. The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

Though the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplates rival the Empire State Building. That bulk would cast the 2,000 students from all over the city in the 6-school Julia Richman Educational Complex and much of St. Catherine's Park in perpetual shadow. The project is a BAD plan for the neighborhood and the City.

I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. I am in favor of alternatives, such as the full coverage presented by planner George Janes. But the proposal as presented demonstrates a complete disregard for the community and for decades of successful zoning, and it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge you to reject this proposal as presented and maintain the 75 ft height limit.

Sincerely,
Antonia von Zuben
[REDACTED] New York, NY 10021-3272
tonivonzuben@gmail.com



CONSTRUCTION AND GENERAL BUILDING LABORERS' LOCAL 79

Date: October 20, 2021

Topic: NY Blood Center East

JOHN NORBURY
President

CHAZ RYNKIEWICZ
Vice President

WENDY WEBB
Recording Secretary

ANTHONY VITA
Secretary-Treasurer

MICHAEL PROHASKA
Business Manager

BERNARD CALLEGARI
Sergeant-at-Arms

ANTHONY WILLIAMSON
Auditor

KENNETH ROBINSON, JR.
Auditor

STEVE ANDUJAR
Auditor

BARRIE SMITH
Executive Board Member

LUIS MONTALVO
Executive Board Member

Good morning and thank you to the Committee and the Chairman for the opportunity to testify. My name is Ari Espinal, I am testifying on behalf of the Laborers Local 79, the largest union of construction laborers in North America. We represent all 5 boroughs with over 10,000 members.

Local 79 supports the development of the NY Blood Center East –a life sciences facility that will create thousands of family-sustaining jobs for New Yorkers of color and low-income households. The Blood Center is the leading supplier of blood to all NYC hospitals and works to develop cures and treatments for blood diseases like Sickle Cell that impact communities of color. The developers have committed to working with Local 79 to ensure this project supports our communities not only with medical services, but also by building with union labor that provides family health benefits and fair wages. They are also partnering with local educational institutions to train and place New Yorkers from diverse backgrounds into medical and clinical lab jobs at Center East.

These career pathways in both union construction and life sciences will advance racial and economic integration in one of the most segregated neighborhoods of our city. Center East can boost wages for residents of East Harlem, South Bronx, Queensbridge, and other neighborhoods hit hard by COVID.

City Council can address local residents' concerns while still supporting the rezoning. Good-faith discussion and negotiation can be a productive part of getting to Yes. A broad, diverse coalition representing thousands of New Yorkers in labor unions, community organizations, and grassroots groups is eager to benefit from Center East. Thank you again for the opportunity to express our support for this project.

Ari Espinal,
Laborers Local 79

From: arleneb100@everyactioncustom.com on behalf of [Arlene Bernstein](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony in OPPOSITION to the New York Blood Center Rezoning
Date: Thursday, October 21, 2021 7:11:38 PM

Dear City Council Zoning Subcommittee,

I hereby oppose Applications No. C 210351 ZMM, N 201352 ZRM, and N 201353 ZSM.

The proposed Blood Center/Longfellow commercial tower is an egregious project that has no place in this or any residential neighborhood. By rising to a height of 284 feet on a narrow side street where height is currently limited to 75 feet, and introducing nearly 400,000 sf of commercial space to a residential block, the project is unprecedented in nearly every way. The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

Though the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplates rival the Empire State Building. That bulk would cast the 2,000 students from all over the city in the 6-school Julia Richman Educational Complex and much of St. Catherine's Park in perpetual shadow. The project is a BAD plan for the neighborhood and the City.

I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. I am in favor of alternatives, such as the full coverage presented by planner George Janes. But the proposal as presented demonstrates a complete disregard for the community and for decades of successful zoning, and it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge you to reject this proposal as presented and maintain the 75 ft height limit.

Sincerely,
Arlene Bernstein
[REDACTED] New York, NY 10021-3241
arleneb100@aol.com

From: [Arlene Nesbitt](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote against n y blood center
Date: Friday, October 22, 2021 2:17:43 PM

I am very opposed to the n y blood center Longfellow application
Please do not approve it
Arlene Nesbitt
1115 fifth avenue
New York , n y 10128

Sent from my iPad

From: [Arlene Silverman](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] MY TESTIMONY IN OPPOSITION TO THE BLOOD CENTER / LONGFELLOW TOWER
Date: Wednesday, October 20, 2021 4:55:12 PM

My name is Arlene Sulkis. I live at 333 East 66th Street, on the block of the Blood Center.

We continue to hear the important testimony in opposition to this tower. From the elimination of vital sunlight to the existence of unbearable congestion both vehicular as well as foot traffic. If serious traffic studies had been done, you would see how ludicrous putting up such an egregious building would be.

How many of you would like to live, work and go to school next door to a bio 3 research laboratory? Accidents have and do happen. What further evidence does one need as one sees the devastation that the coronavirus has caused.

Zoning laws were put in place to protect the integrity and safety of residential neighborhoods.

This presentation has been disingenuous from the very start. They have never come to the table with the community in good faith to address our concerns. Our questions have fallen on deaf ears and still remain unanswered. This is nothing more than a land grab and zoning for dollars.

It pains me to think of the highly respected union workers and those who would unjustly put a racial spin on this. To all those who fear the loss of union jobs and science-based careers, if the intention of the Blood Center and Longfellow is to hire union labor, which they absolutely should, the location shouldn't matter one

iota. And that holds true for apprenticeships as well. It is preposterous that researching diseases like Sickle cell affecting people of color, would cease to exist if it were not at this location. The proposed jobs and the hoped-for economic growth will still be, no matter where they build their Science Hub.

The students of JREC are of diverse culture, ethnicity, and color. They, too are the future of our country and deserve an education without the constant jackhammering, dust and constant clanking of metal, going on for years.

I respect the important work of the Blood Center and the need to support the Life Sciences. I have heard over and over again that there are no other feasible locations and yet there still exists the failure to give real concrete reasons why not. My hope is that a common solution, good for all concerned be reached in good faith.

As this project currently stand, I implore you to vote no!

Thank you, Arlene Sulkis

From: [Arlene Sulkis](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] VOTE AGAINST the Blood Center/Longfellow application"
Date: Friday, October 22, 2021 5:02:16 PM

**Arlene Sulkis.
333 East 66th Street
NYC, NY 10065**

I live on the East 66th side of the Blood Center.

We have and continue to hear all the important reasons in opposition to this tower. From the elimination of vital sunlight, trapping if greenhouse gases, to the existence of unbearable congestion both vehicular as well as foot traffic.

If serious traffic studies had been done, you would see how ludicrous putting up such an egregious building would be.

How many of you would like to live, work and go to school next door to a bio 3 research laboratory? Accidents have and do happen. What further evidence does one need as one sees the devastation that the coronavirus has caused.

Zoning laws were put in place to protect the integrity and safety of residential neighborhoods.

The Blood Center/ Longfellow presentation has been disingenuous from the very start. They have never come to the table with the community in good faith to address our concerns. Our questions have fallen on deaf ears and still remain unanswered. This is nothing more than a land grab and zoning for dollars.

It pains me to think of the highly respected union workers and

those who would unjustly put a racial spin on this. To all those who fear the loss of union jobs and science-based careers, if the intention of the Blood Center and Longfellow is to hire union labor, which they absolutely should, the location shouldn't matter one iota and that holds true for apprenticeships as well. It is preposterous that researching diseases like Sickle cell affecting people of color, would cease to exist if it were not at this location. The proposed jobs and economic growth that's this "Science Hub" will generate will still be, no matter where the building is located.

The students of JREC are of diverse culture, ethnicity, and color. They, too are the future of our country and deserve an education without the constant jackhammering, dust and constant clanking of metal, going on for years.

I respect the important work of the Blood Center and the need to support the Life Sciences. I have heard over and over again that there are no other feasible locations and yet there still exists the failure to give real concrete reasons why not. My hope is that a common solution, good for all concerned be reached in good faith.

As this project currently stands, I implore you to vote no!

Thank you,

Arlene Sulkis

333 East 66th Street

NYC, NY 10065

Sent from my iPhone

From: audreypinn@everyactioncustom.com on behalf of [Audrey Pinn](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony in OPPOSITION to the New York Blood Center Rezoning
Date: Thursday, October 21, 2021 6:28:47 PM

Dear City Council Zoning Subcommittee,

I hereby oppose Applications No. C 210351 ZMM, N 201352 ZRM, and N 201353 ZSM.

I think the rezoning would be bad for the community. They should be required to open a building like this on the avenue, not midway through the block. Please stop this!

The proposed Blood Center/Longfellow commercial tower is an egregious project that has no place in this or any residential neighborhood. By rising to a height of 284 feet on a narrow side street where height is currently limited to 75 feet, and introducing nearly 400,000 sf of commercial space to a residential block, the project is unprecedented in nearly every way. The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

Though the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplates rival the Empire State Building. That bulk would cast the 2,000 students from all over the city in the 6-school Julia Richman Educational Complex and much of St. Catherine's Park in perpetual shadow. The project is a BAD plan for the neighborhood and the City.

I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. I am in favor of alternatives, such as the full coverage presented by planner George Janes. But the proposal as presented demonstrates a complete disregard for the community and for decades of successful zoning, and it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge you to reject this proposal as presented and maintain the 75 ft height limit.

Sincerely,
Audrey Pinn
345 E 81st St Apt [REDACTED] New York, NY 10028-4009
audreypinn@gmail.com

From: bageorgescu@everyactioncustom.com on behalf of [Barbara Georgescu](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony in OPPOSITION to the New York Blood Center Rezoning
Date: Thursday, October 21, 2021 10:32:52 PM

Dear City Council Zoning Subcommittee,

I hereby oppose Applications No. C 210351 ZMM, N 201352 ZRM, and N 201353 ZSM.

The proposed Blood Center/Longfellow commercial tower is an egregious project that has no place in this or any residential neighborhood. By rising to a height of 284 feet on a narrow side street where height is currently limited to 75 feet, and introducing nearly 400,000 sf of commercial space to a residential block, the project is unprecedented in nearly every way. The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

Though the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplates rival the Empire State Building. That bulk would cast the 2,000 students from all over the city in the 6-school Julia Richman Educational Complex and much of St. Catherine's Park in perpetual shadow. The project is a BAD plan for the neighborhood and the City.

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Sincerely,
Barbara Georgescu
580 Park Ave New York, NY 10065-7313
bageorgescu@aol.com

From: [Barbara Kreger](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] My vote
Date: Wednesday, October 20, 2021 3:26:49 PM

I vote against building a skyscraper Blood Center.

Barbara Kreger
[REDACTED]
NYC, NY 10021

From: [Barbara Mintz](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Blood Centet
Date: Friday, October 22, 2021 4:44:39 PM

Under no circumstances should the Blood Center build a building which is clearly a commercial undertaking under the guise of a research center. The end result is profit for a development company and the breaking of long imposed zoning laws that have kept our neighborhoods habitable. Their needs do not require a building of that size at the risk of breaking the back of reasonable zoning requirements. A vote of yes is a veritable Pandora's box. Please vote NO

Barbara Mintz
136 East 76 Street
NYC 10021



From: [barbara pryor](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] VOTE AGAINST the Blood Center/ Longfellow application- IT IS DANGEROUS TO CHILDREN
Date: Friday, October 22, 2021 12:02:29 PM

I oppose the application. There is a large school right across the street. The children will be subject to transportation issues(how will all the school buses be able to operate safely and efficiently with all the construction vehicles) and will be subject to dangerous truck traffic. They will also be subject to all the additional pollution that construction brings not to mention the unsafe pollutants that will result from any demolition work. Also, this block is a cross town bus street that serves the health care workers of the medical complexes on York Avenue and the surrounding blocks and they should not be inconvenienced. Thank you.

Barbara Pryor 360 E. 65th St., ■■■ NY, NY 10065

From: barbararudder@aol.com
To: [Land Use Testimony](#)
Subject: [EXTERNAL] NYC Blood Center
Date: Thursday, October 21, 2021 8:34:31 PM

I am writing in opposition to the proposal to change the R8B zoning that will allow the Blood Bank to build an out of scale building for the mid block. This building will not only affect the quality of life for the upper eastside, but also for the entire City that is not open to zoning changes. Thank you.

Barbara Rudder



- Cell

From: bmsulzer@everyactioncustom.com on behalf of [Barbara Sulzer](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony in OPPOSITION to the New York Blood Center Rezoning
Date: Thursday, October 21, 2021 7:36:05 PM

Dear City Council Zoning Subcommittee,

I hereby oppose Applications No. C 210351 ZMM, N 201352 ZRM, and N 201353 ZSM.

The proposed Blood Center/Longfellow commercial tower is an egregious project that has no place in this or any residential neighborhood. By rising to a height of 284 feet on a narrow side street where height is currently limited to 75 feet, and introducing nearly 400,000 sf of commercial space to a residential block, the project is unprecedented in nearly every way. The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

Though the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplates rival the Empire State Building. That bulk would cast the 2,000 students from all over the city in the 6-school Julia Richman Educational Complex and much of St. Catherine's Park in perpetual shadow. The project is a BAD plan for the neighborhood and the City.

I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. I am in favor of alternatives, such as the full coverage presented by planner George Janes. But the proposal as presented demonstrates a complete disregard for the community and for decades of successful zoning, and it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge you to reject this proposal as presented and maintain the 75 ft height limit.

Sincerely,
Barbara Sulzer
[REDACTED] New York, NY 10065-6227
bmsulzer@gmail.com

From: barryb.adler@gmail.com
To: [Land Use Testimony](#)
Subject: [EXTERNAL] VOTE AGAINST the Blood Center/Longfellow application
Date: Friday, October 22, 2021 2:40:15 PM

I'm Barry Adler. I've lived at 315 E. 68th Street for nearly 20 years and I've attended every public hearing about the Blood Center project.

My objections don't start or end with shadows. And they have nothing to do with NIMBY selfishness. Yes, the shadows will be extremely damaging to our park and school – and they shouldn't be allowed. But I would be against the Blood Center application even if the sunlight stayed.

This is about a powerful non-profit organization that pays its top people high-six and even seven-figure salaries, that wants to have a new building for free by effectively selling air rights it doesn't own and that don't exist. And it is about an out-of-town developer that sees a way to get a lucrative foothold in our neighborhood on the cheap.

This is not about denying the Blood Center a much-needed new facility. Under existing zoning, the Blood Center could actually put up a slightly bigger facility than the one it would get for free. It has the money to pay for it – it just doesn't want to spend it – and it certainly has this neighborhood's complete support to build it.

What this is about is stopping the gutting of a zoning rule that prohibits mammoth mid-block towers, not just near me but near you, too. To keep the scale of the city human, and this neighborhood viable. It is about not adding 2,000 workers (or is it 5,000 overall, as the Blood Bank's Dr. Hillyer mentioned in his testimony) and untold numbers of cars and trucks to residential streets that are already dangerously congested, often impeding the passage of ambulances that go to the very hospitals down the block that the Blood Center works with.

And finally it is about cynicism. Almost no one who lives in this neighborhood has spoken up for this project. Our Council member has been against it. His likely successor is against it. The borough president is against it. Our state officials and our congresswoman are all against it.

Yet this project has been sailing through. Why? How cynical should my answer be? Prove me wrong -- stop this project now.

Submitted by Barry Adler

315 E. 68th St. Apt. ■
New York, NY 10065

914 216-1927

barryb.adler@gmail.com

Testimony by Billy Freeland regarding New York Blood Center

Thank you, Chair Moya and Members of the Committee. My name is Billy Freeland. While I am a member of Community Board 8, today I am speaking in my individual capacity. I will however note that CB8 sought public testimony on this issue and the overwhelming sentiment was against this proposal: approximately 411 people testified in writing opposed to the proposal, and only 26 in favor. And during our deliberations, some of the most thoughtful criticism of the application came from my colleagues who are typically in favor of new development.

Many others have or will speak to the many issues with this proposal, including the impacts on Julia Richman Educational Complex and St. Catherine's Park. I want to testify to a more general observation: that the process by which this has played out is a textbook example of what not to do if you're an applicant. There has been little effort to reach a compromise. Moreover, the 11th-hour proposal to merely reduce the proposed height by 50 feet underscores how unserious the applicant has been—and as others have testified today, this reduction actually raises more questions than it answers, particularly regarding the applicant's prior representations about the mechanical space it needs.

I also believe we learned something new today. Under questioning by Council Member Powers, the applicant could not describe how much EDC funding they are seeking or receiving. This raises questions about their purported need to finance their development by leasing to commercial labs.

All of this is prelude to the most crucial point of all: that the applicant has presented a false choice. We can have science, jobs, and modernization while still balancing the community's concerns. The planner George Janes has helpfully outlined alternatives available to the applicant. This alternative would keep the R8B scale by waiving the coverage and yard requirements, as well as the R8B FAR requirements. Under the proposal, the height and setback requirements of R8B would remain in place. This scenario would keep the scale of the midblock, while still allowing a larger, more modern building.

This compromise would provide the large floor plates sought by the applicant, with an above grade portion of the building that is 44% larger than the as-of-right building the application describes, providing an additional 100,000 SF to support their operations.

No one is against science, jobs, and modernization. What we are seeking is a compromise, one that balances the community's priorities with the applicants. A compromise, that asks of the applicant what any Council Member would hope for in their neighborhood: genuine, good-faith negotiation. Such a compromise is within reach, and I believe will be attained if you oppose this application in its current form. Thank you.

From: Meara, Karen E. <Meara@clm.com>
Sent: Tuesday, November 9, 2021 10:21 AM

Subject: [EXTERNAL] FW: Charter protest

Our firm represents Friends of the Upper East Side Historic Districts in connection with ULURP review of the New York Blood Center application.

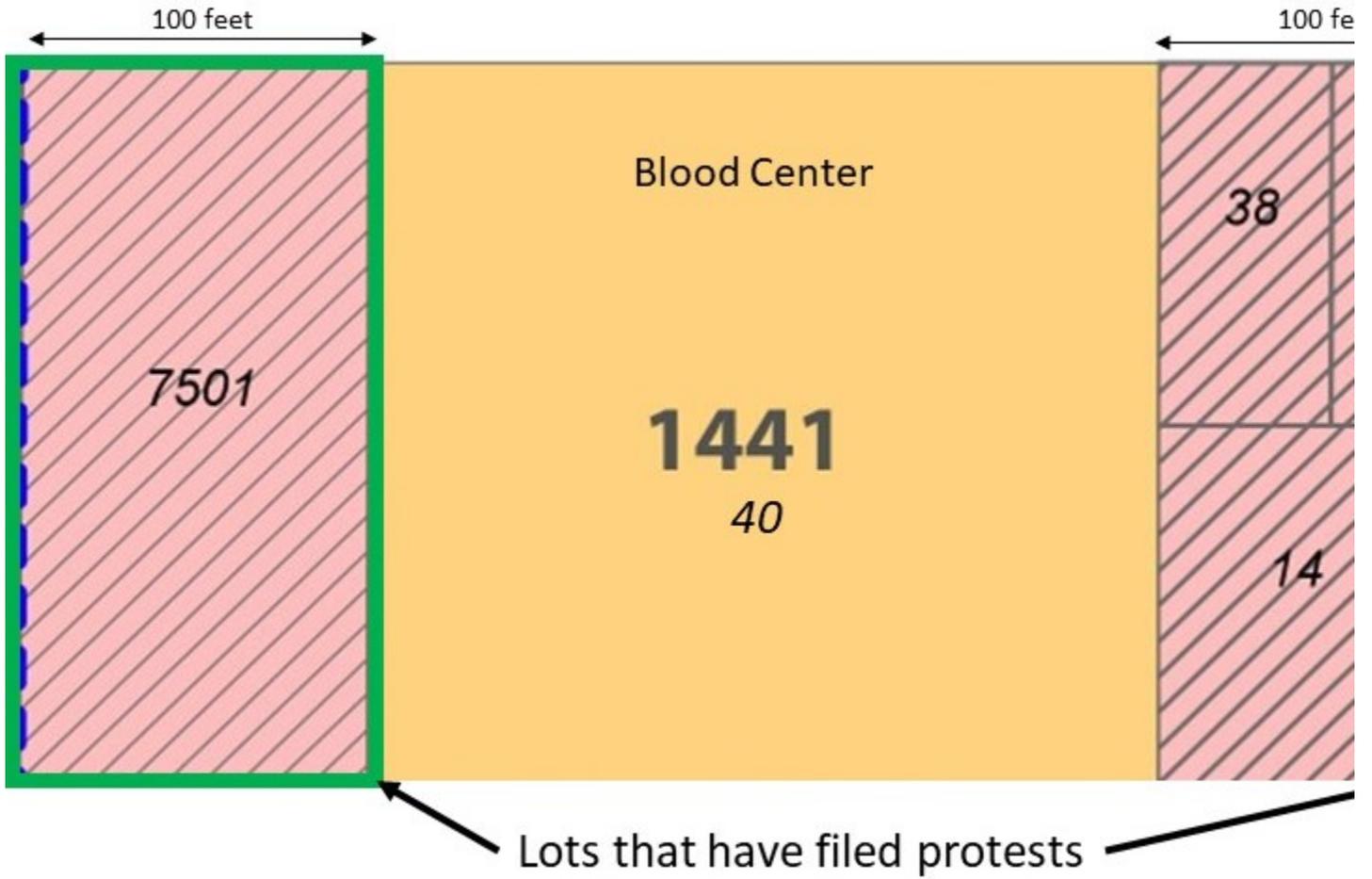
It has come to our attention that there are press reports indicating that “legal advisors” to the Blood Center have claimed that protests filed by nearby property owners pursuant to NYC Charter section 200(a)(3) would fail because “the objecting co-op and condo don’t represent 20% of the land area as required.” Although we do not represent those protesting owners we have followed the issue closely, and we write to point out that if indeed such a claim has been advanced, it does not hold up to scrutiny.

As you know, section 200(a)(3) provides that any of three distinct groups may file a protest against a resolution of the City Planning Commission approving a land use change:

the owners of twenty per centum or more of the area of:

- (1) the land included in changes proposed in such proposed resolution, or
- (2) the land immediately adjacent extending one hundred feet therefrom, or
- (3) the land, if any, directly opposite thereto extending one hundred feet from the street frontage of such opposite land

The protest in question relates to text amendment N 210352 ZRM, which would impact the zoning controls on a single tax lot in Manhattan – block 1441 lot 40 (“Impacted Land”). It is our understanding that the protest is brought pursuant to subsection (a)(3)(2). That subsection refers to land within 100 feet of the Impacted Land, without crossing any public streets. *See, e.g., Dole v New York* 182 Misc. 408 (Sup Ct. Bronx County, 1943). (Subsection (a)(3)(3) refers to land within 100 feet of street frontage directly across the street from impacted land). The total land area within 100 feet of the Impacted land without crossing any streets (the hatched area on the diagram below) totals roughly 40,000 square feet. It is our understanding that the owners of the land highlighted in green have filed protests. Given that the lot to the west of the Impacted Land is by itself 20,000 square feet, the protesters clearly meet the 20% threshold.



Please do not hesitate to contact us with any questions

Best,

Karen Meara, Esq.
Carter Ledyard & Milburn LLP
2 Wall Street, New York, NY 10005
212.238.8757 /
meara@clm.com / www.clm.com

From: blaneweber@everyactioncustom.com on behalf of [Bonnie Lane Webber](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony in OPPOSITION to the New York Blood Center Rezoning
Date: Thursday, October 21, 2021 10:05:04 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Forward suspect email to phish@cyber.nyc.gov as an attachment (Click the More button, then forward as attachment).

Dear City Council Zoning Subcommittee,

I hereby oppose Applications No. C 210351 ZMM, N 201352 ZRM, and N 201353 ZSM.

The Sierra Club is our nation's largest and oldest environmental organization. We boast over 15,000 members in New York City.

During the current pandemic, public health policy and biomedical research have led our society out of peril. We now have hope, and fact-based decision making is to thank.

It is with that sentiment in mind that the Sierra Club NYC Group asks the City Council to disapprove of the proposed development at 310 East 67th Street (NY Blood Center). We join in strong community opposition to this proposal, including with the belief of Community Board 8 that such a development negatively impacts midblock zoning throughout the City. In addition to joining the community, we echo specific concerns relating to the environment, environmental justice, and equal access to open space and sunlight.

As can be noticed in much of Manhattan's Upper East Side, and around the City, the advent of tall buildings has brought long shadows. The DIstrict Manager of the NYC Department of Parks and Recreation, as well as the applicant for this proposal, acknowledge that a high percentage (between 70 and 100% depending on month and time of day) of St. Catherine's Park could be covered by shadow. This is a park frequented not just by children and families, but also by seniors – some of our City's most vulnerable. Should a senior with limited mobility have to look for a new location after losing their sunny spot? As the pandemic rages on, sunlight in the park serves as a respite from long hours in dimly lit corridors for our healthcare workers at neighboring hospitals. Do we really want to remove the bit of serenity offered by sunlight from those risking their lives for this City? The answers to these questions are clearly no. Although we live in the "concrete jungle," although building is a core aspect to innovation (including fighting climate change), we must respect the right to an equitable environment.

Development is important, and the construction of new laboratories for biomedical research are necessary, but in a region of the City with limited open space, is this really the best location? As projects like these encroach on resident's access to nature, we must question their worth with respect to their to their costs.

Submitted for the Sierra Club NYC Group by Bonnie Lane Webber

Catherine Scopic - Chair of Sierra Club NYC Group

Sincerely,
Bonnie Lane Webber
1155 Park Ave New York, NY 10128-1209
blaneweber@aol.com

From: blaneweber@aol.com
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Sierra Club Testimony @ Subcommittee on Zoning & Franchises 10/20/2021
Date: Thursday, October 21, 2021 9:55:21 PM

The Sierra Club is our nation's largest and oldest environmental organization. We boast over 15,000 voting members in New York City.

During the current pandemic, public health policy and biomedical research have led our society out of peril. We now have hope, and fact-based decision making is to thank.

It is with that sentiment in mind that the Sierra Club NYC Group asks the City Council to disapprove of the proposed development at 310 East 67th Street (NY Blood Center). We join in strong community opposition to this proposal, including with the belief of Community Board 8 that such a development negatively impacts midblock zoning throughout the City. In addition to joining the community, we echo specific concerns relating to the environment, environmental justice, and equal access to open space and sunlight.

As can be noticed in much of Manhattan's Upper East Side, and around the City, the advent of tall buildings has brought long shadows. The District Manager of the NYC Department of Parks and Recreation, as well as the applicant for this proposal, acknowledge that a high percentage (between 70 and 100% depending on month and time of day) of St. Catherine's Park could be covered by shadow. This is a park frequented not just by children and families, but also by seniors – some of our City's most vulnerable. Should a senior with limited mobility have to look for a new location after losing their sunny spot? As the pandemic rages on, sunlight in the park serves as a respite from long hours in dimly lit corridors for our healthcare workers at neighboring hospitals. Do we really want to remove the bit of serenity offered by sunlight from those risking their lives for this City? The answers to these questions are clearly no. Although we live in the "concrete jungle," although building is a core aspect to innovation (including fighting climate change), we must respect the right to an equitable environment.

Development is important, and the construction of new laboratories for biomedical research are necessary, but in a region of the City with limited open space, is this really the best location? As projects like these encroach on resident's access to nature, we must question their worth with respect to their costs.

Presented by Bonnie Lane Webber on 10/21/2021

Catherine Scopic - Chair of Sierra Club NYC Group



BUILDING & CONSTRUCTION TRADES COUNCIL OF GREATER NEW YORK

GARY LaBARBERA
PRESIDENT

AFFILIATED WITH THE
BUILDING CONSTRUCTION TRADES DEPARTMENT
OF WASHINGTON, DC
—
BUILDING AND CONSTRUCTION TRADES COUNCIL
OF NEW YORK STATE
—
AMERICAN FEDERATION OF LABOR OF CONGRESS
OF INDUSTRIAL ORGANIZATION

TESTIMONY

On behalf

**BUILDING AND CONSTRUCTION TRADES COUNCIL OF GREATER NEW YORK AND
VICINITY**

In Support of the New York Blood Center East

October 20, 2021

Good afternoon. I am Santos Rodriguez, I am here to testify on behalf of Gary LaBarbera, President of the Building and Construction Trades Council of Greater New York & Vicinity, in support of the New York Blood Center East's project.

The Building and Construction Trades Council is an organization of local building and construction trade unions that are affiliated with 15 International Unions in the North American Building Trades Union. Our local union affiliates represent approximately 100,000 union construction workers. The Building Trades mission is to raise the standard of living for all workers, to advocate for safe work conditions and to collectively advance working conditions for our affiliates' members, as well as all workers in New York City.

We have repeatedly testified in support of this project because we believe that this project contains numerous benefits for the City of New York and its residents. The expansion of New York Blood Center East's 310 East 67th street headquarters will allow the Blood Center to expand its research facilities, improve collaboration among project teams, provide space for life science startups, while continuing to provide life-saving blood products and services for the New York City Area. This is an important project as the Blood Center's research facilities are utilized for research and development in the field of blood related diseases including potential treatment for COVID-19 as well as research into regenerative medicine. The ability to provide space to start ups, private institutions, and partners will only improve and facilitate the important research conducted at the Blood Center. The public health benefits provided by this project are reason enough to move forward with it. However, it is important to note that New York City trails other Cities in the Country in developing lab space. This is important has the Life Science industry is an important growth industry and if our City wants to compete for and attract growth in this industry, we need to develop more lab facilities like those that will be created by this project.

In addition to assisting the Blood Center in fulfilling its public health mission and providing our City with lab space to help grow the Life Science industry, the project will provide an economic

350 WEST 31st STREET • SUITE 700 • NEW YORK, NY 10001
TEL. (212) 647-0700 • FAX (212) 647-0705

an important growth industry and if our City wants to compete for and attract growth in this industry, we need to develop more lab facilities like those that will be created by this project.

In addition to assisting the Blood Center in fulfilling its public health mission and providing our City with lab space to help grow the Life Science industry, the project will provide an economic stimulus as it is anticipated to spur the creation of over 5,000 total new jobs, including 1,570 construction jobs. This project is expected to generate total new economic output of \$1.1 billion. The construction jobs created by this project will provide wages and benefits that will support a middle-class lifestyle for workers and their families and create new opportunities for City residents to enter the industry. Now is the right time to take advantage of opportunities to invest in our City and put people back to work.

The Building and Construction Trades Council of Greater New York and Vicinity supports projects like the Blood Center East project that will improve the lives of many New Yorkers, increase the resiliency of our City, and create middle class jobs for our members in the process.

We thank you again for this opportunity to testify in support of this project.

From: bbg315@everyactioncustom.com on behalf of [Bunny Goodwin](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony in OPPOSITION to the New York Blood Center Rezoning
Date: Thursday, October 21, 2021 9:40:08 PM

Dear City Council Zoning Subcommittee,

I hereby oppose Applications No. C 210351 ZMM, N 201352 ZRM, and N 201353 ZSM.

The proposed Blood Center/Longfellow commercial tower is an egregious project that has no place in this or any residential neighborhood. By rising to a height of 284 feet on a narrow side street where height is currently limited to 75 feet, and introducing nearly 400,000 sf of commercial space to a residential block, the project is unprecedented in nearly every way. The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

Though the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplates rival the Empire State Building. That bulk would cast the 2,000 students from all over the city in the 6-school Julia Richman Educational Complex and much of St. Catherine's Park in perpetual shadow. The project is a BAD plan for the neighborhood and the City.

I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. I am in favor of alternatives, such as the full coverage presented by planner George Janes. But the proposal as presented demonstrates a complete disregard for the community and for decades of successful zoning, and it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge you to reject this proposal as presented and maintain the 75 ft height limit.

Sincerely,
Bunny Goodwin
315 E 72nd St New York, NY 10021-4625
bbg315@me.com

From: [Carl Gray](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] I want you to APPROVE the Blood Center/Longfellow Tower
Date: Thursday, October 21, 2021 1:11:43 PM

Dear City Council,

I am a resident in the co-op at 333 East 66th Street, New York, zip 10065, writing in support of the proposed Blood Center/Longfellow tower. It is an egregious project bringing benefits to the neighborhood and to scientific research in the U.S.

The building would leave, as largely documented, complete sunlight to St. Catherine's Park most of the daylight time, adding some shadow to the natural twilight, only a few hours on Winter evenings. The project is a GOOD plan for the neighborhood and the City.

Our primary housing co-op is victim of repeated white collar crimes by the current President of the Board of Directors Ellyn Berk and by the colluded managing agent Rudd Realty. To discriminate among shareholders, they refuse to share the waiting list for minor alterations authorized by Public Authorities and assigned to certified and insured contractors. For months the poor management has determined delays because the very easy communication of workdays with noisy apartment interior demolitions are not communicated and the neighbors immediately protest. The decent management is to inform ahead which days have noisy demolitions, allowing neighbor shareholders paying expensive maintenance fees to properly plan their schedules, avoiding complaints of noise. Demolitions for minor alterations in a studio apartment can take 2-3 days, while suffering them for months from the same studio is certainly caused by white collar crimes in the attempt of managing our co-op building.

Ellyn Berk abused systematically of the co-op email system Buildinglink.com, with the complicity of Rudd Realty and Buildinglink management. In 11 months she sent at least 40 spams, summarized below, with her own anti-democratic anti-capitalism point of view on the Longfellow project. Her unilateral delirium and lack of democratic debate does not represent shareholders at all. The project has been backed by the Mayor of New York City and democratically elected committees. Her repeated flat-earther mistakes about sun lighting of St. Catherine's Park is not representative of our neighborhood. She has a compulsive spamming attitude with false alarmism because of her access to the mandatory Buildinglink system. The appropriate mental health authorities should be alerted. We cannot mark as spam her unsolicited messages in our email systems, as we would lose emails from the same account, genuinely sent with legal value about our co-op. The lack of normal democratic debate through the same email system requires correction. Obviously if someone sends an email through the system, is immediately subject to retaliation, threaten of eviction, attack by their dogs in the common spaces, stalking by doormen, etc. The email system must be reserved for reasons pertaining our expensive co-op, not for the mental problems of Ellyn Berk, with medieval belief on sunrise and lack of mental lucidity, as in her most recent

spams, opening two brackets and closing one. She does not even re-read emails before sending to 180 families in her building, just because she has access to your system. This is another subtraction of real value to shareholders from Rudd Realty/Ellyn Berk.

Ellyn Berk and Rudd Realty regularly commit white collar crimes in violation of our rights. They must be inhibited from using the Buildinglink.com system for their own interests. They must be inhibited from their retaliation and discrimination, while cooperation among shareholders must be guaranteed. Minor alterations to avoid unsanitary conditions must be guaranteed. Currently, several months of waiting are needed without anthropological reason and with total discrimination among shareholders.

We support the Blood Center's mission, since the applicant has demonstrated attention to the community and the tower would bring innovation, value and opportunities to the area, replacing an old and degraded low-valued building. Ellyn Berk, Rudd Realty and Buildinglink.com do not represent instead our interests and do not guarantee cooperation among shareholders. I urge you to accept this proposal.

Carl Gray

Resident at 333 East 66th St.

Spam from Ellyn Berk:

Mon, Oct 18, 1:42 PM on Wednesday, October 20th	333E66 - Blood Center Tower - REMINDER - City Counsel Hearing
Thu, Oct 14, 2:59 PM October 20th	333E66-Blood Center Tower - City Counsel Hearing on Wednesday,
Fri, Oct 8, 2:42 PM	333E66-Blood Center Tower -Save the Date and the Neighborhood
Fri, Oct 8, 1:35 PM	33e66-Blood Center Tower- Save the Date and the Neighborhood
Thu, Sep 30, 12:59 PM	333E66- IMPORTANT! Blood Center Tower - Note to 333
Mon, Sep 27, 8:20 PM	333E66- CB8 Zone Committee Meeting - Note from Ellyn
Wed, Sep 22, 5:40 PM	333E66 - Memo - Blood Center Tower Update
Mon, Aug 30, 3:20 PM	333E66 - Memo - Blood Center Tower Update
Wed, Aug 4, 6:55 PM	333E66- Blood Center Tower - Note to 333
Wed, Jul 28, 10:05 PM (Thurs. July 29th) at 10 am	333E66-Reminder-City Planning Commission Hearing - Tomorrow
Mon, Jul 26, 12:10 PM	333E66 - Memo - Blood Center Tower - Note to Shareholders
Mon, Jul 26, 11:35 AM	333E66- Blood Center Tower - Note to 333
Mon, Jul 19, 12:25 AM	333E66- Blood Center Tower - Reminder
Sun, Jul 11, 10:40 PM Person Public Hearing	333E66-Blood Center Tower- Reminder for Monday Night's In
Fri, Jul 9, 1:50 PM	333E66- Blood Center Tower - Updated Information on the In Person
Public Hearing - Monday, July 12th from 6-8 pm	

Thu, Jul 8, 3:45 PM	333E66- Blood Center Tower - In Person Public Hearing - Monday,
July 12th from 6-8 pm	
Fri, Jul 2, 1:05 PM	333E66-Blood Center Update - Important Memo from Gale Brewer's
Office	
Mon, Jun 21, 11:25 AM	333E66 - Video of Comments on the Blood Center - A Note
from Ellyn	
Tue, May 25, 1:55 PM	Blood Center Responses to Our Questions: IMPORTANT TO READ
Tue, May 25, 12:50 PM	CB8 Meeting Reminder - Zoom Info - Tonight at 630 pm
Sun, May 16, 1:20 PM	IMPORTANT BULLETIN - Blood Center Protest Rally - Sun. May
23rd at 2 pm	
Mon, May 10, 10:55 PM	REMINDER - CB8 Zoom Meeting- Wed. May. 12th at 6:30 p.m.
Wed, May 5, 5:25 PM	333E66-Update Blood Center Tower Action
Mon, Apr 26, 1:30 PM	333E66- CB8 Community Board Meeting - Tuesday, April 27th at
6:30 pm - Zoom Info	
Tue, Apr 20, 4:59 PM	333E66- Immediate Update on Longfellow Tower
Fri, Apr 9, 5:45 PM	REMINDER - Julie Menin at 333 - This Saturday (Tomorrow)
Tue, Apr 6, 6:59 PM	333E66- Julie Menin at 333 - This Saturday!
Mon, Mar 29, 12:45 PM	333E66- Kramer Levin & The Mayor
Thu, Mar 25, 3:50 PM	333E66- A Follow-up to Last Night's CB8 Meeting & Link to the
Webinar	
Mon, Mar 22, 1:59 PM	333E66- CB8 Zoom on the Blood Center Tower - Tues. Mar. 23rd at
6:30 pm	
Wed, Mar 17, 10:45 AM	333E66- ALERT - NOON TODAY! Story on the Blood Center Tower
on CBS News	
Fri, Mar 12, 10:40 AM	333E66- Memo - Julie Menin
Tue, Jan 19, 2:35 PM	333E66- Meet & Greet with Julie Menin on Tues. Jan. 26th at 6:30
pm - Please Register Now!	
Tue, Dec 29, 2020, 5:45 PM	333E66-Blood Center - Writing Letters to the Planning Commission
Tue, Dec 29, 2020, 6:20 PM	Blood Center - Memos to those writing letters to the
Planning Commission	
Mon, Dec 14, 2020, 2:30 PM	333E66- Talking Points & Zoom Details for Meeting with Councilman
Kallos - Dec. 15th from 8-9 pm	
Tue, Dec 8, 2020, 4:05 PM	333E66-Memo-Blood Bank Center Info
Fri, Dec 4, 2020, 12:20 PM	333E66- Blood Bank Center Update
Fri, Nov 20, 2020, 1:15 PM	333E66-Memo - Blood Bank Petition
Mon, Nov 16, 2020, 12:20 PM	Emergency for All 333 Shareholders- New York Blood Center's 66th
Street Expansion Plan	

Sent with [ProtonMail](#) Secure Email.

From: desnoes47@everyactioncustom.com on behalf of [Carole Desnoes](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony in OPPOSITION to the New York Blood Center Rezoning
Date: Thursday, October 21, 2021 6:17:49 PM

Dear City Council Zoning Subcommittee,

I hereby oppose Applications No. C 210351 ZMM, N 201352 ZRM, and N 201353 ZSM.

The proposed Blood Center/Longfellow commercial tower is an egregious project that has no place in this or any residential neighborhood. By rising to a height of 284 feet on a narrow side street where height is currently limited to 75 feet, and introducing nearly 400,000 sf of commercial space to a residential block, the project is unprecedented in nearly every way. The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

Though the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplates rival the Empire State Building. That bulk would cast the 2,000 students from all over the city in the 6-school Julia Richman Educational Complex and much of St. Catherine's Park in perpetual shadow. The project is a BAD plan for the neighborhood and the City.

I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. I am in favor of alternatives, such as the full coverage presented by planner George Janes. But the proposal as presented demonstrates a complete disregard for the community and for decades of successful zoning, and it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge you to reject this proposal as presented and maintain the 75 ft height limit.

Sincerely,
Carole Desnoes
421 E 72D St ■ Ny, NY 10021
desnoes47@gmail.com

From: [Carol Kruse](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Against NYBC proposal
Date: Friday, October 22, 2021 10:11:07 AM

I strongly urge you to vote in agreement with those of us who live on the UES in close proximity to the neighborhood that will be severely negatively affected, and oppose redevelopment of the Blood Center site by making a zoning change.

A tower of the height proposed is inappropriate midblock, the disruption it will be to schoolchildren has been stated by administrators, the shadows cast on the only nearby park during typical play time are of concern, as is increased back up of traffic including the 67th St. crosstown bus and emergency vehicles. Construction for the likely period of time it will take to complete the project is unthinkable.

The Blood Center can update its facility now as of right, and should strategize fund raising for that without seeking a commercial developer to pay for the project. I am not convinced by the arguments put forth by the developer that proximity to local health care institutions is critical to furthering the city as a life sciences center. In addition the developer has made the same presentation repeatedly and exhaustingly without modifications demonstrating no desire to work with the community towards an acceptable solution.

Thank you.

Carolee Kruse
401 East 65th St.
NY, NY 10065

Sent from my iPad

From: carstendavies@everyactioncustom.com on behalf of [Carsten Davies](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony in OPPOSITION to the New York Blood Center Rezoning
Date: Thursday, October 21, 2021 10:40:48 PM

Dear City Council Zoning Subcommittee,

I hereby oppose Applications No. C 210351 ZMM, N 201352 ZRM, and N 201353 ZSM.

The proposed Blood Center/Longfellow commercial tower is an egregious project that has no place in this or any residential neighborhood. By rising to a height of 284 feet on a narrow side street where height is currently limited to 75 feet, and introducing nearly 400,000 sf of commercial space to a residential block, the project is unprecedented in nearly every way. The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

Though the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplates rival the Empire State Building. That bulk would cast the 2,000 students from all over the city in the 6-school Julia Richman Educational Complex and much of St. Catherine's Park in perpetual shadow. The project is a BAD plan for the neighborhood and the City.

I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. I am in favor of alternatives, such as the full coverage presented by planner George Janes. But the proposal as presented demonstrates a complete disregard for the community and for decades of successful zoning, and it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge you to reject this proposal as presented and maintain the 75 ft height limit.

Sincerely,
Carsten Davies
205 E 89th St Apt [REDACTED] New York, NY 10128-4394
carstendavies@gmail.com

From: [Caryl Orlando](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote Against Blood Center Center/Longfellow
Date: Saturday, October 23, 2021 12:40:43 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Forward suspect email to phish@cyber.nyc.gov as an attachment (Click the More button, then forward as attachment).

My name is Caryl Orlando and I am a homeowner at 333 East 69 St. Apt [REDACTED]
I am strongly against this new structure tgst is being proposed in our quiet residential area with low building and brownstones on throughout the blocks. Our beloved Catherine park where all our children and grandchildren play will be in its shallow.
Please do not let this massive structure destroy our neighborhood

Thank you
Caryl Orlando
333 E 69 Street apt [REDACTED]

From: [catherine brawer](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Blood Center
Date: Friday, October 22, 2021 5:47:07 PM

To whom it may concern:

I am writing to express my objection to the scale of the proposed Blood Center building. The height will cast a shadow over our neighborhood's only park. It will also set a very bad precedent for other small side streets. I hope that you will consider one of the alternative plans that has been proposed.

Sincerely,

Catherine Brawer
131 E 66th St.

From: [Cathy Donnelly](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Testimony against the Blood Center Proposal
Date: Wednesday, October 20, 2021 12:50:18 PM

October 20, 2021

315 East 68th Street
New York, NY 10065

Dear Land Use Committee,

I'm writing to you to express my strong opposition to the proposed Blood Center Tower on East 67th Street. I have been a resident on the Upper East Side since 1992 and am committed to our community. I have two teenage daughters who have attended the local public schools and have spent many years enjoying our beloved neighborhood park, St. Catherine's Park. East 67th Street is a wonderful residential block with apartment buildings, a public library, school complex and community park. The impact this proposed project would have on this block, park and community is devastating. The increase in traffic and noise and reduced light in our neighborhood would be so disruptive to the quality of life of its residents. As residents, we are already being closed in by the high rise medical institutions that presently exist east of First Avenue. The potential to allow a massive commercial tower mid-block west of First Avenue is just so upsetting.

I am a commercial real estate appraiser in New York and have been appraising commercial real estate in the five boroughs for 27 years. I am not opposed to new development as long as it is appropriate and conforms to the zoning and character of the neighborhood. The zoning for this site is a R8B residential district with an as of right FAR of 4.0. Granting a rezoning to construct a massive commercial building mid-block is outrageous and irresponsible. This is a residential community, not a medical office park! Granting a rezoning of a residential zone for a commercial tower between First and Second Avenues would set a terrible precedent on the Upper East Side and throughout the city. It is shameful that the city would even consider granting a rezoning in an R8B zone for a project of this size.

Office vacancy in New York is presently rising and is expected to continue to rise for the foreseeable future since companies need less office space due to a work culture change as employees work remotely. The Manhattan overall office vacancy rate recently increased to 19%, a record 30 year high. It is just so shocking to think that a massive commercial tower is being proposed mid-block in a residential community predominantly for the sake of "convenience" to the other medical institutions when there is so much available space a short distance away.

I ask that you please vote against this project as proposed and protect our community. I understand the Blood Center's need for a new facility. A smaller building in conformance with the present zoning

requirements should be built on the current site and not a commercial office tower. The medical institutions recently built west of First Avenue have been buildings built in conformance with the zoning and the Blood Center should do the same.

Thank you for your consideration.

Sincerely,

Cathy Donnelly

From: [CHANTAL WITTMAN](#)
To: [Land Use Testimony](#)
Cc: [Bob Wittman](#); [Bobby Wittman III](#); [Hunter Wittman](#)
Subject: [EXTERNAL] VOTING AGAINST THE BLOOD CENTER TOWER
Date: Wednesday, October 20, 2021 1:36:34 PM

I am voting AGAINST THE DEVELOPMENT OF THE BLOOD CENTER TOWER. SO IS MY HUSBAND AND 2 SONS WHO LIVE WITH ME AS WELL LISTED ON THIS EMAIL.

Regards,

Chantal Meyers Wittman
Resident of 301 East 66th st

From: [Charlie Allenson](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] VOTE AGAINST the Blood Center/Longfellow application
Date: Friday, October 22, 2021 9:43:20 AM

Hello.

The proposed Blood Center/Longfellow commercial tower has no place in this or any residential neighborhood. Even at its microscopically reduced height, with nearly 400,000 sf of commercial space to a residential block, the project is horrifyingly unprecedented.

The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential mid-block could be rezoned so dramatically, so could other residential blocks in every Council District.

I support the Blood Center's mission, but this proposal is nothing more than a Donald Trump-style land grab.

Though the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplans rival the Empire State Building. Longfellow claims it will be a "Life Sciences Center." No guarantees on that one. It could end up being almost anything.

Clearly nobody involved in building this project doesn't live here now, and won't be living here after it's built. Should it be built, the projected thousands of additional workers in the neighborhood will tax an already over-taxed transportation system and increase traffic. Do you want to be the person the ambulance can't get to in time? Have you tried to get on an M66 bus at rush hour or shift change?

Laborer's Local 79 has disingenuously played the race card here which is something people do when the facts don't fit their narrative. They claim and I quote, "opposition to the project, which comes from a small group of wealthy, white residents of the Upper East Side." Many of the people who'll be negatively impacted by this horror of a project will be the people who work around here and go to school around here: people of color.

Longfellow has demonstrated time and again a complete disregard for the community and for decades of successful zoning. The Blood Tower will crush a residential community only for the benefit a private developer. I urge you to reject this proposal.

Charles Allenson
315 E 68th St,
New York, NY 10065

From: casmithnyc@everyactioncustom.com on behalf of [Christine Smith](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony in OPPOSITION to the New York Blood Center Rezoning
Date: Thursday, October 21, 2021 7:59:26 PM

Dear City Council Zoning Subcommittee,

I hereby oppose Applications No. C 210351 ZMM, N 201352 ZRM, and N 201353 ZSM.

The proposed Blood Center/Longfellow commercial tower is an egregious project that has no place in this or any residential neighborhood. By rising to a height of 284 feet on a narrow side street where height is currently limited to 75 feet, and introducing nearly 400,000 sf of commercial space to a residential block, the project is unprecedented in nearly every way. The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

Though the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplates rival the Empire State Building. That bulk would cast the 2,000 students from all over the city in the 6-school Julia Richman Educational Complex and much of St. Catherine's Park in perpetual shadow. The project is a BAD plan for the neighborhood and the City.

I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. I am in favor of alternatives, such as the full coverage presented by planner George Janes. But the proposal as presented demonstrates a complete disregard for the community and for decades of successful zoning, and it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge you to reject this proposal as presented and maintain the 75 ft height limit.

Sincerely,
Christine Smith
444 E 84th St Apt [REDACTED] New York, NY 10028-6242
casmithnyc@aol.com

From: [Christopher Rodriguez](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Protest to New York Blood Center Tower
Date: Friday, October 22, 2021 10:00:07 AM

Dear City Council:

I am a shareholder of a co-op, 333 East 66th Street and I am writing in strong protest to the 334 ft Blood Center Tower that is proposed to be built between 1st and 2nd Avenue between 66th and 67th streets.

I have lived in this neighborhood since 2012 and one of the many reasons for moving here was due to the outstanding residential qualities the neighborhood has to offer. Being located close to midtown but far enough away to not feel like midtown was influential in the decision to move here. If I was going to move here in the present with knowledge of a proposed 334 ft tower in the works that more than far exceeds the zoned limit of 75 feet for a mid-residential block, I would look elsewhere.

Not only would the quality of life become drastically altered forever when the construction is finished and the building is operational, the entire construction process in length (approx. 4 years) and process (334 ft “commercial” building) would be unbearable for the entire community.

Before digging into the many reasons (all negative) for why this proposed 334ft Blood Center Tower should not be allowed to be built above 75 ft, the selling point of this entire project (by the Longfellow, the developer) is solely “standing” on the backs of the good quality work that the New York Blood Center provides for the local, regional, and national communities. However, the proposed plans DO NOT alter the current existing Blood Center space and instead provides “office space” in a residential neighborhood for what appears to be greed and convenience of the supposed “Partners” that will occupy the space to be close to other nearby Hospital Centers. There are many other areas around the city that contain hospitals or medical centers. Some of which are in areas that are much more commercial than residential. The Blood Center supplies blood more than two blocks away to many hospitals in the city and region (not just to those in the area). And it conducts research with “partners” all around the world – not just with those two blocks away. The case for “proximity” is complete nonsense and a never-ending lie.

In all honesty, the fact that this project got this far (and has continuously presented the same proposal with NOT ONE alteration, negotiation or compromise to the 334ft height which is the more egregious offence of all) leads people to believe that this project is being “assisted” along the way. Longfellow has never once felt the pressure to respond to ANY of the commonsense concerns from community board members or councilmembers. They clearly feel they have the support from those in charge (specifically the mayor’s office) and is therefore “above” responding to any critiques or concerns, no matter how valid they are. This is a complete disgrace.

The below Negative Impacts include but are not limited to the following:

- Traffic (already a nightmare in its existing state) would create non-stop weekday midtown like traffic in a residential neighborhood. Basically, bumper to bumper, relentless honking traffic. Those that deal with that every day in midtown don't live in midtown. How would anybody tolerate traffic like that if they lived there? The Hospitals (ambulances) in the area would fall victim to this traffic. East 66th Street is a Transverse through Central Park and already has an extremely high volume of traffic with an existing (less than 75 foot) Blood Center. I can already hear piercing sirens of ambulances stuck in traffic, the honking and the increased smell of exhaust.
- Out of town Developer – How does an out-of-town Developer (with no history in NYC) get to build a commercial building in a residential area and not only break the 75-foot zoned max height limit but go to the sky with it (334 feet) - basically taking the air above the current building and parking itself there? They have nothing to do with the community. They can't keep on "standing" on the backs of the New York Blood Center to get what they want at the sacrifice of the taxpayers of the area. That story has been overused and has been exhausted from the beginning of this mess.
- Park/Children (St. Catherine's Park / School (Julia Richman Education Complex)) – This is self-explanatory and doesn't need any more elaboration. Both the park and the children at this school will be severely impacted by a midtown building landing in the area.

This is 100% an unnecessary 334 ft project that does **nothing to add to the neighborhood. It only takes away from the neighborhood.** The New York Blood Center has worked tirelessly to be an outstanding member of the community since its founding, and I would hate to see corporate greed destroy all the hard work they have put in to be considered a good neighbor. This is a Zoning issue above all else and there is a reason why the 75 ft height restriction exists. NOBODY should be allowed to obtain an exception or rezone to circumvent it.

Sincerely,
Chris Rodriguez

October 20, 2021

Christopher Wagner
33 East End Avenue [REDACTED]
New York, NY 10028

Chelsea Kelley
New York City Council | Land Use Division
646 370 0171 | cell
ckelley@council.nyc.gov

Re: Written testimony to The Subcommittee on Zoning and Franchises for the NEW YORK BLOOD CENTER Project

Dear Ms. Kelly:

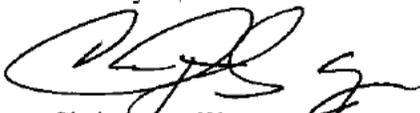
The New York Blood Center is a vital institution for New York City. It supplies life-saving blood to nearly every hospital across the city and helps countless New Yorkers through research of cures for blood-related diseases.

As an Upper East Sider who lives in the district, I am a firm supporter of its proposal to develop a world-class life science hub in my neighborhood. The Blood Center is an important hub for scientific innovation and blood services, and it shouldn't be operating in an outdated facility built nearly a century ago. I have lived in New York City for 20 years. I personally have had multiple orthopedic surgeries in area hospitals and have required immediate access to the New York City blood supply. As a husband, father, son to aging New York parents, and community member, I and my family require the Center East's ability to significantly enhance and expand the Blood Center's capacity for life-saving research with a state-of-the-art campus.

Center East of the New York Blood Center would begin to address New York's glaring lag in life science lab space compared to industry leaders like Boston and San Francisco by creating a campus where research institutions like the Blood Center can collaborate with biotechnology companies to accelerate the development of new treatments. The pandemic has underscored New York City's need for the Blood Center's work and an investment life science infrastructure.

Center East is the right project for the Blood Center and New York City now more than ever. I urge you to help bring this long-overdue project to fruition.

Thank you,



Christopher Wagner

From: [John West](#)
To: [Land Use Testimony](#)
Cc: [Ben Kallos](#); [Franny Eberhart](#); [Jeffrey Kroessler](#)
Subject: [EXTERNAL] Blood Center
Date: Thursday, October 21, 2021 12:03:28 PM
Attachments: [Blood Center - F.pdf](#)

City Council,

20 Oct '21

The City Club opposes the application for a rezoning of the Blood Center in the midblock between 66 and 67 Streets east of Second Avenue to allow development of a substantially larger building that will shadow 67 Street and the park and school on its north side.

The City Club views the application as violating three principles of good urban design:

- The City's regulatory regime should be based on comprehensive planning.
- Changes to the regulatory regime should not be distorted by avarice of the applicant.
- Open space should be protected.

Comprehensive Planning: NYS law requires NYC to base its land use regulations on a comprehensive plan. However, the law allows two versions of a comprehensive plan: statutory and common law. The statutory approach calls for the adoption of a defined comprehensive plan on which zoning is based; the common law approach accepts the existing regulations and their history as the comprehensive plan. The latter approach allows the City to treat the Zoning Resolution as its comprehensive plan.

Using the Zoning Resolution as a comprehensive plan is, therefore, legally permissible but fundamentally wrong. The Zoning Resolution addresses only a portion of our urban environment and is therefore not comprehensive. It deals only with land use and building density and form. It does not address matters outside of zoning, such as providing schools or parks. A comprehensive plan would address much more than the Zoning Resolution does.

However, City Planning claims that the Zoning Resolution is our comprehensive plan. If so, the plan for the upper east side of Manhattan is density and tall buildings on the avenues and less density and lower buildings on the narrow east-west streets. The application is grossly inconsistent with that plan.

Comprehensive planning would consider where the uses and bulk being proposed might best be located. This might include the disbenefits of shadows and congestion to properties neighboring the Blood Center as well as the benefits of investment in other locations.

Zoning-for-Dollars: Spot or contract zoning is defined as "rezoning of a parcel of land to a use category different from the surrounding area, usually to benefit a single owner or a single development interest". Presumably there is economic value to the Blood Bank, or someone, of building approximately three times more on the site than is currently allowed and allowing commercial use.

When changes to the City's regulatory regime are motivated by profit to an applicant or to the municipality rather than the interests of the citizens the result is likely to be averse to

the public's benefit.

Open Space: The charm of the mid blocks currently being zoned R8B is that it lets light and air into the narrow streets -- it provides sky exposure. This mutually constrains and benefits all of the properties in the midblocks; it also benefits the taller buildings on the avenues which enjoy light, air, and views above the midblocks.

The proposed project would rob 67 Street of sunlight and would reduce exposure to the sky on 66 Street. It would also cast property on the north side of 67 Street into shadow. The west portion of the north side of 67 Street is a public school and the east portion is St. Catherine's Park. What is the advantage to the public realm of casting them, and the children who use them, into shadow? 1266 Second Avenue would also lose substantial value because its light, air, and views to the east would be blocked.

Conclusion: For these reasons the City Club objects to the proposed rezoning of the Blood Center site.

Please also see the full statement by the City Club attached below and on the City Club website: <https://cityclubny.org/wp-content/uploads/2021/06/BloodCenter.pdf>

John West

Blood Center

The City Club advocates for the success of New York City. We believe this is best achieved through participatory planning which balances the equities among residents, businesses, and politics.

The City Club opposes the application for a rezoning of the Blood Center in the midblock between 66 and 67 Streets east of Second Avenue to allow development of a substantially larger building that will shadow 67 Street and the park and school on its north side.

The midblocks of the upper east side of Manhattan are largely zoned R8B. This is a contextual district that allows buildings that are approximately five or six stories tall, which is about the width of the narrow east-west streets and allows light and air into the streets. R8B allows residential and community facility uses. The current Blood Center is a community facility use and occupies a three story building that is in scale with its midblock neighbors. The application would change the zoning of the site to C2-7 which would allow commercial use in a building three times as large as currently allowed.

The City Club views the application as violating three principles of good urban design:

- The City's regulatory regime should be based on comprehensive planning.
- Changes to the regulatory regime should not be distorted by avarice of the applicant.
- Open space should be protected.

Comprehensive Planning: NYS law requires NYC to base its land use regulations on a comprehensive plan. However, the law allows two versions of a comprehensive plan: statutory and common law. (See *Zoning and the Comprehensive Plan* for a discussion of the distinction between the two approaches http://occainfo.org/wp-content/uploads/2015/01/Zoning_and_the_Comprehensive_Plan.pdf) The statutory approach calls for the adoption of a defined comprehensive plan on which zoning is based; the common law approach accepts the existing regulations and their history as the comprehensive plan. The latter approach allows the City to treat the Zoning Resolution as its comprehensive plan.

Using the Zoning Resolution as a comprehensive plan is, therefore, legally permissible but fundamentally wrong. The Zoning Resolution addresses only a portion of our urban environment and is therefore not comprehensive. It deals only with land use and building density and form. It does not address matters outside of zoning, such as providing schools or parks. A comprehensive plan would address much more than the Zoning Resolution does.

However, City Planning claims that the Zoning Resolution is our comprehensive plan. If so, the plan for the upper east side of Manhattan is density and tall buildings on the avenues and less density and lower buildings on the narrow east-west streets. The application is grossly inconsistent with that plan.

Comprehensive planning would consider where the uses and bulk being proposed might best be located. This might include the disbenefits of shadows and congestion to properties neighboring the Blood Center as well as the benefits of investment in other locations.

Zoning-for-Dollars: Spot or contract zoning is defined as “rezoning of a parcel of land to a use category different from the surrounding area, usually to benefit a single owner or a single development interest”. (See *Zoning and the Comprehensive Plan*). Presumably there is economic value to the Blood Bank, or someone, of building approximately three times more on the site than is currently allowed and allowing commercial use.

When changes to the City’s regulatory regime are motivated by profit to an applicant or to the municipality rather than the interests of the citizens the result is likely to be averse to the public’s benefit.

Open Space: The charm of the mid blocks currently being zoned R8B is that it lets light and air into the narrow streets -- it provides sky exposure. This mutually constrains and benefits all of the properties in the midblocks; it also benefits the taller buildings on the avenues which enjoy light, air, and views above the midblocks.

The proposed project would rob 67 Street of sunlight and would reduce exposure to the sky on 66 Street. It would also cast property on the north side of 67 Street into shadow. The west portion of the north side of 67 Street is a public school and the east portion is St. Catherine’s Park. What is the advantage to the public realm of casting them, and the children who use them, into shadow? 1266 Second Avenue would also lose substantial value because its light, air, and views to the east would be blocked.

If New York City had a comprehensive plan it might include an explicit goal that sunlight needs to be maintained in the public realm. This would then be reflected in regulations such as zoning and would constrain the zoning change proposed for the Blood Center. (For an example see: <https://static1.squarespace.com/static/54d8cc78e4b003ad1dc6a0f7/t/5ba41c57e79c70a3acdbfe52/1537481815613/Sunshine+Zoning+with+Links.pdf>)

Conclusion: For these reasons the City Club objects to the proposed rezoning of the Blood Center site.

From: [Clifford Hartman](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] VOTE AGAINST the Blood Center/Longfellow Application
Date: Friday, October 22, 2021 8:05:20 PM

To Whom It May Concern,

I am strongly against the new Blood Center as planned. There is code on this block that should be followed. Please vote against the Blood Center and breaking years of zoning law.

Thank you,

Clifford Hartman
333 E 69th Street, 
NY, NY 10021
Hartman Windows & Doors
(561) 296-9600
www.hartmanwindows.com

Sent from my iPhone

From: [Clyde Rousseau](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Blood Center rezoning
Date: Thursday, October 21, 2021 9:03:31 AM

I strongly urge you to REJECT the Blood Center's proposed tower. This is spot zoning which will create an anomaly. I am not making this appeal out of NIMBYism but rather to preserve the character of our entire city. Allowing the midblock zoning height to be disregarded in this case will inevitably lead to it being disregarded throughout the city. Please keep the bigger picture in mind and reject this proposal. Thanks, Clyde Rousseau

From: [Constance Hoguet Neel](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Vote Against Blood Bank Building
Date: Wednesday, October 20, 2021 11:33:17 AM

For the record, I vote **against** the proposed Blood Bank Building.

Constance M. Hoguet

333 East 68th Street, Apt. [REDACTED]

NYC, NY 10065

cocohoguet@aol.com

[REDACTED]

Coco Hoguet Neel

cocohoguet@aol.com

[REDACTED] (Home)

[REDACTED] (Cell)

From: [cono fusco](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Blood Center Proposal
Date: Wednesday, October 20, 2021 12:06:04 PM

I am writing in opposition to the proposed Blood Center Proposal.

- The proposed building is an extreme violation of low-scale, mid-block zoning. Its height at 334 feet is four times that allowed (75 feet).
- That this is a private, for profit development, being built on top of the Blood Center's own updated space. It represents a huge subsidy to the Blood Center and the private developer.
- This will set a terrible precedent and weaken the protection of low-scale, mid-blocks which are so important to Carnegie Hill and other residential neighborhoods in the city. It is the first significant break with low-scale, mid-block zoning since it was introduced in the mid-1980s.

Do not permit this outrageous violation to city zoning rules. It represents unjust enrichment for the developer and a significant penalty on the residents, property owners and others in the area immediately effected and also potentially future neighborhoods and New Yorkers by establishing a very undesirable precedent.

Thank you for your consideration.

Respectfully,
Cono R. Fusco

Cono Fusco

[REDACTED]

New York, NY

[REDACTED]

[REDACTED] (mobile)



Scanned by [McAfee](#) and confirmed virus-free.

From: cocohoguet@everyactioncustom.com on behalf of [Constance Hoguet](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony in OPPOSITION to the New York Blood Center Rezoning
Date: Friday, October 22, 2021 11:03:01 PM

Dear City Council Zoning Subcommittee,

I hereby oppose Applications No. C 210351 ZMM, N 201352 ZRM, and N 201353 ZSM.

The proposed Blood Center/Longfellow commercial tower is an egregious project that has no place in this or any residential neighborhood. By rising to a height of 284 feet on a narrow side street where height is currently limited to 75 feet, and introducing nearly 400,000 sf of commercial space to a residential block, the project is unprecedented in nearly every way. The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

Though the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplates rival the Empire State Building. That bulk would cast the 2,000 students from all over the city in the 6-school Julia Richman Educational Complex and much of St. Catherine's Park in perpetual shadow. The project is a BAD plan for the neighborhood and the City.

I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. I am in favor of alternatives, such as the full coverage presented by planner George Janes. But the proposal as presented demonstrates a complete disregard for the community and for decades of successful zoning, and it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge you to reject this proposal as presented and maintain the 75 ft height limit.

Sincerely,
Constance Hoguet
333 E 68th St Apt ■ New York, NY 10065-5693
cocohoguet@aol.com

From: [Colson, Brandon](#) on behalf of [Speaker Corey Johnson](#)
To: [Land Use Testimony](#)
Subject: FW: [EXTERNAL] NY Blood Center Rezoning - Please Reject This Proposal
Date: Wednesday, October 20, 2021 3:00:32 PM
Attachments: [clip_image001.png](#)

From: Craig Shemin <craigshemin@me.com>
Sent: Wednesday, October 20, 2021 11:17 AM
To: Speaker Corey Johnson <speakerjohnson@council.nyc.gov>
Subject: [EXTERNAL] NY Blood Center Rezoning - Please Reject This Proposal

My name is Craig Shemin and I have lived at 333 E. 66th Street in Manhattan for more than 25 years. I am writing to you because I have great concerns and fears over the massive construction project proposed by the New York Blood Center.

As much as I appreciate and support the good work of the Blood Center, I feel that the project is excessive and will overly burden the infrastructure of our neighborhood which is already taken advantage of by the medical community. Sloan Kettering has repeatedly overbuilt in this neighborhood and the complaints of residents have largely gone unheard. “Hey, what have you got against curing cancer?” is basically the response when anyone speaks out against a MSKCC project.

It distresses me that the Blood Center is hiding the scope, size and blatantly commercial nature of this venture with a series of misleading statements. They say they’re constructing a 10-story building, but in actuality, because of increased ventilation, the floors are not standard sized floors. Their so-called 10-story building is actually equivalent to 30+ stories. It is a 334-foot-tall monstrosity which exceeds the current zoning limits of 75 feet by more than 250 feet. The Blood Center would have you think that as a non-profit medical organization, this construction project is for the good of mankind, but this is, plain and simple, a commercial real estate venture. The Blood Center calls the entities that will occupy the building along with them “partners,” but they are really just commercial tenants in a building that the Blood Center will occupy. The Blood Center made a real estate deal with a commercial developer so they could get a new building for next to nothing – at the expense of the neighborhood the Center has occupied for decades.

A neighborhood is like a fragile ecosystem – a major disruption can cause irreparable harm. What kind of damage am I talking about? What is so bad about this project?

1. Construction – The years of construction will bring noise and heavy equipment to the neighborhood. Not only is my home on the street, but the public library, Julia Richman school and St. Catherine’s Park will be subjected to this potentially dangerous and most certainly disruptive incursion.
2. Shadow Blight – Studies already show that the new building will permanently cast shadows over the playground and schoolyard.
3. Traffic, Transit and Parking – The Blood Center estimates that the business tenants of the new tower will employ about 2,400 people. They have to get to work. Traffic is already problematic in our neighborhood and even if a small fraction drive to work, congestion will be worsened. This could be deadly to those who require ambulances or fire department vehicles in emergencies. Also, the Blood Center has made no accommodation for parking for the

building's employees. Assuming transit figures return to a pre-pandemic level by the time the tower would be completed, east side subways and subways cannot easily absorb such an increase in ridership in this one neighborhood.

4. Commerce Infrastructure – Where will 2,400 people have lunch? Every deli and restaurant will be jammed from 12pm to 2pm. I have one of the best bagel shops in the world around the corner. Their line is already out the door. If this new Blood Center building is built, people who live in this neighborhood will have a real problem competing with Blood Center building employees for goods and services – not to mention bagels.

5. Utilities Infrastructure – How will the huge new building overtax the neighborhood's shaky Con Edison electric grid (which their trucks already seem to have to patch every other day)? Can Con-Ed handle it? Will we be subject to surges or outages because the Blood Center is there? It won't be a problem for the Blood Center as I assume they will install their own emergency generator.

6. Service/Delivery/Sanitation – There are already liquid nitrogen trucks often backed up onto the sidewalk. The new tower would require an enormous influx of delivery, service and sanitation trucks at its back entrance. Would we ever be able to use our sidewalk again?

7. Hazardous materials – Commercial science buildings often make use of hazardous and dangerous materials in their work – why bring them so close to a school and playground?

8. Real Estate Inventory – It is my understanding that there is plenty of available commercial real estate in the city. Why build more?

At a Zoom meeting with Community Board 8 on November 18, 2020, one of the Blood Center's consultants said they wanted to create a Humane Urban Experience, but this only referred to the aesthetic look of the new building. The residents in our neighborhood should have a Humane Urban Experience that goes beyond aesthetics. Nobody looks at the Blood Center and says "what an ugly building." People look at it and say "Hey, there's the Blood Center - they do great work and I'm glad they do that work and I'm sure they're so busy doing that work that they probably don't think about the fact that they're working in a plain white building, because it doesn't bother me and I live right next to it."

Mid-block zoning regulations are in place to protect neighborhoods, and a request to allow construction of a 334-foot commercial building in a space zoned for a 75-foot building is egregious and shameful.

I want to make one thing clear. While I vehemently oppose the construction of this monstrosity, I do not oppose the idea of the Blood Center building a new headquarters. But, it should be constructed within the current zoning regulations for mid-block buildings. The Blood Center has said that they are planning to occupy an amount of space in their new tower similar to what they have now... So, they should build a similar sized building. If the Blood Center can't afford to replace their building without building a commercial behemoth, they should do what every other non-profit does -- begin a fundraising effort. I will happily donate to such a cause.

But, as the project stands right now, I most vocally and vehemently object to the project and I hope you can help prevent the rezoning that would make it possible.

I also request, that as Council Speaker, you urge the Mayor to recuse himself from participating in this rezoning process. According to various news reports, Mayor DiBlasio owes the law firm of Kramer Levin several hundred thousand dollars. Kramer Levin happens to be land use counsel to the Blood Center Project and this constitutes a conflict of interest.

Best regards,

A handwritten signature in black ink, appearing to read "Craig Shemin". The signature is written in a cursive style with a long horizontal stroke extending to the right.

Craig Shemin

From: [Craig Shemin](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Testimony Against NY Blood Center Rezoning
Date: Thursday, October 21, 2021 10:40:48 AM

My name is Craig Shemin and I have lived at 333 E. 66th Street in Manhattan for more than 25 years. I would like to contribute my testimony against the Blood Center Rezoning.

As much as I appreciate and support the good work of the Blood Center, I feel that the project is excessive and will overly burden the infrastructure of our neighborhood which is already taken advantage of by the medical community. Sloan Kettering has repeatedly overbuilt in this neighborhood and the complaints of residents have largely gone unheard. “Hey, what have you got against curing cancer?” is basically the response when anyone speaks out against a MSKCC project.

It distresses me that the Blood Center is hiding the scope, size and blatantly commercial nature of this venture with a series of misleading statements. They say they’re constructing a 10-story building, but in actuality, because of increased ventilation, the floors are not standard sized floors. Their so-called 10-story building is actually equivalent to 30+ stories. It is a 334-foot-tall monstrosity which exceeds the current zoning limits of 75 feet by more than 250 feet.

At today’s hearing, the Blood Center announced that they would decrease the size of their design by 50 feet. After months and months of neighborhood protest, this was the first time the Blood Center made any response to our concerns, and I’m afraid the project is still too big.

I also don’t understand their arguments about the importance of proximity to their research partners, when they also admit that they will not have direct control over the office/lab condominium sales in the Center East building. They don’t even know who’s going to occupy the upper floors of the building, so how can they know they will even be working with them.

They have mentioned the partner organizations currently working with them in the present building, but I find it interesting that they have not mentioned whether these current partners have committed to joining them in the new building. I would think this would be a significant announcement to make if the proximity to research argument is to be believed.

I also find it distressing that the Blood Center is turning this into some kind of racial and class issue. Sickle cell research and treatment will not stop if this project is not approved. Union jobs will accompany this project wherever it happens. Let’s stick to the issue — “zoning for dollars” at the expense of a neighborhood’s well being.

I won’t repeat the arguments that everyone else has made about construction noise, shadows over the park and JREC, traffic, transit, parking, infrastructure, emergency response, deliveries, sanitation and hazardous materials, but suffice it to say that as worthy a project as this may be, it doesn’t belong mid-block on the Upper East Side.

Finally, I want to urge the Council to ask the Mayor to recuse himself from this rezoning

decision, as he has a direct conflict of interest with the Blood Center's land use counsel, Kramer Levin. According to [law360.com](http://www.law360.com), the Mayor owes Kramer Levin more than \$300,000 in legal fees, making him less than impartial in this case. (See below)

<https://www.law360.com/pulse/articles/1353260/nyc-mayor-s-unpaid-kramer-levin-tab-raises-ethics-worries>

I want to make one thing clear. While I vehemently oppose the construction of this monstrosity, I do not oppose the idea of the Blood Center building a new headquarters. But, it should be constructed within the current zoning regulations for mid-block buildings. The Blood Center has said that they are planning to occupy an amount of space in their new tower similar to what they have now... So, they should build a similar sized building. If the Blood Center can't afford to replace their building without building a commercial behemoth, they should do what every other non-profit does -- begin a fundraising effort. I will happily donate to such a cause.

But, as the project stands right now, I most vocally and vehemently object to the project and I hope you can help prevent the rezoning that would make it possible.

Craig Shemin

From: [curtchaplin](#)
To: [Land Use Testimony](#)
Cc: marty1035@aol.com; [Ben Kallos, Council Member](#)
Subject: [EXTERNAL] NY Blood Center Tower Proposal is Misguided and Abusive
Date: Wednesday, October 20, 2021 12:15:42 PM

To Esteemed NY City Council Members,

The Blood Center Tower project MUST NOT BE APPROVED. IT MUST BE STOPPED. NOW!

It would be an abomination, and a detriment to the quality of life in and around 66th/67th St. and 1st/2nd Ave.

This neighborhood already suffers from PTSD after suffering through 7-8 years of explosions, noise, dirt, congestion, traffic, inconvenience and general lack of peace, which were the conditions we endured during the building of the 2nd Ave. subway.

It was a case of extreme NEIGHBORHOOD ABUSE.

Now, you are asking us to consider 5, or more, years of extreme NEIGHBORHOOD ABUSE while this unnecessary abomination is constructed.

Last Thursday while walking my dogs on 67th St., there was a gigantic glut of traffic, both pedestrian and vehicular, stretching the entire length of the block between 1st and 2nd Aves., and spilling back across 1st toward York.

There were TWO Sanitation Dept. trucks making trash pickups, one at each end of the block. Not one but TWO M66 buses were stuck on the block, one at each end. In between, no fewer than 6 school buses were staged at the curb in front of the Julia Richmond School complex across from the Blood Center, and students were moving out of buses, across streets, in between blocked traffic toward and away from the school steps. Hospital personnel flocked in both directions on sidewalks on both sides of the street, to and from work at the numerous hospitals on York and 1st Aves. TWO emergency ambulance vehicles were completely clogged on the block, unable to move. Sirens wailed, horns honked, trash flew, buses waited, people weaved, numerous cars representing regular commercial and non-commercial vehicular traffic futilely tried to inch west toward the Central Park transverse.

It was an unbelievable MESS...and that was just an ORDINARY Thursday morning BEFORE any construction begins on an unnecessary tower on that very same block.

How misguided can you be?

Virtually every important public official and neighborhood spokesman and community group has come out in opposition to this misguided project.

Rallies have been held.

Speeches have been made.

Voices have been raised.

Community Board 8 unanimously voted to reject the project.

We elected you to listen to us.

SO LISTEN.

Read my above description of the mess that is already the reality in our neighborhood.

Now, add the criminal disservice that will be done to children who use St. Catherine's park, and the students at Julia Richmond who will be cast in shadow.

The Blood Center's case for the tower has already been exposed and shown to be bogus. There are many, better alternatives.

WHO ARE YOU LISTENING TO?

The entire community opposes this project and will NEVER forget it or forgive you if your vote does not reflect our well thought out, well documented, strongly supported, intelligent expressions of opposition.

LISTEN TO US. VOTE TO REJECT THIS PROPOSAL.

Curt & Amy Chaplin
315 E. 68th St.
Apt. [REDACTED]
NY NY 10065

From: [Cynthia Mencher](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] VOTE AGAINST THE BLOOD CENTER/ Longfellow application
Date: Friday, October 22, 2021 7:08:34 PM

As a 62 year resident of 315 East 68th street and a long time activist in our neighborhood I write asking you to refuse this illegal application for an unneeded massive structure on East 69th Street. The Blood Bank serves an important role but this plan as projected is unnecessary and destructive to all we have worked for to keep our city inhabitable for its residents.

PLEASE DO NOT FORGET THE PEOPLE YOU SHOULD BE FIGHTING FOR.

Thank you for your consideration.

Cynthia Mencher
315 East 68th Street
New York, NY 10065

Sent from my iPad

From: [Daniel Goldhagen](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] VOTE AGAINST the Blood Center/Longfellow application
Date: Saturday, October 23, 2021 12:31:47 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Forward suspect email to phish@cyber.nyc.gov as an attachment (Click the More button, then forward as attachment).

Dear City Council Members:

I would like to voice my strong opposition to the requests for zoning variances, proposed by The New York Blood Center (“NYBC”) and its for-profit real estate developer partner, Longfellow Real Estate Partners (“Longfellow”), which I am certain would have a permanent detrimental impact on the “quality of life” of our neighborhood including residence, students at JREC, and workers in the general area which the R8-B zoning was put in place to preserve.

I live at 333 East 68th Street the past 9 years and I believe that the proposed request will have a harmful impact on many aspects of the community and neighborhood particularly the enjoyment by many both young and old of St. Catherine’s Park which will be shrouded by shadow given the height of the proposed structure. In addition, the request to amend midblock zoning which currently stands at 75-feet for a 16-story 334-foot structure will have a lasting impact on not only this area of the city but will set a precedent throughout the city (particularly on Upper East Side and Upper West Side). I am fully supportive of the important work and mission of the NYBC and its right to modernize and expand within its As-of-Right existing zoning. An expansion within its As-Of-Right zoning would provide for a 44% increase in square footage from its existing structure and allow for an increase of staffing to 670 employees from its current 230 (as provided by the NYBC and Longfellow). Unfortunately, this proposal is beyond the purpose and mission of NYBC as it is purely and simply a “for-profit” real estate transaction which benefits a Boston-based real-estate developer to the harm and impairment of the community and neighborhood in which it resides.

Below are some of the concerns I have regarding this proposed building:

- Zoning:
 - The current R8B zoning of the existing building is appropriate for the context of the residential community in which it is set. The current building is surrounded by residential buildings, adjacent to the 67th Street NY Public Library and is across from the street for Julia Richman Education Complex (“JREC”) as well as St. Catherine’s Park, the second most visited park per square foot in NYC. The proposed structure is more in-line with a midtown commercial development NOT one that resides in the center of an already congested area.
 - Life science businesses should be located in M (manufacturing) zoning district as is currently being developed in clusters in Long Island City, the Bronx, Harlem and select areas in Midtown West as well as Midtown East. In the July 2020 New York Building Congress publication titled “NYC Checkup: An Examination of Healthcare and Life Science Construction”, it was noted that in 2016 permission was given for lab use in certain C-zone commercial districts which has allowed significant increases of Life Science development without having to move into residential zones particularly in midblock. With over 2.4 million in square footage of Life Science buildings expected to be completed in the next 3 years, there is substantial opportunities to develop within M and C-zones previously approved (particularly with significant commercial buildings vacated due to the pandemic)

without impinging on R-zones where such a building is out of scale and character for the neighborhood.

- Future precedent will be impacted throughout NYC should zoning of this proposal be approved. There are several properties which may be next in-line for similar midblock zoning variances including 5 buildings just south of NYBC on 66th Street (includes 306, 310, 312, 318 and 320) which are 4-story tenement buildings owned by Memorial Sloan Kettering. Approval of this proposal will ensure that the proposed building will be the first of many in this area which is already suffering from overcrowding and the density of medical facilities in the community.
- Light pollution:
 - The light that will shroud the Manhattan International High School as well as the St. Catherine's part will be profound. The sketches provided by the NYBC show that much of the afternoon hours will be covered in shadow when the park is most in use. In addition, there are numerous studies which one can find online which documents the impact on lack of natural lighting on education which will be the case with the schools that reside at JREC. I would also draw your attention that the study provided by the Partners does not provide any recognition of the impact of the morning shadow on the public spaces that are to the west of Second Avenue between 67th and 68th Street.
 - Life science buildings are not office buildings which typically are active during normal business hours. Life science buildings provide laboratories the ability to operate 24 hours a day which will emit light during evening and night hours that will be highly disruptive to neighboring residents.
- Noise pollution:
 - The noise and disruption created by the projected 4 and ½ year construction phase of the NYBC's new proposed building will have a significant impact on the neighboring schools that is across the street from the NYBC location and the library which is adjacent. Although the NYBC invited several of its education programs to provide testimony at the City Planning's December 15th meeting, none of NYBC's educational programs will be impacted by this construction as the NYBC will relocate during the construction period. This leaves the staff, teachers, and most importantly students across the street to deal with deafening noise during school hours for 4 and ½ years which is after the 2-year disruption from the curtailment of classroom instruction due to the pandemic. I can't imagine what kind of learning will be provided to the students at JREC during this period and its impact on the youth that will be subjected to the noise and pollution created across the street from their school.
- Traffic:
 - Currently, Second Avenue in the area of the NYBC building sits in standstill traffic throughout the day which makes access by emergency vehicles impossible for EMT/ambulances to cross Second Avenue to access the many neighboring hospitals as well as the fire department to provide emergency service. The proposed construction will add significant impediments to the traffic to this area and might create backup to impede traffic on First Avenue.
 - Despite the NYBC's visual presentation for the new proposed building, 67th Street is NOT a boulevard as seen in its presentation but a one-way street that not only has significant school bus traffic which is parked outside the JREC (including for the disabled) but also the M66 cross town bus. The additional traffic created during construction as well as post-construction will be strained beyond what the street is

currently able to handle which will back up traffic to First Avenue.

- It is important to keep in mind that the needs of deliveries and waste removal is currently hard to project given that the bulk of the buildings tenants have yet to be identified and as such the needs may extend beyond those that is currently projected in NYBC's EAS Full Form on page 33.

- BSL-3 Labs:

- The New York Blood Center proposes a BSL-3 lab which adds to this safety risk without any interest in addressing the concerns of the community. Although the Blood Center has stated that the BSL-3 Labs have existed previously this was not disclosed previously to the community as well as it was not included in the NYBC's original Environmental Impact Study to NYC Department of City Planning. Given recent events where we have seen unprecedented events occur, should we place full-faith and confidence in the Blood Center when they couldn't even disclose the BSL-3 Labs previously.
- In September 2020, the US Government Accountability Office ("GAO") published a paper titled "Laboratory Safety: FDA Should Strengthen Efforts to Provide Effective Oversight" (see full report in weblink below). The GAO documents that these accidents and risks DO happen and there is insufficient oversight and regulation for bio-labs of this nature. While the NYBC tells the community there is nothing to be concerned, a potential accident of this nature would have catastrophic consequences. Why should the residents, students and workers of the community accept NYBC assurances when we know that these risks are real with devastating consequences. Below is a weblink to the study provided by GAO.

US GAO study on Laboratory Safety: <https://www.gao.gov/assets/gao-20-594.pdf>

- On March 25, 2016, the NYC Department of Health and Mental Hygiene issued an Adoption to Amend Article 13 of the NYC Health Code which addresses the hazards of BSL-3 Labs. In it the following was noted:

"Work performed in a BSL-3 or BSL-4 facility would present the greatest potential risk to public health if an incident occurs. Research laboratories that handle biological agents and toxins and hold government contracts or grants are required to adhere to the BMBL."

"According to the GAO, "While some federal agencies do have a mission to track a subset of BSL3 and -4 laboratories that work with select agents and know the number of those laboratories, no single regulatory agency has specific responsibility for biosafety in all high-containment laboratories in the United States."

"The Department is concerned that an accident in a New York City-based high-containment research laboratory could have catastrophic consequences, given the population density of nearly 70,000 per square mile in Manhattan and the many other areas of high population density throughout the City."

Weblink to source document from NYC Dept of Health:

<https://webmail.spectrum.net/index.php/mail/viewmessage/getattachment/uniqueId/135516/account/0/filenameOriginal/2016%2C%206-7-NYC%20Board%20of%20Health%20%20%20Amendment%20to%20Health%20Code.pdf/filenameModified/2016%2C%206-7->

[NYC%20Board%20of%20Health%20%20%20Amendment%20to%20Health%20Code.pdf?folder=SU5CT1g%253D](#)

How is this zoning process equitable when 38 members of Community Board 8 unanimously voted to oppose this proposal as well as all but one of our elected officials have voiced strong opposition to this re-zoning proposal. Sadly, it appears that our current Mayor has pushed this proposal forward given his relationship with New York Blood Center's law firm Kramer & Levin where it is reported that he owes \$435,000, a potential "Conflict of Interest".

Please don't turn your back on this community and R8-B's purpose to preserve "quality of life" as the next real estate land grab might be one in other communities including your own. I urge the Committee and Council to reject this "un-civic minded" proposal.

Thank you for your consideration.

Most appreciatively yours,

Daniel C. Goldhagen
333 East 68th Street, Apt [REDACTED]
New York, New York 10065

From: dannygold05@everyactioncustom.com on behalf of [Danny Gold](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony in OPPOSITION to the New York Blood Center Rezoning
Date: Friday, October 22, 2021 8:48:14 AM

Dear City Council Zoning Subcommittee,

I hereby oppose Applications No. C 210351 ZMM, N 201352 ZRM, and N 201353 ZSM.

I am very much opposed to building large structures in mid-block which are in violation of NYC zoning.

We fought this battle on the 68 story mid-block structure on East 61 street and hope we won't lose again.

NYC zoning regulations exist for a reason; they shouldn't be thrown out for economic and developer's benefit.

Developers must be held to NYC zoning limits.

Sincerely,
Danny Gold
45 Sutton Pl S Apt [REDACTED] New York, NY 10022-2449
dannygold05@gmail.com

From: philipson@everyactioncustom.com on behalf of [Daphne Philipson](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony in OPPOSITION to the New York Blood Center Rezoning
Date: Thursday, October 21, 2021 6:19:34 PM

Dear City Council Zoning Subcommittee,

I hereby oppose Applications No. C 210351 ZMM, N 201352 ZRM, and N 201353 ZSM.

The proposed Blood Center/Longfellow commercial tower is an egregious project that has no place in this or any residential neighborhood. By rising to a height of 284 feet on a narrow side street where height is currently limited to 75 feet, and introducing nearly 400,000 sf of commercial space to a residential block, the project is unprecedented in nearly every way. The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

Though the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplates rival the Empire State Building. That bulk would cast the 2,000 students from all over the city in the 6-school Julia Richman Educational Complex and much of St. Catherine's Park in perpetual shadow. The project is a BAD plan for the neighborhood and the City.

I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. I am in favor of alternatives, such as the full coverage presented by planner George Janes. But the proposal as presented demonstrates a complete disregard for the community and for decades of successful zoning, and it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge you to reject this proposal as presented and maintain the 75 ft height limit.

Sincerely,
Daphne Philipson
[REDACTED] New York, NY 10075-0705
philipson@aol.com

From: [David H](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] VOTE AGAINST the Blood Center/Longfellow application
Date: Friday, October 22, 2021 1:29:50 PM

As NYC moves forward, it needs better planning, better buildings and better quality of life for residents. The Blood Center/Longfellow building directly opposes all three issues.

It is extremely poor planning to put a building of this type on this block. This is planning dictated by corporate and financial interests. There is no reason to grant special exemptions for a building of this type in this neighborhood. (Despite the false protests of the Blood Center, there are many other locations where they could build a replacement facility if they were so inclined.)

Even with some height removed, this is a hulking — and hideously ugly — building that will dominate in the immediate neighborhood. Like so many other buildings that have been approved on the Upper East Side in recent years, it is completely insensitive to the scale and aesthetic of the neighborhood.

With the steady increase in the number of medical buildings between 1st and York in the blocks of the 60s and 70s, the neighborhood is already struggling to cope. The proposed Blood Center/Longfellow building could easily be the straw that breaks the camel's back, particularly given the negative impact it will have on a block with a important school complex and a vital and vibrant neighborhood park.

If you believe in NYC's future, it is essential to oppose yet another corporate money grab that destroys an important block and its surrounding neighborhood.

David Hales
340 E. 83rd Street

From: [David Jacoby](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] opposition to the blood center tower rezoning
Date: Wednesday, October 20, 2021 3:00:43 PM

Dear Councilmembers,

Please listen to your constituents and to your community. The Blood Center and Life Sciences tower doesn't have to be built across from the JREC. My son attends school at the Ella Baker School in the JREC.

There is already a great loss of faith in the government of the people, by people, for the people.

Please do the right thing and vote no.

Thank you.
David Jacoby

From: 3dws@everyactioncustom.com on behalf of [Deborah Stephenson](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony in OPPOSITION to the New York Blood Center Rezoning
Date: Friday, October 22, 2021 6:57:48 AM

Dear City Council Zoning Subcommittee,

I hereby oppose Applications No. C 210351 ZMM, N 201352 ZRM, and N 201353 ZSM.

The proposed Blood Center/Longfellow commercial tower is an egregious project that has no place in this or any residential neighborhood. By rising to a height of 284 feet on a narrow side street where height is currently limited to 75 feet, and introducing nearly 400,000 sf of commercial space to a residential block, the project is unprecedented in nearly every way. The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

Though the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplates rival the Empire State Building. That bulk would cast the 2,000 students from all over the city in the 6-school Julia Richman Educational Complex and much of St. Catherine's Park in perpetual shadow. The project is a BAD plan for the neighborhood and the City.

I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. I am in favor of alternatives, such as the full coverage presented by planner George Janes. But the proposal as presented demonstrates a complete disregard for the community and for decades of successful zoning, and it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge you to reject this proposal as presented and maintain the 75 ft height limit.

Sincerely,
Deborah Stephenson
343 E 74th St New York, NY 10021-3752
3dws@comcast.net

From: [Elizabeth Ashby](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Proposed New York Blood Center/Longfellow Tower
Date: Wednesday, October 20, 2021 2:14:09 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Forward suspect email to phish@cyber.nyc.gov as an attachment (Click the More button, then forward as attachment).

**DEFENDERS *of the* HISTORIC
UPPER EAST SIDE
Lenox Hill Station
PO Box 768
New York, NY 10021
Email: mmdefenders@aol.com**

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To the Members of the New York City Council,

Re: Proposed New York Blood Center/Longfellow Tower

Defenders of the Historic Upper East Side strongly urges the City Council to reject this disastrous application – and to overturn the City Planning Commission’s contradictory decision.

To evaluate the history of the Commission’s astounding reversal of its previous well considered position, we refer you to their UPPER EAST SIDE MIDBLOCK STUDY of February 1985 and their report of July 22, 1985. These led to the designation of almost all of the Upper East Side mid-blocks to R8-B.

The Commission studied 175 mid-blocks and found the then existing zoning, R8 and R7-2, incompatible with the existing context. It concluded: “The midblocks on the Upper East Side have a strong and identifiable sense of enclosure and coherence. The balancing of high-density zoning on the avenues by low-scale development in the midblocks has been a policy upheld consistently by the City Planning Commission, The current (then R8 and R7-2) zoning regulations would be incompatible with the existing context “

The Commission excluded the blocks that were not compatible with R8-B zoning – and this block was not one of those.

The Blood Center states that it needs a new, up-to-date facility that must be located on its present site because of the proximity to the nearby medical institutions. This presents no problems. The proposed new facility can easily be accommodated within the site's R8-B Zoning.

While the need for proximity to the nearby medical facilities is unsupportable, there are no objections to the Blood Center's presence in its current location and no requests that it move.

The unmitigable damage to the community and to the integrity of the Zoning Resolution would be caused by the 334-foot commercial tower. This damage proves how right the Commission was to designate this block R8-B – and how wrong and incomprehensible the Commission's decision to approve this proposal was.

A brief outline of the issues follow:

R8-B Zoning

R8-B Zoning is the prevailing, mid-block zoning on the Upper East Side. It reflects the scale, character, and residential quality of the neighborhood.

R8-B Zoning is necessary to protect the livability of the neighborhood and the quality of life of the residents.

Longfellow Tower

The 334-foot tower proposed by Longfellow is in major violation of R8-B zoning – the height limit, the size, the building configuration, and the use.

A Longfellow commercial laboratory building, and all other similar buildings, must be located where, and only where, permitted by the Zoning Resolution.

Problems and Illegalities of Current Proposal

The site is correctly zoned R8-B, which is necessary to protect the livability of the neighborhood and the quality of life of the residents.

The proposed zoning changes are “Spot Zoning.” The pointless inclusion of the avenue property is an obvious attempt to conceal this fact.

To rezone an R8-B midblock to a high-density commercial zone would set a dangerous, city-wide, precedent for future such inappropriate applications

The severe adverse impacts – obvious to all and reported by local residents and representatives of the Julia Richman Education Complex – demonstrate the correctness and importance of R8-B zoning to the site and the importance to the community of its retention.

The severe adverse impacts – obvious to all and reported by local residents and representatives of the Julia Richman Education Complex – also demonstrate the importance of rejecting this destructive proposal.

Among the numerous adverse impacts are:

- Long and wide shadows cast over the community
- Casting the Julia Richman Education complex, and its students, in a perpetual shadow
- Increased pedestrian traffic, caused by the expected 2,400 employees
- Increased vehicular traffic on already congested streets, caused by the expected 2,400 employees
- Casting shadows over Saint Catherine’s Park – the only neighborhood park
- The risk of the accidental release of dangerous pathogens from the numerous commercial research laboratories

Defenders of the Historic Upper East Side again implores the Council to reject

this egregious proposal.

Elizabeth Ashby

212 427-6472

8 East 96th Street

NYC 10128

From: [Diana D Murray](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Blood Center
Date: Sunday, October 24, 2021 1:09:06 PM

Sent from my iPhone I continue to join others to protest the building of the Blood Center in this residential neighborhood and the destructive and dangerous effect on the schools, traffic playground business and quality of life for residents. This is a land grab posing as being anti racism and a free building for the Blood Center. Sincerely
Diana D. Murray

From: litent@everyactioncustom.com on behalf of [Dianne Littwin](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony in OPPOSITION to the New York Blood Center Rezoning
Date: Thursday, October 21, 2021 7:05:05 PM

Dear City Council Zoning Subcommittee,

I hereby oppose Applications No. C 210351 ZMM, N 201352 ZRM, and N 201353 ZSM.

I've written before and will write again if need be. I agree totally with the many elected offices and community spokespersons that the proposed Blood Center/Longfellow commercial tower that has no place in this or any residential neighborhood. Even with the nearly insignificant lowering now proposed by Longfellow it is nearly four times the allowable height on a narrow side street where height is currently limited to 75 feet. It still introduces nearly 400,000 sf of commercial space to a residential block. The tower is unprecedented: the rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock is rezoned so dramatically, so could other residential blocks in every Council District, on every street, in every neighborhood.

Though the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplates rival the Empire State Building. That bulk would cast the 2,000 students from all over the city in the 6-school Julia Richman Educational Complex and much of St. Catherine's Park in perpetual shadow. The project is a BAD plan for the neighborhood and the City.

I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. I am in favor of alternatives, such as the full coverage presented by planner George Janes. But the proposal as presented demonstrates a complete disregard for the community and for decades of successful zoning, and it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge you to reject this proposal as presented and maintain the 75 ft height limit. Especially to Mayor DeBlasio, make your last acts ones of support for the people of New York City. For all who consider voting for this building, do not be remembered for being beholden to developers from outside the city, whose plans for the bulk of the building can change at their discretion and whose only goal is to make huge profits, and the public be damned.

Sincerely,
Dianne Littwin
[REDACTED] New York, NY 10128-1688
litent@ix.netcom.com



COLUMBIA UNIVERSITY
MEDICAL CENTER

MEGAN SYKES, MD
*Michael J. Friedlander Professor of Medicine
Professor of Microbiology & Immunology
and Surgical Sciences (in Surgery)
Director, Columbia Center for
Translational Immunology/Department of
Medicine
Director of Research, Transplant Initiative
Director, Bone Marrow Transplantation
Research*

October 21, 2021

Columbia Center for Translational
Immunology
650 W. 168th Street, BB1512
New York, NY 10032
212.304-5696
megan.sykes@columbia.edu
www.cumc.columbia.edu/ccti

RE: New York Blood Center East Project

Dear Chairman Francisco Moya and Council members:

The New York Blood Center is a lifesaving institution for New York City. It not only supplies safe, inexpensive blood products to nearly every hospital across the five boroughs but helps countless New Yorkers through groundbreaking research of cures for blood-related diseases like Covid-19, HIV, and Sickle Cell anemia.

I'm writing to you as a proud partner of the Blood Center and firm supporter of its proposal to develop a world-class life science hub called Center East. We can no longer accept having this important hub for scientific innovation and blood services operate in an outdated facility constructed as a vocational school in 1930.

Center East would significantly enhance and expand the Blood Center's capacity for life-saving research with a state-of-the-art campus that would be a pillar of New York's post-pandemic response infrastructure. It would also begin to address New York's glaring lag in life science lab space compared to industry leaders like Boston and San Francisco. Finally, the Blood Center's plan would create a campus where research institutions like the Blood Center can collaborate with biotechnology companies to accelerate the development of new treatments—space New York currently lacks, but that we know drives innovation.

My own laboratory collaborates with the New York Blood Center toward the development of new organs from stem cells in a manner that avoids immune rejection. I am the director of a laboratory and of a research center at Columbia University and have worked on organ transplantation for more than 30 years. The promise of stem cell-derived therapies in this area is enormous.

The pandemic has underscored New York City's need for the Blood Center's work and to invest more boldly in our life science infrastructure.

Center East is the right project for the Blood Center and New York City now more than ever.

Thank you for your consideration. I urge you to help bring this long-overdue project to fruition.

Sincerely,

Megan Sykes, MD

From: [stephen wessley](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] VOTE AGAINST
Date: Friday, October 22, 2021 9:30:53 AM

Vote Against the Blood Center

The proposed new Blood Center is literally a monster that will destroy the quality of life in a residential neighborhood. School children must be protected. Neighborhoods must feel like neighborhoods not industrial centers.

New York City must develop zoning rules that prevent developers from exploiting loopholes just to make giant profits. In addition and in general, any building that has the potential to cause harm-through toxic substances and scientific research that can escape the lab -should be away from school children and high density population.

Dr. Stephen Wessley
229 East 79th Street
NYC 10075

From: drufred1ny@aol.com
To: [Land Use Testimony](#)
Subject: [EXTERNAL] NY Blood Center Proposal Testimony
Date: Thursday, October 21, 2021 10:36:43 PM

Dear City Council Members:

I am writing to share my EXTREME OPPOSITION to the requested rezoning of a mid-block zone and a proposed 334' commercial tower anchored by The New York Blood Center on East 67th St between 1st and 2nd Avenues.

If approved, this commercial tower will harm the neighborhood by blocking light to the only neighborhood park and the Julia Richmond Education Complex.

If "re-zoning" is approved it will lead to more harmful development across the city. This is a dangerous precedent that should not be set.

This project will add immense traffic to an already congested area which serves as home to four busy hospitals, a crosstown bus, a school and will cause artificial light pollution in the evening. In short, dramatically altering the quality of life for our residents.

The proposal is deceptive. The Blood Center will not gain any additional space in the new structure. The additional space will be used to house commercial tenants. There is no requirement that these tenants be in the life sciences business. And there is no reason why the New York Blood Center can't rebuild their existing space "as of right".

In a city with excess commercial space, why build more of it and harm a neighborhood?

Longfellow, the proposed commercial partner has no experience building commercial towers in a city.

This proposal is harmful to the city on so many levels which include environmental.

This is an ill conceived plan and I ask you to PLEASE VOTE NO to this project. The Blood Bank can still expand without destroying our quality of life and the zoning laws that protect it.

Thank you for your attention.

Sincerely,
Dru Frederick
333 E. 69th Street 
New York, NY 10021



CONSTRUCTION AND GENERAL BUILDING LABORERS' LOCAL 79

Date: October 20, 2021

Topic: NY Blood Center East

JOHN NORBURY
President

CHAZ RYNKIEWICZ
Vice President

WENDY WEBB
Recording Secretary

ANTHONY VITA
Secretary-Treasurer

MICHAEL PROHASKA
Business Manager

BERNARD CALLEGARI
Sergeant-at-Arms

ANTHONY WILLIAMSON
Auditor

KENNETH ROBINSON, JR.
Auditor

STEVE ANDUJAR
Auditor

BARRIE SMITH
Executive Board Member

LUIS MONTALVO
Executive Board Member

Good morning and thank you for the opportunity to testify about the New York Blood Center East project. My name is Duane Townes, I am a Harlem resident and a member of the Laborers Local 79.

I would like to express my support for the development of the NY Blood Center East. This project will benefit the entire city and create thousands of family-sustaining jobs, both in union construction and in the life-sciences sector.

I faced challenges in my life, but I was able to find a pathway to a union career with Local 79. I want other people like me from Harlem to have the same opportunity through projects like Center East. Workers have been called on to rebuild this city, it is critical that we support projects like this that ensure dignified wages and working conditions. After going through a pandemic that has destroyed so many lives, we should support projects that provide union careers with protections and family health benefits to New Yorkers of color.

The developer has committed to working with Local 79 to create opportunities and boost wages for low-income-households and residents of the areas hit hardest by Covid-19. In addition, the Blood Center is known for its work on life-saving cures and treatments for blood-related diseases that impact Black New Yorkers. Thank you again for the opportunity to express my support.

Duane Townes
Laborers Local 79 member

From: [Edward LaMotta](#)
To: [Land Use Testimony](#); bkallos@benkallos.com; [Brenda](#) ; [Rocio LaMotta](#)
Subject: [EXTERNAL] UES Blood center project
Date: Thursday, October 21, 2021 8:52:03 AM

Good morning Ben and city officials:

We are writing you this e-mail, To voice our opinion and concern with the construction project that's being considered at the blood center on ues

This project would effect our daughter Josephine

In a negative way tremendously

She has attended K-8 grade at Ella Baker and now in high school at UA in the same building. The schools, teachers and staff are truly part of our family and have such a positive influence on our child

Josephine special style of learning style Would be tremendously affected if this project if it is allowed.

My cell phone is 212-960-8795 if there's any questions we have voted last week in opposition of this project, due to travel circumstances with work I was unable to attend the zoom meeting yesterday thank you

Eddie LaMotta

Cell: [REDACTED]

Fax: 302-416-5558

Eddie LaMotta
Cell: 212-960-8795
Fax: 302-416-5558

From: [Eileen Bohan](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] E.Bohan 10 Mitchell Pl. NYC
Date: Thursday, October 21, 2021 6:23:04 PM

I am opposed to the rezoning of Blood Center/Longfellow commercial tower. E.Bohan

Sent from my iPad

From: essnewyork@everyactioncustom.com on behalf of [Elizabeth Schneider](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony in OPPOSITION to the New York Blood Center Rezoning
Date: Thursday, October 21, 2021 7:13:01 PM

Dear City Council Zoning Subcommittee,

I hereby oppose Applications No. C 210351 ZMM, N 201352 ZRM, and N 201353 ZSM.

The proposed Blood Center/Longfellow commercial tower is an egregious project that has no place in this or any residential neighborhood. By rising to a height of 284 feet on a narrow side street where height is currently limited to 75 feet, and introducing nearly 400,000 sf of commercial space to a residential block, the project is unprecedented in nearly every way. The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

Though the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplates rival the Empire State Building. That bulk would cast the 2,000 students from all over the city in the 6-school Julia Richman Educational Complex and much of St. Catherine's Park in perpetual shadow. The project is a BAD plan for the neighborhood and the City.

I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. I am in favor of alternatives, such as the full coverage presented by planner George Janes. But the proposal as presented demonstrates a complete disregard for the community and for decades of successful zoning, and it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge you to reject this proposal as presented and maintain the 75 ft height limit.

Sincerely,
Elizabeth Schneider
215 E 80th St Apt [REDACTED] New York, NY 10075-0544
essnewyork@hotmail.com

From: [Ellen Fertig](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Blood Bank proposal
Date: Friday, October 22, 2021 11:47:30 AM

Strongly oppose. The disruption to the neighborhood would be extensive, impacting a venerable and impressive school, a fine public library, a well used and important playground in an already complicated neighborhood. No rezoning please
Ellen Fertig
Resident of 315 East 68th Street since 1967
Sent from my iPhone

From: [Ellen Anderson](#)
To: [Land Use Testimony](#)
Cc: [Ellen Anderson](#)
Subject: [EXTERNAL] Vote Against the Blood Center/Longfellow applicationTestimony
Date: Friday, October 22, 2021 11:48:24 AM

Good Morning,

Please accept my testimony against this abominable attempt of outsiders to interfere with the character of the East 65th Street Blood Bank location.

This neighborhood has done quite well without high rise buildings that attempt to change the zoning laws of the Upper East Side.

Please listen to our elected officials ,volunteers , and my neighbors who do not approve of this construction.

Sincerely,

Ellen M. Anderson
anderson918@msn.com
209 East 66th Street
New York, NY 10065

Sent from my iPad

From: [Emily Baller](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] VOTE AGAINST the Blood Center/Longfellow application
Date: Friday, October 22, 2021 1:58:55 PM

To Members of the City Council:

Please do not be fooled by the disingenuous arguments of the Blood Center. The Blood Center's objective is to build this building for free. I am opposed to the project, joined by this entire community, and the elected officials representing us. I implore you to listen to the community and disapprove this outrageous project.

I have closely followed this project and attended every Community Board meeting, the Manhattan Borough President hearing, the Community Planning Commission hearing and the City Council hearing on October 20th.

At the City Council hearing, I heard a continuation of inaccurate statements and lies from the Blood Center and their representatives. Mr. Hillyer, president of the Blood Center, proclaimed that this building is for the community, that the City desperately needs it, and that they have considerable citywide support. None of this is further from the truth. Interestingly, outgoing Mayor de Blasio stands alone (with increasing rumors of possible corruption) as the only elected official in favor.

The crux of this ill-fated proposal boils down to zoning. Pure and simple, this plan contravenes zoning rules and regulations in place since the early 1980's. Allowing this instance of spot zoning would set a terrible precedent throughout the City. As Elaine Walsh, member of Community Board 8, testified, this will impact Elmhurst, Rego Park Bedford Stuyvesant and other communities. It will be open season by developers on our hard-fought mid-block zoning rules throughout the City.

The Blood Center has repeatedly tried to obfuscate their application and move it away from the zoning issue. We have heard testimony from unions, life science companies, sickle cell anemia organizations, educational organizations that help minority students obtain internships, and about the Blood Center's illustrious research. After all of this testimony, one thing is clear, this is still about zoning with an out-of-town Boston developer working with the Blood Center to gain an exception at the grave expense of our community.

This proposal is not about furthering life sciences in NYC, the Blood Center's research projects or the services it provides. The Blood Center could build a life sciences tower at any of the sites offered by the City, one of which is on east 73rd street, close to area hospitals. Its research will continue, and it will provide the same services to all patients, including those with sickle cell, whether it builds as of right on 67th street or at another location. The Blood Center's size and capacity would not change in their proposed tower. Union workers will attain the same jobs, and the internships it claims it will provide, will follow the building wherever it ends up. It is noteworthy that in all the time the Blood Center has been on 67th street, across from JREC, it has never made any effort to offer one internship to a JREC

student.

The Blood Center claims an as of right building is not financially viable, when it is sitting on 500 million dollars and has spent the last few years buying up blood centers all over the country. A responsible organization saves money and fundraises when they know 20 years prior that they will need a new building. They don't cry poverty and expect a free building and expect full license to destroy a community in the process, the same community it professes to care so much about.

During this entire process, the Blood Center claimed that the building had to have 16' floor-to-floor heights, which they asserted was standard for a lab building. Yet after refusing to negotiate throughout the process, at the 11th hour, the Blood Center announced a reduction in building height. Yet instead of taking away any floors, they reduced the floor-to-floor height to 12' on the upper floors. How could that even work for the labs? How would it then be a life sciences center? The Blood Center glossed over that completely since their sole goal is a free building at the expense of the community.

The Blood Center added two additional buildings to its application without informing said buildings, to avoid submitting a spot zoning application. When asked by Council member Powers as to why they included these buildings, Paul Selver, attorney for the Blood Center, responded that it made sense as a "clean-up matter". He implied that the Blood Center was a good samaritan, doing these buildings a favor. They understood that spot zoning applications are generally disapproved.

The Blood Center's argument of proximity falls apart when it's clear they could build at east 73rd street and have the same or better proximity to other hospitals. In fact, the Blood Center does more business with other institutions and countries than the area hospitals. And if proximity is so important, why does it not hold the same importance with the other area hospitals? Not once during this entire process, did we hear from a representative at another area hospital who said it would be important to them for the blood center to stay in this area.

We come back to the fact that this is a zoning issue and should not lose sight of the terrible effect on the entire City in setting this precedent. And the egregious effect of the loss of sunlight to the park during after school hours, when the majority of children are at the park cannot be underestimated. Most impactful was Mr. Satin's testimony, principal at JREC, who expressed how the kids would live through 5 years of perpetual noise and disruption from construction, just to be bathed in perpetual shadow after the enormous tower goes up. The loss of sunlight to the park and JREC cannot be mitigated. This has been confirmed by the Parks Department.

Please show this community that our voices matter, that zoning law matters and should not be upended for the whims of a greedy organization and its developer.

Let's be clear. The Blood Center wants a free building and in so doing it does not care if it will upend mid-block zoning and destroy the quality of life in this community. Please do not allow for this to happen.

Sincerely,

Emily Baller

William Markstein

315 E. 68th St., Apt. [REDACTED]
New York, NY 10065

From: [Emily](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Regarding NY blood Center plan for mid block tower hearing October 20, 2021
Date: Wednesday, October 20, 2021 10:01:53 PM

To the City Council,

Regarding NY blood Center plan for mid block tower hearing October 20, 2021

I would like to emphasize two points not mentioned at the extensive oral testimony on October 20, 2021

1. I am a physician from a family of medical researchers and with friends who do research in this immediate area **of the proposed tower on East 66th Street**. I have asked scientists at the surrounding institutions if it is necessary for them to have physical proximity to laboratories or colleagues at the New York Blood Center in order to carry out collaborative research. The answer I have received is a categorical “No.” As best I could tell, the neighboring institutions themselves do not appear to have commented in support of this application. Review of published papers co-listing scientists at the New York Blood Center show that collaborations with neighboring scientists to be much less frequent than collaborations between New York Blood Center and scientists in other cities or countries particularly in Europe and Asia. Thus, the claim that the New York Blood Center needs to essentially “sell” air rights to commercial laboratory space (via Longfellow) over their own facility in order to foster local collaborations for research to proceed is untrue.
2. Other than potentially hazardous compounds there are inevitably noxious smells of animal research laboratories which may not be dangerous but are unpleasant. These can be documented by a walk around the large research labs in the area on foggy mornings. For example, according to NYC OPEN DATA, on September 15, 2019 there was a complaint at 1230 York Avenue which happens to be the address of an academic center in the area, of “animal odors” which were found to be from an animal research facility. Such an odor on York avenue near a University research center is perhaps unavoidable—but this will likely have different consequences in a residential area near a school, library etc.

Thank you for your careful consideration of these concerns.

Sincerely,

Emily Sonnenblick, M.D.



Re: New York Blood Center

On behalf of the New York State Laborers-Employers Cooperation and Education Trust, we would like to thank the City Council Subcommittee on Zoning and Franchises for the opportunity to express our support for the New York Blood Center Project.

NYS LECET represents over 40,000 union members, twenty-four local unions and 1,500 affiliated contractors throughout New York State. NYS LECET aggressively advocates for responsible development, as well as wage and safety standards for our members, raising the floor for both union and nonunion construction workers.

Thank you for the opportunity to testify in support of the Blood Center proposal and its importance in creating good, family sustaining career opportunities for New Yorkers. The Center will provide essential healthcare services to the New York City area, while acting as a job creator. As a labor organization serving members throughout the state, we believe projects like the proposal are critical not just when it comes to job growth but in supporting the health of the communities where our members live and work. The Blood Center will create more research opportunities in the field of blood-related diseases and regenerative medicine. In addition to its public health mission, this project will generate thousands of construction jobs that will uplift working class New Yorkers across the City. Its Upper East Side location will support key medical institutions through its close proximity to the Upper East Side medical corridor, and improve New York's ability to compete as a top city for medical and research opportunities.

As New York recovers from the COVID-19 pandemic, we must continue to uplift essential workers. Projects like the Blood Center create jobs for not only healthcare workers, but essential construction workers who built essential infrastructure, housing, and healthcare facilities in our city throughout the pandemic.

The New York State Laborers-Employers Cooperation and Education Trust strongly urges every Council Member to support this project, the good paying jobs with strong benefits it will bring to the Upper East Side, and the essential infrastructure it will provide for our City.

From: winall@everyactioncustom.com on behalf of [Erich Winkler](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony in OPPOSITION to the New York Blood Center Rezoning
Date: Thursday, October 21, 2021 7:41:17 PM

Dear City Council Zoning Subcommittee,

I hereby oppose Applications No. C 210351 ZMM, N 201352 ZRM, and N 201353 ZSM.

The proposed Blood Center/Longfellow commercial tower is an egregious project that has no place in this or any residential neighborhood. By rising to a height of 284 feet on a narrow side street where height is currently limited to 75 feet, and introducing nearly 400,000 sf of commercial space to a residential block, the project is unprecedented in nearly every way. The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

Though the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplates rival the Empire State Building. That bulk would cast the 2,000 students from all over the city in the 6-school Julia Richman Educational Complex and much of St. Catherine's Park in perpetual shadow. The project is a BAD plan for the neighborhood and the City.

I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. I am in favor of alternatives, such as the full coverage presented by planner George Janes. But the proposal as presented demonstrates a complete disregard for the community and for decades of successful zoning, and it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge you to reject this proposal as presented and maintain the 75 ft height limit.

Sincerely,
Erich Winkler
[REDACTED] New York, NY 10014-2587
winall@nyc.rr.com

From: [Errol](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] New York Blood Center Expansion - Stop it now
Date: Saturday, October 23, 2021 8:39:34 AM

My name is Errol Bakal, owner of unit [REDACTED] at 301 E 66th St, the building adjacent to the proposed development. This is to voice opposition to the proposed expansion of the Blood Center.

Currently the Blood Center is ~159,000 GSF. The proposed development is a whopping ~596,000 GSF, which still understates the size of the development given the high ceilings for ventilation on each floor. The final height of the building would be equivalent to a 29 story residential building - located on an RESIDENTIAL mid-block, with a commercial loading dock mid-block on a congested side street that is a east-west traverse to cross Central Park. The idea is logistically ludicrous, on top of the fact that this is a precedent that would attack all R8B zoned mid-blocks throughout the City.

Expansion is misleading, and a good point to start off with.

What is most insulting is that this "Expansion" is not a material expansion of the Blood Center itself. The proposed development would allocate ~206,000 GSF to the Blood Center. As of right, the existing zoning would allow the Blood Center ~229,000 GSF, more than enough for their needs. As such this is not a zoning request for the Blood Center's need itself. The Blood Center is acting as a Trojan Horse, to allow for a very profitable real estate deal for them alongside Longfellow, the developer - at the expense of the community and at the risk of all R8B protected mid-blocks. This would be a handout to a private real estate deal - looking for an exception to R8B to lease out and landlord every additional square foot beyond their existing zoning. This is not the blood center's need - it is the blood center's greed.

It is not even believable that the Blood Center needs new facilities. They claim the location is critical to providing service, however they are fully ready to relocate for 5+ years during construction? If they can operate for 5 years from another location, it indicates this is not where they have to be. And they are bringing this development forward when there is a glut of commercial real estate available. The appetite to develop this property in today's reality is a loud indication of what a land-grab they are going for with the Blood Center "Expansion" waiver/re-zone. A Trojan Horse.

To be so selfish as to want to develop a skyscraper with a footprint the size of the Freedom Tower on a block that is home to the Julia Richman Educational Complex and an independent nursery school (at the base of my building), is wrong. To subject these children to 5 years of construction and the associated air quality, noise, and traffic, and at the end, when the dust has settled, to sit in a permanent shadow, is wrong. To rob the community of comfort of the only park in the area (St. Catherine's) for 5 years of construction, and again, have it sit in a shadow, is wrong.

Wrong, because they can do this somewhere sensible, that needs this development. We do not. We are strongly a residential neighborhood, with obvious development on Avenues, where sensible, but the midlocks are off limits because it is logistically unsound. The loading docks to manage biohazardous waste and dangerous chemicals in and off itself is a nightmare that does not take much imagination to envision. It is also negligent in the case of an emergency. And again, do we want a 33-story waste and chemicals factory on the

same block as a huge school complex and neighborhood park? One of the only parks? Priorities must be made and to put some private enterprises' taste to personally profit off the opportunity to more than triple their zoning with NOTHING in return to the community. If the Blood Center can relocate for 5 years during construction, please let them relocate forever. There is no excuse to give special treatment as the case is presented and I do not believe in a handout to private companies with no promises in exchange. They do not even know who their tenants might be. And frankly, if the zoning is approved, there would be nothing to have them pivot the project into standard commercial or even residential purposes.

Please stop this ridiculous ask now. The blood center has been trying at this since 1985 when the R8B was passed. And most recently, tried to cajole Julia Richman into giving them their property, and, actually in very bad faith said that Julia Richman was amenable to such a deal when in fact they were very vocally not interested. The Blood Center says they are in the community's interest but they are and have been behaving in a most predatory manner.

Thank you for your time and consideration in this matter.

Sincerely,
Errol Bakal
Owner - 301 E 66th St ■■■, NY, NY 10065

From: [FSF](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony AGAINST the NY Blood Center/Longfellow Partners RE Proposal
Date: Wednesday, October 20, 2021 11:43:58 AM

As a nearby resident (72/2) I strongly oppose this proposal and its request for zoning text amendments for numerous reasons:

We very much appreciate the New York Blood Center and all that they do and have done, BUT:

1. This plan is outrageous in its proposed height and bulk in a mid-block position. Mid-block zoning is specifically to keep our neighborhoods livable without commercial buildings encroaching on quality of life by monstrous construction endeavors. Please think about how a change to this zoning would forever change the residential aspect of New York City. I believe we are trying to encourage people to move into the city, NOT leave it.
2. The argument that proximity is required by unknown new labels/medical entities to MSKCC and NYP? - Our society has moved to digital transfer of information and reports, including during this recent pandemic.
3. I believe NYC already has designated Life Sciences Hubs throughout the city for those specific purposes and this is not one of those sites.
4. Blockage of light into JREC site: Classrooms need natural light. We humans need natural light and this proposed development would drastically reduce that. (Let's think of NYC's children's future!)
5. Blockage of natural light into St Catherine's Park: We are woefully short on open air park space in this corridor and St. Catherine's is currently a welcomed and necessary part of the neighborhood. Children and adults use this daily. (Let's think about NYC's future in an ever more crowded neighborhood and the need for more green and heat absorbing plants)
6. Traffic and Pollution: The 2nd Avenue corridor is already overly full of construction, buses, trucks, taxis, cars and bikes. More years-long construction would cause more traffic and pollution and the more permanent addition of traffic noise and pollution would negatively affect our environmental safety, especially affecting the children of the JREC site.
7. What about the release of the toxins into the air above the proposed new site? Have we learned nothing from the last few decades about how important and precious our air is?

8. In short, I believe this is an egregious disregard for the residents of New York City: Changing the mid-block zoning except for an out of town development to make a profit off of our neighborhood's loss could set an enormous precedent for the future of our recovering city.

Please do NOT approve the NY Blood Center/Longfellow RE proposal.

Thank you,

Faith Fraser

[REDACTED]

New York, NY 10021

October 20, 2021

To Whom It May Concern:

I am writing to you as a proud partner of the New York Blood Center and firm supporter of its proposal to develop a world-class life sciences hub called Center East at its current location on 67th street. The New York Blood Center is an essential institution of New York City. It supplies safe, inexpensive blood products to nearly all hospital across the five boroughs as well as supports countless New Yorkers through groundbreaking research of cures for blood-related diseases, including COVID-19, HIV and sickle cell anemia.

Fate Therapeutics, Inc. is a clinical-stage biopharmaceutical company dedicated to the development of programmed cellular immunotherapies for cancer and immune disorders. Since 2019 we have been partners with the New York Blood Center, where we have established our first location on the East Coast. The expansion of Fate Therapeutics into New York has been an essential element of the development of the world's first induced pluripotent stem cell (iPSC)-derived 'off-the-shelf' Chimeric Antigen Receptor (CAR) T cell product, which entered clinical testing earlier this year.

Immunotherapy with CAR T cells has provided a new, curative treatment option for patients with relapsed/refractory B cell malignancies, who had exhausted all conventional treatment options. However, high production costs and exclusion criteria limit accessibility to patients. The innovative development to use iPSCs as the source for 'off-the-shelf' CAR T cells positions the US as the world leader in a highly competitive field, making CAR T cells more widely and rapidly available. This strategy would make cellular immunotherapy more easily available to patients affected by COVID-19, as well as reduce the burden on hospitals due to the reduced demands on in-patient care.

The establishment of Center East would significantly enhance and expand the capacity of the Blood Center, as well as its partners, to continue life-saving research. This growth cannot be facilitated in the current outdated facility, a former vocational school built in 1930. The establishment of the proposed state-of-the art facility would begin to address New York's glaring lag in establishing life science lab space compared to industry leaders such as Boston and San Francisco.

The establishment of Center East is essential to Fate Therapeutics' intention to expand the research performed in New York City.

Thank you for your consideration. I urge you to help bring this long-overdue project to fruition.

Sincerely,



Bob Valamehr
Chief Research & Development Officer

From: [Floy Kaminski](#)
To: [Land Use Testimony](#)
Cc: BKallos@benkallos.com; [Marty Bell](#)
Subject: [EXTERNAL] Blood Center/Longworth Tower proposal
Date: Wednesday, October 20, 2021 7:59:44 PM

I have been a resident at 315 E. 68 St for over 40 years, raising 2 children who relied on St Catherine's Park for fresh air, exercise, relief from urban living. One point that was not included in today's City Council subcommittee testimony (10/20/21) in regard to St Catherine's Park is that, in the 1980's , the park was a dangerous place where drug dealers and their clients from the First Ave bars, as well as cars from NY and NJ, made purchases every night. After the NY State legislature passed NY Penal Code 220.44 restricting drug sales near schools and playgrounds, St Catherine's Park became a community resource for residents of all ages, as well as hospital workers from the big health complexes nearby.

Please don't compromise our shared, natural space to a private developer from Boston and the attempts by the Blood Center to capitalize their location without regard to community impact to JREC and St. Catherine's Park.

How does the profit motive override the concerns of all elected officials, community groups, and private citizens that this is the wrong place for such a gigantic, environmentally and health- threatening structure? How can the City Council justify a zoning variance for a mid-block zoning change?

As many have testified, City Council must consider and support the voices of citizens and elected officials for all of the UES, East Harlem, Midtown East, and Roosevelt Island.

Respectfully submitted,
Floy Kaminski

From: fousur2001@everyactioncustom.com on behalf of [Fouad Surur](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony in OPPOSITION to the New York Blood Center Rezoning
Date: Saturday, October 23, 2021 9:52:55 AM

Dear City Council Zoning Subcommittee,

I hereby oppose Applications No. C 210351 ZMM, N 201352 ZRM, and N 201353 ZSM.

The proposed Blood Center/Longfellow commercial tower is an egregious project that has no place in this or any residential neighborhood. By rising to a height of 284 feet on a narrow side street where height is currently limited to 75 feet, and introducing nearly 400,000 sf of commercial space to a residential block, the project is unprecedented in nearly every way. The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

Though the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplates rival the Empire State Building. That bulk would cast the 2,000 students from all over the city in the 6-school Julia Richman Educational Complex and much of St. Catherine's Park in perpetual shadow. The project is a BAD plan for the neighborhood and the City.

I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. I am in favor of alternatives, such as the full coverage presented by planner George Janes. But the proposal as presented demonstrates a complete disregard for the community and for decades of successful zoning, and it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge you to reject this proposal as presented and maintain the 75 ft height limit.

Sincerely,
Fouad Surur
167 E 67th St Ste [REDACTED] New York, NY 10065-5970
fousur2001@gmail.com

From: [Frances Carol](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] REJECT THE PROPOSED BLOOD CENTER SELFISH DEVELOPMENT
Date: Friday, October 22, 2021 4:36:25 PM

The rezoning for this project is unnecessary. So many commercial properties lie empty in Manhattan after Covid and will likely remain empty. Why impose your will on a neighborhood that clearly does not welcome your development plan. We welcome medical research but the real purpose of this development process is making a profit for the developers.

Frances Wessley
229 E. 79 St.
NY NY 10075



OFFICE OF THE PRESIDENT
BOROUGH OF MANHATTAN
THE CITY OF NEW YORK

1 Centre Street, 19th floor, New York, NY 10007
(212) 669-8300 p (212) 669-4306 f
431 West 125th Street, New York, NY 10027
(212) 531-1609 p (212) 531-4615 f
www.manhattanbp.nyc.gov

Gale A. Brewer, Borough President

October 20, 2021

**Testimony of Manhattan Borough President Gale Brewer
New York Blood Center
ULURP Application Nos. C210351ZMM, N210352ZRM, and C210353ZSM
By New York Blood Center, Inc.**

Chair Moya and Council Members,

My name is Gale Brewer, and I am the Manhattan Borough President. I'm here to speak in opposition to the proposed New York Blood Center rezoning at 310 East 67th Street.

I support the mission of the Blood Center and as my ULURP recommendation of disapproval stated, my opposition is not a reflection on the operation of the organization or their long history of service to New York. While I understand that the Blood Center needs to modernize their facilities, it shouldn't come at the cost of the residential character of the surrounding neighborhood, to which they have been a good neighbor for almost 50 years. The new facility, as proposed, would be completely wrong for its location.

Currently, the midblock development site is zoned R8B, which was implemented with the intent of maintaining a residential character for the Upper East Side. The lower-scale buildings permitted under this zoning provide for light and air, contrasting with greater density allowed on the avenues. A rezoning at this scale on an R8B-zoned midblock would be with be the first of its kind. It poses a dangerous precedent for further midblock rezoning for commercial use.

The proposed building is out of scale. Contrasted with the existing 3-story building that now houses the Blood Center, the proposed structure would rise to approximately 334 feet, well above the limit of 75 feet set by the R8B zoning. At the 85-foot base, it would occupy the entire lot.

The primary impact that cannot be mitigated is the effect that this proposed 16-story building would have on St. Catherine's Park, and on the Julia Richmond Education Complex. Both would suffer from shadows and construction noise.

With St. Catherine's Park, the environmental impact studies show that during peak hours of sunlight in the spring, summer, and fall, the proposed building would cast shadows on over 70% of the park. This is one of the few green spaces in the neighborhood, and a loss of sunlight would severely limit its useability, especially in the colder months. The City Planning Commission recently cited the shadow impacts of the proposed development at 960 Franklin on the Brooklyn Botanic Garden as a reason to reject that application. I ask that the Commission consider the impacts on St. Catherine's Park as equally serious.

I've taken note of the revised proposal that the Blood Center has presented today, which includes a reduction of 50' feet and mitigation measures promised for both the Julia Richmond Education Complex and St Catherine's Park. While I appreciate that the Blood Center has acknowledged the concerns of the community, their mitigation proposal is not sufficient. The new height of 284 feet fails to make even marginal improvements to shadow impacts at certain times of the year. Users of St. Catherine's Park will still face significant additional shadows, covering almost the entire park during fall and spring afternoons.

As Borough President, I held a hearing on the Blood Center's proposal on July 12, 2021. More than 40 people testified, including members of labor unions who are supportive of the project because of the jobs that it would provide. I was appreciative of their participation and know that whatever is built at this site will include good jobs with union labor.

The City Council should not trade away residential neighborhoods, public parks, and schools to benefit a private interest. This is a terrible precedent. There is more than enough developable area as of right to build the correct-sized facility for the Blood Center's needs. What the applicant is asking for is a subsidy in the form of a rezoning. The City of New York and the New York City Economic Development Corporation have identified the life sciences as a priority for growth in the city, and it is unfortunate that there is apparently no money or financing available to the Blood Center that doesn't take the form of a partnership with a private developer to develop private, for-profit laboratory space. In lieu of public support for this vital nonprofit organization, the cost of this project would be borne by the surrounding community.

For these reasons, I urge you to reject this application.

Thank you for allowing me to testify.

October 22, 2021

GEORGE M.
JANES &
ASSOCIATES

250 EAST 87TH STREET
NEW YORK, NY 10128

www.georgejanes.com

T: 646.652.6498
E: george@georgejanes.com

Testimony to City Council
Re: New York Blood Center ULURP # C210351ZMM, N210352ZRM,
C210353ZSM

My name is George Janes. I'm an urban planner working with Friends.

We agree the Blood Center's facility needs to be upgraded, and yes, City Council should help them do that. But the strategic need for New York City to develop a life sciences hub has gotten mixed up with the Blood Center's facility planning. They are different things. The Life Science Hub would be better elsewhere and a better, larger Blood Center can be rebuilt without it.

Prior to this application, the City identified sites for a life sciences hub, and the Blood Center was not one of them. I will be submitting written testimony about the sites identified, and how the current proposal compares with other life science campuses. You'll see that there is nothing quite like what is being proposed here.

Nevertheless, small changes to the current application could facilitate rebuilding the Blood Center. We have developed a "full coverage" alternative that allows the Blood Center to build 321,000 gsf on its current site, while keeping the building midblock scale. It would allow the Blood Center's new facility to be the same size as currently proposed, but then add about 100,000 extra square feet that could be leased. It's a plan that would allow the Blood Center to modernize, to have huge floor plates, and to collect income from tenants.

But the current Blood Center site is terrible for a huge life science hub: Narrow streets, residential block, directly across from sensitive uses. The far more substantial waivers sought must be rejected.

The applicant has shown City Council a map of community facility uses that are nearby. We have remade that map to show it with zoning districts. Without zoning districts the user sees that there are many community facility uses nearby, especially to the east. With zoning districts, however, it is apparent that the institutional uses are almost entirely in higher density zoning districts (R8 through R10 or their commercial equivalent (6.5 to 12 FAR)). The few that aren't are places like the library and school proximate to the Blood Center, and MSK housing--which is housing, not a community facility use--and the single MSK building constructed as-of-right in 2000. There is little medical or research use in the R8B district on this map. Rather, these uses are attracted to higher density zoning, exactly as the 1985 plan and re-zoning had intended.

Finally, our City is better when we develop considered plans and implement them, especially for critical industries like life sciences. You should not simply respond positively to this proposal because the applicant wants you to. You should be asking yourself, is this part of a well-considered plan? Is it good for the City and

the community? Any careful review would find this application fails on all counts. Thank you.

Attachments: **Where Should a Life Science Hub Go?**
Alternatives to the Blood Center proposal tech memo
Where are the Community Facility uses around the Blood Center?

Comparisons to the NY Blood Center Proposal, which compares the proposed Blood Center to other life science buildings and campuses is attached to Karen Meara's written testimony

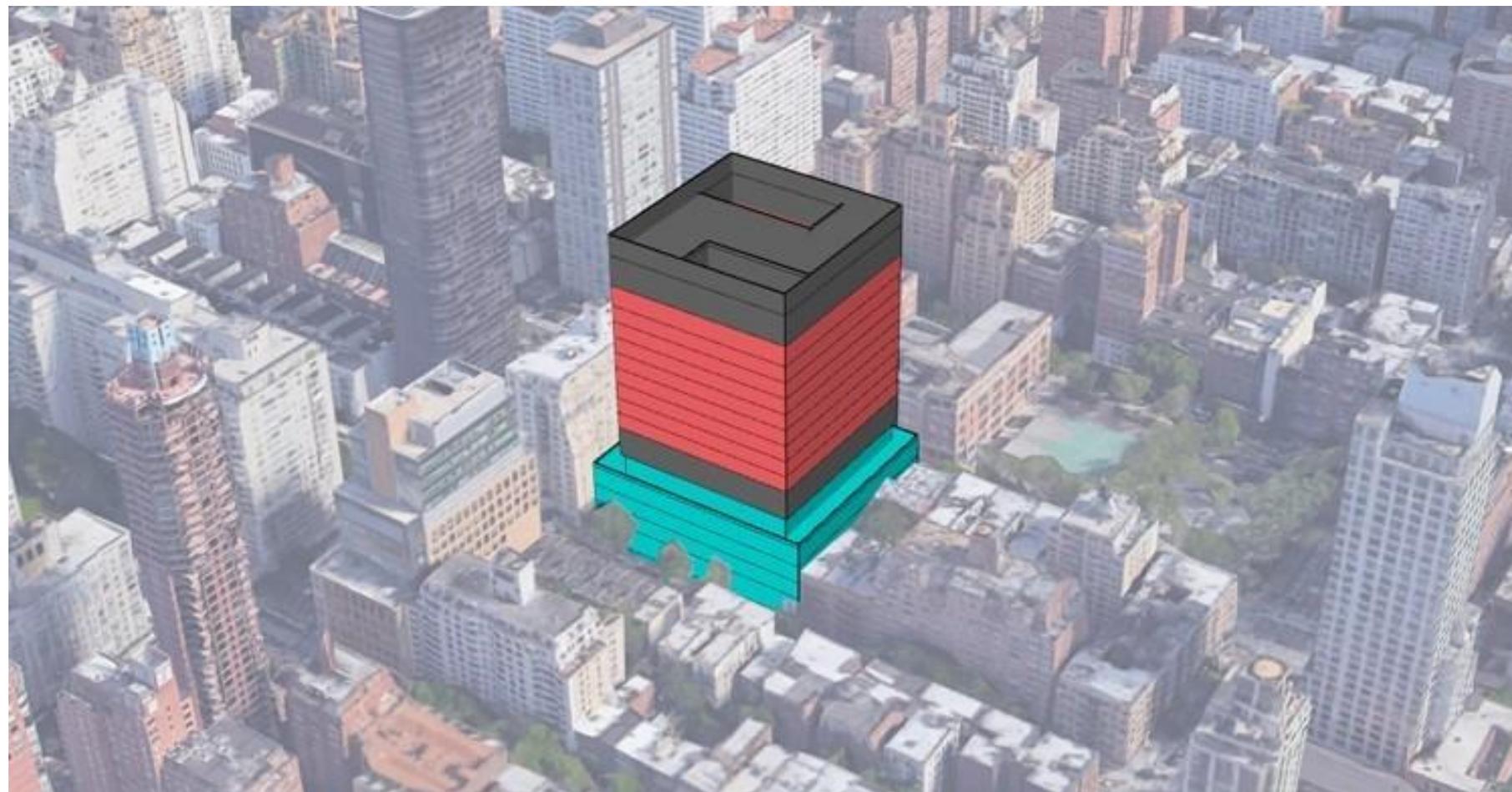


George M. Janes
& Associates
250 E. 87th Street
New York, NY 10128

Tel: 646.652.6498
george@georgejanes.com

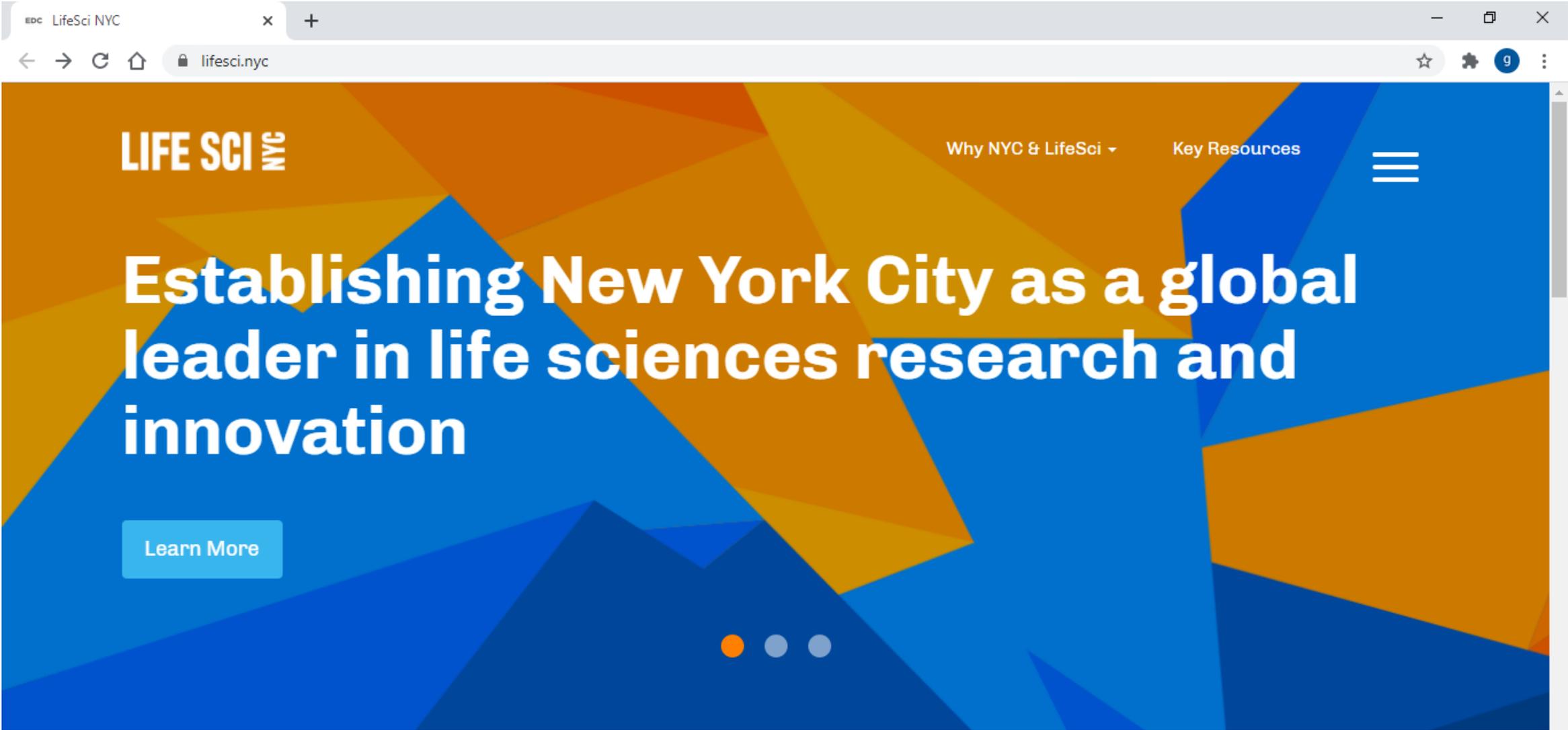
FRIENDS
of the UPPER EAST SIDE
HISTORIC DISTRICTS

Where Should a Life Science Hub Go?



October 22, 2021

In 2016 the Mayor announced the “LifeSci NYC initiative,” a 10-year, \$500M investment in the City’s commercial life sciences sector



In 2018 the City released a RFEI for an Applied Life Sciences Hub



- It got no responses that met its minimum criteria
- The Longfellow portion of the Blood Center's plan appears to meet the minimum criteria

Applied Life Sciences Hub

Key Components

- NYCEDC to release a Request for Expressions of Interest (RFEI) for an Applied Life Sciences Hub
- Minimum of **300K SF of office space & wet lab** for life sciences R&D, comprising of:
 - 1) **Space for a large-scale R&D organization:** focused on the commercialization of life sciences technologies
 - 2) **Expansion space for growth stage life sciences companies:** ready-to-occupy and/or easily customizable wet lab, office, and collaborative space
 - 3) **Collaboration space:** designed and programmed to foster collaboration and a sense of community within the physical campus and broader life sciences ecosystem
- Hub may be **ground-up development** and/or **retrofit of an existing building**

The 2018 RFEI identified three City-owned sites where these uses could go

Proposed Sites

Three City-owned* sites may be used for the Hub location (in addition to soliciting proposals for privately-owned sites)

Site 1 – East Harlem Site (Site A East)

- Fully entitled; adjacent to NY Proton Center



Site 2 – Kips Bay Site (Public Health Lab)

- Located within East Side Medical Corridor

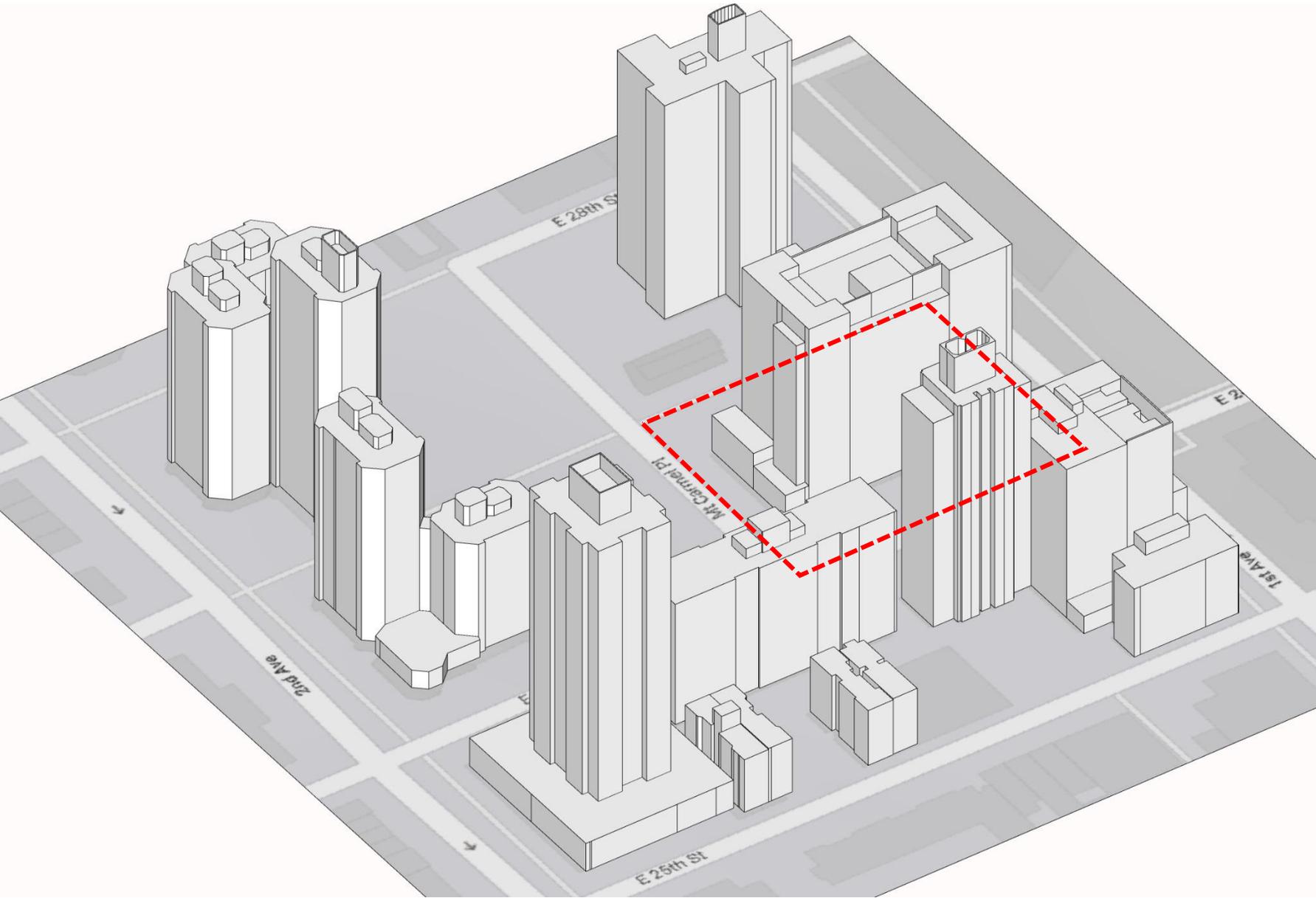


Site 3 – Long Island City Site (DOE)

- Fully entitled; suitable for life science conversion

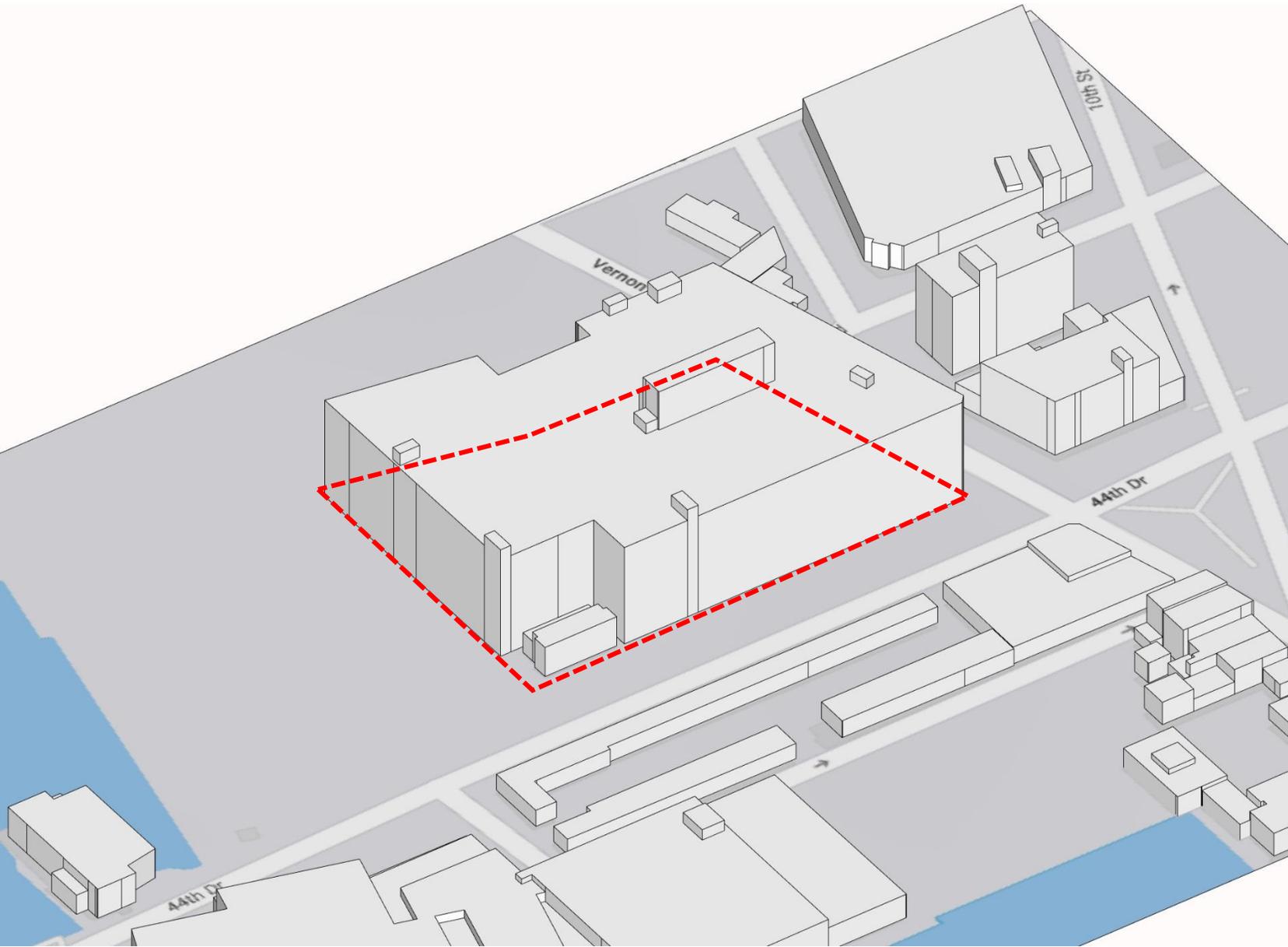


Kips Bay Site is occupied by NYCDOHMH's public health lab, which is moving to a site next to Harlem Hospital



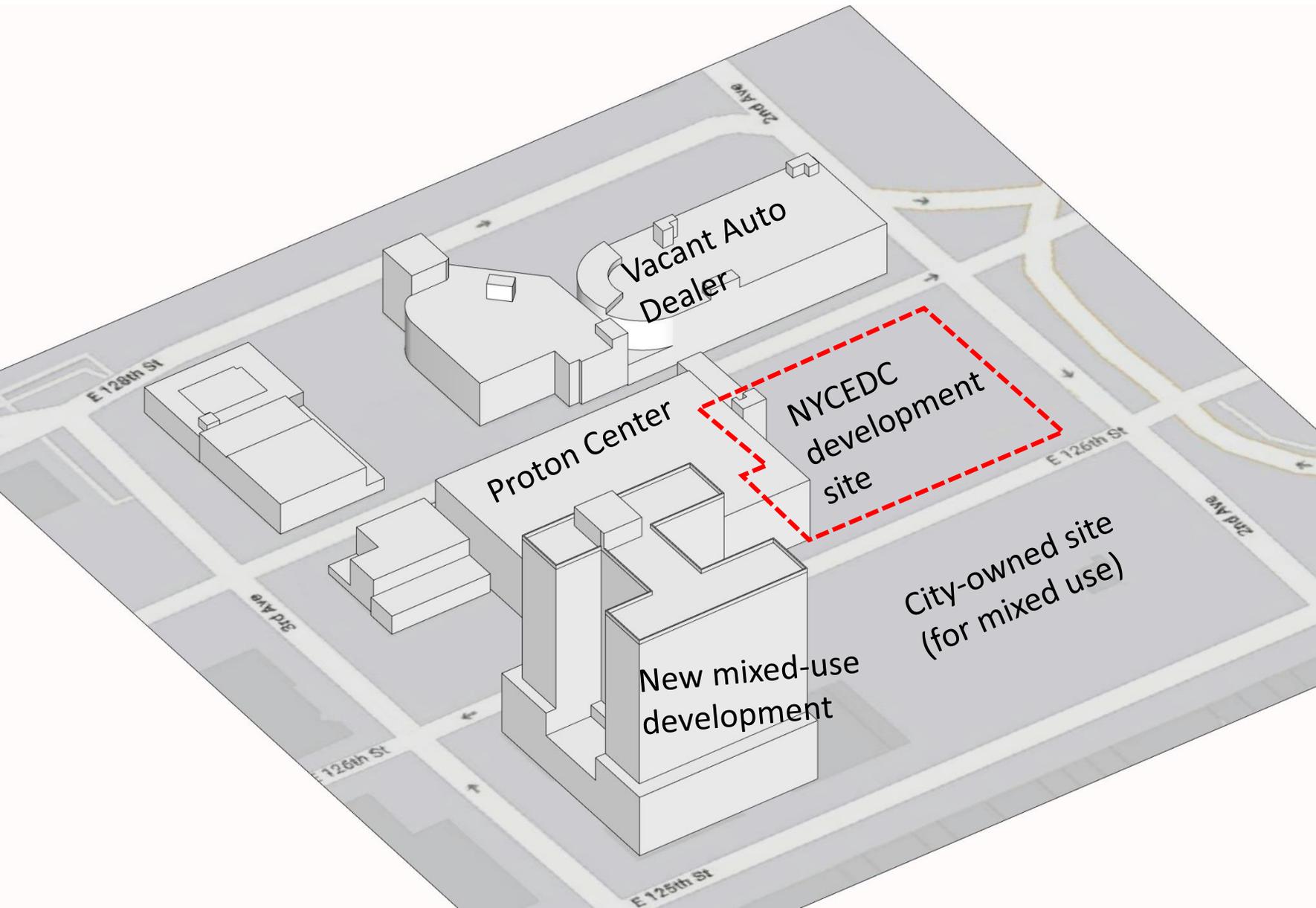
- About the same size as the Blood Center (44,250 SF)
- Located on a wide street across from Bellevue
- Zoned R8 (6.5 FAR for CF uses). Would require a rezoning for bulk and use, or possible rehab of 7.6 FAR existing building

Long Island City site was a part of the former Amazon HQ2 site in Queens



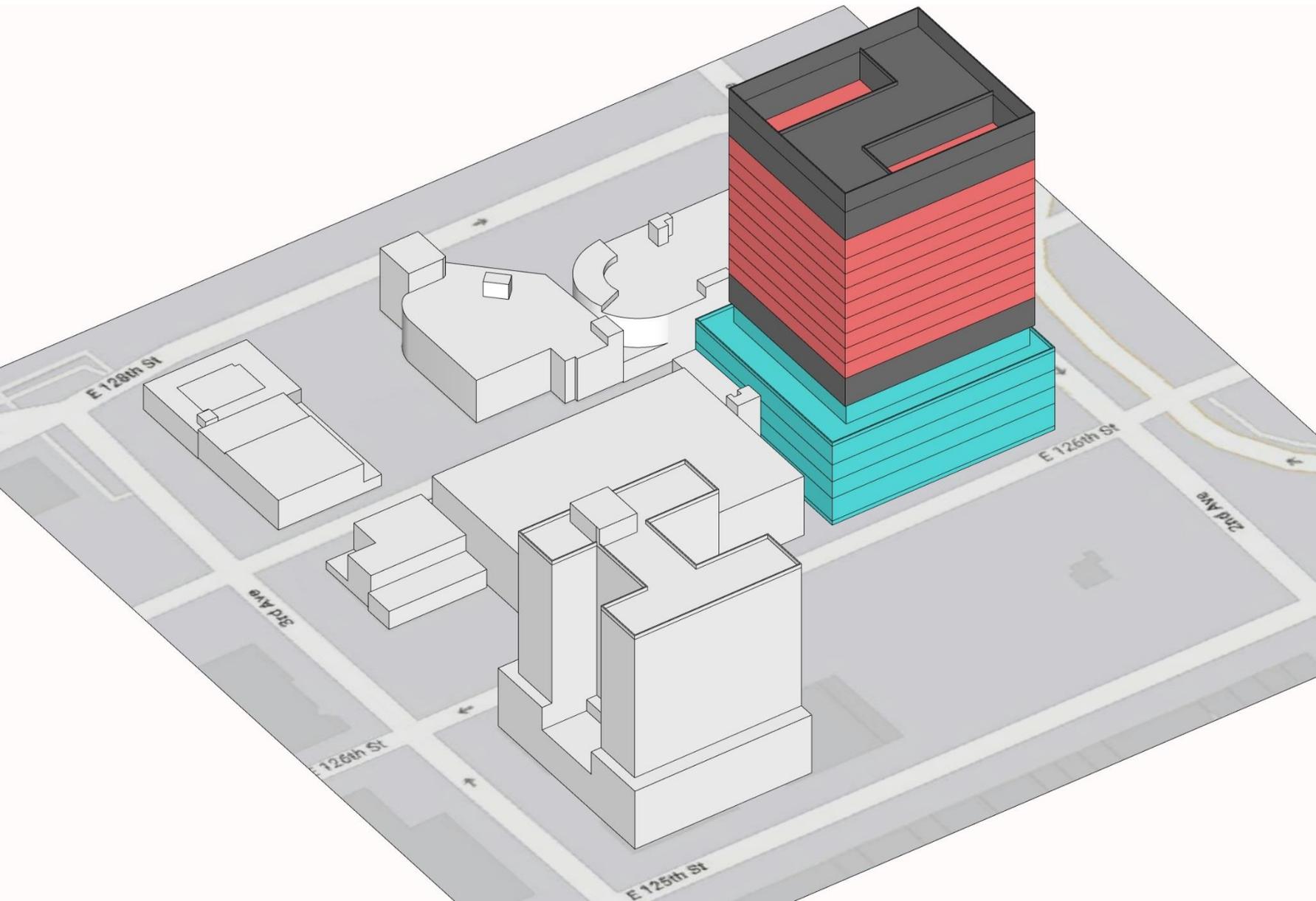
- Much larger (90,000+ SF)
- Zoned M1-4, which would require rezoning to achieve the desired scale
- DCP has been entertaining plans to rezone this portion of the Queens waterfront

The East Harlem site is well-suited for a Life Sciences Hub, with or without the Blood Center



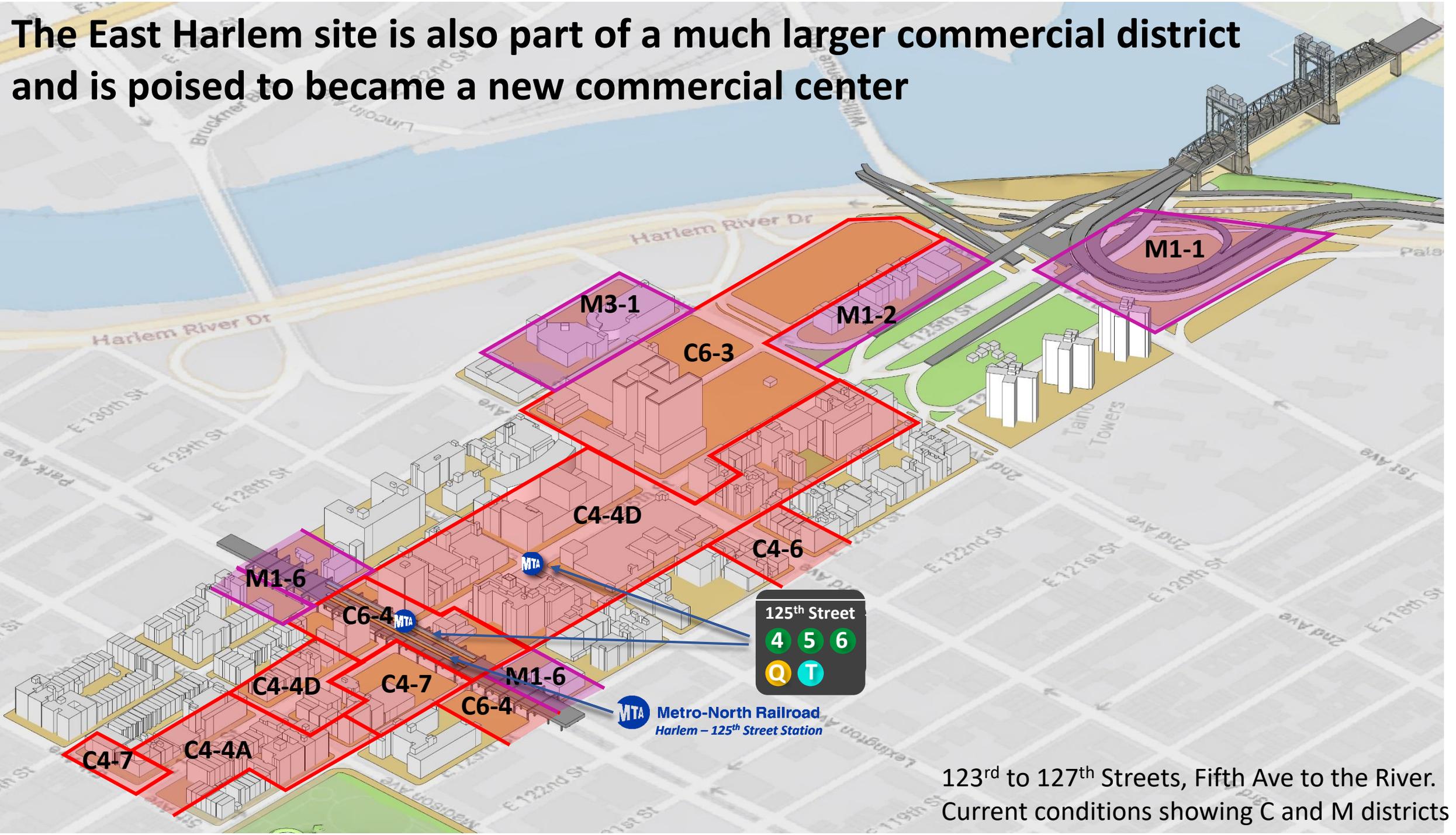
- Slightly larger than the Blood Center site (48,462 SF vs 45,187 SF)
- Located directly next to a new life sciences facility (Proton Center)
- Appropriately zoned (C6-3) with additional development rights from Proton Center
- Direct access to a wide street (Second Avenue)

A life sciences hub would fit better on this site than East 67th Street



- The facility could have standard 10 and 15 foot setbacks because the site is larger
- Easy access to subway and Metro North
- At the foot of the Triboro and Willis Avenue Bridges, easy access to I-87 and the FDR
- Still part of EDC's "LifeSci Avenue" and the East Harlem LifeSci cluster

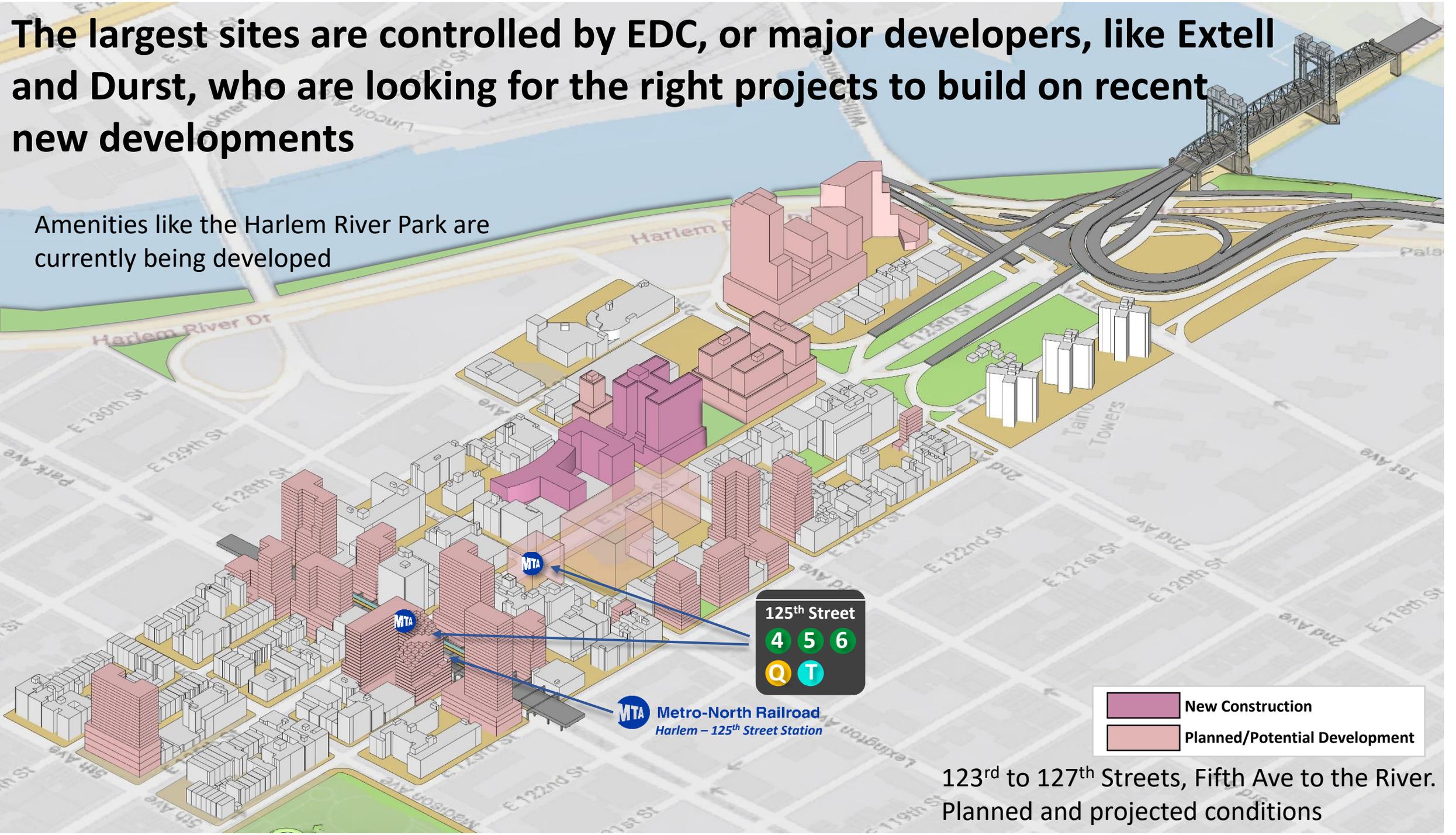
The East Harlem site is also part of a much larger commercial district and is poised to become a new commercial center



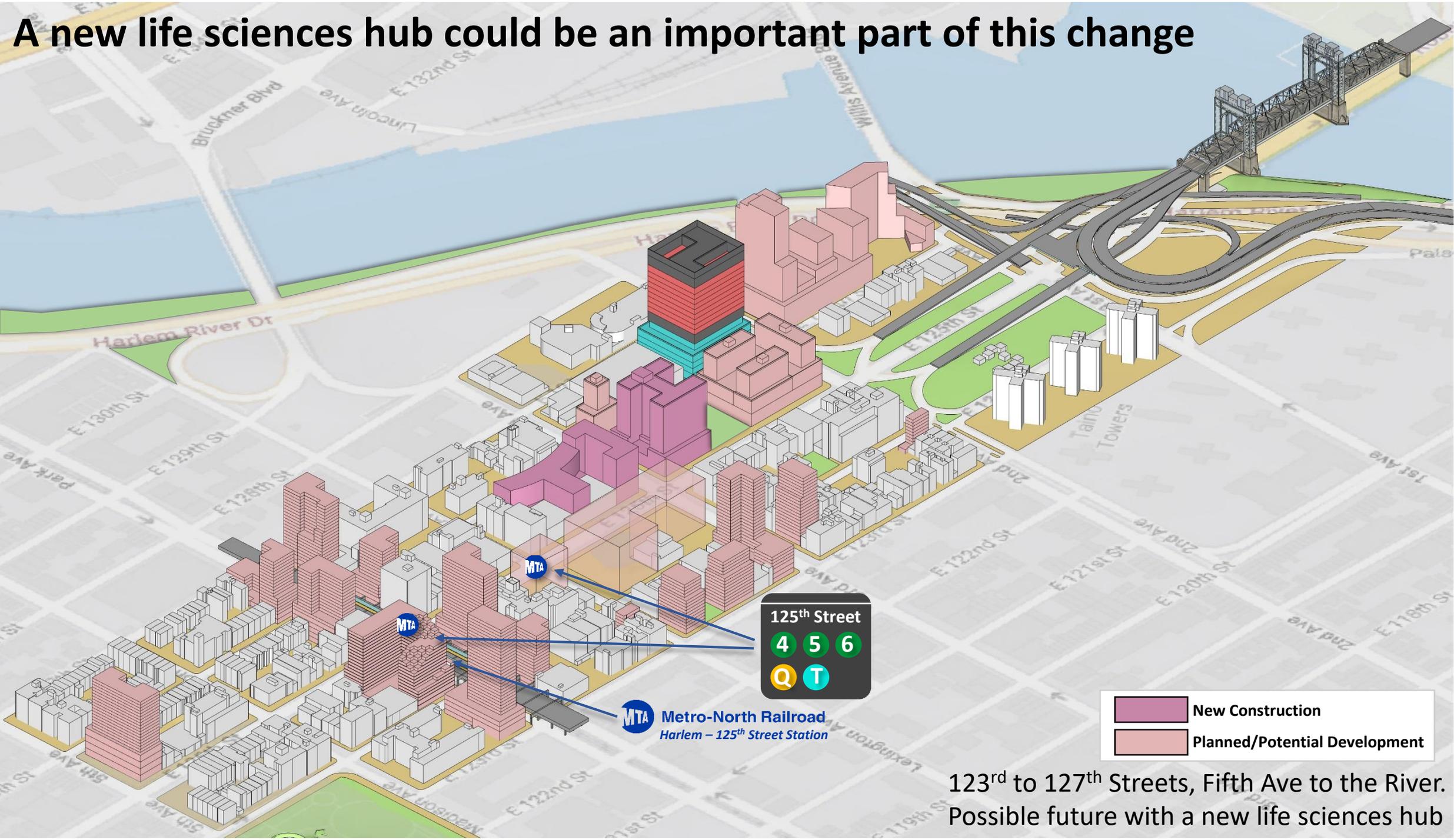
123rd to 127th Streets, Fifth Ave to the River.
Current conditions showing C and M districts

The largest sites are controlled by EDC, or major developers, like Extell and Durst, who are looking for the right projects to build on recent new developments

Amenities like the Harlem River Park are currently being developed



A new life sciences hub could be an important part of this change



New Construction
Planned/Potential Development

125th Street
4 5 6
Q T

MTA Metro-North Railroad
Harlem - 125th Street Station

123rd to 127th Streets, Fifth Ave to the River.
Possible future with a new life sciences hub

In 2021 NYCEDC released the Life Science Vision Plan

- The plan discussed the importance of the industry to NYC
- It also discussed how the industry is locating in the City

LIFE SCI NYC

**LEADING THE WAY IN
LIFE SCIENCES INNOVATION**



Powered by

NYC / EDC

JANUARY 2021

The EDC sees this industry thriving in a “City-wide Ecosystem”

- They identify 11 identified life science clusters
- Each of the sites identified by the EDC for a life sciences hub were located in a cluster
- In addition to the 11 clusters, “LifeSci Avenue” extends the east side of Manhattan and include two of the three sites for a life sciences hub
- The Blood Center’s “proximity” argument is contrary to the EDC’s plan which says:

“What started as a biotech cluster on the East Side of Manhattan has evolved to become a citywide life science network.”

LIFE SCIENCES IN NYC: A CITYWIDE ECOSYSTEM

What started as a biotech cluster on the East Side of Manhattan has evolved to become a citywide life sciences network.



There are better places than East 67th Street for New York City's life sciences hub

- NYC's vision plan tells us that the idea that the Upper East Side is an essential location for this industry is dated
- This is a dynamic industry now has 11 distinct clusters and one corridor
- Sites appropriate for this use and bulk would be on wide streets and would be zoned C2 or higher, or ideally C6 or M
- The Blood Center's site only abuts narrow streets and is zoned R, which is disqualifying for a building of this use and scale

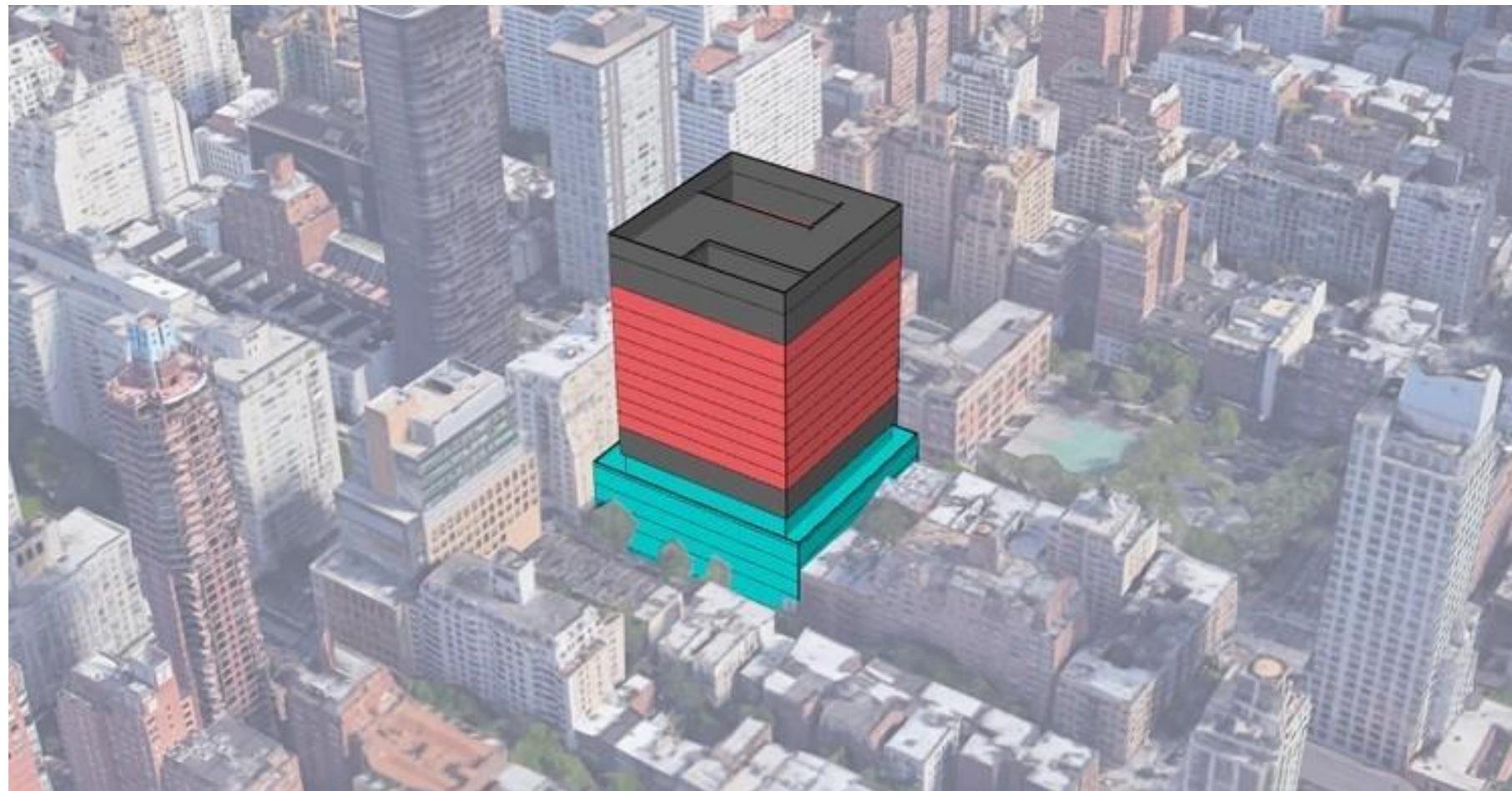


George M. Janes
& Associates
250 E. 87th Street
New York, NY 10128

Tel: 646.652.6498
george@georgejanes.com

FRIENDS
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HISTORIC DISTRICTS

Where Should a Life Science Hub Go?



October 22, 2021

MEMORANDUM

GEORGE M.
JANES &
ASSOCIATES

250 EAST 87TH STREET
NEW YORK, NY 10128

www.georgejanes.com

T: 646.652.6498
F: 801.457.7154
E: george@georgejanes.com

Date: October 22, 2021

To: City Council

From: George M. Janes, AICP

RE: Alternatives to the Blood Center proposal

Attached to this memo is more detail on the alternatives that were discussed at the October 20, 2021 hearing. The attached also shows an as-of-right tower that could be built should the applicant decide not to go forward with the program described in the application. These were developed by my office, using information from the environmental review

Programmatic goals of the full coverage alternatives

When developing the full coverage alternatives the following was considered:

- The Blood Center desires a new facility with large floor plates, and a revenue stream to offset costs;
- The City would like to grow the life science industry;
- Replacing the Blood Center and creating any amount of additional space will create construction jobs and permanent jobs;
- Preserve the scale of the midblock location, but allow for additional density;
- Respect the Julia Richmond educational complex across the street and minimize or eliminate shadow on St. Catherine's Park.

The full coverage alternative

This alternative is a new community facility building that would replace the existing Blood Center. It is not as-of-right but it does follow the R8B height limit. The benefit is that it provides the Blood Center with the extremely large floor plate desirable for this type of use. It was made by simply taking the applicant's No-Action DEIS scenario, which showed a building with two wings separated by a rear yard, and filling in that rear yard. This alternative keeps the same cellar/sub-cellar configuration and dormers proposed by the applicant in the No-Action scenario. The rooftop mechanicals are different and represent the maximum size of a permitted rooftop mechanical obstruction in an R8B district.

This building would need waivers for coverage (24-11) and rear yard (24-36).

This alternative could be implemented under the current application, and a new application would not be required. This alternative would be implemented by changing the proposed C2-7 district to R7A, which would be considered in-scope for the environmental review. The zoning text would need to be changed to allow

this building form in an R7A district in Community District 8. This would be the only R7A district in CD8.

Finally, this alternative shows a five story building that is 73 feet tall. Recently, the applicant has shown a willingness to compress floor-to-floor (FTF) heights. With compressed FTF heights this alternative could be six stories and 75 feet, (12.5 feet FTF), adding 45,187 GSF. This would bring the building size up to 367,161 GSF and would also require a modification for FAR (24-11).

The full coverage alternative with commercial lab uses

Similar to the full coverage alternative is the full coverage with commercial lab uses. This is identical to the full coverage alternative, but it allows commercial uses in addition to community facility uses. In this scenario, the Blood Center could rent or sell space to commercial partners.

Instead of R7A, though, it would need to be rezoned C2-6A, which is an R7A equivalent commercial district. This alternative would need the commercial/community facility equivalent bulk waivers as the full coverage building, as well as a waiver for placing commercial uses above community facility uses. It would be implemented the same way as the full coverage alternative—i.e. amending 74-48—as there are no other C2-6A districts in CD8.

A possible downside to this alternative is that it introduces commercial uses into a midblock location that currently does not allow such uses.

The C2-7 as-of-right alternative

My office was also asked to produce more information on our thoughts about a possible C2-7 as-of-right alternative. As you know, the applicant does not have to develop this site as described in the DEIS: after the rezoning, the project can always be developed as-of-right under C2-7 zoning.

C2-7 is an R9 equivalent district, which is flexible for both uses and form. R9 equivalent districts allow height and setback buildings, Quality Housing buildings or towers. Uses are also flexible, as the district allows residential, commercial and community facility or various combinations thereof.

The as-of-right scenario we developed is inspired by the program the Blood Center proposed: a medical research facility that would include both community facility and commercial uses. The C2-7 zoning district limits commercial uses to 2.0 FAR, while community facility is allowed up to 10 FAR (33-121). Most allowable commercial uses, including commercial labs are limited to the first two stories above grade. Commercial gross floor area can be increased, however, by using the cellar and sub-cellar for commercial uses. Floor area can be increased by a total of 2 FAR by using the plaza bonus (33-13).

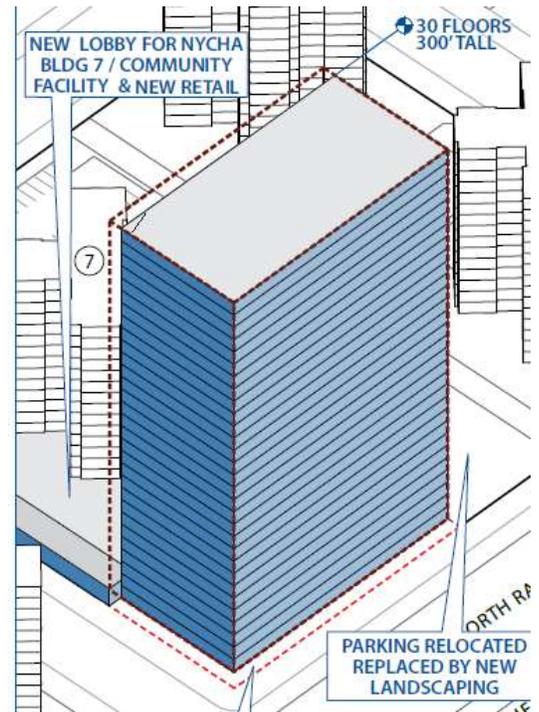
The reasonable worst case as-of-right scenario developed is a standard tower in the center of the lot, setback 20 feet from both 66th and 67th Street. It is the largest

coverage tower that can be done on this site, covering 40% of the lot. Because of the plaza bonus and because a 40% tower at this location is permitted, (33-45), this scenario still produces a very large floor plate (18,000 SF). While an as-of-right mixed commercial and community facility building would produce more community facility floor area than the Blood Center proposes, it is reasonable to assume that there may be a market for this excess space, considering the institutional uses to the east.

Mixed commercial / community facility towers are not common, but this program and form is similar to the community facility tower proposed at Carver Houses in 2013. The site was located across Madison Avenue from Mount Sinai, and shared a similar form as the C2-7 as-of-right alternative. The Mt. Sinai tower had a ~15,000 SF floor plate rising up 30 stories. The massing from the RFEI for that project is shown to the right.¹ The Mount Sinai tower, however, assumed just 10 feet floor-to-floor. The as-of-right tower for the Blood Center assumes the same floor-to-floor heights used in the Blood Center proposal.

Attachments

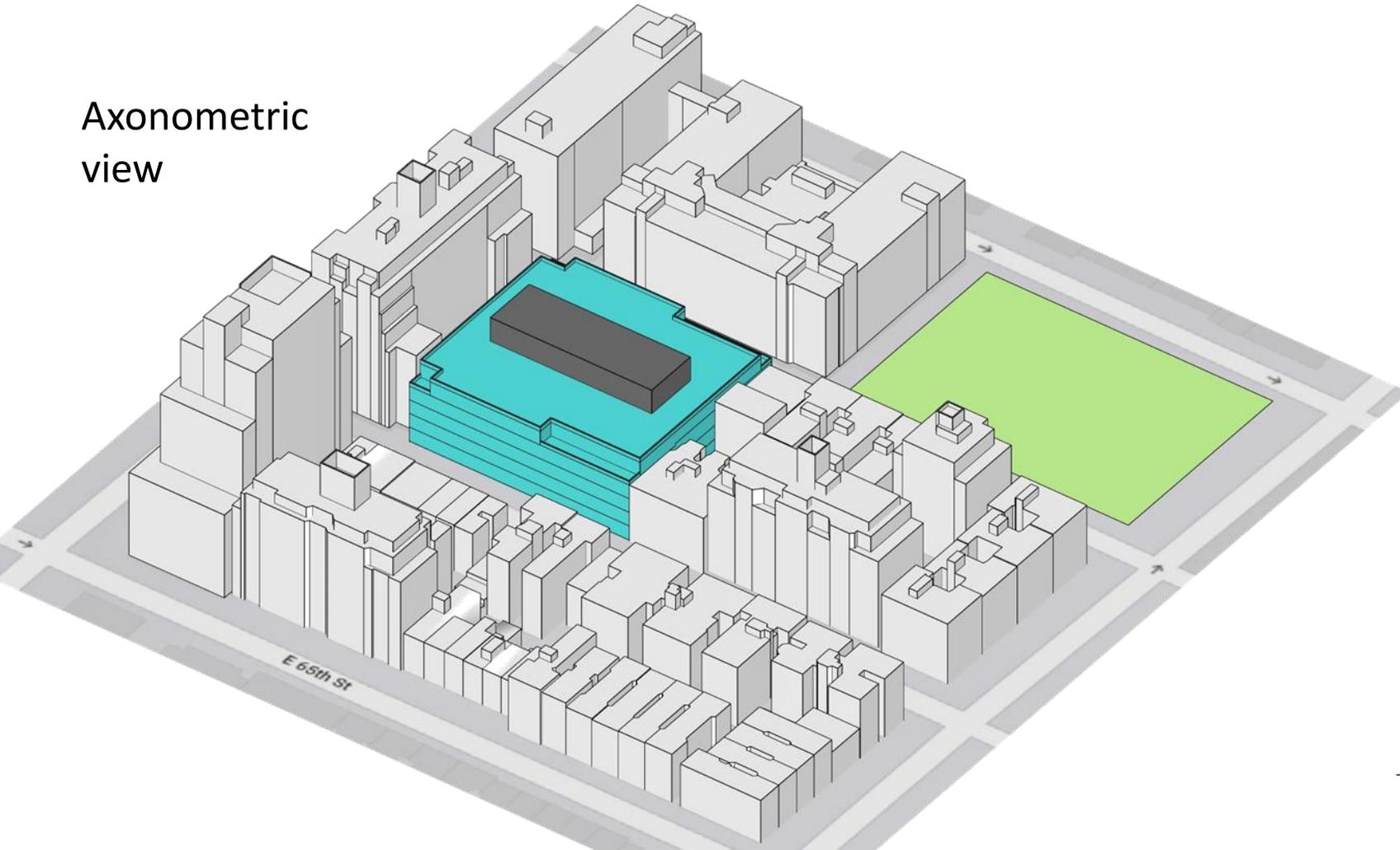
The attached detail each of the alternatives discussed herein with an axonometric, section, plan and floor area schedule.



¹ To be clear, the Mount Sinai tower never happened: it was proposed as part of the Bloomberg administration's NYCHA infill program, which was halted by the incoming de Blasio administration in 2014.

The full coverage alternative

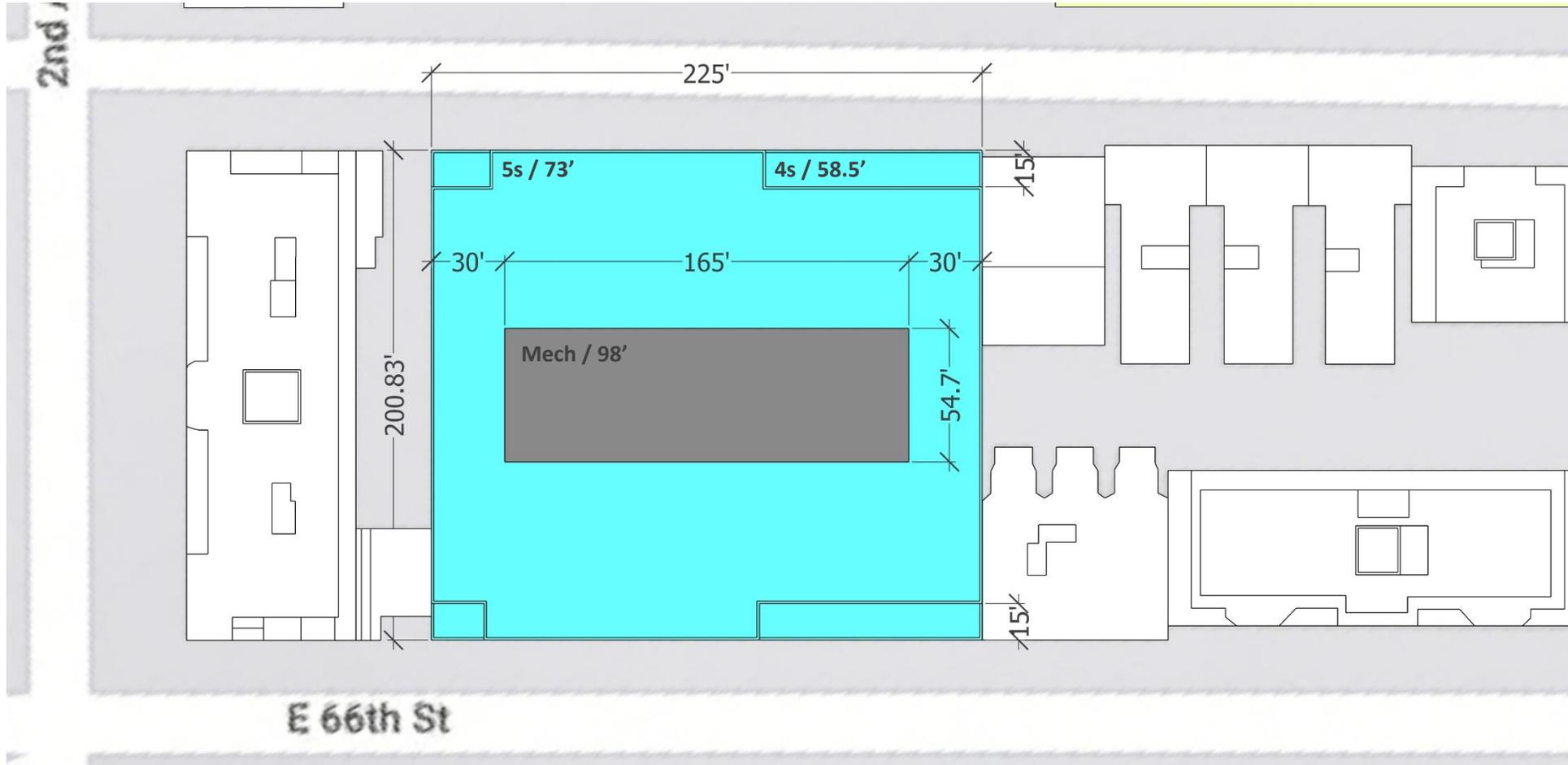
Axonometric
view



Section



The full coverage alternative



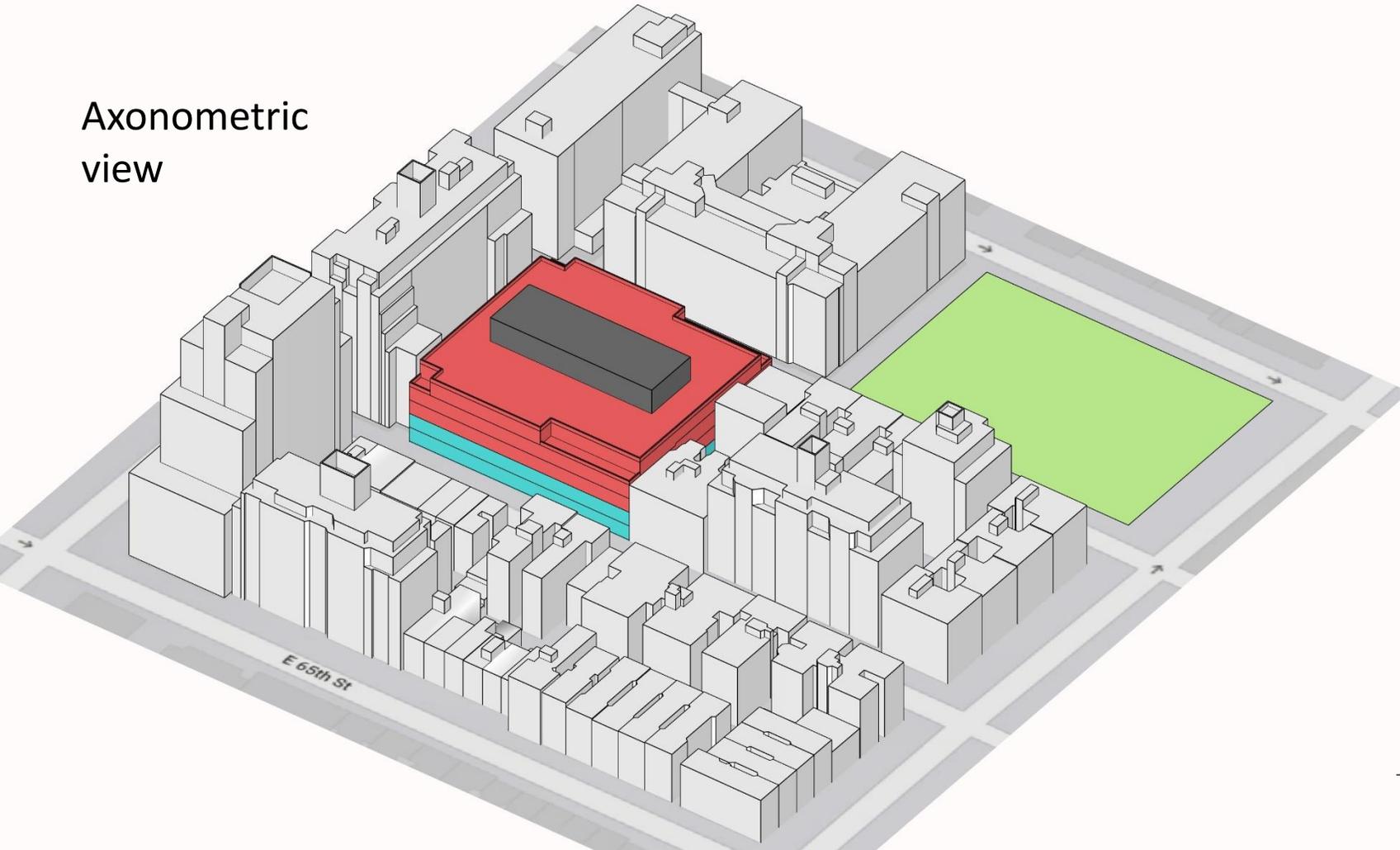
Plan

Blood Center - Full coverage building								
Story	Height	GFA/FL (sf)	Tot. GFA (sf)	Running Tot. GFA (sf)	USE	Lot Size	45,186.75	
Sub-Cellar	-	45,187	45,187	45,187	Community Facility	Built FAR	4.6	
Cellar	-	45,188	45,188	90,375	Community Facility	CF FAR	4.6	
GF	15'	45,188	45,188	135,562	Community Facility	* 7% reduction excluding mechanical floor & bulkhead		
2-4	58.5'	45,188	135,563	271,126	Community Facility			
5	73'	41,812	41,812	312,937	Community Facility			
Bulkhead	98'	9,037	9,037	321,974	Mechanical			

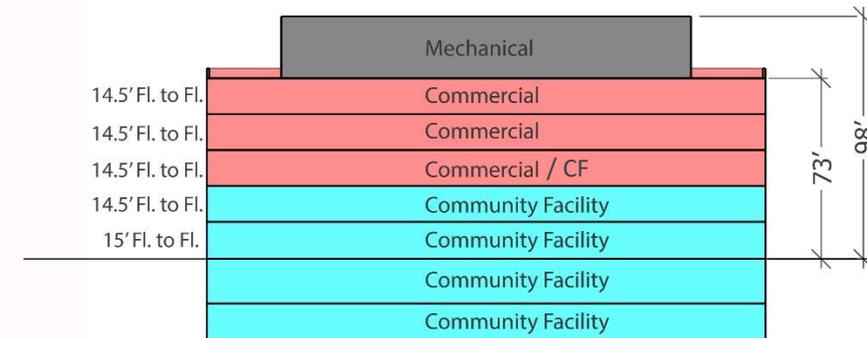
Floor area schedule

The commercial full coverage alternative

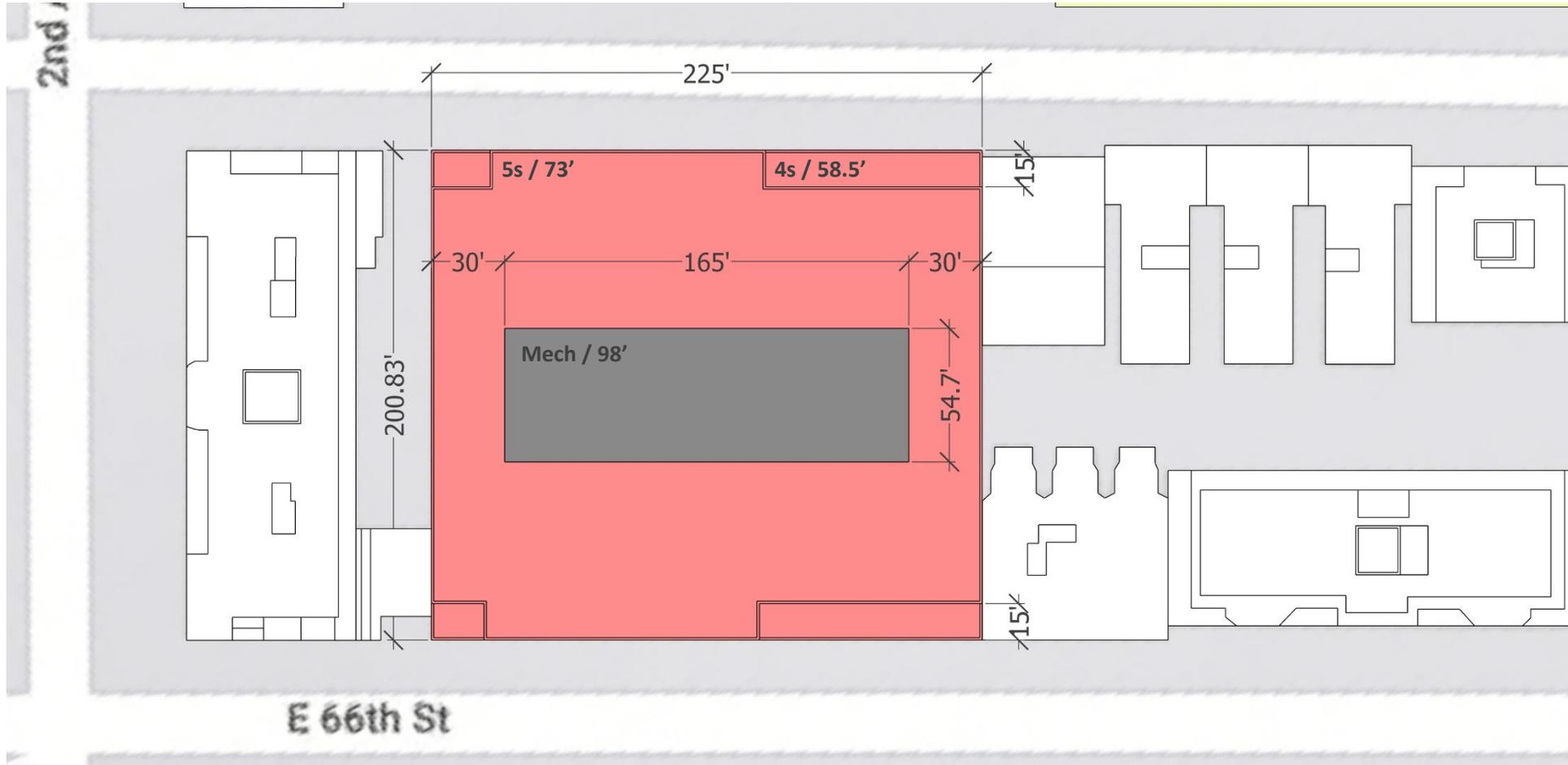
Axonometric
view



Section



The commercial full coverage alternative



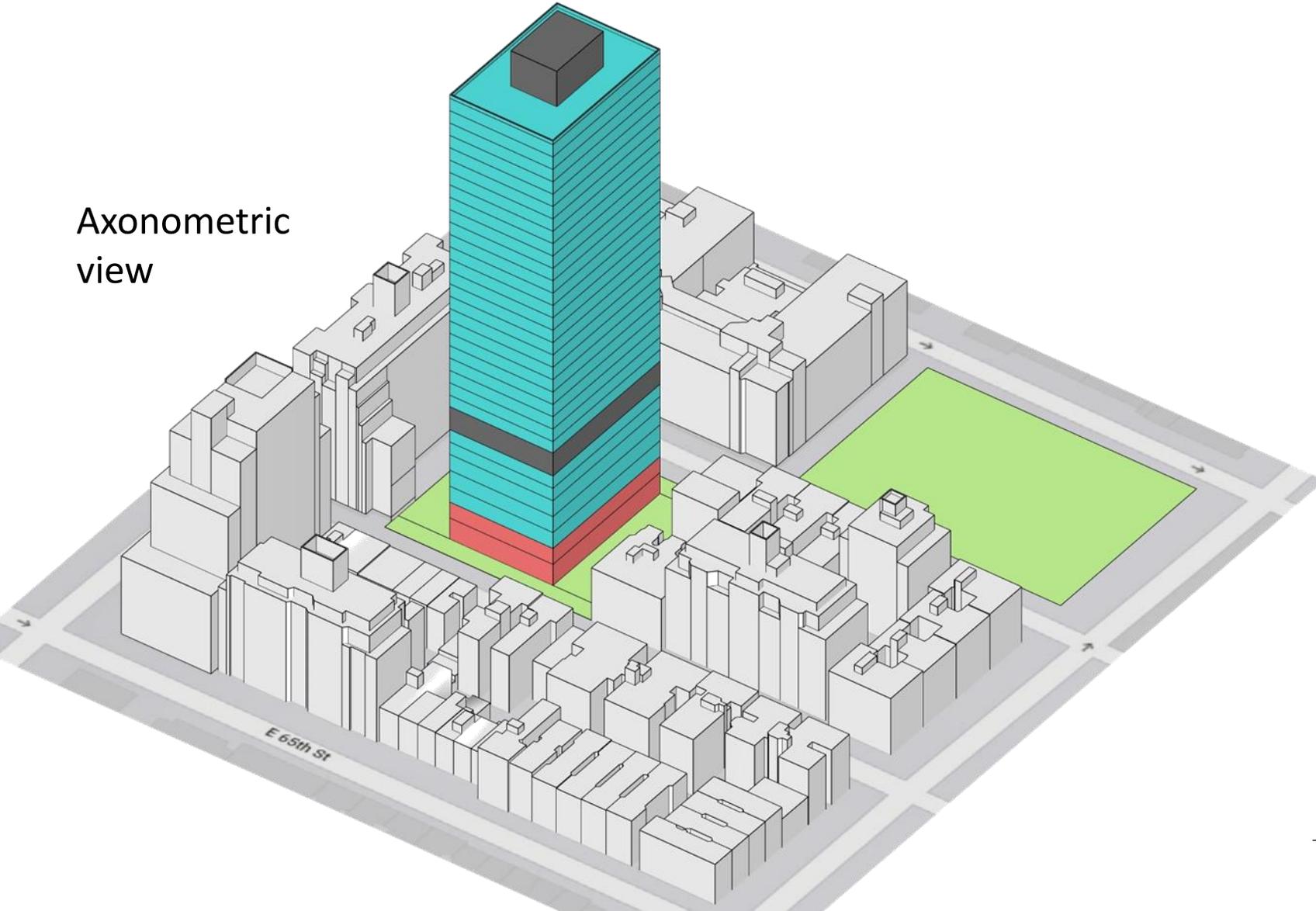
Plan

Sub-Cellar	-	45,187	45,187	45,187	Community Facility	CF FAR	2.4	
Cellar	-	45,188	45,188	90,375	Community Facility	Commercial FAR	2.2	
GF	15'	45,188	45,188	135,562	Community Facility	* 7% reduction excluding mechanical floor & bulkhead		
2	29.5'	45,188	45,188	180,750	Community Facility			
3	44'	45,188	45,188	225,938	CF/Commercial			
4	58.5'	45,188	45,188	271,126	Commercial			
5	73'	41,812	41,812	312,938	Commercial			
Bulkhead	98'	9,037	9,037	321,975	Mechanical			

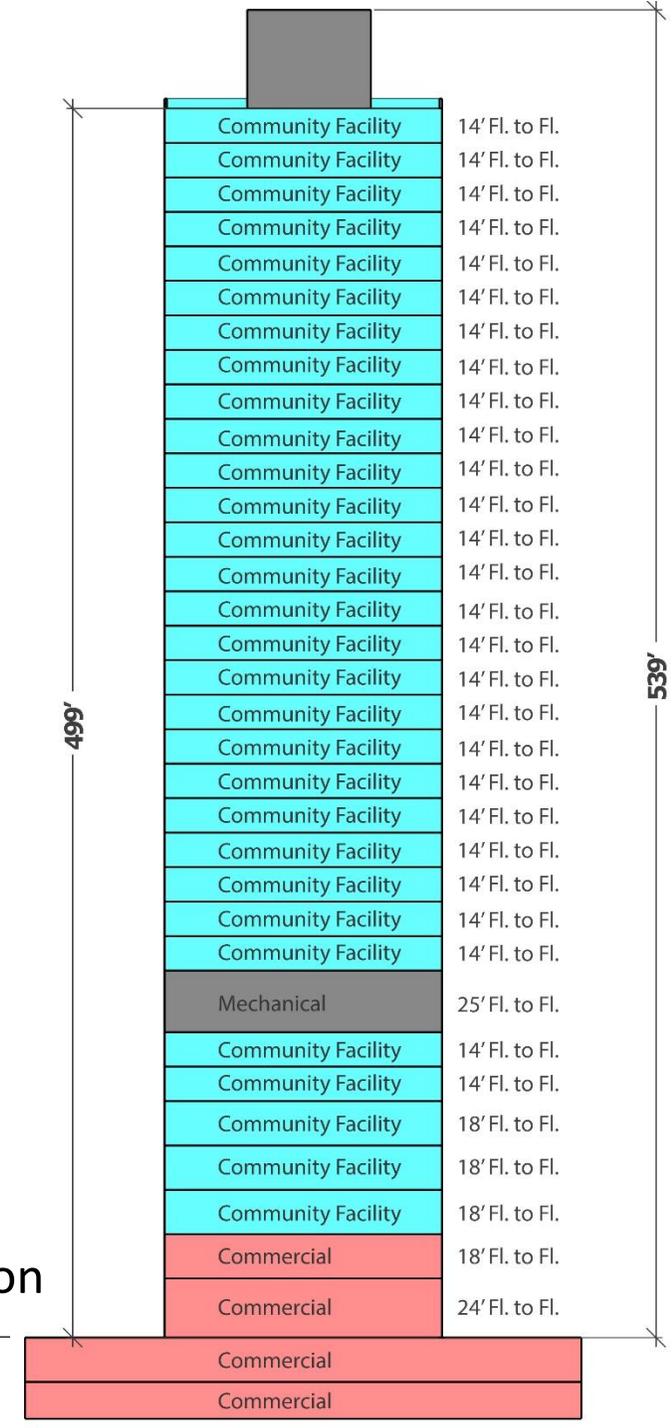
Floor area schedule

The RWCDS as-of-right C2-7 tower

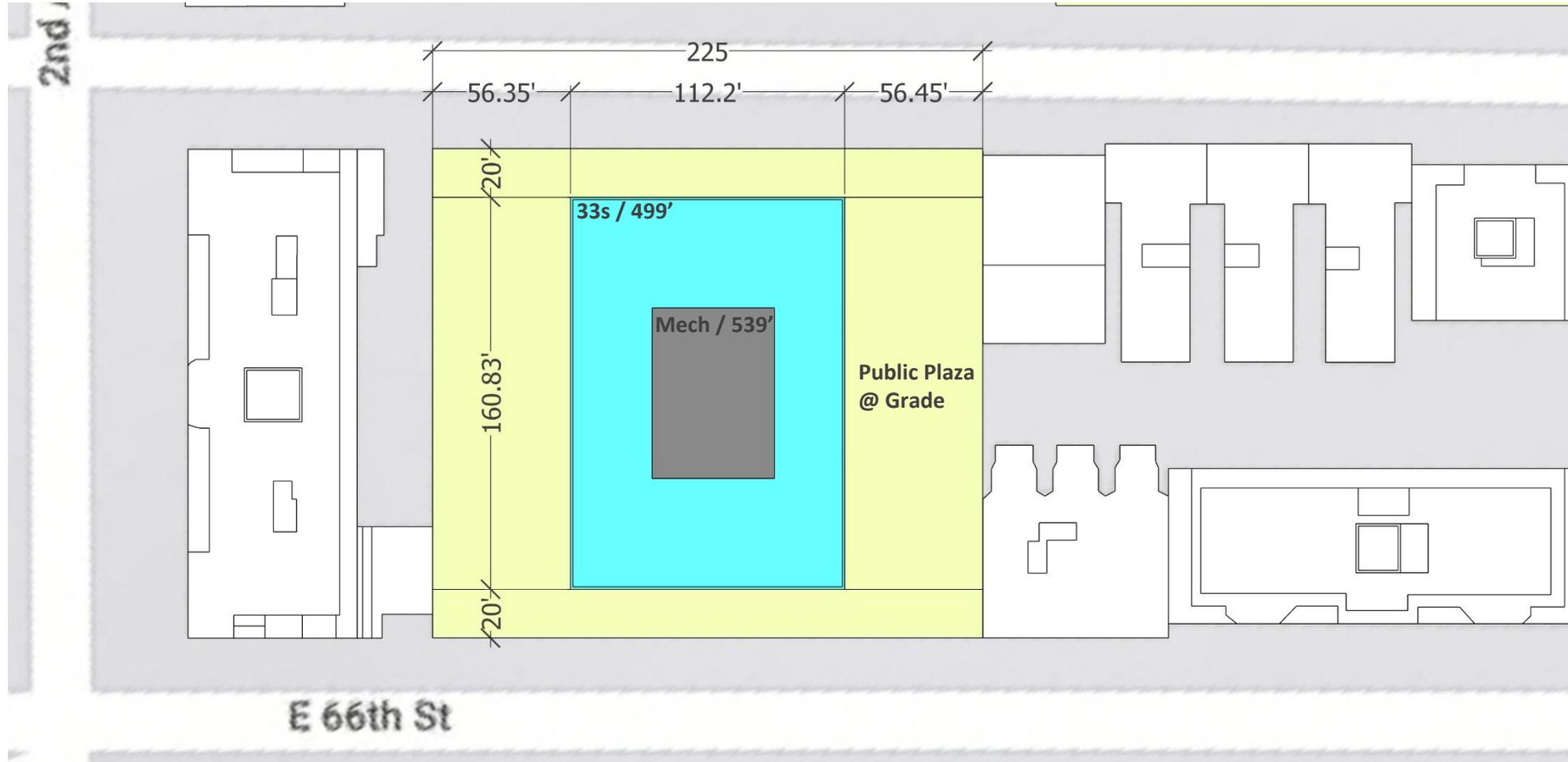
Axonometric view



Section



The RWCDS as-of-right C2-7 tower



Plan

Tower with Plaza Bonus						Lot Size	45,186.75		
Story	Height	GFA/FL (sf)	Tot. GFA (sf)	Running Tot. GFA (sf)	USE	Tower Coverage	40%		
Sub-Cellar	-	45,187	45,187	45,187	Commercial	Plaza Provided	18,141.62		
Cellar	-	45,188	45,188	90,375	Commercial	Max FAR w/Bns	12		
GF	24'	18,045.13	18,045	108,420	Retail / Commercial	Max ZFA	542,241		
2	42'	18,045.13	18,045	126,465	Commercial	Built FAR	12		
3-5	96'	18,046.13	54,138	180,603	Community Facility	Commercial FAR	0.8		
6-7	124'	18,045.13	36,090	216,693	Community Facility	CF FAR	11.2		
8	150'	18,045.13	18,045	234,739	Mechanical	* 7% reduction excluding mechanical floor & bulkhead			
9-33	499'	18,045.13	451,128	685,867	Community Facility				
Bulkhead	539'	3,500	3,500	689,367	Mechanical				

Floor area schedule

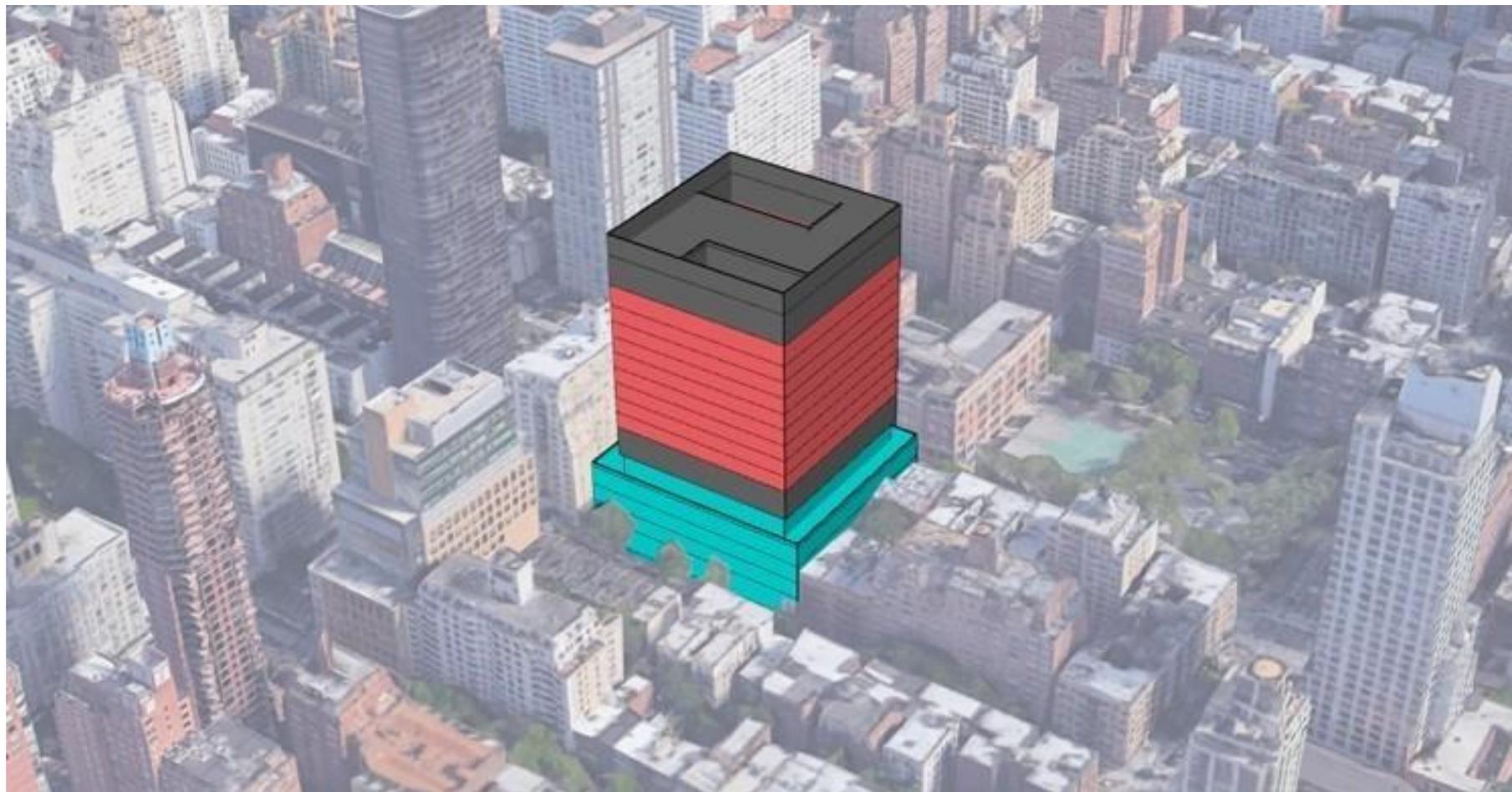


George M. Janes
& Associates
250 E. 87th Street
New York, NY 10128

Tel: 646.652.6498
george@georgejanes.com

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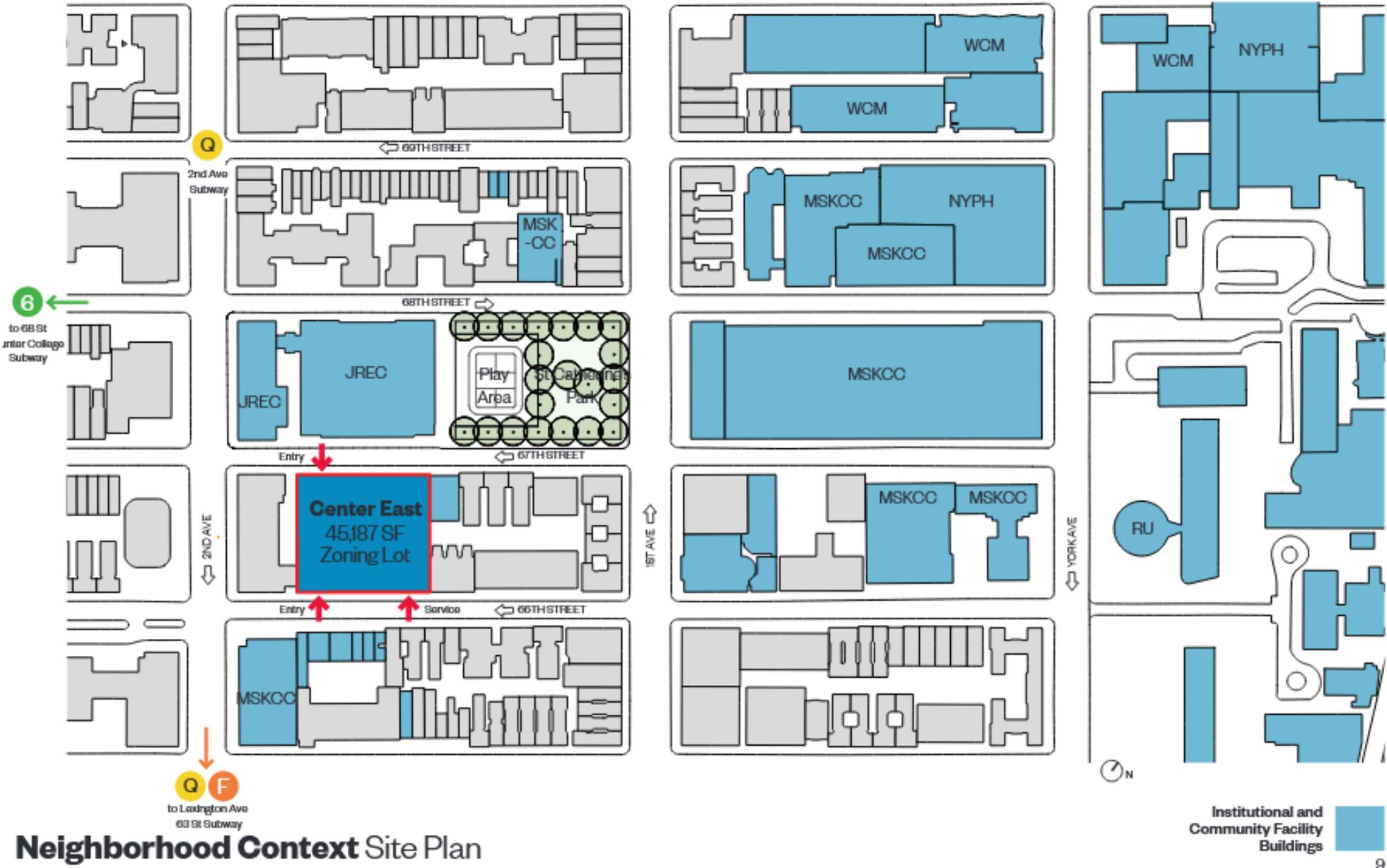
Where are the Community Facility uses around the Blood Center?



October 22, 2021

The applicant showed a version of the following map to City Council and the CPC

The point was to show how many community facility uses were nearby



Neighborhood Context Site Plan

My office remade the map . . .

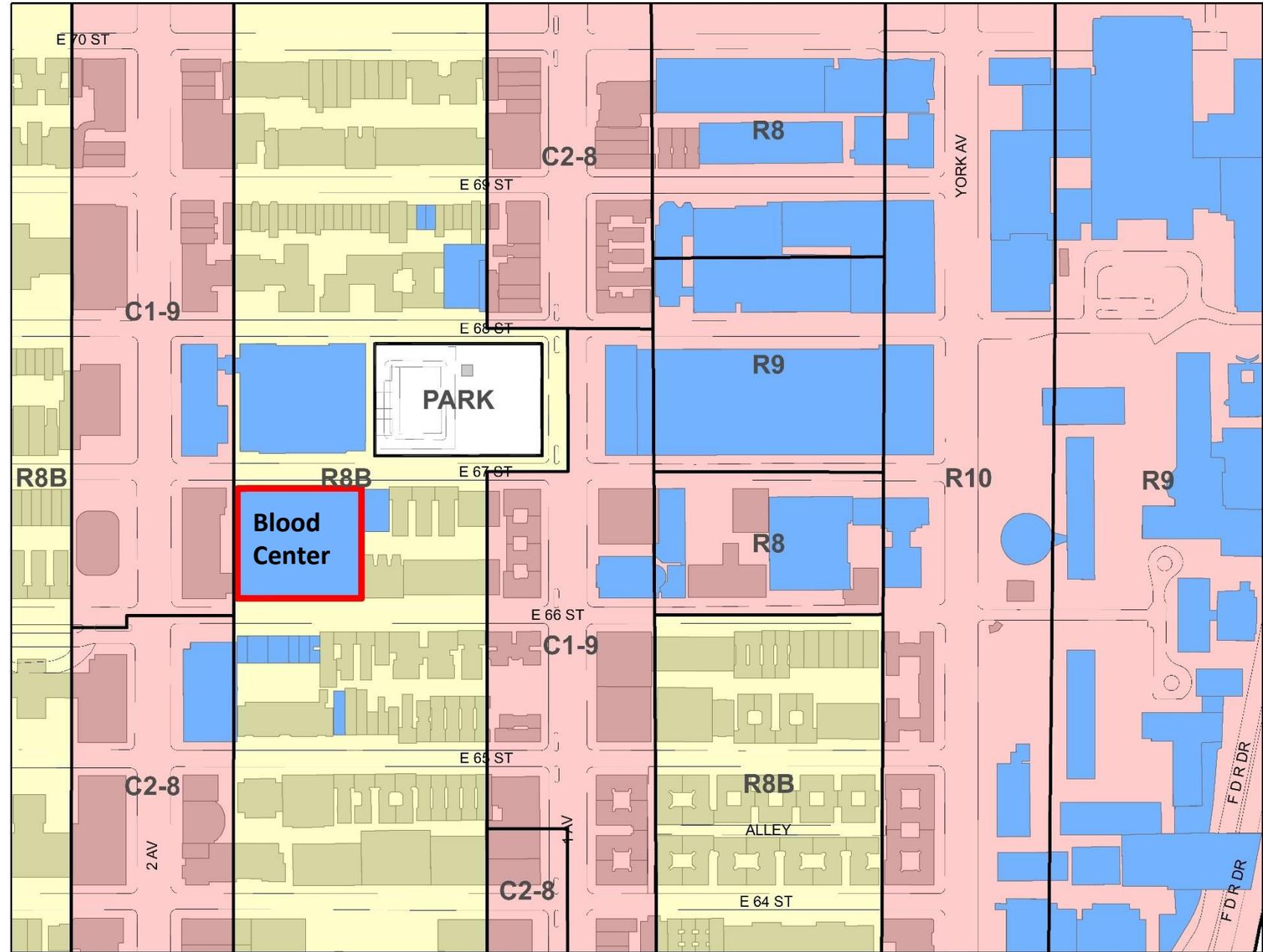


... and put zoning districts on it

The yellow areas are R8B districts. The red areas are all higher density districts

The institutional uses cluster, but they cluster in the higher density zoning districts

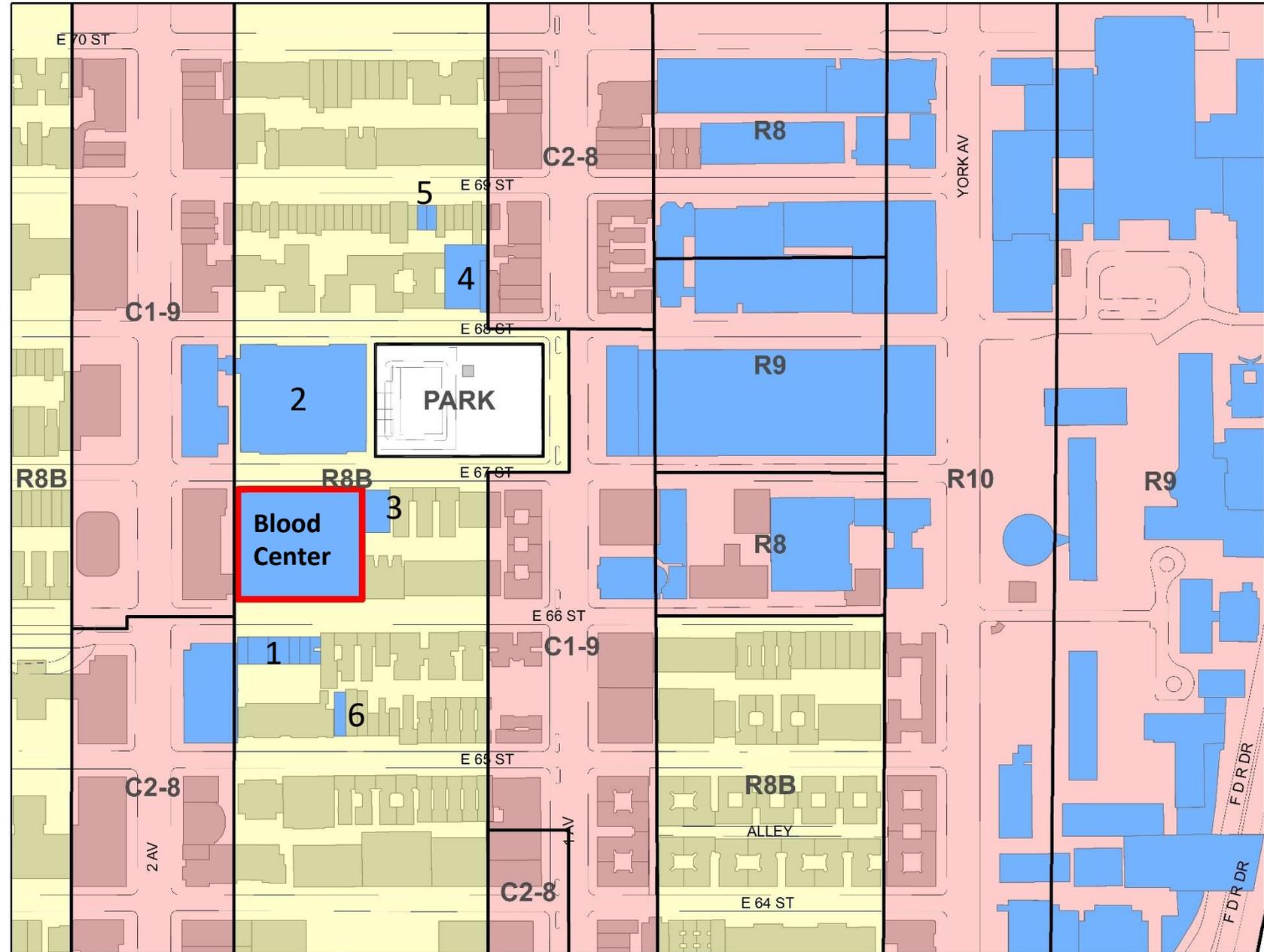
And the institutional uses in the R8B comply with or are close to R8B height limits



What exactly are the institutional uses in the R8B?

Besides the Blood Center the applicant identified 6 of them

1. Housing for MSK. This is not an institutional use, it is a residential use owned by an institution. Legal use is residences and height is below 75'
2. School (just over 75')
3. Library (less than 75')
4. MSK (75')
5. These are residences (less than 75'). Likely intended to identify a church directly to the west
6. Legal use is offices (UG6). Might have a doctor's office as tenant (less than 75')



The high density institutional uses near the Blood Center are all found in the higher density zoning districts

- Most of the institutional uses close to the Blood Center within the R8B have nothing to do with medicine or research. They include the school, a church, and a library
- There is one MSK building in the R8B, and it was built recently (year 2000) as-of-right under the R8B regulations. And the MSK residences on 66th St also comply with R8B
- R8B is not designed for institutional campuses. As the Zoning Handbook says, they were, “designed to preserve the character and scale of older row-house neighborhoods”
- Higher density institutional uses are clustered East of First Avenue in R8 to R10 zones and equivalents, exactly as the 1985 planning and rezoning intended

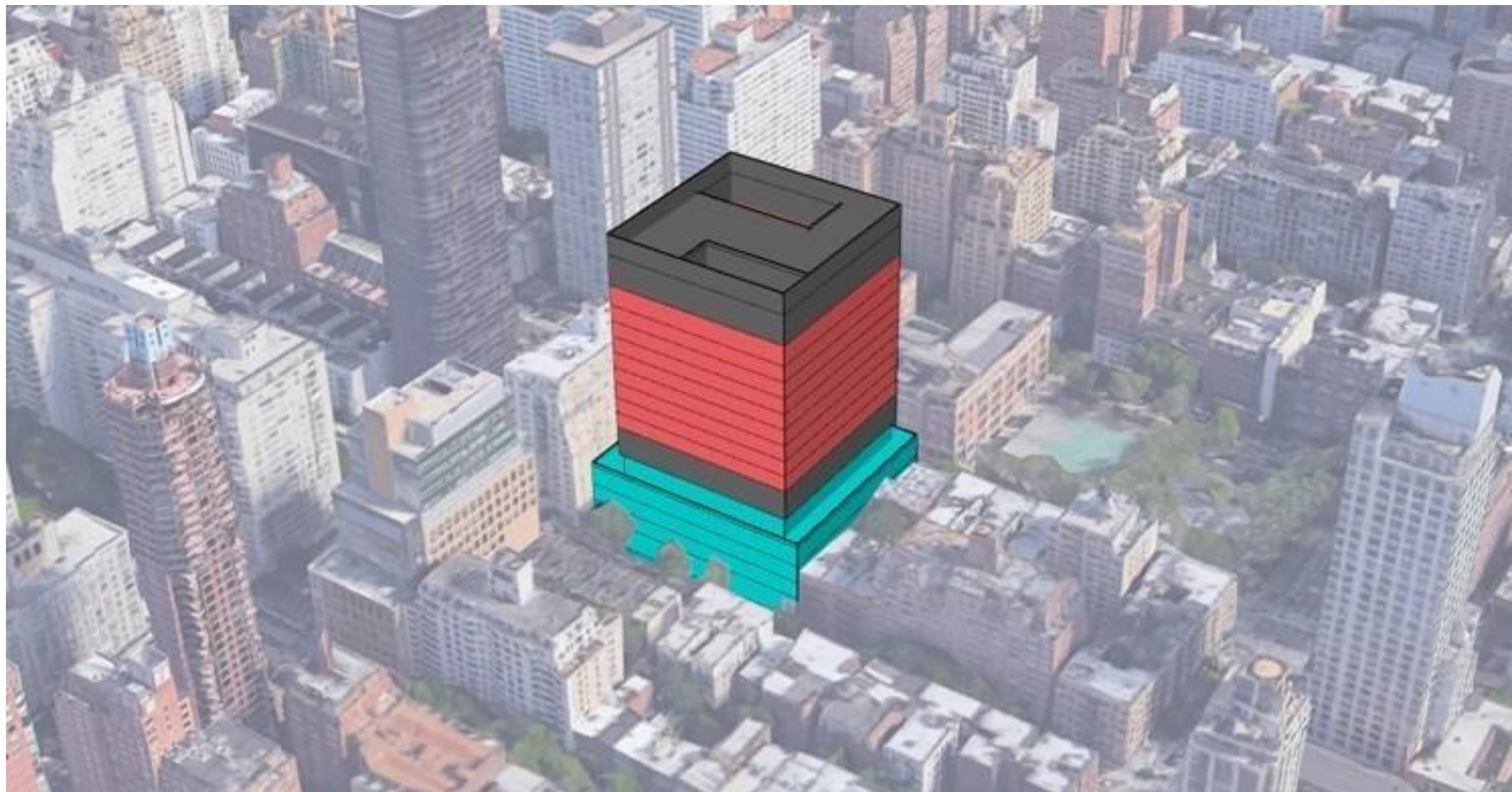


George M. Janes
& Associates
250 E. 87th Street
New York, NY 10128

Tel: 646.652.6498
george@georgejanes.com

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HISTORIC DISTRICTS

Where are the Community Facility uses around the Blood Center?



October 22, 2021

From: geraldkline@verizon.net
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Stop the Blood Center Tower
Date: Wednesday, October 20, 2021 8:42:42 PM

I live in this neighborhood. I use the library on 67th Street next to the Blood Center. I've given blood at the Blood Center. I've spent time in Saint Catherine's Park. At times, I have parked my car as an alternate side parker between the library and First Avenue.

Over the last couple decades, I have seen the expansion of Weill Cornell and Sloan Kettering buildings from York Avenue toward First Avenue. These buildings are part of institutions, not the fantasy of a real estate developer/blockbuster who wants to build apartments in the guise of another science center not affiliated with any of these institutions.

Toward the notion of a science center: they already exist within institutional campuses and on Roosevelt island. They are not built to house domestic renters.

Making a zoning change to allow this megalith opens a Pandora's Box which will spawn other unwanted, unnecessary commercial development.

There are plenty of other unused office spaces all over the city which exist in already densely developed office centers.

We do not need a behemoth built under the guise of science masquerading as such but really being a ploy to invade an already heavily developed residential neighborhood with even more domestic rental units.

This is clearly a greedy move, and I'm sure the developer is putting on a great dog and pony show. Please look behind the curtain and see the tawdry move to leverage yet more luxury housing under a false flag.

Upper East Side Resident,
Gerald M. Kline
215 East 68th St. Apt [REDACTED]

From: vtejera840@everyactioncustom.com on behalf of [Gertraud TEJERA](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony in OPPOSITION to the New York Blood Center Rezoning
Date: Thursday, October 21, 2021 7:50:12 PM

Dear City Council Zoning Subcommittee,

I hereby oppose Applications No. C 210351 ZMM, N 201352 ZRM, and N 201353 ZSM.

The proposed Blood Center/Longfellow commercial tower is an egregious project that has no place in this or any residential neighborhood. By rising to a height of 284 feet on a narrow side street where height is currently limited to 75 feet, and introducing nearly 400,000 sf of commercial space to a residential block, the project is unprecedented in nearly every way. The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or on institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

Though the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplates rival the Empire State Building. That bulk would cast the 2,000 students from all over the city in the 6-school Julia Richman Educational Complex and much of St. Catherine's Park in perpetual shadow. The project is a BAD plan for the neighborhood and the City.

I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. I am in favor of alternatives, such as the full coverage presented by planner George Janes. But the proposal as presented demonstrates a complete disregard for the community and for decades of successful zoning, and it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge you to reject this proposal as presented and maintain the 75 ft height limit.

Sincerely,
Gertraud TEJERA
[REDACTED] New York, NY 10065-5692
vtejera840@aol.com

From: goldapincus@gmail.com
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Blood center
Date: Monday, October 25, 2021 10:20:29 AM

Against blood center
Golda Pincus
[REDACTED]
New York, NY 10028

Sent from my iPhone



Hans-Willem Snoeck, MD, PhD

Professor

Director, Center for Stem Cell Therapies

Columbia Center for Human Development

Columbia Center for Translational Immunology

Departments of Medicine , Microbiology&Immunology

Columbia University Vagelos College of Physicians and Surgeons

650 W. 168th Street, BB 801E

New York, NY 10032

(T) 212 342 0182

(F) 212 342 0550

hs2680@columbia.edu

Oct. 22nd, 2021

To whom it may concern,

The New York Blood Center is a lifesaving institution for New York City. It not only supplies safe, inexpensive blood products to nearly every hospital across the five boroughs but helps countless New Yorkers through groundbreaking research of cures for blood-related diseases like Covid-19, HIV, and Sickle Cell anemia.

I'm writing to you in support of the Blood Center's proposal to develop a world-class life science hub called Center East. The current facility is entirely outdated, and does allow to perform world-class biomedical research anymore.

Center East would significantly enhance and expand the Blood Center's capacity for life-saving research with a state-of-the-art campus that would be a pillar of New York's post-pandemic response infrastructure. It would also begin to address New York's glaring lag in life science lab space compared to industry leaders like Boston and San Francisco. Finally, the Blood Center's plan would create a campus where research institutions like the Blood Center can collaborate with biotechnology companies to accelerate the development of new treatments—space New York currently lacks, but that we know drives innovation.

Of particular importance, the Blood Center will provide the cells for future stem cell therapies, thus positioning the Blood Center as a crucial player in the development of the medical therapies of the next decade. The development of Center East is essential in this endeavor.

The pandemic has underscored New York City's need for the Blood Center's work and to invest more boldly in our life science infrastructure.

Center East is the right project for the Blood Center and New York City now more than ever.

Thank you for your consideration. I urge you to help bring this long-overdue project to fruition.

Sincerely,

Hans-Willem Snoeck, MD, PhD

From: [harriet weiner](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] VOTE AGAINST the Blood Center/Longfellow application
Date: Friday, October 22, 2021 1:29:02 PM

Dear Council Members,

Please vote against the Blood Center/Longfellow application.

My concerns are:

A continuing diminishing of sunshine on the Upper East Side of Manhattan. As a long time resident I have noticed that a walk on a cool day now requires repeatedly crossing the streets to try to find a sunny spot. This should be something we can take for granted, not give away to select business interests and take away from the residents of the neighborhood.

This building would be an assault on St. Catherine's park, an oasis in the neighborhood. I walk extensively around the city and there is a need for the park space that we currently enjoy. I, personally spent time there with my first grandchild while his brother was being born in the nearby NY Presbyterian Hospital. The park has created a space for multitudes of people with family members in the hospital. The project would severely obstruct the pleasure and sanction of the park for at least 5 years.

The building would also severely impact the Julia Richman Educational Program which serves many members of our community.

Allowing this project to go forward would challenge the current regulations on heights of buildings on residential blocks on the Upper East Side. This would set a dangerous precedent for blocks like mine that are already overburdened with shade and traffic.

Please vote what's best for the people in the neighborhood, not for big commercial concerns trying to take over our neighborhood.

Thank you.

Harriet Weiner
222 East 80th Street Apt ████
New York, NY 10075

Sent from [Mail](#) for Windows

From: heideagold136@everyactioncustom.com on behalf of [Heide Gold](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony in OPPOSITION to the New York Blood Center Rezoning
Date: Friday, October 22, 2021 5:24:26 PM

Dear City Council Zoning Subcommittee,

I hereby oppose Applications No. C 210351 ZMM, N 201352 ZRM, and N 201353 ZSM.

The proposed Blood Center/Longfellow commercial tower is an egregious project that has no place in this or any residential neighborhood. By rising to a height of 284 feet on a narrow side street where height is currently limited to 75 feet, and introducing nearly 400,000 sf of commercial space to a residential block, the project is unprecedented in nearly every way. The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

Though the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplates rival the Empire State Building. That bulk would cast the 2,000 students from all over the city in the 6-school Julia Richman Educational Complex and much of St. Catherine's Park in perpetual shadow. The project is a BAD plan for the neighborhood and the City.

I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. I am in favor of alternatives, such as the full coverage presented by planner George Janes. But the proposal as presented demonstrates a complete disregard for the community and for decades of successful zoning, and it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge you to reject this proposal as presented and maintain the 75 ft height limit.

Sincerely,
Heide Gold
136 E 76th St New York, NY 10021-2825
heideagold136@gmail.com

From: [Helene Freixe](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Blood Center Tower
Date: Friday, October 22, 2021 6:29:51 PM

Dear Sir or Madam,

I am writing to convey my strong opposition to the Blood Center Tower.

I understand the importance of new projects in terms of jobs creations, taxes revenues and the revitalization of neighborhoods; we lived through the construction of the new subway Q-line, and it was worth it.

But this project is so wrong at so many levels: increased traffic, decreased quality of life, endangerment of school children's safety, health issues etc.

However, at the top of all these arguments, should be placed the design: the size, the colors, the oddity of a (supposedly) "live" building producing a sounds and lights show 24/7 - in a residential neighborhood

! Which mind came up with such a disruptive and thoughtless architectural aberration ?

The blood bank is no doubt a very important project, but it has become evident that it has been hijacked by a bloodthirsty Boston developer to make maximum profits.

Such construction should not be allowed in our residential neighborhood and frankly in any other residential neighborhoods.

Please, do the right thing and do not set a bad precedent for our City.

Thank you for your attention.

Sincerely,

Helene Laure Freixe
315 East 68th Street.
NY. NY., 10065

Blood Center Tower NYC Council Written Testimony

New York City Council

Written Testimony

October 22, 2021

Revised Blood Center Tower Proposal East 67th Street Manhattan

WRITTEN TESTIMONY OF HOWARD A. BRECHER

Introduction

I and my wife Ellen R. Brecher are long time residents of New York City, residing in our current home on East 84th Street, Manhattan, for more than 20 years, and are citizens of New York in New York City Council District 5 who vote in every General and Primary election. We own both the cooperative apartment in which we live and an investment real estate property also in the Upper East Side neighborhood of Manhattan.

Testimony on the Blood Center Tower Revised Proposal East 67th Street

We are opposed to approval of the revised Tower construction for the following reasons.

1. The Proposal would clearly amount to inappropriate Spot Zoning.

Since 1985, the Zoning Law has provided consistency in zoning matters. By all measures, the Blood Center Tower would be making an exception. Giant towers are not allowed at mid-block – but this one would be. Manhattan is zoned so bulky, tall, high-traffic gigantic towers are placed in the Midtown Business District and the Downtown Business District – not in residential neighborhoods. But this one would be.

2. The Blood Center Tower is unnecessary for Community needs of New York City

The Tower far exceeds space needed for Blood collection, etc. It appears to be a profit-seeking enterprise behind the banner of expanding Blood donations.

Many more appropriate locations already exist and are in operation for the work of the portion of the Tower that would actually be used for its bannered purpose.

3. Tall towers in mid-Block situations are a terrible idea

Besides the fact that the Zoning Law consistently provides height limits at mid-Block, tall buildings on Avenue Corners ... the Law is smart. Most mid-block buildings, such as one that we own a portion of, are short. Since they're all short, they have good light and air. When an inappropriate tall mid-block building like the Blood Center Tower is built, it blocks the light and views of everyone else. Our mid-block building can't grow 8 times taller and block other people – but theirs can if this proposal were approved.

4. A Traffic-Generating Giant Building with afternoon shadows is dangerous and inappropriate across from the Julia Richman Educational complex

Children and staff will be endangered by heavier traffic on a now relatively secluded, residential block. The Richman complex will be substantially in shadow all afternoon, discouraging full enjoyment of the play area and dimming light to the classrooms. Likewise, students will be in shadow at St. Catherine Park during recreation after school.

5. The proposal distorts and abuses Zoning rules

It totally violates consistent R8 zoning.

It rivals the Empire State Building in bulk – on a quiet, residential street.

Like some other abusive buildings unfortunately allowed in Manhattan, it abuses rules by having some floors with overly tall ceiling clearances, even though the revised Proposal reduces selective ceiling heights somewhat. Each such “counts as just one floor” for FAR calculations – but allows an even more super-tall tower. An abusive plan that also violates every other rule in the book should not be approved.

Howard A. Brecher
444 East 84th Street, [REDACTED]
New York, NY 10028-6241
habrecher@aol.com

From: hspelman3@everyactioncustom.com on behalf of [Hoyt Spelman](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony in OPPOSITION to the New York Blood Center Rezoning
Date: Thursday, October 21, 2021 6:16:52 PM

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Dear City Council Zoning Subcommittee,

I hereby oppose Applications No. C 210351 ZMM, N 201352 ZRM, and N 201353 ZSM.

The proposed Blood Center/Longfellow commercial tower is an egregious project that has no place in this or any residential neighborhood. By rising to a height of 284 feet on a narrow side street where height is currently limited to 75 feet, and introducing nearly 400,000 sf of commercial space to a residential block, the project is unprecedented in nearly every way. The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

Though the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplates rival the Empire State Building. That bulk would cast the 2,000 students from all over the city in the 6-school Julia Richman Educational Complex and much of St. Catherine's Park in perpetual shadow. The project is a BAD plan for the neighborhood and the City.

I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. I am in favor of alternatives, such as the full coverage presented by planner George Janes. But the proposal as presented demonstrates a complete disregard for the community and for decades of successful zoning, and it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge you to reject this proposal as presented and maintain the 75 ft height limit.

Sincerely,

Hoyt Spelman

 New York, NY 10128-0122
hspelman3@gmail.com



CONSTRUCTION AND GENERAL BUILDING LABORERS' LOCAL 79

Date: October 20, 2021

Topic: NY Blood Center East

JOHN NORBURY
President

CHAZ RYNKIEWICZ
Vice President

WENDY WEBB
Recording Secretary

ANTHONY VITA
Secretary-Treasurer

MICHAEL PROHASKA
Business Manager

BERNARD CALLEGARI
Sergeant-at-Arms

ANTHONY WILLIAMSON
Auditor

KENNETH ROBINSON, JR.
Auditor

STEVE ANDUJAR
Auditor

BARRIE SMITH
Executive Board Member

LUIS MONTALVO
Executive Board Member

Good morning and thank you for the opportunity to testify about the New York Blood Center East project. My name is Infinite George, and currently a Harlem resident and grew up in Queensbridge Houses, and I am a member of the Laborers Local 79.

I am here to express my support for the development of the NY Blood Center East. After going through a pandemic that has destroyed so many lives, jobs, and businesses, we all want a better future. Good-paying, middle-class jobs and careers should be more widely available to New Yorkers of color – residents who have often been excluded from them.

This project will generate thousands of construction jobs with area standard wages and benefits to support workers and their families. The facility is also projected to house more than 2,600 permanent full-time jobs in the life sciences – jobs that will help develop cures and treatments for blood diseases like Sickle Cell that impact communities of color.

At Local 79, we are excited that the developers are committed to diversifying the life sciences, taking action to reduce the barriers that have made it difficult for working-class New Yorkers to enter the field, and to building with union labor. This project should be supported by everyone in the City Council. Thank you for the opportunity to express my support for thousands of family-sustaining jobs and medical services for our communities.

Infinite George
Laborers Local 79 member

From: ingeborglazar@everyactioncustom.com on behalf of [Ingeborg Lazar](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony in OPPOSITION to the New York Blood Center Rezoning
Date: Thursday, October 21, 2021 6:22:26 PM

Dear City Council Zoning Subcommittee,

I hereby oppose Applications No. C 210351 ZMM, N 201352 ZRM, and N 201353 ZSM.

The proposed Blood Center/Longfellow commercial tower is an egregious project that has no place in this or any residential neighborhood. By rising to a height of 284 feet on a narrow side street where height is currently limited to 75 feet, and introducing nearly 400,000 sf of commercial space to a residential block, the project is unprecedented in nearly every way. The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

Though the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplates rival the Empire State Building. That bulk would cast the 2,000 students from all over the city in the 6-school Julia Richman Educational Complex and much of St. Catherine's Park in perpetual shadow. The project is a BAD plan for the neighborhood and the City.

I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. I am in favor of alternatives, such as the full coverage presented by planner George Janes. But the proposal as presented demonstrates a complete disregard for the community and for decades of successful zoning, and it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge you to reject this proposal as presented and maintain the 75 ft height limit.

Sincerely,
Ingeborg Lazar
[REDACTED] New York, NY 10065-6616
ingeborglazar@gmail.com



COLUMBIA UNIVERSITY
IRVING MEDICAL CENTER

VAGELOS COLLEGE OF PHYSICIANS & SURGEONS OF COLUMBIA UNIVERSITY
NEW YORK-PRESBYTERIAN HOSPITAL

October 20, 2021

New York City Council

Re: In support of NYBC-Center East

Dear Council members,

The New York Blood Center is a lifesaving institution for New York City. It not only supplies safe, inexpensive blood products to nearly every hospital across the five boroughs but helps countless New Yorkers through groundbreaking research of cures for blood-related diseases like Covid-19, HIV, and Sickle Cell anemia.

I'm writing to you as a proud partner of the Blood Center and firm supporter of its proposal to develop a world-class life science hub called Center East. We can no longer accept having this important hub for scientific innovation and blood services operate in an outdated facility constructed as a vocational school in 1930.

Center East would significantly enhance and expand the Blood Center's capacity for life-saving research with a state-of-the-art campus that would be a pillar of New York's post-pandemic response infrastructure. It would also begin to address New York's glaring lag in life science lab space compared to industry leaders like Boston and San Francisco. Finally, the Blood Center's plan would create a campus where research institutions like the Blood Center can collaborate with biotechnology companies to accelerate the development of new treatments—space New York currently lacks, but that we know drives innovation.

The pandemic has underscored New York City's need for the Blood Center's work and to invest more boldly in our life science infrastructure. Center East is the right project for the Blood Center and New York City now more than ever.

Thank you for your consideration. I urge you to help bring this long-overdue project to fruition.

Sincerely,

Ira Tabas, M.D., Ph.D.
Richard J. Stock Professor and Vice-Chair of Research,
Department of Medicine
Professor of Pathology & Cell Biology (in Physiology)

RE: Testimony Against Approval of the Proposed Blood Center Tower on East 67 Street

October 21, 2021

To: Chairman Moya, Councilman Ben Kallos and other Members of the Subcommittee on Zoning and Franchises

I am Jacquie Ottman. I have lived on East 69 Street for over 40 years. I am a member of our coop's board of directors. I am also past president, East 69th Street Association, and immediate past chair, Manhattan Solid Waste Advisory Board. In submitting these remarks, I am representing myself and many similarly concerned friends and neighbors.

Thank you for conducting the hearing yesterday on the Blood Center Tower, and for giving me an opportunity to speak — and to listen. After listening to the testimony carefully for 5 hours straight, as well as to the previously held lengthy Community Board 8 discussions, remarks made at the Rally, and discussing the situation with other concerned neighbors, the key insight I take away from all of this is the following:

This proposal represents nothing more than a development opportunity by a very sophisticated (out of town) business being exploited at the expense of a community. Not heeding the calls of the community — and every elected leader, community leader, and even the voices of the children in the affected school, would be a gross injustice to the very community the zoning laws were created to serve. Further, it would set a dangerous precedent to the rest of the City. Yes, the Blood Center deserves a new building in which to continue its work. However, this particular proposal must be rejected, so that the other commonsense, practical alternatives that clearly exist can be pursued to the benefit of ALL parties.

Take a good look at Longfellow's website, and you'll find a highly sophisticated real estate investment firm focused exclusively on the life sciences vertical:

“Longfellow invests capital in the highly-focused vertical of innovation real estate. Learn more about our investment strategy.” <https://lfrep.com/properties/>

Not only does Longfellow have the expertise which I would venture to say neither the Council nor certainly the neighborhood has ever seen the likes of, they likely have the drive and motivation to exploit this opportunity: this would represent their first property in New York City.

The future opportunities they likely see stemming from this foothold in the New York City market would help to explain the resources they seem to be committing to this project. And what does the ruthlessness with which they are pursuing this opportunity, with its demonstrated lack of regard for our processes and the officials who have tried to engage them say about their (as well as the Blood Center's) concern about the community which would lose so much at their hands?

What are the guaranteed benefits to the community of granting a variance for a tower almost four times what the current zoning allows? NONE! The Blood Center is already here. And it

has many other opportunities and resources available to it to rebuild on its current site, or as asserted in the testimony, can continue to serve the larger NYC community on other NYC sites. As became clear, the Blood Center has no real say in who else occupies the building. Longfellow currently has ZERO “partners” signed on, and there is no guarantee that the kinds of “partners” they eventually will bring in will be related to the life sciences, especially given the current glut of commercial space.

The concessions that Longfellow surprisingly brought to the table during their testimony yesterday would not ameliorate the many issues that are certain to affect the neighborhood, the park and the school: casting the school in darkness, creating shadows in the park, ameliorating construction noise while ensuring the children get fresh air into their classrooms, an influx of workers in an area that is already dense and the attendant litter and congestion in the neighborhood and park, especially at lunchtime.

All of this on top of more traffic in an already congested hospital area where it’s necessary for ambulances to move quickly through. And with it all, decreased property values and quality of life for the thousands of residents who have lived in and personally invested in this neighborhood, many for decades.

Zoning laws were created carefully and over a long time for a purpose. Variances should ONLY be granted out of necessity, and when it is clear all parties would benefit. Rejecting this proposal will open up the discussion to the many commonsense, practical alternatives that were recommended during the hearing, ideally, bringing all affected parties to the table in the kind of open process designed by our New York City with the intended result of benefitting all.

Let’s not risk a dangerous precedent. Please continue to “stay the course” with a demonstrated respect for the current zoning and the commitment it represents to keeping the Upper East Side a quality place to live as well as to work — and REJECT THIS PROPOSAL.

Thank you for your careful consideration of this matter.

Jacquelyn Ottman
315 East 69 Street
New York, NY 10021

Past President, East 69th Street Association
Director, 315 East 69 Street Owners
Past President, Manhattan Solid Waste Advisory Board

From: jamesy4shopping@everyactioncustom.com on behalf of [James Hall](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony in OPPOSITION to the New York Blood Center Rezoning
Date: Saturday, October 23, 2021 10:01:50 AM

Dear City Council Zoning Subcommittee,

I hereby oppose Applications No. C 210351 ZMM, N 201352 ZRM, and N 201353 ZSM.

The blood center would be best served by easing the money to fund their expansion by other means than partnering with a developer to effectively finance it for them under the guise of adding space for life science research facilities in a residential neighborhood that requires changes to current zoning laws. Their chosen partner is a developer seeking to profit from the project under the guise of altruism. It is completely disingenuous and the objectives are diametrically opposed.

The proposed Blood Center/Longfellow commercial tower is an egregious project that has no place in this or any residential neighborhood. By rising to a height of 284 feet on a narrow side street where height is currently limited to 75 feet, and introducing nearly 400,000 sf of commercial space to a residential block, the project is unprecedented in nearly every way. The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

Though the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplates rival the Empire State Building. That bulk would cast the 2,000 students from all over the city in the 6-school Julia Richman Educational Complex and much of St. Catherine's Park in perpetual shadow. The project is a BAD plan for the neighborhood and the City.

I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. I am in favor of alternatives, such as the full coverage presented by planner George Janes. But the proposal as presented demonstrates a complete disregard for the community and for decades of successful zoning, and it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge you to reject this proposal as presented and maintain the 75 ft height limit.

Sincerely,
James Hall

 New York, NY 10065-5693
jamesy4shopping@gmail.com

From: jamesmarkel@gmail.com
To: [Land Use Testimony](#)
Subject: [EXTERNAL] VOTE AGAINST the Blood Center/Longfellow application
Date: Friday, October 22, 2021 8:43:58 AM

I urge you to preserve the character of this east side historic district. This community depends on a unified aesthetic which would be ruined by this mid-block tower. Moreover, the school across the street from the proposed tower and St. Catherine's park (one of the few parks in the area) would lose cherished sunlight. The Boston based developer should utilize development by right which I believe would be sufficient.

Please save our neighborhood from this inappropriate development.

Thank you,

James Markel, Esq.
333 East 69th Street
NY, NY 10021

Sent from my iPhone

From: [James Murtha](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Blood Center Objection
Date: Saturday, October 23, 2021 8:56:55 AM

Dear City Council Members,

I am writing to official voice my objection to the Blood Center Tower. I have lived on the UES for close to 30 years, my wife has lived here for her entire life. As long time residents we are acutely aware of the fragility of our neighborhood.

Overdevelopment is taking away the charm that has drawn people to this neighborhood for generations. We feel that a mid-block tower of this size will accelerate other towers destroying what has made the UES a desirable neighborhood.

We must not proceed with the mid- block re-zoning laws that this tower requires.

Sincerely,
James Murtha

Sent from my iPhone

From: jamieolken1@everyactioncustom.com on behalf of [Jamie Olken](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony in OPPOSITION to the New York Blood Center Rezoning
Date: Friday, October 22, 2021 12:18:04 PM

Dear City Council Zoning Subcommittee,

I hereby oppose Applications No. C 210351 ZMM, N 201352 ZRM, and N 201353 ZSM.

The proposed Blood Center/Longfellow commercial tower is an egregious project that has no place in this or any residential neighborhood. By rising to a height of 284 feet on a narrow side street where height is currently limited to 75 feet, and introducing nearly 400,000 sf of commercial space to a residential block, the project is unprecedented in nearly every way. The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

Though the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplates rival the Empire State Building. That bulk would cast the 2,000 students from all over the city in the 6-school Julia Richman Educational Complex and much of St. Catherine's Park in perpetual shadow. The project is a BAD plan for the neighborhood and the City.

I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. I am in favor of alternatives, such as the full coverage presented by planner George Janes. But the proposal as presented demonstrates a complete disregard for the community and for decades of successful zoning, and it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge you to reject this proposal as presented and maintain the 75 ft height limit.

Sincerely,
Jamie Olken
136 E 76th St New York, NY 10021-2825
jamieolken1@gmail.com

From: jane_parshall@everyactioncustom.com on behalf of [Jane Parshall](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony in OPPOSITION to the New York Blood Center Rezoning
Date: Thursday, October 21, 2021 7:16:59 PM

Dear City Council Zoning Subcommittee,

I hereby oppose Applications No. C 210351 ZMM, N 201352 ZRM, and N 201353 ZSM.

The proposed Blood Center/Longfellow commercial tower is an egregious project that has no place in this or any residential neighborhood. By rising to a height of 284 feet on a narrow side street where height is currently limited to 75 feet, and introducing nearly 400,000 sf of commercial space to a residential block, the project is unprecedented in nearly every way. The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

Though the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplates rival the Empire State Building. That bulk would cast the 2,000 students from all over the city in the 6-school Julia Richman Educational Complex and much of St. Catherine's Park in perpetual shadow. The project is a BAD plan for the neighborhood and the City.

I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. I am in favor of alternatives, such as the full coverage presented by planner George Janes. But the proposal as presented demonstrates a complete disregard for the community and for decades of successful zoning, and it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge you to reject this proposal as presented and maintain the 75 ft height limit.

Sincerely,

Jane Parshall

 New York, NY 10021-5164
jane_parshall@yahoo.com

From: [Janette Gautier](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Reject the Rezoning request for the Blood Center/Longfellow Monolith!
Date: Saturday, October 23, 2021 12:55:28 PM

To whom it may concern,

I live one block from the proposed Blood Center/Longfellow tower. I use the library next door. I sit in St. Catherine's Park to get some sun, a commodity in short supply now in our neighborhood. The planned building would cast a shadow over not only the park but the Julia Richman Complex and their outdoor sports spaces. Please do not let this monolith be built here!

I have every respect for the Blood Center, but the developers are using it as an excuse for a commercial tower which will fill their pockets and ruin the neighborhood. Especially because of the pandemic, there is a glut of commercial space where a lab could be built. I believe Ben Kallos has a list of places they could use! The Blood Center will fill only one third of the space. The rest will benefit only the developers.

The project is unprecedented in nearly every way. The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District. It will open a Pandora's box.

I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. The applicant has demonstrated a complete disregard for the community and for decades of successful zoning, and it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge you to reject this proposal.

Thank you,
Janette Gautier
Resident for over 50 years

From: [Jason Manley](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] VOTE AGAINST the Blood Center/Longfellow application
Date: Saturday, October 23, 2021 11:31:40 AM

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I would like to officially express my opposition to the Blood Center tower. This re-zoning will set a harmful precedent to our community, the greatest strength of which is its family friendly nature. Our children love running around in the sunshine in St Catherine's park. This shadow cast by the tower will leave a significant mark on the heart of our community. Please do not approve.

Jason Manley
500 E 63rd St [REDACTED]
New York, NY 10065

From: jeanne201822@everyactioncustom.com on behalf of [Jeanne Scott-Monck](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony in OPPOSITION to the New York Blood Center Rezoning
Date: Friday, October 22, 2021 12:33:50 AM

Dear City Council Zoning Subcommittee,

I hereby oppose Applications No. C 210351 ZMM, N 201352 ZRM, and N 201353 ZSM.

The proposed Blood Center/Longfellow commercial tower is an egregious project that has no place in this or any residential neighborhood. By rising to a height of 284 feet on a narrow side street where height is currently limited to 75 feet, and introducing nearly 400,000 sf of commercial space to a residential block, the project is unprecedented in nearly every way. The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

Though the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplates rival the Empire State Building. That bulk would cast the 2,000 students from all over the city in the 6-school Julia Richman Educational Complex and much of St. Catherine's Park in perpetual shadow. The project is a BAD plan for the neighborhood and the City.

I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. I am in favor of alternatives, such as the full coverage presented by planner George Janes. But the proposal as presented demonstrates a complete disregard for the community and for decades of successful zoning, and it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge you to reject this proposal as presented and maintain the 75 ft height limit.

Sincerely,
Jeanne Scott-Monck
429 E 64th St Apt [REDACTED] New York, NY 10065-7596
jeanne201822@yahoo.com

From: [JENNIFER RUSHTON](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] VOTE AGAINST the Blood Center/Longfellow application
Date: Friday, October 22, 2021 4:25:37 PM

I live in the area and am against the proposed new Blood Center being built which will mean changing the zoning laws.

Jennifer Rushton
210 East 68th Street
Apt. ■■■
New York, NY 10065

Sent from my iPad

From: jaybay212@everyactioncustom.com on behalf of [Jessica Bayer](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony in OPPOSITION to the New York Blood Center Rezoning
Date: Thursday, October 21, 2021 10:39:08 PM

Dear City Council Zoning Subcommittee,

I hereby oppose Applications No. C 210351 ZMM, N 201352 ZRM, and N 201353 ZSM.

The proposed Blood Center/Longfellow commercial tower is an egregious project that has no place in this or any residential neighborhood. By rising to a height of 284 feet on a narrow side street where height is currently limited to 75 feet, and introducing nearly 400,000 sf of commercial space to a residential block, the project is unprecedented in nearly every way. The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

Though the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplates rival the Empire State Building. That bulk would cast the 2,000 students from all over the city in the 6-school Julia Richman Educational Complex and much of St. Catherine's Park in perpetual shadow. The project is a BAD plan for the neighborhood and the City.

I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. I am in favor of alternatives, such as the full coverage presented by planner George Janes. But the proposal as presented demonstrates a complete disregard for the community and for decades of successful zoning, and it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge you to reject this proposal as presented and maintain the 75 ft height limit.

Sincerely,
Jessica Bayer
404 E 66th St New York, NY 10065-9308
jaybay212@yahoo.com

From: jillgill@everyactioncustom.com on behalf of [JILL GILL](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony in OPPOSITION to the New York Blood Center Rezoning
Date: Thursday, October 21, 2021 7:08:17 PM

Dear City Council Zoning Subcommittee,

I hereby oppose Applications No. C 210351 ZMM, N 201352 ZRM, and N 201353 ZSM.

The proposed Blood Center/Longfellow commercial tower is an egregious project that has no place in this or any residential neighborhood. By rising to a height of 284 feet on a narrow side street where height is currently limited to 75 feet, and introducing nearly 400,000 sf of commercial space to a residential block, the project is unprecedented in nearly every way. The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

Though the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplates rival the Empire State Building. That bulk would cast the 2,000 students from all over the city in the 6-school Julia Richman Educational Complex and much of St. Catherine's Park in perpetual shadow. The project is a BAD plan for the neighborhood and the City.

I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. I am in favor of alternatives, such as the full coverage presented by planner George Janes. But the proposal as presented demonstrates a complete disregard for the community and for decades of successful zoning, and it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge you to reject this proposal as presented and maintain the 75 ft height limit.

Sincerely,

JILL GILL

 New York, NY 10024-5306
jillgill@aol.com

From: [Jill Sharfstein](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Please do not allow the wonderful blood center
Date: Wednesday, October 20, 2021 6:10:38 PM

To build a huge building in our residential neighborhood. The shadows would cast darkness on parks and streets. It is out of character for our neighborhood. Thank you very much.
Sincerely, Jill Sharfstein 320 East 72 Street

From: [Jim Giller](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Blood Center Expansion Application - I Vote Against
Date: Friday, October 22, 2021 1:00:21 PM

As a resident of 315 East 68th Street and a longtime NYC citizen, I'm writing to add my opposition to the planned expansion of the Blood Center.

The reasons will be a restatement of my friends and neighbors but they are:

1. It violates the rules established for development in this neighborhood.
2. Its extraordinary height and footprint, despite the recent LAST MINUTE reduction in height, will still cast the school and St. Catherine Park in darkness. Light is an extremely important issue for educational institutions especially for young people.
3. The added traffic created by the additional 2500 plus employees will negatively affect the quality of life our UES neighborhood has enjoyed for years.
4. Commercial space for life sciences is widely available in the city with over 60 million square feet of space unoccupied due to the recent pandemic. The Blood Center already has expanded space in Long Island City. There have recently been several offers to the Blood Center for alternatives which have not been even considered. Proximity to medical and life science institutions is way overblown and in no way as significant as presented. It's a "nice to have".
5. The applicant has shown complete indifference to compromise despite the overwhelming negative feelings of the community.
5. Finally at 77 years old, I do not want to spend the next 5 years with the construction, noise and transportation disturbance that will occur one block away for no reason.

Sincerely,
James Giller

Jim Giller [REDACTED]
315 East 68th Street - [REDACTED]
New York, NY 10065

From: joan.geismar@everyactioncustom.com on behalf of [Joan Geismar](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony in OPPOSITION to the New York Blood Center Rezoning
Date: Thursday, October 21, 2021 9:18:44 PM

Dear City Council Zoning Subcommittee,

I hereby oppose Applications No. C 210351 ZMM, N 201352 ZRM, and N 201353 ZSM.

Clearly the proposed Blood Center/Longfellow commercial tower has no place in this or any residential neighborhood. Its height of 284 feet defies the current height limit of 75 feet and its square footage of almost 400,000 sf of commercial space is totally unacceptable on a residential block. It is just plain wrong, as is the proposed rezoning that flies in the face of the planning principle that limits such density to wide streets, central commercial districts, or institutional campuses to preserve the character of narrow residential side streets. Allowing this project to move forward as proposed sets a terrible precedent that ultimately can only have a disastrous effect on the city.

While I support the Blood Center's mission, this proposal is nothing more than "zoning for dollars." I am open to alternatives, but the current proposal demonstrates total disregard for the community and flies in the face of decades of successful zoning. Moreover, it totally ignores the common good to benefit a private developer. Please reject this proposal as presented and maintain the established 75 ft. height limit.

Sincerely,
Joan Geismar
40 E 83rd St New York, NY 10028-0843
joan.geismar@gmail.com

From: [Joan Goldfield](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Stop the Blood Center from Breaking Zoning LAWS
Date: Thursday, October 21, 2021 1:27:08 PM

Blood Center- East 67 Street Construction:

We have mid-block zoning law for a reason. Even with lessening the height in the new proposal, the sun will be blocked out for a large portion of the day. The school across the street needs sunlight as well as the only park in our area on that block also. Children and adults need sunlight. And East 67 Street is a narrow street. The construction will be impossible, adding to the build-up of traffic going to the 59th Street bridge on Second Avenue. And that street, East 67th Street, is the bus cross street. In addition the construction noise will be horrible for the school children of all ages (K-12) in a successful public school across the street. Please insist that the Blood Center move to a different location. Other areas are better and best for this enormous new building- not in this location on a narrow side street. Thank you for considering my objections.

Sincerely,
Joan Goldfield

New York, NY
10065

Sent from my iPhone

From: [Joan Honig-Marden](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] I Bear Witness
Date: Wednesday, October 20, 2021 2:21:50 PM

Members of the New York City Council and all those in attendance,

I live one block from the proposed edifice which is to replace the current Blood Center.

I raise my voice here today to speak for the City. Not the people of the City or the businesses of the City or the activists or politicians or corporations but for the City in which I've lived for 40 years and where I've raised my family .

New York City is known for its iconic skyscrapers, its theater and arts, its museums, its food, its financial center, its parks, its hospitals, its cultural life and, yes, its neighborhoods:. The Upper East Side, The Upper West Side, SOHO, Harlem, Chinatown, Little Italy, Kips Bay, Chelsea, the Village (East and West), Hell's Kitchen among many. They've been known worldwide from books and movies and the like for decades. They have personalities and landmarks and people who are inspired by them. And they are crying out to be saved, not to be remembered as something that once existed in the past.

Disappearing NYC is a thing. It's a phenomenon known to anyone who lives here.

I am not against progress or development. I know the community is not against progress or development.

We do want to stop the disappearing of something beautiful that we all love: our neighborhood(s).

This proposed edifice will be situated right next to a school; a park and a New York Public Library historic branch built with money donated by Andrew Carnegie in 1905, 116 years ago. It's a juxtaposition that says it all. To build something that fits more into the neighborhood seems to be in order.

Thank you.

Joan Honig-Marden
East 68th Street

From: [John Hood](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] I strongly OPPOSE the Blood Center Tower proposal
Date: Wednesday, October 20, 2021 1:06:40 PM

City Council - My family and I have been residents of 333 E. 68th Street since 1997. My children went to PS 183 and have used St. Catherine's Park and the adjoining playground all their lives. As I am writing this email, I am looking out my bedroom window, listening to the sounds of children in the park and playground, while watching and listening to the City Council meeting on the NYBC proposal.

While I regularly donate blood at the NYBC, I strongly oppose the Tower proposal. Mid-block tower construction threatens the residential character of this neighborhood, especially given its proximity to St. Catherine's Park and the playground. In fronting this proposal, the NYBC is acting as the pawn of larger real estate development interests. The benefits of this proposal would primarily be realized by the commercial developers, with the detriments borne by the larger community.

It's simply the wrong place. While the NYBC performs a vital role, the proposed commercial tower development is not necessary for them to continue to perform their function, better alternatives exist.

Thank you.

John Hood

--

From: [John McClement](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] John McClement's Blood Center Testimony
Date: Wednesday, October 20, 2021 10:27:51 PM

This is my testimony from today's City Council Blood Center hearings:

If the proposed Blood Center project goes forward, it will be a tragedy for the neighborhood and the city. The damage to the neighborhood has been discussed at length and includes shadows cast on St. Catherine's Park, Julia Richmond, and adjacent residential buildings. Despite arguments to the contrary, this is a diverse middle class neighborhood not equipped to handle the burdens that a fully occupied commercial building will bring.

An equally disturbing issue is the precedent this project will set in terms of midblock building height limits. If the project is allowed to go forward, other real estate developers will argue that their developments should be allowed to dramatically exceed midblock height limits too. The effects of this kind of construction will be catastrophic and long lasting. Finally, it is not as if there are no other suitable locations elsewhere in Manhattan where the important work of the Blood Center can be performed. This is not an all or nothing issue for the Blood Center or the construction unions.

John McClement
415 East 85th Street; Apt 
New York, NY 10028
917-853-0717

From: [Jon Korn](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] vote against the blood center/longfellow application
Date: Saturday, October 23, 2021 11:32:07 AM

I am a resident and homeowner near the proposed massive structure which will cause havoc in the area---both for the traffic and congestion and environmental incursions, and for destruction of property values of the folks who rent or own in the area. The park which is a haven for the children of the NYH staff and the residents of the area will now be shaded for the time it would be of most use.

But most shockingly, we relied upon building code when we moved to this area and trusted that government would not succumb to politics and not be bought off.

There is no need to have this type of business (yes—that is exactly what it is: real estate profitability and business) to be given an advantage over the common people in the area and destroy their lives and finances.

Once again—money and politics seems to be winning out.

Jon Korn

Jonathan A. Korn, MD
Diplomate American Board Orthopedic Surgery
Fellow American College of Surgeons
Fellow International College of Surgeons
American Society of Safety Engineers
Phone: [\(212\) 744 1505](tel:(212)7441505)
jk@jkornmd.com
150 East 69th Street

—

[New York, NY 10021](#)

From: [Joseph McGovern](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] I want you to APPROVE the Blood Center/Longfellow Tower
Date: Wednesday, October 20, 2021 5:04:42 PM

Dear City Council,

I am a resident in the co-op at 333 East 66th Street, New York, zip 10065, writing in support of the proposed Blood Center/Longfellow tower. It is an egregious project bringing benefits to the neighborhood and to scientific research in the U.S.

The building would leave, as largely documented, complete sunlight to St. Catherine's Park most of the daylight time, adding some shadow to the natural twilight, only a few hours on Winter evenings. The project is a GOOD plan for the neighborhood and the City.

Our primary housing co-op is victim of repeated white collar crimes by the current President of the Board of Directors Ellyn Berk and by the colluded managing agent Rudd Realty. To discriminate among shareholders, they refuse to share the waiting list for minor alterations authorized by Public Authorities and assigned to certified and insured contractors. For months the poor management has determined delays because the very easy communication of workdays with noisy apartment interior demolitions are not communicated and the neighbors immediately protest. The decent management is to inform ahead which days have noisy demolitions, allowing neighbor shareholders paying expensive maintenance fees to properly plan their schedules, avoiding complaints of noise. Demolitions for minor alterations in a studio apartment can take 2-3 days, while suffering them for months from the same studio is certainly caused by white collar crimes in the attempt of managing our co-op building.

Ellyn Berk abused systematically of the co-op email system Buildinglink.com, with the complicity of Rudd Realty and Buildinglink management. In 11 months she sent at least 40 spams, summarized below, with her own anti-democratic anti-capitalism point of view on the Longfellow project. Her unilateral delirium and lack of democratic debate does not represent shareholders at all. The project has been backed by the Mayor of New York City and democratically elected committees. Her repeated flat-earther mistakes about sun lighting of St. Catherine's Park is not representative of our neighborhood. She has a compulsive spamming attitude with false alarmism because of her access to the mandatory Buildinglink system. The appropriate mental health authorities should be alerted. We cannot mark as spam her unsolicited messages in our email systems, as we would lose emails from the same account, genuinely sent with legal value about our co-op. The lack of normal democratic debate through the same email system requires correction. Obviously if someone sends an email through the system, is immediately subject to retaliation, threaten of eviction, attack by their dogs in the common spaces, stalking by doormen, etc. The email system must be reserved for reasons pertaining our expensive co-op, not for the mental problems of Ellyn Berk, with medieval belief on sunrise and lack of mental lucidity, as in her most recent

spams, opening two brackets and closing one. She does not even re-read emails before sending to 180 families in her building, just because she has access to your system. This is another subtraction of real value to shareholders from Rudd Realty/Ellyn Berk.

Ellyn Berk and Rudd Realty regularly commit white collar crimes in violation of our rights. They must be inhibited from using the Buildinglink.com system for their own interests. They must be inhibited from their retaliation and discrimination, while cooperation among shareholders must be guaranteed. Minor alterations to avoid unsanitary conditions must be guaranteed. Currently, several months of waiting are needed without anthropological reason and with total discrimination among shareholders.

We support the Blood Center's mission, since the applicant has demonstrated attention to the community and the tower would bring innovation, value and opportunities to the area, replacing an old and degraded low-valued building. Ellyn Berk, Rudd Realty and Buildinglink.com do not represent instead our interests and do not guarantee cooperation among shareholders. I urge you to accept this proposal.

Joseph McGovern

333 East 66th St., zip 10065

Spam from Ellyn Berk:

Mon, Oct 18, 1:42 PM on Wednesday, October 20th	333E66 - Blood Center Tower - REMINDER - City Counsel Hearing
Thu, Oct 14, 2:59 PM October 20th	333E66-Blood Center Tower - City Counsel Hearing on Wednesday,
Fri, Oct 8, 2:42 PM	333E66-Blood Center Tower -Save the Date and the Neighborhood
Fri, Oct 8, 1:35 PM	33e66-Blood Center Tower- Save the Date and the Neighborhood
Thu, Sep 30, 12:59 PM	333E66- IMPORTANT! Blood Center Tower - Note to 333
Mon, Sep 27, 8:20 PM	333E66- CB8 Zone Committee Meeting - Note from Ellyn
Wed, Sep 22, 5:40 PM	333E66 - Memo - Blood Center Tower Update
Mon, Aug 30, 3:20 PM	333E66 - Memo - Blood Center Tower Update
Wed, Aug 4, 6:55 PM	333E66- Blood Center Tower - Note to 333
Wed, Jul 28, 10:05 PM (Thurs. July 29th) at 10 am	333E66-Reminder-City Planning Commission Hearing - Tomorrow
Mon, Jul 26, 12:10 PM	333E66 - Memo - Blood Center Tower - Note to Shareholders
Mon, Jul 26, 11:35 AM	333E66- Blood Center Tower - Note to 333
Mon, Jul 19, 12:25 AM	333E66- Blood Center Tower - Reminder
Sun, Jul 11, 10:40 PM Person Public Hearing	333E66-Blood Center Tower- Reminder for Monday Night's In
Fri, Jul 9, 1:50 PM	333E66- Blood Center Tower - Updated Information on the In Person
Public Hearing - Monday, July 12th from 6-8 pm	

Thu, Jul 8, 3:45 PM	333E66- Blood Center Tower - In Person Public Hearing - Monday,
July 12th from 6-8 pm	
Fri, Jul 2, 1:05 PM	333E66-Blood Center Update - Important Memo from Gale Brewer's
Office	
Mon, Jun 21, 11:25 AM	333E66 - Video of Comments on the Blood Center - A Note
from Ellyn	
Tue, May 25, 1:55 PM	Blood Center Responses to Our Questions: IMPORTANT TO READ
Tue, May 25, 12:50 PM	CB8 Meeting Reminder - Zoom Info - Tonight at 630 pm
Sun, May 16, 1:20 PM	IMPORTANT BULLETIN - Blood Center Protest Rally - Sun. May
23rd at 2 pm	
Mon, May 10, 10:55 PM	REMINDER - CB8 Zoom Meeting- Wed. May. 12th at 6:30 p.m.
Wed, May 5, 5:25 PM	333E66-Update Blood Center Tower Action
Mon, Apr 26, 1:30 PM	333E66- CB8 Community Board Meeting - Tuesday, April 27th at
6:30 pm - Zoom Info	
Tue, Apr 20, 4:59 PM	333E66- Immediate Update on Longfellow Tower
Fri, Apr 9, 5:45 PM	REMINDER - Julie Menin at 333 - This Saturday (Tomorrow)
Tue, Apr 6, 6:59 PM	333E66- Julie Menin at 333 - This Saturday!
Mon, Mar 29, 12:45 PM	333E66- Kramer Levin & The Mayor
Thu, Mar 25, 3:50 PM	333E66- A Follow-up to Last Night's CB8 Meeting & Link to the
Webinar	
Mon, Mar 22, 1:59 PM	333E66- CB8 Zoom on the Blood Center Tower - Tues. Mar. 23rd at
6:30 pm	
Wed, Mar 17, 10:45 AM	333E66- ALERT - NOON TODAY! Story on the Blood Center Tower
on CBS News	
Fri, Mar 12, 10:40 AM	333E66- Memo - Julie Menin
Tue, Jan 19, 2:35 PM	333E66- Meet & Greet with Julie Menin on Tues. Jan. 26th at 6:30
pm - Please Register Now!	
Tue, Dec 29, 2020, 5:45 PM	333E66-Blood Center - Writing Letters to the Planning Commission
Tue, Dec 29, 2020, 6:20 PM	Blood Center - Memos to those writing letters to the
Planning Commission	
Mon, Dec 14, 2020, 2:30 PM	333E66- Talking Points & Zoom Details for Meeting with Councilman
Kallos - Dec. 15th from 8-9 pm	
Tue, Dec 8, 2020, 4:05 PM	333E66-Memo-Blood Bank Center Info
Fri, Dec 4, 2020, 12:20 PM	333E66- Blood Bank Center Update
Fri, Nov 20, 2020, 1:15 PM	333E66-Memo - Blood Bank Petition
Mon, Nov 16, 2020, 12:20 PM	Emergency for All 333 Shareholders- New York Blood Center's 66th
Street Expansion Plan	

Sent with [ProtonMail](#) Secure Email.



317 EAST 67th STREET NEW YORK, NY 10065 TEL 212-717-8809

**Written Testimony regarding the potential Longfellow Development (NY Blood Center East)
Oct 21, 2021**

We are the Building Council of the Julia Richman Educational Complex (JREC) and we submit this testimony on behalf of the 2000 students and families our campus serves. We are strong supporters of the NY Blood Center, but we are in opposition to the proposed expansion, given the concerns it raises for our students and their education.

The Julia Richman Educational Complex is not in support of the NY Blood Center East expansion project. As you are well aware, the JREC Campus serves students from pre-K through 12th grade, including a Lyfe program for the children of young parents, four high schools, a K-8 elementary school, and a middle school for children with autism. These students come from neighborhoods far beyond the Upper East Side, so this development impacts communities far beyond just this neighborhood.

We have been down this road with the NY Blood Center before. They clearly did not learn from their defeat by our neighbors and supporters when they attempted to take over our building in 2016. At the time, they misled our elected officials by claiming we supported the project when we did not. Four years later, they now spread misinformation about a commercial construction project of a scale and impact that would harm Julia Richman Educational Complex, just as surely as those 2016 demolition crews.

Our building serves over 2000 children, from infants to seniors in high school, from diverse communities all over New York City. We are extremely concerned about a multi-year construction project that spews dust and debris, asbestos and lead, various construction chemicals, increases diesel exhaust, carbon monoxide, and noise, and that endangers our children with falling equipment and materials and increases “struck-by hazards” by vehicles and construction equipment. Some of our students already have health conditions, and they do not need to go to school for six hours a day in an area with questionable air quality.

Not only is it dangerous and unhealthy to have a major construction project across from a building that serves infants up to seniors in high school, but our school buses already cannot safely drop off and pick up our cognitively disabled, medically vulnerable, and elementary school-aged children. Blood Center vehicles already block egress by parking in the “No Parking” bus zone in front of the entrance. This is already a very congested street with a well-traveled crosstown bus route. How will children make it safely into school during construction?

Once complete, an expanded Blood Center with still unknown commercial tenants and under the ownership of Longfellow investors, will increase the population of their building from nearly tenfold -- from 230 people to over 2600. They will also increase the number of service and other vehicles; we have so much difficulty already with the Blood Center blocking our egress, and now they propose something that brings in even more people.

Finally, and most importantly, the completion of this massive project directly to our south will block not just sunlight, but ALL radiant light from entering the entire 67th street side of Julia Richman, drowning our classrooms in shadow. Starting after lunch recess and lasting until sunset, that dark shadow extends to blanket our play yard and the entirety of St Catherine's Park. This park is the only one in all the surrounding blocks for children to play easily and freely, and is used extensively by Julia Richman campus schools all day,, but especially in the afternoon, by other nearby schools and daycare centers, and of course, the neighborhood children. This mid-block skyscraper directly to the south and east of the park will cast a large shadow exactly during the hours when the park gets the most use.

This campus has maintained this strong identity in successfully serving such a diverse mix of NYC students and families for generations. We stand with our friends and neighbors in opposing this project which sets a dangerous precedent for residential neighborhood development, alters the distinct residential character of the area, and threatens the safety, health and well-being of our precious children.

The Principals of the JREC Campus, 317 E 67th Street, New York, NY 10065:

Josh Satin, Ella Baker School

Rita Erica Doyle, Vanguard High School

Gladys Dorilda Rodriguez, Manhattan International High School

William Gagstetter, Talent Unlimited High School

Christine Olson, Co-Director, Urban Academy Laboratory School

Rebecca Walzer, Co-Director, Urban Academy Laboratory School

Imma Jardi, PS226

From: [Judy Gross](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Fw: VOTE AGAINST the Blood Center/Longfellow Application
Date: Saturday, October 23, 2021 8:42:07 AM

Re-sending with proper Subject Line.

----- Forwarded Message -----

From: Judy Gross <jegross1963@yahoo.com>
To: landusetestimony@council.nyc.gov <landusetestimony@council.nyc.gov>
Sent: Tuesday, October 19, 2021, 07:25:49 PM EDT
Subject: 67th Street Blood Tower - Please Oppose

I am writing to oppose the proposed Blood Center Tower on East 67th Street.

This is a massive tower that does not belong in this residential neighborhood:

- It's a multi-year complex construction project on a narrow street
- It will add thousands of people to an already congested area
- It's ridiculous to have a massive tower of that size on a narrow residential street
- It will cast a shadow over many blocks that children use - Julia Richman Education Complex and the St Catherine's park

The arguments made by the Blood Center to make their case don't make sense. They do not need to be in close proximity of the nearby hospitals to conduct their work -- doctors in the neighborhood have refuted that. None of the neighboring institutions noted by the Blood Center have said they want or need the Tower.

Also, alternative locations have been offered.

This is a terrible idea that would disastrously change the makeup of the neighborhood.

Please, please please - oppose this Tower!

Judy Gross


From: [Judy Rothstein](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] VOTE AGAINST Blood Center/Longfellow application
Date: Friday, October 22, 2021 8:42:26 AM

Please oppose the Longfellow application. And answer this question if you can: do any of those endorsing the application live in this neighborhood? I suspect NOT. And NIMBY is a legitimate complaint. Because if we don't stand up for ourselves, who will?

Has an environmental study been conducted? Surely the air quality of the neighborhood will be negatively impacted. And 2nd Ave is already a bottleneck of gridlock weekday mornings and evenings.

How will the 67th St library be impacted?

Please please please oppose the tower!

October 18, 2021

My name is Julianne Bertagna and I am President of Treadwell Farm Historic District and I am here today to speak on behalf of Treadwell Farm Historic District community to oppose the Blood Center Longfellow plan to build a massive 334 foot commercial tower on a low scale midblock R8B zone. The request to rezone the midblock on East 67th Street, home of the Blood Center, would present a significant safety concern, weaken the protection of low-scale midblocks, violate the contextual zoning and would set an unwanted precedent in our neighborhood and our City. The proposal is egregious and the arguments for the addition are morally disingenuous. We should not accept the false accusations of Longfellow who is positioning this mega project as a life science world hub for the Blood Center when more accurately it is a massive commercial tower representing a private, for profit development, being built on top of the Blood Center's own updated space while violating zoning regulations.

Specifically, the height at 334 feet is four times that allowed (75 feet with 100 feet if including mechanicals) and with the proposed 16 stories the large scale development does not significantly expand the Blood Center's office space. According to the plans submitted, the Blood Center will only occupy five stories of the proposed building which is only one more than the four stories they occupy at the present time. The remainder of the building will be leased out to commercial tenants, and not the Blood Center. So please do not be fooled by any misperception that this mega tower is to expand the Blood Center.

We recognize a clear need for some expansion and notable upgrades to the current Blood Center building structure and laboratories which are outdated. We all want to see the Blood Center thrive and continue to create important progress and world renowned advancement in the sciences. The egregious height and mass of the proposed structure will not proportionately impact the Blood Center's important work, it will predominantly benefit the developers and financiers. We support the critical mission of the Blood Center and hope that more jobs and important scientific research can be housed in the 67th Street location. This should be everyone's focus and not at the expense of rezoning and changing the residential character of the neighborhood and certainly not by sacrificing the safety of its residents and students. This block is already quite busy with a NY Public Library, the Julia Richman six school

complex (2,000 students) and a NYC Park (St. Catherine Park) bustling with children, students, elderly residents and area hospital workers enjoying fresh air and sun on any given day. There are also other preschools and schools walking distance that use St. Catherine Park on a regular basis. In addition, this block is a crosstown bus route. So clearly an active block that should not be considered a prime location for the proposed 334 foot tower.

The residents in Treadwell Farm Historic District oppose this project and feel strongly that zoning should not be changed. We fully support the Coalition to Stop the Blood Center Tower. We respectfully urge the members of the City Council to VOTE NO on this project.

From: [Julie Brooks](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Opposition to New York Blood Center / Longfellow Project
Date: Wednesday, October 20, 2021 5:52:34 PM

Dear City Council,

I am writing to express my **extreme concern** with the New York Blood Center's attempt to get zoning-variances allowing an out-of-state developer to build an out-of-scale commercial tower resulting in:

- A commercial swing to what is fundamentally a residential neighborhood
- Environmental impacts including daytime shade and nighttime illumination
- Casting St. Catherine's Park (a key neighborhood resource) in shade during vital hours and overcrowding it with the 2,000+ new employees the towers will house
- Casting Julia Richman school in chronic shade; and subjecting the children to years of construction noise
- Additional congestion on 2 side streets 67 & 68, which already have crosstown bus service and lots of loading/unloading due to a Julia Richman school complex. These are also key ambulance routes.

And the list goes on and on.....

-

The city is flush with vacant commercial space that could be retrofitted for a health center research hub AND the New York Blood Center has the opportunity to redevelop it's current space without a zoning variance.

New York Hospital, New York Presbyterian and Memorial Sloan Kettering have all built ancillary buildings in the neighborhood and they have complied 100% with existing zoning guidelines. Why and how has the New York Blood Center project gotten so much traction? The answer: a **conflict of interest**, with the Mayor owing \$300,000+ to the same law firm (Kramer Levin) that is representing the developer. This feels like a way for the out-going Mayor to get debts forgiven and/or secure post-office employment. Inappropriate, unethical and one that must be fought.

Finally, the insinuation that there is a racist, anti-union component to opposition to this project is absolutely absurd. The reasoning of the opponents is that this is a way to keep people of color (likely employees of the New York Blood Center) out of the neighborhood is a headline-grabbing, polarizing tactic that ignores the wonderful existing diversity that comes to the neighborhood every day to serve the various medical institutions.

Thank you for voting **against** the Blood Center Tower, an egregious real estate development scheme.

Julie Brooks
315 East 68th Street

NY NY 10065
Jbrooks83@icloud.com



From: [Julio C. D'Arcy](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] VOTE AGAINST the Blood Center/Longfellow application
Date: Saturday, October 23, 2021 11:11:16 AM

Let me again express my strong opposition to the construction of a high rise building to accommodate the blood center on 67th street. As a resident in this area and specially as a senior citizen I will be negatively affected by this project, including amongst others: lost of sun light, increased density, visual pollution, increased vehicular congestion, etc . I respectfully appeal to your powers to refuse its approval.

Julio D'Arcy
315 E 72nd Street Apt [REDACTED]
New York, NY 10021

Sent from my iPad



CONSTRUCTION AND GENERAL BUILDING LABORERS' LOCAL 79

Date: October 20, 2021

Topic: NY Blood Center East

JOHN NORBURY
President

CHAZ RYNKIEWICZ
Vice President

WENDY WEBB
Recording Secretary

ANTHONY VITA
Secretary-Treasurer

MICHAEL PROHASKA
Business Manager

BERNARD CALLEGARI
Sergeant-at-Arms

ANTHONY WILLIAMSON
Auditor

KENNETH ROBINSON, JR.
Auditor

STEVE ANDUJAR
Auditor

BARRIE SMITH
Executive Board Member

LUIS MONTALVO
Executive Board Member

Good morning and thank you to the Committee and the Chairman for the opportunity to testify. My name is Justice Favor, I am an organizer with the Laborers Local 79, the largest union of construction laborers in North America. My union has over 10,000 members and the majority of us are people of color who live in all 5 boroughs of New York City. I myself grew up in public housing in Far Rockaway.

Local 79 supports the development of the NY Blood Center East, which supplies life-saving blood products and services to hospitals across the whole city. The project will open up life sciences career to CUNY graduates, public housing residents, and New Yorkers from diverse backgrounds. The developers have also committed to building with Local 79 union labor that provides families with health benefits and fair wages.

We think that people like our members—New Yorkers of color, public housing residents, and immigrants—looking to work in the Upper East Side medical corridor, or simply to seek medical care, should be welcomed, not kept out and excluded. Center East can boost wages for residents of East Harlem, South Bronx, Queensbridge, and other neighborhoods hit hard by COVID.

City Council can address local residents' concerns while still supporting the rezoning through good-faith discussions. Everyone who is committed to an equitable recovery after COVID, racial and economic integration, and middle-class job growth should support projects in New York's medical corridors built with union labor.

Thank you again for the opportunity to express our support for this project.

Justice Favor,
Laborers Local 79

From: [Kaitlyn Evans](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Protest of the New York Blood Center Tower
Date: Friday, October 22, 2021 2:42:46 PM

Dear City Council:

I am a shareholder of a co-op, 333 East 66th Street and I am writing in strong protest to the 334 ft Blood Center Tower that is proposed to be built between 1st and 2nd Avenue between 66th and 67th streets.

I have lived in this neighborhood since 2012 and one of the many reasons for moving here was due to the outstanding residential qualities the neighborhood has to offer. Being located close to midtown but far enough away to not feel like midtown was influential in the decision to move here. If I was going to move here in the present with knowledge of a proposed 334 ft tower in the works that more than far exceeds the zoned limit of 75 feet for a mid-residential block, I would look elsewhere.

Not only would the quality of life become drastically altered forever when the construction is finished and the building is operational, the entire construction process in length (approx. 4 years) and process (334 ft “commercial” building) would be unbearable for the entire community.

Before digging into the many reasons (all negative) for why this proposed 334ft Blood Center Tower should not be allowed to be built above 75 ft, the selling point of this entire project (by the Longfellow, the developer) is solely “standing” on the backs of the good quality work that the New York Blood Center provides for the local, regional, and national communities. However, the proposed plans DO NOT alter the current existing Blood Center space and instead provides “office space” in a residential neighborhood for what appears to be greed and convenience of the supposed “Partners” that will occupy the space to be close to other nearby Hospital Centers. There are many other areas around the city that contain hospitals or medical centers. Some of which are in areas that are much more commercial than residential. The Blood Center supplies blood more than two blocks away to many hospitals in the city and region (not just to those in the area). And it conducts research with “partners” all around the world – not just with those two blocks away. The case for “proximity” is complete nonsense and a never-ending lie.

In all honesty, the fact that this project got this far (and has continuously presented the same proposal with NOT ONE alteration, negotiation or compromise to the 334ft height which is the more egregious offence of all) leads people to believe that this project is being “assisted” along the way. Longfellow has never once felt the pressure to respond to ANY of the commonsense concerns from community board members or councilmembers. They clearly feel they have the support from those in charge (specifically the mayor’s office) and is therefore “above” responding to any critiques or concerns, no matter how valid they are. This is a complete disgrace.

The below Negative Impacts include but are not limited to the following:

- Traffic (already a nightmare in its existing state) would create non-stop weekday midtown like traffic in a residential neighborhood. Basically, bumper to bumper, relentless honking traffic. Those that deal with that every day in midtown don't live in midtown. How would anybody tolerate traffic like that if they lived there? The Hospitals (ambulances) in the area would fall victim to this traffic. East 66th Street is a Transverse through Central Park and already has an extremely high volume of traffic with an existing (less than 75 foot) Blood Center. I can already hear piercing sirens of ambulances stuck in traffic, the honking and the increased smell of exhaust.
- Out of town Developer – How does an out-of-town Developer (with no history in NYC) get to build a commercial building in a residential area and not only break the 75-foot zoned max height limit but go to the sky with it (334 feet) - basically taking the air above the current building and parking itself there? They have nothing to do with the community. They can't keep on "standing" on the backs of the New York Blood Center to get what they want at the sacrifice of the taxpayers of the area. That story has been overused and has been exhausted from the beginning of this mess.
- Park/Children (St. Catherine's Park / School (Julia Richman Education Complex)) – This is self-explanatory and doesn't need any more elaboration. Both the park and the children at this school will be severely impacted by a midtown building landing in the area.

This is 100% an unnecessary 334 ft project that does **nothing to add to the neighborhood. It only takes away from the neighborhood.** The New York Blood Center has worked tirelessly to be an outstanding member of the community since its founding, and I would hate to see corporate greed destroy all the hard work they have put in to be considered a good neighbor. This is a Zoning issue above all else and there is a reason why the 75 ft height restriction exists. NOBODY should be allowed to obtain an exception or rezone to circumvent it.

Sincerely,
Kaitlyn Evans

From: [Meara, Karen E.](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] FW: Written Comments on LU 0864-2021, LU 0865-2021, LU 0866-2021, part 3 of 3 updated
Date: Saturday, October 23, 2021 12:57:24 PM
Attachments: [CLM Supplemental Memo for Friends to CPC on NYBC - 9-14-21\(9907377.2\).pdf](#)
[Exhibit A to CLM Supplemental Memo for Friends to CPC re NYBC\(9907804.1\).pdf](#)
[Exhibit B to CLM Supplemental Memo for Friends to CPC re NYBC\(9907676.1\).pdf](#)
[Exhibit C to CLM Supplemental Memo for Friends on NYBC- Urbanomics Life Sciences Peer Review 8.31.21 Final\(9903689.1\).pdf](#)

Please disregard the prior submission of part 3 of 3 and use this one instead (includes Exhibit C) thank you. Any questions, please do not hesitate to contact me.

Karen Meara, Esq.
Carter Ledyard & Milburn LLP
2 Wall Street, New York, NY 10005
212.238.8757 / M 917.750.6672
meara@clm.com / www.clm.com

From: Meara, Karen E.
Sent: Saturday, October 23, 2021 12:49 PM
To: landusetestimony@council.nyc.gov
Subject: RE: Written Comments on LU 0864-2021, LU 0865-2021, LU 0866-2021, part 3 of 3

From: Meara, Karen E.
Sent: Saturday, October 23, 2021 12:45 PM
To: 'landusetestimony@council.nyc.gov' <landusetestimony@council.nyc.gov>
Subject: RE: Written Comments on LU 0864-2021, LU 0865-2021, LU 0866-2021, part 2

From: Meara, Karen E.
Sent: Saturday, October 23, 2021 12:43 PM
To: 'landusetestimony@council.nyc.gov' <landusetestimony@council.nyc.gov>
Subject: Written Comments on LU 0864-2021, LU 0865-2021, LU 0866-2021, part 1

Attached please find written comments on the above referenced land use items (ULURP # C210351ZMM, N210352ZRM, C210353ZSM). Due to file size this submission is being sent in multiple emails.

Karen Meara, Esq.
Carter Ledyard & Milburn LLP
2 Wall Street, New York, NY 10005
212.238.8757 / M 917.750.6672
meara@clm.com / www.clm.com

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Memorandum

To: Members of the New York City Planning Commission
Hon. Marisa Lago, Chair

From: Karen Meara
Nicholas Tapert

Subject: New York Blood Center – Center East, ULURP # C210351ZMM, N210352ZRM,
C210353ZSM

Date: September 14, 2021

We write as counsel to Friends of the Upper East Side Historic Districts (“Friends”) to supplement our comment memo of August 9, 2021 (“CLM Memo”) and the accompanying written comments of Friends and its land use consultants George M. Janes & Associates submitted in opposition to the application (the “Application”) of the New York Blood Center (the “Applicant”). In part, we respond to statements in the letter from Applicant’s counsel to the Commission dated August 13, 2021, (the August 13 Letter). Nothing in that letter changes the fact that the Applicant’s project, as proposed, is unprecedented, contrary to sound planning policy, and unnecessary.

Economic Policy Alone Should Not Drive Land Use Decisions

The Applicant spent considerable time in the August 13 Letter discussing the value to the City of expanding the life sciences sector. That misses the point. One can both support expansion of the City’s life sciences sector and recognize that siting tall bulky commercial labs in the middle of a low-scale residential block is both unprecedented and contrary to sound land use policy and practice. One can also recognize that siting this project in this location would have an outside impact on the students in the Julia Richman Education complex, who come from all corners of the City, and New Yorkers who live or work in the neighborhood and rely on St. Catherine’s park as a respite from the bustling streets. Indeed, this Commission balances important non-land use policies with planning principles all the time; it did so recently when it expressed concern about scale, bulk and shadows during its review of the 960 Franklin application, despite the fact that the 960 Franklin project would advance the City’s affordable housing policy.¹ The Applicant appears to take the position that expansion of the Life Sciences sector should trump all other considerations. Friends asks you to reject that myopic approach as contrary to your mandate and longstanding practice.

¹ See [August 16th, 2021: City Planning Commission Review Session - YouTube](#) at 3:23:07 and 3:25:30, comments of Chair Marisa Lago (stating that the 960 Franklin proposal “resulted in a bulk envelope and density that are both grossly out of scale and inappropriate for this location” and that affordable housing goals “must be balanced by building form and scale that are appropriate for the location.”)

The Project Is Unprecedented

The proposed project site, with its R8B midblock zoning and built context that is overwhelmingly consistent with the R8B building envelope, is not the type of location that the City has ever targeted for a building with this unique combination of large floorplates and substantial height. Nor is it the type of location on which the City typically allows any commercial use, let alone over 6 FAR of such use.

There are no comparable examples of projects with this use and scale in this context

The Applicant spends considerable time explaining why labs require large floor plates, and then claims that the project, as proposed, is comparable to existing institutional lab facilities, identifying some examples. August 13 Letter at 12. Once again, the Applicant misses the point. Friends does not question whether institutional or commercial labs require large floorplates. Large floorplates, by themselves, are not the issue. The existing Blood Center has large floor plates, and a full coverage alternative, which Friends supports, would have large floorplates. Rather, large floor plates combined with substantial height and minimal setbacks is what makes this project *in this location* so problematic and unprecedented. Because tall buildings with large floorplates and minimal setbacks block light and air, the City has been quite selective in where it has allowed such structures, including when it has approved zoning changes in support of new lab space. Context matters. The Applicant ignores or distorts the stark discrepancies between the existing context and the proposed project.

Each and every one of the examples provided by the Applicant as “comparators”, as well as the Audobon Research Park and Alexandria Center (see August 13 Letter p. 4), reinforces the unprecedented nature of the project in context. Each is part of an institutional campus, many are much shorter than the proposed project, most front wide streets, most have much lower lot coverage than the proposed tower (and, in most cases, smaller floorplates), all are more consistent in height, bulk, maximum allowable FAR, and use with adjacent zoning and built context, and where they are not, the structures themselves and/or the inconsistent adjacent uses have substantial setbacks. None of these purportedly comparable examples is surrounded by and shoehorned between low to mid-scale residential uses. Finally, we note that the Applicant substantially exaggerates the floorplate size of five of these examples.² To see the incongruity of this project versus purported “comparators,” including height, typical floor plate size and lot coverage, please see Exhibit A prepared by George M. Janes & Associates.

And while the Applicant tries to steer the conversation away from potential comparators in commercial and manufacturing zones with grossly different neighborhood contexts, Exhibit A includes several examples that demonstrate how this proposal has a lot in common, in terms of bulk, with lab space in high-density C districts and M districts. See Exhibit A at 16-24.

The Applicant further argues that the project “is not a novel commercial incursion into a residential neighborhood; it is simply another example of a building, whether commercial or institutional, that houses state-of-the-art laboratories and can be developed in residentially zoned areas.” August 13 Letter at 12. This is quite a stretch and contrary to any land use policy the City has ever articulated. For example, the City has publicly expressed its support for the

² For example, the Applicant describes the Belfer Research Center as 25,000 square feet, (see August 13 Letter at 12) but an apples to apples comparison with the proposed Blood Center tower based on outer dimensions derived from the City’s 3D map indicates a typical floor plate is about 22,500 square feet. See August 13 Letter at 12.

siting of commercial life science labs in several *commercial* zones. See Addendum 1 to CLM Memo (“Life Sciences in Commercial Zoning Districts,” Memo to Deputy Mayor Alicia Glen dated December 13, 2016 (the “2016 Memo”). Noticeably absent from the 2016 memo is any mention of, let alone support for, the Applicant’s claim that commercial labs should be developed in residential areas, at any bulk, let alone the bulk proposed here.

In yet another attempt to argue that the rezoning of a contextual residential midblock to allow over 6 FAR of commercial uses in an extremely bulky building is not unprecedented, the Applicant points to a C2-5 commercial overlay on a few nearby midblocks. See August 13 Letter at 10. However that commercial overlay district does not alter the underlying R8B zoning envelope and does not allow more than 2 FAR of commercial uses on those blocks, and thus bears no resemblance to the proposed project.³ Indeed, the Applicant offers no truly comparable examples because there simply aren’t any.

There is nothing “atypical” about this block

The Applicant claims its proposed dramatic shift in use and bulk would not “be a compromise of the urban context the R8B seeks to preserve” because the project site is on an “atypical block, marked by a significant presence of non-R8B buildings.” August 13 Letter at 9. However, there’s nothing atypical about it, and no “significant presence” of non-R8B buildings. As discussed in Friends’ August 9 submission, most of the block is consistent with R8B height limits, including the Blood Center, and the entire block is consistent with R8B uses. See Exhibit B to CLM Memo; see also Friends of the Upper East Side Historic Districts’ Written Testimony and Exhibits (August 9, 2021) (“Friends’ Testimony”).⁴ The 1985 Commission report approving the R8B mapping recognized the contribution not only of residential uses to the R8B context, but also non-residential uses: “there are also non-residential buildings ... that maintain low-scale midblock characteristics.” Report at 4.⁵ In the Upper East Side Midblock Study prepared as a precursor to approval of the 1985 Upper East Side Midblock Rezoning (the “Study”), the Department of City Planning identified 220 such R8B conforming non-residential buildings within the 175 block study area. Study at 5.⁶ In other words, it is entirely “typical” within this R8B district to find one or more non-residential uses, like the Blood Center, contributing to the low scale of an otherwise residential midblock.

Similarly, there is nothing “atypical” about the fact that there are 2 residential buildings on the Blood Center block that exceed the R8B height limit by modest amounts – 40 feet in one case and 45 in the other.⁷ This is clear from Exhibit B to the CLM Memo, which shows that, in the quadrant of Community Board 8 in which the Blood Center is located, 19 of the 27 full or partial midblocks mapped R8B have at least one building that rise to a height of between 76 feet to 150 feet. In other words, the pre-1985, 115 to 120-foot buildings, which the Applicant labels “atypical” and “12-14 story” (see August 13 Letter at 6), while failing to mention their modest heights, are a form that is ubiquitous throughout the R8B district. See Study at 5 (mentioning non-conforming 12-15 story residential buildings built in the 1940’s and 50’s as a recurring

³ Three of the four midblocks are quite distinguishable; an offramp for the Queensborough Bridge runs through them.

⁴ For example, see aerial view of project site at p. 3 Exhibit B of CLM Exhibits to August 9 memo. See also midblock height mapping at p. 9 Exhibit E to Friends Testimony.

⁵ See Exhibit H to Friends Testimony.

⁶ See excerpts of the Study attached hereto as Exhibit B.

⁷ Source: NYC GIS data (showing 333 E. 66th Street as 119.5 feet and 342 E. 67th Street as 114 feet)

form). What would be “atypical” is constructing a building with 32,600 square foot floor plates that rise to a height of 334 feet – more than four times the R8B height limit.

Nearby context does not support the departure proposed

The Applicant also once again points to a handful of taller buildings on other mid-blocks – three between 200-300 feet, two above 300 feet, and one 160 foot building miscategorized as over 200 feet -- as grounds to destroy the scale of this mid-block. See August 13 Letter at 9. However, as noted in Friends’ Testimony at page 2, these buildings were the impetus for mapping R8B in the first place,⁸ and in any event are distinguishable by virtue of their significant setbacks and low lot coverage, which at least partially mitigates the impact of their height.⁹ None of these outliers is comparable to the proposed project. The Applicant does not and cannot point to a building with the unique combination of large floor plates, high lot coverage, low setbacks and substantial height in the middle of a comparable block because there isn’t one. The proposal truly is unprecedented.

Friends asks the Commission to engage in thoughtful planning

The Applicant also implies that opponents of this rezoning believe zoning should be static. That’s simply not true. Friends recognizes that the City’s built environment is constantly evolving to meet a wide range of needs and that zoning needs to evolve as well. Careful planning ensures that this evolution occurs in a thoughtful manner that balances competing needs and policies. For example, when this Commission rezoned a development site on West 108th Street from R8B to R8A, it balanced the need for affordable housing with the need to preserve liveability and scale on narrow residential side streets in dense neighborhoods. Similarly, when it rezoned East New York, it located “growth corridors” on wide streets like Atlantic Avenue while mapping low scale contextual zones on residential midblocks. That careful balancing is entirely absent here. Friends is sympathetic to the Blood Center’s need to update its facility and therefore would support an alternative that respects the existing context but waives certain bulk requirements to give it the large floorplates it desires. But it cannot and will not stand by silently while the Applicant asks you to ignore every sound zoning principle this Commission has embraced over and over again on the false premise that there are no viable alternatives for supporting both the continuation of the Blood Center’s work and the growth of the life science sector.

⁸ See, e.g. Report at p. 4-5 (discussing the incompatibility of the 17 to 21 story towers encouraged by R7-2 and R8 zoning with the existing context).

⁹ 211 East 70th St was built in 1975 under C19-R8 rules and its tower covers only 28% fo the zoning lot, with substantial open space to the east and west; 211 East 68th Street was built in 1961 under 1916 25% tower regulations on a two-acre lot; The Landmark Manhattan House was built in 1951 under 1916 regulations using the 1916 25% tower regulations on a widened 66th Street so that wide street rules would apply; 200-210 East 65th Street was built in 1987 but permitted prior to the rezoning. The over 300 ft tower is primarily within 100 feet of Third Avenue, with only 25 feet extending into the midblock, with the tower covering just 14% of the lot, and substantial open space and setbacks in the midblock portion of the lot; 220 East 65th St was built in 1978 under R8 rules with a building that covers 31% of the zoning lot, and is a classic example of the type of tower the Upper East Side Midblock zoning was intended to eliminate; finally, 305 East 63rd Street was built in 1931 as a commercial building and converted to residential in the 1990’s, and, according to its C of O, rises to 160 feet, not over 200.

The Proposed Rezoning Is Not Necessary to Advance the Applicant's or the City's Goals

According to the Applicant, the proposed project would achieve two goals – it would give the Blood Center a new, larger, updated facility, and it would also create a “life science hub” – a commercial lab with over 300,000 zoning square feet. As Friends noted in its August 9 submission, both of these distinct goals could, and in fact would, be met without the project or through an alternative that the community would support.¹⁰

Although the Applicant strains to link these goals, the facts indicate otherwise. The Blood Center would not own or control the 313,000 square feet of commercial lab space proposed to be developed on the project site. Instead, Longfellow, an entity that has no application before the Commission and that sent no representative to the Public Hearing with the Applicant team to answer your questions, would own the commercial lab space as a separate condo unit and would have exclusive control over which companies could lease the space.¹¹ In other words, there are really two distinct projects and no valid policy reason why they both need to be located together on this inappropriate site.

The proximity argument is unsubstantiated

In an attempt to circumvent this weakness in the proposal, the Applicant spent considerable time in the August 13 Letter rehashing its “proximity” argument. Basically, the Applicant argues that (1) because some researchers affiliated with the Blood Center have some unquantified and unsubstantiated relationships with some researchers affiliated with some nearby institutions, maintaining proximity with those institutions is more important than any zoning policy consideration and, (2) “full participation in the life sciences economy of the world-class institutions in the East 60s” will not happen unless a commercial life science facility is located on East 67th Street. See August 13 Letter at 4. There’s no support for either premise.

Friends engaged Urbanomics to evaluate the HR&A report upon which the Applicant’s proximity arguments rely. Urbanomics concluded that the HR&A report’s proximity arguments, including the argument that viable life science clusters must be within easy walking distance, are “unsubstantiated” and “refuted.” See Urbanomics Inc., “New York Blood Center Proximity Study Peer Review”, August 31, 2021 (attached hereto as Exhibit C) (the “Urbanomics Review”).

Specifically, regarding the claim that development of a life sciences hub on the East 67th Street site is somehow critical to the future of the City’s life sciences industry, Urbanomics found that (a) the most important quality for a life science facility in New York City is access to public transportation, not walking distance to major institutions; (b) the City does not need the project to meet its life science expansion goal of an additional 3 million square feet by 2025, as CBRE projects that over 5 million square feet of life science space will be available by then; (c) the City, the real estate industry, and the construction industry view “life science hubs” in far broader geographic terms than the Applicant’s “close walking distance” argument; (d) HR&A’s review of other markets “fails to describe those life science locations as only a small part of

¹⁰ See CLM Memo at 3-5 and George Janes Written Testimony of August 9 (Janes Testimony), page 1 and Exhibit A thereto.

¹¹ See video of Special Meeting of Community Board 8, May 25, 2021, available at <https://www.cb8m.com/event/19982/> (NYBC Vice President Rob Purvis at 19:10: “Longfellow will acquire an interest in the property from the Blood Center and will be responsible for constructing the new building. Once constructed, the Blood Center and Longfellow will each own a condominium within the building.”)

much larger market areas in their respective cities;” and, (e) the sources on which HR&A relied for its “easy walking distance” argument are either outdated or not specific to the life science industry. Urbanomics Review at 2-3, 8. Finally, Urbanomics found that none of HR&A’s “cited sources provide any evidence, nor do they ever even state, that constructing a life science tower at NYBC’s East 67th Street address is important, much less critical, to the ongoing development of the life science industry in New York City.” Urbanomics Review at 3. Indeed, as noted in the CLM Memo, the DEIS assumes that, under the future no action condition, the life sciences industry will continue developing in other locations. See CLM Memo at 3-4.

Anecdotal evidence supports Urbanomics’ conclusion that the Applicant’s narrow view of proximity is not necessary or critical to collaboration between institutions and life science companies; NYU has a commercial lab partner located in Hudson Square, over two miles from its main campus,¹² and Mt. Sinai has leased 165,000 square feet of lab space on 11th Avenue, over four miles from its main campus.¹³ Life Science developers have expanded into locations as diverse as Long Island City (Innolabs), West Harlem (Harlem Biospace) and Midtown South (the Cure), indicating those catering to this niche market expect to be able to draw tenants regardless of whether major medical institutions are within walking distance.¹⁴ Indeed, rather than focusing on a single nearby institution, Harlem Biospace’s website touts that “NYC has nine major academic medical centers, with the second highest level of federal National Institutes of Health (NIH) funding of all cities in the country” to attract tenants.¹⁵ We are aware of no evidence in the record supporting the Applicant’s claim that somehow, if commercial life science labs are not developed on East 67th St, as opposed to elsewhere in Manhattan western Queens or south Brooklyn, neighboring institutions, or the life science industry, will suffer.

The Urbanomics Review also concludes that the Applicants’ claim that the Blood Center must remain in its existing location to avoid disruption of existing relationships is completely unsubstantiated: “The [HR&A] Report provides no evidence that these relationships exist, nor are there examples of other such disruptions ever having occurred where an institution moved from one City address to another.” Urbanomics Review at 17. Available data indicate that researchers affiliated with the Blood Center are far more likely to collaborate on research with non-neighbors, including those affiliated with other New York metro region institutions (e.g. Albert Einstein College of Medicine, Bronx, NY, City University School of Medicine at City College, Regeneron Genetics Center, Tarrytown, NY) than with researchers located within easy walking distance. Reviewing 2021 publications to date, Urbanomics found that, of 76 publications by researchers affiliated with the Blood Center, only 6 (6.6%) were prepared in collaboration with researchers from neighboring institutions. Urbanomics Review at 30. The vast majority of collaborators (over 80%) were affiliated with institutions located in other states and other countries. The fact that Blood Center-affiliated researchers have managed to establish and maintain relationships with researchers across the City, the region, the country and the globe – not just, or even primarily, those within a 0.1 mile distance of the Blood Center – undermines any claim that the Blood Center’s future research hinges on remaining in this specific location.

¹² See, e.g., [Key Resources | LifeSci NYC](#) (listing BioLabs@NYULangone)

¹³ [Mount Sinai to Open 165K SF Facility on Manhattan’s Far West Side – Commercial Observer](#).

¹⁴ [Welcome to Innolabs — Premier Life Science Laboratories in LIC \(innolabslic.com\)](#); [Key Resources | LifeSci NYC](#).

¹⁵ [Our Story — Harlem Biospace](#).

Moreover, the statements the Applicant has made regarding the importance of its own pre-existing relationships cannot be relied on to draw any conclusions about the independent commercial labs that would occupy space on East 67th Street and whether such companies would be more likely to affiliate with researchers at neighboring institutions over researchers at other institutions in the metro area. As the Urbanomics review points out, real estate agents marketing commercial lab space are not limiting their pitches to the extremely narrow geographic range that the Applicant asks you to use to define “cluster” or “hub.” To the contrary, the market views all of New York City as a cluster. See Urbanomics Review at 17-23.

Commercial office and manufacturing properties offer real alternatives

As noted in the CLM Memo, the City’s current high commercial vacancy rate presents an opportunity for conversion of existing commercial buildings to life science uses. While not every one of these properties is appropriate for conversion, the Applicant’s attempt to downplay this very real option is not supported by evidence;¹⁶ as per a Q1 2021 report from CBRE, the City has another 1.9 million square feet of life science lab space coming online in 2021, primarily through conversion, not new construction. See Urbanomics Review at 8-9 and Figure 1.¹⁷ According to CBRE, more conversions are expected as leases end. *Id.* at Figure 1. And as is evident from the City’s own LifeSci map, and as discussed above on page 6, commercial lab space has been developed throughout the City, not only on institutional campuses but also on sites zoned commercial or manufacturing in neighborhoods like Hudson Square, Park Avenue South, the far West Side and Long Island City. Notably, the Applicant’s development partner recently purchased a large office property in California for life science conversion.¹⁸ For examples of some of these facilities, see Exhibit A at pages 16 to 24.

The Blood Center could rebuild a larger facility onsite under current zoning or via a full-coverage alternative

As discussed in previous submissions, Friends supports the Blood Center continuing its work in its current location. The DEIS assumes the Blood Center could and would build a new larger facility regardless of whether the project is approved. To the extent the No Action alternative would produce a less than ideal building envelope, Friends would support an alternative that waives yard requirements to give the Applicant the floorplate layout it prefers. Notably, a new facility complying with the R8B height limit but with full lot coverage would have double the gross FAR as the Applicant’s current facility – 321,974 versus 159,091 – which would yield 100% of the community facility space the Blood Center would own under the proposed rezoning (206,400 gsf)¹⁹ and an additional 115,574 gsf that could be used for community facility or commercial uses.

¹⁶ It’s not even supported by the Applicant’s citation – even if conversion is “not necessarily more cost effective” than a new building, it’s not more expensive and may be less expensive in some cases, and therefore is a viable alternative. See August 13 Letter at 6.

¹⁷ See also New York Building Congress, “NYC Checkup: An Examination of Health Care & Life Science Construction” (July 2020) at 37-38 (listing life science projects, including multiple planned/completed conversions).

¹⁸ [Longfellow Real Estate Buys Bay Area Campus for \\$156M - Commercial Property Executive \(commercialsearch.com\)](https://www.commercialsearch.com/news/longfellow-real-estate-buys-bay-area-campus-for-156m-commercial-property-executive)

¹⁹ See DEIS Table 1-1 (206,400 gsf for Applicant under With Action condition)

The only goal that cannot be fully achieved by balancing the City's economic development goals with good planning policy is subsidy

Ultimately, the Blood Center seeks to develop a completely independent commercial life science lab on its East 67th Street site so that it will reap the subsidy created by such a substantial upzoning. When asked by a member of the Community Board why the Blood Center didn't provide additional alternatives such as the full-coverage alternative proposed by George Janes (and described above), the Applicant's counsel replied "the Blood Center approached this project with a goal of being prudent about the use of its endowment, and that a project of that size [the full-coverage alternative] was not consistent with that goal....preserving the endowment."²⁰

The Applicant has not shown any willingness to compromise, on shadows or otherwise

The Applicant also claims that project opponents are unwilling to compromise. However, as just discussed, Friends has identified an alternative that would yield substantially more floor area than the No Action alternative, and would eliminate the primary drawback of that alternative – bifurcated and smaller floorplates. If anyone is failing to offer compromise here it is the Applicant. The Applicant claims that the reduced shadow alternative – the only one offered in the DEIS other than the No Action alternative -- is not financially feasible. And although the Applicant assured the Commission that it was looking at ways to mitigate shadows,²¹ both its comments at the hearing and in the August 13 Letter indicate those were empty words. First, the Applicant team admitted that any "compromise" to mitigate shadows would not involve reducing the number of floors.²² Second, instead of offering any mitigation proposals, the August 13 Letter's discussion of shadows essentially says, don't worry, it's not that bad, and maybe we'll pay for a new comfort station.

The Applicant's list of "supporters" cannot be relied on as evidence of support for the land use changes proposed here

Friends asks that you give no weight to the redacted list of "supporters" included with the August 13 Letter. The web page that links to the form on which these names were collected²³ does not provide a clear and accurate depiction of the scope of changes proposed, and at best should be viewed as indications of general support for the Blood Center's work, certainly not an endorsement of the bulk and scale of the proposed development.

²⁰ [May 2021 CB8M Land Use Committee Meeting - YouTube](#) (beginning 3:33:15). The August 13 Letter also reinforces the notion that free FAR is a driving force: in its discussion of the (unavailable) Sotheby's site, the Applicant's counsel admits that even if the site were available it would be "prohibitively expensive" because "it is zoned for more than twice the as-of-right density as the NYBC site." See August 13 Letter at 5.

²¹ See [July 29th, 2021: City Planning Commission Special Public Meeting - YouTube](#) at 2:58:00 through 3:01:25.

²² See FN14.

²³ See [Help Us Expand New York Blood Center's Life-Saving Work | New York Blood Center \(nybloodcenter.org\)](#) (for example, the webpage and linked documents nowhere disclose that the new facility would be 334 feet tall)

The C2-7 zoning would allow the type of as-of-right midblock towers that were the catalyst in 1985 for enacting the Upper East Side Midblock Rezoning

Finally, as Friends pointed out in its prior submissions, the current proposal would allow midblock towers. To underscore the absurdity of that consequence, we have prepared a rendering of one possible as-of-right tower configuration. See Exhibit A at 26.

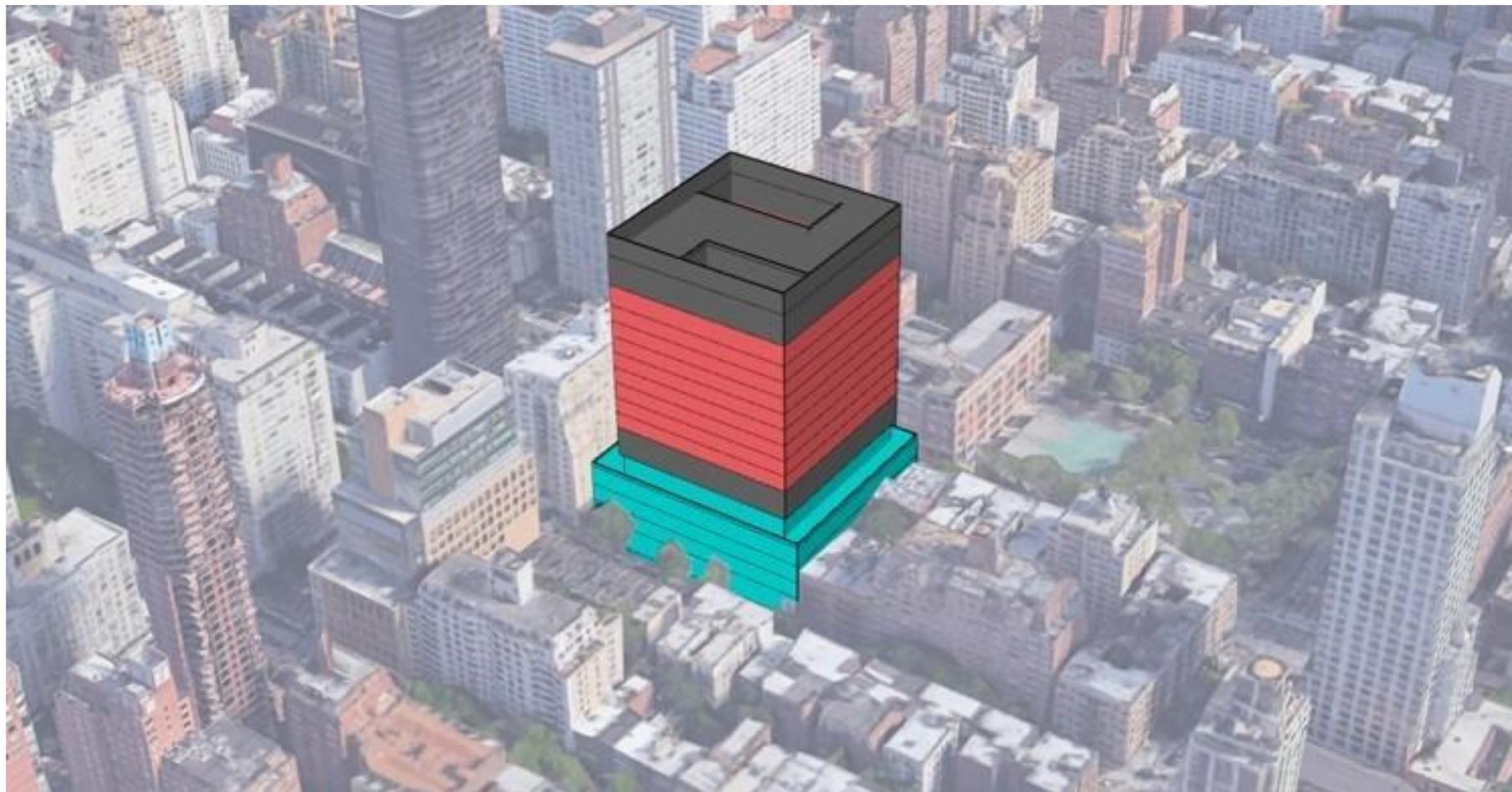


George M. Janes
& Associates
250 E. 87th Street
New York, NY 10128

Tel: 646.652.6498
george@georgejanes.com

FRIENDS
of the UPPER EAST SIDE
HISTORIC DISTRICTS

Comparisons to the NY Blood Center Proposal



September 10, 2021

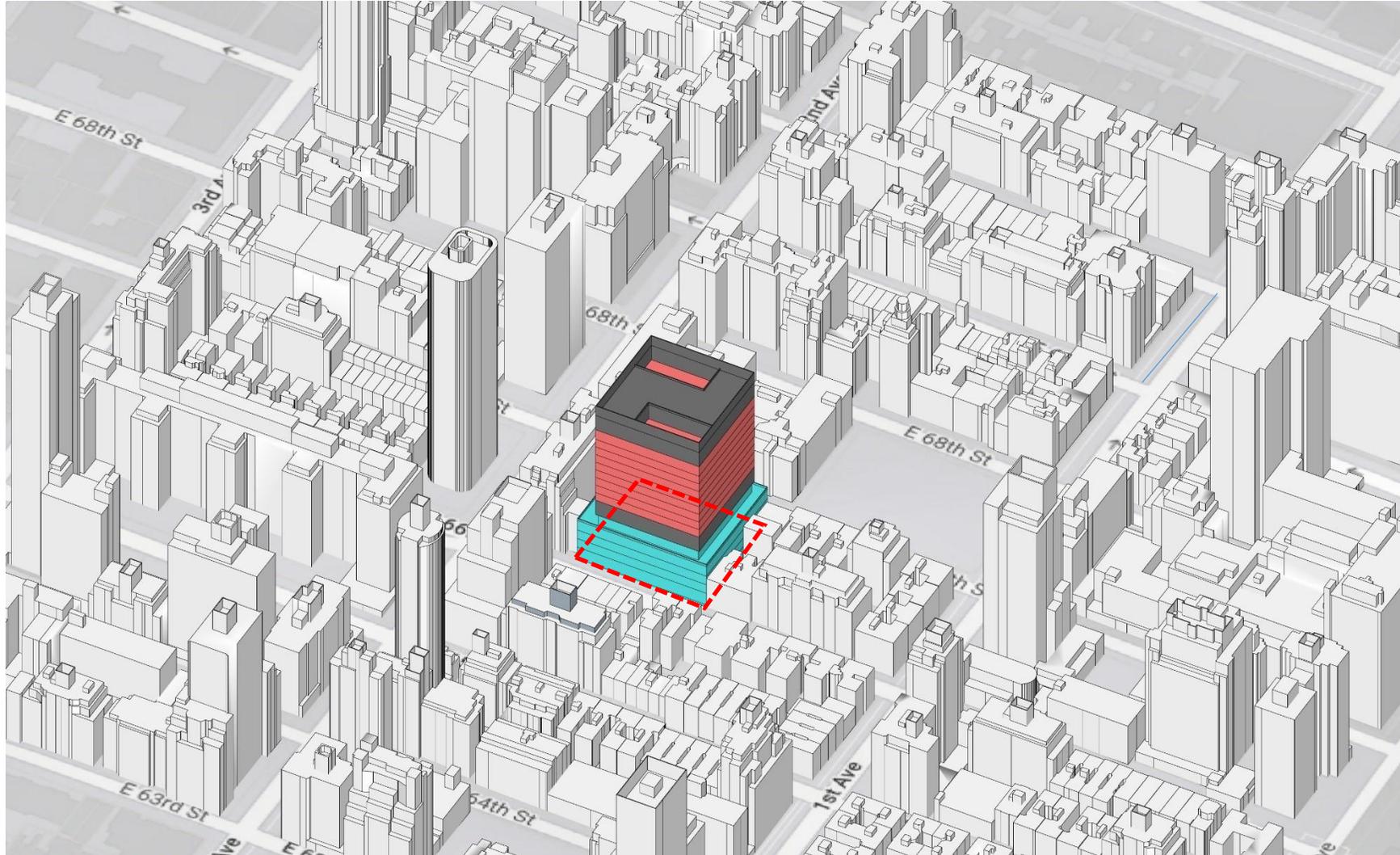
The Blood Center proposal is not similar to other projects using the same special permit

- The **Alexandria Center** was rezoned from R8 to C6-2, which increased the range of permitted uses but did not increase maximum allowable FAR (R8 equivalent)
- The Blood Center proposal would not only introduce a commercial use to the midblock, but would also dramatically increase maximum FAR (4.0 FAR or 5.1 in very limited cases) to 10.0 (R9 equivalent)
- Alexandria is part of a larger high density (R8) institutional campus including Bellevue and NYU. The Blood Center site is not part of a campus and the proposed project would be dramatically inconsistent in use and bulk with the surrounding R8B midblock context
- Alexandria's zoning lot abuts a wide Street; the Blood Center does not
- Alexandria's two main buildings have floor plates of 25,120 SF and 18,105 SF, smaller than the Blood Center's 32,600 SF. Moreover, Alexandria's typical floor plates collectively cover just 34% of the zoning lot. The Blood Center's proposed tower floor plates would cover 72% of the zoning lot
- In sum, the proposed intensity of development on the Blood Center site is higher than the Alexandria Center and much more discordant with surrounding context

The Audubon Research and Technology Park (3 buildings) also uses the special permit and has nothing in common with the Blood Center proposal

- The three **Audubon** lots were rezoned from R8 (C1-4) and C4-4 to C6-2, which, like Alexandria, did not increase the maximum allowable FAR for community facility uses (R8 and R7 equivalent) but expanded permitted commercial uses. By contrast, the Blood Center proposal would increase both the allowable FAR and the intensity of uses
- Like Alexandria, Audubon is a part of a larger campus environment, (New York Presbyterian and Columbia's Mailman School of Public Health) which is absent in the Blood Center proposal
- All buildings at Audubon abut wide streets on three sides, while the Blood Center abuts no wide street
- Collectively, Audubon's three zoning lots sum to 110,751 SF. Above the base, the buildings at Audubon cover 59,539 SF, or 54% of their zoning lots. This compares to 72% for the Blood Center above the base
- Each of the Audubon buildings are much smaller in floor plate size and height than the proposed Blood Center and more consistent in bulk and use with the surrounding zoning and built context. (e.g. western portion of campus zoned R8, and blocks to the east across Audubon Avenue are zoned C4-4)

Proposed Blood Center



Zoning District: R8B (existing)
C2-7 (proposed)
Year Built: Proposed
Proposed Use Group 4 and 9
Proposed Typical Floor Plate: 32,600 sf
Zoning Lot Size: 45,187 sf

- Proposed Use Group 9
- Proposed Use Group 4
- Proposed Mechanical
- Zoning Lot

Alexandria Center

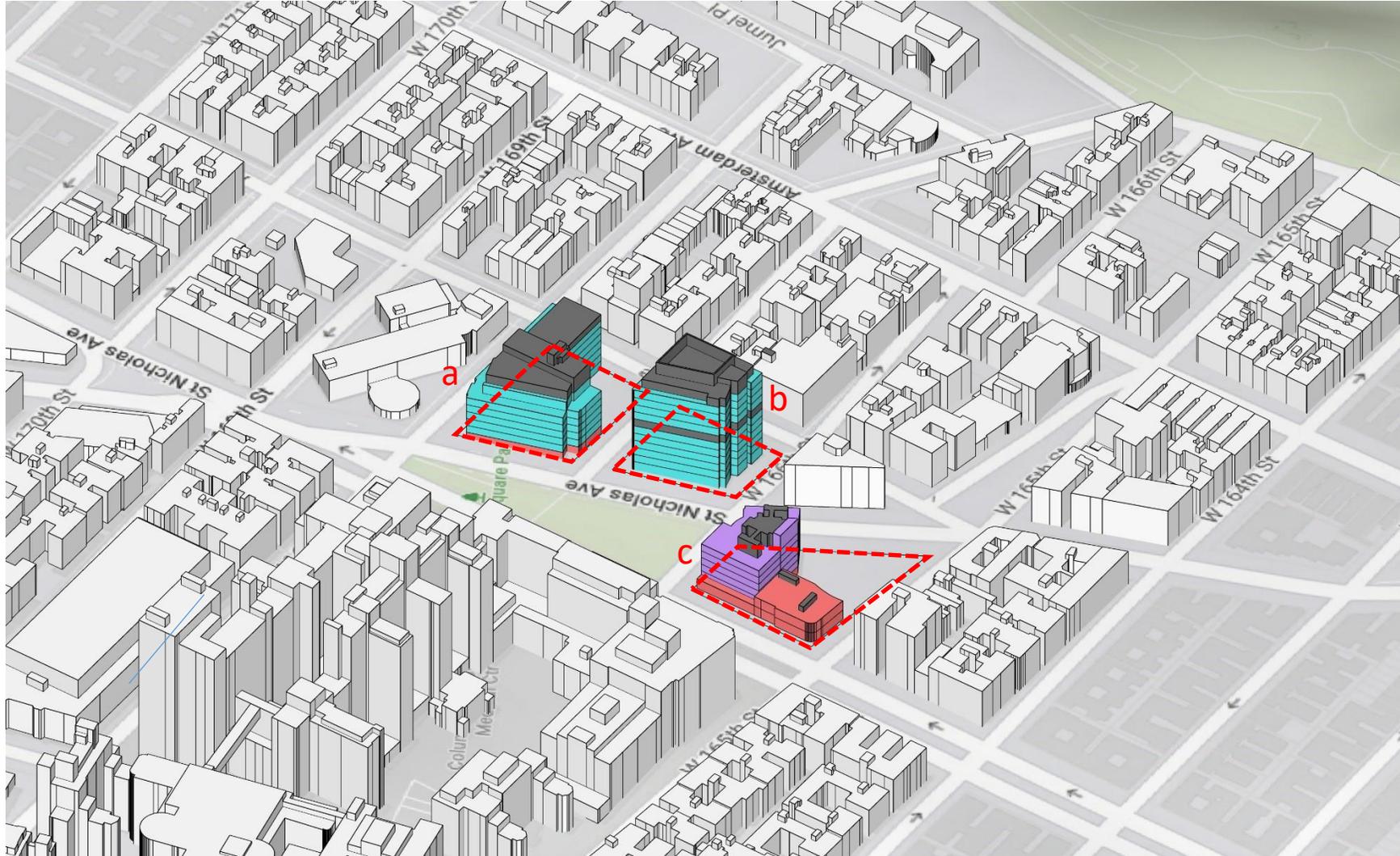


Zoning District: C6-2 (R8 Equivalent)
Year Built: 2008-2011
Use Group 17
Typical Floor Plate: 25,120 sf (west)
18,105 sf (east)
Zoning Lot Size: 129,000 sf



-  Use Group 17
-  Use Group 6
-  Use Group 4
-  Use Group 3 & 3A
-  Mechanical
-  Zoning Lot
-  Campuses (NYU & Bellevue)

Audubon Research & Technology Park



Zoning District: C6-2

Year Built: 1996 (a)

2001 (b)

1993 (c)

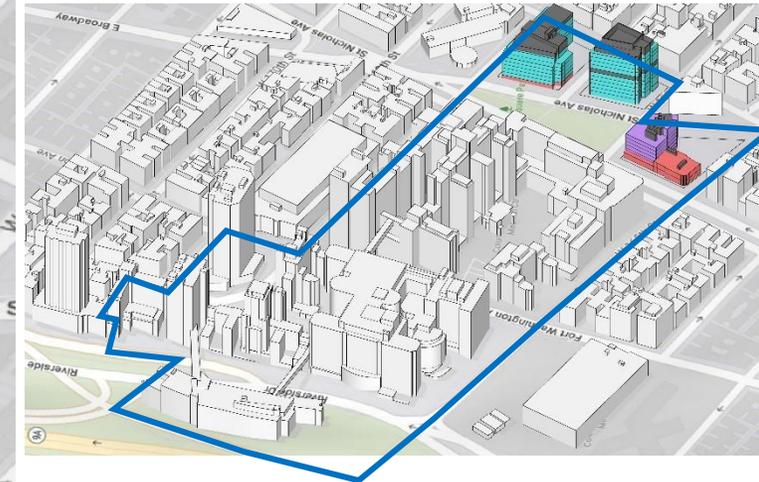
Use Group 4 & 17 (small amount UG 6)

Typical Floor Plate: 29,220 sf (a)

17,056 sf (b)

13,263 sf (c)

Sum of Zoning Lots Size: 110,751 sf



Use Group 17

Zoning Lot

Use Group 6

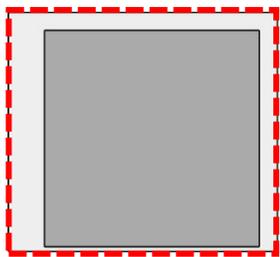
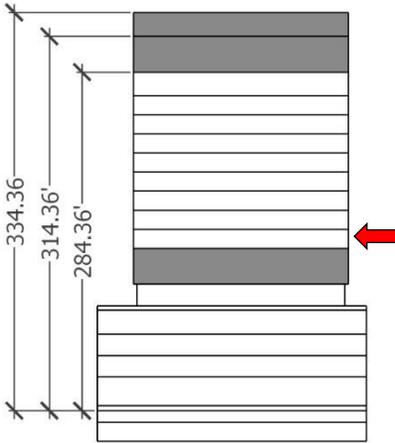
Campus

Use Group 4

Use Group 3 & 3A

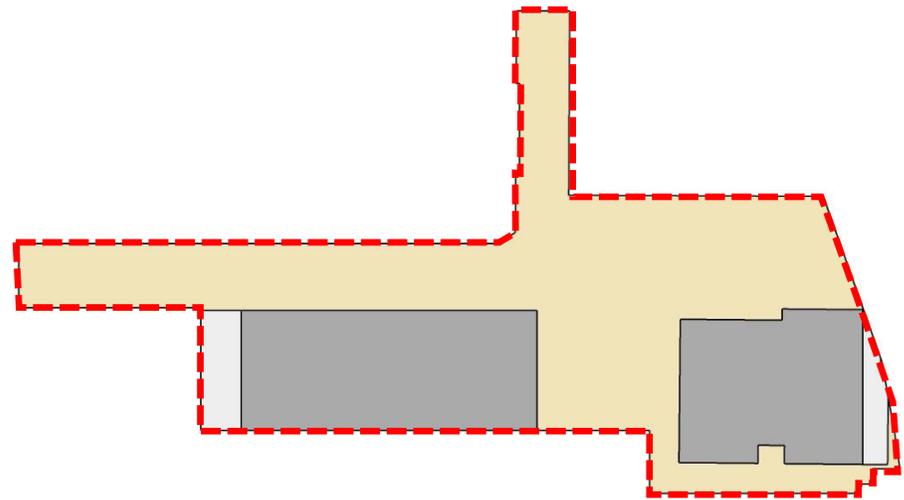
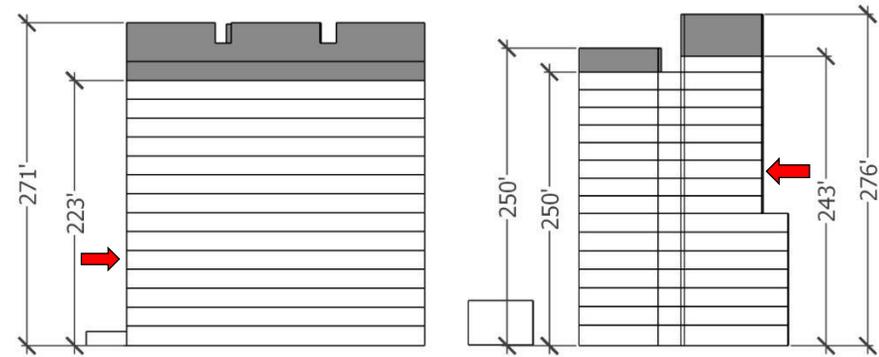
Mechanical

Blood Center



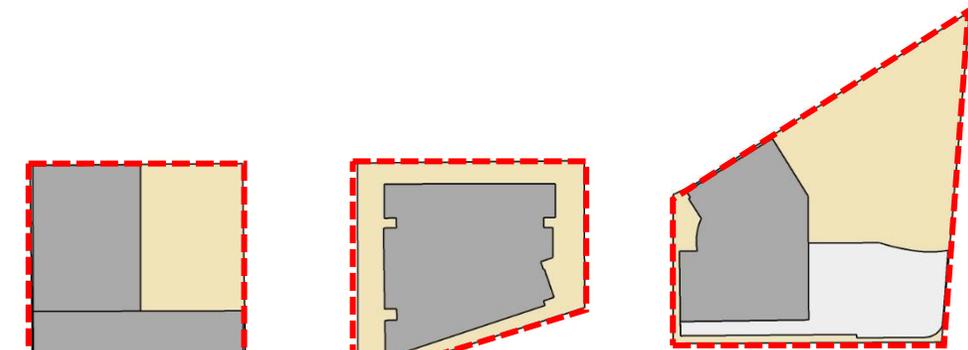
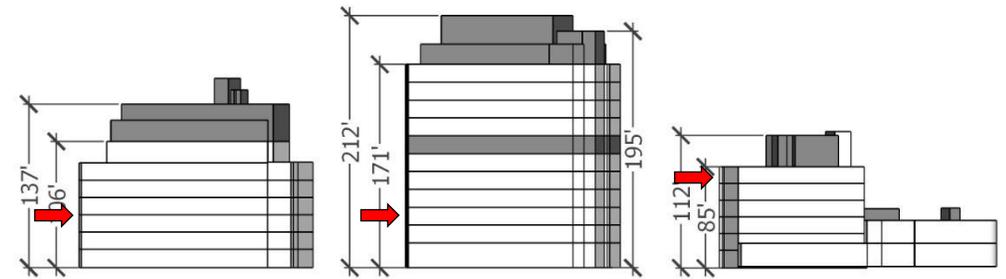
Existing Zoning District: R8B
 Proposed Zoning District: C2-7 (R9 Equivalent)
 Proposed Floor Plate: 32,600 sf
 Zoning Lot Size: 45,187 sf
 Typical Floor Plate Coverage: 72%

Alexandria Center

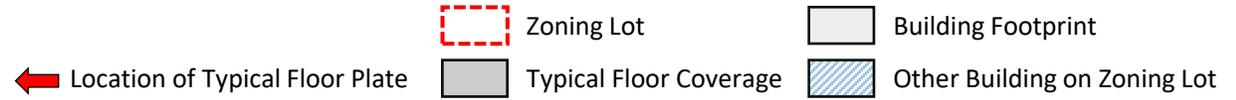


Prior Zoning District: R8
 New Zoning District: C6-2 (R8 Equivalent)
 Floor Plates: 25,120 sf (west)
 18,105 sf (east)
 Zoning Lot Size: 129,000 sf
 Typical Floor Plate Coverage: 34%

Audubon Research & Technology Park



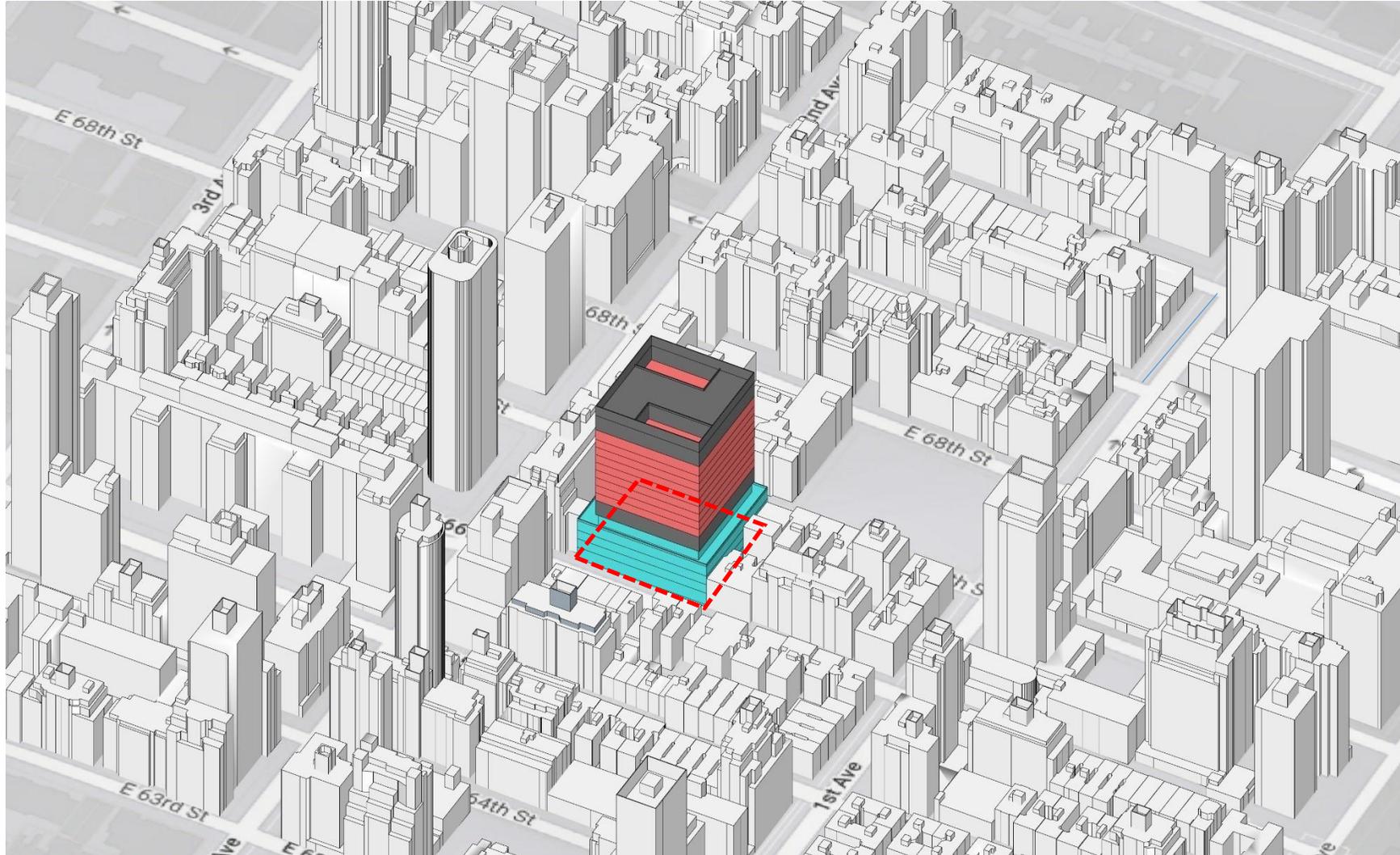
Prior Zoning District: R8 (C1-4)/C4-4 (R8 and R7 Equivalent)
 New Zoning District: C6-2
 Floor Plates: 29,220 sf
 17,056 sf
 13,263 sf
 Zoning Lots Size: 110,751 sf
 Typical Floor Plate Coverage: 54%



The applicant also compares other medical facilities to the Blood Center. Each of these are also a poor fit

- The following pages provide data and 3D images for each of these sites. They show that:
 - All are a part of larger campus environments
 - All are institutional and are permitted as community facility uses
 - In most cases, the typical floor plate is smaller, often much smaller, than the Blood Center
 - In most cases, the facilities are shorter and smaller, while the zoning lots are much bigger, showing much less intensive development than what is proposed at the Blood Center
 - In most cases, the zoning lot abuts a wide street. While the Weill Cornell example does not, that site is on a block zoned R8 that the Commission expressly excluded from the Upper East Side Midblock zoning due to built context inconsistent with R8B zoning and to leave room for just this sort of institutional expansion.

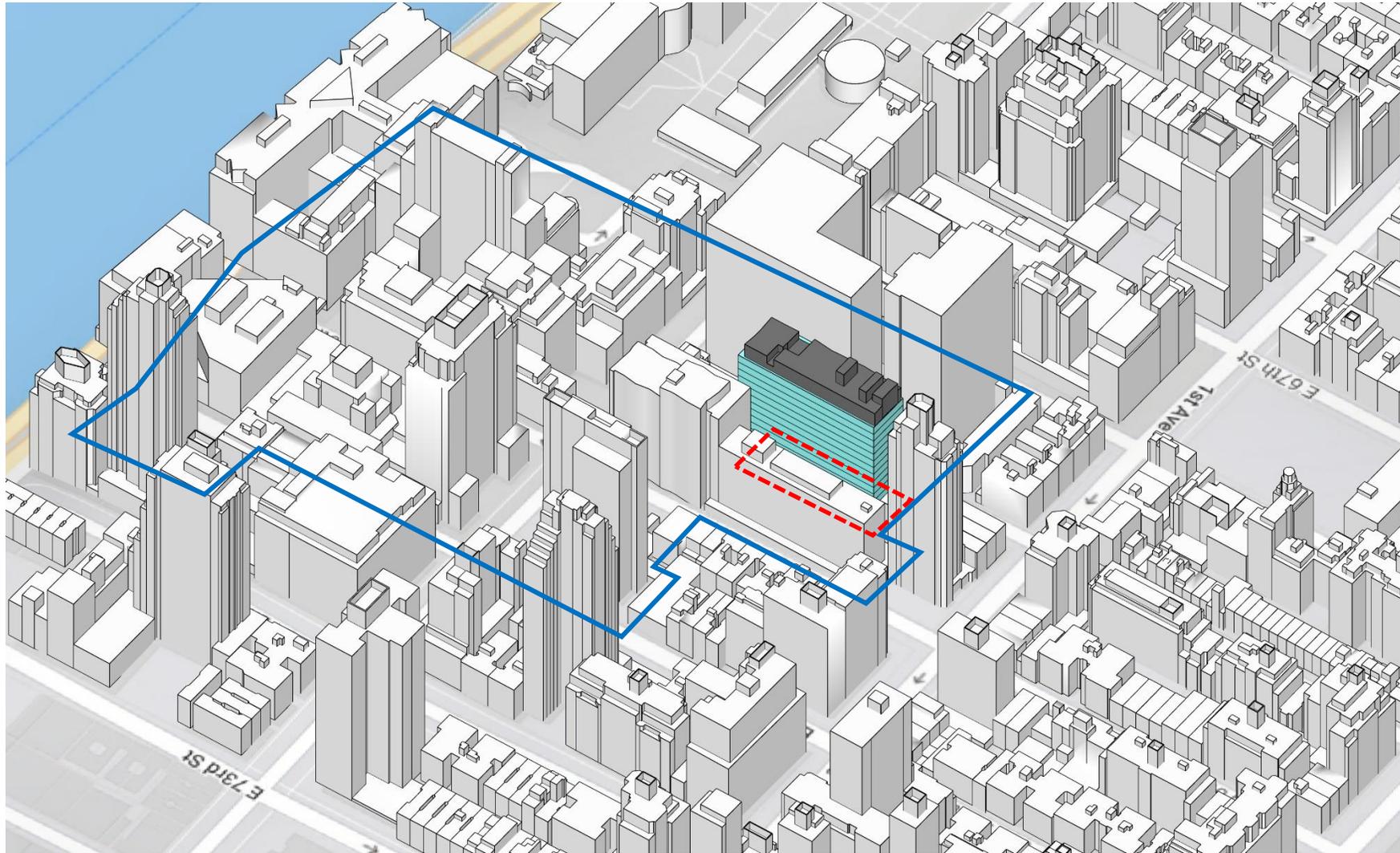
Proposed Blood Center



Zoning District: R8B (existing)
C2-7 (proposed)
Year Built: Proposed
Proposed Use Group 9
Proposed Typical Floor Plate: 32,600 sf
Zoning Lot Size: 45,187 sf

- Proposed Use Group 9
- Proposed Use Group 4
- Proposed Mechanical
- Zoning Lot

Weill Cornell Belfer Research Building

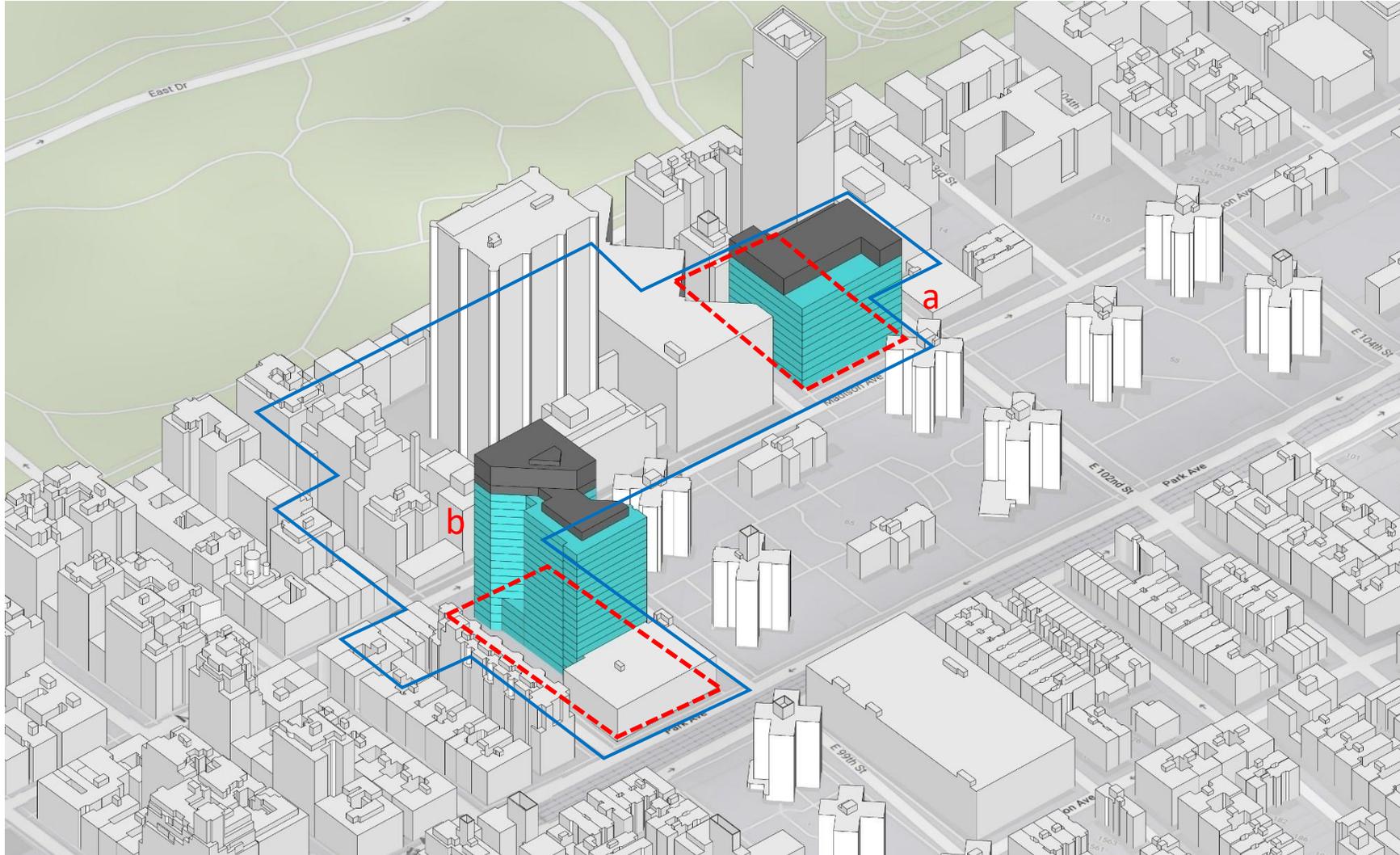


Zoning District: R8
Year Built: 2011
Use Group 3
Typical Floor Plate: 22,536 sf
Zoning Lot Size: 26,117 sf *

- Use Group 17
- Use Group 6
- Use Group 4
- Use Group 3 & 3A
- Mechanical
- Zoning Lot
- Campus

* Part of a large-scale special permit that allowed floor area to be transferred between zoning lots

Mount Sinai Leon and Norma Hess Center for Science and Medicine & School of Medicine Icahn Medical Institute



Leon and Norma Hess Center for Science and Medicine (a)

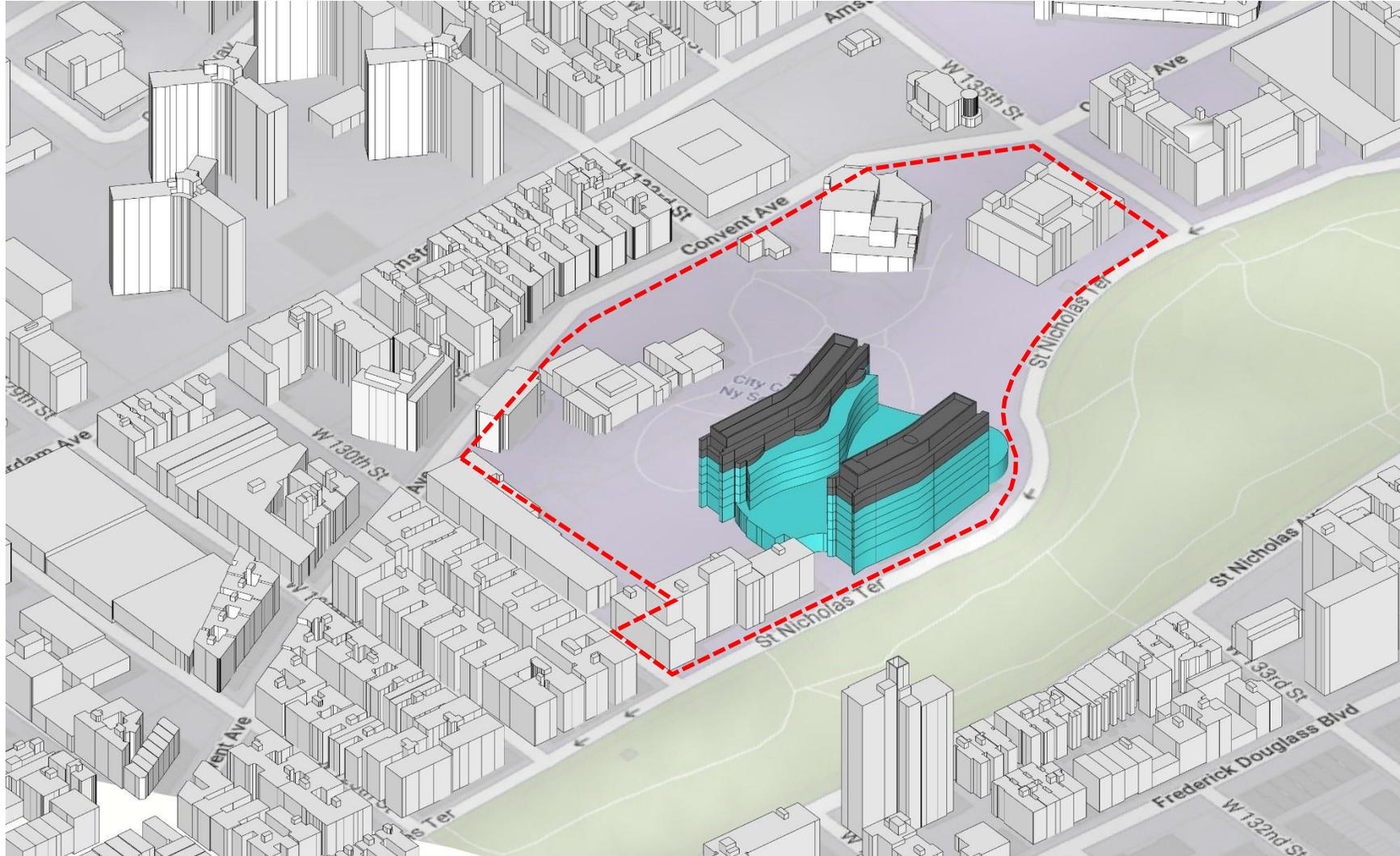
Zoning District: R9 & P1
Year Built: 2012
Use Group 4
Typical Floor Plate: 29,830 sf
Zoning Lot Size: 48,082 sf

School of Medicine Icahn Medical Institute (b)

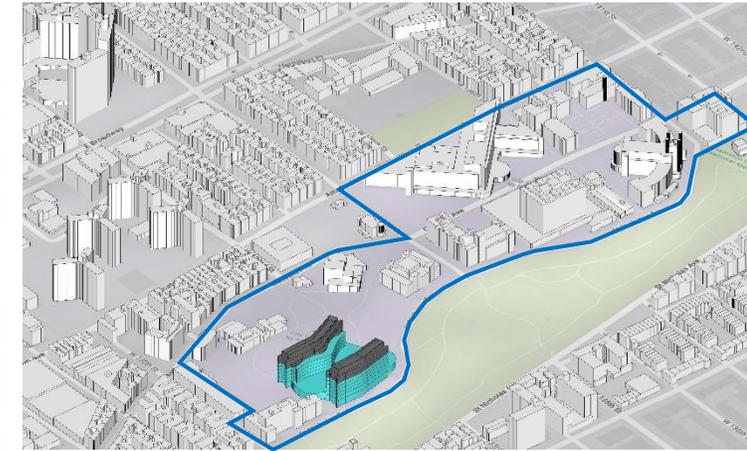
Zoning District: C1-5 & R7-2
Year Built: 1997
Use Group 4
Typical Floor Plate: 27,961 sf
Zoning Lot Size: 80,732 sf

- | | |
|--|--|
|  Use Group 17 |  Zoning Lot |
|  Use Group 6 |  Campus |
|  Use Group 4 | |
|  Use Group 3 & 3A | |
|  Mechanical | |

CUNY Advanced Science Research Center

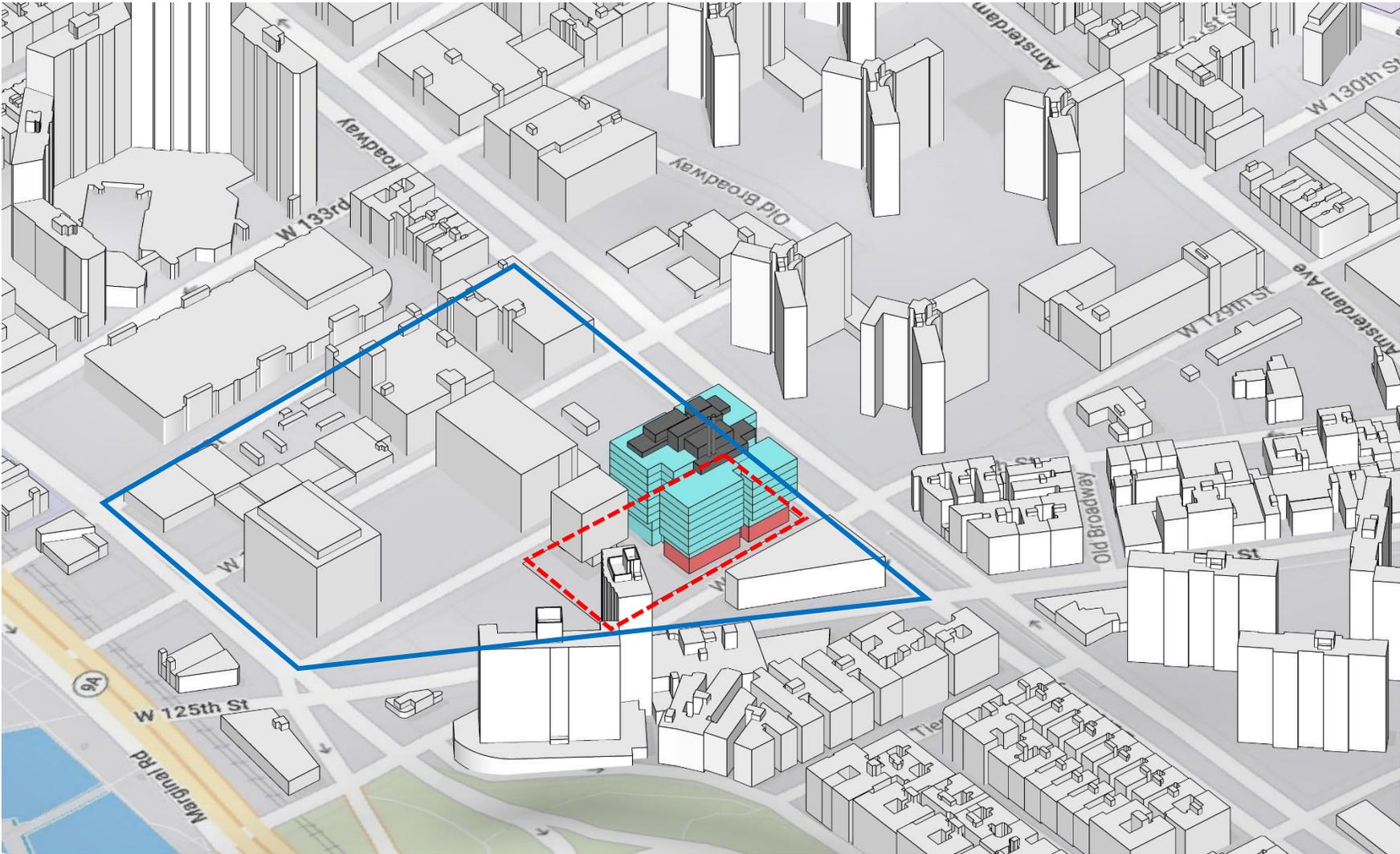


Zoning District: R7-2
Year Built: 2014
Use Group 4
Typical Floor Plate: 25,120 sf (west)
30,448 sf (east)
Zoning Lot Size: 760,840 sf



- Use Group 17
- Use Group 6
- Use Group 4
- Use Group 3 & 3A
- Mechanical
- Zoning Lot
- Campus

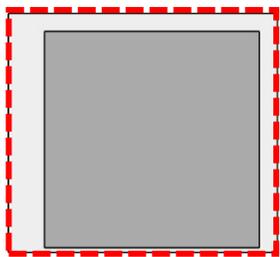
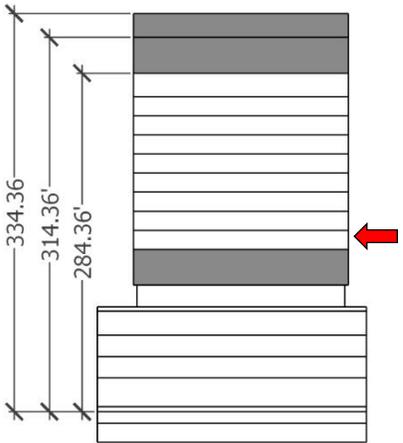
Jerome L. Greene Science Center



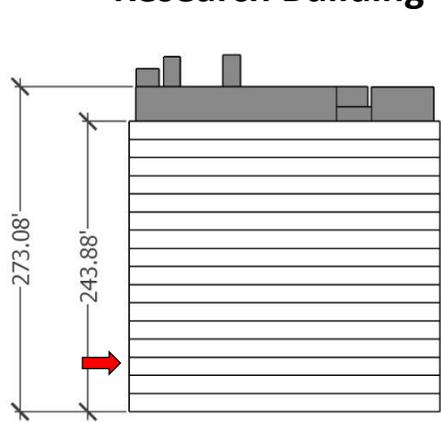
Zoning District: C6-1 & MMU
Year Built: 2014
Use Group 3A
Typical Floor Plate: 38,096 sf
Zoning Lot Size: 96,621 sf

- Use Group 17
- Use Group 6
- Use Group 4
- Use Group 3 & 3A
- Mechanical
- Zoning Lot
- Campus (Owned by Columbia University)

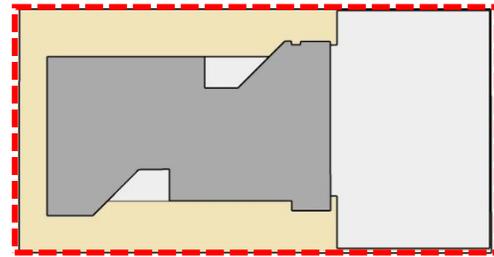
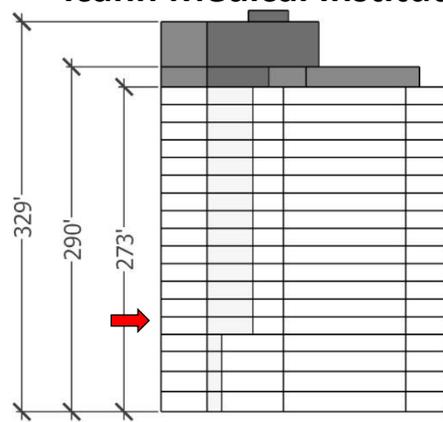
Blood Center



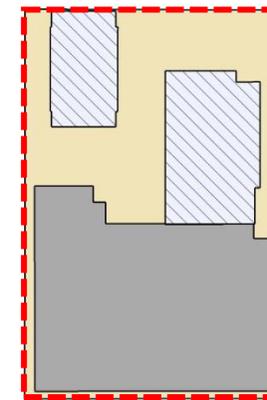
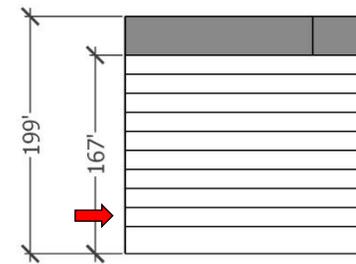
Weill Cornell Belfer Research Building



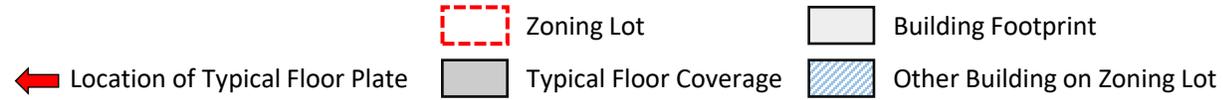
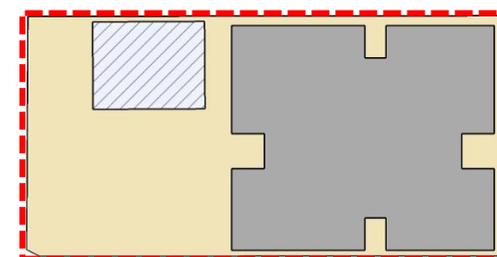
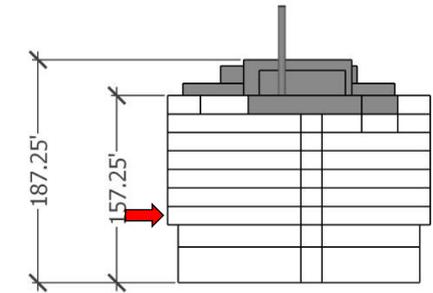
School of Medicine Icahn Medical Institute



Leon & Norma Hess Center for Science and Medicine

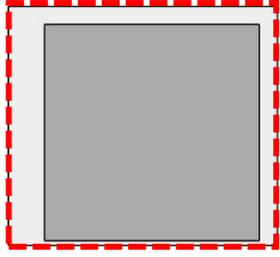
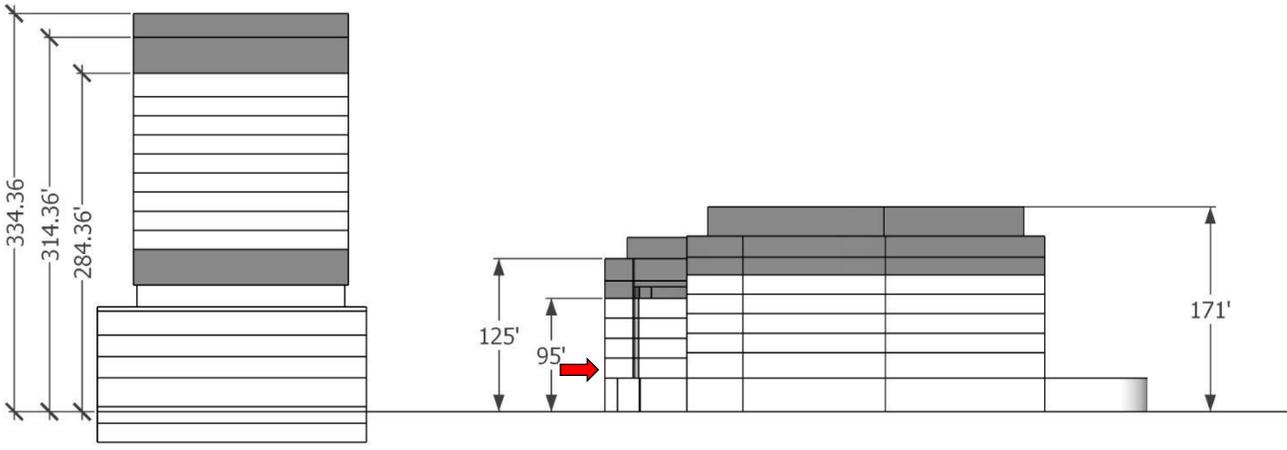


Jerome L. Greene Science Center



Blood Center

CUNY Advanced Science Research Center

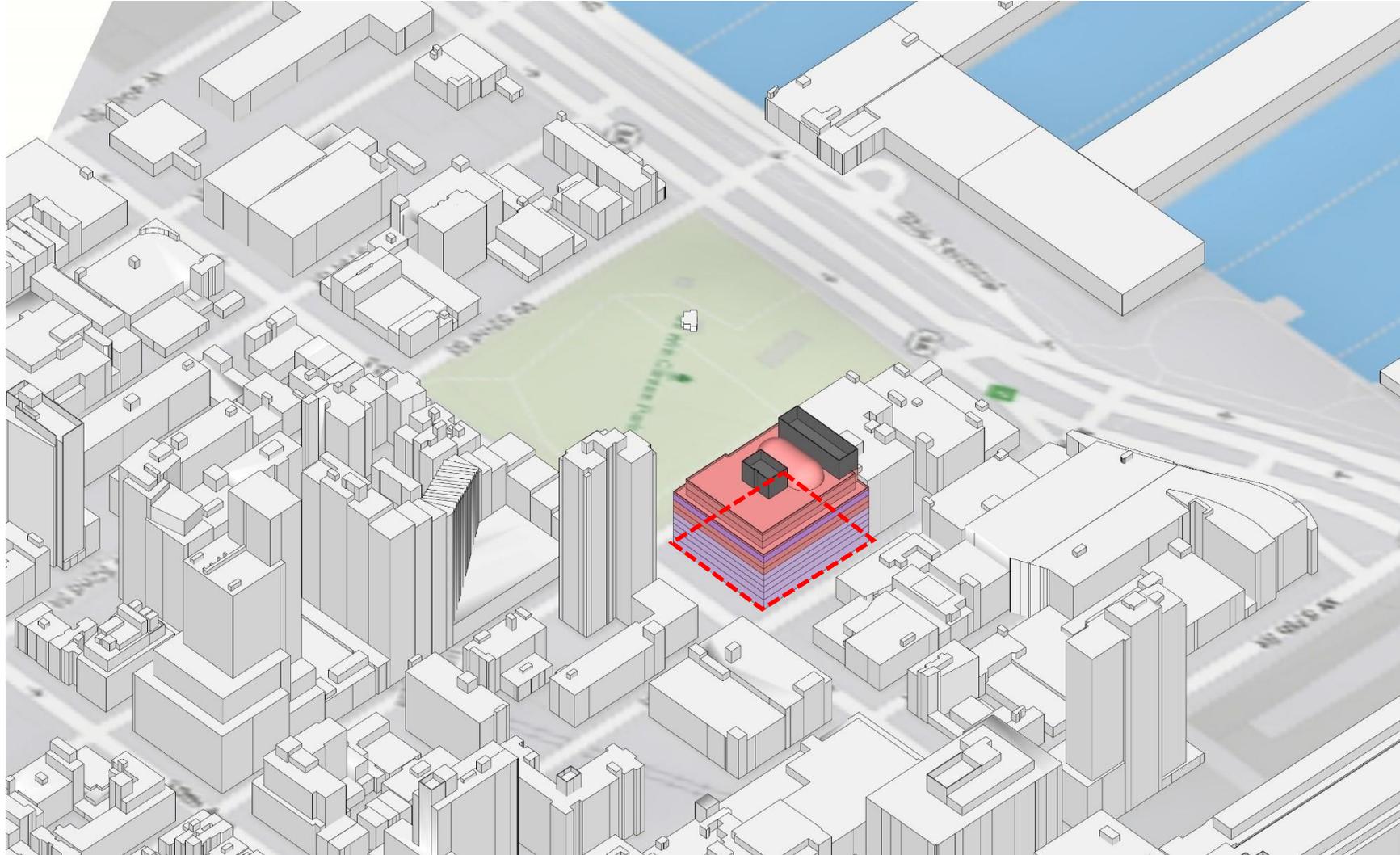


- Zoning Lot
- Location of Typical Floor Plate
- Typical Floor Coverage
- Building Footprint
- Other Building on Zoning Lot

The Blood Center proposal should be compared to recent lab projects in commercial and manufacturing zones, like 787 Eleventh Avenue

- The Blood Center proposal has more in common with recent commercial lab projects than any of the applicant's examples, underscoring that a project with this combination of use, floor plate size, height and lot coverage does not belong on the proposed project site.
- Mount Sinai recently announced that it was taking three full floors in 787 Eleventh Avenue, an existing industrial building built in 1929 in an M2-4 district, for their life science research center
- Proposed with a mix of UG 6, 16 and 17, the typical floor plate size is close to the Blood Center and the lot size is identical. It has no open space and is not a part of a campus environment
- But unlike the Blood Center, 787 Eleventh Avenue abuts a wide street and is shorter - 10 stories and 178 feet to the top of its mechanicals, compared to the Blood Center's 16 stories and 334 feet
- And unlike the Blood Center, adjacent areas are zoned for comparable uses and/or bulk (e.g. M2-3, M1-5, R9, C6-3X)

787 Eleventh Avenue



Zoning District: M2-4
Year Built: 1929
Use Group 6, 16, 17 (A,B,C,D,E)
Typical Floor Plate: 45,077 sf
Zoning Lot Size: 45,187 sf

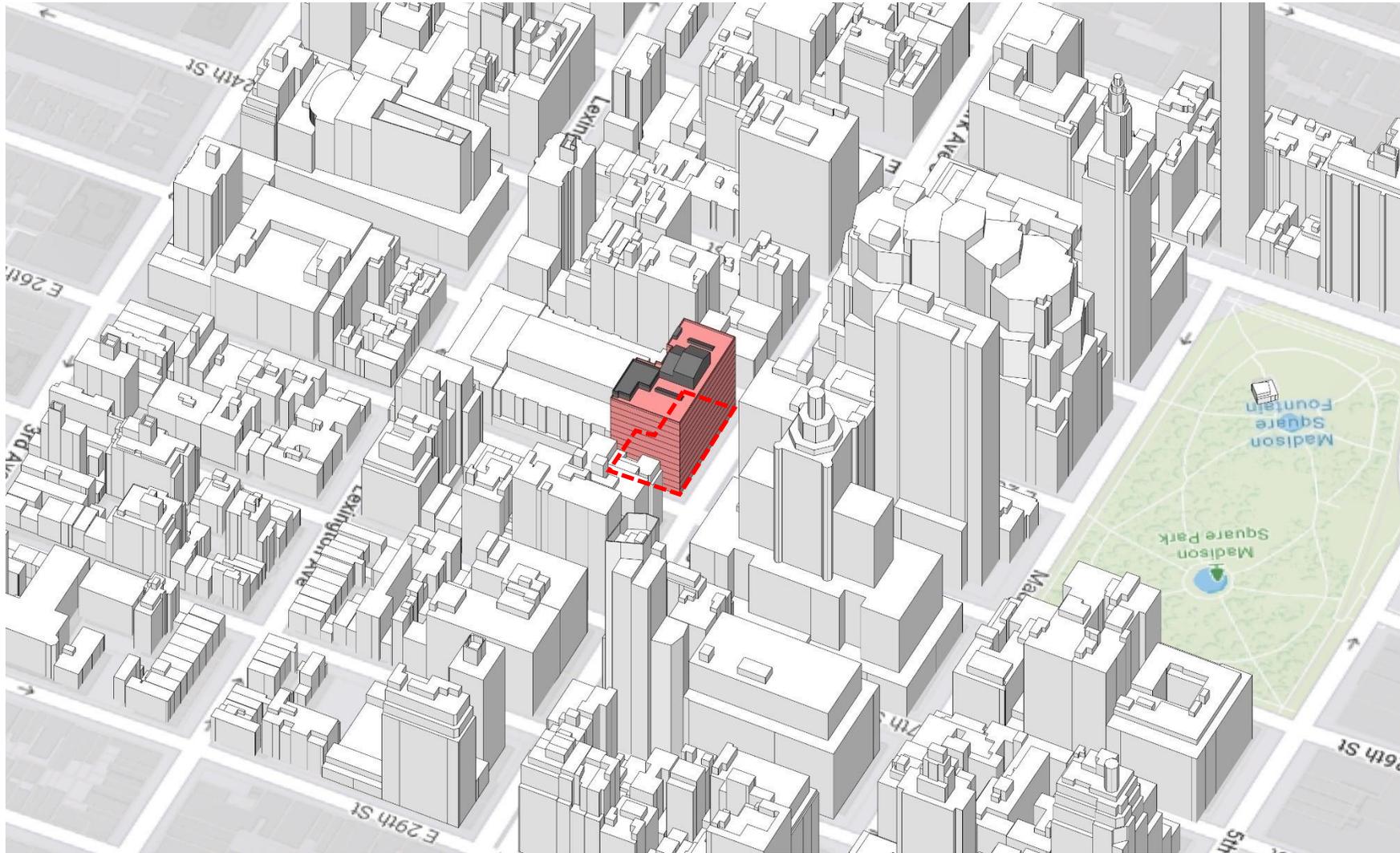
- Use Group 16
- Use Group 17
- Use Group 6
- Use Group 4
- Use Group 3 & 3A
- Mechanical

 Zoning Lot

The Blood Center proposal is also more like 345 Park Ave South -- the Cure Building

- The Cure Building at 345 Park Avenue South is located in a historic office building constructed in 1913 and located in a C6-4A district. The building has been renovated for commercial life science tenants as UG 6 with “accessory non-production laboratory uses,” which would otherwise be known as UG 9 if not for their accessory status
- The Cure covers the entire block front between East 25th and 26th Street along Park Avenue South. Thus, like the Blood Center, it has high lot coverage, is not a part of a campus environment and there is no open space
- The Cure’s lot size is smaller, but still yields relatively large floor plates -- just over 20,000 SF
- However, unlike the Blood Center, the Cure is located on a wide street, surrounded by other high density commercial zoning districts (nearby blocks are zoned C6-4, C5-3 and C5-3A). It is also shorter -- 12 stories and 207 feet to the top of its mechanicals, compared to the Blood Center’s 16 stories and 334 feet

345 Park Avenue South – Cure Building



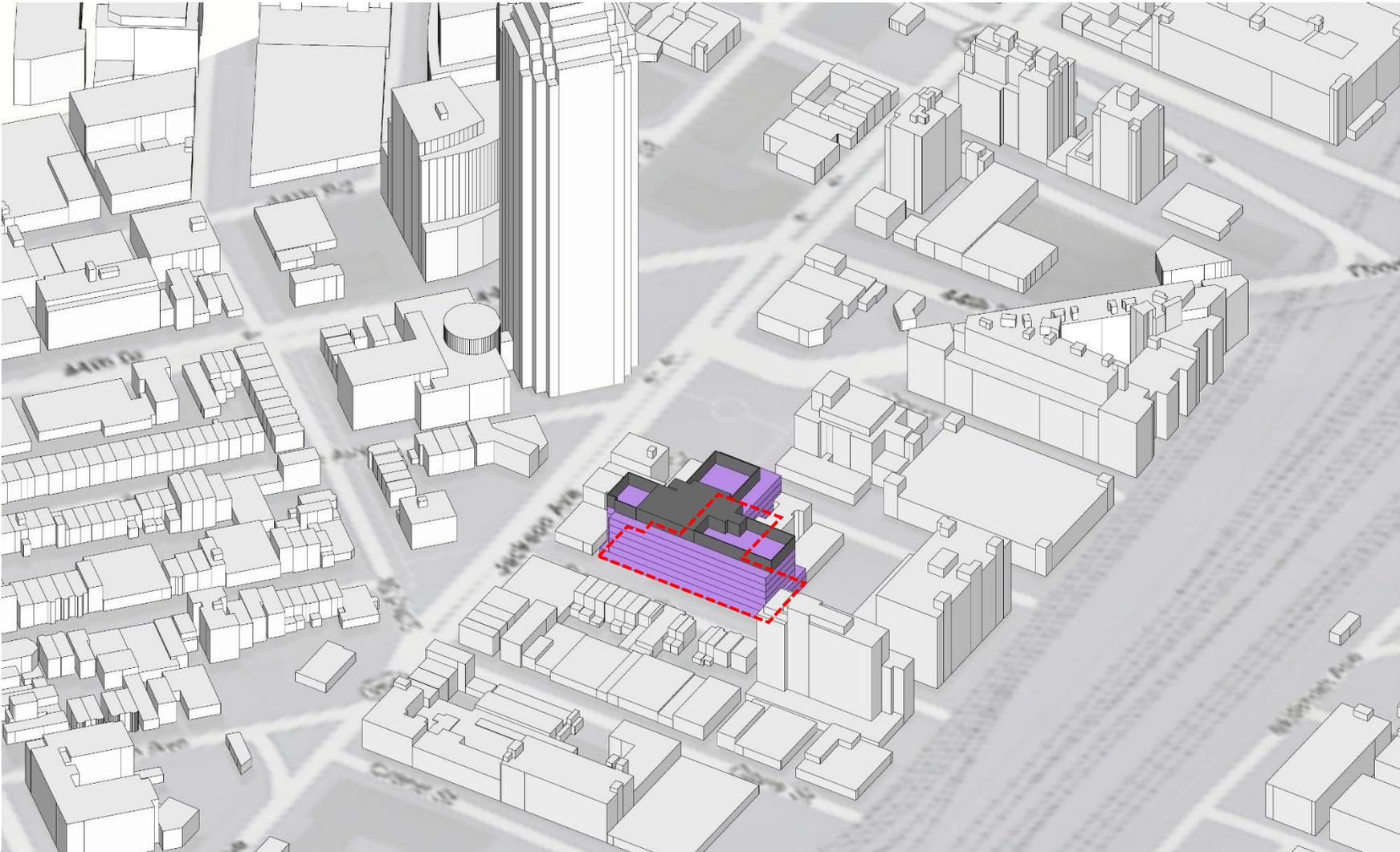
Zoning District: C6-4A
Year Built: 1913
Use Group 6
Floor Plate: 20,020 sf
Zoning Lot Size: 20,737 sf

-  Use Group 17
-  Use Group 6
-  Use Group 4
-  Use Group 3 & 3A
-  Mechanical
-  Zoning Lot

The Blood Center proposal is also like 45-18 Court Square, the Innolabs Building

- The Innolabs Building at 45-18 Court Square is a gut rehabilitation and combination of three historic (~1920) industrial buildings in Long Island City. Innolabs has been renovated for life science tenants in UG 17 throughout, and is located in a M1-5/R7-3 district
- Like the Blood Center, Innolabs has high lot coverage, is not a part of a campus environment and there is no appreciable open space
- The Innolabs lot is slightly smaller than the Blood Center's – 36,875 SF, and its typical floor plate would be almost identical at 32,618 SF
- Even though it has some wide street frontage, like the Cure and 787 Eleventh, Innolabs is just six stories at its tallest point, and 101 feet to the top of its mechanicals. This compares to the Blood Center's 16 stories and 334 feet and lack of any wide street frontage
- Surrounding zoning is primarily M1-5/R7-3, or C5-3 (across Jackson Avenue)

45-18 Court Square – Innolabs Building



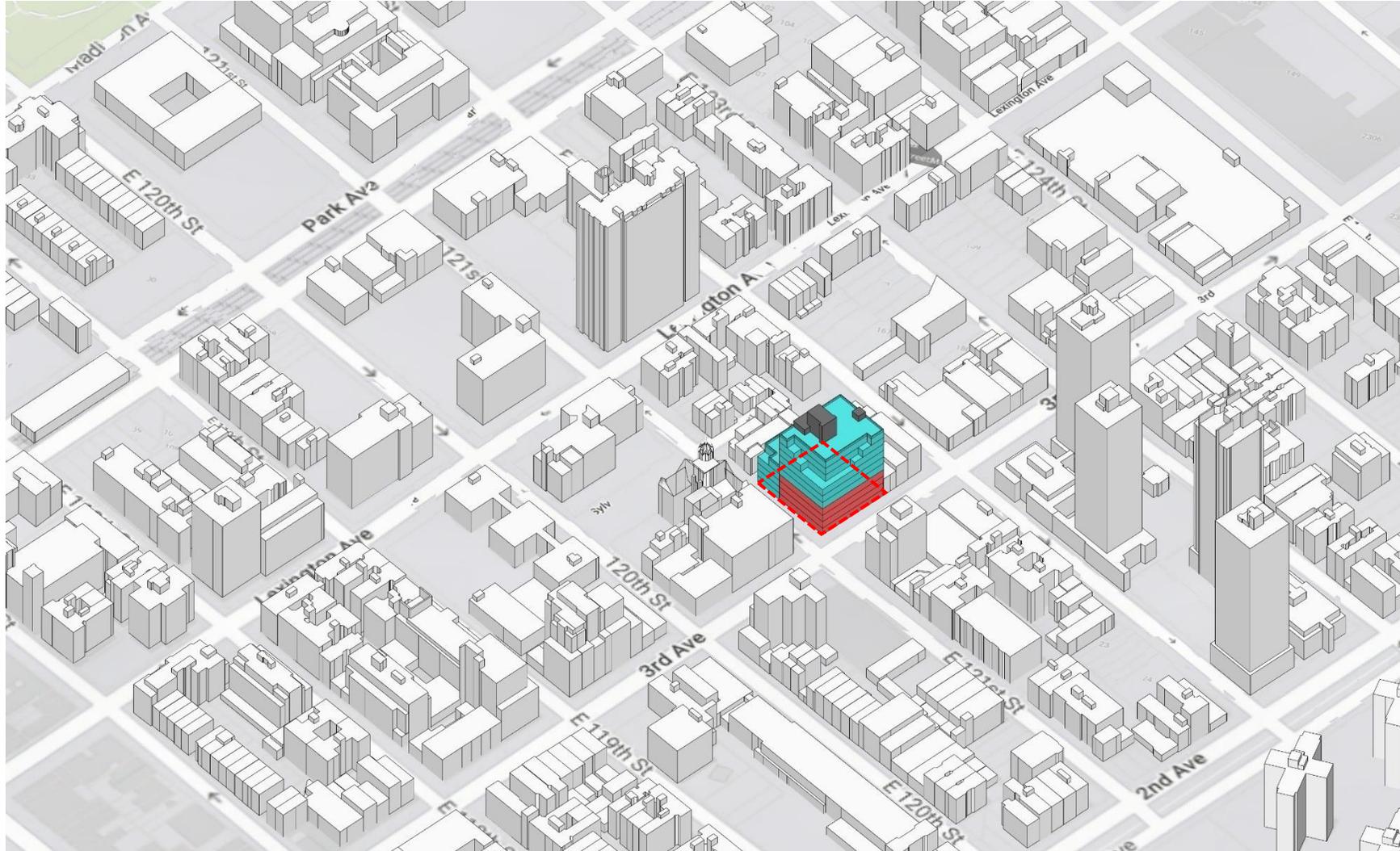
Zoning District: M1-5 / R7-3 & LIC
Year Built: 1920
Use Group 6
Floor Plate: 32,618 sf
Zoning Lot Size: 36,875 sf

- Use Group 17
- Use Group 6
- Use Group 4
- Use Group 3 & 3A
- Mechanical
- Zoning Lot

The Blood Center proposal is also like the proposed building at 2226 Third Avenue in East Harlem

- This proposed new construction just got zoning approval in August 2021. Located in a split C4-6/R7B district, the applicant has already stated their intention to apply for a rezoning to extend the C4-6 district into the mid-block, which is currently zoned R7B, saying the C4-6 extension would: “provide greater flexibility to attract additional life science tenants for the proposed development and provide greater flexibility in use without increasing the proposed floor area or building size”
- This applicant seems to understand that the scale of buildings produced by the R7B is appropriate for midblocks. Like the R8B, R7B is a preservation zoning district and produces a slightly smaller building than the R8B
- While smaller than the Blood Center (18,973 SF zoning lot, and 12,585 typical floor plate), the uses proposed at 2226 Third Avenue are identical to the Blood Center, mixing institutional uses (UG4) and commercial tenants that would take UG9 space. The only open space proposed is in the required rear yard of the R7B portion of the lot
- Unlike the Blood Center, 2226 Third Avenue fronts a wide street and is proposed at 10 stories and 185 feet to the top of its mechanicals. This compares to the Blood Center’s 16 stories and 334 feet and lack of wide street frontage

2226 Third Avenue



Zoning District: C4-6 / R7B
Year Built: Proposed
Use Group 4, 9
Floor Plate: 12,585 sf
Zoning Lot Size: 18,973 sf

-  Use Group 17
-  Use Group 9
-  Use Group 4
-  Use Group 3 & 3A
-  Mechanical
-  Zoning Lot

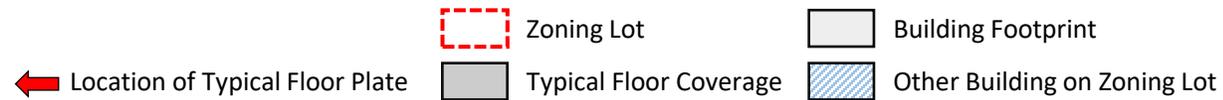
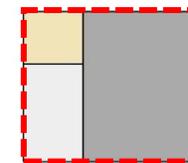
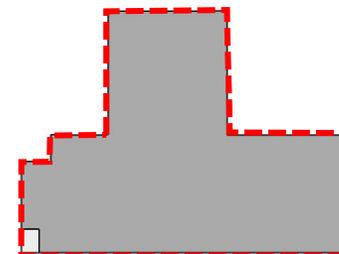
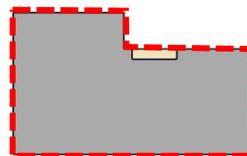
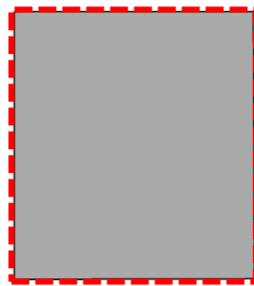
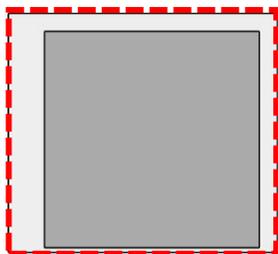
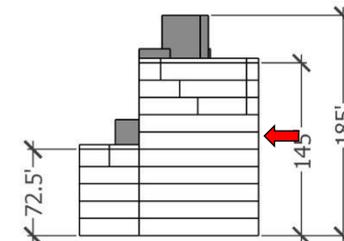
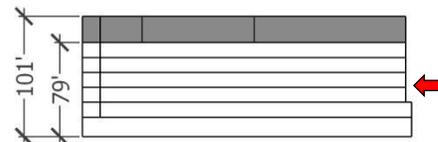
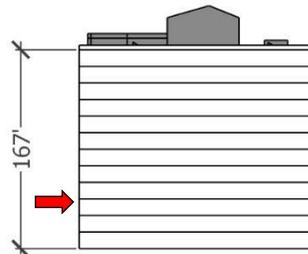
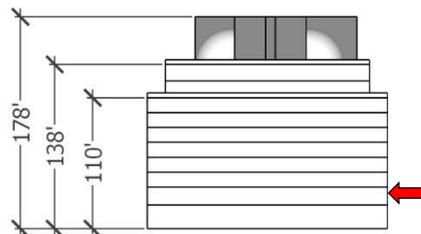
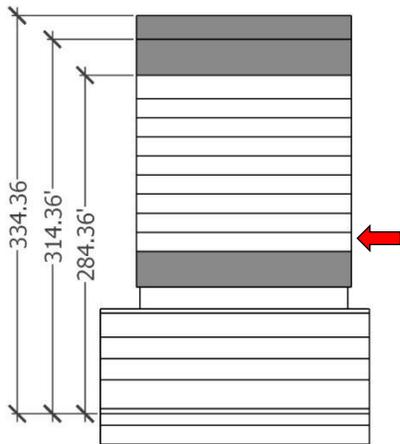
Blood Center

787 Eleventh Avenue

**345 Park Avenue
South – Cure Building**

**45-18 Court Square
Innolabs Building**

2226 Third Avenue



The Intensity of Development Proposed for the Blood Center Site has no Comparison. It's Unprecedented.

The institutional and special permit examples cited by the Applicant as comparators are not comparable at all;

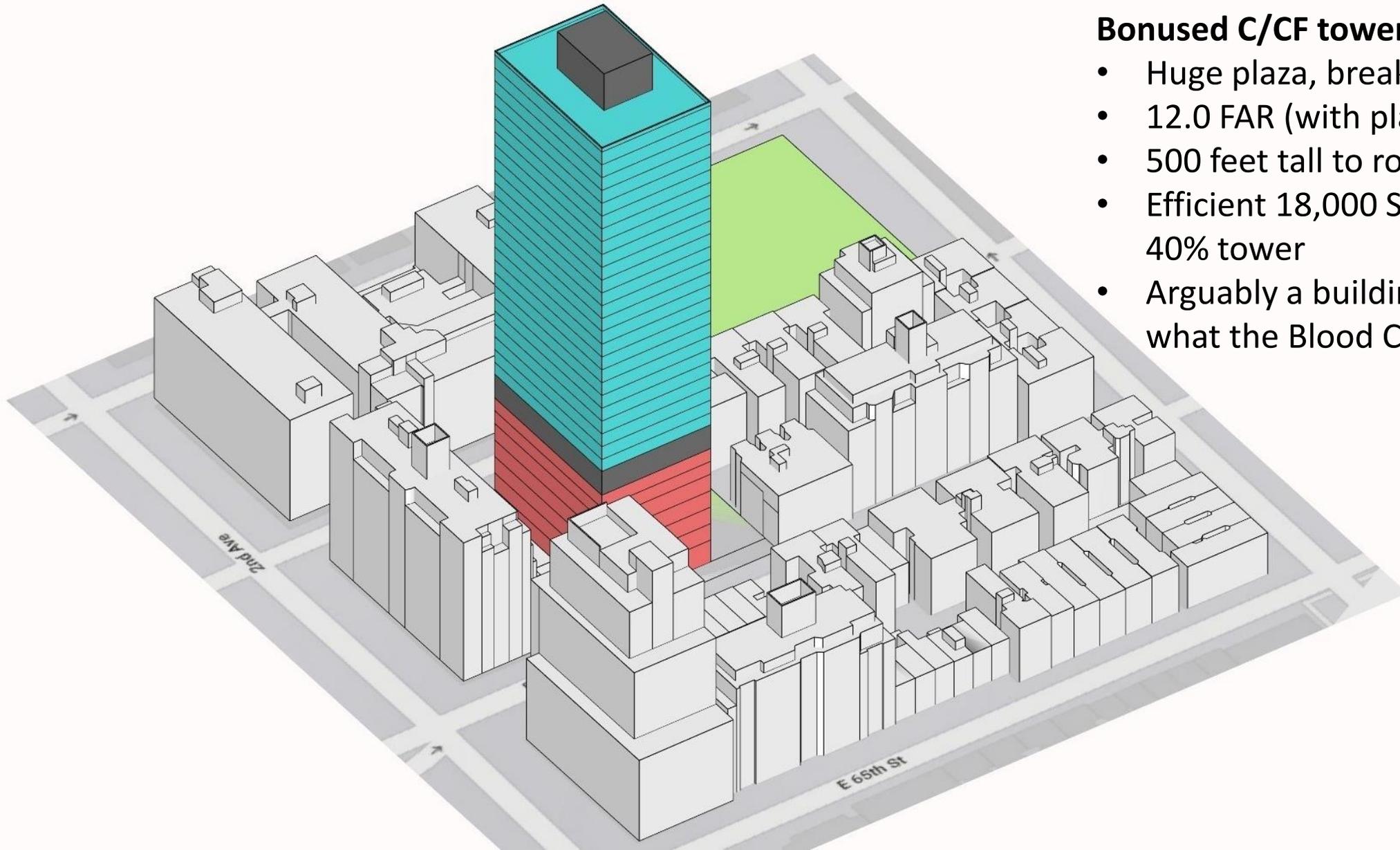
- They are all parts of larger campus environments;
- Almost all have smaller floorplates, and the exception (Jerome Green) has only 39% lot coverage, fronts a wide street and is only 187' to the top of its mechanicals;
- The typical floor plates of all but one of these examples cover much less of their zoning lots, ranging from 7% (CUNY) to 34% (Alexandria) to 62% (Mt. Sinai, Leon & Norma Hess Center) and thus have more open space. The exception – Weill Cornell Belfer – has much smaller floorplates and is on a block expressly excluded from the R8B zoning.
- All are shorter than the proposal, and the one building that exceeds 300 feet – Mt. Sinai Icahn School -- abuts two wide streets, and has smaller floorplates, larger setbacks and only 35% lot coverage for the typical floor.
- All but Weill Cornell Belfer abut at least one wide street. Belfer is 60 feet shorter, has much smaller floorplates, and is part of a large scale plan that allowed transfer of FAR from another lot on the Weill Cornell campus.
- None occupy a midblock within an R8B or other contextual residential district or otherwise clash so dramatically with nearby zoning.

The Blood Center's proposed building is much more similar to commercial developments we identified;

- high lot coverage and minimal setbacks
- stand-alone developments, separated from any institutional campus
- But even here, all the buildings have less height, and in some cases, smaller floorplates, and access to wide streets, and all are in either high density commercial districts, or in medium density M districts without a height limit

The Blood Center proposal remains without parallel in New York City; it is extreme, especially considering its surroundings and location on only narrow streets

Finally, a C2-7 district at this location would allow for a standard tower, that uses the plaza bonus, which could produce this as-of-right:



Bonused C/CF tower:

- Huge plaza, breaking the streetwall
- 12.0 FAR (with plaza bonus)
- 500 feet tall to roof
- Efficient 18,000 SF floor plates with 40% tower
- Arguably a building form worse than what the Blood Center is proposing

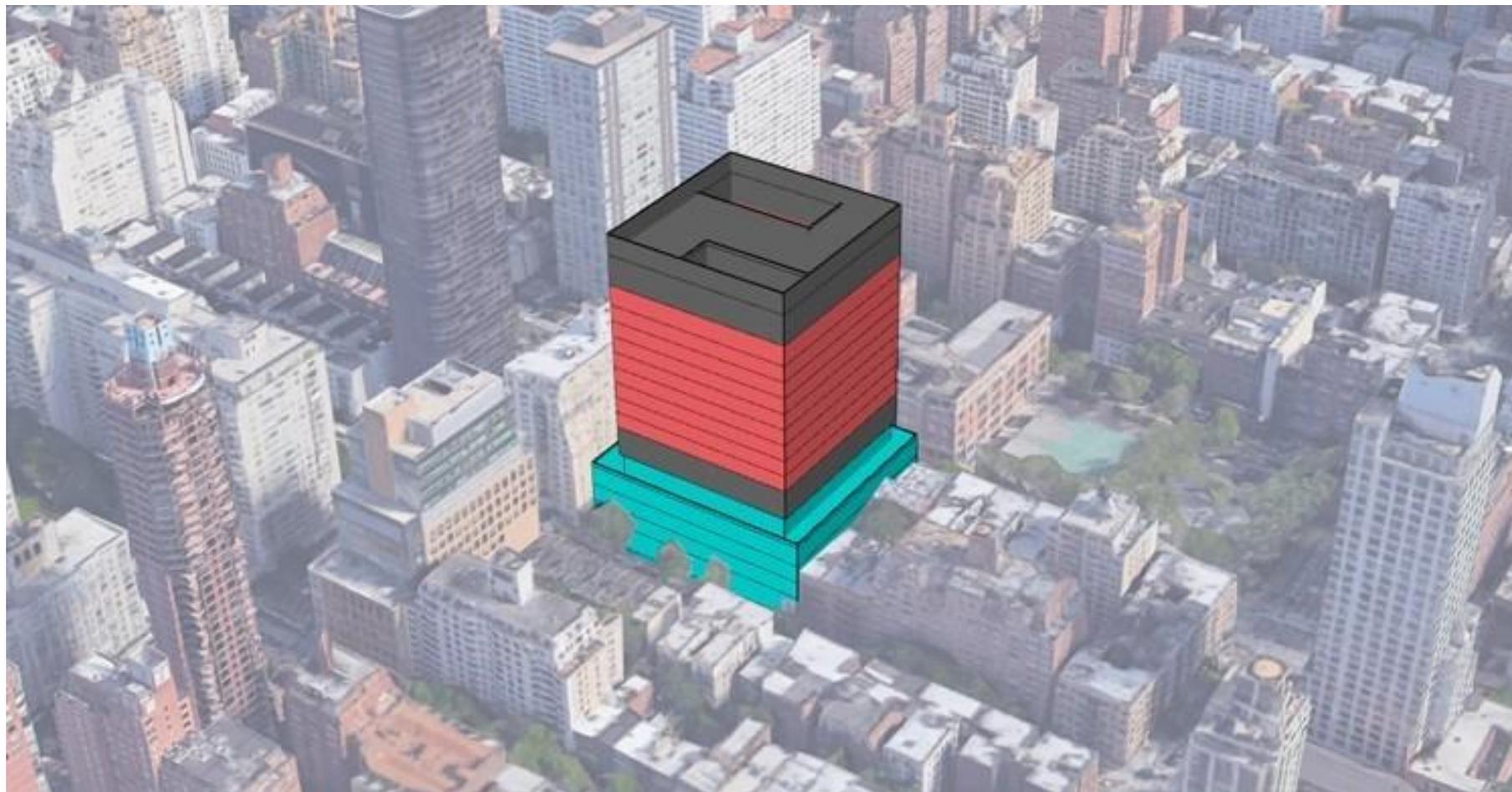


George M. Janes
& Associates
250 E. 87th Street
New York, NY 10128

Tel: 646.652.6498
george@georgejanes.com

FRIENDS
of the UPPER EAST SIDE
HISTORIC DISTRICTS

Comparisons to the NY Blood Center Proposal



September 10, 2021



DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK
MANHATTAN OFFICE

UPPER EAST SIDE
MIDBLOCK STUDY

STUDY DESCRIPTION AND
PROPOSAL

February 1985

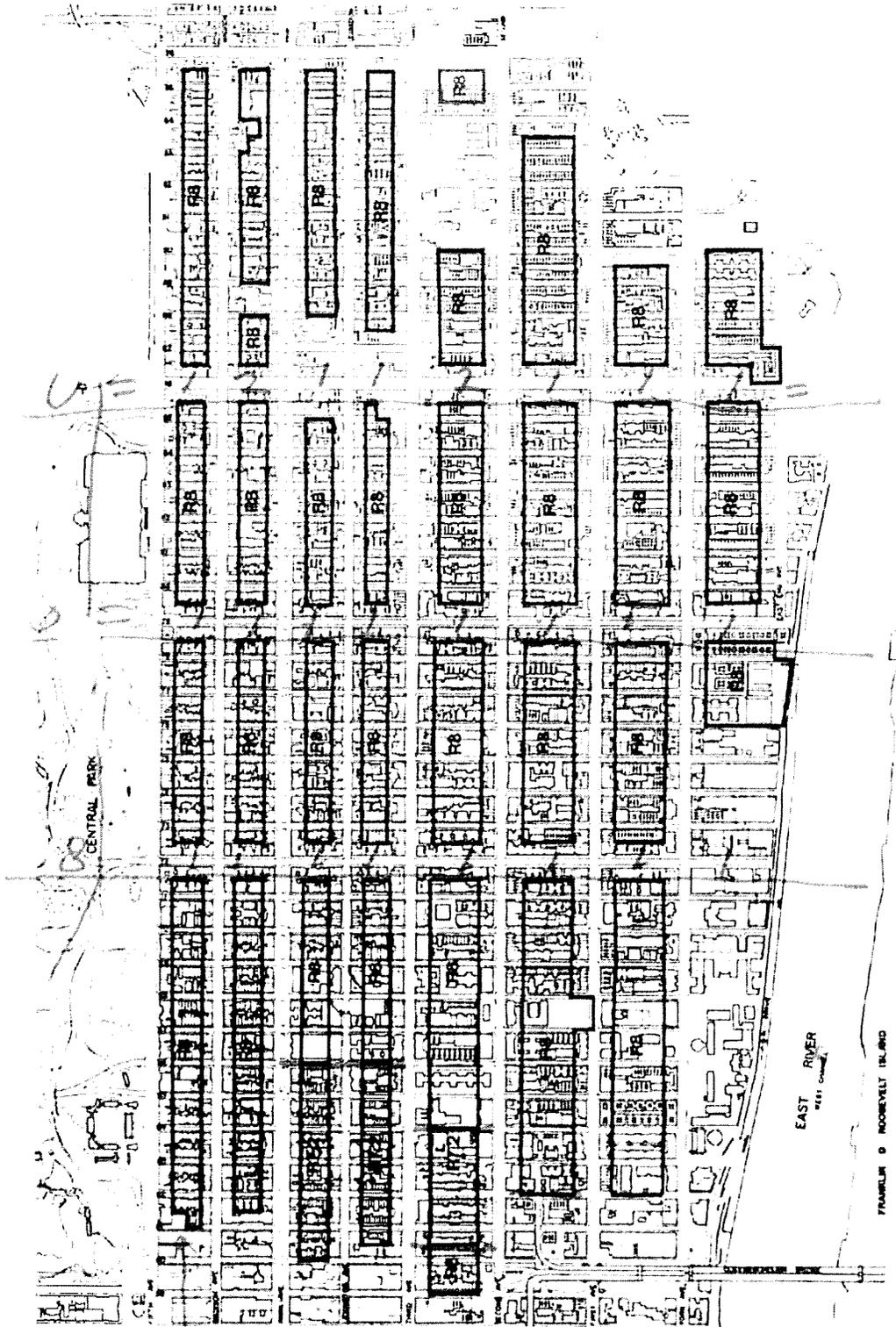
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BACKGROUND

On May 24, 1984, the Board of Estimate passed the West Side zoning package, which introduced into the Zoning Resolution a set of alternatives to the low-coverage tower and plaza regulations formulated in 1961. A key element of that package was an R8B zoning district for residential midblocks which encourages new development to match the low and mid-rise scale of existing buildings.

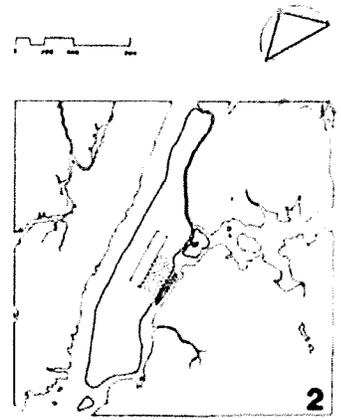
Ensuring that new development does not jeopardize the integrity of existing midblock context is not an issue which is limited to the Upper West Side. Studies of the Yorkville area of the Upper East Side done by City Planning in 1982-83 demonstrated incompatibility between the zoning regulations and the midblock building characteristics. Community Board 8 expressed similar concerns during its review of the West Side rezoning, and passed a resolution urging that the midblocks of the Upper East Side be considered for the R8B mapping.

In June 1984, City Planning initiated a study of the 175 midblocks in Community Board 8 zoned R7-2 or R8. (See Map 1) The present report outlines the results of this work, and offers a proposal for public review and discussion.



STUDY AREA

UPPER EAST SIDE Map 1
 MANHATTAN OFFICE · DEPARTMENT OF CITY PLANNING · CITY OF NEW YORK



EXISTING CONDITIONS

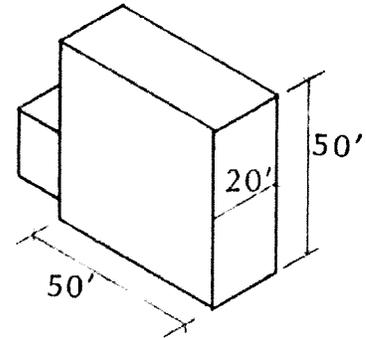
Building Characteristics

The midblocks on the Upper East Side are an identifiable environment characterized by a consistent scale and street relationship. This consistency is defined in large part by the recurrence of three similar building types (Diagram 1).

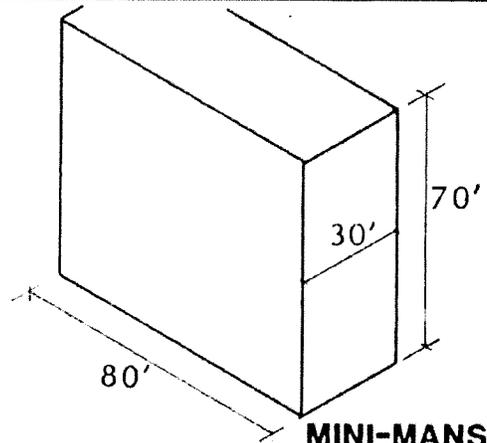
- o The 3-to 5-story, 50-to 60-foot high brownstones or limestones are set back 5 to 10 feet from the street line where they form continuous walls of varying length with uniform setback and cornice lines. The FARs range from 1.8 to 4.

- o The 4-to 6-story, 55-to 70-foot high mini-mansions are built to the street line, wider than brownstones and extend deep into the lot. Mini-mansions often provide stunning examples of varying architectural styles, and several of them have been designated as landmarks. They are found most frequently between Fifth and Park avenues, from 60th to 80th streets. The FARs range from 3.5 to 4.2.

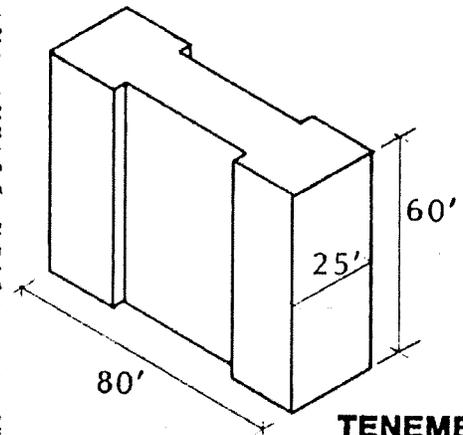
- o The 5-to 6-story 60-foot high walk-ups are built to the street line, are generally 70-80 feet deep, and have air shafts of varying sizes. The consistent pattern of these buildings contributes to the character of the area while also providing a significant housing resource for a range of income groups. The FARs vary from 3.5 to 4.8.



BROWNSTONE



MINI-MANSION



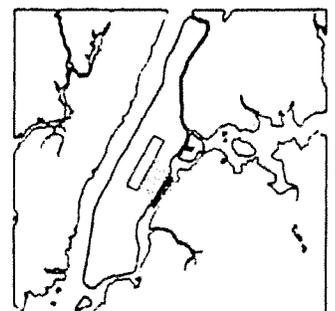
TENEMENT

Diagram 1:

MIDBLOCK BUILDING TYPES

UPPER EAST SIDE

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In addition to these three housing types, there are also non-residential buildings such as churches, garages and schools that maintain low-scale midblock characteristics.

Of the approximately 2,900 buildings analyzed, about 2,700, 93 percent, conform to these midblock types. (see Map 2: Buildings of R8B Scale). The majority of these structures are either brownstones or tenements:

	<u>Number</u>	<u>Percent</u>
Brownstones	1356	50
Mini-Mansions	186	7
Tenements	960	35
Other	<u>220</u>	<u>8</u>
TOTAL	2722	100

The anomalies in the consistent midblock pattern generally occur in one of two situations: where there has been institutional development, e.g. Sloane Kettering Institute, or where 12-15 story residential buildings have been constructed, generally in the 1940's or 1950's. There are relatively few post-1961 residential buildings in the midblocks.

The mini-mansions are generally between Fifth and Madison where, at a smaller scale, they echo the grand houses that once lined Fifth Avenue. The tenement buildings correspond to areas that were less desirable for residential living at the time they were constructed, either because of the presence



EAST RIVER
FRANKLIN D. ROOSEVELT ISLAND

BUILDINGS OF R8B SCALE

UPPER EAST SIDE · Map 2
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9



NEW YORK BLOOD CENTER PROXIMITY STUDY PEER REVIEW

Prepared for
Friends of the Upper East Side Historic Districts

Urbanomics, Inc
August 31, 2021

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1 Introduction

Friends of the Upper East Side Historic Districts (Friends) contracted with Urbanomics, Inc., an economic planning and consulting firm established in 1984, to prepare a peer review (the/this Review) of the March 25, 2021 HR&A New York Blood Center Proximity Study (HR&A Report) prepared for its client the New York Blood Center (NYBC). The HR&A Report evaluates, for its client, benefits arising from physical proximity to fellow researchers in the life science sector.

This Review focused on 3 points of inquiry: 1) definition of “proximity” in successful life science clusters; 2) whether geographic proximity is important to the life science industry today; and, 3) whether the proposed expansion of the NYBC into a 334’ commercial tower at its East 67th Street address (two-thirds of which it will neither own nor have any control over) is fundamental to the development of the life science sector in New York City. Our scope of work is as follows:

- Review of HR&A Report and Its Academic Source Material
- New York City Life Sciences Cluster Profile
- Other U.S. Life Science Real Estate Markets
- Current State of Global Virtual Medical and Scientific Research

2 Executive Summary

Review of HR&A Report and Its Academic Source Material

This Review includes a literature scan of the HR&A Report's cited sources, as well as other relevant life science studies to confirm that the citations used were accurate and complete. We located several current studies that are not included in the HR&A Report. We also identified areas of narrative in the HR&A Report where the HR&A Report drew conclusions from its source material that contradicted the source material itself. Our key findings (in **bold**) and summarized substantiating points follow.¹

The proximity arguments made in the HR&A Report are not substantiated; and further, are refuted by real estate studies, medical and scientific research professionals, and source marketing materials of examples of other clusters.

- The HR&A Report concludes from its cited studies that a “viable industry cluster” is defined as being within walking distance so researchers can collaborate. However, the cited sources are either a) outdated, i.e., having been written or based on data from well before the emergence of today's standard of sharing and collaborating almost exclusively through technology, citywide, nationally and globally; or b) are not about the life science industry, thus rendering those cited sources irrelevant. [See footnote 4, pg 5; footnote 7, pg 6; footnote 11, pg 7; and footnotes 62-64, pg 28].
- According to both governmental sources discussing life science in New York City [see footnote 16, pg 12] (including Alexandria Center) [see footnote 7, pg 6] and New York City real estate and construction industry analyses of today's life science development [see footnotes 40-43, pgs 17-18 citing NY Building Congress, CBRE, and REIS], its life science industry is spread throughout the entire City. Examples of existing and upcoming facilities are BioBAT in South Brooklyn, Innolabs and the Bindery Building in Long Island City, Harlem BioSpace and the Taystee Building in Harlem, Hudson Research Center in Midtown West, 125 West End Avenue on the Upper West Side, Alexandria Center and Life Sciences Innovation Campus in Midtown East, and the New York Genome Center, JLABS, and BioLabs@NYU-Langone in Hudson Square.
- New York City has, itself, described its vision of the future of the City's life science industry as being made up of hubs located throughout the City and boroughs outside of Manhattan. [See footnotes 50-51, pg 18].
- The most important locational factor for life science workers is access to public transportation. It is not being able to walk to where a fellow researcher is working. [See footnote 7, pg 6].
- The HR&A Report uses three life science locations in Kendall Square, Boston; Mission Bay, San Francisco; and the Alexandria Center, New York City as examples of clusters to assert that a similar cluster would be formed if the proposed NYBC tower is built at its East 67th Street address. Further, it claims that the NYBC can only successfully participate in such life science cluster if it builds the tower there. But the HR&A Report's extrapolation of its cited examples to its argu-

¹ Detailed discussion is located beginning on page 5.

ment that the NYBC must remain on East 67th Street is flawed at the outset because it misleadingly fails to describe those life science locations as only a small part of much larger market areas in their respective cities. [See section 3.1.2 Cluster Definitions, pgs 11-15].

Contrary to the HR&A Report's assertion, there is no evidence that the NYBC has either exclusive or extensive collaboration (much less physical in-person collaboration) with the select East side hospitals and The Rockefeller University that in any way substantiates the NYBC's claim that relocating to a different address in the City would disrupt any relationships it may have.

- 88.2% of the most recent² research publications where a NYBC researcher was named as a participating author, were prepared in collaboration with researchers located beyond the walking distance described as a “viable cluster.” And of the papers published with only New York City affiliates, they were just as likely to be in collaboration with Albert Einstein College of Medicine in the Bronx as the nearer facilities referred to in the HR&A Report. [See Section 3.4.2 NYBC and Collaboration, pgs 29-30 and Figure 23, pg 30].

The HR&A Report's rezoning comment is unsubstantiated.

- The HR&A Report mentions the NYBC rezoning application only one time, in its conclusion. It does not discuss nor analyze the rezoning. It is a one sentence “recommendation,” with no connection of the specific rezoning application to its nonspecific industry cluster proximity discussion.
- Specifically in connection to the NYBC's rezoning request we again note that none of the HR&A Report's cited sources provide any evidence, nor do they ever even state, that constructing a life science tower at NYBC's East 67th Street address is important, much less critical, to the ongoing development of the life science industry in New York City.

NYC Life Sciences Cluster Profile

This Review confirms that New York City's life science sector is not dependent on a single location or building as per its own vision of the future success of the sector in the City, which is based on life science development throughout the City.

- Both New York City's Economic Development Corporation's initiative, LifeSci NYC, and real estate reports identify the New York City life science market as encompassing all of New York City, not as being limited geographically to specific individual clusters. [See footnotes 44-51, pg 18].
- Subsector searches of business and real estate databases for life science component uses such as flex research & development properties show widespread distribution throughout the City. [See Figure 12, pg 23].

² Published from January to August 2021. See page 30.

Other U.S. Life Science Real Estate Markets

Life science clusters in the cities cited in the HR&A Report and other growing sector markets, like New York City, extend beyond single buildings and submarkets to encompass city- and/or region-wide markets.

- Like NYC, life science centers in other regions of the country are scattered citywide or in broader regional market areas. [See Section 3.3 Other U.S. Life Science Real Estate Markets, pgs. 24-27].

Current State of Global and Virtual Medical and Scientific Research

The current standard for medical and scientific research is collaboration on a national and global scale; it is no longer dependent on co-location within a small geographic area.

- National and international collaboration in medical and scientific research has become the norm as supported by academic studies as well as communications from medical research experts. Supporting documentation for this statement is included with the public record documents filed in connection with the NYBC rezoning application. [See footnotes 61-66, pg 28].
- Analysis of the NYBC's own published research confirms this Review's conclusion that relevant, productive medical research being conducted today is so globally and nationally collaborative that the industry is now routinely characterized as virtual not in person. [See footnotes 67-68, pg 29].

Conclusions

This Review concludes that the HR&A Report's proximity analysis is not a relevant resource to inform the question of whether the requested rezoning of the NYBC's location at 310 East 67th Street is either needed or justified.

The HR&A Report's proximity analysis is generic in scope and not specifically focused on the modern life science industry. It is based on sources that are sometimes out of date and/or not relevant to the life sciences sector. In addition, it misstates some of its cited sources' conclusions; and it is misleading in the comparisons it makes between other life science developments (both throughout the country and on the East River in Manhattan) and the proposed NYBC tower.

Furthermore, in failing to ever describe the physical constraints and neighborhood restrictions of the narrow block where NYBC's site at 310 East 67th Street is located or mention the Longfellow Real Estate Company's separate ownership of the majority of the proposed tower and consequently its independent business activity divorced from the NYBC, the HR&A Report's proximity analysis is deeply flawed as it is not specific to the NYBC/Longfellow proposed real estate development.

This Review confirms that increasing the life sciences inventory in New York City is vital to enabling industry growth and the continuation of investment. However, in the absence of any evidence in the HR&A Report, and because we could find none, we could not validate the HR&A Report's argument that the NYBC's development of its proposed life science tower needs to occur at 310 East 67th Street rather than instead, building its own new structure as-of-right, or constructing this tower in an appropriately zoned C or M district.

3 Discussion

3.1 Review of HR&A Report and Its Academic Source Material

This Review included a literature scan to confirm the original report's sources, as well as to determine if there are any additional articles/studies on the importance of proximity in the life sciences. In the review, we found several updates, and identified areas of narrative from the HR&A Report where its conclusions drawn from the source material differed from the source material itself. Conclusions **(in bold)** and key points of the analysis follow.

The cluster and proximity arguments made in the HR&A Report are not substantiated. Key sources the HR&A Report cites to make its case for a 0.1 mile NYBC proximity are often not identified with the life sciences industry, but they also so significantly pre-date industry-changing advances to telecommunications and internet technology as to make those sources irrelevant.

3.1.1 Source Material Interpretation

3.1.1.1 Porter Findings

HR&A reports that:

"Few industries are better suited to reap the benefits of the cluster model than the life science industry", attributing this statement to Michael E Porter's 1998 article titled "Clusters and the New Economics of Competition."³

This article does not make this statement. Its focus is on vertical integration, relying on cluster case studies from the Italian leather fashion, California wine and Massachusetts medical device industries. No opinions are drawn on the life sciences sector being a strong opportunity for economic clustering. Further, the publication date of this article was 1998, in the infancy of the internet in terms of network communications, accessibility, and data sharing.⁴ Additionally, the focus on device manufacturing renders any use of the study irrelevant to the Blood Center as researchers at the Blood Center are involved in medical treatments and blood products which is at the opposite end of the life science spectrum from medical devices (animal and clinical testing of new drugs typically takes five to eight years, whereas an FDA 510K review of a medical device is 90 days).

3.1.1.2 2019 RESGroup Study Findings

HR&A reports that:

"...a 2019 study of life sciences laboratory space commissioned by the Philadelphia Industrial Development Corporation in partnership with real estate firms RESGroup and CBRE found that after access to a skilled scientific labor force, walking distance

³ Author Unknown (2021, March 25). Memorandum: NYBC Proximity Study. *HR&A*. pg 3.

⁴ Porter, M. (1998, Nov.-Dec.). Clusters and the new economics of competition. *Harvard Business Review*. <https://hbr.org/1998/11/clusters-and-the-new-economics-of-competition>

proximity to similar firms and to research centers was cited by biotechnology and life science companies as their most important location requirement. Particularly for startup and midsize-stage companies, being in a life science cluster, close to research institutions, was one of the most frequently identified factors behind locational decisions.”⁵

The article does list these items as well as two (2) others as being top locational requirements, but these items are not ranked in order of importance, as described by HR&A, but rather simply listed as locational requirements. Additionally, the RES Group report does not identify specific ideal geographic boundaries for clusters but instead notes that a half-mile to one-mile distance does represent reasonable walking distances in the Philadelphia study area. And, finally, it should be noted if not obvious that the mass transportation system in Philadelphia is not on par with that in New York City.

“To identify the most desirable locations for lab space, RESGroup mapped walkable distances from the current lab cluster at 34th and Market Streets...The half-mile radius indicates the prime location for life science companies within UCity, with the one-mile radius being less attractive but still reasonable...UCity’s tight and expensive real estate market makes it unlikely that space will be available in the half-mile preferred radius, so the P3 should focus on (1) walkable and safe locations with retail and local amenities in the one-mile radius, and (2) locations outside the one-mile radius near transit hubs with bicycle and pedestrian connections, and in walkable and safe areas.”⁶

During a July 27, 2021 Zoom meeting conducted by Urbanomics with Chris Maciejczak, Sr. Director of Life Sciences at CBRE, when asked what the most important characteristics of a property are for Life Sciences in New York City, he indicated that the most important feature was “Access to Public Transportation.”⁷

3.1.1.3 2012 Small Business Economics Findings

HR&A reported that:

“...a 2012 study in the journal *Small Business Economics* notes that “large number of studies have demonstrated...proximity effects from knowledge spillovers, network externalities and other forms of knowledge transfers among like firms.”⁸

The authors acknowledge that the data referenced covered 23 years and that changes in technology over time may have changed the parameters, noting that: “The size and reach of research collaborations and networks have increased over time as communication costs have declined. These types of effects have also been mentioned in the literature⁹ and such changes could have changed the geographic scope of the proximity effects.”

Further, given the number and extent of clusters identified along the City’s Life Science Avenue (see Figure 8, p. 15), there are few locations on the East Side that are not within a cluster and thus the benefits ascribed to clusters in this study would accrue to life science companies located practically anywhere in the City.

⁵ Author Unknown (2021, March 25). Memorandum: NYBC Proximity Study. *HR&A*. pg 3.

⁶ Author Unknown (2019, November). Market assessment of Lice Sciences Laboratory Space in Philadelphia. *RESGroup & CBRE*. https://www.pidcphila.com/images/uploads/resource_library/PIDC_Lab_Space_Study_RESGroup_FINAL_VERSION_110819.pdf pg 9.

⁷ July 27, 2021 Zoom Interview with Chris Maciejczak, Sr. Director of Life Sciences at CBRE, Martin Bell, and Tina Lund, AICP, Urbanomics.

⁸ Author Unknown (2021, March 25). Memorandum: NYBC Proximity Study. *HR&A*. pg 3.

⁹ Johnson, D., & Lybecker, K. (2012). Does Distance Matter Less Now? The Changing Role of Geography in Biotechnology Innovation. *Review of Industrial Organization*, 40(1), 21-35. <http://www.jstor.org/stable/43550365>

3.1.1.4 Alexandria Co-location Strategy

HR&A attributes the following statement to an article from Forbes on the strategy of Alexandria Real Estate Equities, a major REIT that is among the largest developers, owners and operators of collaborative life sciences and technology campuses in urban locations:

“Co-location of science and medical research institutions with commercial entities expedites the commercialization of discoveries, enabling new products and treatments to improve public health and spur further scientific investigation.”¹⁰

The article¹¹ actually presents a more complex view that is somewhat different from the HR&A interpretation, holding that it is the corporate strategy of Alexandria to develop its life-science/tech campuses with several key elements considered key to advancing life sciences/tech business environments: close proximity to academia, institutions, and related businesses as well as ability to access capital, a strong start-up ecosystem and available talent. Further, it references itself as “the missing element” in a “promising urban market;” in this case, New York City, not Midtown East. In fact, Alexandria’s website promotes each of its facilities as serving the larger metropolis or metropolitan area, e.g., “Greater Boston”, “San Francisco Bay Area”, and “Maryland.” In the case of the E. 29th Street location, it is described as “Serving New York City with its first world-class commercial laboratory space, the Alexandria Center enables the city to capitalize on its talent and speeds the translation of promising new life science discoveries “from bench to bedside.”¹²

3.1.1.5 COVID-19 Vaccine Production Dependence on Proximity

On page 5, HR&A reported that:

“The response to the Covid-19 pandemic has underscored the value added by an industry cluster in the life sciences and illustrated the impact of having a range of companies in close proximity to a research facility and to each other on the speed at which a research discovery can be turned into a critically needed medicine...”¹³

arguing that the close-proximity of Pfizer and Moderna to the Cambridge life sciences cluster was instrumental in the development and production of the vaccines.

These statements largely discount decades of research and development activities that took place concurrently on a global scale to allow for the opportunity of rapid vaccine development and production. In an article featured in Nature Magazine¹⁴, it is stated that the Coalition for Epidemic Preparedness Innovations (CEPI), which launched in 2017 was heavily responsible for the swift roll-out of COVID-19 vaccine due to “CEPI’s goal to create the technological infrastructure needed for rapid and affordable development of vaccines against several of the viruses known to have epidemic potential, including MERS, Ebola

¹⁰ Author Unknown (2021, March 25). Memorandum: NYBC Proximity Study. *HR&A*. pg 3.

¹¹ Steele, J. (2019, August 12). The future of life science and tech innovation is in clusters. *Forbes*. <https://www.forbes.com/sites/jeffsteele/2019/08/12/the-future-of-life-science-and-tech-innovation-is-in-clusters/?sh=5beea690604a>

¹² Author Unknown. (2021). New York City. Alexandria Real Estate Equities, Inc. <https://www.are.com/new-york-city.html>

¹³ Author Unknown (2021, March 25). Memorandum: NYBC Proximity Study. *HR&A*. pg 5.

¹⁴ Ball, P. (2020, December 18) The lightning-fast quest for COVID vaccines — and what it means for other diseases. *Nature*. 589, 16-18. <https://doi.org/10.1038/d41586-020-03626-1>

and Zika. CEPI has partly funded work on SARS-CoV-2 vaccines, including that by Moderna and at Oxford.” Nature Magazine reports that “A lot went into the mRNA platform that we have today,” says immunologist Akiko Iwasaki at the Yale School of Medicine in New Haven, Connecticut, who has worked on nucleic-acid vaccines — those based on lengths of DNA or RNA — for more than two (2) decades. The basic research on DNA vaccines began at least 25 years ago, and RNA vaccines have benefited from 10–15 years of strong research, she says, some aimed at developing cancer vaccines. The approach has matured just at the right time; five (5) years ago, the RNA technology would not have been ready. The development of Pfizer’s mRNA vaccine was largely laid out by Katalin Kariko’s research in Pennsylvania at major institutions and private firms such as UPenn, Temple, and BioNTech. Also, while Pfizer does maintain facility space in Cambridge, the company is based roughly 45 mins north in Andover, Massachusetts with R &D locations globally and across the United States.¹⁵

3.1.1.6 Future Life Science Demand and Built Space

HR&A reports that:

“New York City has a major dearth of life science space and needs to grow it significantly to remain competitive. As of Q3 2020, New York City was listed 12th in life sciences laboratory inventory by market; Boston and San Francisco are the top two, with around 18 times as much lab space as New York. While the supply of lab space in New York City is expected to double in the coming years, the City estimates that up to 3 million square feet of additional supply will be needed over the coming decade to create a critical mass of life science activity.”¹⁶

As of Q2 2021, according to CBRE, the NYC life Sciences market has an additional 1.9 million square feet coming online through new construction and conversion to meet demand throughout the City in the near term. (See Figure 1.) Year-end 2020 projections estimate that by 2025 the inventory of lab space will be 5.1 million square feet, of which 4.2 million will be lab exclusive¹⁷. This is approximately 50% *more* than the 3.0 million square feet than HR&A says will be “needed”. The City’s own Life Science’s program, LifeSci NYC identifies funding opportunities for specific spaces throughout Manhattan and the rest of the City including Harlem, the Upper East Side, Silicon Alley, SoHo, Brooklyn Army Terminal, and Central Brooklyn. Further, there are funding opportunities available to “life sciences companies interested in expanding their operations in one of the City’s five (5) boroughs.”¹⁸

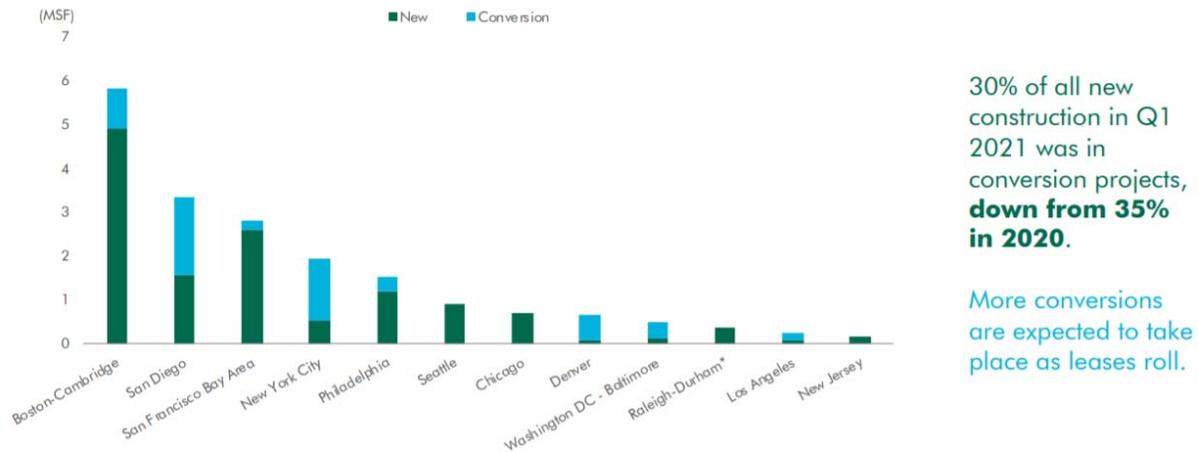
¹⁵ Pfizer. (2021). R&D Locations. <https://www.pfizer.com/science/research-development/centers>

¹⁶ Author Unknown (2021, March 25). Memorandum: NYBC Proximity Study. HR&A. pg 11.

¹⁷ Stern, P. (2020). New York City life sciences market statistics report, year-end 2020. CBRE. https://f.tlcollect.com/fr2/821/29120/New_York_City_Life_Sciences_Report_YE_2020.pdf

¹⁸ Author Unknown. (2021). Key Resources. Life Sci NYC. <https://lifesci.nyc/key-resources>

Figure 1. Lab / R&D Space Under Construction by Type, Q1 2021



30% of all new construction in Q1 2021 was in conversion projects, **down from 35% in 2020.**

More conversions are expected to take place as leases roll.

Source: CBRE Research. * Raleigh-Durham has a considerable number of properties undergoing conversion that will deliver in a piecemeal fashion over a longer time period based on lease expirations, so are not included on this chart.

CBRE

15

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Source: Anderson, I., Duca, S., Channell, C., Barkham, R., et al. (2021, Midyear). U.S. life sciences outlook. *CBRE*. <http://cbre.vo.llnwd.net/grgservices/secure/US%20Life%20Sciences%20Mid-year%202021.pdf?e=1628092989&h=3776ce1a92832a72e80e08c370d993de>

3.1.1.7 NIH Funding Levels

According to HR&A, “The New York City metro area received \$2.1B in NIH funding in 2018 – the second-highest amount nationally.”¹⁹

Updated reports on NIH funding are available²⁰. According to NIH, New York City had the highest amount of funding compared with any city in FY 2021 at \$1.5 billion, slightly more than Boston, MA. In FY 2020, Boston had the largest amount of NIH funding at \$2.3 billion, closely followed by New York City with \$2.2 billion in NIH funding. It is notable that Cambridge, MA—which includes, but is not limited to, Kendall Square—ranks separately, and was number 26 on the list with only \$206 million in funding in FY 2021 and 21st on the FY 2020 list in terms of funding.

¹⁹ Author Unknown (2021, March 25). Memorandum: NYBC Proximity Study. *HR&A*. pg 8.

²⁰ US Department of Health & Human Services. (2021). *NIH Research Portfolio Online Reporting Tools: NIH Awards by Location and Organization*. <https://report.nih.gov/award/index.cfm?ot=&fy=2021&state=&ic=&fm=&orgid=&distr=&rfa=&om=n&pid>

Figure 2. NIH Funding by Municipality, FY2021

Rank	Location	Total NIH Funding
1	New York, NY	\$1,521,547,085
2	Boston, MA	\$1,496,187,566
3	Seattle, WA	\$840,916,095
4	Baltimore, MD	\$736,963,006
5	Philadelphia, PA	\$724,159,308
6	Los Angeles, CA	\$665,368,663
7	La Jolla, CA	\$657,814,058
8	Chicago, IL	\$590,790,213
9	San Francisco, CA	\$551,203,265
10	Houston, TX	\$478,136,591
11	Durham, NC	\$473,492,389
12	Pittsburgh, PA	\$455,717,294
13	Saint Louis, MO	\$450,049,760
14	Ann Arbor, MI	\$409,760,764
15	Stanford, CA	\$407,802,589
16	New Haven, CT	\$382,758,152
17	Atlanta, GA	\$355,742,253
18	Nashville, TN	\$339,022,764
19	Chapel Hill, NC	\$319,768,705
20	Minneapolis, MN	\$253,131,213
21	Madison, WI	\$239,768,327
22	Research Triangle Park, NC	\$233,893,372
23	Aurora, CO	\$218,996,182
24	Birmingham, AL	\$213,765,673
25	Portland, OR	\$210,487,695
26	Cambridge, MA	\$206,071,313

Figure 3. NIH Funding by Municipality, FY2020

Rank	Location	Total NIH Funding
1	Boston, MA	\$2,255,545,302
2	New York, NY	\$2,189,287,343
3	Seattle, WA	\$1,548,654,175
4	Philadelphia, PA	\$1,156,360,024
5	Los Angeles, CA	\$1,155,907,117
6	Baltimore, MD	\$1,117,073,689
7	Chicago, IL	\$971,717,118
8	Durham, NC	\$920,657,595
9	La Jolla, CA	\$894,501,132
10	San Francisco, CA	\$836,050,597
11	Houston, TX	\$731,266,854
12	Pittsburgh, PA	\$675,284,176
13	Ann Arbor, MI	\$662,311,395
14	Atlanta, GA	\$626,655,355
15	Frederick, MD	\$625,459,930
16	Saint Louis, MO	\$584,147,452
17	New Haven, CT	\$564,537,514
18	Stanford, CA	\$561,482,419
19	Chapel Hill, NC	\$519,637,800
20	Nashville, TN	\$512,154,175
21	Cambridge, MA	\$455,333,587
22	Research Triangle Park, NC	\$429,085,075
23	Minneapolis, MN	\$378,486,627
24	Madison, WI	\$358,461,272
25	Columbus, OH	\$348,936,858
26	Birmingham, AL	\$342,066,693

Source: US Department of Health & Human Services. (2021). *NIH Research Portfolio Online Reporting Tools: NIH Awards by Location and Organization*. <https://report.nih.gov/award/index.cfm?ot=&fy=2021&state=&ic=&fm=&orgid=&distr=&rfa=&om=n&pid>

3.1.2 Cluster Definitions

Geographic definitions used in the HR&A report do not represent life science markets in full. Life science “clusters” identified in the HR&A report and implied to be self-sustaining enterprises reflect only small portions of the referenced markets from governmental and real estate perspectives.

New York City’s as well as life science clusters in other areas of the country are identified as city-wide ecosystems encompassing both smaller, more concentrated centers and a broader expanse of life science hubs located throughout an entire city or region. HR&A’s examples of life science locales (Kendall Square, Boston; Mission Bay, San Francisco, and Kips Bay/Alexandria Center in NYC) are small parts of much larger market areas as described not only by real estate professionals, but by the facilities in question themselves.

The report identifies Kendall Square, Boston and Mission Bay, San Francisco as life science hubs within the broader Greater Boston-Cambridge and San Francisco Bay markets, identifying key facilities in each area. As duly noted in that report, the data provided is generally for larger market areas encompassing broad metropolitan regions as defined by real estate companies. This section provides examples of the diversity of geographic definitions, describing the extent of the areas the data reference, and mapping them for the specified Boston and San Francisco clusters.

The Newmark Life Sciences End of Year 2020 Report²¹ used the following market areas: New York City; Northern, NJ (Princeton, Somerset / I-78, Route 18 / 8A Middlesex); Boston/Cambridge (Cambridge, Boston, and Greater Boston/Inner Suburbs stretching along the Route 495 Corridor as far as North as the New Hampshire border, south to Cape Cod Canal and west as far as Westborough, a roughly 60-90 minute commuter shed to MIT).

JLL US Life Sciences Outlook, 2019-2020²²: Identifies New York City and the Greater Boston Area (combined area of the City of Boston, Cambridge and core suburbs of Somerville, Billerica, Andover, Watertown, Waltham, Lexington, Bedford, East Cambridge as markets (roughly equivalent to the Greater Boston Route 495 Corridor market area used by Newmark). Separate market areas exist for New Jersey, Westchester County, Long Island, and the San Francisco Bay Area (likely San Francisco, North, East, South Bays and Peninsula).

²¹ Littman, D. (2021 January). 2020 year-end: Life science national overview & top market clusters. *Newmark*. Q4 2020. <https://www.nmrk.com/insights/thought-leadership/2020-life-sciences-national-overview-and-top-market-clusters>

²² Symes, A. & Coffman, D. (2020). 2020 life sciences real estate outlook: United States. *JLL*. JLL Research Report. <https://www.us.jll.com/en/trends-and-insights/research/life-sciences-trends>

Figure 4. Top U.S. Life Sciences Clusters Q1 2021 Market Indicators

Market	Inventory (SF)	Vacancy	Asking Rents (NNN)	# of Tenants Seeking Space	Total Demand (SF)	9-month change in demand (%)	Under Construction (SF Lab/R&D)
Boston-Cambridge	37,874,593	2.5%	\$87.48	108	4,750,000	22.1%	5,807,684
Chicago	1,501,364	24.3%	\$46.29	22	597,500	-9.2%	704,454
Denver-Boulder	4,646,645	3.8%	\$50.00	33	1,558,000	87.7%	635,319
Los Angeles	7,802,591	9.1%	\$38.40	11	417,000	-4.1%	229,398
New Jersey	20,400,000	9.1%	\$27.00	15	1,200,000	233.3%	147,000
New York City	1,868,960	1.9%	\$90.73	43	1,124,500	32.6%	1,936,514
Philadelphia	9,213,132	16.3%	\$40.00	38	1,465,000	143.0%	1,538,691
Raleigh-Durham	7,102,027	13.9%	\$28.43	17	839,000	-	380,000
San Diego	16,736,539	4.3%	\$59.88	40	2,800,000	55.6%	3,324,826
San Francisco Bay Area	29,988,073	2.4%	\$69.84	59	2,914,500	21.9%	2,792,633
Seattle	8,028,396	3.0%	\$28.52	20	500,000	42.9%	913,000
Washington, D.C.-Baltimore	10,650,400	3.6%	\$38.00	16	1,100,000	37.5%	472,500
Total	155,812,720	5.6%		422	19,265,500		18,882,019

Source: Anderson, I., Duca, S., Channell, C., Barkham, R., et al. (2021, Midyear). U.S. life sciences outlook. *CBRE*. <http://cbre.vo.llnwd.net/grgservices/secure/US%20Life%20Sciences%20Mid-year%202021.pdf?e=1628092989&h=3776ce1a92832a72e80e08c370d993de>

The CBRE US Life Sciences 2020 Report²³ used the following market areas: New York City; New Jersey; Boston-Cambridge (Boston, Cambridge, Route 128-Core and Route 495-Core (somewhat smaller than the Route 495 Corridor Greater Boston market area used by Newmark); and San Francisco Bay Area (likely San Francisco, South Peninsula of Silicon Valley, Emeryville/Berkeley/Alameda, Hayward/Union City, Fremont/Newark).

3.1.2.1 Kips Bay/Alexandria Center

Within the Kips Bay cluster, the Alexandria Center and Launch Labs consist of 745,000 square feet of floorspace, with another 550,000 square feet to be completed by 2022.²⁴ The Alexandria model of life science cluster development, which, by its own marketing description, is only a piece of a larger ecosystem: its researchers collaborate with researchers throughout the entire city and broader metropolitan area, not only from its own life science centers but from others.²⁵

Alexandria Real Estate Equities, the owner of these facilities is constructing a second LaunchLab space in Harlem, and another 275,000 sf of lab/office space in Long Island City to take advantage of the full extent of the City's life science development potential.²⁶

²³ Anderson, I., Duca, S., Channell, C., Barkham, R., et al. (2021, Midyear). U.S. life sciences outlook. *CBRE*. <http://cbre.vo.llnwd.net/grgservices/secure/US%20Life%20Sciences%20Mid-year%202021.pdf?e=1628092989&h=3776ce1a92832a72e80e08c370d993de>

²⁴ New York Building Congress. (2020, July). *NYC checkup: An examination of healthcare & life science construction*. https://www.buildingcongress.com/uploads/July_Healthcare_Life_Sciences_Report_v9_digital_distro_b.pdf p. 37.

²⁵ Author Unknown. (2021). *Our Cluster Locations: New York City*. Alexandria Real Estate Equities. <https://www.are.com/new-york-city.html>

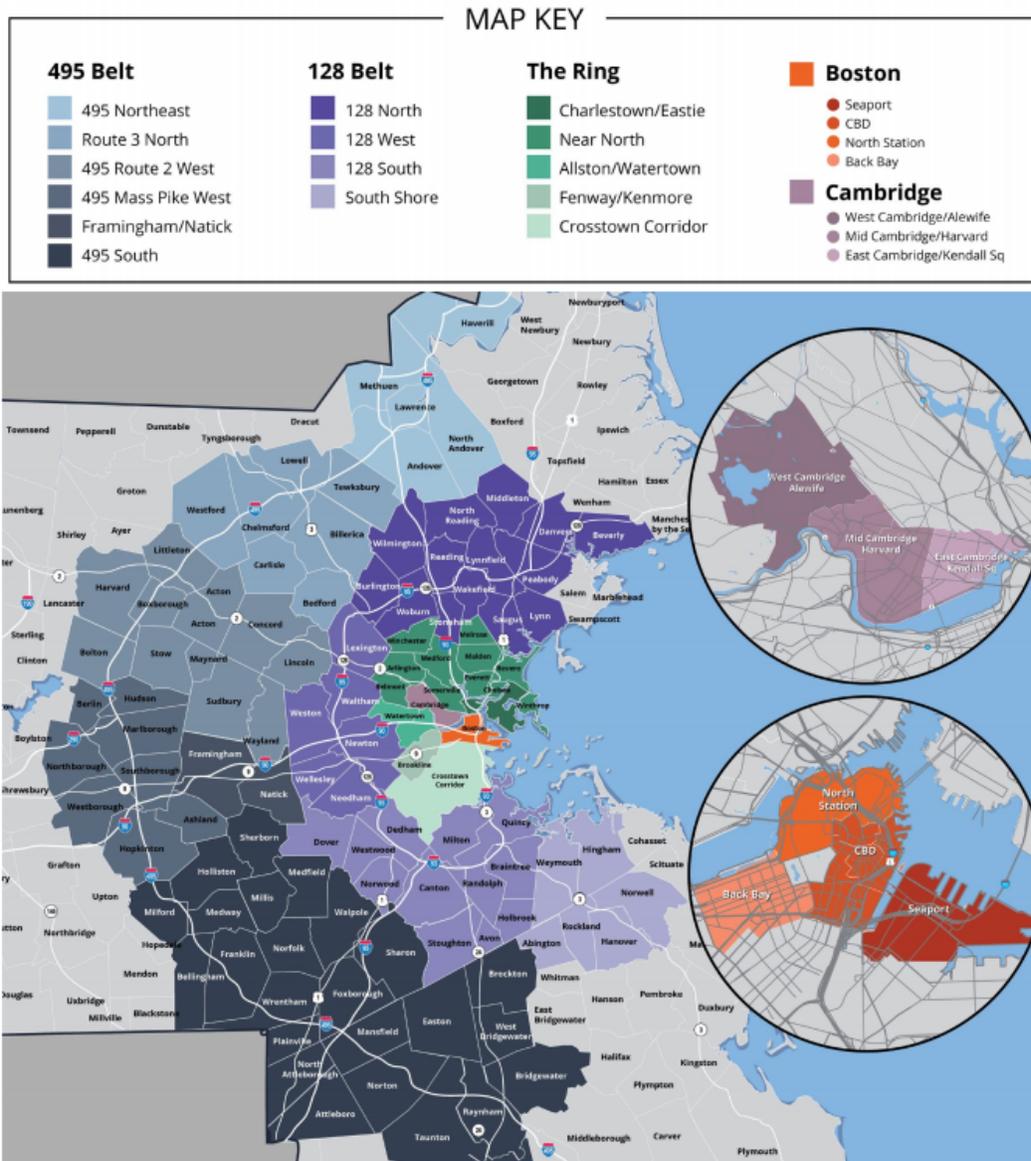
²⁶ New York Building Congress. (2020, July). *NYC checkup: An examination of healthcare & life science construction*. https://www.buildingcongress.com/uploads/July_Healthcare_Life_Sciences_Report_v9_digital_distro_b.pdf p. 38.

3.1.2.2 Boston

The CBRE Boston Life Sciences 2020 Report highlights the substantial sprawl of life sciences property moving out of Boston-Cambridge out towards Route 128 within a 20-25 mile radius from MIT. This is largely due to meeting the needs of the workforce that cannot live in the inner suburbs due to lack of housing inventory/cost, and long commutes. When realtors refer to the Greater Boston Real Estate Market, they are roughly referring to this area where the vast majority of office parks/life science properties are located.

Note: Kendall Square is located in East Cambridge, one (1) of the three (3) lavender areas in the center of the Greater Boston real estate submarket map provided by Avison Young, a real estate services firm, that follows.

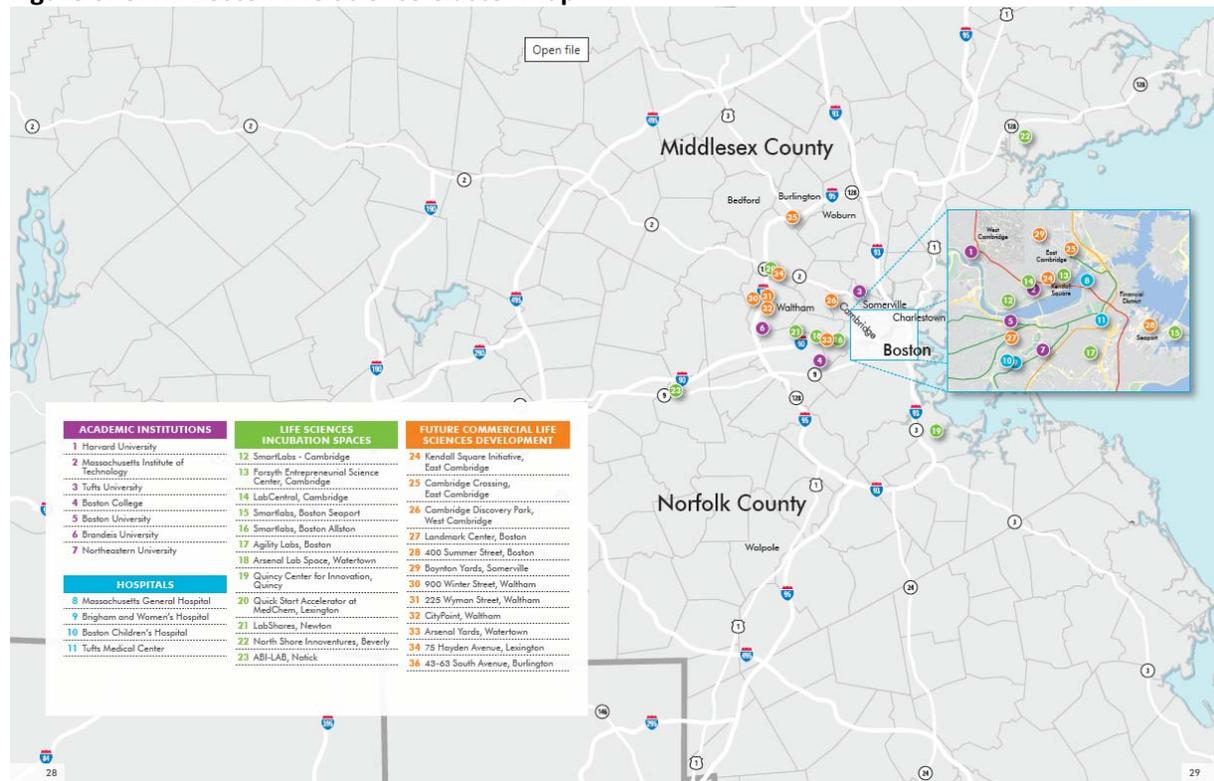
Figure 5: Greater Boston Real Estate Submarkets



Source: Collins, T. & Hart, C. (2021, Q1). Office market report: Greater Boston. *Avison Young*. First Quarter 2021. <https://www.avisonyoung.us/documents/91034/94293702/Greater+Boston+Market+Report+%28Q1+2021%29/c7965dc7-e8c9-4a2e-95f5-c6d65007aa4e>

CBRE’s map of Greater Boston Life Sciences Clusters from the 2020 Boston Life Sciences Report extends from Boston-Cambridge to the suburban market areas but does not extend to Andover in Essex County, home of Pfizer’s headquarters.

Figure 6: CBRE Boston Life Science Cluster Map



Source: Larusso, N., Duca, S., & Wurtzel, B. (2020). Boston life sciences 2020. *CBRE*. http://cbre.vo.llnwd.net/grgservices/secure/Boston_LifeScience_2020_11_LOW_.pdf?e=1628093632&h=2be4e296bcf275a1025f32f958cf5c61

3.1.2.3 San Francisco

In San Francisco, CBRE includes Life Sciences within the R&D (research and development) classification, the submarket for which includes the entire San Francisco Peninsula extending from Daly City and Brisbane in the north to Palo Alto in the South, as shown in Figure 7.

Figure 7: CBRE San Francisco R&D Submarket Map



Source: Miller, Ryo and Forker, Shane. (2021) CBRE Marketview: San Francisco Peninsula R&D Q2 2021. CBRE. <http://cbre.vo.llnwd.net/grgservices/secure/Q2%202021%20SF%20Peninsula%20RD%20MarketView.pdf?e=1630075562&h=1204ec92ca6dc7c0134aab6cf93c7c48>

3.1.3 HR&A Conclusions

HR&A put forth the following conclusions in their March 21, 2021 report.

“New York City has a major dearth of life science space and needs to grow it significantly to remain competitive. As of Q3 2020, New York City was listed 12th in life sciences laboratory inventory by market; Boston and San Francisco are the top two, with around 18 times as much lab space as New York. While the supply of lab space in New York City is expected to double in the coming years, the City estimates that up to 3 million square feet of additional supply will be needed over the coming decade to create a critical mass of life science activity. Early-stage companies also require access to spaces that allow them to commence or expand operations immediately following new rounds of funding. Without an adequate supply, New York City will be unable to accommodate startups as they grow and expand, resulting in a loss of local talent and intellectual property to competitive markets with greater inventory. The new Center East development will provide some of that critical space needed for dynamic life science companies to start, grow, and most importantly, stay in New York City.”²⁷

3.1.3.1 Demand for Space is Being Met

Responding to the “dearth of space”, it is acknowledged that the Life Science real estate market is very tight, especially for immediately available space. However, as noted previously, there are 1.9 million square feet of Life Science space set to come online in the immediate future and further CBRE forecasts that by year-end 2025 the inventory of lab space will be 5.1 million square feet, of which 4.2 million will be lab exclusive²⁸ thereby meeting the forecasted demand for an additional 3 million square feet. As the Blood Center Tower will not come online for at least five (5) years, its benefit to the New York City life science lab marketplace is speculative, at best.

3.1.3.2 NYBC and East 67th Street Location are not Critical to NYC Life Sciences Industry

This Review confirms that increasing the Life Sciences Inventory in New York City is vital to enabling industry growth and the continuation of investment. However, we could not validate the argument that this development needs to occur at 310 E 67th Street. According to both New York City sector sources (including the referenced Alexandria) and the real estate industry, the Life Sciences Industry is spread throughout the City as a whole and the primary immediate locational factor is access to public transportation for the workforce.

“NYBC is a critical part of New York City’s life science ecosystem, providing vital services and generating cutting-edge research from the same location where it has been successfully doing so for decades. That location on 67th Street, a stone’s throw from some of the world’s premier patient care, academic, and clinical research institutions, has allowed NYBC and its scientists to create deep and longstanding relationships that continue to lead to important scientific advancements.”²⁹

The NYBC is located in the UES Life Science Cluster, but was not considered “critical” enough to be included as part of the Tri-Institutional Therapeutics Discovery Institute with neighboring institutions Memorial Sloan Kettering Cancer Center, The Rockefeller University, and Weill Cornell Medicine. This may be because the NYBC does little work with neighboring institutions as determined by affiliations in recent publications. This Review’s research of the NYBC’s scientific collaborative published papers reveals

²⁷ Author Unknown (2021, March 25). Memorandum: NYBC Proximity Study. *HR&A*. pg 11.

²⁸ Stern, P. (2020). New York City life sciences market statistics report, year-end 2020. *CBRE*. https://f.tlcol-lect.com/fr2/821/29120/New_York_City_Life_Sciences_Report_YE_2020.pdf

²⁹ Author Unknown (2021, March 25). Memorandum: NYBC Proximity Study. *HR&A*. pg 11.

that only six (6.6%) of 76 papers were prepared in collaboration with other UES neighborhood institutions (See Figure 23 of this report.) The Rockefeller University, the NYP Koch Center, and MSK Mortimer B Zuckerman Research Center were not listed as affiliates on any of the 2021 NYBC publications.³⁰

3.1.3.3 Relocating NYBC will not Damage Relationships with Neighboring Institutions

The HR&A Report's statement that the NYBC must build the greatly enlarged "Center East" life science commercial tower in order for it to maintain relationships with personnel from the two hospitals and one research center a few blocks away, and that moving the NYBC would disrupt these relationships, is nowhere substantiated in its Report. The Report provides no evidence that these relationships exist, nor are there examples of other such disruptions ever having occurred where an institution moved from one City address to another.

Furthermore, if the proposed NYBC's proposed tower were indeed to move forward, the NYBC would have to move. It would not be at its East 67th Street address for the 5+ year construction period, — per Longfellow Real Estate company, the proposed tower is estimated for completion in late 2026. This would seem to also negate the HR&A Report's argument that the NYBC's relationships with nearby hospitals and Rockefeller University rely on physical proximity.

3.1.3.4 Rezoning Recommendation is not Substantiated

"The proposed rezoning and development at NYBC's current site will provide critical commercial and research space, capitalizing on the symbiotic relationships seen in other life science clusters around the country. Without the ability to expand at this location, both NYBC and its neighboring institutions will lose out on research partnerships and will be hindered in their ability to bring discoveries from theory to practical application, and the City will miss a unique opportunity to leverage a complex of world-class academic and clinical institutions into a dynamic, leading life sciences cluster. Center East represents an urgent opportunity to grow New York City's life science ecosystem, to provide high quality and accessible jobs to thousands of New Yorkers, and to establish the city at the forefront of life sciences research and innovation."³¹

Previous to this point, the rezoning of the area or conditions thereof have not been discussed. Further, none of the sources cited provide any evidence that the development of a life science facility on NYBC's current site is critical to the development of the Life Science sector in New York City.

3.2 New York City Life Sciences Cluster Profile

This section provides an overview of the life sciences sector in New York City under both current and emerging conditions and as a result quantifies the role the proposed NYBC's enlarged transformation into a life science hub plays in the development of the sector. Primary resources this Review used include documentation and vision plans from New York City Economic Development Corporation's LifeSci NYC initiative³², documents and press releases from Empire State Development, the Governor's Office,

³⁰ Page 31.

³¹ Author Unknown (2021, March 25). Memorandum: NYBC Proximity Study. *HR&A*. pg 11.

³² Author Unknown. (2021). *Life Sci NYC*. Life Sci NYC. <https://lifesci.nyc/>

the Mayor's Office, NYC's budget for Fiscal Year 2022³³, and real estate and construction studies and listings from the New York Building Congress³⁴, Moody's REIS³⁵ (formerly Real Estate Information Services) and CBRE³⁶, which describe site availability and development activity.

This section of the Review concludes that the New York City life sciences sector extends citywide and the NYBC plays a very small role in its ongoing development.

3.2.1 New York City Administrative Documentation

The development of City's life science sector is not concentrated in a single area, but extends citywide. In April of 2021, the Mayor's Office NYC released its Ten Year Capital Strategy FY2022-2031, which includes life sciences investments to establish LifeSci Avenue from Kips Bay to Harlem in Manhattan, along with neighborhood clusters in Long Island City, Sunset Park, Central Brooklyn, and Hudson Square among others as shown in Figure 8.³⁷

As shown in Figure 8, LifeSci NYC identifies eleven (11) individual life science clusters throughout New York City, in addition to Cornell Tech on Roosevelt Island. Two (2) clusters are located in Brooklyn, one (1) in Long Island City, Queens, and one (1) in Morris Park in the Bronx, the remaining seven (7) are in Manhattan. Three (3) of these, East Harlem, Upper East Side (UES), and Kips Bay make up "LifeSci Ave" which runs along Manhattan's East Side³⁸. The NYBC is only one of the ten (10) identified institutions included in the UES cluster.

³³ Author Unknown. (2021, April). Ten-year capital strategy, fiscal years 2022-2031. *The City of New York*. <https://www1.nyc.gov/assets/omb/downloads/pdf/typ4-21.pdf>

³⁴ https://www.buildingcongress.com/uploads/July_Healthcare_Life_Sciences_Report_v9_digital_distro_b.pdf

³⁵ Author Unknown. (2021). Real estate information services (REIS) network: property search. *Moody's Analytics*. <https://www.reis.com>

³⁶ Stern, P. (2020). New York City life sciences market statistics report, year-end 2020. *CBRE*. https://f.tlcollect.com/fr2/821/29120/New_York_City_Life_Sciences_Report_YE_2020.pdf

³⁷ Author Unknown. (2021, April). Ten-year capital strategy, fiscal years 2022-2031. *The City of New York*. <https://www1.nyc.gov/assets/omb/downloads/pdf/typ4-21.pdf>. pgs .1-31.

³⁸ LifeSci Ave is roughly defined as running from Kips Bay to East Harlem. Author Unknown. (2021, January). Life Sci NYC: Leading the way in life sciences innovation. *Life Sci NYC*. <https://lifesci.nyc/sites/default/files/2021-01/Life-Sci-Vision-Plan-January-2021.pdf>. pg.8

Figure 8: Life Science NYC Landmarks Map



Source: Author Unknown. (2021). *Landmarks Map*. Life Sci NYC. <https://lifesci.nyc/landmarks-map>.

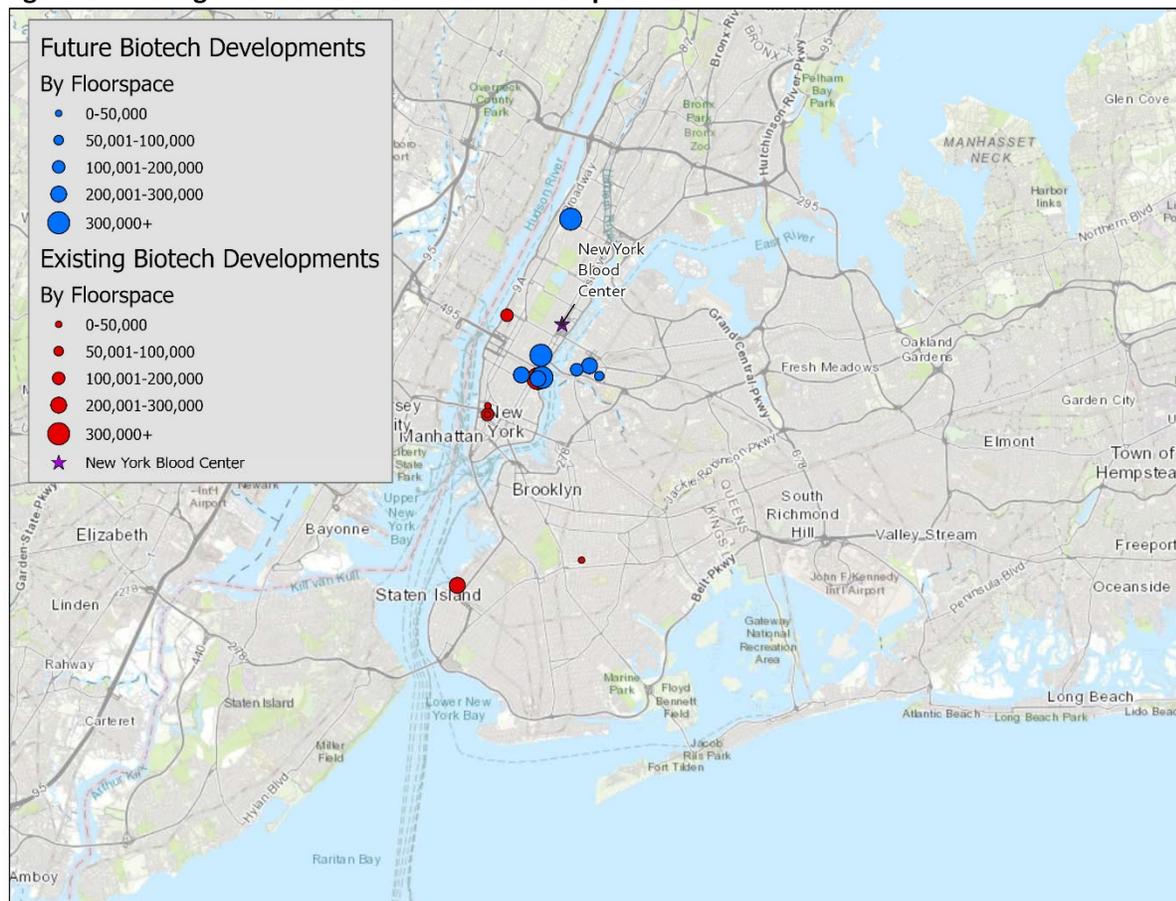
3.2.2 Real Estate and Construction Industry Documentation

The New York Building Congress (Building Congress) prepared a report in July of 2020 examining the level of investment and extent of life sciences employment in New York City. In addition, it identified the existing and future incubator and lab/office facilities by name, type, floorspace and year of completion. The Building Congress quantifies existing life science space at 1.38 million square feet citywide, with an additional 2.36 million square feet expected to be constructed in the near future.³⁹ These facilities,

³⁹ New York Building Congress. (2020, July). *NYC checkup: An examination of healthcare & life science construction*. https://www.buildingcongress.com/uploads/July_Healthcare_Life_Sciences_Report_v9_digital_distro_b.pdf pp. 37-38.

mapped in Figure 9, are distributed throughout the City, with specified hubs of development that include: Harlem, Hudson Square, Midtown East, Midtown West, South Brooklyn, and Long Island City.⁴⁰ As identified by the Building Congress, the NYBC is not included in any existing or future biotech developments.

Figure 9: Existing and Future NYC Biotech Developments

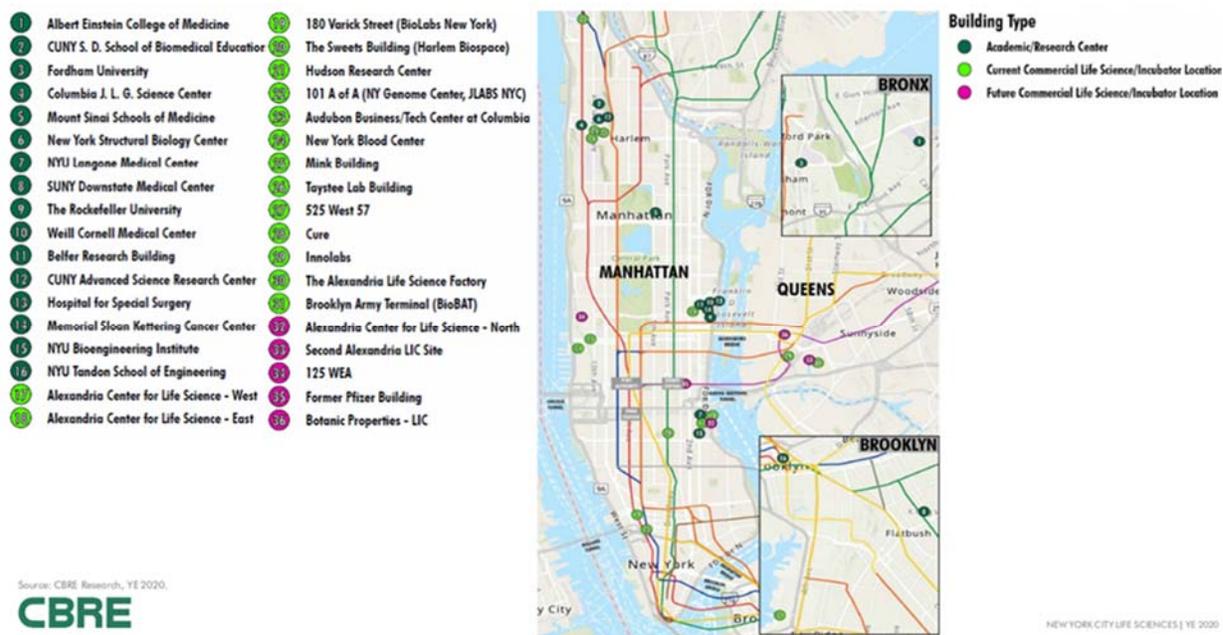


Source: New York Building Congress. (2020, July). *NYC checkup: An examination of healthcare & life science construction*. https://www.buildingcongress.com/uploads/July_Healthcare_Life_Sciences_Report_v9_digital_distro_b.pdf; Map by Urbanomics.

CBRE, a global real estate services company, describes New York City’s life science market at year end 2020 as including four out of the five boroughs in New York City, identifying the following clusters in its map below: Manhattan’s East Side, Manhattan’s West Side, Long Island City, and Brooklyn. CBRE identifies these “NYC Life Science Landmarks” below in Figure 10.

⁴⁰ Ibid. pp. 37-38.

Figure 10: CBRE NYC Life Science Landmarks



Source: Stern, P. (2020). New York City life sciences market statistics report, year-end 2020. CBRE. https://f.tlcol-lect.com/fr2/821/29120/New_York_City_Life_Sciences_Report_YE_2020.pdf.

As of year-end 2020, CBRE cataloged New York City’s life science space at 17 buildings totaling 1.9 million square feet of which, 15 (1.68 million SF) were exclusive lab space.⁴¹ The majority of these buildings are located in Manhattan, including 13 of the 17 buildings. While availability rates seem high, 42.4 percent for all properties and 26.2 percent for lab-exclusive properties, the availability rate for “occupancy-ready, pre-built available space” was 0 percent regardless of status or location.⁴² (As noted on page 8, there is an additional 2.36 million square feet coming online in the near future including the 600,000 Factory District Taystee Building in Harlem and the 550,000 sf Alexandria Center North Tower.)⁴³

A search for life science lab space on CBRE’s property site⁴⁴ identified available life science space in all New York City boroughs except for Staten Island. The geographic distribution has 36 of the 46 properties located in Manhattan as shown in Figure 3. Four (4) each are located in Brooklyn and Queens (Long Island City), while an additional two (2) are in the Bronx. Twenty-two (22) of the available properties are part of academic institutions; twelve (12) are in potential commercial life science incubators; ten (10) are in current or existing commercial life science incubators, and two (2) are LifeSci NY RFEI sites.

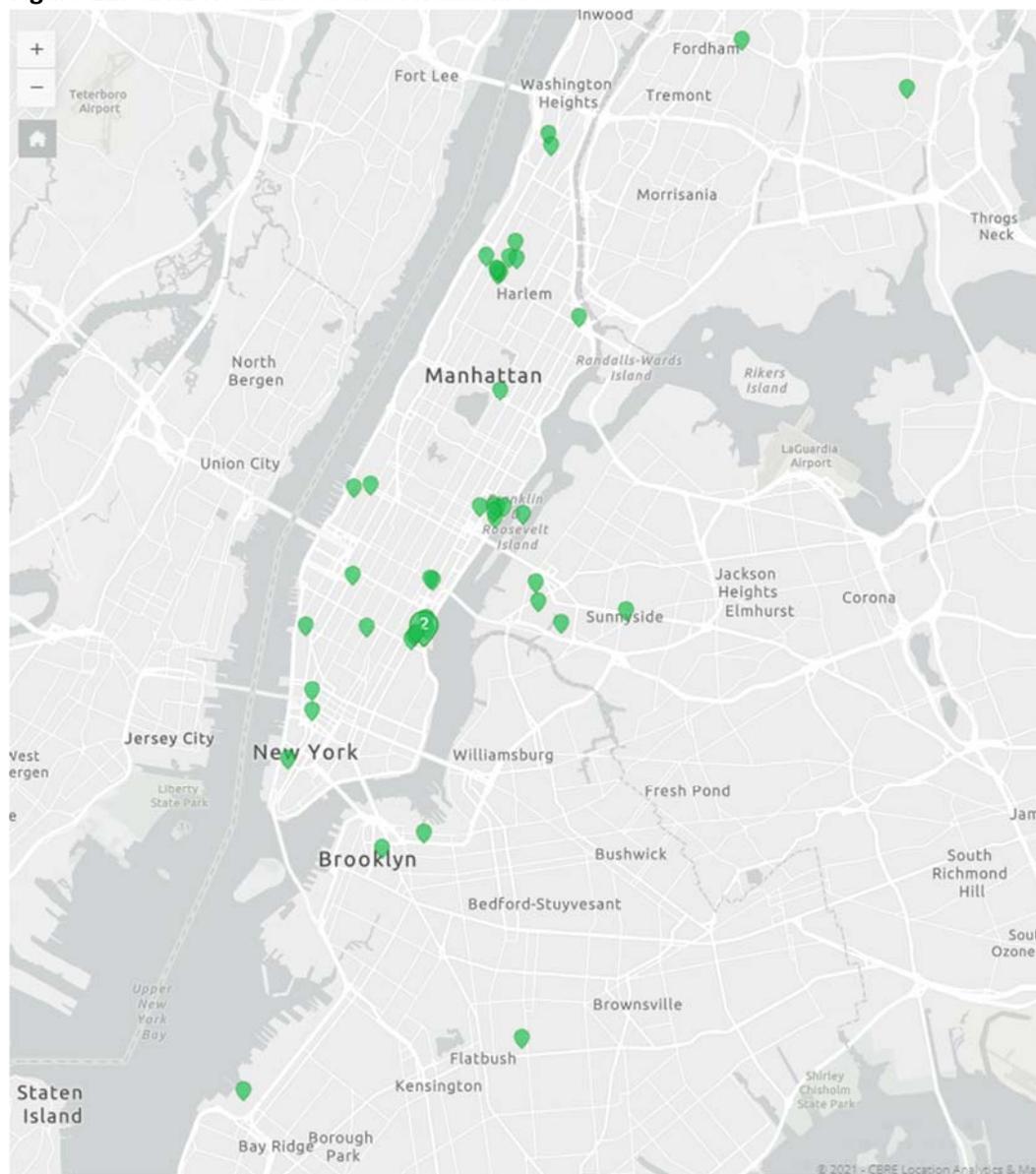
⁴¹ Stern, P. (2020). New York City life sciences market statistics report, year-end 2020. CBRE. https://f.tlcol-lect.com/fr2/821/29120/New_York_City_Life_Sciences_Report_YE_2020.pdf

⁴² [Ibid.](#)

⁴³ New York Building Congress. (2020, July). *NYC checkup: An examination of healthcare & life science construction*. https://www.buildingcongress.com/uploads/July_Healthcare_Life_Sciences_Report_v9_digital_distro_b.pdf p. 38

⁴⁴ CBRE. (2021). Search for Properties. Retrieved August 3, 2021. <https://www.cbre.us/properties/properties-for-lease>.

Figure 11: CBRE NYC Life Science Availabilities

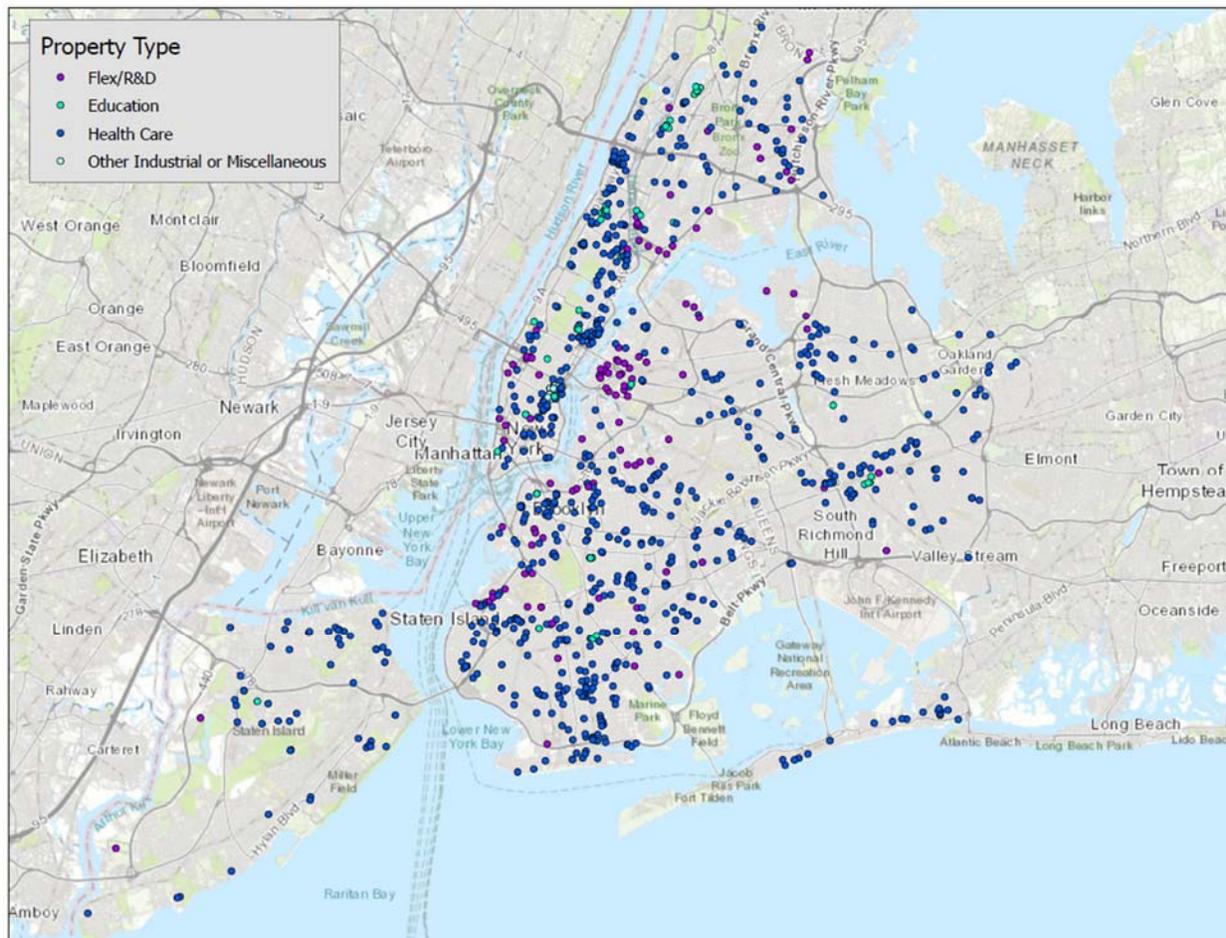


Source: CBRE. (2021). Search for Properties. Retrieved August 3, 2021. <https://www.cbre.us/properties/properties-for-lease>.

CBRE tracks space that meets the criteria for laboratories, i.e., correct zoning and building infrastructure (i.e., data systems, power loads, natural gas hookups, and ventilation systems), and statistics for lab space. Lab exclusive space is solely used for lab space; overall lab space includes both “lab-exclusive” as well as “lab-capable” space that meets lab criteria but is available to both lab and office tenants. While CBRE specifically tracks life science spaces in the New York City and Boston markets, as mentioned in the following section describing Kendall Square, they are only a small part of the overall healthcare and science infrastructure of the industry.

Moody's REIS R&D data⁴⁵ mapped in Figure 4, while lacking the breakdown of the CBRE life science tracking, do provide an overview of real estate throughout the City that is considered both appropriate and available for life science and complementary sector development. Further, the Moody's REIS data are similar for each of the comparable markets across the U.S. All of the properties shown are classified as Flex/R&D space and then further identified by more detailed property type: R&D, Healthcare, Education, or Other.

Figure 12: Moody's REIS NYC R&D Spaces



Source: Author Unknown. (2021). Real estate information services (REIS) network: property search. *Moody's Analytics*. <https://www.reis.com>; Urbanomics.

3.2.3 Chapter Conclusions

The ecosystem that supports the life science sector is not limited to the Upper East Side, but extends throughout New York City. The HR&A Report claim that the NYBC's proposed expansion to a life sciences hub must occur at its current location to maintain proximity to neighboring institutions is contradicted by evidence from NYC life science real estate analyses, national life science real estate studies, and New York City's own description of future life science development.

⁴⁵ Author Unknown. (2021). Real estate information services (REIS) network: property search. *Moody's*

3.3 Other U.S. Life Science Real Estate Markets

This chapter of the Review provides an overview of the extent of existing and emerging life science clusters outside of New York City in order to ascertain whether any of the commonly referenced markets exist within the limited (0.1 mile) geographic bounds used to define clusters in the HR&A Report. This Review used Moody's REIS and CBRE data sources for each area to identify and map availability of lab and flex/research and development (R&D)⁴⁶ activity.

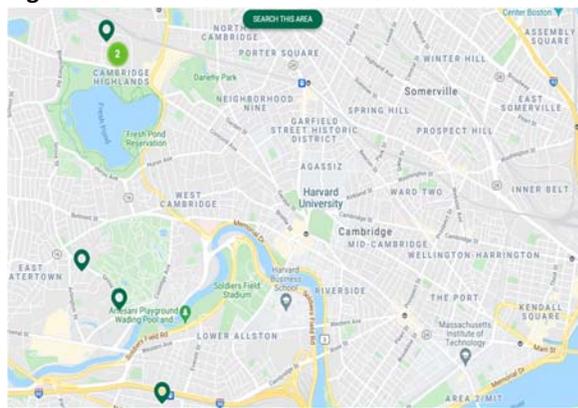
The HR&A Report presented examples of two additional life science clusters outside of New York City⁴⁷ in Cambridge, MA and San Francisco, CA. **For these centers as well as other commonly acknowledged markets such as Raleigh-Durham and Denver, data sources below demonstrate that the life science market areas for each of these centers are not focused in one particular area as indicated in the HR&A report, but extend throughout the entirety of each municipality.**

All comparative statistics can be found in Figures 20 and 21.

3.3.1 Boston-Cambridge

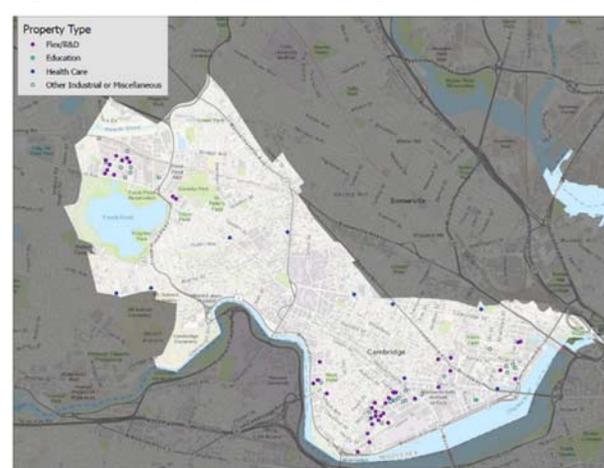
The Boston-Cambridge market area received a total of \$1.7 billion dollars in NIH funding in 2021, of which a fraction went to Cambridge. The largest life sciences region in the United States, the area as traced by CBRE, has some 37.9 million SF of life science space, with another 5.8 million SF under construction. The vacancy rate is only 2.5 percent with asking rents of \$87.48. In high demand, 108 prospective tenants were seeking 4.75 million SF of additional space in the first quarter of 2021. The limited life science availability is mapped in Figure 6.

Figure 13: CBRE Boston Life Science Availabilities



Source: CBRE. (2021). Search for Properties. Retrieved August 3, 2021. <https://www.cbre.us/properties/properties-for-lease>.

Figure 14: Moody's REIS Cambridge R&D Spaces



Source: Author Unknown. (2021). Real estate information services (REIS) network: property search. *Moody's Analytics*. <https://www.reis.com>; Urbanomics.

⁴⁶ R&D space includes both office and industrial properties that may be appropriate for research laboratory use. It should be noted that even using the same data source, properties may be classified slightly differently as each area follows unique local historical designation conventions; however these data are still useful in establishing the extent of each life science real estate market.

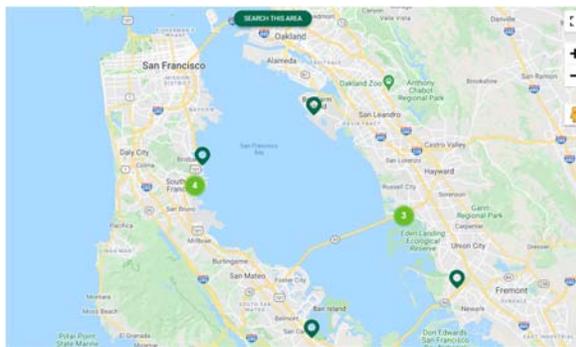
⁴⁷ The HR&A Report also referenced the Alexandria Tower in NYC, which was discussed in detail in sections 3.1.2.1 and 3.2.

When looking at R&D properties (Moody's REIS tracking) in the Cambridge submarket as shown in Figure 7, there are some 76 properties encompassing 7.9 million SF of space. These spaces are classified as Flex R&D properties (41), Laboratories (14), Hospital affiliated (9), Universities (1), and Other (25). Only 13 of Cambridge's R&D properties are located in Kendall Square.

3.3.2 San Francisco

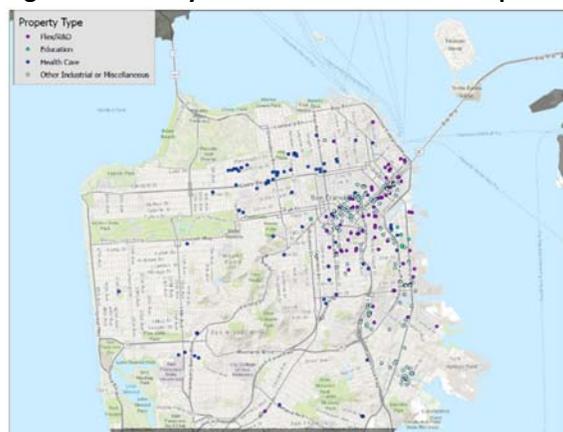
The recipient of \$551 million in NIH funding in 2021, the San Francisco life science market is the second largest in the country, consisting of 30 million SF of existing space and has another 2.8 million SF under construction. With relatively low rents for an established market at \$69.84 PSF, the vacancy rate is a low 2.4 percent (see Figure 8). The first quarter of 2021 saw 59 prospective tenants seeking a total of 2.9 million SF of space.

Figure 15: CBRE San Francisco Life Science Availabilities



Source: CBRE. (2021). Search for Properties. Retrieved August 3, 2021. <https://www.cbre.us/properties/properties-for-lease>.

Figure 16: Moody's REIS San Francisco R&D Spaces



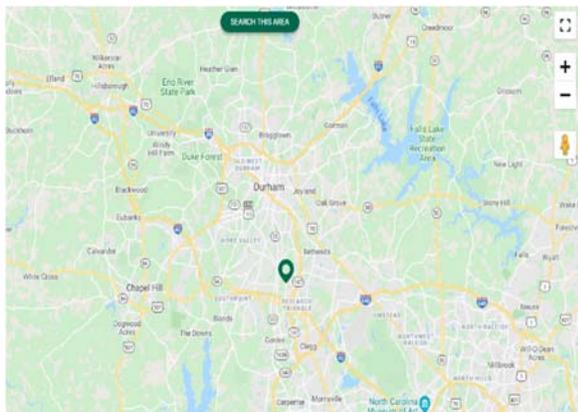
Source: Author Unknown. (2021). Real estate information services (REIS) network: property search. *Moody's Analytics*. <https://www.reis.com>.

Moody's REIS identified 298 R&D properties (11 million SF) in San Francisco County as shown in Figure 9. Almost half (140) of R&D properties were designated as "Other," while the rest were split between Flex/R&D and those affiliated with hospitals. Thirty-nine or 13 percent of these properties were located in the Mission Bay area, indicating that the Mission Bay area is not a stand-alone life science cluster.

3.3.3 Raleigh-Durham

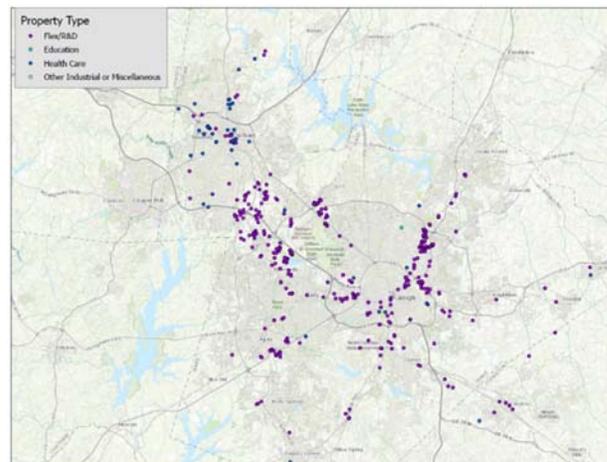
The Raleigh-Durham area received \$473 million in NIH life science funding in 2021. The market is comprised of 7.1 million SF of space, with another 380,000 SF under construction. Asking rents are the lowest of any of the compared areas at only \$28.43 PSF, while the vacancy rate is the highest at 13.9%. However, only one property was listed in the CBRE life science property search as shown in Figure 17.

Figure 17: CBRE Raleigh-Durham Life Science Availabilities



Source: CBRE. (2021). Search for Properties. Retrieved August 3, 2021. <https://www.cbre.us/properties/properties-for-lease>.

Figure 18: Moody's REIS Raleigh-Durham R&D Spaces



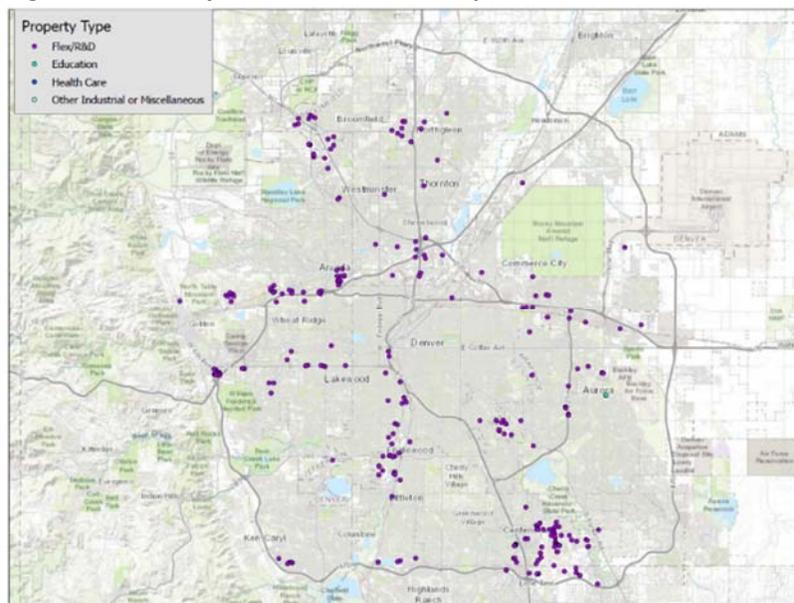
Source: Author Unknown. (2021). Real estate information services (REIS) network: property search. *Moody's Analytics*. <https://www.reis.com>.

Figure 18 presents the R&D space identified in a search of Moody's REIS. The 16.7 million SF of inventory are located in 396 buildings, the vast majority of which have the Flex R&D designation. Forty-five are associated with hospitals; 40 are designated labs; and, one (1) with an academic institution.

3.3.4 Denver

Denver received the least NIH funding of the areas examined, at only \$219 million in 2021. With 4.6 million SF of life science inventory and 635,000 SF under construction, it has the lowest inventory outside of New York City. The vacancy rate is 3.8 percent and rents are at \$50 PSF. What is notable is the current level of demand—in the first quarter of 2021, 33 tenants were seeking 1.6 million SF of new space.

Figure 19: Moody's REIS Denver R&D Spaces



Source: Author Unknown. (2021). Real estate information services (REIS) network: property search. *Moody's Analytics*. <https://www.reis.com>.

As shown in Figure 19, Denver’s R&D space is distributed in groupings along the city’s major highways. These 392 properties (16.7 million SF), are designated as Flex R&D (281), Labs (110), and University-affiliated (1).

3.3.5 Market Comparisons

Figure 20: Comparative NIH Funding and CBRE Life Science Stats

		CBRE Life Science Stats						
Market	Submarket	NIH Funding 2021	Inventory (SF)	Vacancy	Asking Rents	# Tenants Seeking Space	Total Demand (SF)	Under Construction (SF)
NYC	All NYC	\$1.52 billion	1,868,960	1.9%	\$ 90.73	43	1,124,500	1,936,514
	Manhattan	NA	1,377,169	9.0%	\$ 115.68	NA	NA	NA
	East Side Corridor	NA	NA	NA	NA	NA	NA	NA
	Upper East Side	NA	NA	NA	NA	NA	NA	NA
Boston	All Boston	\$1.7 billion	37,874,593	2.5%	\$ 87.48	108	4,750,000	5,807,684
Cambridge	All Cambridge	NA	NA	NA	NA	NA	NA	NA
	Lower Cambridge	NA	NA	NA	NA	NA	NA	NA
	Kendall Square	NA	NA	NA	NA	NA	NA	NA
	Harvard Square	NA	NA	NA	NA	NA	NA	NA
San Francisco	All SF County	\$551 Million	29,988,073	2.4%	\$ 69.84	59	2,914,500	2,792,633
	Mission Bay District	NA	NA	NA	NA	NA	NA	NA
Raleigh Durham	Raleigh Durham	\$473 million	7,102,027	13.9%	\$ 28.43	17	839,000	380,000
Denver	Denver	\$219 million	4,646,645	3.8%	\$ 50.00	33	1,558,000	635,319
Minneapolis	Minneapolis	\$253 million	NA	NA	NA	NA	NA	NA

Source: NIH <https://report.nih.gov/>; CBRE. Search for Properties. Retrieved August 3, 2021. <https://www.cbre.us/properties/properties-for-lease>

Figure 21: Comparative Moody’s REIS R&D Stats

		REIS R&D Property Stats										
Submarket	Total	# of Properties Identified (NA if not identified)						SF				
		#R&D	# Labs	#Hospitals (Health Care)	# Universities/Education	#Other	Total	#R&D	# Labs	#Hospitals (Health Care)	# Universities/Education	#Other
All NYC	959	111	0	779	53	16	107,106,710	7,856,962	-	81,609,050	12,065,000	5,575,698
Manhattan	241	13	0	190	22	16	51,035,884	1,923,175	-	37,540,657	5,996,354	5,575,698
East Side Corridor	98	1	0	78	3	16	24,895,885	30,000	-	18,725,223	564,964	5,575,698
Upper East Side	44	0	0	39	5	0	9,743,501	-	-	8,057,419	1,686,082	-
All Boston												
All Cambridge	76	41	14	9	1	25	7,871,383	4,258,665	755,581	134,585	13,624	3,464,509
Lower Cambridge	53	30	0	5	1	17	7,347,296	3,948,833	483,787	114,036	13,624	3,270,803
Kendall Square	13	5	1	1	1	6	2,566,972	977,209	255,441	45,000	13,624	1,531,139
Harvard Square	0	0	0	0	0	0	-	-	-	-	-	-
All SF County	298	79	0	73	6	140	11,069,204	5,196,559	-	4,901,297	51,800	919,548
Mission Bay District	39	15	0	6	0	18	1,138,283	899,819	-	111,672	-	126,792
Raleigh Durham	396	350	40	45	1	0	20,004,319	17,707,865	2,305,583	2277798	18,656	-
Denver	282	281	110	0	1	0	16,746,900	16,635,192	6,107,874	-	111,708	-
Minneapolis	838	823	4	14	1	0	64,502,827	63,449,518	387,620	1,053,309	-	-

Source: Real estate information services (REIS) network: property search. *Moody’s Analytics*. <https://www.reis.com>.

3.3.6 Chapter Conclusion

The real estate data collected on other U.S. life science clusters show that each market includes millions of square feet of R&D and life science laboratory space distributed throughout each of the cities in question. None of these well-known life science markets are limited to a single walkable area as indicated is necessary for success by the HR&A Report.

3.4 Current State of Global and Virtual Medical Research

The last two (2) years of pandemic research and quarantine requirements have fast-tracked virtual cooperation among labs nationally and internationally. This Review seeks to ascertain the current extent of global virtual collaboration as well as identify what, if any, research and development activities require

proximity through examination of research activities and referenced documents from medical professionals submitted as public record regarding this rezoning application.

3.4.1 Trends in Global Virtual Medical and Scientific Collaboration

Global collaboration in medical and scientific research has increased in frequency and complexity in the last two (2) decades. More than ten (10) years ago, Ghazwan Butrous noted in the *Annals of Thoracic Medicine* that one-fifth of medical and scientific papers had international co-authors⁴⁸, and the level of collaboration has only grown with breakthroughs in technology. C.S. Wagner hypothesizes that international collaboration is motivated by the desire to increase visibility, share project costs, gain/share access to resources, achieve greater leverage by sharing data, and increase creativity by exchanging ideas.⁴⁹

"International collaboration brings opportunity - the more rapid completion of clinical trials, enhanced generalizability of the results of these trials, and a focus on questions that have evoked international curiosity. It has changed practice, improved outcomes, and enabled an international response to pandemic threats."⁵⁰

Many United States academic medical institutions have been involved in international research for decades. However, the COVID-19 pandemic has fast-tracked international cooperation and collaboration as academic institutions and pharmaceutical companies worked together to identify treatments and ultimately, vaccines, even while many labs and supporting facilities were closed or forced to operate with reduced in-person staffing in the attempt to slow the spread. The necessities of this situation have created new tools for collaboration both internally and on an international scale. Buitendijk et. al., propose that several key strategies have come out of the pandemic that will ensure that global cooperation in research remains the norm including: the shift to online, digital interactions from learning to professional consultation; increased and enhanced connections with institutions from the "Global South", and a (proposed) reformed funding and reward structure that will eliminate jurisdictional limitations on funding.⁵¹ The first two (2) elements were fast-tracked during the pandemic and these new methods of communication and institutional ties are likely only to be enhanced in the future.

In addition to published studies, several letters written by medical professionals were submitted to the public record as part of the rezoning application review process. Among these were letters from Dr. John Burnett, Jr., Director of the Cardiorenal Research Laboratory of the Mayo Clinic⁵² and Dr. Elias Zerhouni, former director of NIH (2002-2008) and former president of R&D for Sanofi (2010-2018)⁵³, both of which stated emphatically that close proximity is not required for scientific collaboration. (See Appendix B.)

⁴⁸ Butrous G. (2008). International cooperation to promote advances in medicine. *Annals of thoracic medicine*, 3(3), 79–81. <https://doi.org/10.4103/1817-1737.41913>.

⁴⁹ Wagner, C. S. 2006. "International Collaboration in Science and Technology: Promises and Pitfalls." In *Science and Technology Policy for Development, Dialogues at the Interface*, edited by L. Box and R. Engelhard. London: Anthem Press.

⁵⁰ Marshall J. C. (2017). Global Collaboration in Acute Care Clinical Research: Opportunities, Challenges, and Needs. *Critical care medicine*, 45(2), 311–320. <https://doi.org/10.1097/CCM.0000000000002211>.

⁵¹ Buitendijk, S., Ward, H., Shimshon, G., Sam, A. H., Sharma, D., & Harris, M. (2020). COVID-19: an opportunity to rethink global cooperation in higher education and research. *BMJ global health*, 5(7), e002790. <https://doi.org/10.1136/bmjgh-2020-002790>.

⁵² Burnett, Dr. John C. (2021, March 31) Letter to the Community Board.

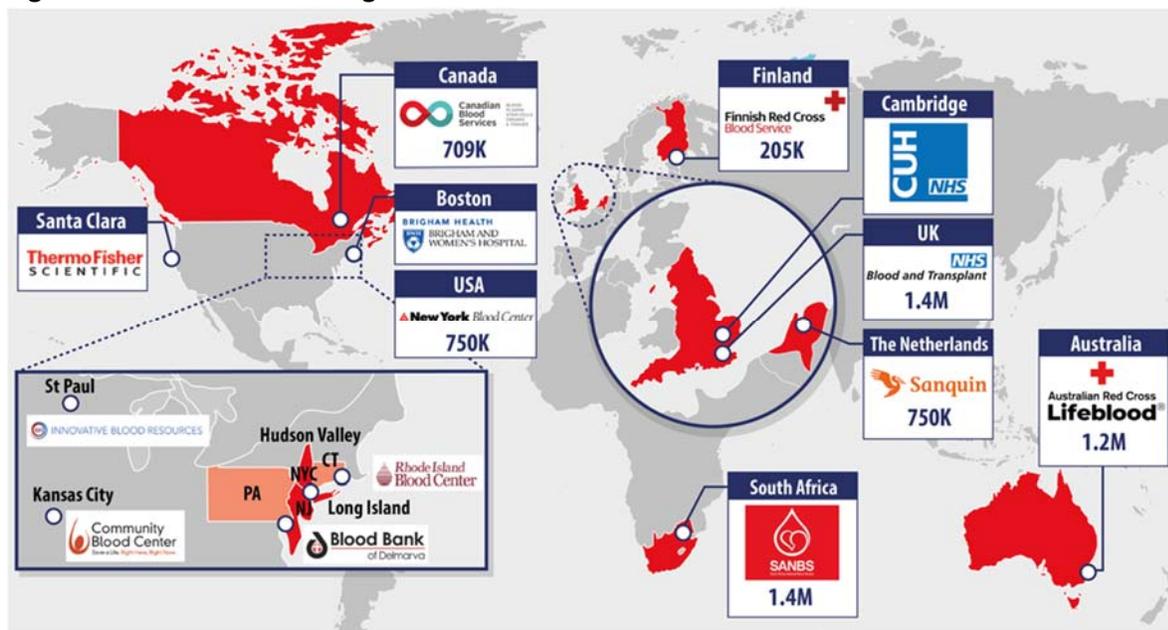
⁵³ Zerhouni, Dr. Elias. (2021, April 22) Letter to Gale Brewer, Manhattan Borough President.

In short, national and international collaboration in medical and scientific research has become the standard and virtual cooperation will become even more common for all aspects of medical and scientific research and instruction in the future. All trends contradict the HR&A Report's assertion of a link between physical proximity and enhanced collaboration in medical and science research.

3.4.2 NYBC and Collaboration

The NYBC, itself, has been immersed in large-scale domestic and global collaboration for years. It is one of ten (10) members (see Figure 22) of the newly formed Blood Transfusion Genomics Consortium (www.bgc.io) to develop more streamlined blood typing technology⁵⁴ along with collaborators in Great Britain (Cambridge University Hospitals, NHS Blood and Transplant), the Netherlands (Sanquin), Massachusetts (Brigham and Women's Hospital), California (ThermoFisher Scientific), Australia (Australian Red Cross Lifeblood), Canada (Canadian Blood Services), Finland (Finnish Red Cross Blood Service), and South Africa (SANDBS). These NYBC relationships do not appear to suffer from a lack of physical proximity.

Figure 22: The 10 Member Organizations of the Blood Transfusion Genomics Consortium



Source: Author Unknown. (2021, June 16). Blood centers from around the world unite to develop more streamlined blood typing technology. *New York Blood Center*.

Further, this Review searched PubMed.gov,⁵⁵ on August 2, 2021 for articles associated with the NYBC and then filtered the search to reflect only the year 2021 to establish the most recent/current state of its research and collaboration.

⁵⁴ Author Unknown. (2021, June 16). Blood centers from around the world unite to develop more streamlined blood typing technology. *New York Blood Center*.

<https://www.nybc.org/news/articles/blood-centers-around-world-unite-develop-more-streamlined-blood-typing-technology>.

⁵⁵ PubMed is a source for more than 32 million citations from biomedical literature from multiple online sources. PubMed is associated with the National Institute for Health, National Library of Medicine, and National Center for Biotechnology Information.

A total of 76 articles and documents were returned from a search for articles published in 2021 with the following keywords: “Affiliation” and “New York Blood Center” and then limited to the New York, NY location. Of these, four (4) articles had authors affiliated with the NYBC alone; five (5) were collaborations with neighboring institutions, while an additional six (6) had authors with affiliations within New York City ranging from NYU, Cornell-Weill, to Albert Einstein in the Bronx. The other 61 articles (80.3%) were split between international and domestic collaborations with partners throughout the world and the United States, as shown in the table that follows.

Figure 23: 2021 NYBC Research Collaborations by Mutually Exclusive Geographic Distribution

	Research Papers	Share of Total
Total	76	100.0%
NYBC Alone	4	5.3%
NYBC Neighborhood Collaborations	5	6.6%
Other NYC Collaborations	6	7.9%
United States Collaborations	31	40.8%
International Collaborations	30	39.5%

Only 6.6 percent of NYBC research efforts to date in 2021 were prepared in affiliation with neighborhood institutions. Thus, the research published with the New York Blood Center’s staff in 2021 alone shows the extent of widespread geographic collaboration, thus completely refuting the HR&A’s Report’s argument that close proximity (0.1 of a mile) is required for NYBC’s successful collaboration and research. (The article titles, authors, and affiliations can be found in Appendix A.)

3.4.3 310 East 67th Street Research Activities

Little of the activity at 310 East 67th Street is classified as research under existing conditions. Only 3.3 percent (\$15.8 million out of \$476.4 million) of 2019 revenues were attributed to research. Expenditures follow the same pattern with only 3.0 percent of expenditures being classified as research (\$15.1 million of a total \$498.7 million) as documented in NYBC’s financials.⁵⁶

Under proposed development conditions, the NYBC’s research capacity is unlikely to change as the majority of the proposed tower will not be occupied by the NYBC itself, but by commercial tenants of the developer, Longfellow. There is no way to ascertain the extent to which potential future tenants will interact with local medical institutions or even if they will be life science firms. Subsequently, the HR&A Report claim that denying the tower will curtail the NYBC’s activities and restrict the development of the Upper East Side’s life science cluster is not supported by existing evidence.

3.4.4 Chapter Conclusions

Both the literature review and documentation from experts confirm that the trend of global cooperation in medical and scientific research is the industry standard and the extent of virtual collaborations will

⁵⁶ KPMG. (2020, March 30) New York Blood Center Financial Statements and Supplementary Information on Federal Awards Programs.

continue to grow. These trends contradict the HR&A Report's assertion of a link between physical proximity and enhanced collaboration in medical and science research.

NYBC follows the global research trend of widespread collaboration. The majority of the NYBC's research partners in the recent past and planned future are distributed all over the world as shown by past affiliations and future plans. As such there is no way to defend the statement that the NYBC must be located on its current site in order to maintain its partnerships and collaborations.

The argument that the expansion to a life science tower on East 67th Street is necessary to maintain NYBC's continued research capacity and relationships is unsubstantiated given so little of the NYBC's activities are devoted to research.

4 Conclusions

This Review concludes that the HR&A Report's proximity analysis is not a relevant resource to inform the question of rezoning NYBC's location at 310 East 67th Street. There is no evidence in the HR&A Report to support the assertion that the tower expansion of the NYBC at its existing location is important to the life sciences sector in New York City, the Upper East Side cluster, or even to the NYBC itself.

The HR&A Report's proximity analysis is generic in scope and not specifically focused on the modern life science industry, being based on sources that are sometimes out of date and/or not relevant to the life sciences sector. In addition, it misstates some of its cited sources' conclusions; and is misleading in the comparisons it makes between other life science developments (both throughout the country and on the East River in Manhattan) and the proposed NYBC tower.

The HR&A Report's argument that a viable life science cluster must exist within walking distance proximity is disputed by real estate data collected for other well-known and documented U.S. life science clusters that show that each market includes millions of square feet of R&D and life science laboratory space distributed throughout each of the cities reviewed. None of these well-known life science markets are limited to a single walkable area as asserted is necessary by the HR&A Report.

Trends in virtual medical and science research contradict the HR&A Report's assertion of a link between physical proximity and enhanced collaboration in medical and science research. Both the literature review and documentation from experts confirm that citywide, national, and global collaboration in medical and scientific research is the current industry standard. The extent of virtual collaborations continues to grow.

The HR&A Report's claim that the NYBC's proposed physical expansion into a commercial life sciences tower must occur at its current location in order to maintain proximity to neighboring institutions is contradicted by evidence from NYC life science real estate analyses, national life science real estate studies, and New York City's own description of future life science development. The City's life science ecosystem is not limited to the Upper East Side, but rather extends throughout New York City as documented by real estate and industry sources as well as New York City's administrative bodies.

The HR&A Report's claim that the NYBC will not be able to maintain its existing relationships with neighboring institutions if the tower cannot be constructed at 310 East 67th Street cannot be substantiated. The NYBC devotes only a tiny fraction of its resources to research activities. Most of its research is not

done in collaboration with neighboring institutions today. Instead, the NYBC follows the national and global research trend of widespread collaboration. The majority of the NYBC's research partners are distributed all over the world as shown by past affiliations and public documents related to ongoing and future projects. As such there is no way to defend the statement that NYBC's proposed commercial tower must be located on its current site in order to maintain its partnerships and collaborations.

Any claim on the necessity of tower construction at 310 East 67th Street to maintaining relationships with neighboring institutions is negated by the required relocation of the NYBC during the minimum five year construction period. There would be no guarantee of future collaboration either, given that the majority of the proposed tower would be under the control of Longfellow Real Estate Company.

In the absence of any evidence in the HR&A Report, and because we could find none, we could not validate the HR&A Report's argument that the NYBC's development of its proposed life science tower needs to occur at 310 East 67th Street rather than instead, building its own new structure as-of-right, or constructing this tower in an appropriately zoned C or M district.

Appendix A

August 2, 2021, PubMed.gov Search: Affiliation New York Blood Center

The article titles, authors and affiliations follow:

Learning from the past: development of safe and effective COVID-19 vaccines

[Shan Su](#)¹, [Lanying Du](#)², [Shibo Jiang](#)^{3 4}

Affiliations collapse

Affiliations

¹Key Laboratory of Medical Molecular Virology (MOE/MOH/CAM), School of Basic Medical Sciences, Fudan University, Shanghai, China.

²Lindsley F. Kimball Research Institute, New York Blood Center, New York, NY, USA.

³Key Laboratory of Medical Molecular Virology (MOE/MOH/CAM), School of Basic Medical Sciences, Fudan University, Shanghai, China. shibojiang@fudan.edu.cn.

⁴Lindsley F. Kimball Research Institute, New York Blood Center, New York, NY, USA. shibojiang@fudan.edu.cn.

When Alarmins Are "Therapeutic"

[Francesca Vinchi](#)^{1 2}

Affiliations collapse

Affiliations

¹Iron Research Program, Lindsley Kimball Research Institute, New York Blood Center, New York, USA.

²Department of Pathology and Laboratory Medicine, Weill Cornell Medicine, New York, USA.

p53 activation during ribosome biogenesis regulates normal erythroid differentiation

[Salomé Le Goff](#)^{1 2}, [Ismael Boussaid](#)¹, [Celia Floquet](#)¹, [Anna Raimbault](#)¹, [Isabelle Hatin](#)³, [Charlotte Andrieu-Soler](#)^{2 4}, [Mohammad Salma](#)⁴, [Marjorie Leduc](#)^{1 5}, [Emilie-Fleur Gautier](#)^{1 2 5}, [Boris Guyot](#)⁶, [Diane d'Allard](#)¹, [Nathalie Montel-Lehry](#)⁷, [Sarah Ducamp](#)^{1 2}, [Amandine Houvert](#)¹, [François Guillonnet](#)^{1 5}, [Stéphane Giraudier](#)⁸, [Elisabeth Cramer-Bordé](#)¹, [François Morlé](#)⁹, [Jean-Jacques Diaz](#)¹⁰, [Olivier Hermine](#)^{2 11}, [Naomi Taylor](#)^{2 4}, [Sandrina Kinet](#)^{2 4}, [Frédérique Verdier](#)^{1 2}, [Rose-Ann Padua](#)⁸, [Narla Mohandas](#)¹², [Pierre-Emmanuel Gleizes](#)⁷, [Eric Soler](#)^{2 4}, [Patrick Mayeux](#)^{1 2 5}, [Michaela Fontenay](#)^{1 2 13}

Affiliations collapse

Affiliations

¹Université de Paris, Institut Cochin, Unité Mixte de Recherche (UMR) 8104, Centre National de la Recherche Scientifique (CNRS), INSERM U1016, Paris, France.

²Université de Paris, Laboratoire d'Excellence (LabEx) du Globule Rouge (GR-Ex), Paris, France.

³Institute for Integrative Biology of the Cell (I2BC), Commissariat à l'Énergie Atomique et aux Énergies Alternatives (CEA), CNRS, Université Paris-Sud, Université Paris-Saclay, Gif-sur-Yvette, France.

⁴Institut de Génétique Moléculaire Montpellier (IGMM), Université de Montpellier, CNRS, Montpellier, France.

⁵Université de Paris, Plateforme de Protéomique 3P5, Paris, France.

⁶Department Signaling of Tumor Escape, Centre de Recherche en Cancérologie de Lyon, Université Claude Bernard Lyon 1, UMR 5286, CNRS, INSERM U1052, Lyon, France.

⁷Laboratoire de Biologie Moléculaire Eucaryote, Centre de Biologie Intégrative (CBI), CNRS, Université Paul Sabatier, Université de Toulouse, Toulouse, France.

⁸Université de Paris, Institut de Recherche Saint Louis, UMR-S1131, Paris, France.

⁹Institut NeuroMyoGène (INMG), UMR 5310, Université Claude Bernard Lyon 1, CNRS, INSERM U1217, Villeurbanne, France.

¹⁰Centre Léon Bérard, Centre de Recherche en Cancérologie de Lyon, Université Lyon, Université Claude Bernard Lyon 1, CNRS 5286, INSERM 1052, Lyon, France.

¹¹Imagine Institute, Université de Paris, INSERM U1163, Paris, France.

¹²Red Cell Physiology Laboratory, New York Blood Center, New York, NY; and.

¹³Service d'Hématologie Biologique, Hôpital Cochin, Assistance Publique-Hôpitaux de Paris, Centre-Université de Paris, Paris, France.

Reshaping Erythrophagocytosis and Iron Recycling by Reticuloendothelial Macrophages

[Francesca Vinchi](#)^{1,2}, [S Zebulon Vance](#)¹

Affiliations collapse

Affiliations

¹Iron Research Program, Lindsley Kimball Research Institute, New York Blood Center, New York, NY, USA.

²Department of Pathology and Laboratory Medicine, Weill Cornell Medicine, New York, NY, USA.

Seroprevalence of anti-SARS-CoV-2 antibodies in a cohort of New York City metro blood donors using multiple SARS-CoV-2 serological assays: Implications for controlling the epidemic and "Reopening"

[Daniel K Jin](#)¹, [Daniel J Nesbitt](#)¹, [Jenny Yang](#)¹, [Haidee Chen](#)¹, [Julie Horowitz](#)², [Marcus Jones](#)², [Rianna Vandergaast](#)³, [Timothy Carey](#)³, [Samantha Reiter](#)³, [Stephen J Russell](#)^{4,3,5}, [Christos Kyratsous](#)⁶, [Andrea Hooper](#)⁶, [Jennifer Hamilton](#)⁶, [Manuel Ferreira](#)², [Sarah Deng](#)⁶, [Donna Straus](#)⁷, [Aris Baras](#)², [Christopher D Hillyer](#)^{1,7}, [Larry L Luchsinger](#)¹

Affiliations collapse

Affiliations

¹Laboratory of Stem Cell Regenerative Research, Lindsley F. Kimball Research Institute, New York Blood Center, New York, NY, United States of America.

²Regeneron Genetics Center, Tarrytown, NY, United States of America.

³Imanis Life Sciences, Rochester, MN, United States of America.

⁴Vyriad, Inc., Rochester, MN, United States of America.

⁵Mayo Clinic Department of Molecular Medicine, Rochester, MN, United States of America.

⁶Regeneron Pharmaceuticals, Inc., Tarrytown, NY, United States of America.

⁷New York Blood Center Enterprises, New York, NY, United States of America.

Declining bone marrow harvest quality over 24 years: a single institution experience

[Thomas R Spitzer](#)¹, [Se Eun Kim](#)², [Rachel Cohen](#)^{3,4}, [Richard Mathews](#)^{3,5}, [Shuli Li](#)², [Steven L McAfee](#)³, [Bimalangshu R Dey](#)³, [Areej El-Jawahri](#)³, [Zachariah DeFilipp](#)³, [Matthew Frigault](#)³, [Paul O'Donnell](#)³, [Chrisa Hunnewell](#)³, [Meredith Saylor](#)³, [Julie Vanderklish](#)³, [Colleen Danielson](#)³, [Cathleen Poliquin](#)³, [Yi-Bin Chen](#)³

Affiliations collapse

Affiliations

¹Hematopoietic Cell Transplant and Cellular Therapy Program, Massachusetts General Hospital, Boston, MA, USA. tspitzer@mgh.harvard.edu.

Appendix A

²Dana Farber Cancer Center, Boston, MA, USA.

³Hematopoietic Cell Transplant and Cellular Therapy Program, Massachusetts General Hospital, Boston, MA, USA.

⁴Hartford HealthCare, Hartford, CT, USA.

⁵New York Blood Center, New York, New York, NY, USA.

Overcoming Drug Interference in Transfusion Testing: A Spotlight on Daratumumab
[Marilyn T Nedumcheril](#)^{1,2}, [Robert A DeSimone](#)¹, [Sabrina E Racine-Brzostek](#)¹, [Ok Kyong Chaekal](#)^{1,3}, [Ljiljana V Vasovic](#)¹

Affiliations collapse

Affiliations

¹Department of Pathology and Laboratory Medicine, New York-Presbyterian Hospital, Weill Cornell Medicine, New York, NY, USA.

²New York Blood Center Enterprises, New York, NY, USA.

³Department of Medicine/Division of Hematology-Oncology New York-Presbyterian Hospital, Weill Cornell Medicine, New York, NY, USA.

Transfusion reactions associated with COVID-19 convalescent plasma therapy for SARS-CoV-2
[Freddy T Nguyen](#)^{1,2}, [Tayler van den Akker](#)³, [Kimberly Lally](#)¹, [Hansen Lam](#)¹, [Volha Lenskaya](#)¹, [Sean T H Liu](#)⁴, [Nicole M Bouvier](#)^{4,5}, [Judith A Aberg](#)⁴, [Denise Rodriguez](#)⁶, [Florian Krammer](#)⁵, [Donna Strauss](#)⁷, [Beth H Shaz](#)⁷, [Louella Rudon](#)¹, [Patricia Galdon](#)¹, [Jeffrey S Jhang](#)¹, [Suzanne A Arinsburg](#)¹, [Ian Baine](#)¹, [Mount Sinai Health System Convalescent Plasma Team](#)

Affiliations collapse

Affiliations

¹Department of Pathology, Molecular and Cell-Based Medicine, Icahn School of Medicine at Mount Sinai, New York, New York, USA.

²Institute for Medical Engineering and Science, Massachusetts Institute of Technology, Cambridge, Massachusetts, USA.

³Department of Pathology, Icahn School of Medicine at Mount Sinai West, New York, New York, USA.

⁴Division of Infectious Diseases, Department of Medicine, Icahn School of Medicine at Mount Sinai, New York, New York, USA.

⁵Department of Microbiology, Icahn School of Medicine at Mount Sinai, New York, New York, USA.

⁶Icahn School of Medicine at Mount Sinai, Tisch Cancer Institute, New York, New York, USA.

⁷New York Blood Center Enterprises, New York, New York, USA.

TRUST: Assessing the Efficacy of an Intervention to Increase HIV Self-Testing Among Young Black Men Who have Sex with Men (MSM) and Transwomen

[Victoria Frye](#)¹, [Vijay Nandi](#)², [Mark Q Paige](#)², [Jermaine McCrossin](#)², [Debbie Lucy](#)², [Marya Gwadz](#)³, [Patrick S Sullivan](#)⁴, [Donald R Hoover](#)⁵, [Leo Wilton](#)^{6,7}, [TRUST Study Team](#)

Affiliations collapse

Affiliations

¹Community Health and Social Medicine, Sophie Davis School of Biomedical Education/CUNY School of Medicine, City College of New York, City University of New York, New York, NY, USA.

²Laboratory of Infectious Disease Prevention, New York Blood Center, New York, NY, USA.

³Silver School of Social Work, New York University, New York, NY, USA.

⁴Rollins School of Public Health, Emory University, Atlanta, GA, USA.

Appendix A

⁵Department of Statistics and Biostatistics, Rutgers University, The State University of New Jersey, Piscataway, NJ, USA.

⁶Department of Human Development, College of Community and Public Affairs (CCPA), State University of New York At Binghamton, 4400 Vestal Parkway East, Binghamton, NY, 13902, USA. lwilton@binghamton.edu.

⁷Faculty of Humanities, University of Johannesburg, Johannesburg, South Africa. lwilton@binghamton.edu.

Loss of 4.1N in epithelial ovarian cancer results in EMT and matrix-detached cell death resistance

Dandan Wang^{#1}, Letian Zhang^{#1}, Ajin Hu¹, Yuxiang Wang¹, Yan Liu¹, Jing Yang¹, Ningning Du¹, Xiuli An^{2,3}, Congying Wu⁴, Congrong Liu⁵

Affiliations collapse

Affiliations

¹Department of Pathology, School of Basic Medical Sciences, Third Hospital, Peking University Health Science Center, Beijing, 100191, China.

²College of Life Science, Zhengzhou University, Zhengzhou, 450051, China.

³Red Cell Physiology Laboratory, New York Blood Center, New York, NY, 10065, USA.

⁴Institute of Systems Biomedicine, Beijing Key Laboratory of Tumor Systems Biology, School of Basic Medical Sciences, Peking University Health Science Center, Peking University, Beijing, 100191, China. congyingwu@hsc.pku.edu.cn.

⁵Department of Pathology, School of Basic Medical Sciences, Third Hospital, Peking University Health Science Center, Beijing, 100191, China. congrong_liu@hsc.pku.edu.cn.

#Contributed equally.

NIH Workshop 2018: Towards Minimally Invasive or Noninvasive Approaches to Assess Tissue Oxygenation Pre- and Post-transfusion

Margaret J Ochocinska¹, Steven L Spitalnik², Alfred Abuhamad³, Elliott Bennett-Guerrero⁴, Waldemar A Carlo⁵, Murali Cherukuri⁶, Allan Doctor⁷, Walter Dzik⁸, Conor L Evans⁹, Erica Forzani¹⁰, Periannan Kuppusamy¹¹, Natacha Le Moan¹², Lei Li¹³, Naomi Luban¹⁴, Narla Mohandas¹⁵, Ravi M Patel¹⁶, John Roback¹⁷, Harold Swartz¹⁸, Stephen Textor¹⁹, Sergei Vinogradov²⁰, Lihong V Wang¹³, Natalie Wisniewski²¹, Simone Glynn²²

Affiliations collapse

Affiliations

¹Translational Blood Science and Resources Branch, Division of Blood Diseases and Resources, National Heart, Lung, and Blood Institute, Bethesda, MD, USA.

²Department of Pathology and Cell Biology, Columbia University, New York, NY, USA. Electronic address: ss2479@cumc.columbia.edu.

³Department of Obstetrics and Gynecology, Eastern Virginia Medical School, Norfolk, VA, USA.

⁴Department of Anesthesiology, Renaissance School of Medicine, Stony Brook University, Stony Brook, NY, USA.

⁵Department of Pediatrics, UAB School of Medicine, Birmingham, AL, USA.

⁶Center for Cancer Research, National Cancer Institute, Bethesda, MD, USA.

⁷Center for Blood Oxygen Transport and Hemostasis (CBOTH), University of Maryland, Baltimore, MD, USA; School of Medicine, Health Sciences Facility (HSF) III, Baltimore, MD, USA.

⁸Blood Transfusion Service, Massachusetts General Hospital, Harvard University, Boston, MA, USA.

⁹Wellman Center for Photomedicine, Massachusetts General Hospital, Harvard Medical School, Charlestown, MA, USA.

Appendix A

¹⁰Biodesign Center for Bioelectronics and Biosensors, School for Engineering of Matter, Transport & Energy, Arizona State University, Tempe, AZ, USA.

¹¹Departments of Radiology and Medicine, Geisel College of Medicine at Dartmouth, Lebanon, NH, USA.

¹²Catalyst Biosciences, South San Francisco, CA, USA.

¹³Departments of Electrical Engineering and Medical Engineering, Division of Engineering and Applied Science, California Institute of Technology, Pasadena, CA, USA.

¹⁴Department of Pediatrics, Children's National Medical Center, Washington, DC, USA.

¹⁵New York Blood Center, New York, NY, USA.

¹⁶Department of Pediatrics, Division of Neonatology, Emory University School of Medicine, Atlanta, GA, USA.

¹⁷Department of Pathology and Laboratory Medicine, Emory University School of Medicine, Atlanta, GA, USA.

¹⁸Department of Radiology, Geisel College of Medicine at Dartmouth, Hanover, NH, USA.

¹⁹Department of Internal Medicine, Mayo Clinic, Rochester, MN, USA.

²⁰Department of Biochemistry and Biophysics, Perelman School of Medicine, Department of Chemistry, School of Arts and Sciences, University of Pennsylvania, Philadelphia, PA, USA.

²¹Profusa, Inc., Emeryville, CA, USA.

²²Blood Epidemiology and Clinical Therapeutics Branch, Division of Blood Diseases and Resources, National Heart, Lung, and Blood Institute, Bethesda, MD, USA.

Characteristics of coronavirus disease 19 convalescent plasma donors and donations in the New York metropolitan area

Saagar Jain¹, Keshav Garg¹, Sabrina M Tran¹, Isabel L Rask¹, Michael Tarczon¹, Vijay Nandi¹, Debra A Kessler², Donna Strauss², Bruce S Sachais^{1,2}, Karina Yazdanbakhsh¹, Shiraz Rehmani¹, Larry Luchsinger¹, Patricia A Shi^{1,2}

Affiliations collapse

Affiliations

¹Lindsley F. Kimball Research Institute, New York Blood Center, New York, New York, USA.

²Clinical Services, New York Blood Center, New York, New York, USA.

Interplay between cofactors and transcription factors in hematopoiesis and hematological malignancies

Zi Wang^{1,2}, Pan Wang³, Yanan Li³, Hongling Peng⁴, Yu Zhu³, Narla Mohandas⁵, Jing Liu⁶

Affiliations collapse

Affiliations

¹Department of Hematology, Institute of Molecular Hematology, The Second Xiangya Hospital, Central South University, 410011, ChangSha, Hunan, China. zhongnanwangzi@126.com.

²Molecular Biology Research Center and Hunan Province Key Laboratory of Basic and Applied Hematology, School of Life Sciences, Central South University, 410078, Changsha, Hunan, China. zhongnanwangzi@126.com.

³Molecular Biology Research Center and Hunan Province Key Laboratory of Basic and Applied Hematology, School of Life Sciences, Central South University, 410078, Changsha, Hunan, China.

⁴Department of Hematology, Institute of Molecular Hematology, The Second Xiangya Hospital, Central South University, 410011, ChangSha, Hunan, China.

⁵Red Cell Physiology Laboratory, New York Blood Center, New York, NY, USA.

⁶Molecular Biology Research Center and Hunan Province Key Laboratory of Basic and Applied Hematology, School of Life Sciences, Central South University, 410078, Changsha, Hunan, China. jingliucsu@hotmail.com.

Impact of RHD genotyping on transfusion practice in Denmark and the United States and identification of novel RHD alleles

[Sunitha Vege](#)¹, [Ulrik Sprogøe](#)², [Christine Lomas-Francis](#)¹, [Marianne A Jakobsen](#)², [Berit Antonsen](#)², [Judith Aeschlimann](#)¹, [Mark Yazer](#)^{2,3}, [Connie M Westhoff](#)¹

Affiliations collapse

Affiliations

¹Laboratory of Immunohematology and Genomics, New York Blood Center Enterprise, New York, New York, USA.

²South Danish Transfusion Service at Department of Clinical Immunology, Odense University Hospital, Odense, Denmark.

³Department of Pathology, University of Pittsburgh, Pittsburgh, Pennsylvania, USA.

Iron Toxicity and Chelation Therapy in Hematopoietic Stem Cell Transplant

[Alessandro Isidori](#)¹, [Federica Loscocco](#)², [Giuseppe Visani](#)², [Martina Chiarucci](#)², [Pellegrino Musto](#)³, [Anne-Sophie Kubasch](#)⁴, [Uwe Platzbecker](#)⁴, [Francesca Vinchi](#)⁵

Affiliations collapse

Affiliations

¹Hematology and Stem Cell Transplant Center, AORMN Hospital, Pesaro, Italy. Electronic address: aisidori@gmail.com.

²Hematology and Stem Cell Transplant Center, AORMN Hospital, Pesaro, Italy.

³Unit of Hematology and Stem Cell Transplantation, Department of Emergency and Organ Transplantation, "Aldo Moro" University School of Medicine, AOU Consorziale Policlinico, Bari, Italy.

⁴Department of Hematology, Cellular Therapy and Hemostaseology, Leipzig University Hospital, Leipzig, Germany.

⁵Iron Research Program, Lindsley Kimball Research Institute, New York Blood Center, New York, New York; Department of Pathology and Laboratory Medicine, Weill Cornell Medicine, New York, New York. Electronic address: FVinchi@nybc.org.

Vaccine efficacy probable against COVID-19 variants

[Larry L Luchsinger](#)¹, [Christopher D Hillyer](#)²

Affiliations collapse

Affiliations

¹Lindsley F. Kimball Research Institute, New York Blood Center, New York, NY 10065, USA. lluchsinger@nybc.org.

²Lindsley F. Kimball Research Institute, New York Blood Center, New York, NY 10065, USA.

Variation in Neonatal Transfusion Practice

[Ravi M Patel](#)¹, [Jeanne E Hendrickson](#)², [Marianne E Nellis](#)³, [Rebecca Birch](#)⁴, [Ruchika Goel](#)⁵, [Oliver Karam](#)⁶, [Matthew S Karafin](#)⁷, [Sheila J Hanson](#)⁸, [Bruce S Sachais](#)⁹, [Ronald George Hauser](#)², [Naomi L C Luban](#)¹⁰, [Jerome Gottschall](#)⁷, [Cassandra D Josephson](#)¹¹, [Martha Sola-Visner](#)¹², National Heart, Lung, and Blood Institute Recipient Epidemiology and Donor Evaluation Study-IV-Pediatric (REDS-IV-P) Collaborators, Affiliations collapse

Appendix A

Collaborators

National Heart, Lung, and Blood Institute Recipient Epidemiology and Donor Evaluation Study-IV-Pediatric (REDS-IV-P):

[A E Mast](#), [E A Hod](#), [B S Custer](#), [E P Vichinsky](#), [B R Spencer](#), [S M Mathew](#), [D R Harris](#), [M P Busch](#), [P J Norris](#), [P M Ness](#), [S H Kleinman](#), [R Tamburro](#), [S A Glynn](#), [K Malkin](#)

Affiliations

¹Department of Pediatrics, Division of Neonatology, Emory University School of Medicine and Children's Healthcare of Atlanta, Atlanta, GA. Electronic address: rmpatel@emory.edu.

²Departments of Laboratory Medicine and Pediatrics, Yale University, New Haven, CT.

³Division of Pediatric Critical Care Medicine, Department of Pediatrics, Weill Cornell Medicine, New York, NY.

⁴Public Health & Epidemiology Practice, Westat, Rockville, MD.

⁵Department of Pathology, Johns Hopkins University School of Medicine, Baltimore, MD; Division of Hematology/Oncology, Simmons Cancer Institute at Southern Illinois University School of Medicine, Springfield, IL.

⁶Division of Pediatric Critical Care Medicine, Department of Pediatrics, Children's Hospital of Richmond at Virginia Commonwealth University, Richmond, VA.

⁷Department of Pathology and Laboratory Medicine, University of North Carolina at Chapel Hill, NC.

⁸Division of Critical Care, Department of Pediatrics, Medical College of Wisconsin and Children's Milwaukee, Milwaukee, WI.

⁹New York Blood Center, New York, NY.

¹⁰Children's Research Institute, Children's National Health System, Washington, DC.

¹¹Department of Pathology and Laboratory Medicine, Center for Transfusion and Cellular Therapies, Emory University School of Medicine, Atlanta, GA.

¹²Division of Newborn Medicine, Boston Children's Hospital and Harvard Medical School, Boston, MA.

Safety and benefits of automated red cell depletion-exchange compared to standard exchange in patients with sickle cell disease undergoing chronic transfusion

[Yonah Ziemba](#)¹, [Cindy Xu](#)², [Katayoun M Fomani](#)¹, [Vijay Nandi](#)², [Tiejun Yuan](#)², [Shiraz Rehmani](#)², [Bruce S Sachais](#)^{2,3}, [Abena O Appiah-Kubi](#)⁴, [Banu Aygun](#)⁴, [James E Louie](#)¹, [Patricia A Shi](#)^{1,2,3}

Affiliations collapse

Affiliations

¹Long Island Jewish Medical Center, Northwell Health, New Hyde Park, New York, USA.

²Lindsley F. Kimball Research Institute, New York Blood Center, New York, New York, USA.

³Clinical Services, New York Blood Center, New York, New York, USA.

⁴Cohen Children's Medical Center, Northwell Health, New Hyde Park, New York, USA.

Use of U.S. Blood Donors for National Serosurveillance of SARS-CoV-2 Antibodies: Basis for an Expanded National Donor Serosurveillance Program

[Mars Stone](#)^{1,2}, [Clara Di Germanio](#)¹, [David J Wright](#)³, [Hasan Sulaeman](#)¹, [Honey Dave](#)¹, [Rebecca V Fink](#)³, [Edward P Notari](#)⁴, [Valerie Green](#)⁵, [Donna Strauss](#)⁶, [Debbie Kessler](#)⁶, [Mark Destree](#)⁷, [Paula Saa](#)⁴, [Phillip C Williamson](#)^{1,5}, [Graham Simmons](#)^{1,2}, [Susan L Stramer](#)⁴, [Jean Opsomer](#)³, [Jefferson M Jones](#)⁸, [Steven Kleinman](#)⁹, [Michael P Busch](#)^{1,2}, [NHLBI Recipient Epidemiology and Donor Evaluation Study-IV-Pediatric \(REDS-IV-P\)](#)

Affiliations collapse

Appendix A

Affiliations

¹Vitalant Research Institute, San Francisco, CA, USA.

²Department of Laboratory Medicine, University of California, San Francisco, CA, USA.

³Westat, Rockville, MD, USA.

⁴American Red Cross (ARC), Gaithersburg, MD, USA.

⁵Creative Testing Solutions, Tempe, AZ, USA.

⁶New York Blood Center (NYBC), New York, NY, USA.

⁷Blood Works Northwest, Seattle, WA, USA.

⁸Centers for Disease Control and Prevention COVID-19 Response Team, Atlanta, GA, USA.

⁹University of British Columbia, Victoria, BC, Canada.

Evaluating blood donor experiences and barriers/facilitators to blood donation in the United States using YouTube video content

[Christine Tagliaferri Rael](#)¹, [Dominique Pierre](#)², [Victoria Frye](#)^{3,4}, [Debra Kessler](#)⁴, [Louisa Duffy](#)⁴, [Nick Malos](#)⁴, [Hong Van Tieu](#)⁴

Affiliations collapse

Affiliations

¹College of Nursing, University of Colorado, Aurora, Colorado, USA.

²National Board of Certification and Recertification for Nurse Anesthetists (NBCRNA), New Haven, Connecticut, USA.

³Department of Community Health and Social Medicine, CUNY School of Medicine, New York, New York, USA.

⁴Laboratory of Infectious Disease Prevention, New York Blood Center, New York, New York, USA.

Transfusion practices in a large cohort of hospitalized children

[Marianne E Nellis](#)¹, [Ruchika Goel](#)², [Jeanne E Hendrickson](#)³, [Rebecca Birch](#)⁴, [Ravi M Patel](#)⁵, [Matthew S Karafin](#)⁶, [Sheila J Hanson](#)⁷, [Bruce S Sachais](#)⁸, [Ronald George Hauser](#)³, [Naomi L C Luban](#)⁹, [Jerome Gottschall](#)¹⁰, [Martha Sola-Visner](#)¹¹, [Cassandra D Josephson](#)¹², [Oliver Karam](#)¹³, [NHLBI Recipient Epidemiology and Donor Evaluation Study-IV-Pediatric \(REDS-IV-P\)](#)

Affiliations collapse

Affiliations

¹Department of Pediatrics, Weill Cornell Medicine, New York, New York, USA.

²Department of Pathology, Johns Hopkins University School of Medicine, Baltimore, Maryland, USA.

³Departments of Pediatrics and Laboratory Medicine, Yale University, New Haven, Connecticut, USA.

⁴Public Health and Epidemiology Practice, Westat, Rockville, Maryland, USA.

⁵Department of Pediatrics, Division of Neonatology, Emory University School of Medicine, Atlanta, Georgia, USA.

⁶Department of Pathology and Laboratory Medicine, University of North Carolina at Chapel Hill, NC.

⁷Department of Pediatrics, Division of Critical Care, Medical College of Wisconsin, Milwaukee, Wisconsin, USA.

⁸New York Blood Center, New York, New York, USA.

⁹Children's Research Institute, Children's National Health System, George Washington University School of Medicine and Health Sciences, Washington, District of Columbia, USA.

¹⁰Medical Sciences Institute, Versiti, Milwaukee, Wisconsin, USA.

¹¹Division of Newborn Medicine, Boston Children's Hospital, Boston, Massachusetts, USA.

¹²Department of Pathology and Laboratory Medicine, Center for Transfusion and Cellular Therapies, Emory University School of Medicine, Atlanta, GA.

¹³Department of Pediatrics, Virginia Commonwealth University School of Medicine, Richmond, Virginia, USA.

The wider perspective: cord blood banks and their future prospects

[Sergio Querol](#)¹, [Pablo Rubinstein](#)², [Alejandro Madrigal](#)³

Affiliations collapse

Affiliations

¹Cell Therapy Services and Cord Blood Bank, Catalan Blood and Tissue Bank, Barcelona, Spain.

²Emeritus Scientist, New York Blood Center, New York, NY, USA.

³UCL Cancer Institute, Royal Free NHS Trust UCL, London, UK.

COVID-19 convalescent plasma: Interim recommendations from the AABB

[Claudia S Cohn](#)¹, [Lise Estcourt](#)^{2,3}, [Brenda J Grossman](#)⁴, [Monica B Pagano](#)⁵, [Elizabeth S Allen](#)⁶, [Evan M Bloch](#)⁷, [Arturo Casadevall](#)⁸, [Dana V Devine](#)⁹, [Nancy M Dunbar](#)¹⁰, [Farid Foroutan](#)¹¹, [Thomas J Gniadek](#)¹², [Ruchika Goel](#)¹³, [Jed Gorlin](#)¹⁴, [Michael J Joyner](#)¹⁵, [Ryan A Metcalf](#)¹⁶, [Jay S Raval](#)¹⁷, [Todd W Rice](#)¹⁸, [Beth H Shaz](#)¹⁹, [Ralph R Vassallo](#)²⁰, [Jeffrey L Winters](#)²¹, [Gregory Beaudoin](#)²², [Aaron A R Tobian](#)⁷

Affiliations collapse

Affiliations

¹Department of Laboratory Medicine and Pathology, University of Minnesota, Minneapolis, Minnesota, USA.

²NHS Blood and Transplant, Oxford, UK.

³Radcliffe Department of Medicine, University of Oxford, Oxford, UK.

⁴Department of Pathology and Immunology, Washington University in St. Louis School of Medicine, St Louis, Missouri, USA.

⁵Department of Laboratory Medicine and Pathology, University of Washington, Seattle, Washington, USA.

⁶Department of Pathology, University of California San Diego, La Jolla, California, USA.

⁷Department of Pathology, The Johns Hopkins University School of Medicine, Baltimore, Maryland, USA.

⁸Department of Molecular Microbiology and Immunology, The Johns Hopkins University School of Public Health, Baltimore, Maryland, USA.

⁹Canadian Blood Services, Vancouver, British Columbia, Canada.

¹⁰Department of Pathology, Dartmouth-Hitchcock Medical Center, Lebanon, New Hampshire, USA.

¹¹University Health Network, Ted Rogers Centre for Heart Research, Toronto, Ontario, Canada.

¹²Department of Pathology and Laboratory Medicine, NorthShore University HealthSystem, Evanston, Illinois, USA.

¹³Mississippi Valley Regional Blood Center, Springfield, Illinois, USA.

¹⁴Division of New York Blood Center Enterprises, Innovative Blood Resources, Saint Paul, Minnesota, USA.

¹⁵Department of Anesthesiology and Perioperative Medicine, Mayo Clinic, Rochester, Minnesota, USA.

¹⁶Department of Pathology, University of Utah, Salt Lake City, Utah, USA.

¹⁷Department of Pathology, University of New Mexico, Albuquerque, New Mexico, USA.

¹⁸Vanderbilt University Medical Center, Division of Allergy, Pulmonary, and Critical Care Medicine, Nashville, Tennessee, USA.

¹⁹Department of Pathology, Duke University, Durham, North Carolina, USA.

Appendix A

²⁰Vitalant, Scottsdale, Arizona, USA.

²¹Department of Laboratory Medicine and Pathology, Mayo Clinic, Rochester, Minnesota, USA.

²²Patient Representative, Minneapolis, Minnesota, USA.

Mysterious clumping in a cell therapy product

[Randin Nelson](#)¹, [Richard Mathews](#)², [Carlo Palesi](#)¹, [Jamal Carter](#)¹, [James Szymanski](#)¹, [Joan Uehlinger](#)¹, [Rona Weinberg](#)², [Monika Paroder](#)¹

Affiliations collapse

Affiliations

¹Department of Pathology, Montefiore Medical Center and Albert Einstein College of Medicine, Bronx, New York, USA.

²New York Blood Center, New York, New York, USA.

Screening out the Exposome to Improve Transfusion Quality

[Robert A DeSimone](#)^{1,2}, [Francesca Vinchi](#)^{1,2}

Affiliations collapse

Affiliations

¹Department of Pathology and Laboratory Medicine, Weill Cornell Medicine, New York, USA.

²Lindsley Kimball Research Institute, New York Blood Center, New York, USA.

Design, synthesis, and antiviral activity of a series of CD4-mimetic small-molecule HIV-1 entry inhibitors

[Francesca Curreli](#)¹, [Shahad Ahmed](#)¹, [Sofia M Benedict Victor](#)¹, [Ildar R Iusupov](#)², [Evgeny A Spiridonov](#)², [Dmitry S Belov](#)², [Andrea Altieri](#)², [Alexander V Kurkin](#)², [Asim K Debnath](#)³

Affiliations collapse

Affiliations

¹Laboratory of Molecular Modeling & Drug Design, Lindsley F. Kimball Research Institute, New York Blood Center, 310 E 67th Street, New York, NY 10065, USA.

²EDASA Scientific, Scientific Park, Moscow State University, Leninskie Gory Bld. 75, 77-101b, 119992 Moscow, Russia.

³Laboratory of Molecular Modeling & Drug Design, Lindsley F. Kimball Research Institute, New York Blood Center, 310 E 67th Street, New York, NY 10065, USA. Electronic address: adebnath@nybc.org.

Requirement for antiapoptotic MCL-1 during early erythropoiesis

[Meghan E Turnis](#)¹, [Ewa Kaminska](#)¹, [Kaitlyn H Smith](#)¹, [Brittany J Kartchner](#)¹, [Peter Vogel](#)², [Jonathan D Laxton](#)³, [Richard A Ashmun](#)³, [Paul A Ney](#)⁴, [Joseph T Opferman](#)¹

Affiliations collapse

Affiliations

¹Department of Cell and Molecular Biology.

²Department of Pathology, and.

³Flow Cytometry and Cell Sorting Shared Resource, St Jude Children's Research Hospital, Memphis, TN; and.

⁴New York Blood Center, New York, NY.

Recent lessons learned for ex-vivo platelet production

[Alice Tang](#)¹, [Avital Mendelson](#)

Appendix A

Affiliations collapse

Affiliation

¹Lindsley F. Kimball Research Institute, New York Blood Center, New York, NY, USA.

Just4Us: Development of a Counselor-Navigator and Text Message Intervention to Promote PrEP Uptake Among Cisgender Women at Elevated Risk for HIV

[Anne M Teitelman](#)¹, [Beryl A Koblin](#), [Bridgette M Brawner](#), [Annet Davis](#), [Caroline Darlington](#), [Rachele K Lipsky](#), [Emilia Iwu](#), [Keosha T Bond](#), [Julie Westover](#), [Danielle Fiore](#), [Hong-Van Tieu](#)

Affiliations collapse

Affiliation

¹Anne M. Teitelman, PhD, FNP-BC, FAAN, FAANP, is an Associate Professor, School of Nursing, University of Pennsylvania, Philadelphia, Pennsylvania, USA. Beryl A. Koblin, PhD, is an Independent Consultant, Metuchen, New Jersey, USA. Bridgette M. Brawner, PhD, MDiv, APRN, is an Associate Professor, School of Nursing, University of Pennsylvania, Philadelphia, Pennsylvania, USA. Annet Davis, RN, MSW, CCRC, is a Coordinator of Community Engagement & Project Director for the Just4Us Study, School of Nursing, University of Pennsylvania, Philadelphia, Pennsylvania, USA. Caroline Darlington, MSN, WHNP-BC, is a PhD Student, School of Nursing, University of Pennsylvania, Philadelphia, Pennsylvania, USA. Rachele K. Lipsky, PhD, CRNP, PMHNP-BC, is a Postdoctoral Scholar, National Clinical Scholars Program, Duke University, Durham, North Carolina, USA, and a Former Doctoral Student, School of Nursing, University of Pennsylvania, Philadelphia, Pennsylvania, USA. Emilia Iwu, PhD, RN, APNC, FWACN, is an Assistant Professor, Rutgers University School of Nursing, Division of Nursing Science and Center for Global Health, Newark, New Jersey, USA. Keosha T. Bond, EdD, MPH, CHES, is an Assistant Medical Professor, Department of Community Health and Social Medicine, City University of New York School of Medicine, New York, New York, USA. Julie Westover, BS, is a Medical Student, University of California San Diego, School of Medicine, San Diego, California, USA, and a Former Innovation Technology Fellow, Penn Medicine Center for Health Care Innovation, Philadelphia, Pennsylvania, USA. Danielle Fiore, BS, is a Data Manager, Just4Us Study, School of Nursing, University of Pennsylvania, Philadelphia, Pennsylvania, USA. Hong-Van Tieu, MD, MS, is Head of the Laboratory of Infectious Disease Prevention, Lindsley F. Kimball Research Institute, New York Blood Center, New York, New York, USA.

Hemolysis inhibits humoral B-cell responses and modulates alloimmunization risk in patients with sickle cell disease

[Mouli Pal](#)¹, [Weili Bao](#)¹, [Rikang Wang](#)², [Yunfeng Liu](#)¹, [Xiuli An](#)³, [William B Mitchell](#)⁴, [Cheryl A Lobo](#)⁵, [Caterina Minniti](#)⁶, [Patricia A Shi](#)⁷, [Deepa Manwani](#)⁴, [Karina Yazdanbakhsh](#)¹, [Hui Zhong](#)²

Affiliations collapse

Affiliations

¹Laboratory of Complement Biology.

²Laboratory of Immune Regulation, and.

³Laboratory of Membrane Biology, New York Blood Center, New York, NY.

⁴Department of Pediatrics, Montefiore Health Center, Albert Einstein College of Medicine, Children's Hospital at Montefiore, Bronx, NY.

⁵Laboratory of Blood-Borne Parasites, New York Blood Center, New York, NY.

⁶Department of Medicine, Division of Hematology, Montefiore Health Center, Albert Einstein College of Medicine, Bronx, NY; and.

⁷Sickle Cell Clinical Research Program, New York Blood Center, New York, NY.

Frequency of rare, serious donor reactions: International perspective

[Pampee Young](#)¹, [Lauren Crowder](#)¹, [Whitney Steele](#)¹, [David Irving](#)², [Joanne Pink](#)², [Jose Mauro Kutner](#)³, [Ana Paula Hitomi Yokoyama](#)³, [Nancy Van Buren](#)⁴, [Nicholas William O'Sullivan](#)⁵, [Merlyn Sayers](#)⁶, [Ramir Moreno Alcantara](#)⁷, [Katja van den Hurk](#)⁸, [Johanna Wiersum-Osselton](#)⁸, [Beth Shaz](#)⁹, [Biomedical Excellence for Safer Transfusion \(BEST\) Collaborative](#)

Affiliations collapse

Affiliations

¹American Red Cross, Washington, District of Columbia, USA.

²Australian Red Cross Lifeblood, Kelvin Grove, Queensland, Australia.

³Cell Therapy and Hemotherapy Department, Hospital Israelita Albert Einstein, São Paulo, Brazil.

⁴Memorial Blood Centers, New York Blood Center Enterprises, Saint Paul, Minnesota, USA.

⁵Welsh Blood Service, Ynysmaerdy, UK.

⁶Carter Blood Care, Dallas, Texas, USA.

⁷Blood Services Group, Health Sciences Authority, Singapore.

⁸Sanquin, Amsterdam, The Netherlands.

⁹Duke University, Durham, North Carolina, USA.

HIV, HCV, and HBV incidence and residual risk in US blood donors before and after implementation of the 12-month deferral policy for men who have sex with men

[Whitney R Steele](#)¹, [Roger Y Dodd](#)¹, [Edward P Notari](#)¹, [James Haynes](#)¹, [Steven A Anderson](#)², [Alan E Williams](#)², [Rita Reik](#)³, [Debra Kessler](#)⁴, [Brian Custer](#)⁵, [Susan L Stramer](#)¹, [Transfusion-Transmissible Infections Monitoring System \(TTIMS\)](#)

Affiliations collapse

Affiliations

¹American Red Cross, Gaithersburg, Maryland, USA.

²U.S. Food and Drug Administration, Silver Spring, Maryland, USA.

³OneBlood, St. Petersburg, Florida, USA.

⁴New York Blood Center, New York, New York, USA.

⁵Vitalant Research Institute, San Francisco, California, USA.

Minipool testing for SARS-CoV-2 RNA in United States blood donors

[Sonia Bakkour](#)^{1,2}, [Paula Saá](#)³, [Jamel A Groves](#)³, [Leilani Montalvo](#)¹, [Clara Di Germanio](#)¹, [Sonja M Best](#)⁴, [Eduard Grebe](#)^{1,2}, [Kristin Livezey](#)⁵, [Jeffrey M Linnen](#)⁵, [Donna Strauss](#)⁶, [Debra Kessler](#)⁶, [Mark Bonn](#)⁷, [Valerie Green](#)⁸, [Phillip Williamson](#)⁸, [Steve Kleinman](#)⁹, [Susan L Stramer](#)³, [Mars Stone](#)^{1,2}, [Michael P Busch](#)^{1,2}, [NHLBI Recipient Epidemiology and Donor Evaluation Study-IV-Pediatric \(REDS-IV-P\)](#)

Affiliations collapse

Affiliations

¹Vitalant Research Institute, San Francisco, California, USA.

²Department of Laboratory Medicine, University of California San Francisco, San Francisco, California, USA.

³Scientific Affairs, American Red Cross, Gaithersburg, Maryland, USA.

⁴Laboratory of Virology, National Institute of Allergy and Infectious Diseases, National Institutes of Health, Hamilton, Montana, USA.

⁵Grifols Diagnostic Solutions, San Diego, California, USA.

⁶New York Blood Center Enterprises, New York, New York, USA.

⁷Bloodworks Northwest, Seattle, Washington, USA.

⁸Creative Testing Solutions, Tempe, Arizona, USA.

⁹University of British Columbia, Victoria, British Columbia, Canada.

Hormetic endoplasmic reticulum stress in hematopoietic stem cells

[Larry L Luchsinger](#)¹

Affiliations collapse

Affiliation

¹Lindsley F. Kimball Research Institute, New York Blood Center, New York City, New York, USA

Severe delayed hemolytic transfusion reaction due to anti-Fy3 in a patient with sickle cell disease undergoing red cell exchange prior to hematopoietic progenitor cell collection for gene therapy

[Elizabeth F Stone](#)¹, [Scott T AVECILLA](#)², [David L Wuest](#)², [Christine Lomas-Francis](#)¹, [Connie M Westhoff](#)¹, [David L Diuguid](#)³, [Michel Sadelain](#)², [Farid Boulad](#)², [Patricia A Shi](#)⁴

Affiliations collapse

Affiliations

¹New York Blood Center, New York, NY.

²Memorial Sloan Kettering Cancer Center, New York, NY.

³Division of Hematology, Columbia University Irving Medical Center, New York, NY.

⁴New York Blood Center, Sickle Cell Program, Albert Einstein College of Medicine, Bronx, NY.

Women's views on communication with health care providers about pre-exposure prophylaxis (PrEP) for HIV prevention

[Gabiella Y Jackson](#)¹, [Caroline K Darlington](#)¹, [Hong Van Tieu](#)², [Bridgette M Brawner](#)¹, [Dalmacio D Flores](#)¹, [Jacqueline A Bannon](#)¹, [Annet Davis](#)¹, [Victoria Frye](#)³, [Deepti Chittamuru](#)¹, [Paige Gugerty](#)¹, [Beryl A Koblin](#)⁴, [Anne M Teitelman](#)¹

Affiliations collapse

Affiliations

¹School of Nursing, University of Pennsylvania, Philadelphia, PA, USA.

²Laboratory of Infectious Disease Prevention, Lindsley F. Kimball Research Institute, New York Blood Center, New York, NY, USA.

³School of Medicine, The City University of New York, New York, NY, USA.

⁴Independent Consultant, Metuchen, NJ, USA.

A pair of S-silencing single nucleotide variants cis-linked on GYPB

[Razvan Lapadat](#)¹, [Waseem Q Anani](#)², [Kathleen M Bensing](#)³, [Judith Aeschlimann](#)⁴, [Sunitha Vege](#)⁴, [Christine Lomas-Francis](#)⁴, [Connie M Westhoff](#)⁴, [Emmanuel A Fadeyi](#)⁵, [Gregory A Denomme](#)^{3 6}

Affiliations collapse

Affiliations

¹Department of Pathology, University of Chicago, Chicago, Illinois, USA.

²Medical Sciences Institute, Milwaukee, Wisconsin, USA.

³Immunohematology Reference Laboratory, Versiti Blood Center of Wisconsin, Milwaukee, Wisconsin, USA.

⁴Immunohematology and Genomics, New York Blood Center, Long Island City, New York, USA.

⁵Wake Forest University School of Medicine, Winston-Salem, North Carolina, USA.

⁶Versiti Blood Research Institute, Milwaukee, Wisconsin, USA

A randomized double-blind controlled trial of convalescent plasma in adults with severe COVID-19

Max R O'Donnell^{1,2,3}, Beatriz Grinsztejn⁴, Matthew J Cummings^{1,3}, Jessica E Justman^{2,5,6}, Matthew R Lamb^{2,5}, Christina M Eckhardt¹, Neena M Philip⁵, Ying Kuen Cheung⁷, Vinay Gupta⁸, Esau João⁹, Jose Henrique Pilotto¹⁰, Maria Pia Diniz⁴, Sandra Wagner Cardoso⁴, Darryl Abrams¹, Kartik N Rajagopalan¹, Sarah E Borden¹, Allison Wolf¹, Leon Claude Sidi⁹, Alexandre Vizzone⁴, Valdilea G Veloso⁴, Zachary C Bitan¹¹, Dawn E Scotto¹, Benjamin J Meyer¹², Samuel D Jacobson¹², Alex Kantor¹, Nischay Mishra³, Lokendra V Chauhan³, Elizabeth F Stone¹¹, Flavia Dei Zotti¹¹, Francesca La Carpia¹¹, Krystalyn E Hudson¹¹, Stephen A Ferrara¹¹, Joseph Schwartz¹¹, Brie A Stotler¹¹, Wen-Hsuan W Lin¹¹, Sandeep N Wontakal¹¹, Beth Shaz¹³, Thomas Briese³, Eldad A Hod¹¹, Steven L Spitalnik¹¹, Andrew Eisenberger¹⁴, Walter I Lipkin^{2,3,11}

Affiliations collapse

Affiliations

¹Division of Pulmonary, Allergy, and Critical Care Medicine, Department of Medicine, Columbia University Irving Medical Center, New York, New York, USA.

²Department of Epidemiology, and.

³Center for Infection and Immunity, Columbia University Mailman School of Public Health, New York, New York, USA.

⁴Instituto Nacional de Infectologia Evandro Chagas-Fiocruz, Rio de Janeiro, Brazil.

⁵ICAP, Columbia University Mailman School of Public Health, New York, New York, USA.

⁶Division of Infectious Diseases, Department of Medicine, Columbia University Irving Medical Center, New York, New York, USA.

⁷Department of Biostatistics, Columbia University Mailman School of Public Health, New York, New York, USA.

⁸Institute for Health Metrics and Evaluation, University of Washington, Seattle, Washington, USA.

⁹Hospital Federal dos Servidores do Estado, Rio de Janeiro, Brazil.

¹⁰Hospital Geral de Nova Iguaçu, Rio de Janeiro, Brazil and Laboratório de Aids e Imunologia Molecular, Instituto Oswaldo Cruz - Fiocruz, Rio de Janeiro, Brazil.

¹¹Department of Pathology and Cell Biology, Columbia University Irving Medical Center, New York, New York, USA.

¹²Vagelos College of Physicians and Surgeons, Columbia University, New York, New York, USA.

¹³New York Blood Center, New York, New York, USA.

¹⁴Division of Hematology and Oncology, Department of Medicine, Columbia University Irving Medical Center, New York, New York, USA.

Temporal Analysis of Serial Donations Reveals Decrease in Neutralizing Capacity and Justifies Revised Qualifying Criteria for Coronavirus Disease 2019 Convalescent Plasma

Roxie C Girardin¹, Alan P Dupuis¹, Anne F Payne¹, Timothy J Sullivan¹, Donna Strauss², Monica M Parker¹, Kathleen A McDonough^{1,3}

Affiliations collapse

Affiliations

¹Wadsworth Center, New York State Department of Health, Albany, New York, USA.

²New York Blood Center Enterprises, New York, New York, USA.

³Department of Biomedical Sciences, School of Public Health, University at Albany, Albany, New York, USA.

Transfusion Practices in Pediatric Cardiac Surgery Requiring Cardiopulmonary Bypass: A Secondary Analysis of a Clinical Database

Sheila J Hanson¹, Oliver Karam, Rebecca Birch, Ruchika Goel, Ravi M Patel, Martha Sola-Visner, Bruce S Sachais, Ronald G Hauser, Naomi L C Luban, Jerome Gottschall, Cassandra D Josephson, Jeanne E Hendrickson, Matthew S Karafin, Marianne E Nellis, NHLBI Recipient Epidemiology and Donor Evaluation Study-IV-Pediatric (REDS-IV-P)

Affiliations collapse

Affiliation

¹Division of Pediatric Critical Care Medicine, Medical College of Wisconsin, Milwaukee, WI. Division of Pediatric Critical Care Medicine, Children's Hospital of Richmond, Virginia Commonwealth University School of Medicine, Richmond, VA. Westat, Rockville, MD. Division of Transfusion Medicine, Department of Pathology, Johns Hopkins University School of Medicine, Baltimore, MD. Department of Pediatrics, Emory University School of Medicine, Atlanta, GA. Boston Children's Hospital, Boston, MA. New York Blood Center, New York, NY. Departments of Laboratory Medicine and Pediatrics, Yale University, New Haven, CT. George Washington University School of Medicine and Health Sciences, Children's National Health System, Washington, DC. Department of Pathology, Versiti, Milwaukee, WI. Division of Pediatric Critical Care Medicine, Department of Pediatrics, Weill Cornell Medicine, New York, NY.

ABO maternal-child discordance: Evidence of variable allelic expression and considerations for investigation

Tristan F P McKnight¹, Jonathan E Strain², Sunitha Vege³, Christina Lam⁴, Eustratia M Hubbard⁵, Patricia M Kopko¹, Connie M Westhoff³, Elizabeth S Allen¹

Affiliations collapse

Affiliations

¹Department of Pathology, University of California San Diego, La Jolla, California, USA.

²Naval Medical Center San Diego, San Diego, California, USA.

³New York Blood Center, New York, New York, USA.

⁴Department of Obstetrics, Gynecology, and Reproductive Sciences, University of California San Diego, La Jolla, California, USA.

⁵Department of Pediatrics, University of California San Diego, La Jolla, California, USA.

Design of gp120 HIV-1 entry inhibitors by scaffold hopping via isosteric replacements

Ildar R Iusupov¹, Francesca Curreli², Evgeniy A Spiridonov¹, Pavel O Markov¹, Shahad Ahmed², Dmitry S Belov¹, Ekaterina V Manasova¹, Andrea Altieri³, Alexander V Kurkin⁴, Asim K Debnath⁵

Affiliations collapse

Affiliations

¹EDASA Scientific, Scientific Campus, Moscow State University, Leninskie Gory Bld. 75, 77-101b, Moscow, 119992, Russia.

²Laboratory of Molecular Modeling & Drug Design, Lindsley F. Kimball Research Institute, New York Blood Center, 310 E 67th Street, New York, 10065, New York, United States.

³EDASA Scientific, Scientific Campus, Moscow State University, Leninskie Gory Bld. 75, 77-101b, Moscow, 119992, Russia. Electronic address: aaltieri@edasascientific.com.

⁴EDASA Scientific, Scientific Campus, Moscow State University, Leninskie Gory Bld. 75, 77-101b, Moscow, 119992, Russia. Electronic address: kurkin@edasascinetific.com.

⁵Laboratory of Molecular Modeling & Drug Design, Lindsley F. Kimball Research Institute, New York Blood Center, 310 E 67th Street, New York, 10065, New York, United States. Electronic address: adebnath@nybc.org.

SARS-CoV-2 spike protein: a key target for eliciting persistent neutralizing antibodies

Yang Yang^{1,2,3}, Lanying Du⁴

Affiliations collapse

Affiliations

¹Roy J. Carver Department of Biochemistry, Biophysics and Molecular Biology, Iowa State University, Ames, IA, USA.

²Howard Hughes Medical Institute, Yale University, New Haven, CT, USA.

³Department of Molecular, Cellular and Developmental Biology, Yale University, New Haven, CT, USA.

⁴Lindsley F. Kimball Research Institute, New York Blood Center, New York, NY, USA. ldu@nybc.org.

Individual, social and structural factors influencing PrEP uptake among cisgender women: a theory-informed elicitation study

Anne M Teitelman¹, Hong-Van Tieu², Dalmacio Flores¹, Jacqueline Bannon³, Bridgette M Brawner¹, Annet Davis¹, Paige Gugerty¹, Beryl Koblin^{1,4}

Affiliations collapse

Affiliations

¹Department of Family and Community Health, University of Pennsylvania School of Nursing, Philadelphia, PA, USA.

²Lab of Infectious Disease Prevention, Lindsley F. Kimball Research Institute, New York Blood Center; Division of Infectious Diseases, Department of Medicine, Columbia University Irving Medical Center, New York, NY, USA.

³Department of Medical Social Sciences, Northwestern University Feinberg School of Medicine, Chicago, IL, USA.

⁴Independent Consultant, Metuchen, NJ, USA.

Impairment of human terminal erythroid differentiation by histone deacetylase 5 deficiency

Yaomei Wang¹, Wei Li¹, Vince Schulz², Huizhi Zhao¹, Xiaoli Qu³, Qian Qi⁴, Yong Cheng⁴, Xinhua Guo⁵, Shijie Zhang⁶, Xin Wei¹, Donghao Liu⁷, Karina Yazdanbakhsh⁸, Christopher D Hillyer⁸, Mohandas Narla⁸, Lixiang Chen⁷, Patrick G Gallagher⁹, Xiuli An¹⁰

Affiliations collapse

Affiliations

¹New York Blood Center, United States.

²Yale University, New Haven, United States.

³School of life science ,Zhengzhou University, Zhengzhou, China.

⁴St. Jude children's Research hospital, Memphis, Tennessee, United States.

⁵New york Blood Center, New York, New York, United States.

⁶zhengzhou university, zhengzhou, China.

⁷Zhengzhou University, Zhengzhou, China.

⁸New York Blood Center, New York, New York, United States.

⁹Yale University School of Medicine, New Haven, Connecticut, United States.

¹⁰New York Blood Center.

Regulation of RNA Polymerase II Activity is Essential for Terminal Erythroid Maturation

Zachary Murphy¹, Kristin Murphy¹, Jacquelyn A Myers¹, Michael Roger Getman², Tyler Couch¹, Vince Schulz³, Kimberly Lezon-Geyda⁴, Cal Palumbo¹, Hongxia Yan⁵, Mohandas Narla⁵, Patrick G Gallagher⁶, Laurie Ann Steiner¹

Affiliations collapse

Affiliations

¹University of Rochester, Rochester, New York, United States.

²University of Rochester Medical Center, Rochester, New York, United States.

³Yale University, New Haven, United States.

⁴Yale School of Medicine, New Haven, Connecticut, United States.

⁵New York Blood Center, New York, New York, United States.

⁶Yale University School of Medicine, New Haven, Connecticut, United States.

Biomechanical characterization of SARS-CoV-2 spike RBD and human ACE2 protein-protein interaction

Wenpeng Cao¹, Chuqiao Dong², Seonghan Kim³, Decheng Hou¹, Wanbo Tai⁴, Lanying Du⁴, Wonpil Im⁵, X Frank Zhang⁶

Affiliations collapse

Affiliations

¹Department of Bioengineering.

²Department of Mechanical Engineering and Mechanics.

³Departments of Biological Sciences, Chemistry, and Computer Science and Engineering, Lehigh University, Bethlehem, Pennsylvania.

⁴Lindsley F. Kimball Research Institute, New York Blood Center, New York, New York.

⁵Department of Bioengineering; Departments of Biological Sciences, Chemistry, and Computer Science and Engineering, Lehigh University, Bethlehem, Pennsylvania. Electronic address: woi216@lehigh.edu.

⁶Department of Bioengineering; Department of Mechanical Engineering and Mechanics. Electronic address: xiz310@lehigh.edu.

Rational Design of A Novel Small-Molecule HIV-1 Inactivator Targeting Both gp120 and gp41 of HIV-1

Jing Pu^{1,2}, Yu Dai^{3,4}, Qian Wang¹, Lu Lu¹, Junqi Zhang⁵, Wei Xu¹, Lan Xie⁶, Shengqi Wang³, Fei Yu⁴, Xiaoyang He³, Shibo Jiang^{1,2}

Affiliations collapse

Affiliations

¹Key Laboratory of Medical Molecular Virology of MOE/MOH, School of Basic Medical Sciences & Shanghai Public Health Clinical Center, Fudan University, Shanghai, China.

²Lindsley F. Kimball Research Institute, New York Blood Center, New York, NY, United States.

³Beijing Institute of Radiation Medicine, Beijing, China.

⁴College of Life Sciences, Hebei Agricultural University, Baoding, China.

⁵Medical Molecular Virology (MOE/NHC/CAMS), Department of Medical Microbiology and Parasitology, School of Basic Medical Sciences, Shanghai Medical College, Fudan University, Shanghai, China.

⁶Beijing Institute of Pharmacology and Toxicology, Beijing, China.

Comprehensive phenotyping of erythropoiesis in human bone marrow: Evaluation of normal and ineffective erythropoiesis

Hongxia Yan^{1,2}, Abdullah Ali³, Lionel Blanc^{4,5}, Anupama Narla⁶, Joseph M Lane^{7,8}, Erjing Gao¹, Julien Papoin⁴, John Hale¹, Christopher D Hillyer¹, Naomi Taylor^{2,9}, Patrick G Gallagher^{10,11,12}, Azra Raza³, Sandrina Kinet², Narla Mohandas¹

Affiliations collapse

Affiliations

¹New York Blood Center, New York, New York, USA.

²Institut de Génétique Moléculaire de Montpellier, University of Montpellier, CNRS, Montpellier, France.

³Myelodysplastic Syndromes Center, Columbia University, New York, New York, USA.

⁴The Feinstein Institute for Medical Research, Manhasset, New York, USA.

⁵Zucker School of Medicine at Hofstra/Northwell, Hempstead, New York, USA.

⁶Stanford University School of Medicine, Stanford, California, USA.

⁷Department of Orthopaedic Surgery, Hospital for Special Surgery, New York, New York, USA.

⁸Department of Orthopaedic Surgery, New York-Presbyterian Hospital, Weill Cornell Medical Center, New York, New York, USA.

⁹Pediatric Oncology Branch, NCI, CCR, NIH, Bethesda, Maryland, USA.

¹⁰Department of Pediatrics, Yale University School of Medicine, New Haven, Connecticut, USA.

¹¹Department of Pathology, Yale University School of Medicine, New Haven, Connecticut, USA.

¹²Department of Genetics, Yale University School of Medicine, New Haven, Connecticut, USA.

Epigenetic inactivation of ERF reactivates γ -globin expression in β -thalassemia

Xiuqin Bao¹, Xinhua Zhang², Liren Wang³, Zhongju Wang¹, Jin Huang¹, Qianqian Zhang¹, Yuhua Ye¹, Yongqiong Liu¹, Diyu Chen¹, Yangjin Zuo¹, Qifa Liu⁴, Peng Xu⁵, Binbin Huang⁶, Jianpei Fang⁷, Jinqun Lao⁸, Xiaoqin Feng⁹, Yafeng Li¹⁰, Ryo Kurita¹¹, Yukio Nakamura¹², Weiwei Yu¹³, Cunxiang Ju¹³, Chunbo Huang¹⁴, Narla Mohandas¹⁵, Dali Li³, Cunyou Zhao¹⁶, Xiangmin Xu¹⁷

Affiliations collapse

Affiliations

¹Department of Medical Genetics, School of Basic Medical Sciences, Southern Medical University, Guangzhou, 510515 Guangdong, China; Guangdong Engineering and Technology Research Center for Molecular Diagnostics of Human Genetic Diseases, Guangzhou, 510515 Guangdong, China; Guangdong Engineering and Technology Research Center for Genetic Testing, Guangzhou, 510515 Guangdong, China.

²Department of Hematology, 923(rd) Hospital of the People's Liberation Army, Nanning, Guangxi 530021, China.

³Shanghai Key Laboratory of Regulatory Biology, Institute of Biomedical Sciences and School of Life Sciences, East China Normal University, Shanghai 200241, China.

⁴Department of Hematology, Nanfang Hospital, Southern Medical University, Guangzhou 510515, China; Guangdong Provincial Key Laboratory of Construction and Detection in Tissue Engineering, Guangzhou 510515, China.

⁵Hematology Center of Cyrus Tang Medical Institute, Soochow University, Suzhou 215123, China.

⁶Department 1 of Internal Medicine, Sixth People's Hospital of Nanning, Nanning, Guangxi 530021, China.

⁷Department of Pediatrics, Sun-Yat-Sen Memorial Hospital, Sun-Yat-Sen University, Guangzhou, 510120 Guangdong, China.

⁸Department of Pediatrics, Liuzhou Worker's Hospital, Liuzhou, Guangxi 545005, China.

Appendix A

⁹Department of Pediatrics, Nanfang Hospital, Southern Medical University, Guangzhou, 510515 Guangdong, China.

¹⁰Department of Nephrology, The Shanxi Provincial People's Hospital, Taiyuan, Shanxi 030012, China; Precision Medicine Center, The Shanxi Provincial People's Hospital, Taiyuan, Shanxi 030012, China.

¹¹Department of Research and Development, Central Blood Institute, Japanese Red Cross Society, Shibadai-mon, Minato-ku, Tokyo 105-8521, Japan.

¹²Cell Engineering Division, RIKEN BioResource Center, Tsukuba, Ibaraki, Japan; Comprehensive Human Sciences, University of Tsukuba, Tsukuba, Ibaraki, Japan.

¹³GemPharmatech Co., Ltd., Nanjing 210000, Jiangsu, China.

¹⁴Guangzhou Huayin Medical Laboratory Center Co., Ltd., Guangzhou, 510663 Guangdong, China; Guangzhou Jiexu Gene Technology Co., Ltd., Guangzhou, 510530 Guangdong, China.

¹⁵Red Cell Physiology Laboratory, New York Blood Center, New York, NY 10065, USA.

¹⁶Department of Medical Genetics, School of Basic Medical Sciences, Southern Medical University, Guangzhou, 510515 Guangdong, China; Guangdong Engineering and Technology Research Center for Molecular Diagnostics of Human Genetic Diseases, Guangzhou, 510515 Guangdong, China; Guangdong Engineering and Technology Research Center for Genetic Testing, Guangzhou, 510515 Guangdong, China. Electronic address: cyzhao@smu.edu.cn.

¹⁷Department of Medical Genetics, School of Basic Medical Sciences, Southern Medical University, Guangzhou, 510515 Guangdong, China; Guangdong Engineering and Technology Research Center for Molecular Diagnostics of Human Genetic Diseases, Guangzhou, 510515 Guangdong, China; Guangdong Engineering and Technology Research Center for Genetic Testing, Guangzhou, 510515 Guangdong, China. Electronic address: gzxuxm@pub.guangzhou.gd.cn.

Further evidence for the benefit of therapeutic plasma exchange for acute multi-organ failure syndrome refractory to red cell exchange in sickle cell disease

[Raheel S Siddiqui](#)¹, [Debra A Ferman](#)¹, [Patricia A Shi](#)^{2,3}

Affiliations collapse

Affiliations

¹Department of Medicine, Icahn School of Medicine at Mount Sinai, New York City Health and Hospitals/Queens, Jamaica, New York, USA.

²Clinical Services, New York Blood Center, New York, New York, USA.

³Lindsley F. Kimball Research Institute, New York Blood Center, New York, New York, USA.

Type I interferon is induced by hemolysis and drives antibody-mediated erythrophagocytosis in sickle cell disease

[Yunfeng Liu](#)¹, [Mouli Pal](#)², [Weili Bao](#)³, [Patricia Shi](#)¹, [Cheryl Lobo](#)¹, [Xiuli An](#)⁴, [Deepa Manwani](#)⁵, [Hui Zhong](#)⁶, [Karina Yazdanbakhsh](#)¹

Affiliations collapse

Appendix A

Affiliations

¹New York Blood Center, New York, New York, United States.

²Laboratory of Complement Biology, New York Blood Center, New York, New York, United States.

³New York Blood Center, New York city, New York, United States.

⁴New York Blood Center, NEw York, New York, United States.

⁵Albert Einstein College of Medicine, New York, New York, United States.

⁶Immune Regulation Program, New York Blood Center, New York, New York, United States.

Non-Transferrin-Bound Iron in the Spotlight: Novel Mechanistic Insights into the Vasculotoxic and Atherosclerotic Effect of Iron

[Francesca Vinchi](#)^{1 2}

Affiliations collapse

Affiliations

¹Iron Research Program, Lindsley F. Kimball Research Institute (LFKRI), New York Blood Center (NYBC), New York, New York, USA.

²Department of Pathology and Laboratory Medicine, Weill Cornell Medicine, Cornell University, New York, New York, USA.

Evidence for continued dose escalation of plerixafor for hematopoietic progenitor cell collections in sickle cell disease

[Farid Boulad](#)¹, [Jiahao Zhang](#)², [Karina Yazdanbakhsh](#)², [Michel Sadelain](#)¹, [Patricia A Shi](#)³

Affiliations collapse

Affiliations

¹Memorial Sloan Kettering Cancer Center, New York, NY, United States of America.

²New York Blood Center, New York, NY, United States of America.

³New York Blood Center, New York, NY, United States of America; Sickle Cell Program, Division of Hematology, Albert Einstein College of Medicine, Bronx, NY, United States of America. Electronic address: pshi@nybc.org.

Rectal and vaginal tissue from intravenous VRC01 recipients show protection against ex vivo HIV-1 challenge

[Rena D Astronomo](#)¹, [Maria P Lemos](#)¹, [Sandeep R Narpala](#)², [Julie Czartoski](#)¹, [Lamar Ballweber Fleming](#)¹, [Kelly E Seaton](#)³, [Madhu Prabhakaran](#)², [Yunda Huang](#)¹, [Yiwen Lu](#)¹, [Katharine Westerberg](#)¹, [Lily Zhang](#)¹, [Mary K Gross](#)¹, [John Hural](#)¹, [Hong-Van Tieu](#)⁴, [Lindsey R Baden](#)⁵, [Scott Hammer](#)⁶, [Ian Frank](#)⁷, [Christina Ochsenauber](#)⁸, [Nicole Grunenber](#)⁹, [Julie E Ledgerwood](#)¹⁰, [Kenneth Mayer](#)¹¹, [Georgia Tomaras](#)¹², [Adrian B McDermott](#)¹⁰, [M Juliana McElrath](#)¹³

Affiliations collapse

Affiliations

¹Vaccine and Infectious Disease Division, Fred Hutchinson Cancer Research Center, Seattle, United States of America.

²Vaccine Research Center, National Institutes of Health, Bethesda, United States of America.

³Department of Surgery, Duke Human Vaccine Institute, Durham, United States of America.

⁴Laboratory of Infectious Disease Prevention, New York Blood Center, New York, United States of America.

⁵Department of Infectious Diseases, Brigham and Women's Hospital, Boston, United States of America.

⁶Columbia University Medical Center, New York, United States of America.

⁷Department of Medicine, Division of Infectious Diseases, University of Pennsylvania, Philadelphia, United States of America.

⁸Department of Hematology and Oncology, University of Alabama at Birmingham, Birmingham, United States of America.

⁹Vaccine and Infectious Diseases Division, Fred Hutchinson Cancer Research Institute, Seattle, United States of America.

¹⁰Vaccine Research Center, National Institutes of Health, Bethesda, United States of America.

¹¹Department of Medicine, Fenway Health, Boston, United States of America.

¹²Duke Human Vaccine Institute, Duke University Medical Center, Durham, United States of America.

¹³Vaccine and Infectious Diseases Division, Fred Hutchinson Cancer Research Center, Seattle, United States of America.

EpoR-tdTomato-Cre mice enable identification of EpoR expression in subsets of tissue macrophages and hematopoietic cells

Huan Zhang¹, Shihui Wang¹, Donghao Liu², Chengjie Gao¹, Yongshuai Han¹, Xinhua Guo³, Xiaoli Qu⁴, Wei Li¹, Shijie Zhang⁵, Jingyu Geng², Linlin Zhang², Avital Mendelson⁶, Karina Yazdanbakhsh⁷, Lixiang Chen², Xiuli An⁸

Affiliations collapse

Affiliations

¹New York Blood Center, United States.

²Zhengzhou University, Zhengzhou, China.

³New York Blood Center, New York, New York, United States.

⁴School of life science ,Zhengzhou University, Zhengzhou, China.

⁵zhengzhou university, zhengzhou, China.

⁶New York Blood Center, New York, New York, United States.

⁷Laboratory of Complement Biology, New York Blood Center, New York, New York, United States.

⁸New York Blood Center, NEw York, New York, United States.

The safety of COVID-19 convalescent plasma donation: A multi-institutional donor hemovigilance study

Joseph H Cho¹, Srijana Rajbhandary², Nancy L van Buren³, Mark K Fung⁴, Maha Al-Ghafry⁵, Joy L Fridey⁶, Beth A Dy⁷, Alyssa Ziman⁸, George B Schreiber⁹, Richard R Gammon¹⁰, Rita Reik¹⁰, James R Stubbs¹¹, Camille M van Buskirk¹¹, Hany Kamel¹², Mary J Townsend¹², Michelle P Zeller¹³, Jerome L Gottschall¹

Affiliations collapse

Affiliations

¹Medical Sciences Institute, Versiti, Milwaukee, Wisconsin, USA.

²Department of Research, AABB, Bethesda, Maryland, USA.

³Innovative Blood Resources, Division of New York Blood Center, St. Paul, Minnesota, USA.

⁴Department of Pathology and Laboratory Medicine, The University of Vermont Health Network, Burlington, Vermont, USA.

⁵New York Blood Center, New York, New York, USA.

⁶American Red Cross Blood Services, Southern California Region, Pomona, California, USA.

⁷American Red Cross Biomedical Services, Washington, District of Columbia, USA.

⁸Department of Pathology and Laboratory Medicine, David Geffen School of Medicine at UCLA, Los Angeles, California, USA.

Appendix A

⁹Plasma Protein Therapeutics Association, Annapolis, Maryland, USA.

¹⁰Scientific, Medical, Technical Direction, OneBlood, Orlando, Florida, USA.

¹¹Division of Transfusion Medicine, Department of Laboratory Medicine and Pathology, Mayo Clinic, Rochester, Minnesota, USA.

¹²Vitalant, Scottsdale, Arizona, USA.

¹³Canadian Blood Services, Ottawa, Ontario, Canada.

Locating the Risk: Using Participatory Mapping to Contextualize Perceived HIV Risk across Geography and Social Networks among Men Who Have Sex with Men in the Deep South

Trisha Arnold¹, Thomas J Stopka², Courtney E S Gomillia^{3,4}, Matthew Murphy¹, Kendra Johnson⁵, Philip A Chan^{1,6}, Lynne Klasko-Foster^{1,7}, Brooke Rogers^{1,6}, Jorge H Soler⁸, Mauda L Monger³, Erin Jacque², Cassandra Suttan Coats^{1,6,7}, Tiara C Willie⁹, Adedotun Ogunbajo¹⁰, Leandro Mena³, Amy Nunn^{1,6,7}

Affiliations collapse

Affiliations

¹Department of Psychiatry, Warren Alpert Medical School of Brown University.

²Department of Public Health & Community Medicine, Tufts University School of Medicine.

³Department of Medicine, University of Mississippi Medical Center.

⁴School of Science and Mathematics, Mississippi College.

⁵Mississippi State Department of Health.

⁶Department of Medicine, The Miriam Hospital.

⁷School of Public Health, Brown University.

⁸New York Blood Center.

⁹Department of Mental Health, Johns Hopkins Bloomberg School of Public Health.

¹⁰Department of Epidemiology, Harvard University T H Chan School of Public Health.

A vaccine inducing solely cytotoxic T lymphocytes fully prevents Zika virus infection and fetal damage

Frank Gambino Jr¹, Wanbo Tai², Denis Voronin², Yi Zhang³, Xiujuan Zhang², Juan Shi², Xinyi Wang², Ning Wang², Lanying Du⁴, Liang Qiao⁵

Affiliations collapse

Affiliations

¹Department of Microbiology and Immunology, Stritch School of Medicine, Loyola University Chicago, Maywood, IL 60153, USA.

²Lindsley F. Kimball Research Institute, New York Blood Center, New York, NY 10065, USA.

³Biotherapy Center, The First Affiliated Hospital of Zhengzhou University, Zhengzhou, Henan 450052, China.

⁴Lindsley F. Kimball Research Institute, New York Blood Center, New York, NY 10065, USA. Electronic address: ldu@nybc.org.

⁵Department of Microbiology and Immunology, Stritch School of Medicine, Loyola University Chicago, Maywood, IL 60153, USA. Electronic address: lqiao@luc.edu.

Dynamic changes in murine erythropoiesis from birth to adulthood: implications for the study of murine models of anemia

Lixiang Chen¹, Jie Wang¹, Jing Liu¹, Hua Wang¹, Christopher D Hillyer¹, Lionel Blanc², Xiuli An³, Narla Mohandas¹

Affiliations collapse

Appendix A

Affiliations

¹Red Cell Physiology Laboratory, New York Blood Center, New York, NY.

²Laboratory of Developmental Erythropoiesis, Les Nelkin Memorial Pediatric Oncology Laboratory, Zucker School of Medicine at Hofstra/Northwell, Feinstein Institutes for Medical Research, Manhasset, NY; and.

³Laboratory of Membrane Biology, New York Blood Center, New York, NY.

Rh alloimmunization in chronically transfused patients with thalassemia receiving RhD, C, E, and K matched transfusions

[Sarah J Waldis](#)¹, [Stacey Uter](#)², [Donna Kavitsky](#)³, [Cynthia Flickinger](#)³, [Sunitha Vege](#)⁴, [David F Friedman](#)^{2,5}, [Connie M Westhoff](#)⁴, [Stella T Chou](#)²

Affiliations collapse

Affiliations

¹Perelman School of Medicine at the University of Pennsylvania, Philadelphia, PA.

²Department of Pediatrics, The Children's Hospital of Philadelphia, Philadelphia, PA.

³Penn-Jersey American Red Cross, Philadelphia, PA.

⁴Immunohematology and Genomics, New York Blood Center, New York, NY; and.

⁵Department of Pathology and Laboratory Medicine, The Children's Hospital of Philadelphia, Philadelphia, PA.

The effect of the SARS-CoV-2 pandemic and civil unrest on massive transfusion protocol activations in Minneapolis 2020

[Alexander L Braun](#)¹, [Jed B Gorlin](#)^{2,3}, [Jessica Peters](#)³, [Sherrie Murphy](#)⁴, [Nancy L Van Buren](#)^{2,3}

Affiliations collapse

Affiliations

¹Department of Laboratory Medicine and Pathology, University of Minnesota, Minneapolis, Minnesota, USA.

²Department of Physician Services, Memorial Blood Centers, Division of New York Blood Center enterprises, Saint Paul, Minnesota, USA.

³Department of Transfusion Services, Transfusion Services, Hennepin Healthcare HCMC, Minneapolis, Minnesota, USA.

⁴Department of Trauma Services, Trauma Services, Hennepin Healthcare HCMC, Minneapolis, Minnesota, USA.

Pleckstrin-2 is essential for erythropoiesis in β -thalassemic mice, reducing apoptosis and enhancing enucleation

[Maria Feola](#)^{1,2}, [Andrea Zamperone](#)³, [Daniel Moskop](#)¹, [Huiyong Chen](#)^{4,5}, [Carla Casu](#)⁶, [Dechen Lama](#)¹, [Julie Di Martino](#)¹, [Mansour Djedaini](#)¹, [Luena Papa](#)¹, [Marc Ruiz Martinez](#)¹, [Tenzin Choesang](#)⁴, [Jose Javier Bravo-Cordero](#)¹, [Matthew MacKay](#)⁷, [Paul Zumbo](#)⁷, [Nathan Brinkman](#)⁸, [Charles S Abrams](#)⁹, [Stefano Rivella](#)⁶, [Shilpa Hattangadi](#)¹⁰, [Christopher E Mason](#)⁷, [Ronald Hoffman](#)¹, [Peng Ji](#)¹¹, [Antonia Follenzi](#)², [Yelena Z Ginzburg](#)¹²

Affiliations collapse

Affiliations

¹Tisch Cancer Institute, Icahn School of Medicine at Mount Sinai, New York, NY, USA.

²University of Piemonte Orientale, Amedeo Avogadro, Novara, Italy.

³Perlmutter Cancer Center, New York University Langone Medical Center, New York, NY, USA.

⁴Erythropoiesis Laboratory, New York Blood Center, New York, NY, USA.

Appendix A

⁵Hunan Province Key Laboratory of Basic and Applied Hematology, School of Life Sciences, Central South University, Changsha, China.

⁶Children's Hospital of Philadelphia, Philadelphia, PA, USA.

⁷Weill Cornell Medical College, New York, NY, USA.

⁸CSL Behring, Kankakee, IL, USA.

⁹Perelman Center for Advanced Medicine, University of Pennsylvania School of Medicine, Philadelphia, PA, USA.

¹⁰Yale University, New Haven, CT, USA.

¹¹Northwestern University, Chicago, IL, USA.

¹²Tisch Cancer Institute, Icahn School of Medicine at Mount Sinai, New York, NY, USA.

yelena.ginzburg@mssm.edu.

The equilibrative nucleoside transporter ENT1 is critical for nucleotide homeostasis and optimal erythropoiesis

Mahmoud Mikdar^{1 2 3}, Pedro González-Menéndez^{3 4}, Xiaoli Cai⁵, Yujin Zhang⁵, Marion Serra^{1 2 3}, Abdoul K Dembele^{1 2 3}, Anne-Claire Boschat⁶, Sylvia Sanquer⁷, Cerina Chhuon⁸, Ida Chiara Guerrero⁸, Marc Sitbon⁴, Olivier Hermine^{3 9}, Yves Colin^{1 2 3}, Caroline Le Van Kim^{1 2 3}, Sandrina Kinet^{3 4}, Narla Mohandas¹⁰, Yang Xia⁵, Thierry Peyrard^{1 2 3}, Naomi Taylor^{3 4 11}, Slim Azouj^{1 2 3}

Affiliations collapse

Affiliations

¹Université de Paris, Unité Mixte de Recherche (UMR) S1134, Biologie Intégrée du Globule Rouge, INSERM, Paris, France.

²Centre National de Référence pour les Groupes Sanguins (CNRGS), Institut National de la Transfusion Sanguine, Paris, France.

³Laboratoire d'Excellence (GR-Ex), Paris, France.

⁴Institut de Génétique Moléculaire de Montpellier, Université Montpellier, Centre National de la Recherche Scientifique (CNRS), Montpellier, France.

⁵Department of Biochemistry and Molecular Biology, University of Texas McGovern Medical School at Houston, Houston, TX.

⁶Plateforme de Spectrométrie de Masse, Imagine Institute, Paris, France.

⁷INSERM UMR S1124, Université de Paris, Service de Biochimie Métabolomique et Protéomique, Hôpital Necker Enfants Malades, Assistance Publique-Hôpitaux de Paris (AP-HP), Paris, France.

⁸Université de Paris, Proteomics Platform 3P5-Necker, Structure Fédérative de Recherche Necker, INSERM US24/CNRS, Paris, France.

⁹Université de Paris, UMR 8147, CNRS, Paris, France.

¹⁰New York Blood Center, New York, NY; and.

¹¹Pediatric Oncology Branch, National Cancer Institute, Center for Cancer Research, National Institutes of Health, Bethesda, MD.

Sequence and Properties of Cagein, a Coiled-Coil Scaffold Protein Linking Basal Bodies in the Polykinetids of the Ciliate Euplotes aediculatus

John A Kloetzel¹, Anne Aubusson-Fleury², Maurice D Butler¹, Deben Banerjee³, Matteo Mozzicafreddo⁴

Affiliations collapse

Affiliations

¹Department of Biological Sciences, University of Maryland Baltimore County, Baltimore, Maryland, 21250, USA.

²Biogenese et Fonction des Structures Centriolaires, I2BC, Université Paris Saclay, Gif sur Yvette, 91190, France.

³New York Blood Center, New York, New York, 10021, USA.

⁴Scuola di Bioscienze e Medicina Veterinaria, Università di Camerino, Camerino, Macerata, 62032, Italy.

Drugs that target early stages of *Onchocerca volvulus*: A revisited means to facilitate the elimination goals for onchocerciasis

[Shabnam Jawahar](#)¹, [Nancy Tricoche](#)¹, [Christina A Bulman](#)², [Judy Sakanari](#)², [Sara Lustigman](#)¹

Affiliations collapse

Affiliations

¹Molecular Parasitology, Lindsey F. Kimball Research Institute, New York Blood Center, New York, New York, United States of America.

²Department of Pharmaceutical Chemistry, University of California San Francisco, San Francisco, California, United States of America.

Murine bone marrow mesenchymal stromal cells have reduced hematopoietic maintenance ability in sickle cell disease

[Alice Tang](#)¹, [Ana Nicolle Strat](#)¹, [Mahmudur Rahman](#)², [Helen Zhang](#)¹, [Weili Bao](#)³, [Yunfeng Liu](#)¹, [David Shi](#)¹, [Xiuli An](#)⁴, [Deepa Manwani](#)⁵, [Patricia Shi](#)¹, [Karina Yazdanbakhsh](#)¹, [Avital Mendelson](#)¹

Affiliations collapse

Affiliations

¹New York Blood Center, New York, New York, United States.

²New York Blood Center, NEW YORK, New York, United States.

³New York Blood Center, New York city, New York, United States.

⁴New York Blood Center, NEw York, New York, United States.

⁵Albert Einstein College of Medicine, New York, New York, United States.

An IDH1-vitamin C crosstalk drives human erythroid development by inhibiting pro-oxidant mitochondrial metabolism

[Pedro Gonzalez-Menendez](#)¹, [Manuela Romano](#)², [Hongxia Yan](#)³, [Ruhi Deshmukh](#)⁴, [Julien Papoin](#)⁵, [Leal Oburoglu](#)², [Marie Daumur](#)², [Anne-Sophie Dumé](#)², [Ira Phadke](#)⁶, [Cédric Mongellaz](#)², [Xiaoli Qu](#)⁷, [Phuong-Nhi Bories](#)⁸, [Michaela Fontenay](#)⁹, [Xiuli An](#)⁷, [Valérie Dardalhon](#)², [Marc Sitbon](#)², [Valérie S Zimmermann](#)², [Patrick G Gallagher](#)¹⁰, [Saverio Tardito](#)¹¹, [Lionel Blanc](#)⁵, [Narla Mohandas](#)⁷, [Naomi Taylor](#)¹², [Sandrina Kinet](#)¹³

Affiliations collapse

Affiliations

¹Institut de Génétique Moléculaire de Montpellier, Univ. Montpellier, CNRS, Montpellier, France; Laboratory of Excellence GR-Ex, Paris 75015, France. Electronic address: pedro.gonzalez-menendez@igmm.cnrs.fr.

²Institut de Génétique Moléculaire de Montpellier, Univ. Montpellier, CNRS, Montpellier, France; Laboratory of Excellence GR-Ex, Paris 75015, France.

³Institut de Génétique Moléculaire de Montpellier, Univ. Montpellier, CNRS, Montpellier, France; New York Blood Center, New York, NY, USA.

⁴Cancer Research UK Beatson Institute, Glasgow G61 1BD, UK.

⁵The Feinstein Institute for Medical Research, Manhasset, NY, USA.

Appendix A

⁶Institut de Génétique Moléculaire de Montpellier, Univ. Montpellier, CNRS, Montpellier, France; Laboratory of Excellence GR-Ex, Paris 75015, France; Pediatric Oncology Branch, NCI, CCR, NIH, Bethesda, MD, USA.

⁷New York Blood Center, New York, NY, USA.

⁸Service d'Hématologie Biologique, Assistance Publique-Hôpitaux de Paris, Institut Cochin, Paris, France.

⁹Laboratory of Excellence GR-Ex, Paris 75015, France; Service d'Hématologie Biologique, Assistance Publique-Hôpitaux de Paris, Institut Cochin, Paris, France.

¹⁰Departments of Pediatrics and Genetics, Yale University School of Medicine, New Haven, CT, USA.

¹¹Cancer Research UK Beatson Institute, Glasgow G61 1BD, UK; Institute of Cancer Sciences, University of Glasgow, Glasgow G61 1QH, UK.

¹²Institut de Génétique Moléculaire de Montpellier, Univ. Montpellier, CNRS, Montpellier, France; Laboratory of Excellence GR-Ex, Paris 75015, France; Pediatric Oncology Branch, NCI, CCR, NIH, Bethesda, MD, USA. Electronic address: taylor4@mail.nih.gov.

¹³Institut de Génétique Moléculaire de Montpellier, Univ. Montpellier, CNRS, Montpellier, France; Laboratory of Excellence GR-Ex, Paris 75015, France. Electronic address: kinet@igmm.cnrs.fr.

Screening of blood donors for sickle cell trait using a DNA-based approach: Frequency in a multiethnic donor population

[Lohith Gowda](#)^{1,2}, [Sunitha Vege](#)¹, [Debra Kessler](#)¹, [Beth Shaz](#)¹, [Connie M Westhoff](#)¹

Affiliations collapse

Affiliations

¹Immunohematology and Genomics Laboratory, New York Blood Center Enterprise, New York, New York, USA.

²Section of Hematology, Yale Cancer Center, Yale University School of Medicine, New Haven, Connecticut, USA.

Potentially modifiable predictors of cell collection efficiencies and product characteristics of allogeneic hematopoietic progenitor cell collections

[Huy P Pham](#)¹, [Stephanie Dormesy](#)², [Kurt Wolfe](#)², [Alexandra Budhai](#)², [Bruce S Sachais](#)^{2,3}, [Patricia A Shi](#)^{2,3}

Affiliations collapse

Affiliations

¹Be The Match Seattle Collection Center, National Marrow Donor Program, Seattle, Washington, USA.

²New York Blood Center, Clinical Services, New York, New York, USA.

³New York Blood Center, Lindsley F. Kimball Research Institute, New York, New York, USA.

Onchocerca volvulus bivalent subunit vaccine induces protective immunity in genetically diverse collaborative cross recombinant inbred intercross mice

[Nathan M Ryan](#)^{#1}, [Jessica A Hess](#)^{#1}, [Fernando Pardo-Manuel de Villena](#)², [Benjamin E Leiby](#)³, [Ayako Shimada](#)³, [Lei Yu](#)⁴, [Amir Yarmahmoodi](#)⁴, [Nikolai Petrovsky](#)⁵, [Bin Zhan](#)^{6,7}, [Maria Elena Bottazzi](#)^{6,7}, [Benjamin L Makepeace](#)⁸, [Sara Lustigman](#)⁹, [David Abraham](#)¹⁰

Affiliations collapse

Affiliations

¹Department of Microbiology and Immunology, Sidney Kimmel Medical College, Thomas Jefferson University, Philadelphia, PA, USA.

Appendix A

²Department of Genetics, Lineberger Comprehensive Cancer Center, University of North Carolina-Chapel Hill, Chapel Hill, NC, USA.

³Division of Biostatistics, Department of Pharmacology and Experimental Therapeutics, Sidney Kimmel Medical College, Thomas Jefferson University, Philadelphia, PA, USA.

⁴Flow Cytometry Core Facility, Sidney Kimmel Cancer Center, Thomas Jefferson University, Philadelphia, PA, USA.

⁵Vaxine Pty Ltd, Flinders University, Bedford Park, SA, Australia.

⁶Department of Pediatrics, National School of Tropical Medicine, Baylor College of Medicine, Houston, TX, USA.

⁷Texas Children's Hospital Center for Vaccine Development, 1102 Bates St, Ste. 550, Houston, TX, USA.

⁸Institute of Infection, Veterinary & Ecological Sciences, University of Liverpool, 146 Brownlow Hill, Liverpool, L3 5RF, UK.

⁹Laboratory of Molecular Parasitology, Lindsey F. Kimball Research Institute, New York Blood Center, 310 E 67th St, New York, NY, USA.

¹⁰Department of Microbiology and Immunology, Sidney Kimmel Medical College, Thomas Jefferson University, Philadelphia, PA, USA. David.Abraham@jefferson.edu.

#Contributed equally.

Vasculo-toxic and pro-inflammatory action of unbound haemoglobin, haem and iron in transfusion-dependent patients with haemolytic anaemias

Francesca Vinchi ^{1 2 3}, Richard Sparla ⁴, Sara T Passos ¹, Richa Sharma ¹, S Zebulon Vance ¹, Hala S Zreid ⁵, Hesham Juaidi ⁵, Deepa Manwani ^{6 7}, Karina Yazdanbakhsh ⁸, Vijay Nandi ⁹, André M N Silva ¹⁰, Anand R Agarvas ⁴, Eitan Fibach ¹¹, John D Belcher ¹², Gregory M Vercellotti ¹², Husam Ghoti ¹³, Martina U Muckenthaler ^{3 4 14 15}

Affiliations collapse

Affiliations

¹Iron Research Program, New York Blood Center, New York, NY, USA.

²Department of Pathology and Laboratory Medicine, Weill Cornell Medicine, Cornell University, New York, NY, USA.

³Molecular Medicine Partnership Unit (MMPU), European Molecular Biology Laboratory (EMBL), Heidelberg University, Heidelberg, Germany.

⁴Center for Translational Biomedical Iron Research, Department of Pediatric Oncology, Hematology, Immunology and Pulmonology, University of Heidelberg, Heidelberg, Germany.

⁵Department of Internal Medicine, Al Shifa Hospital, Gaza, Palestine.

⁶Department of Pediatrics, Albert Einstein College of Medicine, Bronx, NY, USA.

⁷Pediatric Hematology, The Children's Hospital at Montefiore, New York, NY, USA.

⁸Laboratory of Complement Biology, New York Blood Center, New York, NY, USA.

⁹Laboratory of Data Analytic Services, New York Blood Center, New York, NY, USA.

¹⁰REQUIMTE-LAQV, Departamento de Química e Bioquímica, Faculdade de Ciências, University of Porto, Porto, Portugal.

¹¹Department of Hematology, The Hadassah-Hebrew University Medical Center, Jerusalem, Israel.

¹²Department of Medicine, Division of Hematology, Oncology and Transplantation, Vascular Biology Center, University of Minnesota, Minneapolis, MN, USA.

¹³European Center for Cancer and Cell Therapy (ECCT), Nicosia, Cyprus.

¹⁴German Center for Cardiovascular Research, Partner Site Heidelberg/Mannheim, Heidelberg, Germany.

¹⁵Translational Lung Research Center (TLRC), German Center for Lung Research (DZL), Heidelberg, Germany.

Results from the blood donor competence, autonomy, and relatedness enhancement (blood donor CARE) randomized trial

Christopher R France¹, Janis L France¹, Lina K Himawan¹, Kristen R Fox², Irina E Livitz³, Brett Ankawi⁴, P Maxwell Slepian⁵, Jennifer M Kowalsky⁶, Louisa Duffy⁷, Debra A Kessler⁷, Mark Rebosa⁷, Shiraz Rehmani⁷, Victoria Frye⁸, Beth H Shaz⁹

Affiliations collapse

Affiliations

¹Department of Psychology, Ohio University, Athens, Ohio, USA.

²Center for Biobehavioral Health, The Abigail Wexner Research Institute at Nationwide Children's Hospital, Columbus, Ohio, USA.

³Department of Psychiatry, Cambridge Health Alliance, Cambridge, Massachusetts, USA.

⁴VA Connecticut, West Haven, Connecticut, USA.

⁵Department of Anesthesia and Pain Management, Toronto General Hospital, University Health Network, Toronto, Ontario, Canada.

⁶Department of Psychology, Ohio State University, Newark, Ohio, USA.

⁷New York Blood Center, New York, New York, USA.

⁸City University of New York School of Medicine, Community Health and Social Medicine, New York, New York, USA.

⁹Department of Pathology, Duke University School of Medicine, Durham, North Carolina, USA.

Supercoiling Structure-Based Design of a Trimeric Coiled-Coil Peptide with High Potency against HIV-1 and Human β -Coronavirus Infection

Chao Wang¹, Shuai Xia², Xinling Wang², Yue Li¹, Huan Wang¹, Rong Xiang³, Qinwen Jiang⁴, Qiaoshuai Lan², Ruiying Liang³, Qing Li¹, Shanshan Huo³, Lu Lu², Qian Wang², Fei Yu³, Kelian Liu¹, Shibo Jiang^{2,5}

Affiliations collapse

Affiliations

¹State Key Laboratory of Toxicology and Medical Countermeasures, Beijing Institute of Pharmacology and Toxicology, 27 Tai-Ping Road, Beijing 100850, China.

²Key Laboratory of Medical Molecular Virology (MOE/NHC/CAMS), School of Basic Medical Sciences & Shanghai Public Health Clinical Center, Fudan University, 130 Dong An Road, Shanghai 200032, China.

³Hebei Center for Wildlife Health, College of Life Sciences, Hebei Agricultural University, Baoding 071001, China.

⁴Key Laboratory of Structure-based Drug Design & Discovery of the Ministry of Education, Shenyang Pharmaceutical University, Shenyang 110016, China.

⁵Lindsley F. Kimball Research Institute, New York Blood Center, New York, New York 10065, United States.

Process and procedural adjustments to improve CD34+ collection efficiency of hematopoietic progenitor cell collections in sickle cell disease

Scott T Avecilla¹, Farid Boulad², Karina Yazdanbakhsh³, Michel Sadelain⁴, Patricia A Shi⁵

Affiliations collapse

Appendix A

Affiliations

¹Department of Laboratory Medicine, Memorial Sloan Kettering Cancer Center, New York, New York, USA.

²Department of Pediatrics, Memorial Sloan Kettering Cancer Center, New York, New York, USA.

³Lindsley F. Kimball Research Institute, New York Blood Center, New York, New York, USA.

⁴Center for Cell Engineering, Memorial Sloan Kettering Cancer Center, New York, New York, USA.

⁵Lindsley F. Kimball Research Institute (NYBC), Sickle Cell Program, Division of Hematology, Albert Einstein College of Medicine, Bronx, New York, USA.

Convalescent plasma for adults with acute COVID-19 respiratory illness (CONCOR-1): study protocol for an international, multicentre, randomized, open-label trial

Philippe Bégin^{1,2}, Jeannie Callum^{3,4}, Nancy M Heddle^{5,6}, Richard Cook⁷, Michelle P Zeller^{5,6,8}, Alan Timmouth^{9,10,8}, Dean A Fergusson^{11,12,13}, Melissa M Cushing^{14,15}, Marshall J Glesby¹⁶, Michaël Chassé^{17,18}, Dana V Devine^{8,19}, Nancy Robitaille^{20,21}, Renée Bazin²², Nadine Shehata^{23,24,25}, Andrés Finzi^{26,27}, Allison McGeer^{28,29}, Damon C Scales^{30,31}, Lisa Schwartz³², Alexis F Turgeon^{33,34}, Ryan Zarychanski³⁵, Nick Daneman³⁶, Richard Carl^{5,6}, Luiz Amorim³⁷, Caroline Gabe⁶, Martin Ellis^{38,39}, Bruce S Sachais^{15,40}, Kent Cadogan Loftsgard⁶, Erin Jamula⁶, Julie Carruthers⁶, Joanne Duncan⁶, Kayla Lucier⁶, Na Li^{6,41,42}, Yang Liu⁶, Chantal Armali³, Amie Kron³, Dimpay Modi³, Marie-Christine Auclair⁴³, Sabrina Cerro⁴³, Meda Avram⁴³, Donald M Arnold^{44,45}

Affiliations collapse

Affiliations

¹Section of Allergy, Immunology and Rheumatology, Department of Pediatrics, CHU Sainte-Justine, Montreal, Quebec, Canada.

²Department of Medicine, CHUM, Université de Montréal, Montreal, Quebec, Canada.

³Department of Laboratory Medicine and Molecular Diagnostics, Sunnybrook Health Sciences Centre, Toronto, Ontario, Canada.

⁴Department of Laboratory Medicine and Pathobiology, University of Toronto, Toronto, Ontario, Canada.

⁵Department of Medicine, McMaster University, Hamilton, Ontario, Canada.

⁶McMaster Centre for Transfusion Research, McMaster University, Hamilton, Ontario, Canada.

⁷Department of Statistics and Actuarial Science, University of Waterloo, Waterloo, Ontario, Canada.

⁸Canadian Blood Services, Ottawa, Ontario, Canada.

⁹Department of Medicine, Ottawa Hospital, University of Ottawa, Ottawa, Ontario, Canada.

¹⁰Ottawa Hospital Centre for Transfusion Research, Ottawa Hospital Research Institute, Ottawa, Ontario, Canada.

¹¹Clinical Epidemiology Program, Ottawa Hospital Research Institute, Ottawa, Ontario, Canada.

¹²Department of Medicine, University of Ottawa, Ottawa, Ontario, Canada.

¹³Adjunct Scientist, Canadian Blood Services, Ottawa, Ontario, Canada.

¹⁴Transfusion Medicine and Cellular Therapy, NewYork-Presbyterian, New York, NY, USA.

¹⁵Department of Pathology and Laboratory Medicine, Weill Cornell Medicine, New York, NY, USA.

¹⁶Division of Infectious Diseases, Weill Cornell Medical College, Weill Cornell Medicine, New York, NY, USA.

¹⁷Department of Medicine (Critical Care), University of Montreal Health Centre (CHUM), Montreal, Quebec, Canada.

¹⁸Department of Medicine, University of Montreal, Montreal, Quebec, Canada.

¹⁹Department of Pathology and Laboratory Medicine, University of British Columbia, Ottawa, Ontario, Canada.

Appendix A

- ²⁰Héma-Québec, Saint-Laurent, Montreal, Canada.
- ²¹Division of Hematology and Oncology, Department of Pediatrics, CHU Sainte-Justine, Université de Montréal, Ottawa, Ontario, Canada.
- ²²Medical Affairs and Innovation, Héma-Québec, Saint-Laurent, Montreal, Canada.
- ²³Departments of Medicine, Laboratory Medicine and Pathobiology, Institute of Health Policy Management and Evaluation, University of Toronto, Toronto, Ontario, Canada.
- ²⁴Division of Hematology, Mount Sinai Hospital, Toronto, Ontario, Canada.
- ²⁵Canadian Blood Services, Toronto, Ontario, Canada.
- ²⁶Département de Microbiologie, Infectiologie et Immunologie, Université de Montréal, Montreal, Quebec, Canada.
- ²⁷CHUM Research Center, Montreal, Quebec, Canada.
- ²⁸Department of Microbiology, Sinai Health System, Toronto, Ontario, Canada.
- ²⁹Department of Laboratory Medicine and Pathobiology and Dalla Lana School of Public Health, University of Toronto, Toronto, Ontario, Canada.
- ³⁰Department of Critical Care Medicine, Sunnybrook Health Sciences Centre, Toronto, Ontario, Canada.
- ³¹Department of Medicine, Interdepartmental Division of Critical Care, University of Toronto, Toronto, Ontario, Canada.
- ³²Department of Health Research Methods, Evidence & Impact, Faculty of Health Sciences, McMaster University, Hamilton, Ontario, Canada.
- ³³Department of Anesthesiology and Critical Care Medicine, Division of Critical Care Medicine, Faculty of Medicine, Université Laval, Quebec, Quebec, Canada.
- ³⁴CHU de Québec - Université Laval Research Centre, Population Health and Optimal Health Practices Research Unit, Trauma - Emergency - Critical Care Medicine, Université Laval, Quebec, Quebec, Canada.
- ³⁵Department of Internal Medicine, Sections of Hematology/Medical Oncology and Critical Care, University of Manitoba, Winnipeg, Manitoba, Canada.
- ³⁶Department of Medicine, Division of Infectious Diseases, Sunnybrook Health Sciences Centre, University of Toronto, Toronto, Ontario, Canada.
- ³⁷Hemorio, Rio de Janeiro, Brazil.
- ³⁸Hematology Institute and Blood Bank, Meir Medical Center, Tel Aviv, Israël.
- ³⁹Sackler School of Medicine, Tel Aviv University, Tel Aviv, Israël.
- ⁴⁰New York Blood Center Enterprises, New York, NY, USA.
- ⁴¹Department of Computing and Software, McMaster University, Hamilton, Ontario, Canada.
- ⁴²Department of Community Health Sciences, University of Calgary, Hamilton, Ontario, Canada.
- ⁴³Clinical Research Department, Centre de recherche du CHU Sainte-Justine, Centre Hospitalier Universitaire Sainte-Justine Centre, Montreal, Canada.
- ⁴⁴Department of Medicine, McMaster University, Hamilton, Ontario, Canada. arnold@mcmaster.ca.
- ⁴⁵McMaster Centre for Transfusion Research, McMaster University, Hamilton, Ontario, Canada. arnold@mcmaster.ca.

Appendix B



200 First Street SW
Rochester, Minnesota 55905
507-284-4343

John C. Burnett, Jr., M.D.
Director, Cardiorenal Research
Laboratory

March 31, 2021

To the Community Board, Manhattan,

I have been asked to comment on a statement by the LFKRI that states that physical proximity is an essential or even a factor in medical research. Thus, this letter provides my thoughts on on cutting-edge biomedical research and how it operates today.

I write this letter based on my experience at the Mayo Clinic as the Marriott Family Professor of Cardiovascular Research, Professor of Medicine, Physiology and Bioengineering, Director of the Cardiorenal Research Laboratory, Mayo Distinguished Investigator and a previous Director of Research for the Mayo Clinic. I have been funded continuously by the NIH for over 30 years and have over 500 publications and 28 patents.

Biomedical research today is a national and international network of collaborating investigators utilizing advanced technology spread around the world and connected by constant exchange of faculty and also employing the latest virtual technologies such as Zoom and other methodologies. Here in our research laboratory and team in Rochester MN our principal collaborators are in Japan, Australia, Denmark, Italy, China and soon India. Critical time sensitive samples of blood and plasma are routinely sent and processed from all these other countries using state of the art methods. We hold regular meetings face to face by Zoom or Facetime. Let me make it clear that adjacent location geographically is no longer a requirement or needed. Let me also state that one of the most important in person meetings (halted because of COVID) is at small and large biomedical research annual meetings at which the key opinions worldwide gather which facilitates further research and breakthroughs.

Let me state the following. I think biomedical research is today follows an exciting new path of how it is performed leading to successes and progress. If I were to draw a picture of our group in the Guggenheim Building in Rochester MN and draw lines to our collaborators none would connect in Rochester but throughout the US and the world. An example (one of many) is our efforts in drug discovery which has resulted in 3 biotech companies. Currently, a collaborator in Germany is developing a test to measure a newly discovered enzyme in the heart critical in heart failure. The blood from a group of volunteers and patients with specific heart problems will be then obtained in Denmark. All samples will be sent to us here at Mayo

to run the key assay. Indeed, research could be considered a paradigm of remote connections much as the world is and has become in this the 21st Century.

Sincerely,

A handwritten signature in black ink, appearing to read "John C. Burnett, Jr.", written in a cursive style.

John C. Burnett, Jr. MD
Marriott Family Professor of Cardiovascular Research
Professor of Medicine, Physiology and Bioengineering
Mayo Distinguished Investigator

From: Elias Zerhouni <[REDACTED]>

Date: April 22, 2021 at 11:14:50 AM MDT

To: GBrewer@manhattanbp.nyc.gov

Cc: [REDACTED]

Subject: My feedback on the close physical proximity argument for scientists related to blood bank project

Dear Ms. Brewer

I have been asked to provide my opinion on the necessity of close physical proximity of scientists for a project under your consideration.

Many years ago when communications technologies and rapid systems of shipping and delivery close proximity was essential. Today modern scientific organizations do not generally require such proximity. In fact these organizations are driven to access to skilled talents wherever they are located and work virtually (as demonstrated by the current pandemic).

As president of R&D for a large company I managed sites that were located across all continents. As former director of NIH the criterion of close proximity was not required for collaborating scientists.

I hope this helps you in your deliberations.

Best regards

Elias Zerhouni, MD

15 th director NIH (2002-2008)

Former president R&D ,Sanofi 2010-2018

Sent from my iPhone

July 29, 2021

GEORGE M.
JANES &
ASSOCIATES

250 EAST 87TH STREET
NEW YORK, NY 10128

www.georgejanes.com

T: 646.652.6498
E: george@georgejanes.com

Testimony to City Planning Commission
Re: New York Blood Center ULURP # C210351ZMM, N210352ZRM,
C210353ZSM

My name is George Janes. I'm an urban planner.

The proposal for a life sciences hub on East 67th Street is only before you because the Blood Center owns a large site there. With few exceptions, placing high density commercial development outside our central business districts, and in the absence of wide streets, is just not how we do planning and zoning in New York City.

This proposal is an example of bad planning; there are better alternatives. The Blood Center could modernize its facility, build huge floor plates, and vastly increase its size, by obtaining waivers for yard and coverage requirements, allowing the building to stay within the R8B envelope. This is a reasonable compromise between community interests and the needs of the Blood Center. (see Exhibit A)

Life sciences is a strategic industry for the City and the City has already identified publicly owned sites for a life sciences hub. A 2018 EDC RFEI showed sites in Long Island City, Kips Bay and East Harlem, which were all better sites than the Blood Center. (See Exhibits B-E) Let's look at the site in East Harlem: Vacant since urban renewal in the 1970s, this site on Second Avenue is a little larger than the Blood Center, located next to the Proton Center, just blocks from the new public health lab planned at Harlem Hospital. It is currently zoned C6-3 and would be across from sites zoned C6-3 or M. It's located at the foot of the Triboro and Willis Avenue Bridges, blocks from Metro North, the Lexington Avenue line, the future terminal of the Second Avenue Subway. From a land planning perspective, it has everything that the Blood Center site doesn't: appropriate zoning, a wide street, better transportation access, and more appropriate neighboring uses and zoning. (See Exhibit C5)

Further, for critical industries the City wants to grow, we're going to want a multi-nucleus solution. Simply, the more areas where life science clusters, the more opportunities for growth in that industry there will be, while at the same time building geographic redundancy for this critical industry.

Finally, for most of my career, pessimists in my field have said, "We don't plan in New York, we zone." But I push back every time, knowing that we all do a lot of great planning in New York. Let's prove that by rejecting this self-serving zoning application. We need a planning solution that considers the needs of the community, the Blood Center and the City of New York.

Thank you.

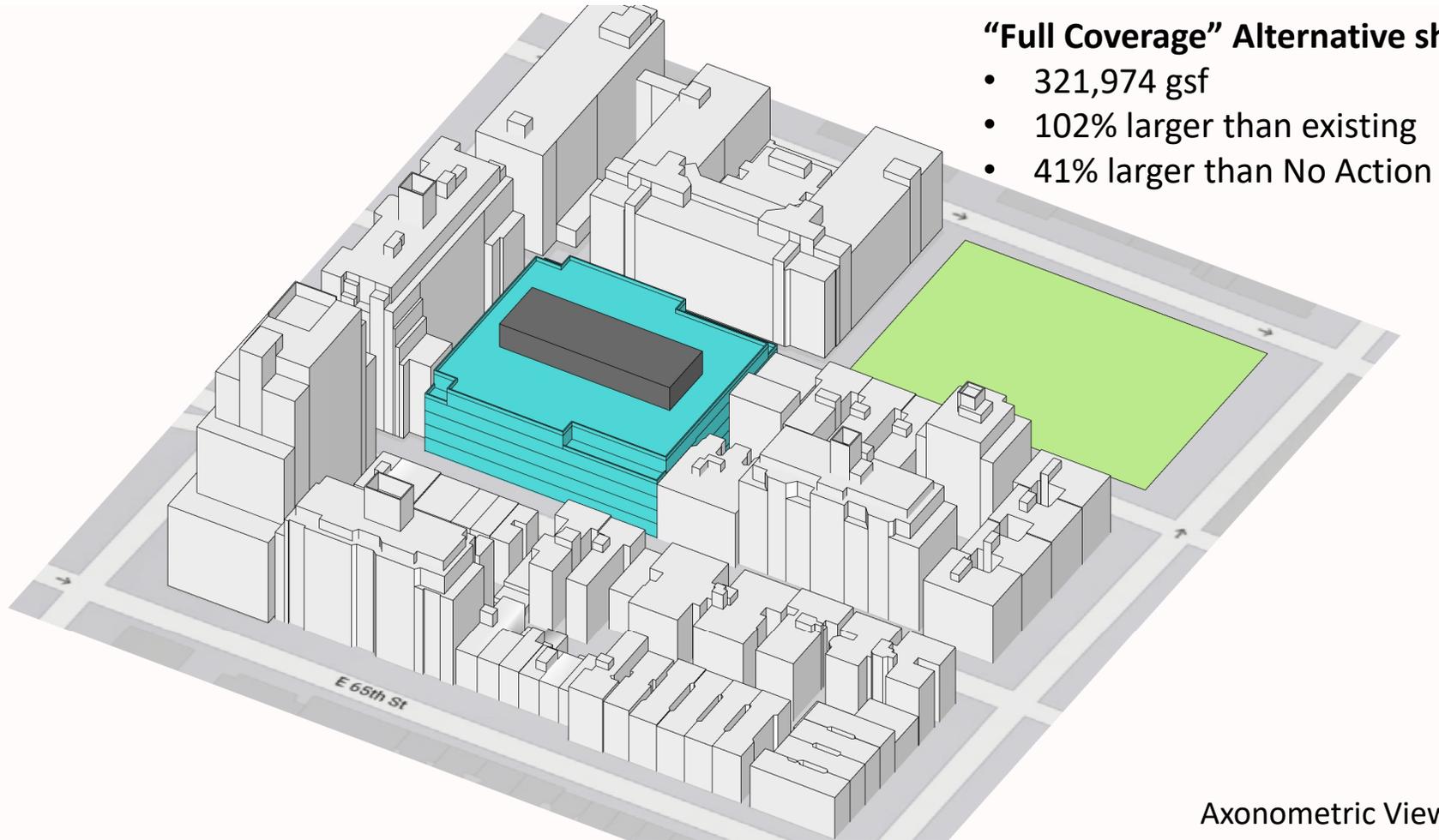
Written Testimony of
George M. Janes

EXHIBITS

New York Blood Center – Center East, ULURP #
C210351ZMM, N210352ZRM, C210353ZSM

August 9, 2021

Exhibit A: “Full Coverage” alternative maintains R8B scale with coverage, yard and FAR restrictions waived



“Full Coverage” Alternative shown to CB8

- 321,974 gsf
- 102% larger than existing
- 41% larger than No Action DEIS alternative

Axonometric View Looking Northeast

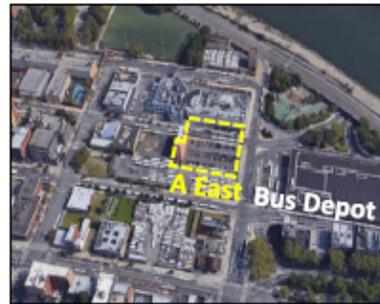
Exhibit B: NYC EDC 2018 RFEI for an Applied Life Science Hub on three City-owned sites

Proposed Sites

Three City-owned* sites may be used for the Hub location
(in addition to soliciting proposals for privately-owned sites)

Site 1 – East Harlem Site (Site A East)

- Fully entitled; adjacent to NY Proton Center



Site 2 – Kips Bay Site (Public Health Lab)

- Located within East Side Medical Corridor

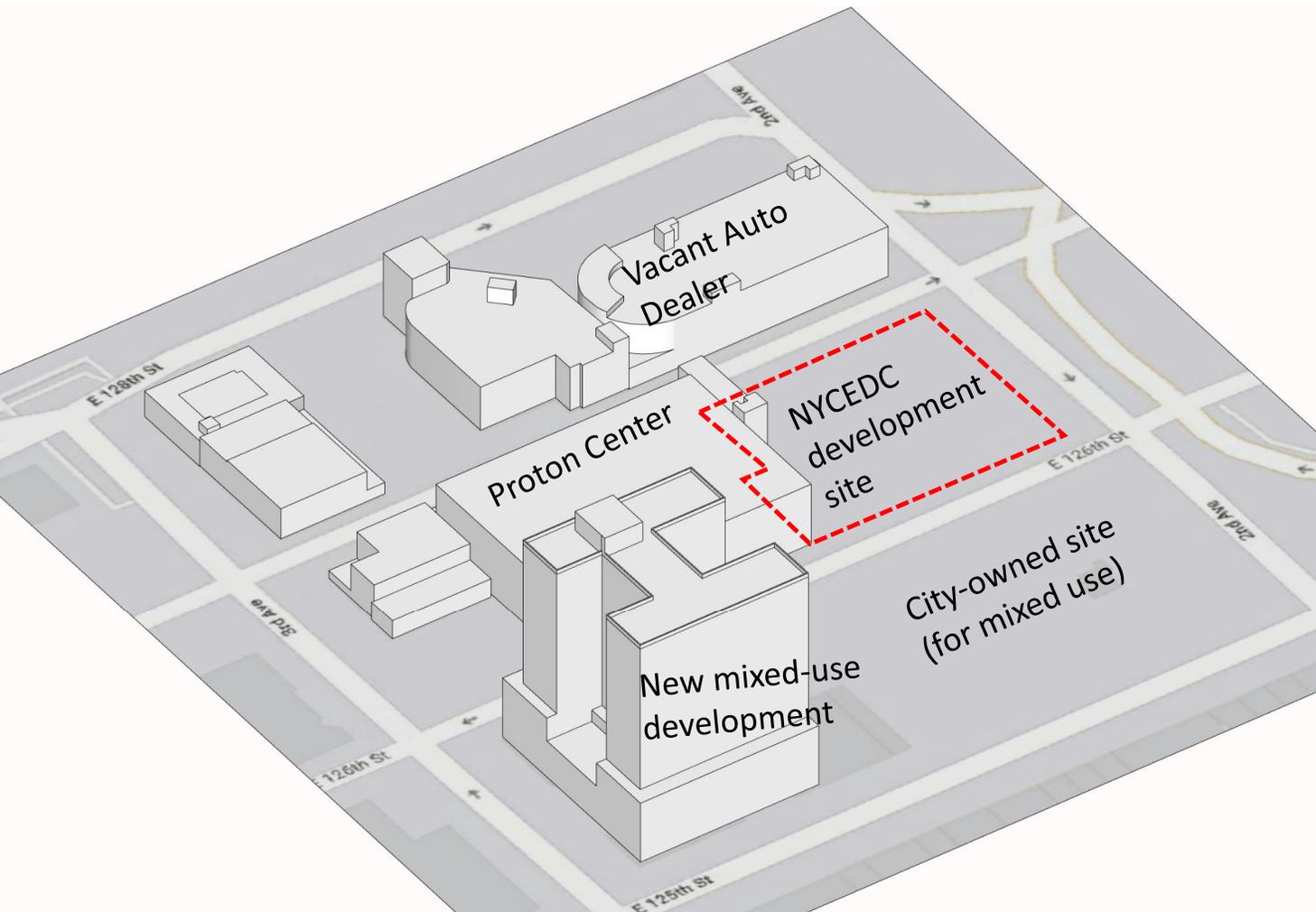


Site 3 – Long Island City Site (DOE)

- Fully entitled; suitable for life science conversion

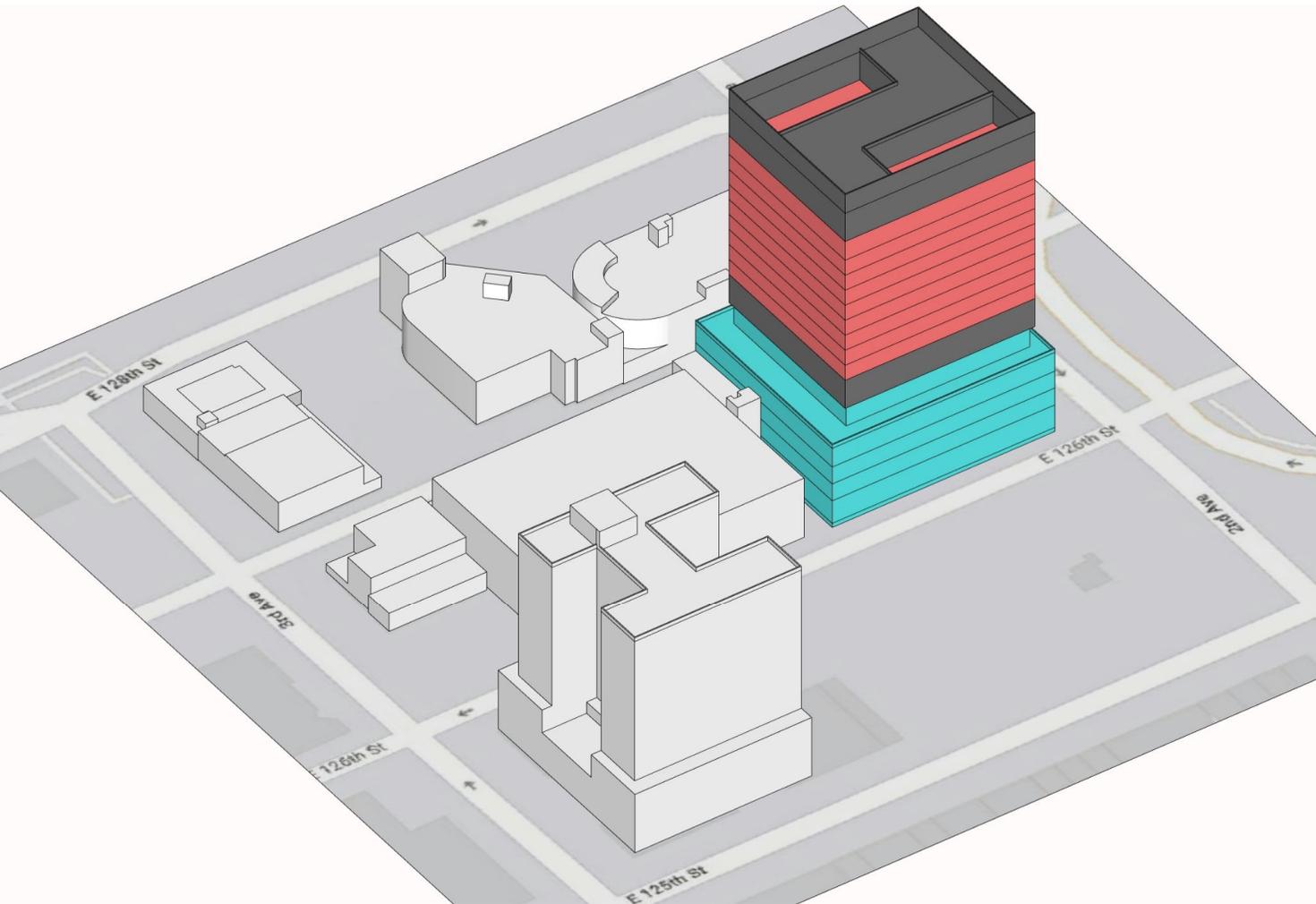


Exhibit C: East Harlem Site analysis



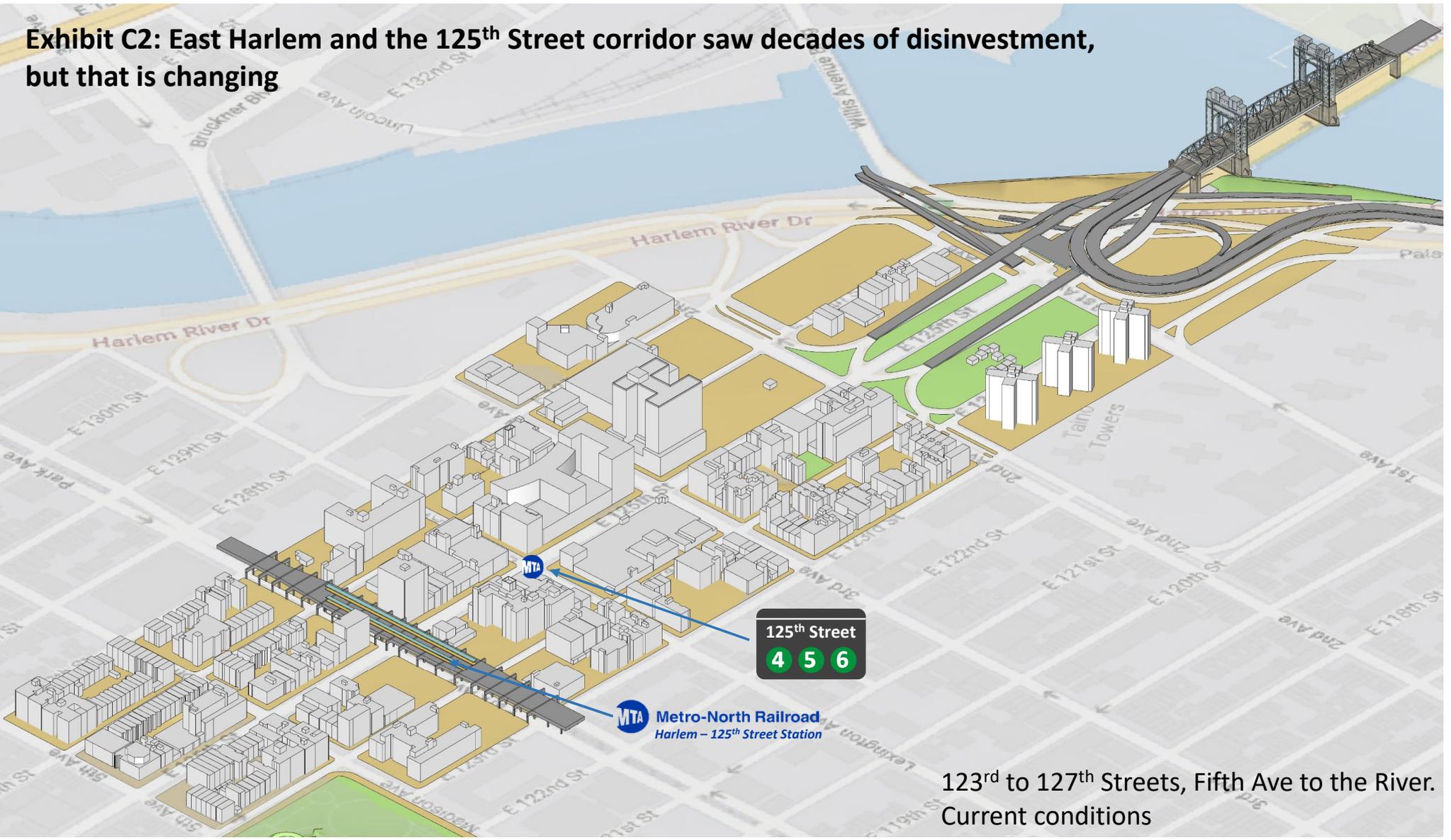
- The East Harlem site on 126th Street is slightly larger than the Blood Center site (48,462 SF vs 45,187 SF)
- Located directly next to a new life sciences facility (Proton Center)
- Appropriately zoned (C6-3) with additional development rights from Proton Center
- Direct access to a wide street (Second Avenue)
- Vacant

Exhibit C1: East Harlem Site can better accommodate proposed program



- The Blood Center facility could have standard 10 and 15 foot setbacks because the site is larger
- Easy access to subway and Metro North
- At the foot of the Triboro and Willis Avenue Bridges, easy access to I-87 and the FDR
- Part of a larger commercial district with several new offices planned

Exhibit C2: East Harlem and the 125th Street corridor saw decades of disinvestment, but that is changing



123rd to 127th Streets, Fifth Ave to the River.
Current conditions

Exhibit C3: The City has proactively rezoned much of this area for commercial development and it is poised to become a new commercial center

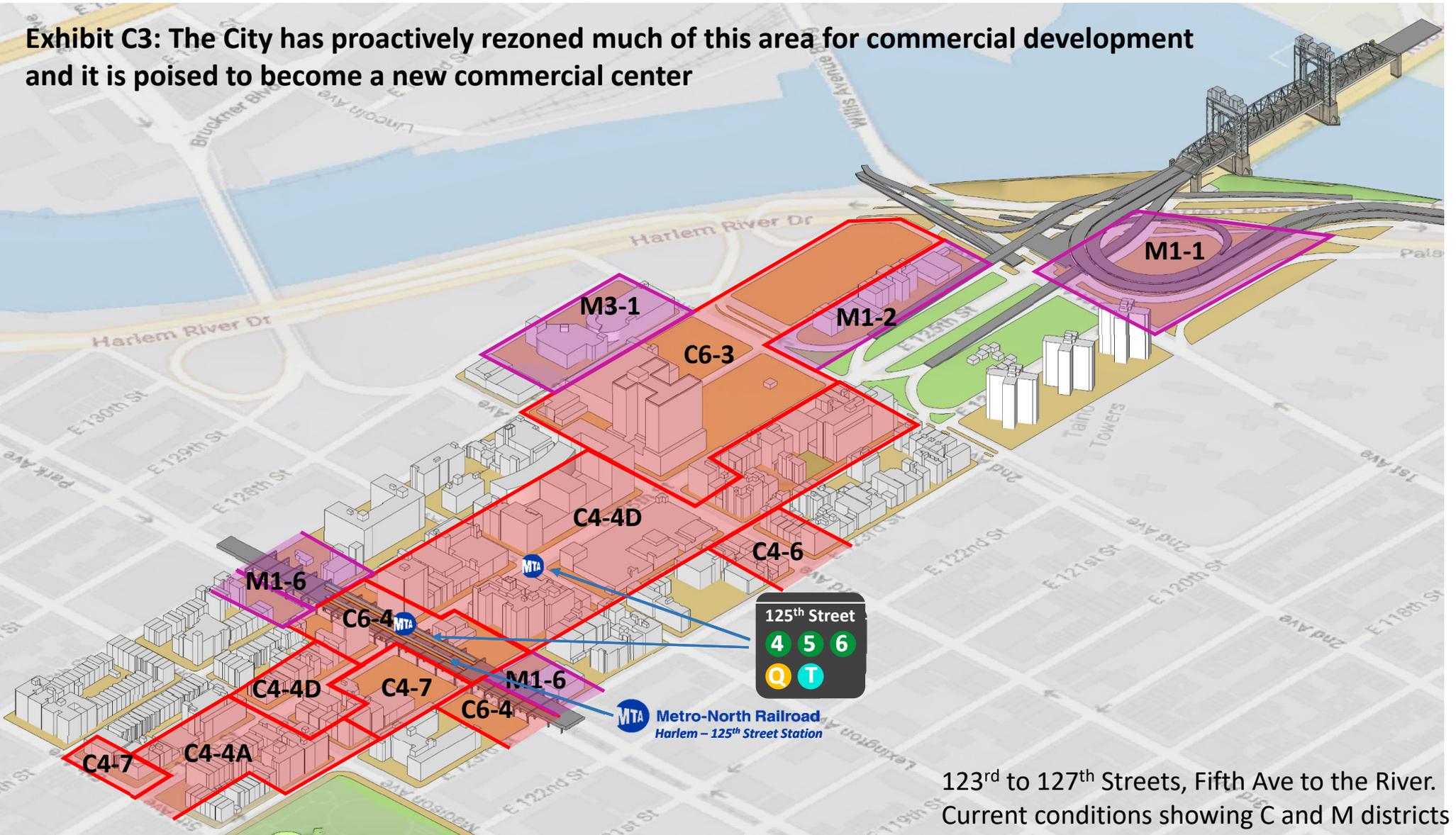


Exhibit C4: The largest sites are controlled by EDC, or major developers, like Extell and Durst, who are looking for the right projects to build on recent new developments

Amenities like the Harlem River Park are currently being developed

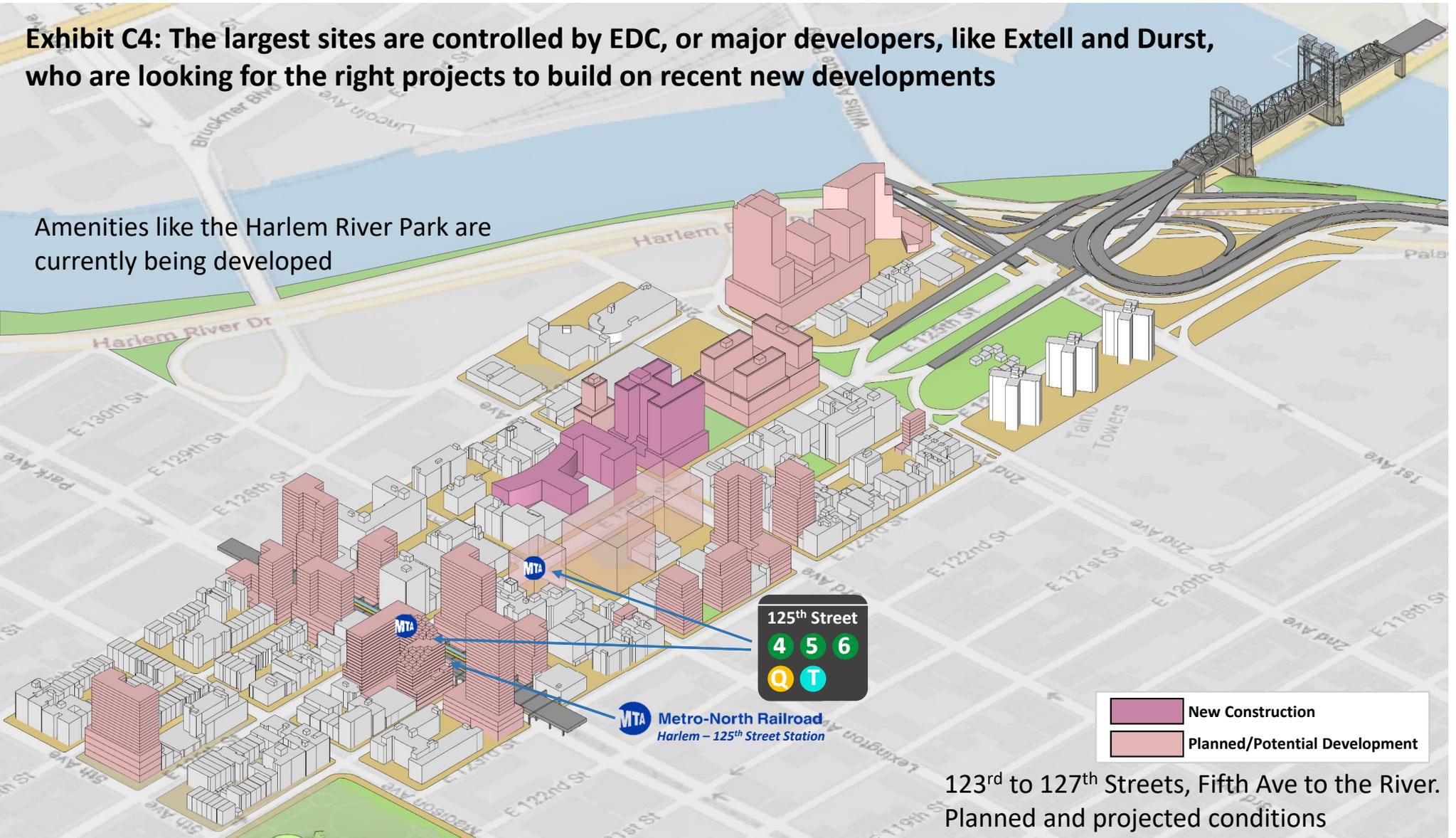
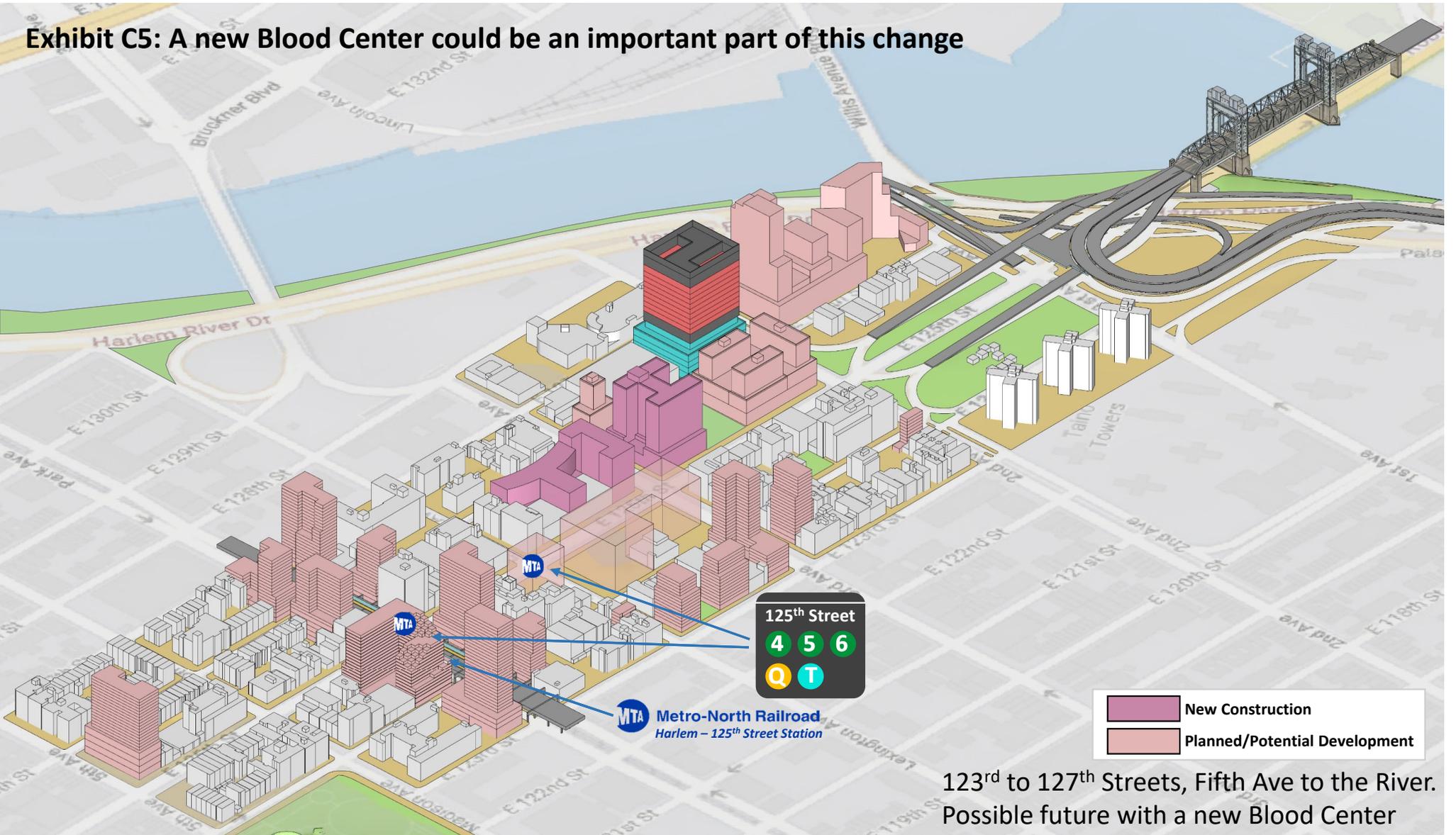
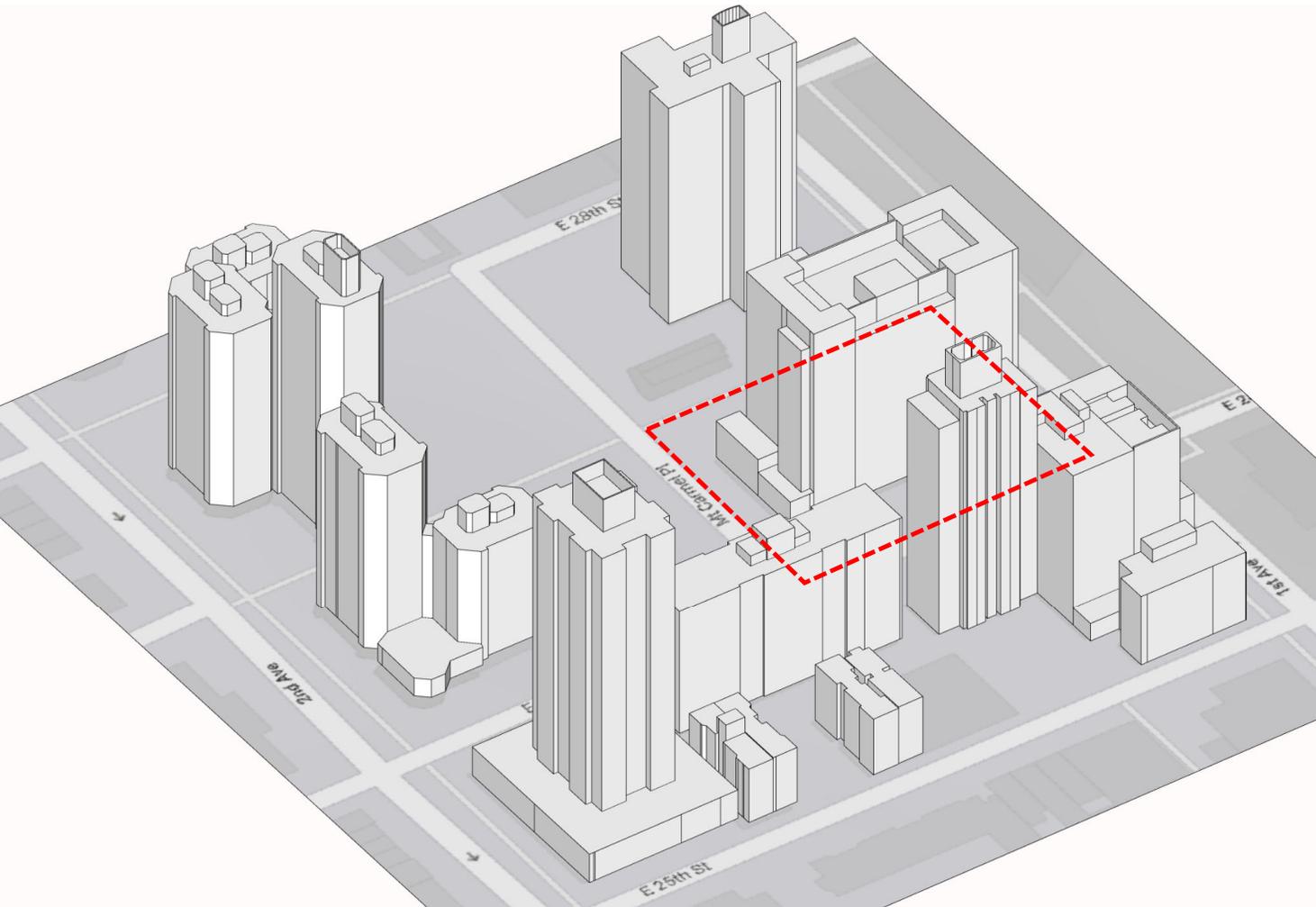


Exhibit C5: A new Blood Center could be an important part of this change



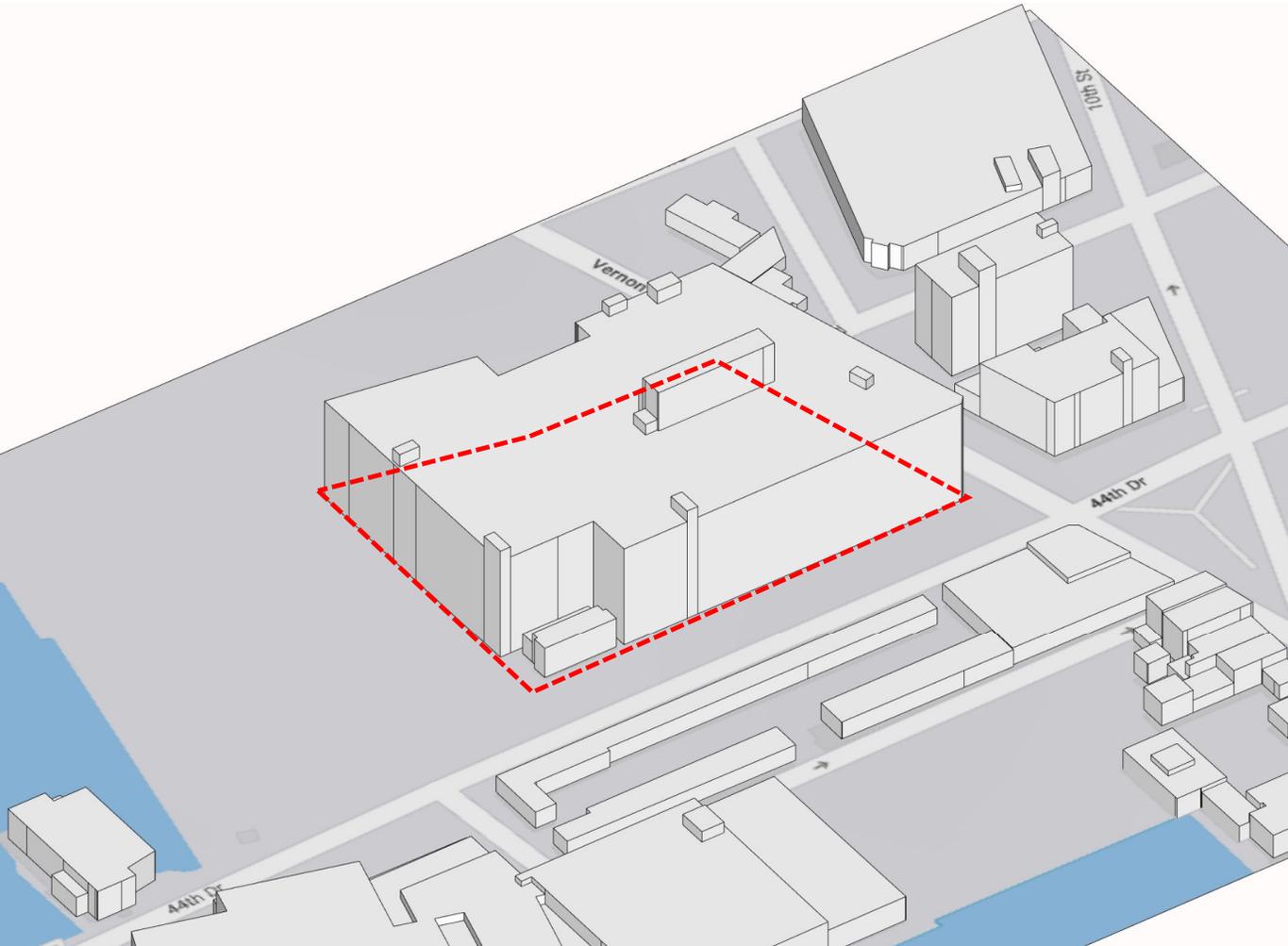
123rd to 127th Streets, Fifth Ave to the River.
Possible future with a new Blood Center

Exhibit D: Kips Bay Site is occupied by a city-owned facility that could be redeveloped

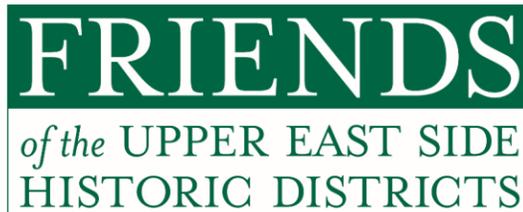


- About the same size as the Blood Center (44,250 SF)
- Located on a wide street across from Bellevue
- Zoned R8, which would require rezoning for use and scale

Exhibit E: Long Island City site was a part of the former Amazon HQ2 site in Queens



- Much larger (90,000+ SF)
- Zoned M1-4, which would require rezoning to achieve the desired scale
- DCP has been entertaining plans to rezone this portion of the Queens waterfront



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EXECUTIVE DIRECTOR

August 9, 2021

City Planning Commission

Written Testimony

Re: New York Blood Center – Center East, ULURP # C210351ZMM, N210352ZRM, C210353ZSM

FRIENDS of the Upper East Side Historic Districts, founded in 1982, is an independent, not-for-profit membership organization dedicated to the preservation and celebration of the architectural legacy, livability, and sense of place of the Upper East Side.

FRIENDS has been involved in planning and zoning issues as a critical piece of our mission from the beginning. In 1985, the City Planning Commission rezoned the midblocks of the Upper East Side to the then-new R8B. This was no accident. The R8B zoning envelope was adopted by the City to carefully reflect the existing context, following a systematic study of every midblock in CD8. This came in response to community advocates, including FRIENDS, who were dismayed with the out of character midblock towers that had begun to spring up following the 1961 zoning. The study found striking consistency: 93% of midblock buildings, including the Blood Center, complied with the low-rise envelope.

The 1985 R8B rezoning codified the well-established planning principle that tall buildings and commercial uses belong on wide streets, and narrow streets should be reserved for lower scale residential and associated uses. (see Exhibit A and B) Hundreds of such low-rise zoning districts have been mapped on narrow side streets throughout the City. Indeed, this very Commission has upheld the principle of directing growth away from lower-scale midblocks in rezonings across the five boroughs, including, for example, the East New York rezoning, which identifies Atlantic Avenue as a “growth corridor” and mapped R5B and R6B zoning on multiple midblocks (see [East New York Community Planning Plan - DCP \(nyc.gov\)](#)), the East Harlem rezoning, where midblock zoning enacted in 2003 was retained, and additional contextual districts were mapped to preserve existing character, while wide streets were upzoned to accommodate commercial uses and higher density residential to support affordable housing (see [East Harlem Rezoning - DCP \(nyc.gov\)](#)).

The distinction between density along broad corridors and lower-scale residential uses on narrow streets is an innate quality of urban life, and part of what makes our neighborhoods livable. In the 36 years since R8B was established, it has reinforced existing midblock context where mapped. The City’s meticulous study in 1985 looked at 175 midblocks then zoned R7-2 or R8, identifying those of R8B scale. Of the 2,900 buildings analyzed, 2,700 (93%) conformed to the R8B building prototype. Findings also included the following:

FRIENDS

of the UPPER EAST SIDE
HISTORIC DISTRICTS

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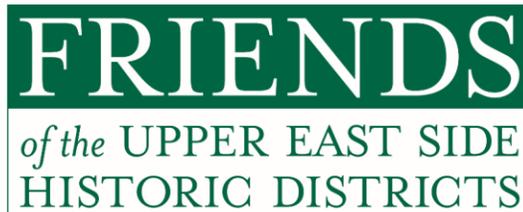
Rachel Levy
EXECUTIVE DIRECTOR

The midblocks on the Upper East Side have a strong and identifiable sense of enclosure, scale and coherence. They form enclaves within the larger community and offer quiet refuge from the busier avenues. They also provide a viable and attractive housing resource to a wide range of income groups. The balancing of high-density zoning on the avenues by low-scale development in the midblocks has been a policy upheld consistently by the City Planning Commission. The current zoning regulations... encourage 150-190-foot high towers set back from the street that would be incompatible with the existing context of 55-60 foot high continuous streetwall townhouses and walkups. (see Upper East Side Midblock Study, Department of City Planning, February 1985, page 10. Also see Exhibit H)

But not every block was deemed suitable for R8B. In fact, the blocks east of First Avenue and south of 72nd Street were not included because of the large institutional uses found there. But the block that includes the Blood Center site and those north and south of it were included in the 1985 rezoning, and that's no surprise: the midblocks are overwhelmingly R8B in use and bulk, including the Blood Center. The lively urban respite of St. Catherine's Park, the six vital schools in the Julia Richman Educational Complex, and a New York Public Library branch underscore the residential nature of this portion of the neighborhood. Still today, the overwhelming majority of UES midblock buildings fit the R8B envelope. (see Exhibit C)

The Applicant attempts to justify the rezoning on the theory that the Blood Center is surrounded by non-conforming structures. See Applicant's July 29th hearing testimony. However the Applicant distorts the facts. Of the 36 buildings that the Applicant portrays as "non-conforming," all but 5 are less than 150 feet, less than half the Blood Center's proposed height. And the handful of taller midblock structures all predate the 1985 regulations and are, in fact, examples of what the R8B was trying to stop. For example, 215 East 68th Street, built in 1962, is located on 2nd Avenue and extends into the midblock. It was built under 1916 zoning regulations and includes a 25% lot coverage tower. 211 East 70th Street, built in 1975, built pursuant to C1-9/R8 split lot regulations, includes large open space at the base. DCP clearly was aware of these structures when it recommended a more balanced midblock zoning (see Exhibit D). That the very towers that catalyzed R8B should now be used to justify a huge upzoning is absurd and contrary to the purpose and effect of the R8B zoning.

To the extent that the applicant has represented that this is not a typical R8B block, we respectfully disagree. Compliance with the R8B envelope on the Blood Center block is high, including the existing Blood Center building itself. (see Exhibit E) The street-level perception on both 67th and 66th Streets between 1st and 2nd Avenue is one of remarkable consistency, with low-scale buildings sandwiched between the taller structures on the avenues, and the welcome green space of St. Catherine's Park providing a rare quality of openness on these dense blocks. While there are two non-compliant buildings at the eastern end of the Blood Center block, these were noted by DCP in 1985, and are less than 150 feet. And the Julia Richman Educational Campus building just across the street was



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identified by DCP as fitting the R8B scale in 1985, as the measurements to the main roof are just over 75 feet. (see Exhibit F)

There has been never been a rezoning of the R8B on the Upper East Side, nor has it proved an impediment to expansion of medical or other institutional uses. (see Exhibit G) The applicant attempts to downplay the dramatic departure from long-held land use policy by citing the only other rezoning of an R8B district: an affordable housing project on the Upper West Side that included a rezoning from R8B to R8A. (see [West 108th Street WSFSSH Rezoning – ZAP \(nyc.gov\)](#)) But it's an apples and oranges comparison; that project included only a modest increase in height and bulk, and notably included height setbacks as the building approached an adjacent park. It did not introduce a commercial use into the midblock, and it maintained the overarching principle of placing lower scale development on narrow side streets.

Here, the maximum height would quadruple from 75 to 334 feet, the allowable floor area would double, and it would, for the first time anywhere, map a C-2 district on a midblock without frontage on a wide street. The bulk is also massive, with the size of floorplates rivaling major office towers like One Vanderbilt and the Freedom Tower, rather than anything, anywhere on the Upper East Side, much less in a midblock. Everything about this proposal is unprecedented.

While the community will bear the burden of this egregiously large building, it will do nothing to benefit the community. Nor will it directly benefit the Blood Center, which could achieve 10% more brand-new community facility space in an as-of-right building than in the proposed building. The application will primarily benefit a private developer who could otherwise locate more appropriately in an M or C district elsewhere within the City.

There is no need to dismantle decades of consistent land use policy and practice by this Commission to subsidize a private development which has no substantiated need to be at this location. And doing so at time when the City faces a crisis in vacant commercial space would be irrational.

If approved, this application would diminish what makes our neighborhoods livable, and it will send a message that will be heard loud and clear that contextual residential midblocks are for sale not just on the Upper East Side, but across the five boroughs. FRIENDS strongly urges the Commission to reject this proposal.

Thank you.

Written Testimony of
FRIENDS of the Upper East Side Historic Districts

EXHIBITS

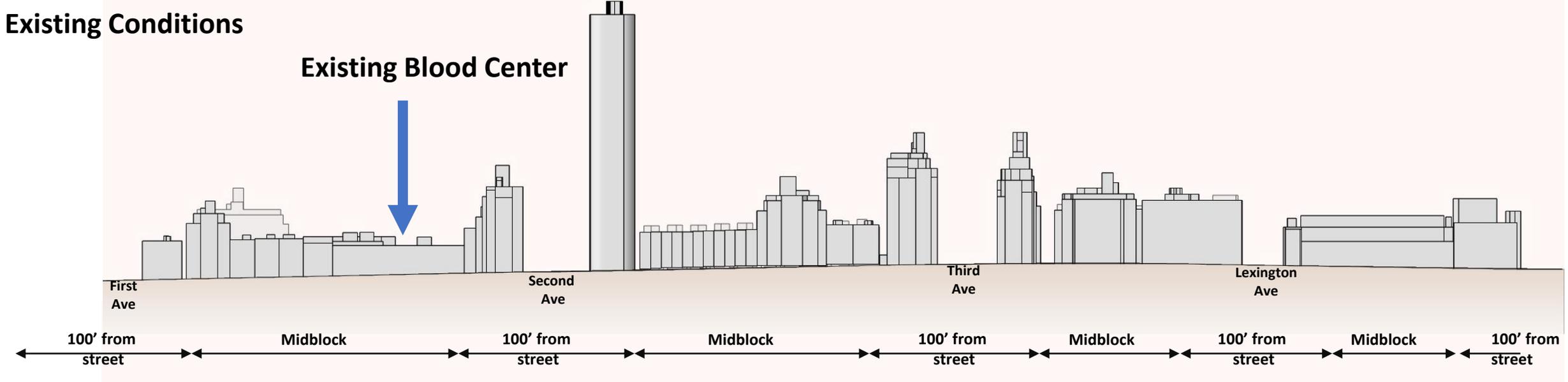
New York Blood Center – Center East, ULURP #
C210351ZMM, N210352ZRM, C210353ZSM

August 9, 2021

Exhibit A: Distribution of tall buildings on wide streets with lower scale on narrow streets

Street elevations – 67th Street South Elevation

Existing Conditions



Proposed Conditions

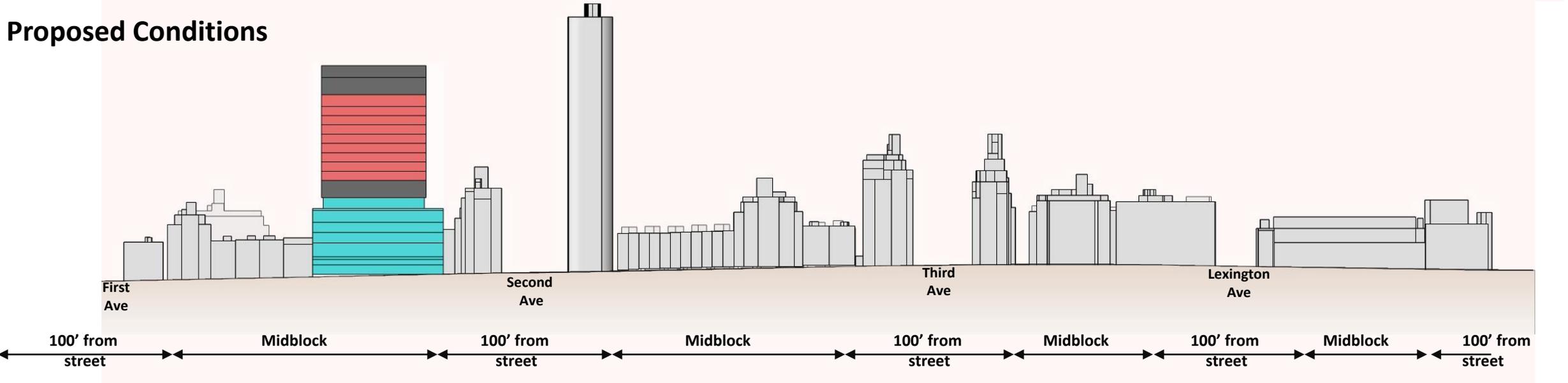
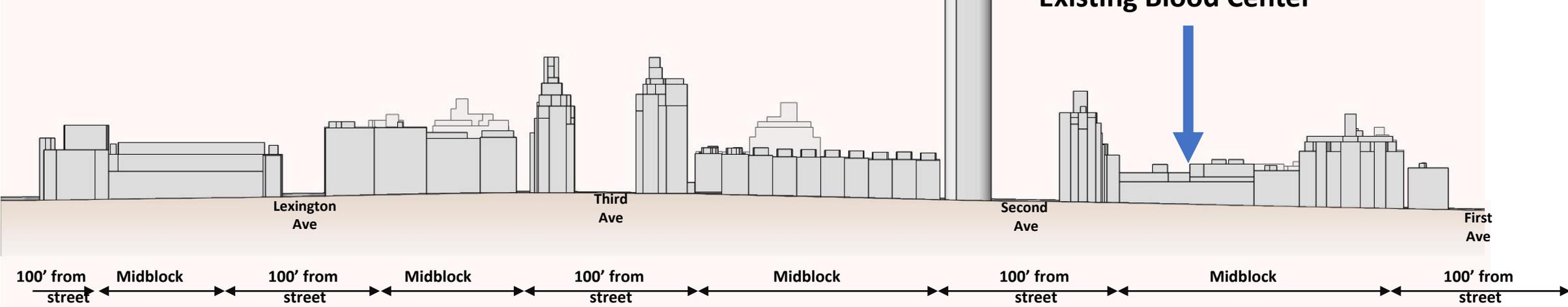


Exhibit B: Distribution of tall buildings on wide streets with lower scale on narrow streets

Street elevations – 66th Street North Elevation

Existing Conditions



Proposed Conditions

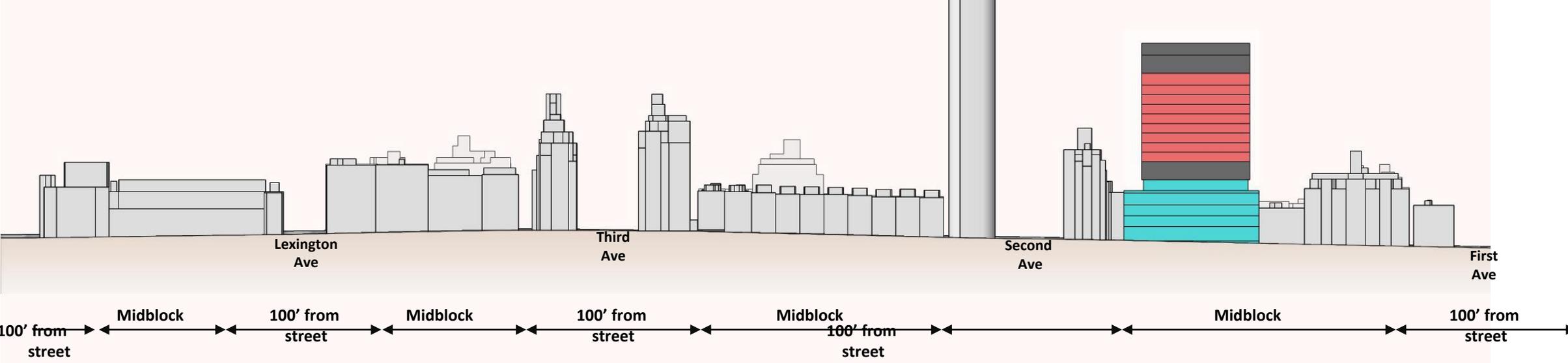


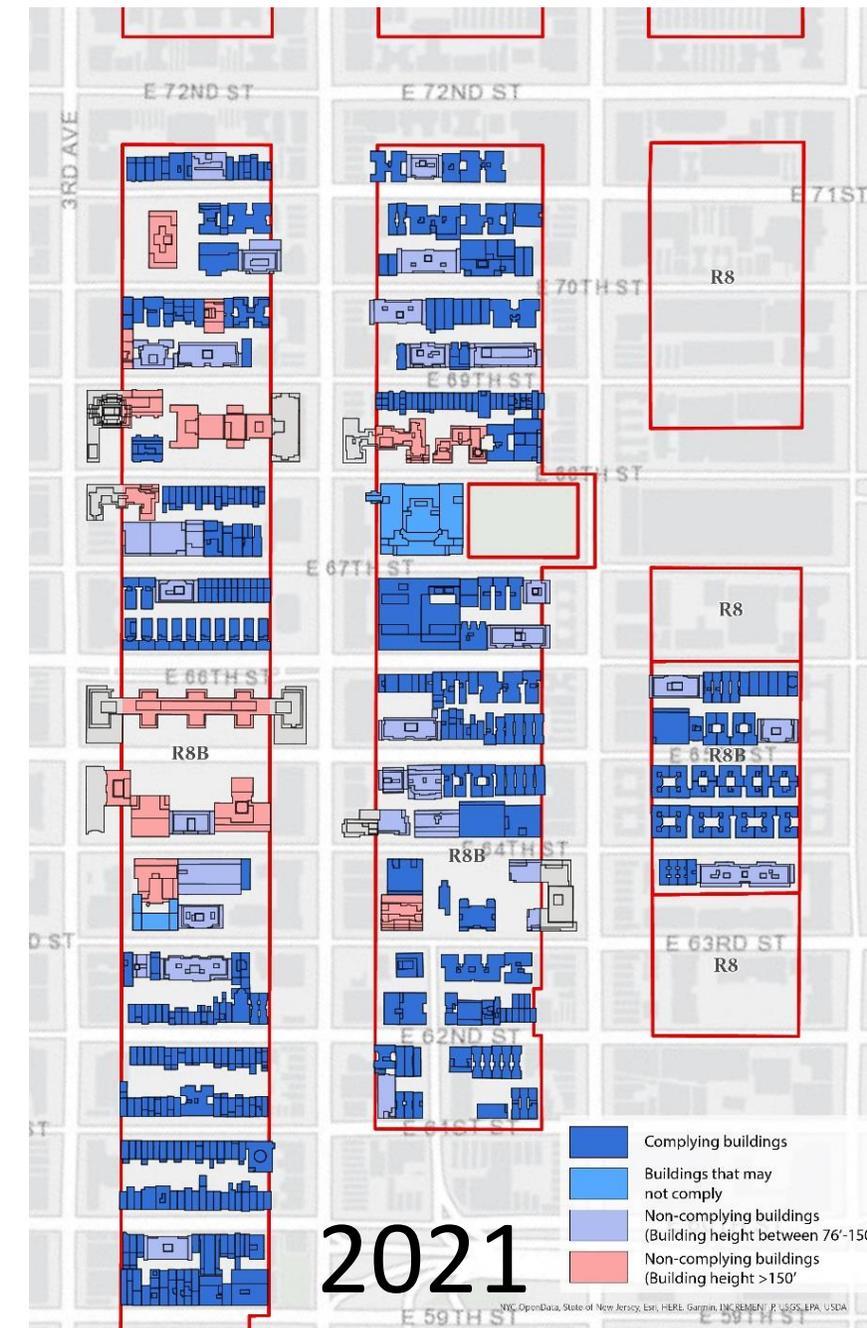
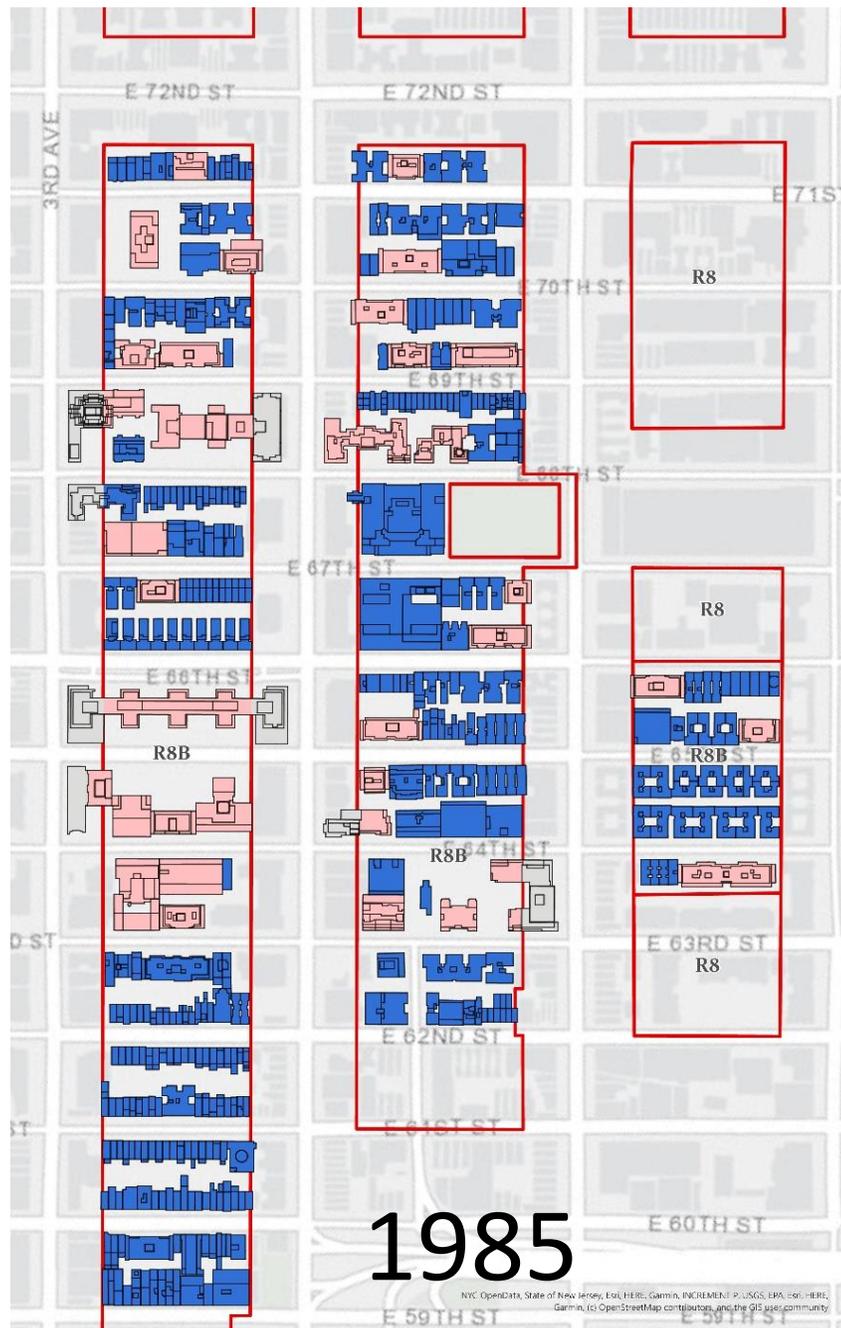
Exhibit C: R8B Compliance 1985 vs 2021

Even though all the major non-compliances pre-date the mapping of R8B, DCP still decided to recommend R8B

In 1985, DCP recommended not rezoning the midblocks east of First Avenue because of substantial non-compliance. Later, parts of three blocks east of First Avenue were rezoned R8B.

DCP could have decided that blocks west of First Avenue should also be omitted, but they didn't, and ***the compliance of this area with the R8B has not materially changed since that time.***

Most of the differences shown are buildings that existed in 1985 that DCP did not correctly characterize 1985, not actual changes.



- Complying buildings
- Buildings that may not comply
- Non-complying buildings (Building height between 76'-150')
- Non-complying buildings (Building height >150')

NYC OpenData, State of New Jersey, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

NYC OpenData, State of New Jersey, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

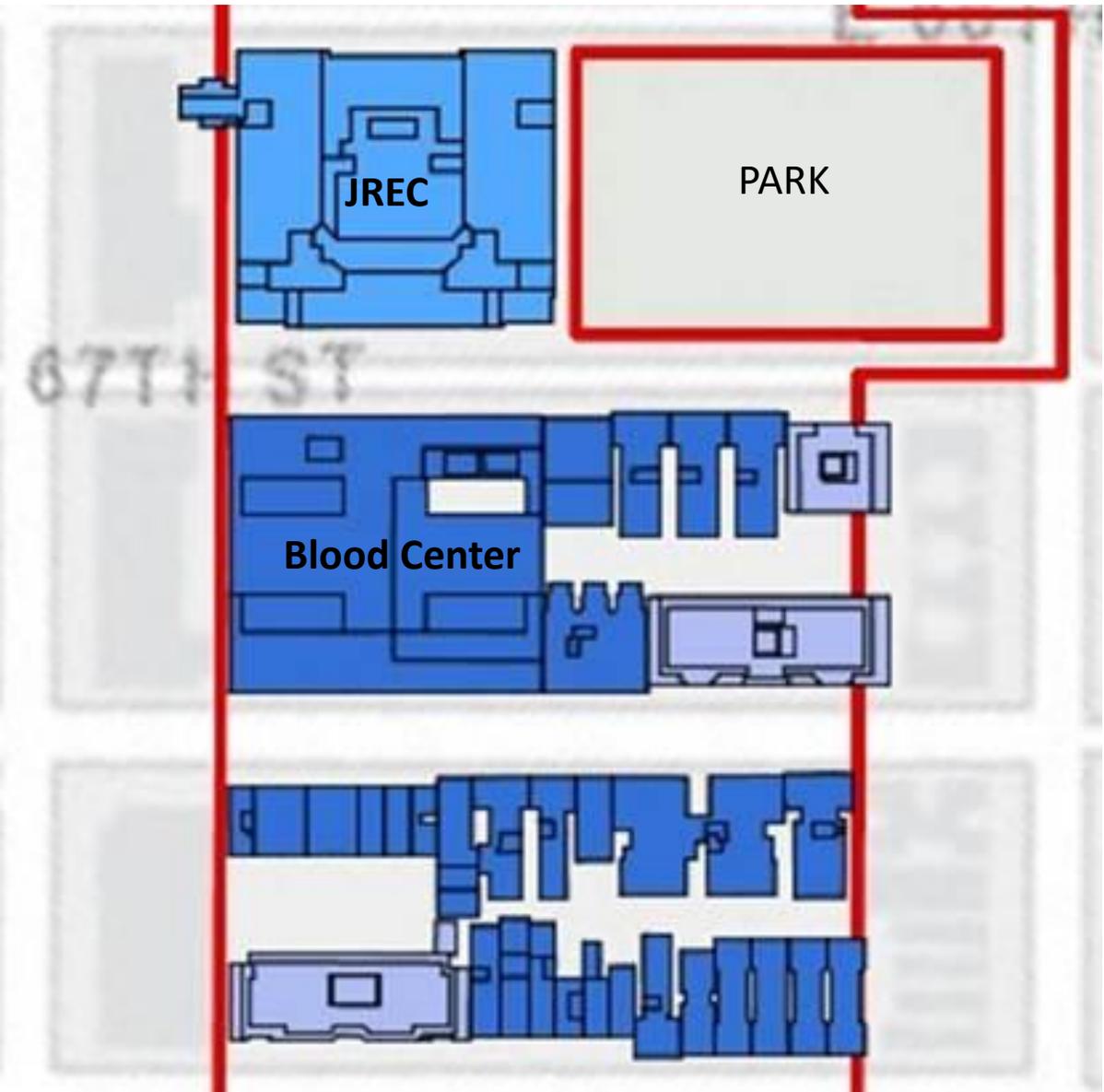
Exhibit D: Upper East Side Midblock Study, Buildings of R8B Scale, DCP 1985

- Backed by community advocates, the Department of City Planning studied the every midblock building in 1985
- “The balancing of high-density zoning on the avenues by low-scale development in the midblocks has been a policy upheld consistently by the City Planning Commission.”
- “The midblocks on the Upper East Side have a strong and identifiable sense of enclosure, scale and coherence. They form enclaves within the larger community and offer quiet refuge from the busier avenues.”
- “[The R8 district] ...encourages 150-190-foot high towers set back from the street that would be incompatible with the existing context of 55-60 foot high continuous streetwall townhouses and walkups.”
- “[R8B zoning] is applicable to the East Side midblocks in that **over 90% midblock structures in the study are compatible with the R8B building prototype.**”

Blood Center



Exhibit E: High R8B Compliance Around the Blood Center



Most buildings in this area, including the Blood Center are of R8B scale.

The very few existing non-compliances are all less than 150 feet.

One building requires a little more discussion. In 1985 DCP classified the Julia Richmond Educational Complex (JREC on the map to the left) R8B scale. The applicant calls this non-complying "under 200 feet."

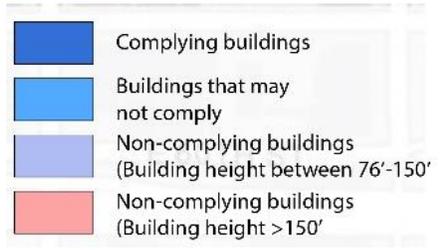


Exhibit F: Julia Richman Educational Complex R8B Compliance



The Julia Richman Educational Complex is very close to the R8B's 75 foot height limit

When measured from the lowest sidewalk elevation, JREC is barely over 75 feet to its main roof, with a modest bulkhead. It is of R8B scale, as DCP identified in 1985.

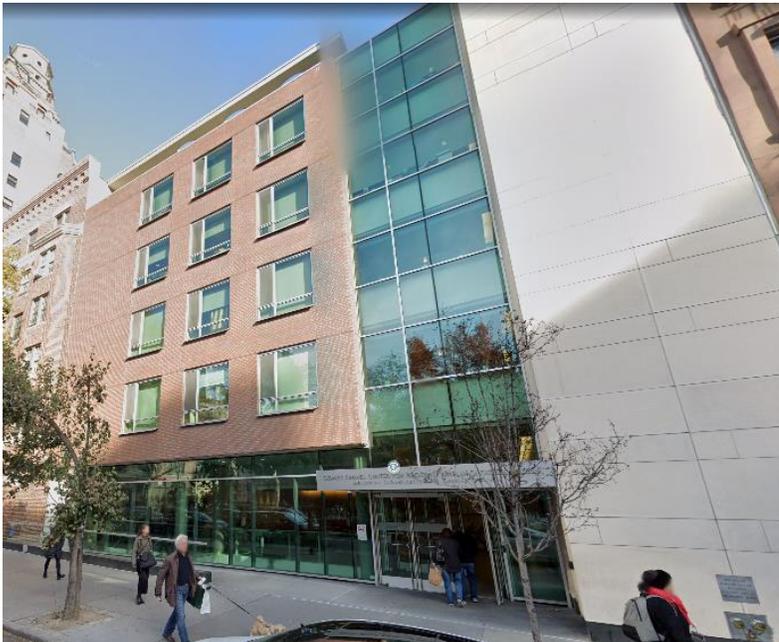
While not all non-complying buildings are this close, many are, and that fact is completely lost in the applicant's materials

Main roof is just over 75 feet

Exhibit G: Recent medical buildings in R8B



Memorial Sloan Kettering 327 East 64th Street, 2000



Memorial Sloan Kettering 353 East 68th Street, 2016



Memorial Sloan Kettering 333 East 61st Street, 2021

From: [Meara, Karen E.](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] FW: Written Comments on LU 0864-2021, LU 0865-2021, LU 0866-2021, part 3 of 3 updated
Date: Saturday, October 23, 2021 12:57:24 PM
Attachments: [CLM Supplemental Memo for Friends to CPC on NYBC - 9-14-21\(9907377.2\).pdf](#)
[Exhibit A to CLM Supplemental Memo for Friends to CPC re NYBC\(9907804.1\).pdf](#)
[Exhibit B to CLM Supplemental Memo for Friends to CPC re NYBC\(9907676.1\).pdf](#)
[Exhibit C to CLM Supplemental Memo for Friends on NYBC- Urbanomics Life Sciences Peer Review 8.31.21 Final\(9903689.1\).pdf](#)

Please disregard the prior submission of part 3 of 3 and use this one instead (includes Exhibit C) thank you. Any questions, please do not hesitate to contact me.

Karen Meara, Esq.
Carter Ledyard & Milburn LLP
2 Wall Street, New York, NY 10005
212.238.8757 / M 917.750.6672
meara@clm.com / www.clm.com

From: Meara, Karen E.
Sent: Saturday, October 23, 2021 12:49 PM
To: landusetestimony@council.nyc.gov
Subject: RE: Written Comments on LU 0864-2021, LU 0865-2021, LU 0866-2021, part 3 of 3

From: Meara, Karen E.
Sent: Saturday, October 23, 2021 12:45 PM
To: 'landusetestimony@council.nyc.gov' <landusetestimony@council.nyc.gov>
Subject: RE: Written Comments on LU 0864-2021, LU 0865-2021, LU 0866-2021, part 2

From: Meara, Karen E.
Sent: Saturday, October 23, 2021 12:43 PM
To: 'landusetestimony@council.nyc.gov' <landusetestimony@council.nyc.gov>
Subject: Written Comments on LU 0864-2021, LU 0865-2021, LU 0866-2021, part 1

Attached please find written comments on the above referenced land use items (ULURP # C210351ZMM, N210352ZRM, C210353ZSM). Due to file size this submission is being sent in multiple emails.

Karen Meara, Esq.
Carter Ledyard & Milburn LLP
2 Wall Street, New York, NY 10005
212.238.8757 / M 917.750.6672
meara@clm.com / www.clm.com

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Memorandum

To: Members of the New York City Planning Commission
Hon. Marisa Lago, Chair

From: Karen Meara
Nicholas Tapert

Subject: New York Blood Center – Center East, ULURP # C210351ZMM, N210352ZRM,
C210353ZSM

Date: September 14, 2021

We write as counsel to Friends of the Upper East Side Historic Districts (“Friends”) to supplement our comment memo of August 9, 2021 (“CLM Memo”) and the accompanying written comments of Friends and its land use consultants George M. Janes & Associates submitted in opposition to the application (the “Application”) of the New York Blood Center (the “Applicant”). In part, we respond to statements in the letter from Applicant’s counsel to the Commission dated August 13, 2021, (the August 13 Letter). Nothing in that letter changes the fact that the Applicant’s project, as proposed, is unprecedented, contrary to sound planning policy, and unnecessary.

Economic Policy Alone Should Not Drive Land Use Decisions

The Applicant spent considerable time in the August 13 Letter discussing the value to the City of expanding the life sciences sector. That misses the point. One can both support expansion of the City’s life sciences sector and recognize that siting tall bulky commercial labs in the middle of a low-scale residential block is both unprecedented and contrary to sound land use policy and practice. One can also recognize that siting this project in this location would have an outside impact on the students in the Julia Richman Education complex, who come from all corners of the City, and New Yorkers who live or work in the neighborhood and rely on St. Catherine’s park as a respite from the bustling streets. Indeed, this Commission balances important non-land use policies with planning principles all the time; it did so recently when it expressed concern about scale, bulk and shadows during its review of the 960 Franklin application, despite the fact that the 960 Franklin project would advance the City’s affordable housing policy.¹ The Applicant appears to take the position that expansion of the Life Sciences sector should trump all other considerations. Friends asks you to reject that myopic approach as contrary to your mandate and longstanding practice.

¹ See [August 16th, 2021: City Planning Commission Review Session - YouTube](#) at 3:23:07 and 3:25:30, comments of Chair Marisa Lago (stating that the 960 Franklin proposal “resulted in a bulk envelope and density that are both grossly out of scale and inappropriate for this location” and that affordable housing goals “must be balanced by building form and scale that are appropriate for the location.”)

The Project Is Unprecedented

The proposed project site, with its R8B midblock zoning and built context that is overwhelmingly consistent with the R8B building envelope, is not the type of location that the City has ever targeted for a building with this unique combination of large floorplates and substantial height. Nor is it the type of location on which the City typically allows any commercial use, let alone over 6 FAR of such use.

There are no comparable examples of projects with this use and scale in this context

The Applicant spends considerable time explaining why labs require large floor plates, and then claims that the project, as proposed, is comparable to existing institutional lab facilities, identifying some examples. August 13 Letter at 12. Once again, the Applicant misses the point. Friends does not question whether institutional or commercial labs require large floorplates. Large floorplates, by themselves, are not the issue. The existing Blood Center has large floor plates, and a full coverage alternative, which Friends supports, would have large floorplates. Rather, large floor plates combined with substantial height and minimal setbacks is what makes this project *in this location* so problematic and unprecedented. Because tall buildings with large floorplates and minimal setbacks block light and air, the City has been quite selective in where it has allowed such structures, including when it has approved zoning changes in support of new lab space. Context matters. The Applicant ignores or distorts the stark discrepancies between the existing context and the proposed project.

Each and every one of the examples provided by the Applicant as “comparators”, as well as the Audobon Research Park and Alexandria Center (see August 13 Letter p. 4), reinforces the unprecedented nature of the project in context. Each is part of an institutional campus, many are much shorter than the proposed project, most front wide streets, most have much lower lot coverage than the proposed tower (and, in most cases, smaller floorplates), all are more consistent in height, bulk, maximum allowable FAR, and use with adjacent zoning and built context, and where they are not, the structures themselves and/or the inconsistent adjacent uses have substantial setbacks. None of these purportedly comparable examples is surrounded by and shoehorned between low to mid-scale residential uses. Finally, we note that the Applicant substantially exaggerates the floorplate size of five of these examples.² To see the incongruity of this project versus purported “comparators,” including height, typical floor plate size and lot coverage, please see Exhibit A prepared by George M. Janes & Associates.

And while the Applicant tries to steer the conversation away from potential comparators in commercial and manufacturing zones with grossly different neighborhood contexts, Exhibit A includes several examples that demonstrate how this proposal has a lot in common, in terms of bulk, with lab space in high-density C districts and M districts. See Exhibit A at 16-24.

The Applicant further argues that the project “is not a novel commercial incursion into a residential neighborhood; it is simply another example of a building, whether commercial or institutional, that houses state-of-the-art laboratories and can be developed in residentially zoned areas.” August 13 Letter at 12. This is quite a stretch and contrary to any land use policy the City has ever articulated. For example, the City has publicly expressed its support for the

² For example, the Applicant describes the Belfer Research Center as 25,000 square feet, (see August 13 Letter at 12) but an apples to apples comparison with the proposed Blood Center tower based on outer dimensions derived from the City’s 3D map indicates a typical floor plate is about 22,500 square feet. See August 13 Letter at 12.

siting of commercial life science labs in several *commercial* zones. See Addendum 1 to CLM Memo (“Life Sciences in Commercial Zoning Districts,” Memo to Deputy Mayor Alicia Glen dated December 13, 2016 (the “2016 Memo”). Noticeably absent from the 2016 memo is any mention of, let alone support for, the Applicant’s claim that commercial labs should be developed in residential areas, at any bulk, let alone the bulk proposed here.

In yet another attempt to argue that the rezoning of a contextual residential midblock to allow over 6 FAR of commercial uses in an extremely bulky building is not unprecedented, the Applicant points to a C2-5 commercial overlay on a few nearby midblocks. See August 13 Letter at 10. However that commercial overlay district does not alter the underlying R8B zoning envelope and does not allow more than 2 FAR of commercial uses on those blocks, and thus bears no resemblance to the proposed project.³ Indeed, the Applicant offers no truly comparable examples because there simply aren’t any.

There is nothing “atypical” about this block

The Applicant claims its proposed dramatic shift in use and bulk would not “be a compromise of the urban context the R8B seeks to preserve” because the project site is on an “atypical block, marked by a significant presence of non-R8B buildings.” August 13 Letter at 9. However, there’s nothing atypical about it, and no “significant presence” of non-R8B buildings. As discussed in Friends’ August 9 submission, most of the block is consistent with R8B height limits, including the Blood Center, and the entire block is consistent with R8B uses. See Exhibit B to CLM Memo; see also Friends of the Upper East Side Historic Districts’ Written Testimony and Exhibits (August 9, 2021) (“Friends’ Testimony”).⁴ The 1985 Commission report approving the R8B mapping recognized the contribution not only of residential uses to the R8B context, but also non-residential uses: “there are also non-residential buildings ... that maintain low-scale midblock characteristics.” Report at 4.⁵ In the Upper East Side Midblock Study prepared as a precursor to approval of the 1985 Upper East Side Midblock Rezoning (the “Study”), the Department of City Planning identified 220 such R8B conforming non-residential buildings within the 175 block study area. Study at 5.⁶ In other words, it is entirely “typical” within this R8B district to find one or more non-residential uses, like the Blood Center, contributing to the low scale of an otherwise residential midblock.

Similarly, there is nothing “atypical” about the fact that there are 2 residential buildings on the Blood Center block that exceed the R8B height limit by modest amounts – 40 feet in one case and 45 in the other.⁷ This is clear from Exhibit B to the CLM Memo, which shows that, in the quadrant of Community Board 8 in which the Blood Center is located, 19 of the 27 full or partial midblocks mapped R8B have at least one building that rise to a height of between 76 feet to 150 feet. In other words, the pre-1985, 115 to 120-foot buildings, which the Applicant labels “atypical” and “12-14 story” (see August 13 Letter at 6), while failing to mention their modest heights, are a form that is ubiquitous throughout the R8B district. See Study at 5 (mentioning non-conforming 12-15 story residential buildings built in the 1940’s and 50’s as a recurring

³ Three of the four midblocks are quite distinguishable; an offramp for the Queensborough Bridge runs through them.

⁴ For example, see aerial view of project site at p. 3 Exhibit B of CLM Exhibits to August 9 memo. See also midblock height mapping at p. 9 Exhibit E to Friends Testimony.

⁵ See Exhibit H to Friends Testimony.

⁶ See excerpts of the Study attached hereto as Exhibit B.

⁷ Source: NYC GIS data (showing 333 E. 66th Street as 119.5 feet and 342 E. 67th Street as 114 feet)

form). What would be “atypical” is constructing a building with 32,600 square foot floor plates that rise to a height of 334 feet – more than four times the R8B height limit.

Nearby context does not support the departure proposed

The Applicant also once again points to a handful of taller buildings on other mid-blocks – three between 200-300 feet, two above 300 feet, and one 160 foot building miscategorized as over 200 feet -- as grounds to destroy the scale of this mid-block. See August 13 Letter at 9. However, as noted in Friends’ Testimony at page 2, these buildings were the impetus for mapping R8B in the first place,⁸ and in any event are distinguishable by virtue of their significant setbacks and low lot coverage, which at least partially mitigates the impact of their height.⁹ None of these outliers is comparable to the proposed project. The Applicant does not and cannot point to a building with the unique combination of large floor plates, high lot coverage, low setbacks and substantial height in the middle of a comparable block because there isn’t one. The proposal truly is unprecedented.

Friends asks the Commission to engage in thoughtful planning

The Applicant also implies that opponents of this rezoning believe zoning should be static. That’s simply not true. Friends recognizes that the City’s built environment is constantly evolving to meet a wide range of needs and that zoning needs to evolve as well. Careful planning ensures that this evolution occurs in a thoughtful manner that balances competing needs and policies. For example, when this Commission rezoned a development site on West 108th Street from R8B to R8A, it balanced the need for affordable housing with the need to preserve liveability and scale on narrow residential side streets in dense neighborhoods. Similarly, when it rezoned East New York, it located “growth corridors” on wide streets like Atlantic Avenue while mapping low scale contextual zones on residential midblocks. That careful balancing is entirely absent here. Friends is sympathetic to the Blood Center’s need to update its facility and therefore would support an alternative that respects the existing context but waives certain bulk requirements to give it the large floorplates it desires. But it cannot and will not stand by silently while the Applicant asks you to ignore every sound zoning principle this Commission has embraced over and over again on the false premise that there are no viable alternatives for supporting both the continuation of the Blood Center’s work and the growth of the life science sector.

⁸ See, e.g. Report at p. 4-5 (discussing the incompatibility of the 17 to 21 story towers encouraged by R7-2 and R8 zoning with the existing context).

⁹ 211 East 70th St was built in 1975 under C19-R8 rules and its tower covers only 28% fo the zoning lot, with substantial open space to the east and west; 211 East 68th Street was built in 1961 under 1916 25% tower regulations on a two-acre lot; The Landmark Manhattan House was built in 1951 under 1916 regulations using the 1916 25% tower regulations on a widened 66th Street so that wide street rules would apply; 200-210 East 65th Street was built in 1987 but permitted prior to the rezoning. The over 300 ft tower is primarily within 100 feet of Third Avenue, with only 25 feet extending into the midblock, with the tower covering just 14% of the lot, and substantial open space and setbacks in the midblock portion of the lot; 220 East 65th St was built in 1978 under R8 rules with a building that covers 31% of the zoning lot, and is a classic example of the type of tower the Upper East Side Midblock zoning was intended to eliminate; finally, 305 East 63rd Street was built in 1931 as a commercial building and converted to residential in the 1990’s, and, according to its C of O, rises to 160 feet, not over 200.

The Proposed Rezoning Is Not Necessary to Advance the Applicant's or the City's Goals

According to the Applicant, the proposed project would achieve two goals – it would give the Blood Center a new, larger, updated facility, and it would also create a “life science hub” – a commercial lab with over 300,000 zoning square feet. As Friends noted in its August 9 submission, both of these distinct goals could, and in fact would, be met without the project or through an alternative that the community would support.¹⁰

Although the Applicant strains to link these goals, the facts indicate otherwise. The Blood Center would not own or control the 313,000 square feet of commercial lab space proposed to be developed on the project site. Instead, Longfellow, an entity that has no application before the Commission and that sent no representative to the Public Hearing with the Applicant team to answer your questions, would own the commercial lab space as a separate condo unit and would have exclusive control over which companies could lease the space.¹¹ In other words, there are really two distinct projects and no valid policy reason why they both need to be located together on this inappropriate site.

The proximity argument is unsubstantiated

In an attempt to circumvent this weakness in the proposal, the Applicant spent considerable time in the August 13 Letter rehashing its “proximity” argument. Basically, the Applicant argues that (1) because some researchers affiliated with the Blood Center have some unquantified and unsubstantiated relationships with some researchers affiliated with some nearby institutions, maintaining proximity with those institutions is more important than any zoning policy consideration and, (2) “full participation in the life sciences economy of the world-class institutions in the East 60s” will not happen unless a commercial life science facility is located on East 67th Street. See August 13 Letter at 4. There’s no support for either premise.

Friends engaged Urbanomics to evaluate the HR&A report upon which the Applicant’s proximity arguments rely. Urbanomics concluded that the HR&A report’s proximity arguments, including the argument that viable life science clusters must be within easy walking distance, are “unsubstantiated” and “refuted.” See Urbanomics Inc., “New York Blood Center Proximity Study Peer Review”, August 31, 2021 (attached hereto as Exhibit C) (the “Urbanomics Review”).

Specifically, regarding the claim that development of a life sciences hub on the East 67th Street site is somehow critical to the future of the City’s life sciences industry, Urbanomics found that (a) the most important quality for a life science facility in New York City is access to public transportation, not walking distance to major institutions; (b) the City does not need the project to meet its life science expansion goal of an additional 3 million square feet by 2025, as CBRE projects that over 5 million square feet of life science space will be available by then; (c) the City, the real estate industry, and the construction industry view “life science hubs” in far broader geographic terms than the Applicant’s “close walking distance” argument; (d) HR&A’s review of other markets “fails to describe those life science locations as only a small part of

¹⁰ See CLM Memo at 3-5 and George Janes Written Testimony of August 9 (Janes Testimony), page 1 and Exhibit A thereto.

¹¹ See video of Special Meeting of Community Board 8, May 25, 2021, available at <https://www.cb8m.com/event/19982/> (NYBC Vice President Rob Purvis at 19:10: “Longfellow will acquire an interest in the property from the Blood Center and will be responsible for constructing the new building. Once constructed, the Blood Center and Longfellow will each own a condominium within the building.”)

much larger market areas in their respective cities;” and, (e) the sources on which HR&A relied for its “easy walking distance” argument are either outdated or not specific to the life science industry. Urbanomics Review at 2-3, 8. Finally, Urbanomics found that none of HR&A’s “cited sources provide any evidence, nor do they ever even state, that constructing a life science tower at NYBC’s East 67th Street address is important, much less critical, to the ongoing development of the life science industry in New York City.” Urbanomics Review at 3. Indeed, as noted in the CLM Memo, the DEIS assumes that, under the future no action condition, the life sciences industry will continue developing in other locations. See CLM Memo at 3-4.

Anecdotal evidence supports Urbanomics’ conclusion that the Applicant’s narrow view of proximity is not necessary or critical to collaboration between institutions and life science companies; NYU has a commercial lab partner located in Hudson Square, over two miles from its main campus,¹² and Mt. Sinai has leased 165,000 square feet of lab space on 11th Avenue, over four miles from its main campus.¹³ Life Science developers have expanded into locations as diverse as Long Island City (Innolabs), West Harlem (Harlem Biospace) and Midtown South (the Cure), indicating those catering to this niche market expect to be able to draw tenants regardless of whether major medical institutions are within walking distance.¹⁴ Indeed, rather than focusing on a single nearby institution, Harlem Biospace’s website touts that “NYC has nine major academic medical centers, with the second highest level of federal National Institutes of Health (NIH) funding of all cities in the country” to attract tenants.¹⁵ We are aware of no evidence in the record supporting the Applicant’s claim that somehow, if commercial life science labs are not developed on East 67th St, as opposed to elsewhere in Manhattan western Queens or south Brooklyn, neighboring institutions, or the life science industry, will suffer.

The Urbanomics Review also concludes that the Applicants’ claim that the Blood Center must remain in its existing location to avoid disruption of existing relationships is completely unsubstantiated: “The [HR&A] Report provides no evidence that these relationships exist, nor are there examples of other such disruptions ever having occurred where an institution moved from one City address to another.” Urbanomics Review at 17. Available data indicate that researchers affiliated with the Blood Center are far more likely to collaborate on research with non-neighbors, including those affiliated with other New York metro region institutions (e.g. Albert Einstein College of Medicine, Bronx, NY, City University School of Medicine at City College, Regeneron Genetics Center, Tarrytown, NY) than with researchers located within easy walking distance. Reviewing 2021 publications to date, Urbanomics found that, of 76 publications by researchers affiliated with the Blood Center, only 6 (6.6%) were prepared in collaboration with researchers from neighboring institutions. Urbanomics Review at 30. The vast majority of collaborators (over 80%) were affiliated with institutions located in other states and other countries. The fact that Blood Center-affiliated researchers have managed to establish and maintain relationships with researchers across the City, the region, the country and the globe – not just, or even primarily, those within a 0.1 mile distance of the Blood Center – undermines any claim that the Blood Center’s future research hinges on remaining in this specific location.

¹² See, e.g., [Key Resources | LifeSci NYC](#) (listing BioLabs@NYULangone)

¹³ [Mount Sinai to Open 165K SF Facility on Manhattan’s Far West Side – Commercial Observer](#).

¹⁴ [Welcome to Innolabs — Premier Life Science Laboratories in LIC \(innolabslic.com\)](#); [Key Resources | LifeSci NYC](#).

¹⁵ [Our Story — Harlem Biospace](#).

Moreover, the statements the Applicant has made regarding the importance of its own pre-existing relationships cannot be relied on to draw any conclusions about the independent commercial labs that would occupy space on East 67th Street and whether such companies would be more likely to affiliate with researchers at neighboring institutions over researchers at other institutions in the metro area. As the Urbanomics review points out, real estate agents marketing commercial lab space are not limiting their pitches to the extremely narrow geographic range that the Applicant asks you to use to define “cluster” or “hub.” To the contrary, the market views all of New York City as a cluster. See Urbanomics Review at 17-23.

Commercial office and manufacturing properties offer real alternatives

As noted in the CLM Memo, the City’s current high commercial vacancy rate presents an opportunity for conversion of existing commercial buildings to life science uses. While not every one of these properties is appropriate for conversion, the Applicant’s attempt to downplay this very real option is not supported by evidence;¹⁶ as per a Q1 2021 report from CBRE, the City has another 1.9 million square feet of life science lab space coming online in 2021, primarily through conversion, not new construction. See Urbanomics Review at 8-9 and Figure 1.¹⁷ According to CBRE, more conversions are expected as leases end. *Id.* at Figure 1. And as is evident from the City’s own LifeSci map, and as discussed above on page 6, commercial lab space has been developed throughout the City, not only on institutional campuses but also on sites zoned commercial or manufacturing in neighborhoods like Hudson Square, Park Avenue South, the far West Side and Long Island City. Notably, the Applicant’s development partner recently purchased a large office property in California for life science conversion.¹⁸ For examples of some of these facilities, see Exhibit A at pages 16 to 24.

The Blood Center could rebuild a larger facility onsite under current zoning or via a full-coverage alternative

As discussed in previous submissions, Friends supports the Blood Center continuing its work in its current location. The DEIS assumes the Blood Center could and would build a new larger facility regardless of whether the project is approved. To the extent the No Action alternative would produce a less than ideal building envelope, Friends would support an alternative that waives yard requirements to give the Applicant the floorplate layout it prefers. Notably, a new facility complying with the R8B height limit but with full lot coverage would have double the gross FAR as the Applicant’s current facility – 321,974 versus 159,091 – which would yield 100% of the community facility space the Blood Center would own under the proposed rezoning (206,400 gsf)¹⁹ and an additional 115,574 gsf that could be used for community facility or commercial uses.

¹⁶ It’s not even supported by the Applicant’s citation – even if conversion is “not necessarily more cost effective” than a new building, it’s not more expensive and may be less expensive in some cases, and therefore is a viable alternative. See August 13 Letter at 6.

¹⁷ See also New York Building Congress, “NYC Checkup: An Examination of Health Care & Life Science Construction” (July 2020) at 37-38 (listing life science projects, including multiple planned/completed conversions).

¹⁸ [Longfellow Real Estate Buys Bay Area Campus for \\$156M - Commercial Property Executive \(commercialsearch.com\)](https://www.commercialsearch.com/news/longfellow-real-estate-buys-bay-area-campus-for-156m-commercial-property-executive)

¹⁹ See DEIS Table 1-1 (206,400 gsf for Applicant under With Action condition)

The only goal that cannot be fully achieved by balancing the City's economic development goals with good planning policy is subsidy

Ultimately, the Blood Center seeks to develop a completely independent commercial life science lab on its East 67th Street site so that it will reap the subsidy created by such a substantial upzoning. When asked by a member of the Community Board why the Blood Center didn't provide additional alternatives such as the full-coverage alternative proposed by George Janes (and described above), the Applicant's counsel replied "the Blood Center approached this project with a goal of being prudent about the use of its endowment, and that a project of that size [the full-coverage alternative] was not consistent with that goal....preserving the endowment."²⁰

The Applicant has not shown any willingness to compromise, on shadows or otherwise

The Applicant also claims that project opponents are unwilling to compromise. However, as just discussed, Friends has identified an alternative that would yield substantially more floor area than the No Action alternative, and would eliminate the primary drawback of that alternative – bifurcated and smaller floorplates. If anyone is failing to offer compromise here it is the Applicant. The Applicant claims that the reduced shadow alternative – the only one offered in the DEIS other than the No Action alternative -- is not financially feasible. And although the Applicant assured the Commission that it was looking at ways to mitigate shadows,²¹ both its comments at the hearing and in the August 13 Letter indicate those were empty words. First, the Applicant team admitted that any "compromise" to mitigate shadows would not involve reducing the number of floors.²² Second, instead of offering any mitigation proposals, the August 13 Letter's discussion of shadows essentially says, don't worry, it's not that bad, and maybe we'll pay for a new comfort station.

The Applicant's list of "supporters" cannot be relied on as evidence of support for the land use changes proposed here

Friends asks that you give no weight to the redacted list of "supporters" included with the August 13 Letter. The web page that links to the form on which these names were collected²³ does not provide a clear and accurate depiction of the scope of changes proposed, and at best should be viewed as indications of general support for the Blood Center's work, certainly not an endorsement of the bulk and scale of the proposed development.

²⁰ [May 2021 CB8M Land Use Committee Meeting - YouTube](#) (beginning 3:33:15). The August 13 Letter also reinforces the notion that free FAR is a driving force: in its discussion of the (unavailable) Sotheby's site, the Applicant's counsel admits that even if the site were available it would be "prohibitively expensive" because "it is zoned for more than twice the as-of-right density as the NYBC site." See August 13 Letter at 5.

²¹ See [July 29th, 2021: City Planning Commission Special Public Meeting - YouTube](#) at 2:58:00 through 3:01:25.

²² See FN14.

²³ See [Help Us Expand New York Blood Center's Life-Saving Work | New York Blood Center \(nybloodcenter.org\)](#) (for example, the webpage and linked documents nowhere disclose that the new facility would be 334 feet tall)

The C2-7 zoning would allow the type of as-of-right midblock towers that were the catalyst in 1985 for enacting the Upper East Side Midblock Rezoning

Finally, as Friends pointed out in its prior submissions, the current proposal would allow midblock towers. To underscore the absurdity of that consequence, we have prepared a rendering of one possible as-of-right tower configuration. See Exhibit A at 26.

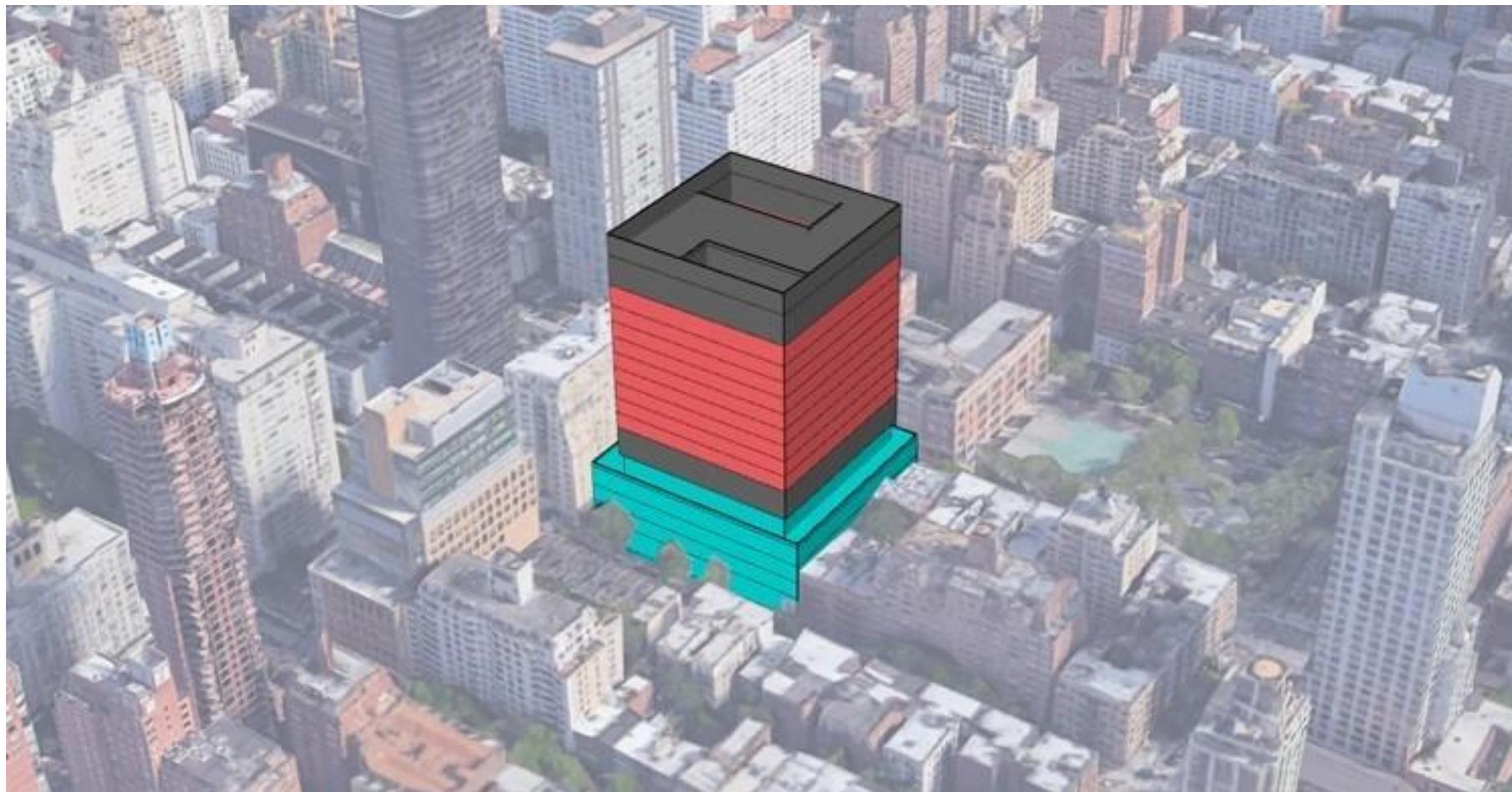


George M. Janes
& Associates
250 E. 87th Street
New York, NY 10128

Tel: 646.652.6498
george@georgejanes.com

FRIENDS
of the UPPER EAST SIDE
HISTORIC DISTRICTS

Comparisons to the NY Blood Center Proposal



September 10, 2021

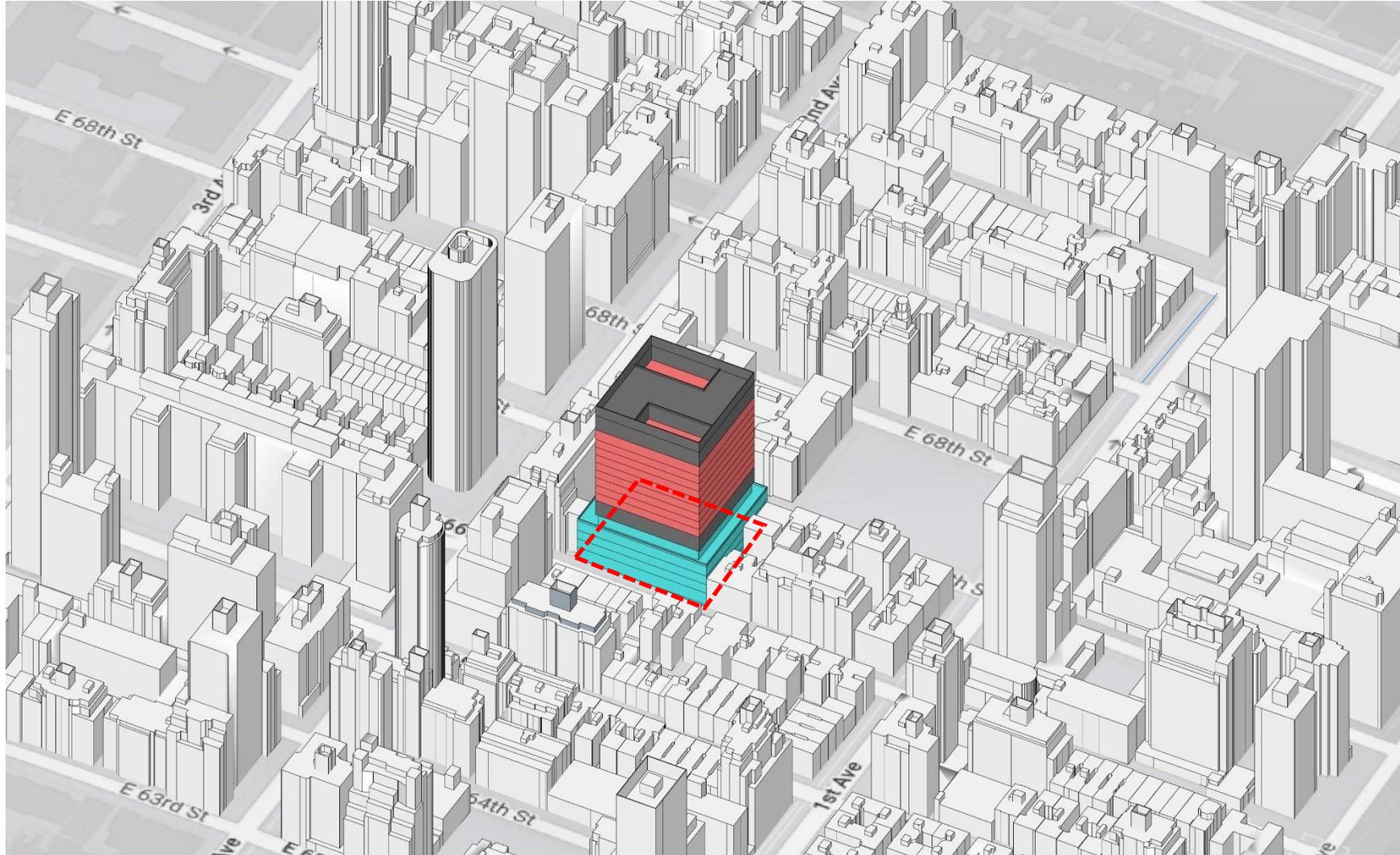
The Blood Center proposal is not similar to other projects using the same special permit

- The **Alexandria Center** was rezoned from R8 to C6-2, which increased the range of permitted uses but did not increase maximum allowable FAR (R8 equivalent)
- The Blood Center proposal would not only introduce a commercial use to the midblock, but would also dramatically increase maximum FAR (4.0 FAR or 5.1 in very limited cases) to 10.0 (R9 equivalent)
- Alexandria is part of a larger high density (R8) institutional campus including Bellevue and NYU. The Blood Center site is not part of a campus and the proposed project would be dramatically inconsistent in use and bulk with the surrounding R8B midblock context
- Alexandria's zoning lot abuts a wide Street; the Blood Center does not
- Alexandria's two main buildings have floor plates of 25,120 SF and 18,105 SF, smaller than the Blood Center's 32,600 SF. Moreover, Alexandria's typical floor plates collectively cover just 34% of the zoning lot. The Blood Center's proposed tower floor plates would cover 72% of the zoning lot
- In sum, the proposed intensity of development on the Blood Center site is higher than the Alexandria Center and much more discordant with surrounding context

The Audubon Research and Technology Park (3 buildings) also uses the special permit and has nothing in common with the Blood Center proposal

- The three **Audubon** lots were rezoned from R8 (C1-4) and C4-4 to C6-2, which, like Alexandria, did not increase the maximum allowable FAR for community facility uses (R8 and R7 equivalent) but expanded permitted commercial uses. By contrast, the Blood Center proposal would increase both the allowable FAR and the intensity of uses
- Like Alexandria, Audubon is a part of a larger campus environment, (New York Presbyterian and Columbia's Mailman School of Public Health) which is absent in the Blood Center proposal
- All buildings at Audubon abut wide streets on three sides, while the Blood Center abuts no wide street
- Collectively, Audubon's three zoning lots sum to 110,751 SF. Above the base, the buildings at Audubon cover 59,539 SF, or 54% of their zoning lots. This compares to 72% for the Blood Center above the base
- Each of the Audubon buildings are much smaller in floor plate size and height than the proposed Blood Center and more consistent in bulk and use with the surrounding zoning and built context. (e.g. western portion of campus zoned R8, and blocks to the east across Audubon Avenue are zoned C4-4)

Proposed Blood Center



Zoning District: R8B (existing)
C2-7 (proposed)
Year Built: Proposed
Proposed Use Group 4 and 9
Proposed Typical Floor Plate: 32,600 sf
Zoning Lot Size: 45,187 sf

- Proposed Use Group 9
- Proposed Use Group 4
- Proposed Mechanical
- Zoning Lot

Alexandria Center

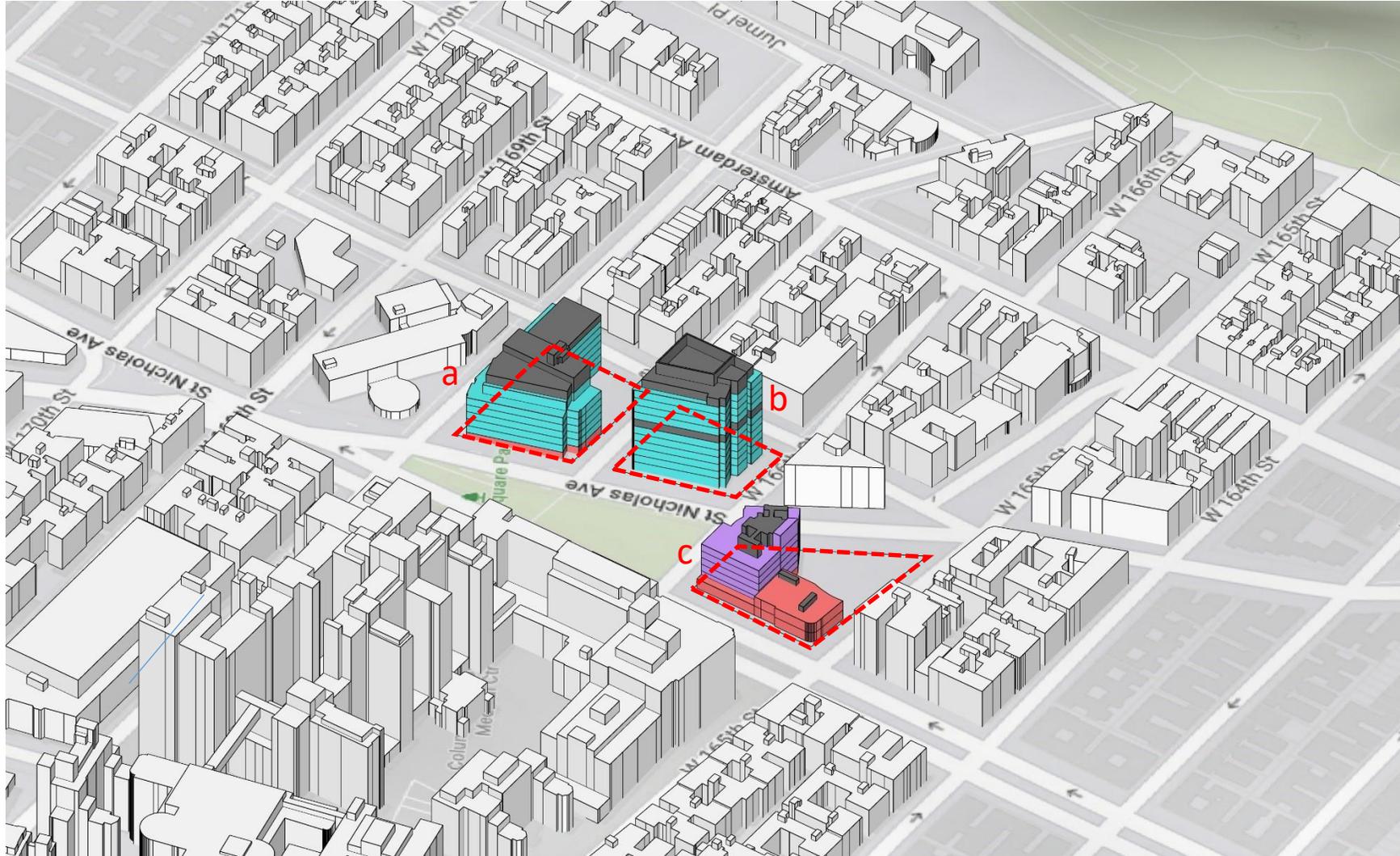


Zoning District: C6-2 (R8 Equivalent)
Year Built: 2008-2011
Use Group 17
Typical Floor Plate: 25,120 sf (west)
18,105 sf (east)
Zoning Lot Size: 129,000 sf



-  Use Group 17
-  Use Group 6
-  Use Group 4
-  Use Group 3 & 3A
-  Mechanical
-  Zoning Lot
-  Campuses (NYU & Bellevue)

Audubon Research & Technology Park



Zoning District: C6-2

Year Built: 1996 (a)

2001 (b)

1993 (c)

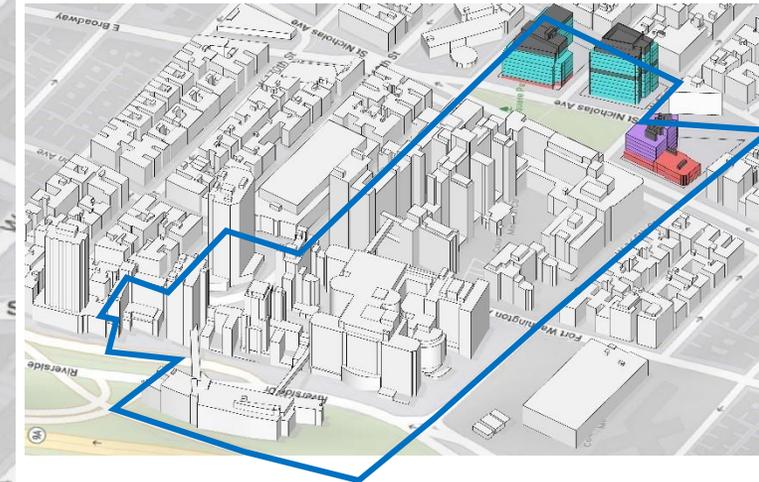
Use Group 4 & 17 (small amount UG 6)

Typical Floor Plate: 29,220 sf (a)

17,056 sf (b)

13,263 sf (c)

Sum of Zoning Lots Size: 110,751 sf



Use Group 17

Zoning Lot

Use Group 6

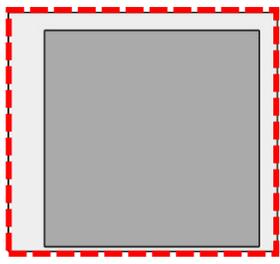
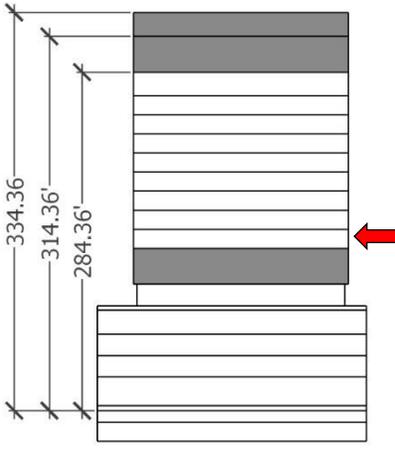
Campus

Use Group 4

Use Group 3 & 3A

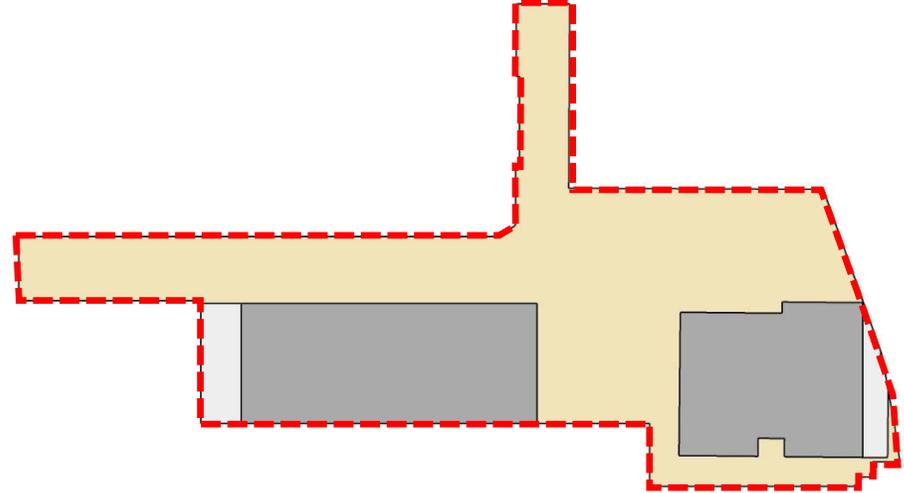
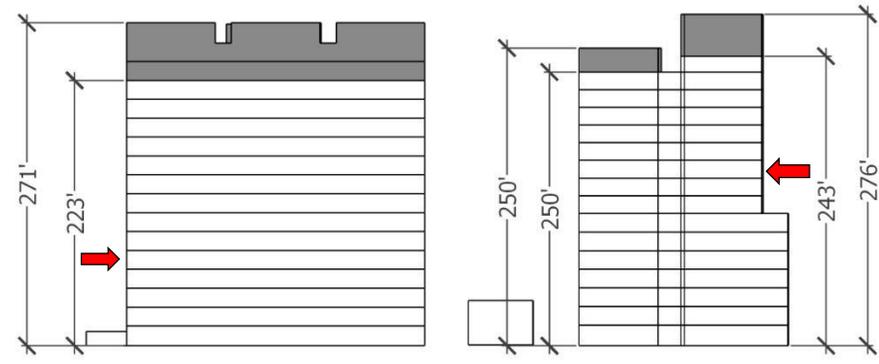
Mechanical

Blood Center



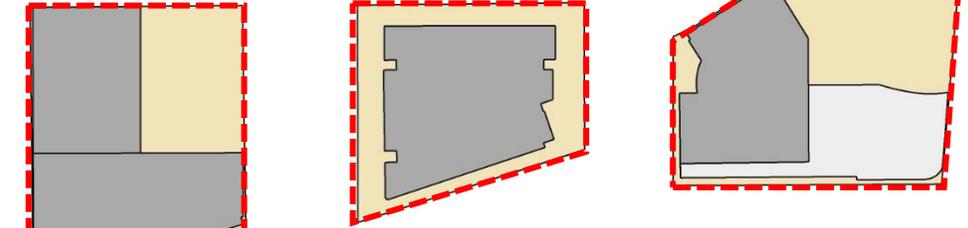
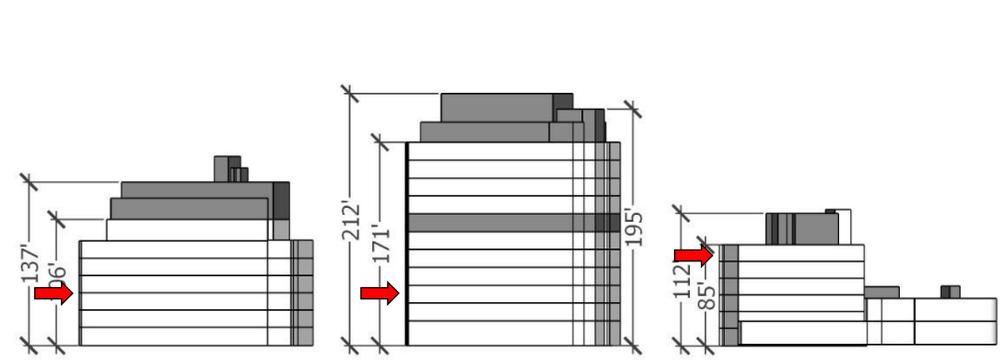
Existing Zoning District: R8B
 Proposed Zoning District: C2-7 (R9 Equivalent)
 Proposed Floor Plate: 32,600 sf
 Zoning Lot Size: 45,187 sf
 Typical Floor Plate Coverage: 72%

Alexandria Center

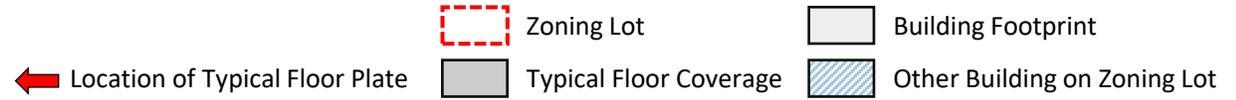


Prior Zoning District: R8
 New Zoning District: C6-2 (R8 Equivalent)
 Floor Plates: 25,120 sf (west)
 18,105 sf (east)
 Zoning Lot Size: 129,000 sf
 Typical Floor Plate Coverage: 34%

Audubon Research & Technology Park



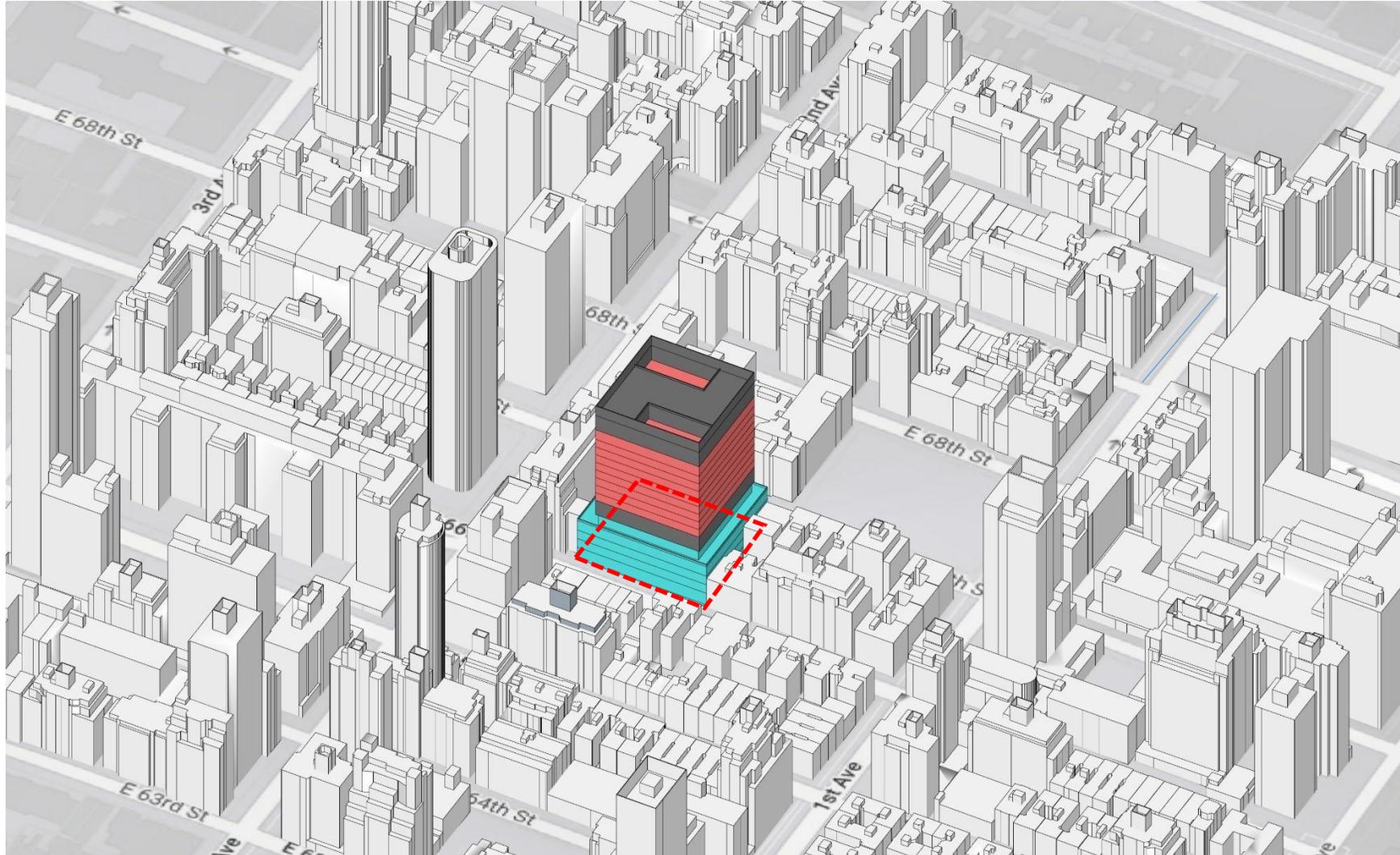
Prior Zoning District: R8 (C1-4)/C4-4 (R8 and R7 Equivalent)
 New Zoning District: C6-2
 Floor Plates: 29,220 sf
 17,056 sf
 13,263 sf
 Zoning Lots Size: 110,751 sf
 Typical Floor Plate Coverage: 54%



The applicant also compares other medical facilities to the Blood Center. Each of these are also a poor fit

- The following pages provide data and 3D images for each of these sites. They show that:
 - All are a part of larger campus environments
 - All are institutional and are permitted as community facility uses
 - In most cases, the typical floor plate is smaller, often much smaller, than the Blood Center
 - In most cases, the facilities are shorter and smaller, while the zoning lots are much bigger, showing much less intensive development than what is proposed at the Blood Center
 - In most cases, the zoning lot abuts a wide street. While the Weill Cornell example does not, that site is on a block zoned R8 that the Commission expressly excluded from the Upper East Side Midblock zoning due to built context inconsistent with R8B zoning and to leave room for just this sort of institutional expansion.

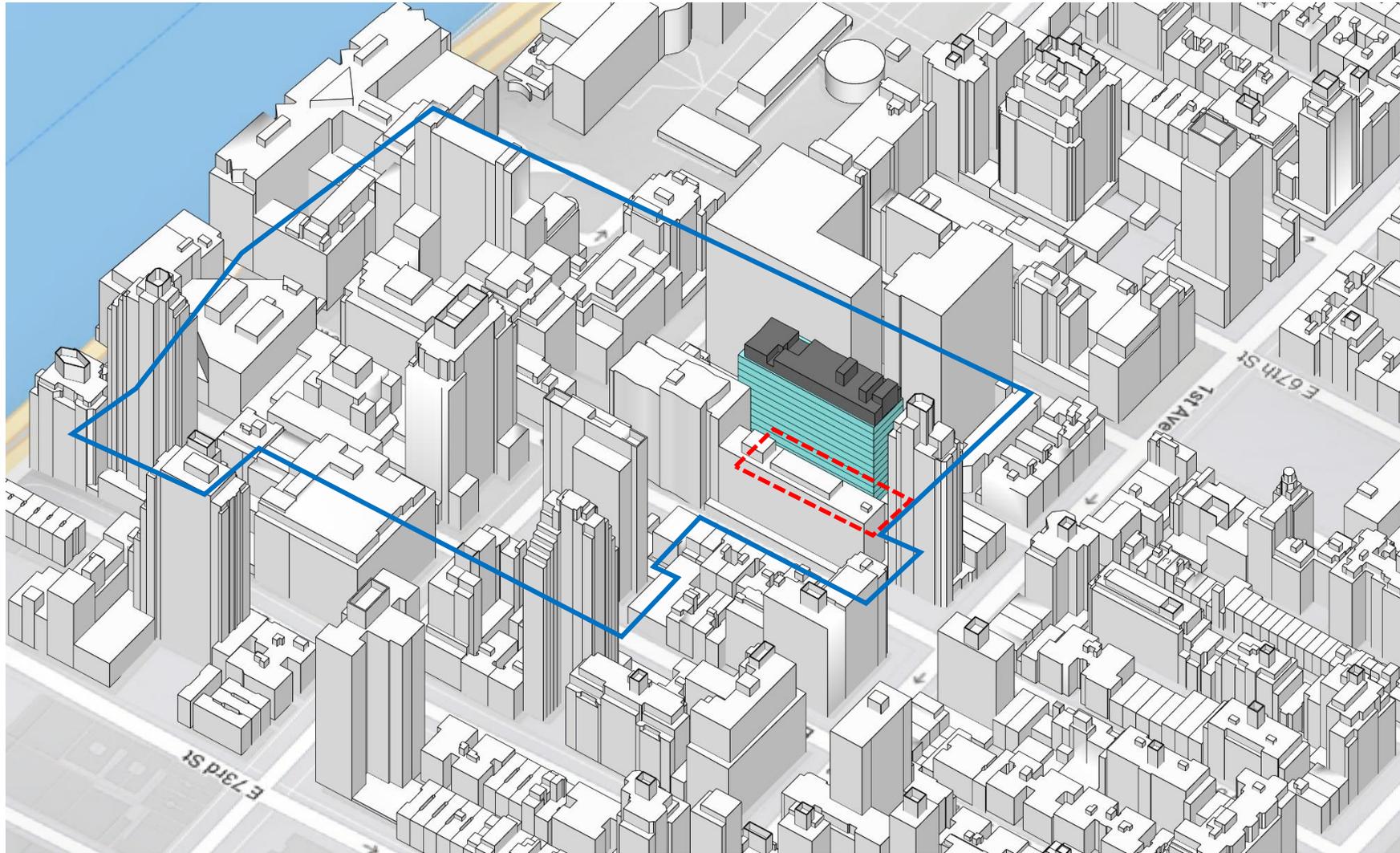
Proposed Blood Center



Zoning District: R8B (existing)
C2-7 (proposed)
Year Built: Proposed
Proposed Use Group 9
Proposed Typical Floor Plate: 32,600 sf
Zoning Lot Size: 45,187 sf

- Proposed Use Group 9
- Proposed Use Group 4
- Proposed Mechanical
- Zoning Lot

Weill Cornell Belfer Research Building

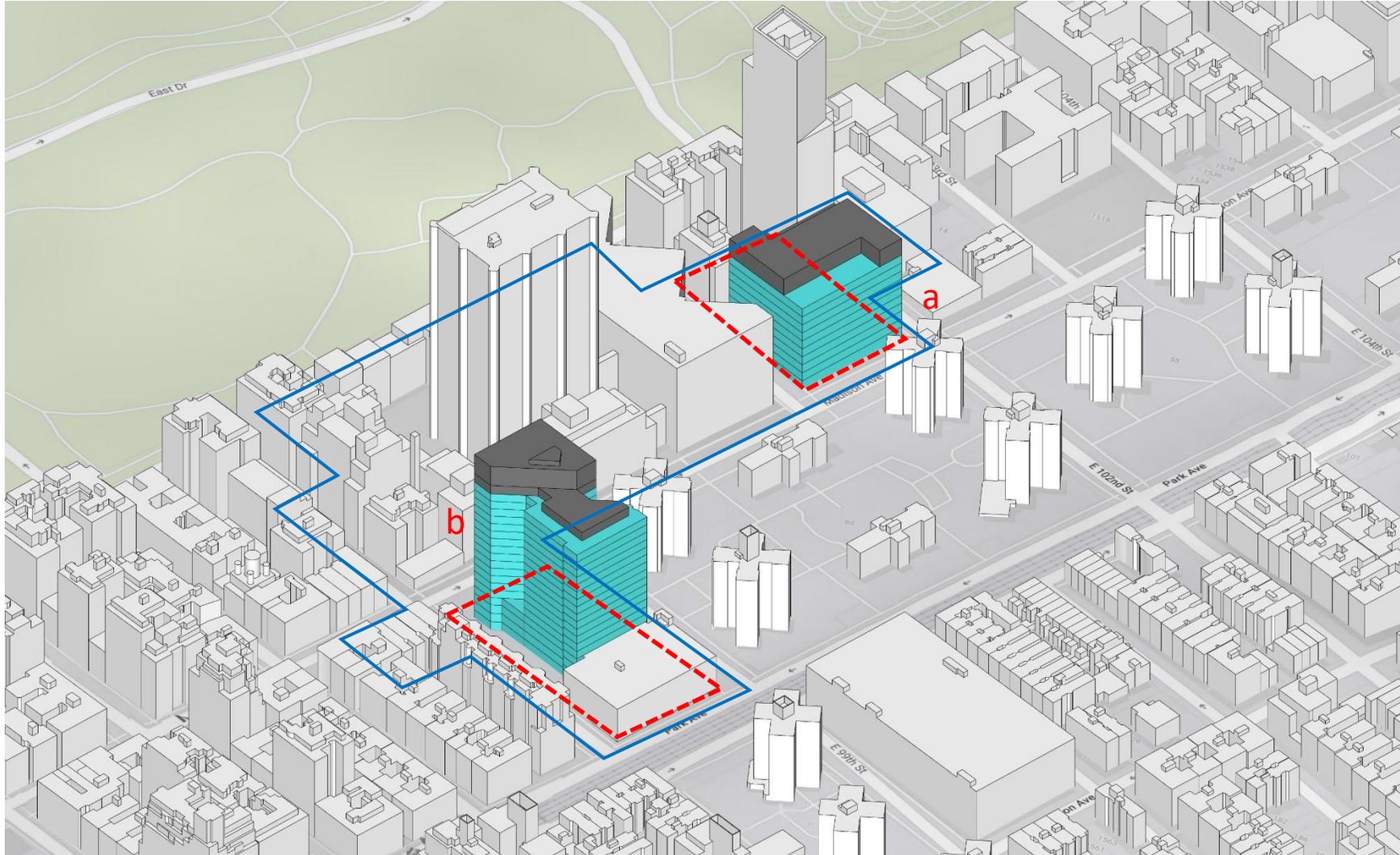


Zoning District: R8
Year Built: 2011
Use Group 3
Typical Floor Plate: 22,536 sf
Zoning Lot Size: 26,117 sf *

- Use Group 17
- Use Group 6
- Use Group 4
- Use Group 3 & 3A
- Mechanical
- Zoning Lot
- Campus

* Part of a large-scale special permit that allowed floor area to be transferred between zoning lots

Mount Sinai Leon and Norma Hess Center for Science and Medicine & School of Medicine Icahn Medical Institute



Leon and Norma Hess Center for Science and Medicine (a)

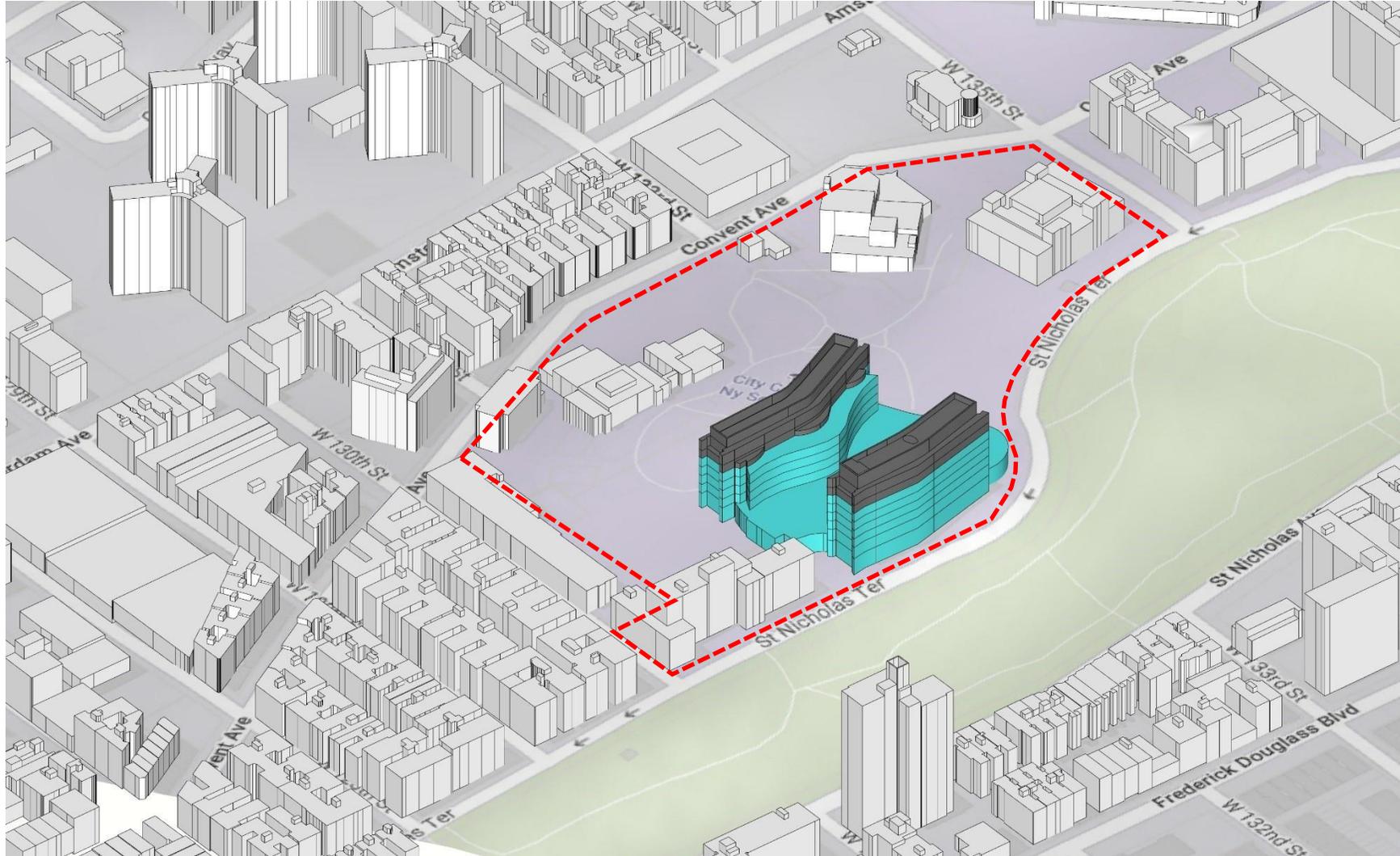
Zoning District: R9 & P1
Year Built: 2012
Use Group 4
Typical Floor Plate: 29,830 sf
Zoning Lot Size: 48,082 sf

School of Medicine Icahn Medical Institute (b)

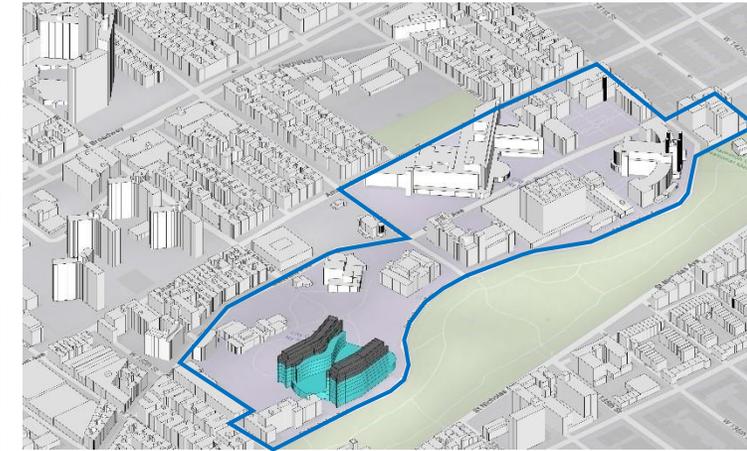
Zoning District: C1-5 & R7-2
Year Built: 1997
Use Group 4
Typical Floor Plate: 27,961 sf
Zoning Lot Size: 80,732 sf

- | | |
|--|--|
|  Use Group 17 |  Zoning Lot |
|  Use Group 6 |  Campus |
|  Use Group 4 | |
|  Use Group 3 & 3A | |
|  Mechanical | |

CUNY Advanced Science Research Center

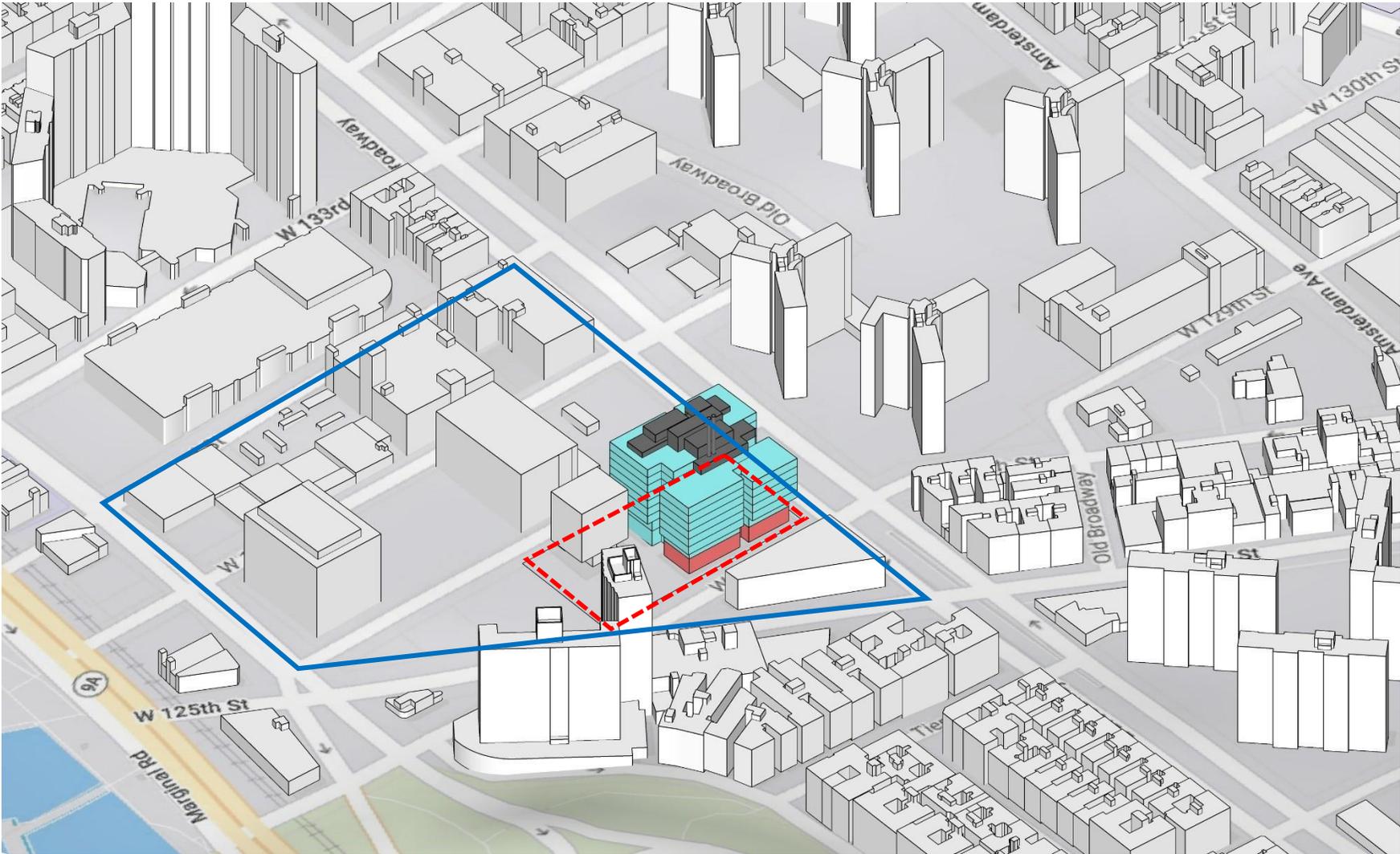


Zoning District: R7-2
Year Built: 2014
Use Group 4
Typical Floor Plate: 25,120 sf (west)
30,448 sf (east)
Zoning Lot Size: 760,840 sf



- Use Group 17
- Use Group 6
- Use Group 4
- Use Group 3 & 3A
- Mechanical
- Zoning Lot
- Campus

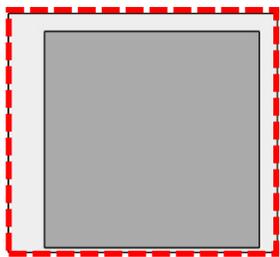
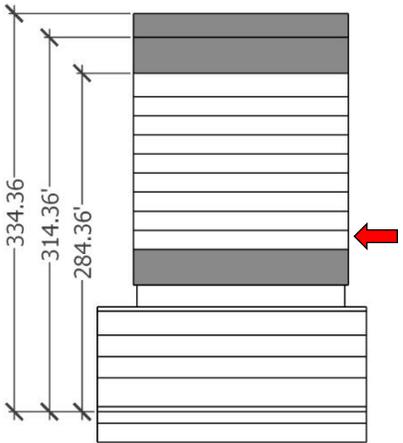
Jerome L. Greene Science Center



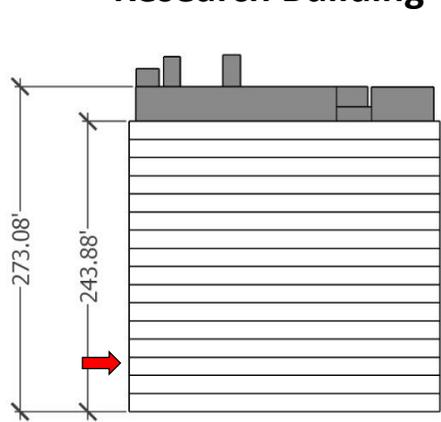
Zoning District: C6-1 & MMU
Year Built: 2014
Use Group 3A
Typical Floor Plate: 38,096 sf
Zoning Lot Size: 96,621 sf

- Use Group 17
- Use Group 6
- Use Group 4
- Use Group 3 & 3A
- Mechanical
- Zoning Lot
- Campus (Owned by Columbia University)

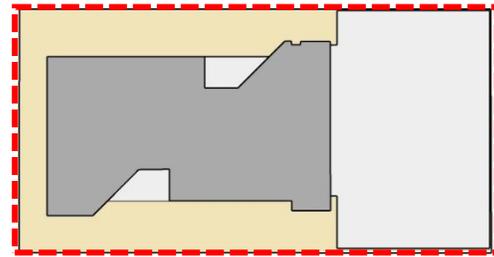
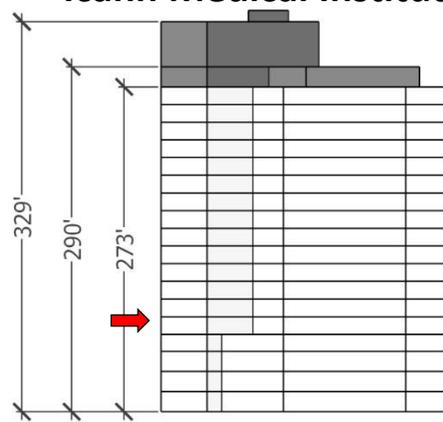
Blood Center



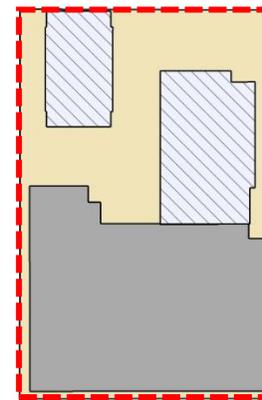
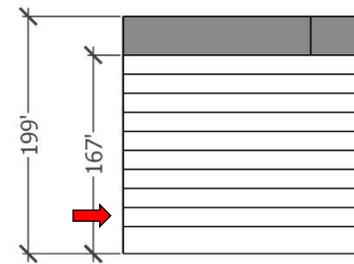
Weill Cornell Belfer Research Building



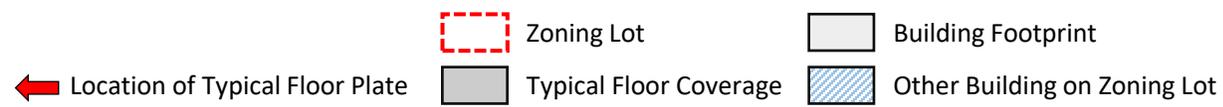
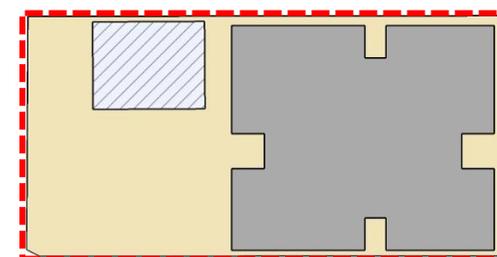
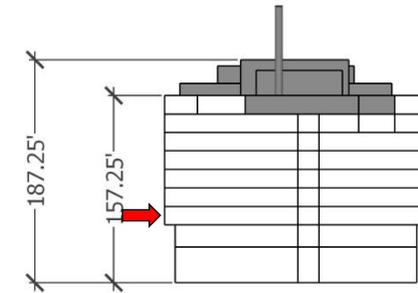
School of Medicine Icahn Medical Institute



Leon & Norma Hess Center for Science and Medicine

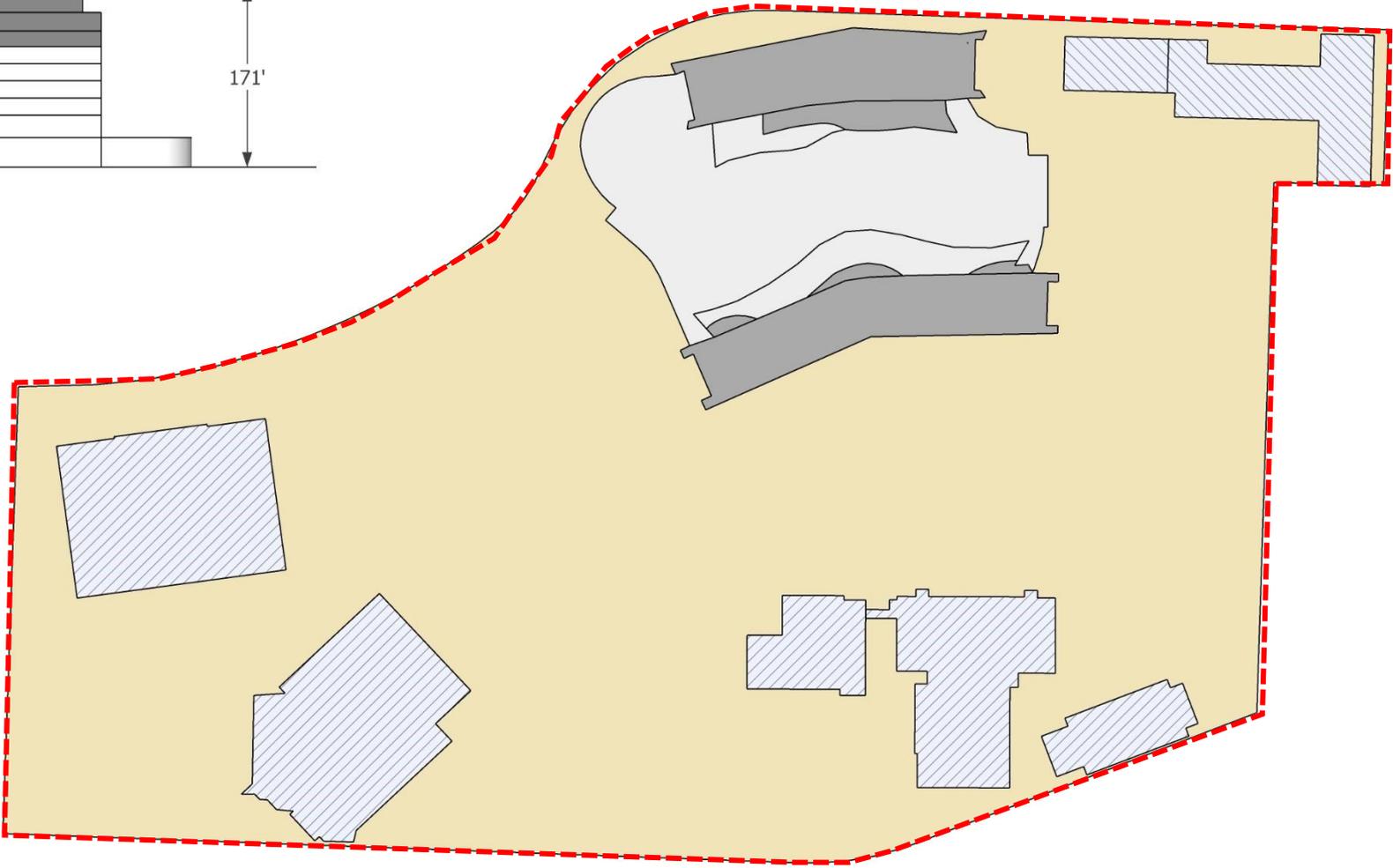
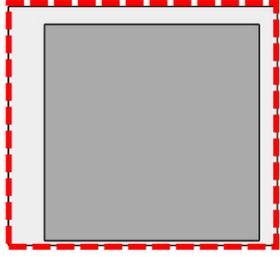
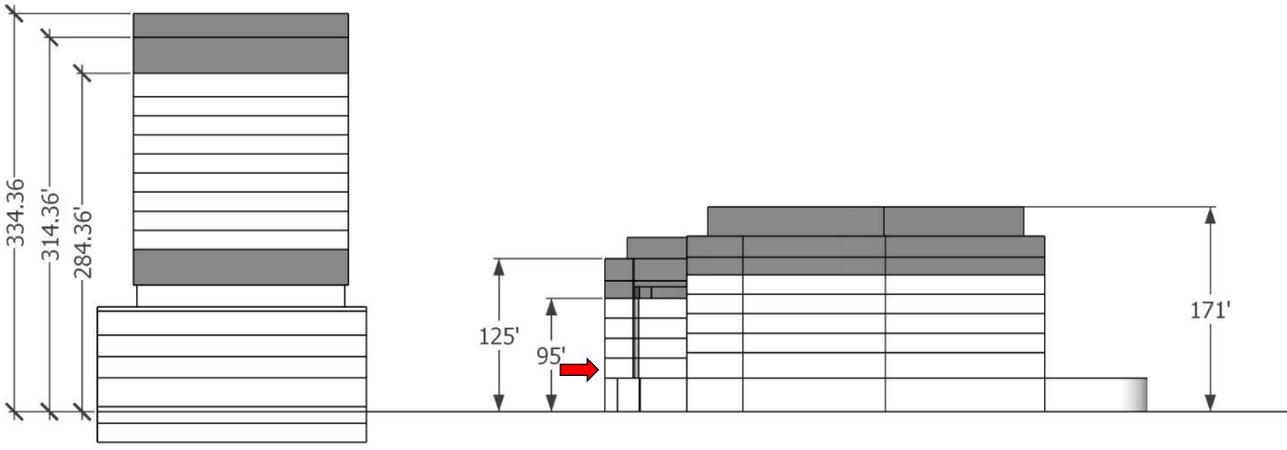


Jerome L. Greene Science Center



Blood Center

CUNY Advanced Science Research Center

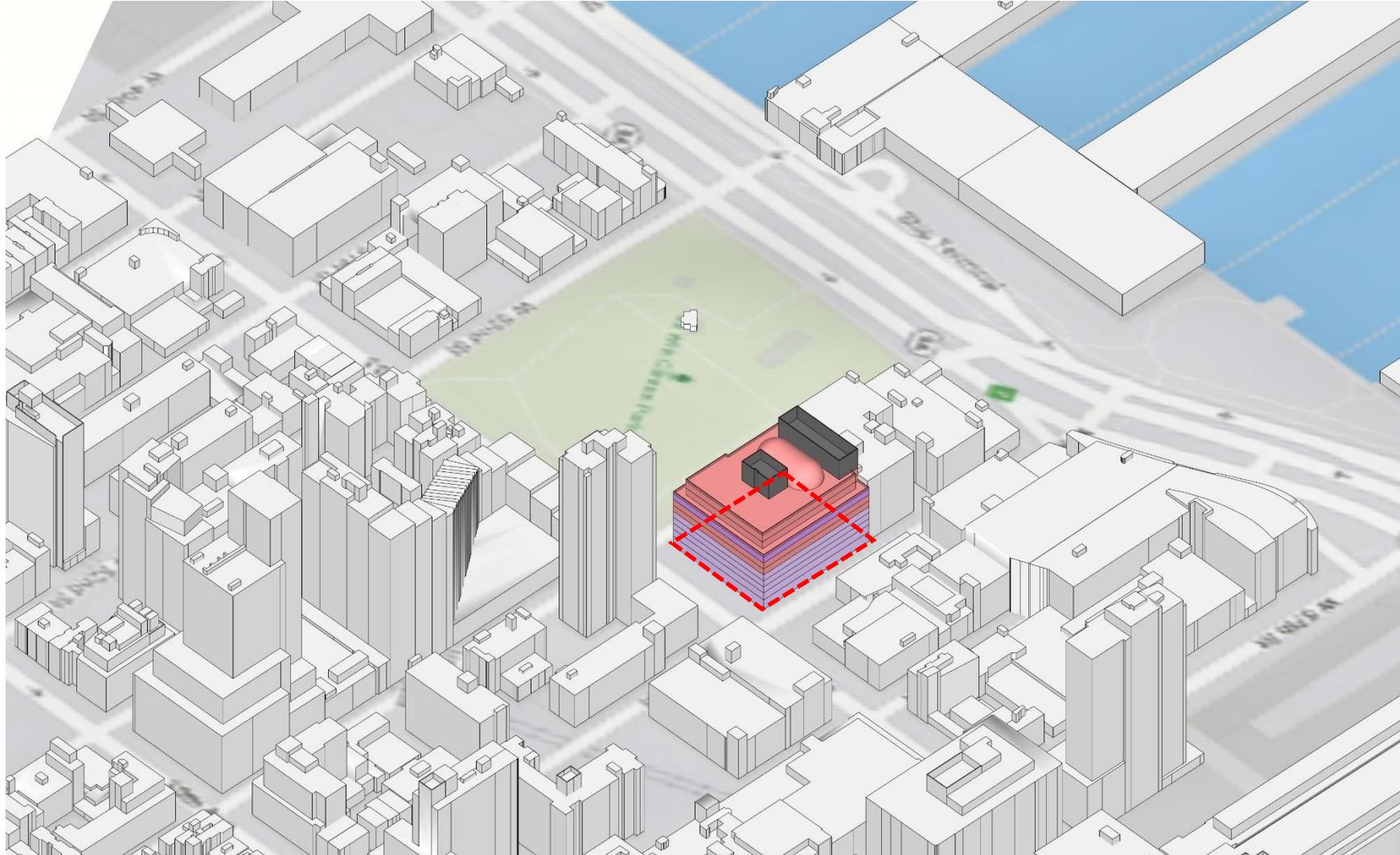


- Zoning Lot
- Location of Typical Floor Plate
- Typical Floor Coverage
- Building Footprint
- Other Building on Zoning Lot

The Blood Center proposal should be compared to recent lab projects in commercial and manufacturing zones, like 787 Eleventh Avenue

- The Blood Center proposal has more in common with recent commercial lab projects than any of the applicant's examples, underscoring that a project with this combination of use, floor plate size, height and lot coverage does not belong on the proposed project site.
- Mount Sinai recently announced that it was taking three full floors in 787 Eleventh Avenue, an existing industrial building built in 1929 in an M2-4 district, for their life science research center
- Proposed with a mix of UG 6, 16 and 17, the typical floor plate size is close to the Blood Center and the lot size is identical. It has no open space and is not a part of a campus environment
- But unlike the Blood Center, 787 Eleventh Avenue abuts a wide street and is shorter - 10 stories and 178 feet to the top of its mechanicals, compared to the Blood Center's 16 stories and 334 feet
- And unlike the Blood Center, adjacent areas are zoned for comparable uses and/or bulk (e.g. M2-3, M1-5, R9, C6-3X)

787 Eleventh Avenue



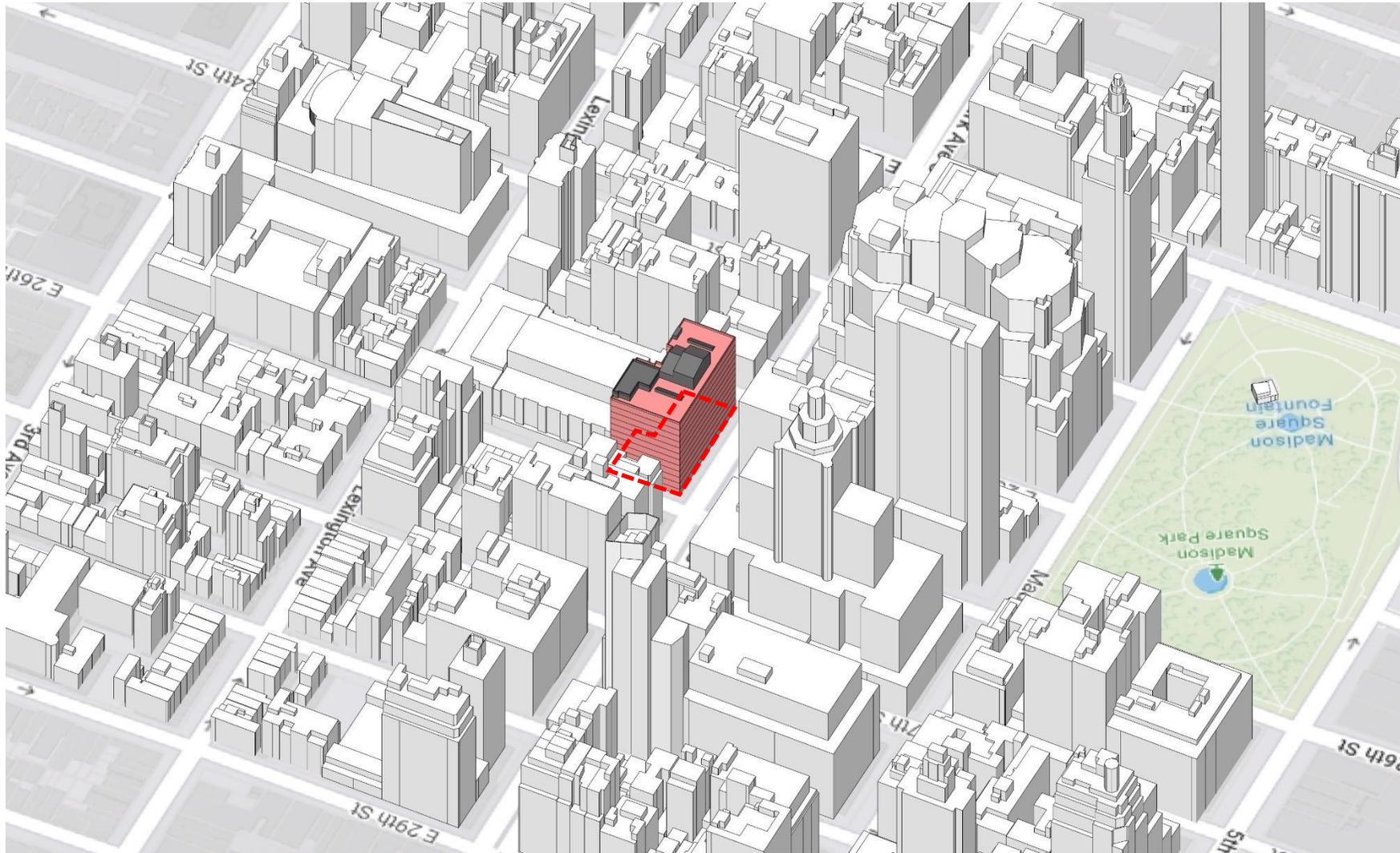
Zoning District: M2-4
Year Built: 1929
Use Group 6, 16, 17 (A,B,C,D,E)
Typical Floor Plate: 45,077 sf
Zoning Lot Size: 45,187 sf

- Use Group 16
 - Use Group 17
 - Use Group 6
 - Use Group 4
 - Use Group 3 & 3A
 - Mechanical
-  Zoning Lot

The Blood Center proposal is also more like 345 Park Ave South -- the Cure Building

- The Cure Building at 345 Park Avenue South is located in a historic office building constructed in 1913 and located in a C6-4A district. The building has been renovated for commercial life science tenants as UG 6 with “accessory non-production laboratory uses,” which would otherwise be known as UG 9 if not for their accessory status
- The Cure covers the entire block front between East 25th and 26th Street along Park Avenue South. Thus, like the Blood Center, it has high lot coverage, is not a part of a campus environment and there is no open space
- The Cure’s lot size is smaller, but still yields relatively large floor plates -- just over 20,000 SF
- However, unlike the Blood Center, the Cure is located on a wide street, surrounded by other high density commercial zoning districts (nearby blocks are zoned C6-4, C5-3 and C5-3A). It is also shorter -- 12 stories and 207 feet to the top of its mechanicals, compared to the Blood Center’s 16 stories and 334 feet

345 Park Avenue South – Cure Building



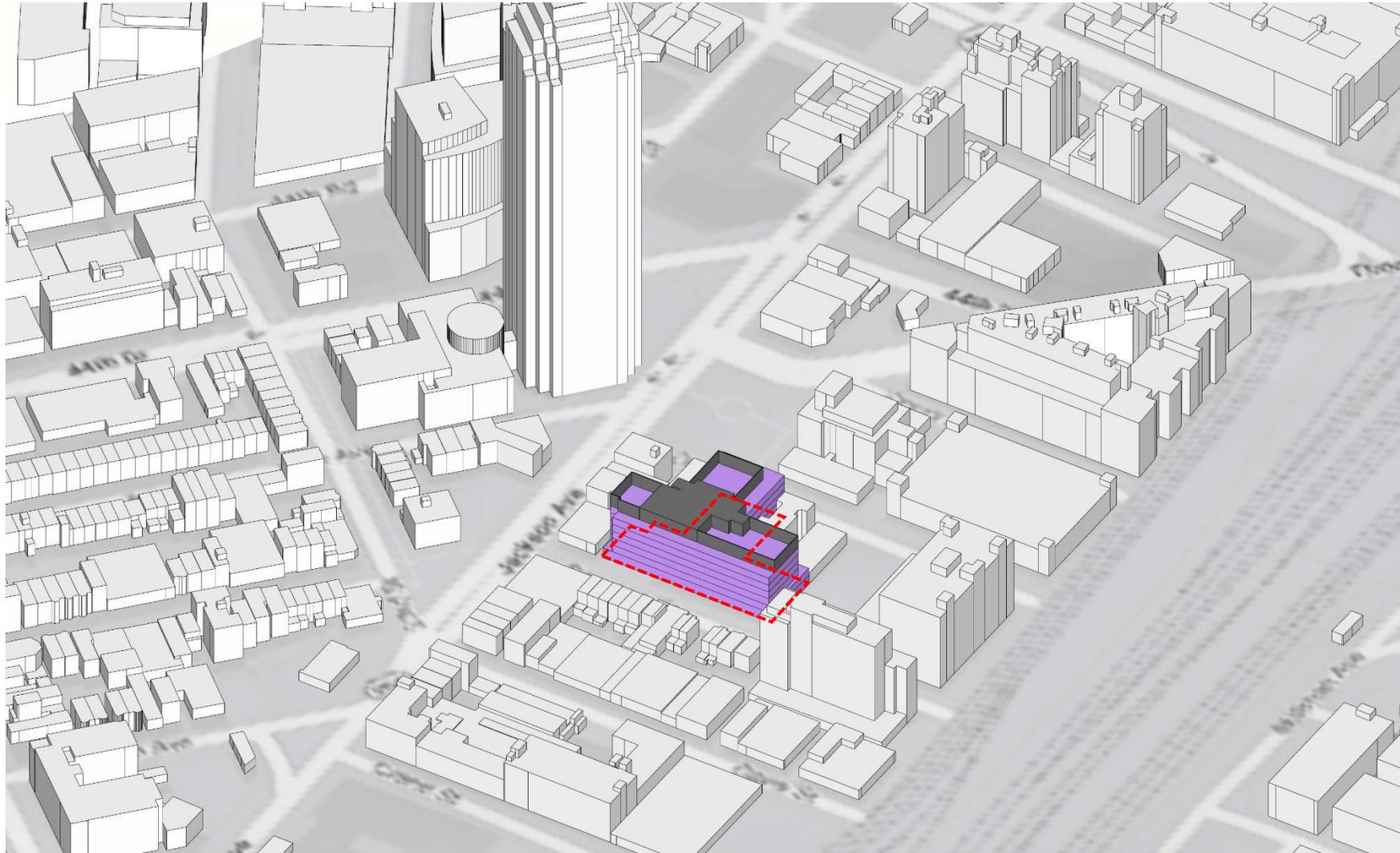
Zoning District: C6-4A
Year Built: 1913
Use Group 6
Floor Plate: 20,020 sf
Zoning Lot Size: 20,737 sf

-  Use Group 17
-  Use Group 6
-  Use Group 4
-  Use Group 3 & 3A
-  Mechanical
-  Zoning Lot

The Blood Center proposal is also like 45-18 Court Square, the Innolabs Building

- The Innolabs Building at 45-18 Court Square is a gut rehabilitation and combination of three historic (~1920) industrial buildings in Long Island City. Innolabs has been renovated for life science tenants in UG 17 throughout, and is located in a M1-5/R7-3 district
- Like the Blood Center, Innolabs has high lot coverage, is not a part of a campus environment and there is no appreciable open space
- The Innolabs lot is slightly smaller than the Blood Center's – 36,875 SF, and its typical floor plate would be almost identical at 32,618 SF
- Even though it has some wide street frontage, like the Cure and 787 Eleventh, Innolabs is just six stories at its tallest point, and 101 feet to the top of its mechanicals. This compares to the Blood Center's 16 stories and 334 feet and lack of any wide street frontage
- Surrounding zoning is primarily M1-5/R7-3, or C5-3 (across Jackson Avenue)

45-18 Court Square – Innolabs Building



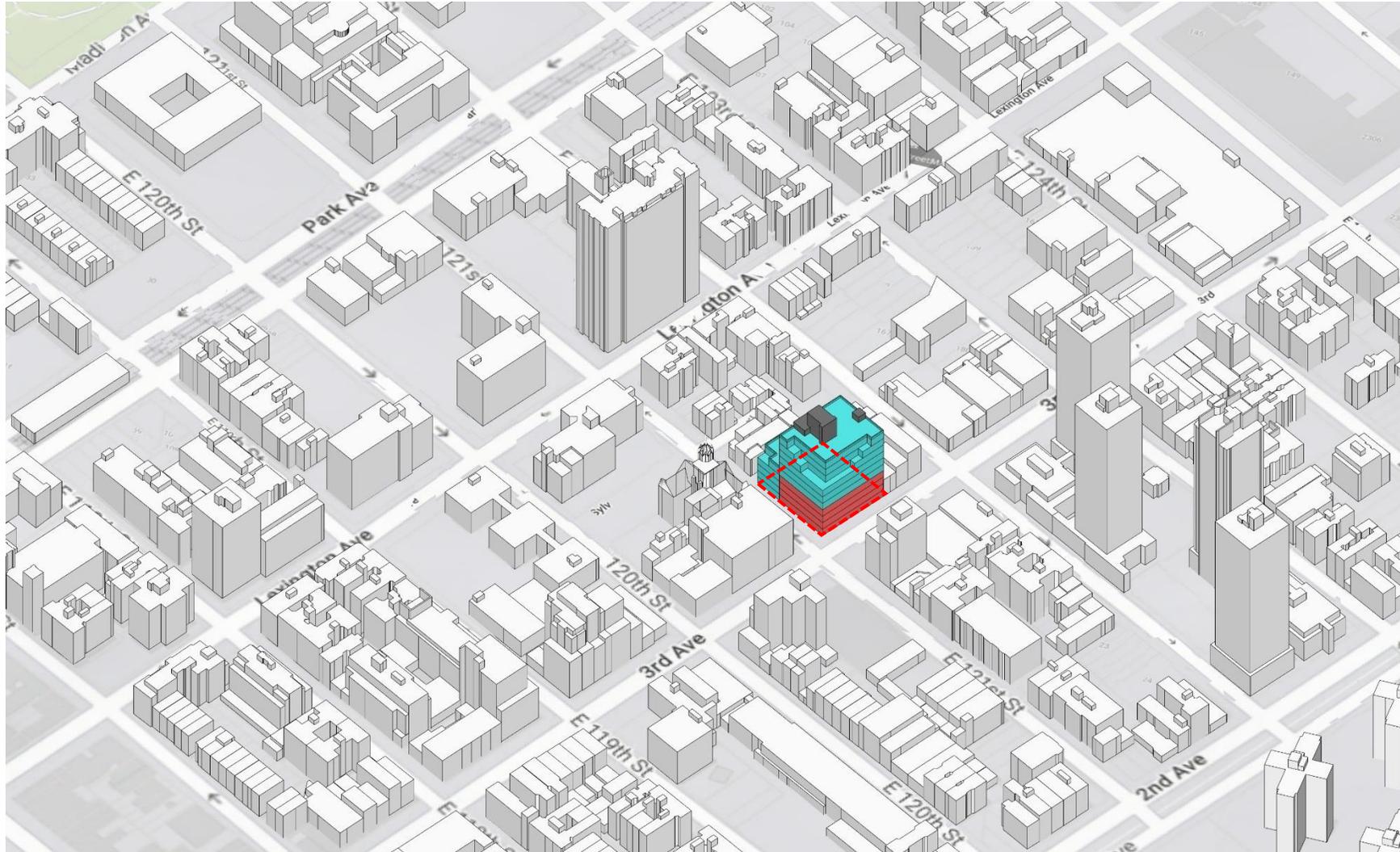
Zoning District: M1-5 / R7-3 & LIC
Year Built: 1920
Use Group 6
Floor Plate: 32,618 sf
Zoning Lot Size: 36,875 sf

- Use Group 17
- Use Group 6
- Use Group 4
- Use Group 3 & 3A
- Mechanical
- Zoning Lot

The Blood Center proposal is also like the proposed building at 2226 Third Avenue in East Harlem

- This proposed new construction just got zoning approval in August 2021. Located in a split C4-6/R7B district, the applicant has already stated their intention to apply for a rezoning to extend the C4-6 district into the mid-block, which is currently zoned R7B, saying the C4-6 extension would: “provide greater flexibility to attract additional life science tenants for the proposed development and provide greater flexibility in use without increasing the proposed floor area or building size”
- This applicant seems to understand that the scale of buildings produced by the R7B is appropriate for midblocks. Like the R8B, R7B is a preservation zoning district and produces a slightly smaller building than the R8B
- While smaller than the Blood Center (18,973 SF zoning lot, and 12,585 typical floor plate), the uses proposed at 2226 Third Avenue are identical to the Blood Center, mixing institutional uses (UG4) and commercial tenants that would take UG9 space. The only open space proposed is in the required rear yard of the R7B portion of the lot
- Unlike the Blood Center, 2226 Third Avenue fronts a wide street and is proposed at 10 stories and 185 feet to the top of its mechanicals. This compares to the Blood Center’s 16 stories and 334 feet and lack of wide street frontage

2226 Third Avenue



Zoning District: C4-6 / R7B
Year Built: Proposed
Use Group 4, 9
Floor Plate: 12,585 sf
Zoning Lot Size: 18,973 sf

-  Use Group 17
-  Use Group 9
-  Use Group 4
-  Use Group 3 & 3A
-  Mechanical
-  Zoning Lot

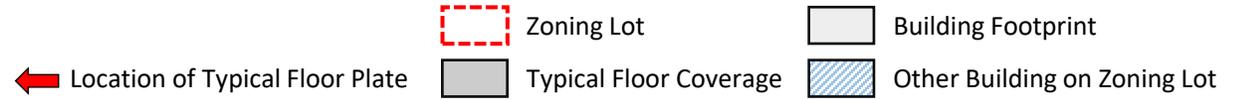
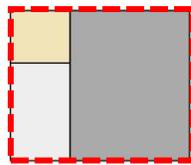
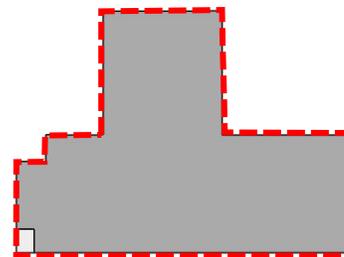
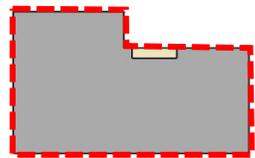
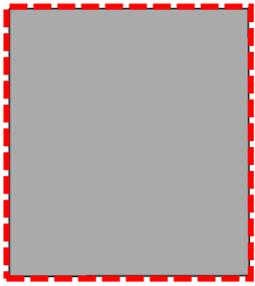
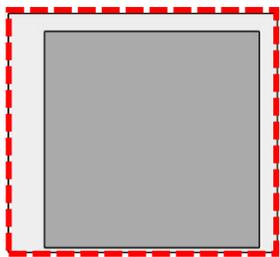
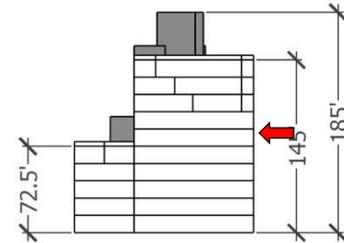
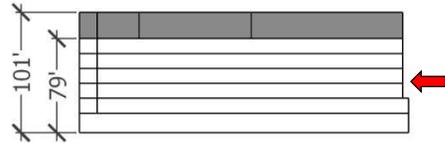
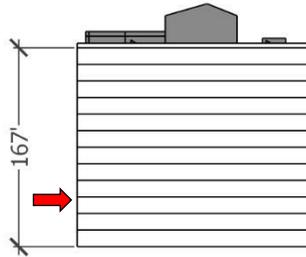
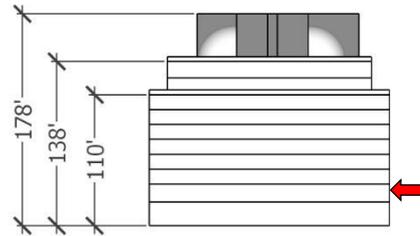
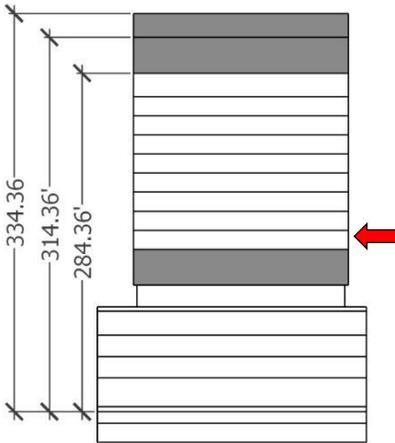
Blood Center

787 Eleventh Avenue

**345 Park Avenue
South – Cure Building**

**45-18 Court Square
Innolabs Building**

2226 Third Avenue



The Intensity of Development Proposed for the Blood Center Site has no Comparison. It's Unprecedented.

The institutional and special permit examples cited by the Applicant as comparators are not comparable at all;

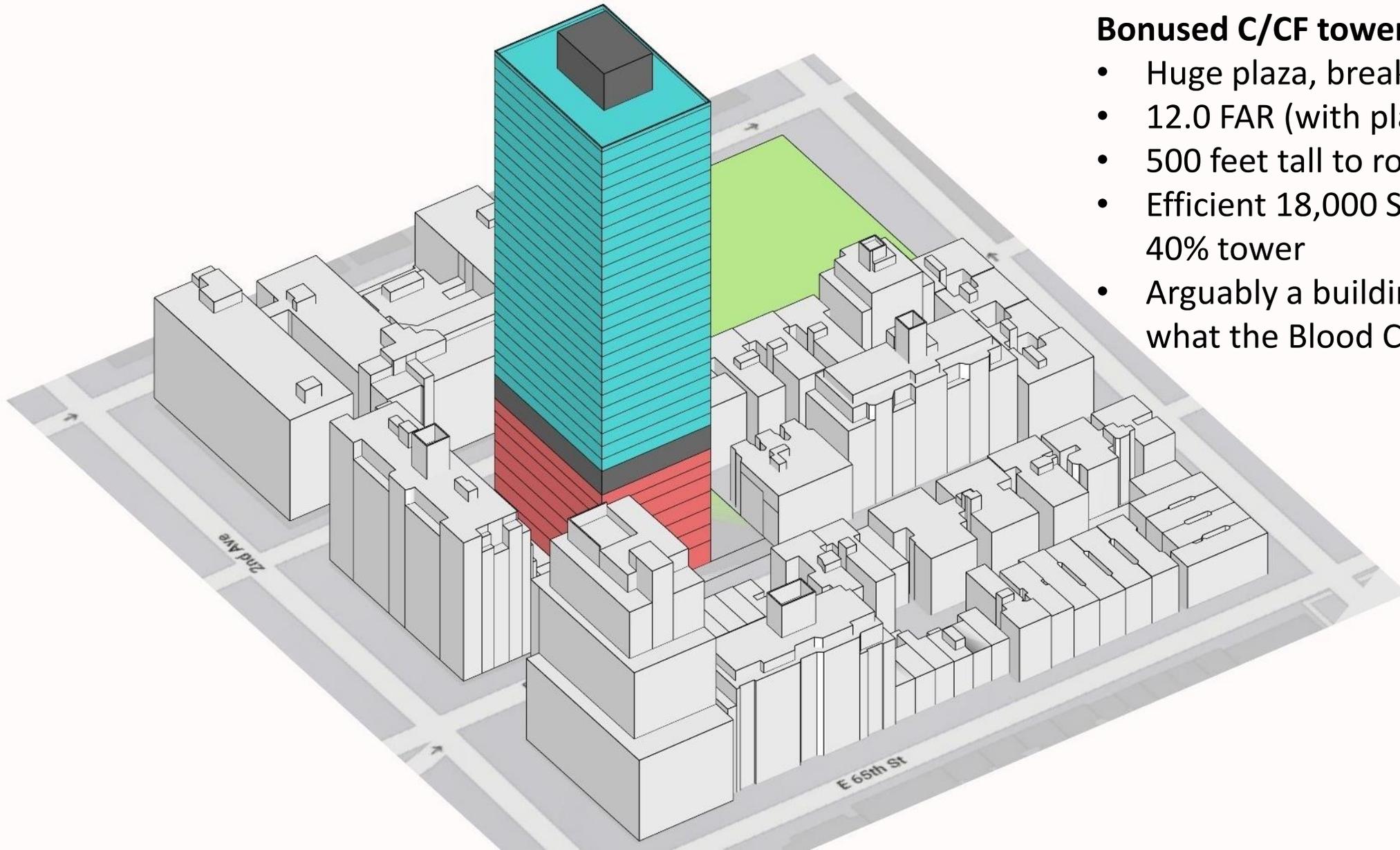
- They are all parts of larger campus environments;
- Almost all have smaller floorplates, and the exception (Jerome Green) has only 39% lot coverage, fronts a wide street and is only 187' to the top of its mechanicals;
- The typical floor plates of all but one of these examples cover much less of their zoning lots, ranging from 7% (CUNY) to 34% (Alexandria) to 62% (Mt. Sinai, Leon & Norma Hess Center) and thus have more open space. The exception – Weill Cornell Belfer – has much smaller floorplates and is on a block expressly excluded from the R8B zoning.
- All are shorter than the proposal, and the one building that exceeds 300 feet – Mt. Sinai Icahn School -- abuts two wide streets, and has smaller floorplates, larger setbacks and only 35% lot coverage for the typical floor.
- All but Weill Cornell Belfer abut at least one wide street. Belfer is 60 feet shorter, has much smaller floorplates, and is part of a large scale plan that allowed transfer of FAR from another lot on the Weill Cornell campus.
- None occupy a midblock within an R8B or other contextual residential district or otherwise clash so dramatically with nearby zoning.

The Blood Center's proposed building is much more similar to commercial developments we identified;

- high lot coverage and minimal setbacks
- stand-alone developments, separated from any institutional campus
- But even here, all the buildings have less height, and in some cases, smaller floorplates, and access to wide streets, and all are in either high density commercial districts, or in medium density M districts without a height limit

The Blood Center proposal remains without parallel in New York City; it is extreme, especially considering its surroundings and location on only narrow streets

Finally, a C2-7 district at this location would allow for a standard tower, that uses the plaza bonus, which could produce this as-of-right:



Bonused C/CF tower:

- Huge plaza, breaking the streetwall
- 12.0 FAR (with plaza bonus)
- 500 feet tall to roof
- Efficient 18,000 SF floor plates with 40% tower
- Arguably a building form worse than what the Blood Center is proposing

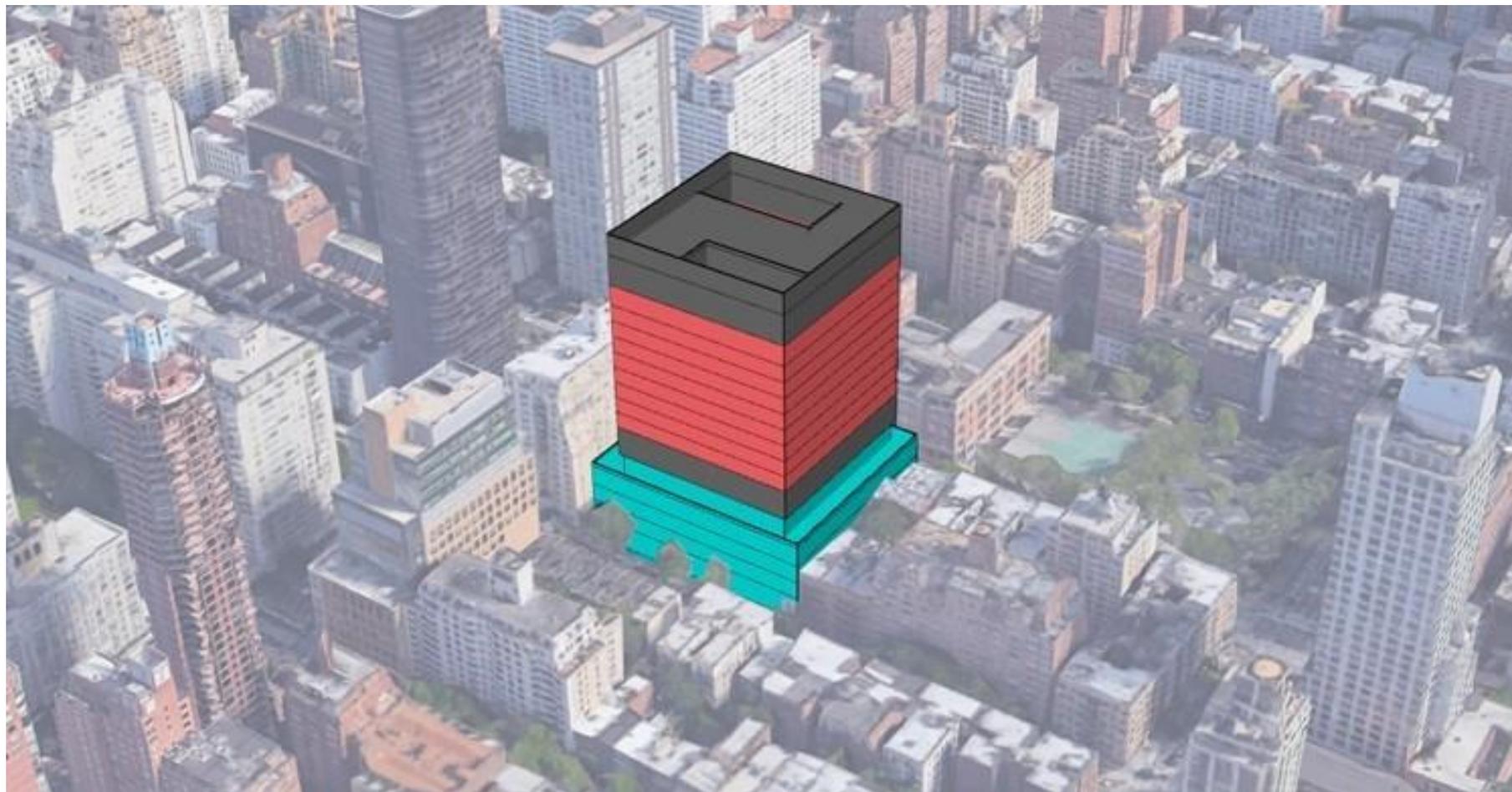


George M. Janes
& Associates
250 E. 87th Street
New York, NY 10128

Tel: 646.652.6498
george@georgejanes.com

FRIENDS
of the UPPER EAST SIDE
HISTORIC DISTRICTS

Comparisons to the NY Blood Center Proposal



September 10, 2021



DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK
MANHATTAN OFFICE

UPPER EAST SIDE
MIDBLOCK STUDY

STUDY DESCRIPTION AND
PROPOSAL

February 1985

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BACKGROUND

On May 24, 1984, the Board of Estimate passed the West Side zoning package, which introduced into the Zoning Resolution a set of alternatives to the low-coverage tower and plaza regulations formulated in 1961. A key element of that package was an R8B zoning district for residential midblocks which encourages new development to match the low and mid-rise scale of existing buildings.

Ensuring that new development does not jeopardize the integrity of existing midblock context is not an issue which is limited to the Upper West Side. Studies of the Yorkville area of the Upper East Side done by City Planning in 1982-83 demonstrated incompatibility between the zoning regulations and the midblock building characteristics. Community Board 8 expressed similar concerns during its review of the West Side rezoning, and passed a resolution urging that the midblocks of the Upper East Side be considered for the R8B mapping.

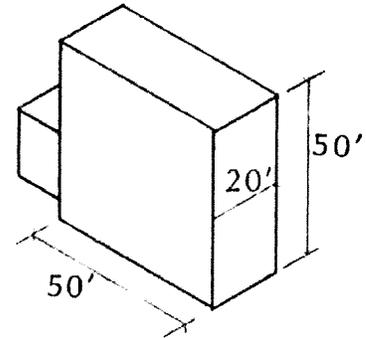
In June 1984, City Planning initiated a study of the 175 midblocks in Community Board 8 zoned R7-2 or R8. (See Map 1) The present report outlines the results of this work, and offers a proposal for public review and discussion.

EXISTING CONDITIONS

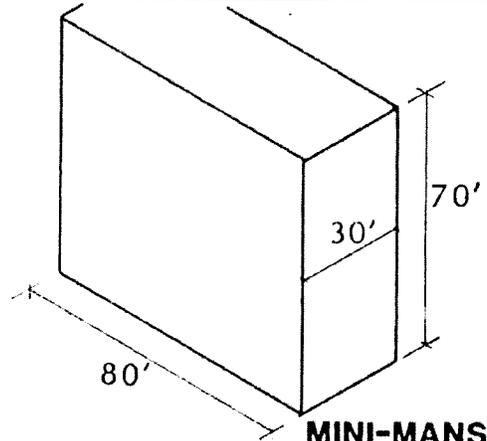
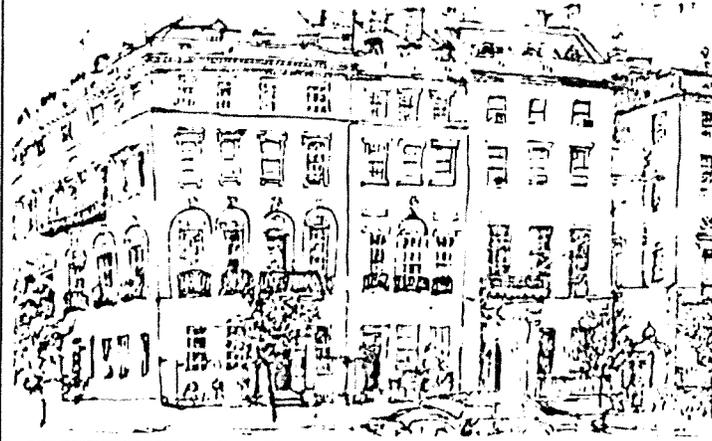
Building Characteristics

The midblocks on the Upper East Side are an identifiable environment characterized by a consistent scale and street relationship. This consistency is defined in large part by the recurrence of three similar building types (Diagram 1).

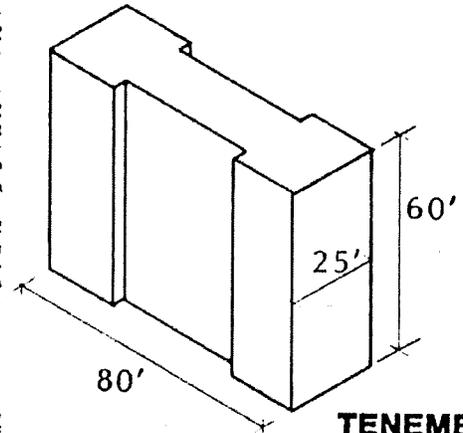
- o The 3-to 5-story, 50-to 60-foot high brownstones or limestones are set back 5 to 10 feet from the street line where they form continuous walls of varying length with uniform setback and cornice lines. The FARs range from 1.8 to 4.
- o The 4-to 6-story, 55-to 70-foot high mini-mansions are built to the street line, wider than brownstones and extend deep into the lot. Mini-mansions often provide stunning examples of varying architectural styles, and several of them have been designated as landmarks. They are found most frequently between Fifth and Park avenues, from 60th to 80th streets. The FARs range from 3.5 to 4.2.
- o The 5-to 6-story 60-foot high walk-ups are built to the street line, are generally 70-80 feet deep, and have air shafts of varying sizes. The consistent pattern of these buildings contributes to the character of the area while also providing a significant housing resource for a range of income groups. The FARs vary from 3.5 to 4.8.



BROWNSTONE



MINI-MANSION



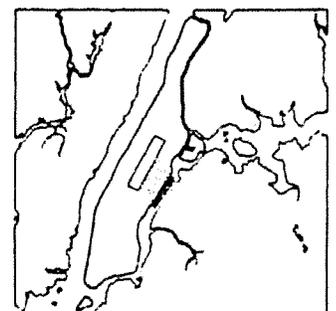
TENEMENT

Diagram 1:

MIDBLOCK BUILDING TYPES

UPPER EAST SIDE

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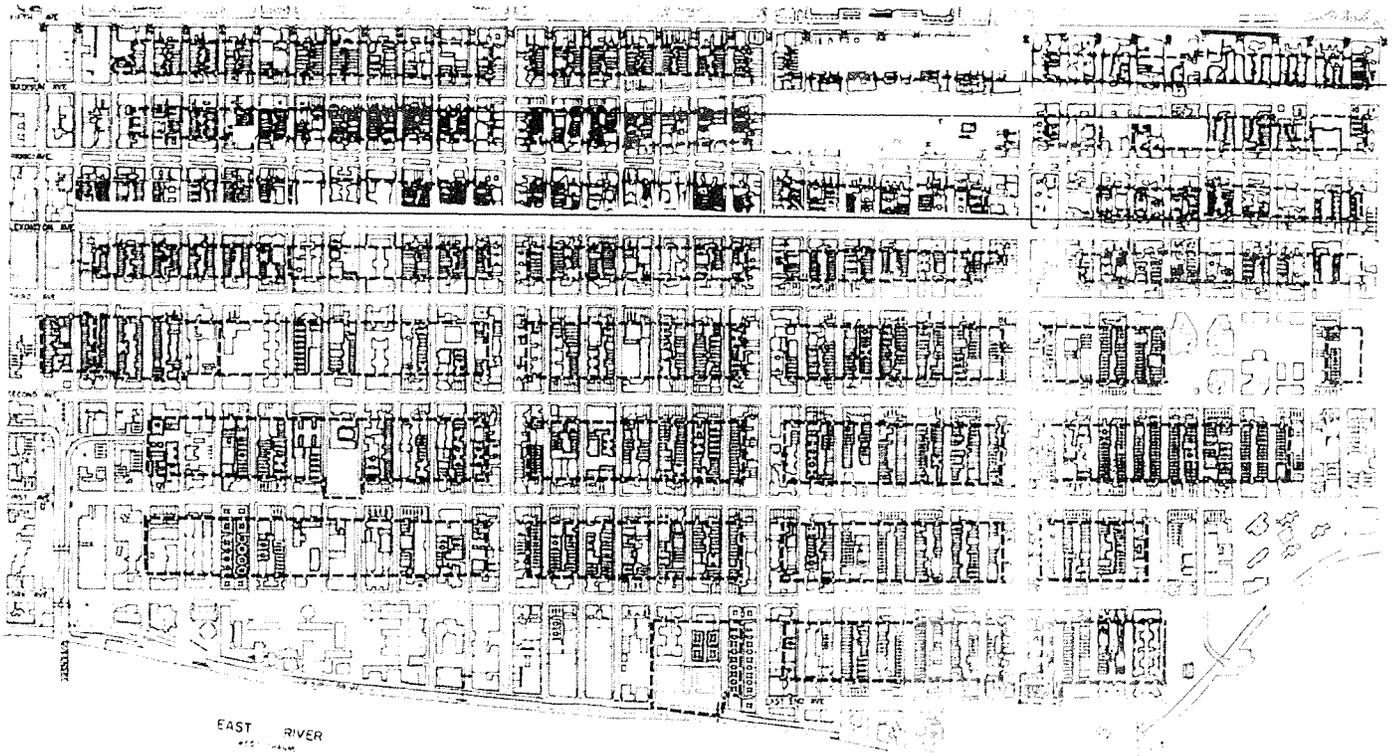
In addition to these three housing types, there are also non-residential buildings such as churches, garages and schools that maintain low-scale midblock characteristics.

Of the approximately 2,900 buildings analyzed, about 2,700, 93 percent, conform to these midblock types. (see Map 2: Buildings of R8B Scale). The majority of these structures are either brownstones or tenements:

	<u>Number</u>	<u>Percent</u>
Brownstones	1356	50
Mini-Mansions	186	7
Tenements	960	35
Other	<u>220</u>	<u>8</u>
TOTAL	2722	100

The anomalies in the consistent midblock pattern generally occur in one of two situations: where there has been institutional development, e.g. Sloane Kettering Institute, or where 12-15 story residential buildings have been constructed, generally in the 1940's or 1950's. There are relatively few post-1961 residential buildings in the midblocks.

The mini-mansions are generally between Fifth and Madison where, at a smaller scale, they echo the grand houses that once lined Fifth Avenue. The tenement buildings correspond to areas that were less desirable for residential living at the time they were constructed, either because of the presence



EAST RIVER
FRANKLIN D. ROOSEVELT ISLAND

BUILDINGS OF R8B SCALE

UPPER EAST SIDE · Map 2
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9



NEW YORK BLOOD CENTER PROXIMITY STUDY PEER REVIEW

Prepared for
Friends of the Upper East Side Historic Districts

Urbanomics, Inc
August 31, 2021

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1 Introduction

Friends of the Upper East Side Historic Districts (Friends) contracted with Urbanomics, Inc., an economic planning and consulting firm established in 1984, to prepare a peer review (the/this Review) of the March 25, 2021 HR&A New York Blood Center Proximity Study (HR&A Report) prepared for its client the New York Blood Center (NYBC). The HR&A Report evaluates, for its client, benefits arising from physical proximity to fellow researchers in the life science sector.

This Review focused on 3 points of inquiry: 1) definition of “proximity” in successful life science clusters; 2) whether geographic proximity is important to the life science industry today; and, 3) whether the proposed expansion of the NYBC into a 334’ commercial tower at its East 67th Street address (two-thirds of which it will neither own nor have any control over) is fundamental to the development of the life science sector in New York City. Our scope of work is as follows:

- Review of HR&A Report and Its Academic Source Material
- New York City Life Sciences Cluster Profile
- Other U.S. Life Science Real Estate Markets
- Current State of Global Virtual Medical and Scientific Research

2 Executive Summary

Review of HR&A Report and Its Academic Source Material

This Review includes a literature scan of the HR&A Report's cited sources, as well as other relevant life science studies to confirm that the citations used were accurate and complete. We located several current studies that are not included in the HR&A Report. We also identified areas of narrative in the HR&A Report where the HR&A Report drew conclusions from its source material that contradicted the source material itself. Our key findings (in **bold**) and summarized substantiating points follow.¹

The proximity arguments made in the HR&A Report are not substantiated; and further, are refuted by real estate studies, medical and scientific research professionals, and source marketing materials of examples of other clusters.

- The HR&A Report concludes from its cited studies that a “viable industry cluster” is defined as being within walking distance so researchers can collaborate. However, the cited sources are either a) outdated, i.e., having been written or based on data from well before the emergence of today's standard of sharing and collaborating almost exclusively through technology, citywide, nationally and globally; or b) are not about the life science industry, thus rendering those cited sources irrelevant. [See footnote 4, pg 5; footnote 7, pg 6; footnote 11, pg 7; and footnotes 62-64, pg 28].
- According to both governmental sources discussing life science in New York City [see footnote 16, pg 12] (including Alexandria Center) [see footnote 7, pg 6] and New York City real estate and construction industry analyses of today's life science development [see footnotes 40-43, pgs 17-18 citing NY Building Congress, CBRE, and REIS], its life science industry is spread throughout the entire City. Examples of existing and upcoming facilities are BioBAT in South Brooklyn, Innolabs and the Bindery Building in Long Island City, Harlem BioSpace and the Taystee Building in Harlem, Hudson Research Center in Midtown West, 125 West End Avenue on the Upper West Side, Alexandria Center and Life Sciences Innovation Campus in Midtown East, and the New York Genome Center, JLABS, and BioLabs@NYU-Langone in Hudson Square.
- New York City has, itself, described its vision of the future of the City's life science industry as being made up of hubs located throughout the City and boroughs outside of Manhattan. [See footnotes 50-51, pg 18].
- The most important locational factor for life science workers is access to public transportation. It is not being able to walk to where a fellow researcher is working. [See footnote 7, pg 6].
- The HR&A Report uses three life science locations in Kendall Square, Boston; Mission Bay, San Francisco; and the Alexandria Center, New York City as examples of clusters to assert that a similar cluster would be formed if the proposed NYBC tower is built at its East 67th Street address. Further, it claims that the NYBC can only successfully participate in such life science cluster if it builds the tower there. But the HR&A Report's extrapolation of its cited examples to its argu-

¹ Detailed discussion is located beginning on page 5.

ment that the NYBC must remain on East 67th Street is flawed at the outset because it misleadingly fails to describe those life science locations as only a small part of much larger market areas in their respective cities. [See section 3.1.2 Cluster Definitions, pgs 11-15].

Contrary to the HR&A Report's assertion, there is no evidence that the NYBC has either exclusive or extensive collaboration (much less physical in-person collaboration) with the select East side hospitals and The Rockefeller University that in any way substantiates the NYBC's claim that relocating to a different address in the City would disrupt any relationships it may have.

- 88.2% of the most recent² research publications where a NYBC researcher was named as a participating author, were prepared in collaboration with researchers located beyond the walking distance described as a “viable cluster.” And of the papers published with only New York City affiliates, they were just as likely to be in collaboration with Albert Einstein College of Medicine in the Bronx as the nearer facilities referred to in the HR&A Report. [See Section 3.4.2 NYBC and Collaboration, pgs 29-30 and Figure 23, pg 30].

The HR&A Report's rezoning comment is unsubstantiated.

- The HR&A Report mentions the NYBC rezoning application only one time, in its conclusion. It does not discuss nor analyze the rezoning. It is a one sentence “recommendation,” with no connection of the specific rezoning application to its nonspecific industry cluster proximity discussion.
- Specifically in connection to the NYBC's rezoning request we again note that none of the HR&A Report's cited sources provide any evidence, nor do they ever even state, that constructing a life science tower at NYBC's East 67th Street address is important, much less critical, to the ongoing development of the life science industry in New York City.

NYC Life Sciences Cluster Profile

This Review confirms that New York City's life science sector is not dependent on a single location or building as per its own vision of the future success of the sector in the City, which is based on life science development throughout the City.

- Both New York City's Economic Development Corporation's initiative, LifeSci NYC, and real estate reports identify the New York City life science market as encompassing all of New York City, not as being limited geographically to specific individual clusters. [See footnotes 44-51, pg 18].
- Subsector searches of business and real estate databases for life science component uses such as flex research & development properties show widespread distribution throughout the City. [See Figure 12, pg 23].

² Published from January to August 2021. See page 30.

Other U.S. Life Science Real Estate Markets

Life science clusters in the cities cited in the HR&A Report and other growing sector markets, like New York City, extend beyond single buildings and submarkets to encompass city- and/or region-wide markets.

- Like NYC, life science centers in other regions of the country are scattered citywide or in broader regional market areas. [See Section 3.3 Other U.S. Life Science Real Estate Markets, pgs. 24-27].

Current State of Global and Virtual Medical and Scientific Research

The current standard for medical and scientific research is collaboration on a national and global scale; it is no longer dependent on co-location within a small geographic area.

- National and international collaboration in medical and scientific research has become the norm as supported by academic studies as well as communications from medical research experts. Supporting documentation for this statement is included with the public record documents filed in connection with the NYBC rezoning application. [See footnotes 61-66, pg 28].
- Analysis of the NYBC's own published research confirms this Review's conclusion that relevant, productive medical research being conducted today is so globally and nationally collaborative that the industry is now routinely characterized as virtual not in person. [See footnotes 67-68, pg 29].

Conclusions

This Review concludes that the HR&A Report's proximity analysis is not a relevant resource to inform the question of whether the requested rezoning of the NYBC's location at 310 East 67th Street is either needed or justified.

The HR&A Report's proximity analysis is generic in scope and not specifically focused on the modern life science industry. It is based on sources that are sometimes out of date and/or not relevant to the life sciences sector. In addition, it misstates some of its cited sources' conclusions; and it is misleading in the comparisons it makes between other life science developments (both throughout the country and on the East River in Manhattan) and the proposed NYBC tower.

Furthermore, in failing to ever describe the physical constraints and neighborhood restrictions of the narrow block where NYBC's site at 310 East 67th Street is located or mention the Longfellow Real Estate Company's separate ownership of the majority of the proposed tower and consequently its independent business activity divorced from the NYBC, the HR&A Report's proximity analysis is deeply flawed as it is not specific to the NYBC/Longfellow proposed real estate development.

This Review confirms that increasing the life sciences inventory in New York City is vital to enabling industry growth and the continuation of investment. However, in the absence of any evidence in the HR&A Report, and because we could find none, we could not validate the HR&A Report's argument that the NYBC's development of its proposed life science tower needs to occur at 310 East 67th Street rather than instead, building its own new structure as-of-right, or constructing this tower in an appropriately zoned C or M district.

3 Discussion

3.1 Review of HR&A Report and Its Academic Source Material

This Review included a literature scan to confirm the original report's sources, as well as to determine if there are any additional articles/studies on the importance of proximity in the life sciences. In the review, we found several updates, and identified areas of narrative from the HR&A Report where its conclusions drawn from the source material differed from the source material itself. Conclusions **(in bold)** and key points of the analysis follow.

The cluster and proximity arguments made in the HR&A Report are not substantiated. Key sources the HR&A Report cites to make its case for a 0.1 mile NYBC proximity are often not identified with the life sciences industry, but they also so significantly pre-date industry-changing advances to telecommunications and internet technology as to make those sources irrelevant.

3.1.1 Source Material Interpretation

3.1.1.1 Porter Findings

HR&A reports that:

"Few industries are better suited to reap the benefits of the cluster model than the life science industry", attributing this statement to Michael E Porter's 1998 article titled "Clusters and the New Economics of Competition."³

This article does not make this statement. Its focus is on vertical integration, relying on cluster case studies from the Italian leather fashion, California wine and Massachusetts medical device industries. No opinions are drawn on the life sciences sector being a strong opportunity for economic clustering. Further, the publication date of this article was 1998, in the infancy of the internet in terms of network communications, accessibility, and data sharing.⁴ Additionally, the focus on device manufacturing renders any use of the study irrelevant to the Blood Center as researchers at the Blood Center are involved in medical treatments and blood products which is at the opposite end of the life science spectrum from medical devices (animal and clinical testing of new drugs typically takes five to eight years, whereas an FDA 510K review of a medical device is 90 days).

3.1.1.2 2019 RESGroup Study Findings

HR&A reports that:

"...a 2019 study of life sciences laboratory space commissioned by the Philadelphia Industrial Development Corporation in partnership with real estate firms RESGroup and CBRE found that after access to a skilled scientific labor force, walking distance

³ Author Unknown (2021, March 25). Memorandum: NYBC Proximity Study. *HR&A*. pg 3.

⁴ Porter, M. (1998, Nov.-Dec.). Clusters and the new economics of competition. *Harvard Business Review*. <https://hbr.org/1998/11/clusters-and-the-new-economics-of-competition>

proximity to similar firms and to research centers was cited by biotechnology and life science companies as their most important location requirement. Particularly for startup and midsize-stage companies, being in a life science cluster, close to research institutions, was one of the most frequently identified factors behind locational decisions.”⁵

The article does list these items as well as two (2) others as being top locational requirements, but these items are not ranked in order of importance, as described by HR&A, but rather simply listed as locational requirements. Additionally, the RES Group report does not identify specific ideal geographic boundaries for clusters but instead notes that a half-mile to one-mile distance does represent reasonable walking distances in the Philadelphia study area. And, finally, it should be noted if not obvious that the mass transportation system in Philadelphia is not on par with that in New York City.

“To identify the most desirable locations for lab space, RESGroup mapped walkable distances from the current lab cluster at 34th and Market Streets...The half-mile radius indicates the prime location for life science companies within UCity, with the one-mile radius being less attractive but still reasonable...UCity’s tight and expensive real estate market makes it unlikely that space will be available in the half-mile preferred radius, so the P3 should focus on (1) walkable and safe locations with retail and local amenities in the one-mile radius, and (2) locations outside the one-mile radius near transit hubs with bicycle and pedestrian connections, and in walkable and safe areas.”⁶

During a July 27, 2021 Zoom meeting conducted by Urbanomics with Chris Maciejczak, Sr. Director of Life Sciences at CBRE, when asked what the most important characteristics of a property are for Life Sciences in New York City, he indicated that the most important feature was “Access to Public Transportation.”⁷

3.1.1.3 2012 Small Business Economics Findings

HR&A reported that:

“...a 2012 study in the journal *Small Business Economics* notes that “large number of studies have demonstrated...proximity effects from knowledge spillovers, network externalities and other forms of knowledge transfers among like firms.”⁸

The authors acknowledge that the data referenced covered 23 years and that changes in technology over time may have changed the parameters, noting that: “The size and reach of research collaborations and networks have increased over time as communication costs have declined. These types of effects have also been mentioned in the literature⁹ and such changes could have changed the geographic scope of the proximity effects.”

Further, given the number and extent of clusters identified along the City’s Life Science Avenue (see Figure 8, p. 15), there are few locations on the East Side that are not within a cluster and thus the benefits ascribed to clusters in this study would accrue to life science companies located practically anywhere in the City.

⁵ Author Unknown (2021, March 25). Memorandum: NYBC Proximity Study. *HR&A*. pg 3.

⁶ Author Unknown (2019, November). Market assessment of Lice Sciences Laboratory Space in Philadelphia. *RESGroup & CBRE*. https://www.pidcphila.com/images/uploads/resource_library/PIDC_Lab_Space_Study_RESGroup_FINAL_VERSION_110819.pdf pg 9.

⁷ July 27, 2021 Zoom Interview with Chris Maciejczak, Sr. Director of Life Sciences at CBRE, Martin Bell, and Tina Lund, AICP, Urbanomics.

⁸ Author Unknown (2021, March 25). Memorandum: NYBC Proximity Study. *HR&A*. pg 3.

⁹ Johnson, D., & Lybecker, K. (2012). Does Distance Matter Less Now? The Changing Role of Geography in Biotechnology Innovation. *Review of Industrial Organization*, 40(1), 21-35. <http://www.jstor.org/stable/43550365>

3.1.1.4 Alexandria Co-location Strategy

HR&A attributes the following statement to an article from Forbes on the strategy of Alexandria Real Estate Equities, a major REIT that is among the largest developers, owners and operators of collaborative life sciences and technology campuses in urban locations:

“Co-location of science and medical research institutions with commercial entities expedites the commercialization of discoveries, enabling new products and treatments to improve public health and spur further scientific investigation.”¹⁰

The article¹¹ actually presents a more complex view that is somewhat different from the HR&A interpretation, holding that it is the corporate strategy of Alexandria to develop its life-science/tech campuses with several key elements considered key to advancing life sciences/tech business environments: close proximity to academia, institutions, and related businesses as well as ability to access capital, a strong start-up ecosystem and available talent. Further, it references itself as “the missing element” in a “promising urban market;” in this case, New York City, not Midtown East. In fact, Alexandria’s website promotes each of its facilities as serving the larger metropolis or metropolitan area, e.g., “Greater Boston”, “San Francisco Bay Area”, and “Maryland.” In the case of the E. 29th Street location, it is described as “Serving New York City with its first world-class commercial laboratory space, the Alexandria Center enables the city to capitalize on its talent and speeds the translation of promising new life science discoveries “from bench to bedside.”¹²

3.1.1.5 COVID-19 Vaccine Production Dependence on Proximity

On page 5, HR&A reported that:

“The response to the Covid-19 pandemic has underscored the value added by an industry cluster in the life sciences and illustrated the impact of having a range of companies in close proximity to a research facility and to each other on the speed at which a research discovery can be turned into a critically needed medicine...”¹³

arguing that the close-proximity of Pfizer and Moderna to the Cambridge life sciences cluster was instrumental in the development and production of the vaccines.

These statements largely discount decades of research and development activities that took place concurrently on a global scale to allow for the opportunity of rapid vaccine development and production. In an article featured in Nature Magazine¹⁴, it is stated that the Coalition for Epidemic Preparedness Innovations (CEPI), which launched in 2017 was heavily responsible for the swift roll-out of COVID-19 vaccine due to “CEPI’s goal to create the technological infrastructure needed for rapid and affordable development of vaccines against several of the viruses known to have epidemic potential, including MERS, Ebola

¹⁰ Author Unknown (2021, March 25). Memorandum: NYBC Proximity Study. *HR&A*. pg 3.

¹¹ Steele, J. (2019, August 12). The future of life science and tech innovation is in clusters. *Forbes*. <https://www.forbes.com/sites/jeffsteele/2019/08/12/the-future-of-life-science-and-tech-innovation-is-in-clusters/?sh=5beea690604a>

¹² Author Unknown. (2021). New York City. Alexandria Real Estate Equities, Inc. <https://www.are.com/new-york-city.html>

¹³ Author Unknown (2021, March 25). Memorandum: NYBC Proximity Study. *HR&A*. pg 5.

¹⁴ Ball, P. (2020, December 18) The lightning-fast quest for COVID vaccines — and what it means for other diseases. *Nature*. 589, 16-18. <https://doi.org/10.1038/d41586-020-03626-1>

and Zika. CEPI has partly funded work on SARS-CoV-2 vaccines, including that by Moderna and at Oxford.” Nature Magazine reports that “A lot went into the mRNA platform that we have today,” says immunologist Akiko Iwasaki at the Yale School of Medicine in New Haven, Connecticut, who has worked on nucleic-acid vaccines — those based on lengths of DNA or RNA — for more than two (2) decades. The basic research on DNA vaccines began at least 25 years ago, and RNA vaccines have benefited from 10–15 years of strong research, she says, some aimed at developing cancer vaccines. The approach has matured just at the right time; five (5) years ago, the RNA technology would not have been ready. The development of Pfizer’s mRNA vaccine was largely laid out by Katalin Kariko’s research in Pennsylvania at major institutions and private firms such as UPenn, Temple, and BioNTech. Also, while Pfizer does maintain facility space in Cambridge, the company is based roughly 45 mins north in Andover, Massachusetts with R &D locations globally and across the United States.¹⁵

3.1.1.6 Future Life Science Demand and Built Space

HR&A reports that:

“New York City has a major dearth of life science space and needs to grow it significantly to remain competitive. As of Q3 2020, New York City was listed 12th in life sciences laboratory inventory by market; Boston and San Francisco are the top two, with around 18 times as much lab space as New York. While the supply of lab space in New York City is expected to double in the coming years, the City estimates that up to 3 million square feet of additional supply will be needed over the coming decade to create a critical mass of life science activity.”¹⁶

As of Q2 2021, according to CBRE, the NYC life Sciences market has an additional 1.9 million square feet coming online through new construction and conversion to meet demand throughout the City in the near term. (See Figure 1.) Year-end 2020 projections estimate that by 2025 the inventory of lab space will be 5.1 million square feet, of which 4.2 million will be lab exclusive¹⁷. This is approximately 50% *more* than the 3.0 million square feet than HR&A says will be “needed”. The City’s own Life Science’s program, LifeSci NYC identifies funding opportunities for specific spaces throughout Manhattan and the rest of the City including Harlem, the Upper East Side, Silicon Alley, SoHo, Brooklyn Army Terminal, and Central Brooklyn. Further, there are funding opportunities available to “life sciences companies interested in expanding their operations in one of the City’s five (5) boroughs.”¹⁸

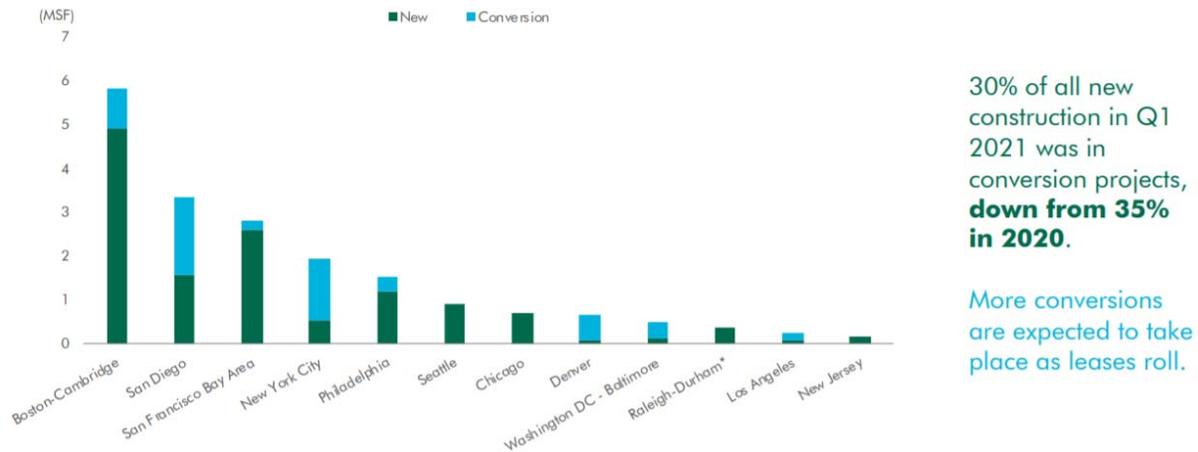
¹⁵ Pfizer. (2021). R&D Locations. <https://www.pfizer.com/science/research-development/centers>

¹⁶ Author Unknown (2021, March 25). Memorandum: NYBC Proximity Study. HR&A. pg 11.

¹⁷ Stern, P. (2020). New York City life sciences market statistics report, year-end 2020. CBRE. https://f.tlcollect.com/fr2/821/29120/New_York_City_Life_Sciences_Report_YE_2020.pdf

¹⁸ Author Unknown. (2021). Key Resources. Life Sci NYC. <https://lifesci.nyc/key-resources>

Figure 1. Lab / R&D Space Under Construction by Type, Q1 2021



30% of all new construction in Q1 2021 was in conversion projects, **down from 35% in 2020.**

More conversions are expected to take place as leases roll.

Source: CBRE Research. * Raleigh-Durham has a considerable number of properties undergoing conversion that will deliver in a piecemeal fashion over a longer time period based on lease expirations, so are not included on this chart.

CBRE

15

U.S. LIFE SCIENCES | JUNE 2021

Source: Anderson, I., Duca, S., Channell, C., Barkham, R., et al. (2021, Midyear). U.S. life sciences outlook. *CBRE*. <http://cbre.vo.llnwd.net/grgservices/secure/US%20Life%20Sciences%20Mid-year%202021.pdf?e=1628092989&h=3776ce1a92832a72e80e08c370d993de>

3.1.1.7 NIH Funding Levels

According to HR&A, “The New York City metro area received \$2.1B in NIH funding in 2018 – the second-highest amount nationally.”¹⁹

Updated reports on NIH funding are available²⁰. According to NIH, New York City had the highest amount of funding compared with any city in FY 2021 at \$1.5 billion, slightly more than Boston, MA. In FY 2020, Boston had the largest amount of NIH funding at \$2.3 billion, closely followed by New York City with \$2.2 billion in NIH funding. It is notable that Cambridge, MA—which includes, but is not limited to, Kendall Square—ranks separately, and was number 26 on the list with only \$206 million in funding in FY 2021 and 21st on the FY 2020 list in terms of funding.

¹⁹ Author Unknown (2021, March 25). Memorandum: NYBC Proximity Study. *HR&A*. pg 8.

²⁰ US Department of Health & Human Services. (2021). *NIH Research Portfolio Online Reporting Tools: NIH Awards by Location and Organization*. <https://report.nih.gov/award/index.cfm?ot=&fy=2021&state=&ic=&fm=&orgid=&distr=&rfa=&om=n&pid>

Figure 2. NIH Funding by Municipality, FY2021

Rank	Location	Total NIH Funding
1	New York, NY	\$1,521,547,085
2	Boston, MA	\$1,496,187,566
3	Seattle, WA	\$840,916,095
4	Baltimore, MD	\$736,963,006
5	Philadelphia, PA	\$724,159,308
6	Los Angeles, CA	\$665,368,663
7	La Jolla, CA	\$657,814,058
8	Chicago, IL	\$590,790,213
9	San Francisco, CA	\$551,203,265
10	Houston, TX	\$478,136,591
11	Durham, NC	\$473,492,389
12	Pittsburgh, PA	\$455,717,294
13	Saint Louis, MO	\$450,049,760
14	Ann Arbor, MI	\$409,760,764
15	Stanford, CA	\$407,802,589
16	New Haven, CT	\$382,758,152
17	Atlanta, GA	\$355,742,253
18	Nashville, TN	\$339,022,764
19	Chapel Hill, NC	\$319,768,705
20	Minneapolis, MN	\$253,131,213
21	Madison, WI	\$239,768,327
22	Research Triangle Park, NC	\$233,893,372
23	Aurora, CO	\$218,996,182
24	Birmingham, AL	\$213,765,673
25	Portland, OR	\$210,487,695
26	Cambridge, MA	\$206,071,313

Figure 3. NIH Funding by Municipality, FY2020

Rank	Location	Total NIH Funding
1	Boston, MA	\$2,255,545,302
2	New York, NY	\$2,189,287,343
3	Seattle, WA	\$1,548,654,175
4	Philadelphia, PA	\$1,156,360,024
5	Los Angeles, CA	\$1,155,907,117
6	Baltimore, MD	\$1,117,073,689
7	Chicago, IL	\$971,717,118
8	Durham, NC	\$920,657,595
9	La Jolla, CA	\$894,501,132
10	San Francisco, CA	\$836,050,597
11	Houston, TX	\$731,266,854
12	Pittsburgh, PA	\$675,284,176
13	Ann Arbor, MI	\$662,311,395
14	Atlanta, GA	\$626,655,355
15	Frederick, MD	\$625,459,930
16	Saint Louis, MO	\$584,147,452
17	New Haven, CT	\$564,537,514
18	Stanford, CA	\$561,482,419
19	Chapel Hill, NC	\$519,637,800
20	Nashville, TN	\$512,154,175
21	Cambridge, MA	\$455,333,587
22	Research Triangle Park, NC	\$429,085,075
23	Minneapolis, MN	\$378,486,627
24	Madison, WI	\$358,461,272
25	Columbus, OH	\$348,936,858
26	Birmingham, AL	\$342,066,693

Source: US Department of Health & Human Services. (2021). *NIH Research Portfolio Online Reporting Tools: NIH Awards by Location and Organization*. <https://report.nih.gov/award/index.cfm?ot=&fy=2021&state=&ic=&fm=&orgid=&distr=&rfa=&om=n&pid>

3.1.2 Cluster Definitions

Geographic definitions used in the HR&A report do not represent life science markets in full. Life science “clusters” identified in the HR&A report and implied to be self-sustaining enterprises reflect only small portions of the referenced markets from governmental and real estate perspectives.

New York City’s as well as life science clusters in other areas of the country are identified as city-wide ecosystems encompassing both smaller, more concentrated centers and a broader expanse of life science hubs located throughout an entire city or region. HR&A’s examples of life science locales (Kendall Square, Boston; Mission Bay, San Francisco, and Kips Bay/Alexandria Center in NYC) are small parts of much larger market areas as described not only by real estate professionals, but by the facilities in question themselves.

The report identifies Kendall Square, Boston and Mission Bay, San Francisco as life science hubs within the broader Greater Boston-Cambridge and San Francisco Bay markets, identifying key facilities in each area. As duly noted in that report, the data provided is generally for larger market areas encompassing broad metropolitan regions as defined by real estate companies. This section provides examples of the diversity of geographic definitions, describing the extent of the areas the data reference, and mapping them for the specified Boston and San Francisco clusters.

The Newmark Life Sciences End of Year 2020 Report²¹ used the following market areas: New York City; Northern, NJ (Princeton, Somerset / I-78, Route 18 / 8A Middlesex); Boston/Cambridge (Cambridge, Boston, and Greater Boston/Inner Suburbs stretching along the Route 495 Corridor as far as North as the New Hampshire border, south to Cape Cod Canal and west as far as Westborough, a roughly 60-90 minute commuter shed to MIT).

JLL US Life Sciences Outlook, 2019-2020²²: Identifies New York City and the Greater Boston Area (combined area of the City of Boston, Cambridge and core suburbs of Somerville, Billerica, Andover, Watertown, Waltham, Lexington, Bedford, East Cambridge as markets (roughly equivalent to the Greater Boston Route 495 Corridor market area used by Newmark). Separate market areas exist for New Jersey, Westchester County, Long Island, and the San Francisco Bay Area (likely San Francisco, North, East, South Bays and Peninsula).

²¹ Littman, D. (2021 January). 2020 year-end: Life science national overview & top market clusters. *Newmark*. Q4 2020. <https://www.nmrk.com/insights/thought-leadership/2020-life-sciences-national-overview-and-top-market-clusters>

²² Symes, A. & Coffman, D. (2020). 2020 life sciences real estate outlook: United States. *JLL*. JLL Research Report. <https://www.us.jll.com/en/trends-and-insights/research/life-sciences-trends>

Figure 4. Top U.S. Life Sciences Clusters Q1 2021 Market Indicators

Market	Inventory (SF)	Vacancy	Asking Rents (NNN)	# of Tenants Seeking Space	Total Demand (SF)	9-month change in demand (%)	Under Construction (SF Lab/R&D)
Boston-Cambridge	37,874,593	2.5%	\$87.48	108	4,750,000	22.1%	5,807,684
Chicago	1,501,364	24.3%	\$46.29	22	597,500	-9.2%	704,454
Denver-Boulder	4,646,645	3.8%	\$50.00	33	1,558,000	87.7%	635,319
Los Angeles	7,802,591	9.1%	\$38.40	11	417,000	-4.1%	229,398
New Jersey	20,400,000	9.1%	\$27.00	15	1,200,000	233.3%	147,000
New York City	1,868,960	1.9%	\$90.73	43	1,124,500	32.6%	1,936,514
Philadelphia	9,213,132	16.3%	\$40.00	38	1,465,000	143.0%	1,538,691
Raleigh-Durham	7,102,027	13.9%	\$28.43	17	839,000	-	380,000
San Diego	16,736,539	4.3%	\$59.88	40	2,800,000	55.6%	3,324,826
San Francisco Bay Area	29,988,073	2.4%	\$69.84	59	2,914,500	21.9%	2,792,633
Seattle	8,028,396	3.0%	\$28.52	20	500,000	42.9%	913,000
Washington, D.C.-Baltimore	10,650,400	3.6%	\$38.00	16	1,100,000	37.5%	472,500
Total	155,812,720	5.6%		422	19,265,500		18,882,019

Source: Anderson, I., Duca, S., Channell, C., Barkham, R., et al. (2021, Midyear). U.S. life sciences outlook. *CBRE*. <http://cbre.vo.llnwd.net/grgservices/secure/US%20Life%20Sciences%20Mid-year%202021.pdf?e=1628092989&h=3776ce1a92832a72e80e08c370d993de>

The CBRE US Life Sciences 2020 Report²³ used the following market areas: New York City; New Jersey; Boston-Cambridge (Boston, Cambridge, Route 128-Core and Route 495-Core (somewhat smaller than the Route 495 Corridor Greater Boston market area used by Newmark); and San Francisco Bay Area (likely San Francisco, South Peninsula of Silicon Valley, Emeryville/Berkeley/Alameda, Hayward/Union City, Fremont/Newark).

3.1.2.1 Kips Bay/Alexandria Center

Within the Kips Bay cluster, the Alexandria Center and Launch Labs consist of 745,000 square feet of floorspace, with another 550,000 square feet to be completed by 2022.²⁴ The Alexandria model of life science cluster development, which, by its own marketing description, is only a piece of a larger ecosystem: its researchers collaborate with researchers throughout the entire city and broader metropolitan area, not only from its own life science centers but from others.²⁵

Alexandria Real Estate Equities, the owner of these facilities is constructing a second LaunchLab space in Harlem, and another 275,000 sf of lab/office space in Long Island City to take advantage of the full extent of the City's life science development potential.²⁶

²³ Anderson, I., Duca, S., Channell, C., Barkham, R., et al. (2021, Midyear). U.S. life sciences outlook. *CBRE*. <http://cbre.vo.llnwd.net/grgservices/secure/US%20Life%20Sciences%20Mid-year%202021.pdf?e=1628092989&h=3776ce1a92832a72e80e08c370d993de>

²⁴ New York Building Congress. (2020, July). *NYC checkup: An examination of healthcare & life science construction*. https://www.buildingcongress.com/uploads/July_Healthcare_Life_Sciences_Report_v9_digital_distro_b.pdf p. 37.

²⁵ Author Unknown. (2021). *Our Cluster Locations: New York City*. Alexandria Real Estate Equities. <https://www.are.com/new-york-city.html>

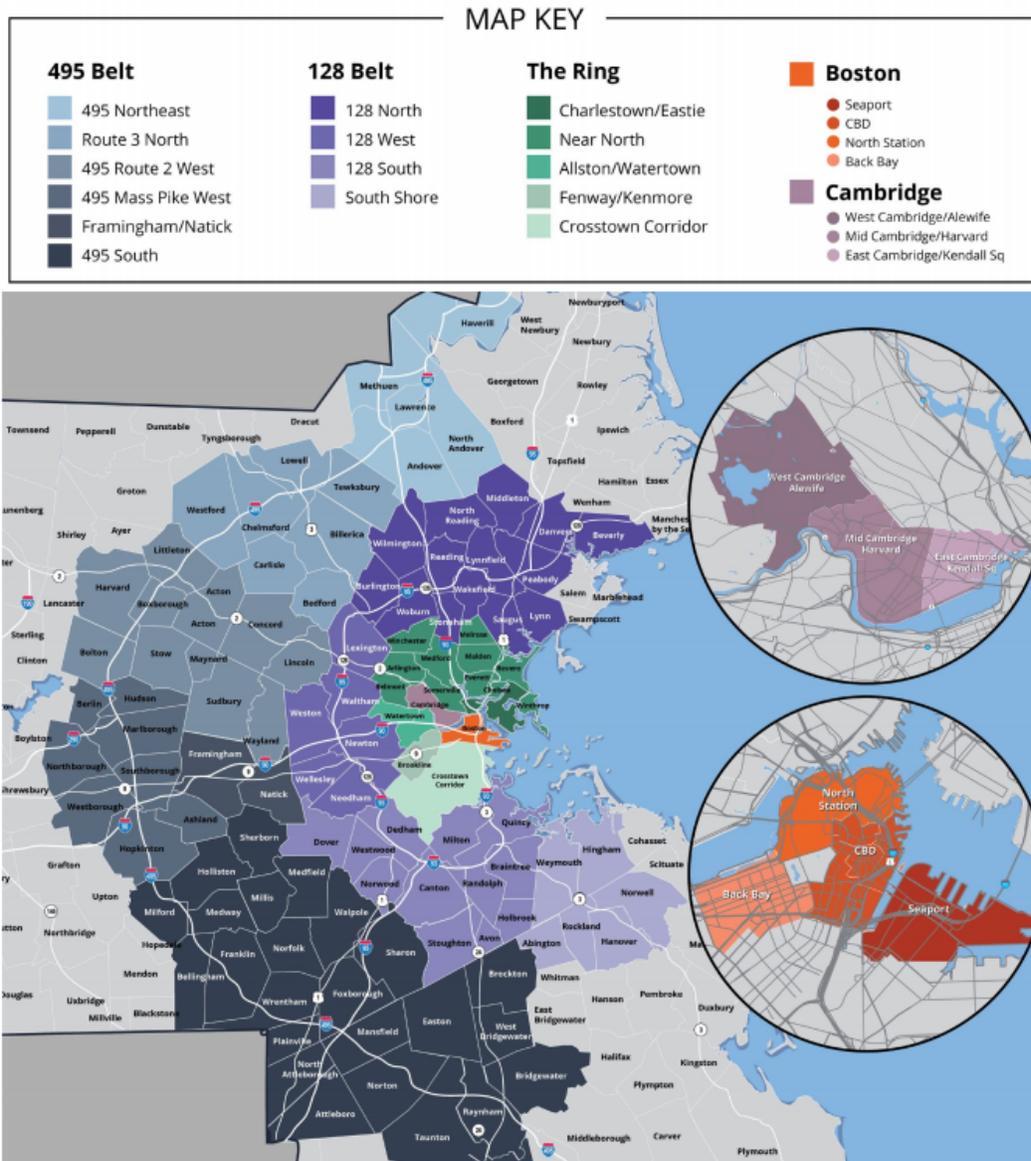
²⁶ New York Building Congress. (2020, July). *NYC checkup: An examination of healthcare & life science construction*. https://www.buildingcongress.com/uploads/July_Healthcare_Life_Sciences_Report_v9_digital_distro_b.pdf p. 38.

3.1.2.2 Boston

The CBRE Boston Life Sciences 2020 Report highlights the substantial sprawl of life sciences property moving out of Boston-Cambridge out towards Route 128 within a 20-25 mile radius from MIT. This is largely due to meeting the needs of the workforce that cannot live in the inner suburbs due to lack of housing inventory/cost, and long commutes. When realtors refer to the Greater Boston Real Estate Market, they are roughly referring to this area where the vast majority of office parks/life science properties are located.

Note: Kendall Square is located in East Cambridge, one (1) of the three (3) lavender areas in the center of the Greater Boston real estate submarket map provided by Avison Young, a real estate services firm, that follows.

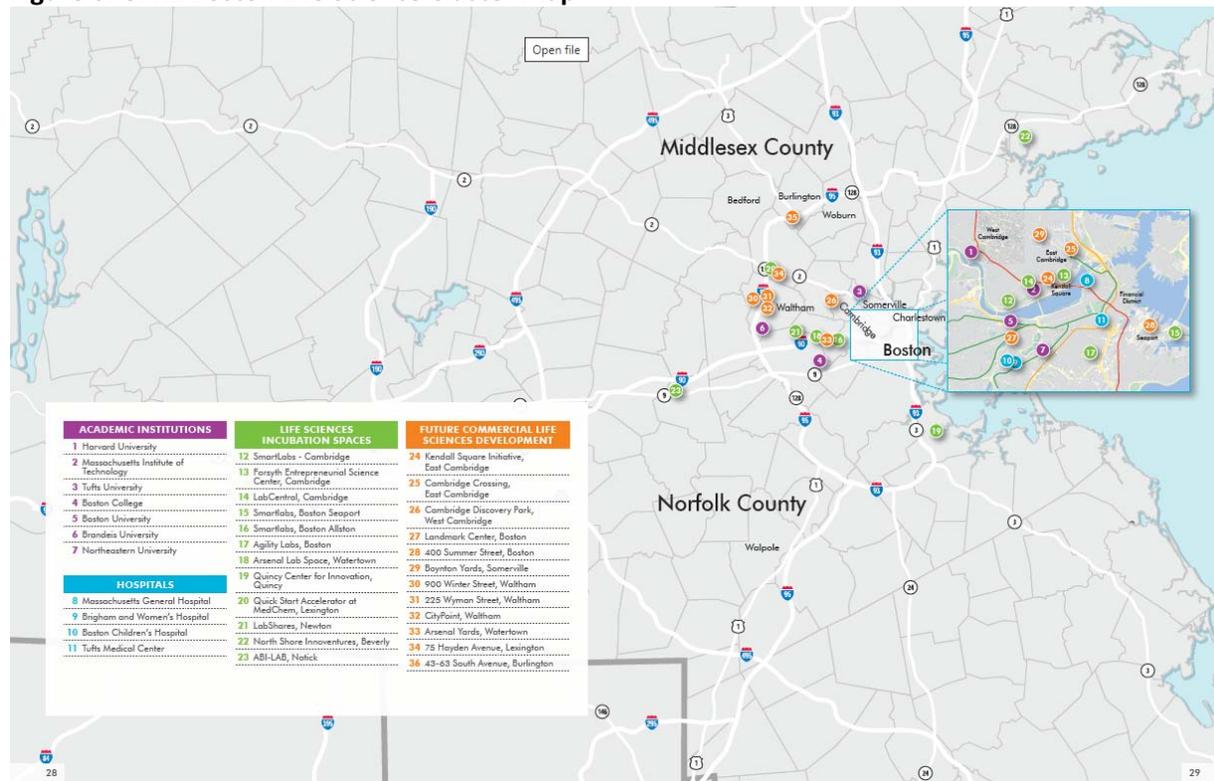
Figure 5: Greater Boston Real Estate Submarkets



Source: Collins, T. & Hart, C. (2021, Q1). Office market report: Greater Boston. *Avison Young*. First Quarter 2021. <https://www.avisonyoung.us/documents/91034/94293702/Greater+Boston+Market+Report+%28Q1+2021%29/c7965dc7-e8c9-4a2e-95f5-c6d65007aa4e>

CBRE’s map of Greater Boston Life Sciences Clusters from the 2020 Boston Life Sciences Report extends from Boston-Cambridge to the suburban market areas but does not extend to Andover in Essex County, home of Pfizer’s headquarters.

Figure 6: CBRE Boston Life Science Cluster Map

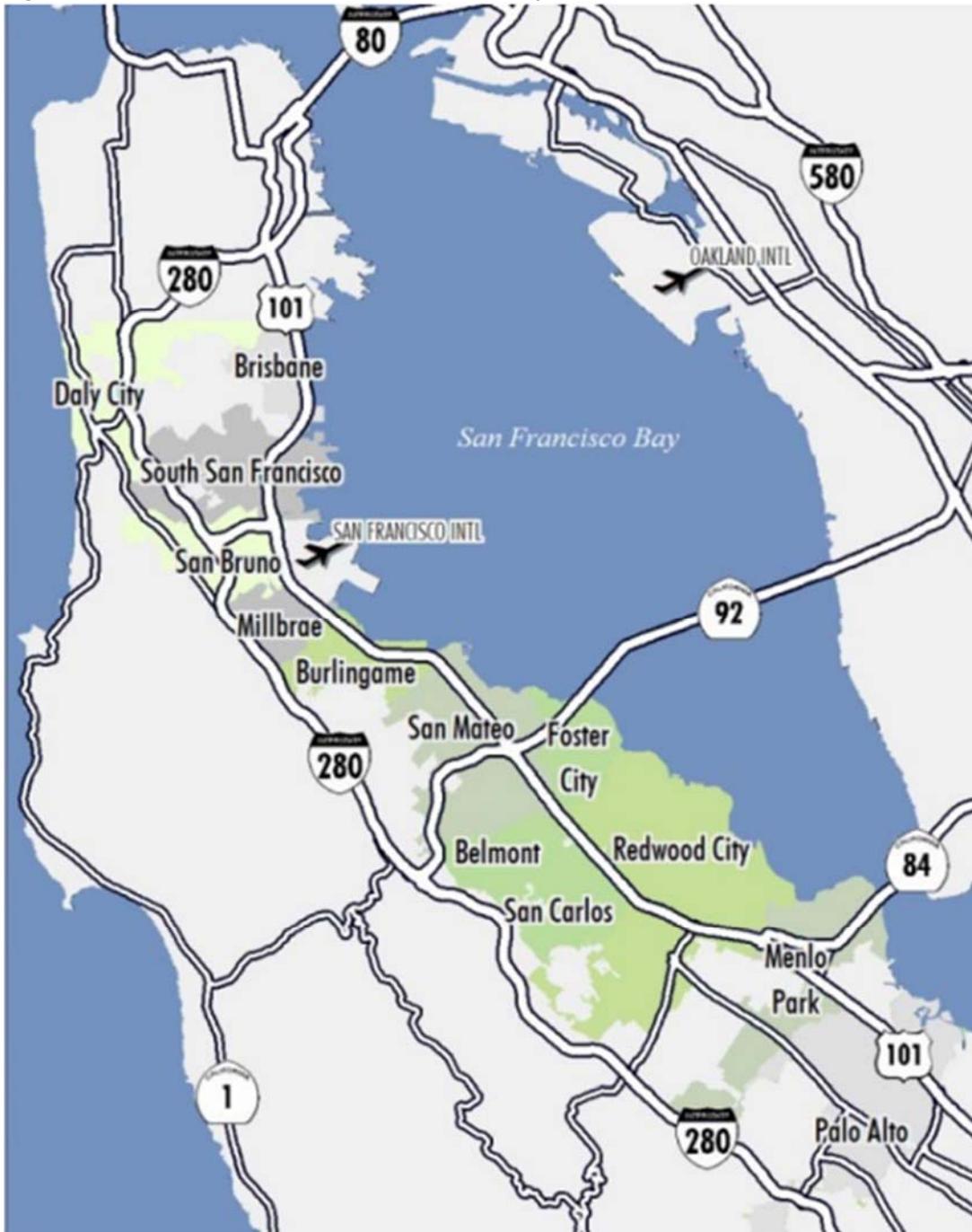


Source: Larusso, N., Duca, S., & Wurtzel, B. (2020). Boston life sciences 2020. *CBRE*. http://cbre.vo.llnwd.net/grgservices/secure/Boston_LifeScience_2020_11_LOW_.pdf?e=1628093632&h=2be4e296bcf275a1025f32f958cf5c61

3.1.2.3 San Francisco

In San Francisco, CBRE includes Life Sciences within the R&D (research and development) classification, the submarket for which includes the entire San Francisco Peninsula extending from Daly City and Brisbane in the north to Palo Alto in the South, as shown in Figure 7.

Figure 7: CBRE San Francisco R&D Submarket Map



Source: Miller, Ryo and Forker, Shane. (2021) CBRE Marketview: San Francisco Peninsula R&D Q2 2021. CBRE. <http://cbre.vo.llnwd.net/grgservices/secure/Q2%202021%20SF%20Peninsula%20RD%20MarketView.pdf?e=1630075562&h=1204ec92ca6dc7c0134aab6cf93c7c48>

3.1.3 HR&A Conclusions

HR&A put forth the following conclusions in their March 21, 2021 report.

“New York City has a major dearth of life science space and needs to grow it significantly to remain competitive. As of Q3 2020, New York City was listed 12th in life sciences laboratory inventory by market; Boston and San Francisco are the top two, with around 18 times as much lab space as New York. While the supply of lab space in New York City is expected to double in the coming years, the City estimates that up to 3 million square feet of additional supply will be needed over the coming decade to create a critical mass of life science activity. Early-stage companies also require access to spaces that allow them to commence or expand operations immediately following new rounds of funding. Without an adequate supply, New York City will be unable to accommodate startups as they grow and expand, resulting in a loss of local talent and intellectual property to competitive markets with greater inventory. The new Center East development will provide some of that critical space needed for dynamic life science companies to start, grow, and most importantly, stay in New York City.”²⁷

3.1.3.1 Demand for Space is Being Met

Responding to the “dearth of space”, it is acknowledged that the Life Science real estate market is very tight, especially for immediately available space. However, as noted previously, there are 1.9 million square feet of Life Science space set to come online in the immediate future and further CBRE forecasts that by year-end 2025 the inventory of lab space will be 5.1 million square feet, of which 4.2 million will be lab exclusive²⁸ thereby meeting the forecasted demand for an additional 3 million square feet. As the Blood Center Tower will not come online for at least five (5) years, its benefit to the New York City life science lab marketplace is speculative, at best.

3.1.3.2 NYBC and East 67th Street Location are not Critical to NYC Life Sciences Industry

This Review confirms that increasing the Life Sciences Inventory in New York City is vital to enabling industry growth and the continuation of investment. However, we could not validate the argument that this development needs to occur at 310 E 67th Street. According to both New York City sector sources (including the referenced Alexandria) and the real estate industry, the Life Sciences Industry is spread throughout the City as a whole and the primary immediate locational factor is access to public transportation for the workforce.

“NYBC is a critical part of New York City’s life science ecosystem, providing vital services and generating cutting-edge research from the same location where it has been successfully doing so for decades. That location on 67th Street, a stone’s throw from some of the world’s premier patient care, academic, and clinical research institutions, has allowed NYBC and its scientists to create deep and longstanding relationships that continue to lead to important scientific advancements.”²⁹

The NYBC is located in the UES Life Science Cluster, but was not considered “critical” enough to be included as part of the Tri-Institutional Therapeutics Discovery Institute with neighboring institutions Memorial Sloan Kettering Cancer Center, The Rockefeller University, and Weill Cornell Medicine. This may be because the NYBC does little work with neighboring institutions as determined by affiliations in recent publications. This Review’s research of the NYBC’s scientific collaborative published papers reveals

²⁷ Author Unknown (2021, March 25). Memorandum: NYBC Proximity Study. *HR&A*. pg 11.

²⁸ Stern, P. (2020). New York City life sciences market statistics report, year-end 2020. *CBRE*. https://f.tlcol-lect.com/fr2/821/29120/New_York_City_Life_Sciences_Report_YE_2020.pdf

²⁹ Author Unknown (2021, March 25). Memorandum: NYBC Proximity Study. *HR&A*. pg 11.

that only six (6.6%) of 76 papers were prepared in collaboration with other UES neighborhood institutions (See Figure 23 of this report.) The Rockefeller University, the NYP Koch Center, and MSK Mortimer B Zuckerman Research Center were not listed as affiliates on any of the 2021 NYBC publications.³⁰

3.1.3.3 Relocating NYBC will not Damage Relationships with Neighboring Institutions

The HR&A Report's statement that the NYBC must build the greatly enlarged "Center East" life science commercial tower in order for it to maintain relationships with personnel from the two hospitals and one research center a few blocks away, and that moving the NYBC would disrupt these relationships, is nowhere substantiated in its Report. The Report provides no evidence that these relationships exist, nor are there examples of other such disruptions ever having occurred where an institution moved from one City address to another.

Furthermore, if the proposed NYBC's proposed tower were indeed to move forward, the NYBC would have to move. It would not be at its East 67th Street address for the 5+ year construction period, — per Longfellow Real Estate company, the proposed tower is estimated for completion in late 2026. This would seem to also negate the HR&A Report's argument that the NYBC's relationships with nearby hospitals and Rockefeller University rely on physical proximity.

3.1.3.4 Rezoning Recommendation is not Substantiated

"The proposed rezoning and development at NYBC's current site will provide critical commercial and research space, capitalizing on the symbiotic relationships seen in other life science clusters around the country. Without the ability to expand at this location, both NYBC and its neighboring institutions will lose out on research partnerships and will be hindered in their ability to bring discoveries from theory to practical application, and the City will miss a unique opportunity to leverage a complex of world-class academic and clinical institutions into a dynamic, leading life sciences cluster. Center East represents an urgent opportunity to grow New York City's life science ecosystem, to provide high quality and accessible jobs to thousands of New Yorkers, and to establish the city at the forefront of life sciences research and innovation."³¹

Previous to this point, the rezoning of the area or conditions thereof have not been discussed. Further, none of the sources cited provide any evidence that the development of a life science facility on NYBC's current site is critical to the development of the Life Science sector in New York City.

3.2 New York City Life Sciences Cluster Profile

This section provides an overview of the life sciences sector in New York City under both current and emerging conditions and as a result quantifies the role the proposed NYBC's enlarged transformation into a life science hub plays in the development of the sector. Primary resources this Review used include documentation and vision plans from New York City Economic Development Corporation's LifeSci NYC initiative³², documents and press releases from Empire State Development, the Governor's Office,

³⁰ Page 31.

³¹ Author Unknown (2021, March 25). Memorandum: NYBC Proximity Study. *HR&A*. pg 11.

³² Author Unknown. (2021). *Life Sci NYC*. Life Sci NYC. <https://lifesci.nyc/>

the Mayor's Office, NYC's budget for Fiscal Year 2022³³, and real estate and construction studies and listings from the New York Building Congress³⁴, Moody's REIS³⁵ (formerly Real Estate Information Services) and CBRE³⁶, which describe site availability and development activity.

This section of the Review concludes that the New York City life sciences sector extends citywide and the NYBC plays a very small role in its ongoing development.

3.2.1 New York City Administrative Documentation

The development of City's life science sector is not concentrated in a single area, but extends citywide. In April of 2021, the Mayor's Office NYC released its Ten Year Capital Strategy FY2022-2031, which includes life sciences investments to establish LifeSci Avenue from Kips Bay to Harlem in Manhattan, along with neighborhood clusters in Long Island City, Sunset Park, Central Brooklyn, and Hudson Square among others as shown in Figure 8.³⁷

As shown in Figure 8, LifeSci NYC identifies eleven (11) individual life science clusters throughout New York City, in addition to Cornell Tech on Roosevelt Island. Two (2) clusters are located in Brooklyn, one (1) in Long Island City, Queens, and one (1) in Morris Park in the Bronx, the remaining seven (7) are in Manhattan. Three (3) of these, East Harlem, Upper East Side (UES), and Kips Bay make up "LifeSci Ave" which runs along Manhattan's East Side³⁸. The NYBC is only one of the ten (10) identified institutions included in the UES cluster.

³³ Author Unknown. (2021, April). Ten-year capital strategy, fiscal years 2022-2031. *The City of New York*. <https://www1.nyc.gov/assets/omb/downloads/pdf/typ4-21.pdf>

³⁴ https://www.buildingcongress.com/uploads/July_Healthcare_Life_Sciences_Report_v9_digital_distro_b.pdf

³⁵ Author Unknown. (2021). Real estate information services (REIS) network: property search. *Moody's Analytics*. <https://www.reis.com>

³⁶ Stern, P. (2020). New York City life sciences market statistics report, year-end 2020. *CBRE*. https://f.tlcollect.com/fr2/821/29120/New_York_City_Life_Sciences_Report_YE_2020.pdf

³⁷ Author Unknown. (2021, April). Ten-year capital strategy, fiscal years 2022-2031. *The City of New York*. <https://www1.nyc.gov/assets/omb/downloads/pdf/typ4-21.pdf>. pgs .1-31.

³⁸ LifeSci Ave is roughly defined as running from Kips Bay to East Harlem. Author Unknown. (2021, January). Life Sci NYC: Leading the way in life sciences innovation. *Life Sci NYC*. <https://lifesci.nyc/sites/default/files/2021-01/Life-Sci-Vision-Plan-January-2021.pdf>. pg.8

Figure 8: Life Science NYC Landmarks Map



Source: Author Unknown. (2021). *Landmarks Map*. Life Sci NYC. <https://lifesci.nyc/landmarks-map>.

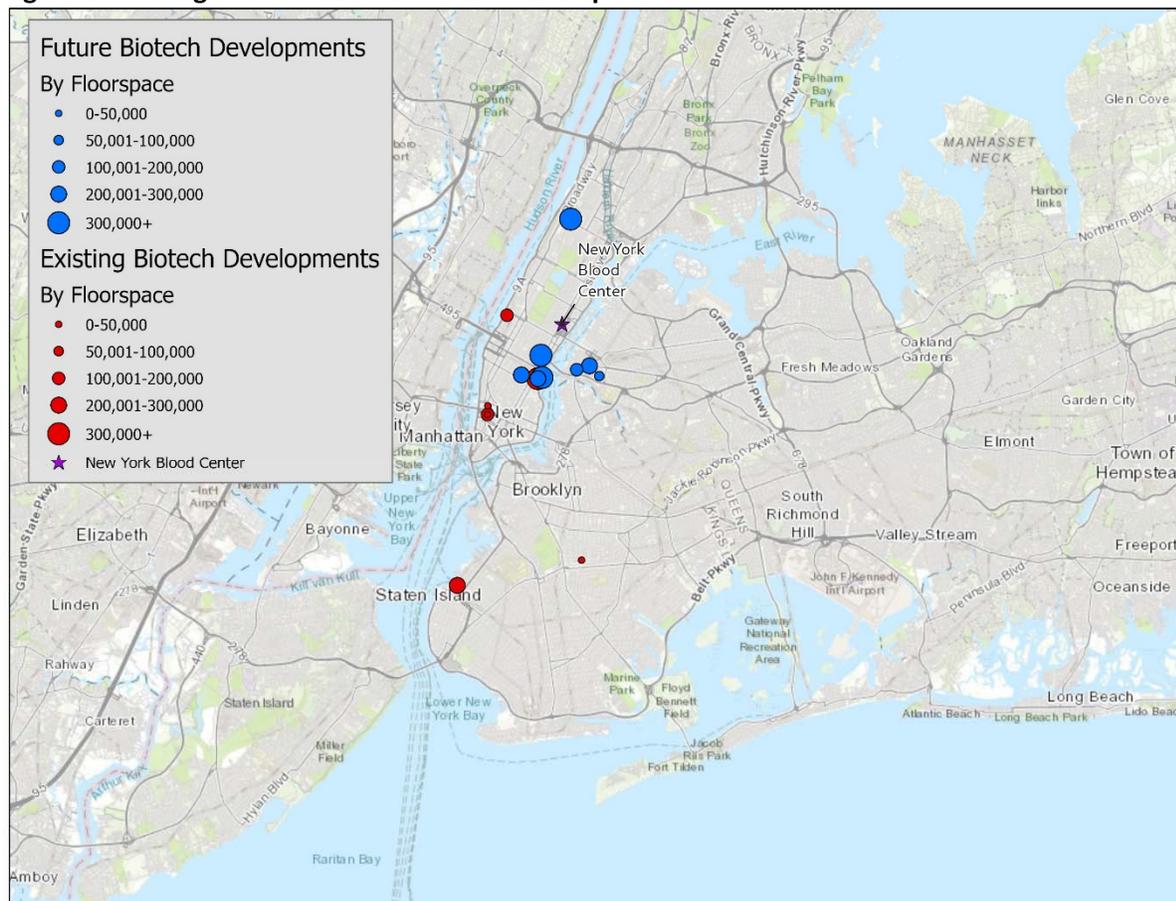
3.2.2 Real Estate and Construction Industry Documentation

The New York Building Congress (Building Congress) prepared a report in July of 2020 examining the level of investment and extent of life sciences employment in New York City. In addition, it identified the existing and future incubator and lab/office facilities by name, type, floorspace and year of completion. The Building Congress quantifies existing life science space at 1.38 million square feet citywide, with an additional 2.36 million square feet expected to be constructed in the near future.³⁹ These facilities,

³⁹ New York Building Congress. (2020, July). *NYC checkup: An examination of healthcare & life science construction*. https://www.buildingcongress.com/uploads/July_Healthcare_Life_Sciences_Report_v9_digital_distro_b.pdf pp. 37-38.

mapped in Figure 9, are distributed throughout the City, with specified hubs of development that include: Harlem, Hudson Square, Midtown East, Midtown West, South Brooklyn, and Long Island City.⁴⁰ As identified by the Building Congress, the NYBC is not included in any existing or future biotech developments.

Figure 9: Existing and Future NYC Biotech Developments

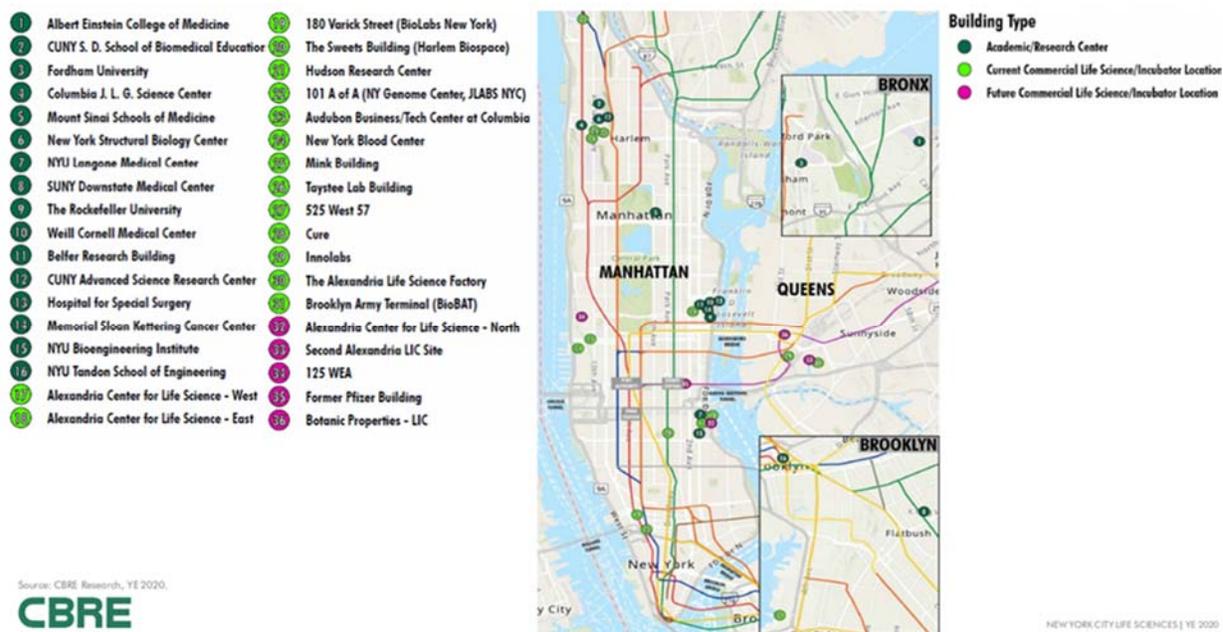


Source: New York Building Congress. (2020, July). *NYC checkup: An examination of healthcare & life science construction*. https://www.buildingcongress.com/uploads/July_Healthcare_Life_Sciences_Report_v9_digital_distro_b.pdf; Map by Urbanomics.

CBRE, a global real estate services company, describes New York City’s life science market at year end 2020 as including four out of the five boroughs in New York City, identifying the following clusters in its map below: Manhattan’s East Side, Manhattan’s West Side, Long Island City, and Brooklyn. CBRE identifies these “NYC Life Science Landmarks” below in Figure 10.

⁴⁰ Ibid. pp. 37-38.

Figure 10: CBRE NYC Life Science Landmarks



Source: Stern, P. (2020). New York City life sciences market statistics report, year-end 2020. CBRE. https://f.tlcol-lect.com/fr2/821/29120/New_York_City_Life_Sciences_Report_YE_2020.pdf.

As of year-end 2020, CBRE cataloged New York City’s life science space at 17 buildings totaling 1.9 million square feet of which, 15 (1.68 million SF) were exclusive lab space.⁴¹ The majority of these buildings are located in Manhattan, including 13 of the 17 buildings. While availability rates seem high, 42.4 percent for all properties and 26.2 percent for lab-exclusive properties, the availability rate for “occupancy-ready, pre-built available space” was 0 percent regardless of status or location.⁴² (As noted on page 8, there is an additional 2.36 million square feet coming online in the near future including the 600,000 Factory District Taystee Building in Harlem and the 550,000 sf Alexandria Center North Tower.)⁴³

A search for life science lab space on CBRE’s property site⁴⁴ identified available life science space in all New York City boroughs except for Staten Island. The geographic distribution has 36 of the 46 properties located in Manhattan as shown in Figure 3. Four (4) each are located in Brooklyn and Queens (Long Island City), while an additional two (2) are in the Bronx. Twenty-two (22) of the available properties are part of academic institutions; twelve (12) are in potential commercial life science incubators; ten (10) are in current or existing commercial life science incubators, and two (2) are LifeSci NY RFEI sites.

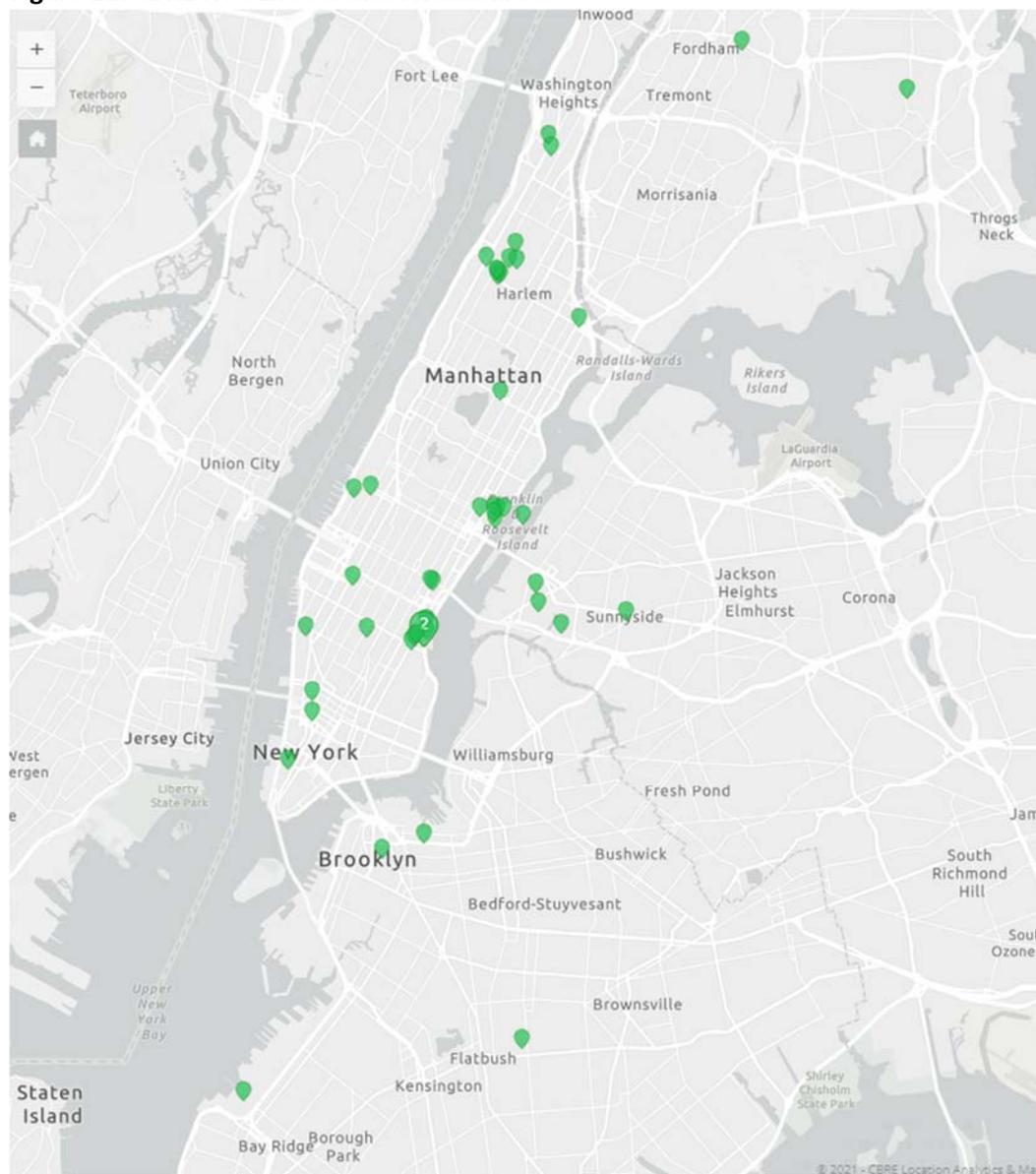
⁴¹ Stern, P. (2020). New York City life sciences market statistics report, year-end 2020. CBRE. https://f.tlcol-lect.com/fr2/821/29120/New_York_City_Life_Sciences_Report_YE_2020.pdf

⁴² [Ibid.](#)

⁴³ New York Building Congress. (2020, July). *NYC checkup: An examination of healthcare & life science construction*. https://www.buildingcongress.com/uploads/July_Healthcare_Life_Sciences_Report_v9_digital_distro_b.pdf p. 38

⁴⁴ CBRE. (2021). Search for Properties. Retrieved August 3, 2021. <https://www.cbre.us/properties/properties-for-lease>.

Figure 11: CBRE NYC Life Science Availabilities

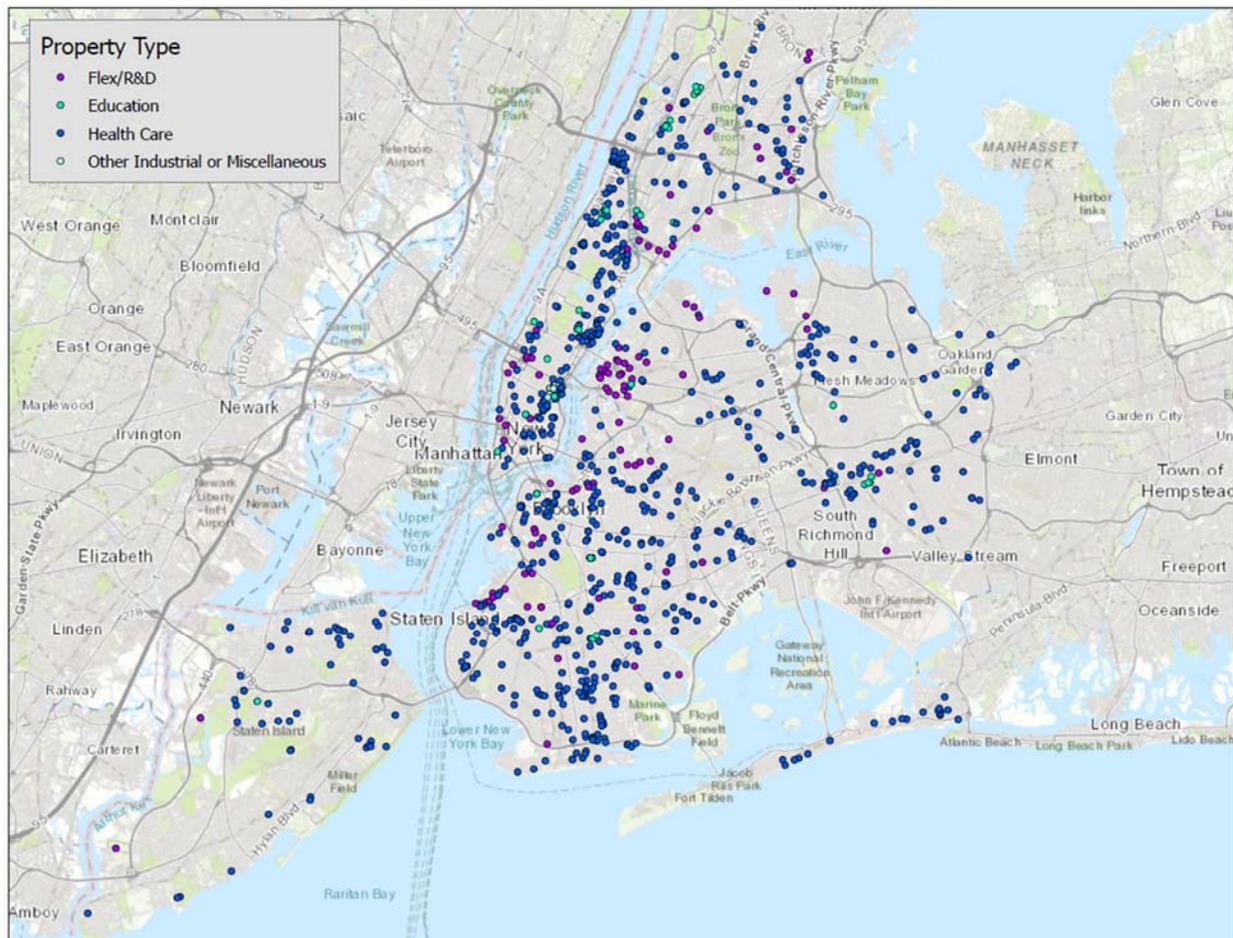


Source: CBRE. (2021). Search for Properties. Retrieved August 3, 2021. <https://www.cbre.us/properties/properties-for-lease>.

CBRE tracks space that meets the criteria for laboratories, i.e., correct zoning and building infrastructure (i.e., data systems, power loads, natural gas hookups, and ventilation systems), and statistics for lab space. Lab exclusive space is solely used for lab space; overall lab space includes both “lab-exclusive” as well as “lab-capable” space that meets lab criteria but is available to both lab and office tenants. While CBRE specifically tracks life science spaces in the New York City and Boston markets, as mentioned in the following section describing Kendall Square, they are only a small part of the overall healthcare and science infrastructure of the industry.

Moody's REIS R&D data⁴⁵ mapped in Figure 4, while lacking the breakdown of the CBRE life science tracking, do provide an overview of real estate throughout the City that is considered both appropriate and available for life science and complementary sector development. Further, the Moody's REIS data are similar for each of the comparable markets across the U.S. All of the properties shown are classified as Flex/R&D space and then further identified by more detailed property type: R&D, Healthcare, Education, or Other.

Figure 12: Moody's REIS NYC R&D Spaces



Source: Author Unknown. (2021). Real estate information services (REIS) network: property search. *Moody's Analytics*. <https://www.reis.com>; Urbanomics.

3.2.3 Chapter Conclusions

The ecosystem that supports the life science sector is not limited to the Upper East Side, but extends throughout New York City. The HR&A Report claim that the NYBC's proposed expansion to a life sciences hub must occur at its current location to maintain proximity to neighboring institutions is contradicted by evidence from NYC life science real estate analyses, national life science real estate studies, and New York City's own description of future life science development.

⁴⁵ Author Unknown. (2021). Real estate information services (REIS) network: property search. *Moody's*

3.3 Other U.S. Life Science Real Estate Markets

This chapter of the Review provides an overview of the extent of existing and emerging life science clusters outside of New York City in order to ascertain whether any of the commonly referenced markets exist within the limited (0.1 mile) geographic bounds used to define clusters in the HR&A Report. This Review used Moody's REIS and CBRE data sources for each area to identify and map availability of lab and flex/research and development (R&D)⁴⁶ activity.

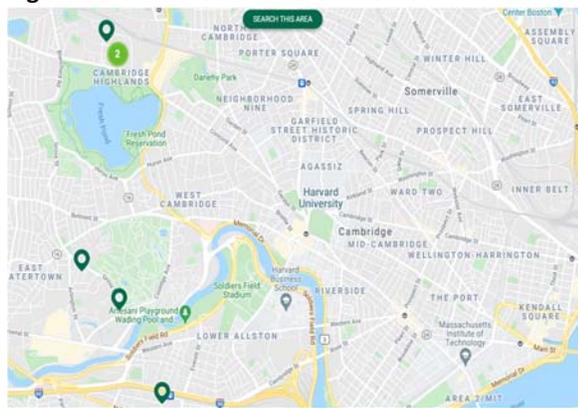
The HR&A Report presented examples of two additional life science clusters outside of New York City⁴⁷ in Cambridge, MA and San Francisco, CA. **For these centers as well as other commonly acknowledged markets such as Raleigh-Durham and Denver, data sources below demonstrate that the life science market areas for each of these centers are not focused in one particular area as indicated in the HR&A report, but extend throughout the entirety of each municipality.**

All comparative statistics can be found in Figures 20 and 21.

3.3.1 Boston-Cambridge

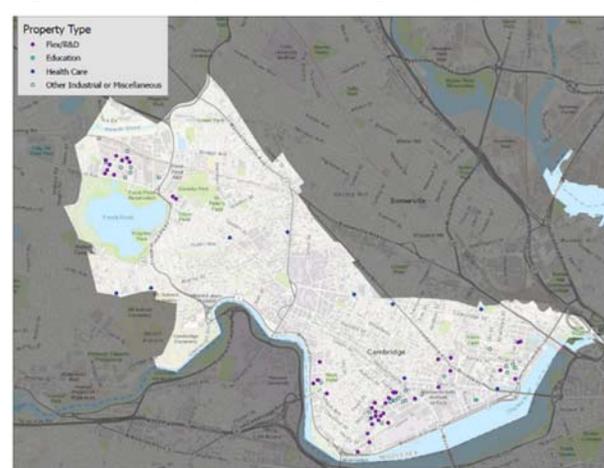
The Boston-Cambridge market area received a total of \$1.7 billion dollars in NIH funding in 2021, of which a fraction went to Cambridge. The largest life sciences region in the United States, the area as traced by CBRE, has some 37.9 million SF of life science space, with another 5.8 million SF under construction. The vacancy rate is only 2.5 percent with asking rents of \$87.48. In high demand, 108 prospective tenants were seeking 4.75 million SF of additional space in the first quarter of 2021. The limited life science availability is mapped in Figure 6.

Figure 13: CBRE Boston Life Science Availabilities



Source: CBRE. (2021). Search for Properties. Retrieved August 3, 2021. <https://www.cbre.us/properties/properties-for-lease>.

Figure 14: Moody's REIS Cambridge R&D Spaces



Source: Author Unknown. (2021). Real estate information services (REIS) network: property search. *Moody's Analytics*. <https://www.reis.com>; Urbanomics.

⁴⁶ R&D space includes both office and industrial properties that may be appropriate for research laboratory use. It should be noted that even using the same data source, properties may be classified slightly differently as each area follows unique local historical designation conventions; however these data are still useful in establishing the extent of each life science real estate market.

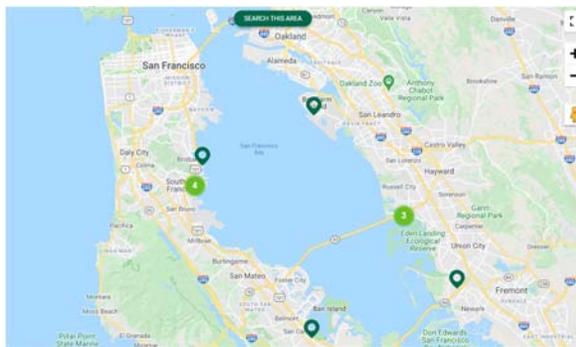
⁴⁷ The HR&A Report also referenced the Alexandria Tower in NYC, which was discussed in detail in sections 3.1.2.1 and 3.2.

When looking at R&D properties (Moody's REIS tracking) in the Cambridge submarket as shown in Figure 7, there are some 76 properties encompassing 7.9 million SF of space. These spaces are classified as Flex R&D properties (41), Laboratories (14), Hospital affiliated (9), Universities (1), and Other (25). Only 13 of Cambridge's R&D properties are located in Kendall Square.

3.3.2 San Francisco

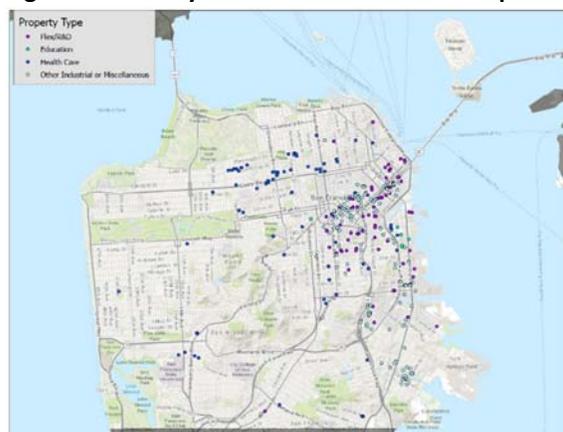
The recipient of \$551 million in NIH funding in 2021, the San Francisco life science market is the second largest in the country, consisting of 30 million SF of existing space and has another 2.8 million SF under construction. With relatively low rents for an established market at \$69.84 PSF, the vacancy rate is a low 2.4 percent (see Figure 8). The first quarter of 2021 saw 59 prospective tenants seeking a total of 2.9 million SF of space.

Figure 15: CBRE San Francisco Life Science Availabilities



Source: CBRE. (2021). Search for Properties. Retrieved August 3, 2021. <https://www.cbre.us/properties/properties-for-lease>.

Figure 16: Moody's REIS San Francisco R&D Spaces



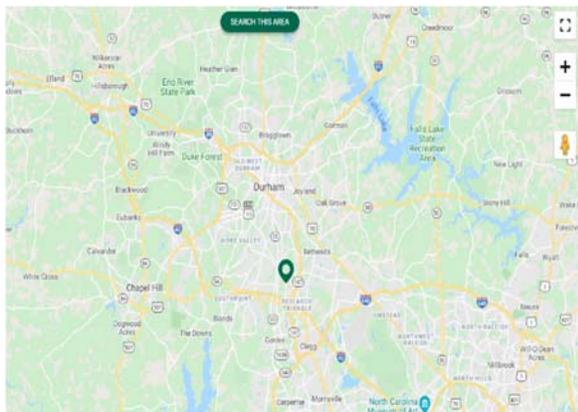
Source: Author Unknown. (2021). Real estate information services (REIS) network: property search. *Moody's Analytics*. <https://www.reis.com>.

Moody's REIS identified 298 R&D properties (11 million SF) in San Francisco County as shown in Figure 9. Almost half (140) of R&D properties were designated as "Other," while the rest were split between Flex/R&D and those affiliated with hospitals. Thirty-nine or 13 percent of these properties were located in the Mission Bay area, indicating that the Mission Bay area is not a stand-alone life science cluster.

3.3.3 Raleigh-Durham

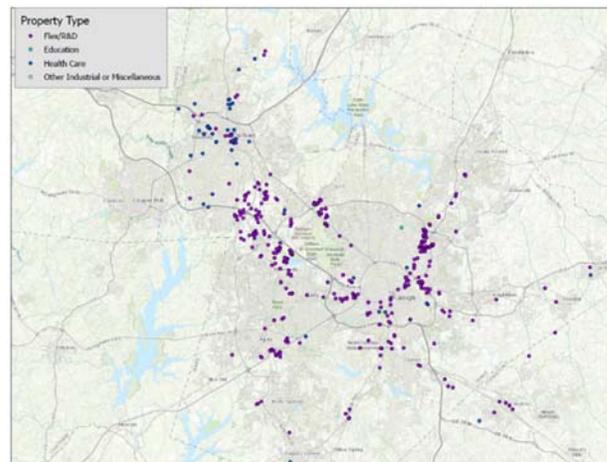
The Raleigh-Durham area received \$473 million in NIH life science funding in 2021. The market is comprised of 7.1 million SF of space, with another 380,000 SF under construction. Asking rents are the lowest of any of the compared areas at only \$28.43 PSF, while the vacancy rate is the highest at 13.9%. However, only one property was listed in the CBRE life science property search as shown in Figure 17.

Figure 17: CBRE Raleigh-Durham Life Science Availabilities



Source: CBRE. (2021). Search for Properties. Retrieved August 3, 2021. <https://www.cbre.us/properties/properties-for-lease>.

Figure 18: Moody's REIS Raleigh-Durham R&D Spaces



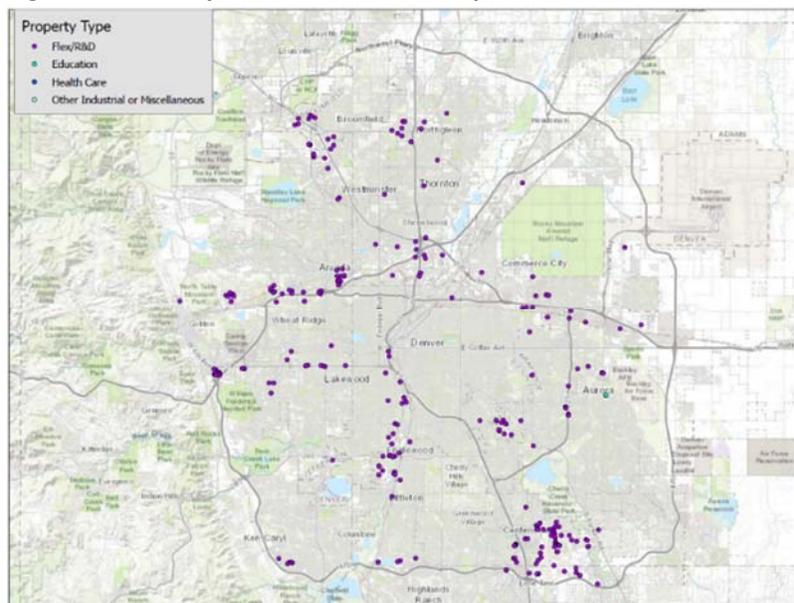
Source: Author Unknown. (2021). Real estate information services (REIS) network: property search. *Moody's Analytics*. <https://www.reis.com>.

Figure 18 presents the R&D space identified in a search of Moody's REIS. The 16.7 million SF of inventory are located in 396 buildings, the vast majority of which have the Flex R&D designation. Forty-five are associated with hospitals; 40 are designated labs; and, one (1) with an academic institution.

3.3.4 Denver

Denver received the least NIH funding of the areas examined, at only \$219 million in 2021. With 4.6 million SF of life science inventory and 635,000 SF under construction, it has the lowest inventory outside of New York City. The vacancy rate is 3.8 percent and rents are at \$50 PSF. What is notable is the current level of demand—in the first quarter of 2021, 33 tenants were seeking 1.6 million SF of new space.

Figure 19: Moody's REIS Denver R&D Spaces



Source: Author Unknown. (2021). Real estate information services (REIS) network: property search. *Moody's Analytics*. <https://www.reis.com>.

As shown in Figure 19, Denver’s R&D space is distributed in groupings along the city’s major highways. These 392 properties (16.7 million SF), are designated as Flex R&D (281), Labs (110), and University-affiliated (1).

3.3.5 Market Comparisons

Figure 20: Comparative NIH Funding and CBRE Life Science Stats

		CBRE Life Science Stats						
Market	Submarket	NIH Funding 2021	Inventory (SF)	Vacancy	Asking Rents	# Tenants Seeking Space	Total Demand (SF)	Under Construction (SF)
NYC	All NYC	\$1.52 billion	1,868,960	1.9%	\$ 90.73	43	1,124,500	1,936,514
	Manhattan	NA	1,377,169	9.0%	\$ 115.68	NA	NA	NA
	East Side Corridor	NA	NA	NA	NA	NA	NA	NA
	Upper East Side	NA	NA	NA	NA	NA	NA	NA
Boston	All Boston	\$1.7 billion	37,874,593	2.5%	\$ 87.48	108	4,750,000	5,807,684
Cambridge	All Cambridge	NA	NA	NA	NA	NA	NA	NA
	Lower Cambridge	NA	NA	NA	NA	NA	NA	NA
	Kendall Square	NA	NA	NA	NA	NA	NA	NA
	Harvard Square	NA	NA	NA	NA	NA	NA	NA
San Francisco	All SF County	\$551 Million	29,988,073	2.4%	\$ 69.84	59	2,914,500	2,792,633
	Mission Bay District	NA	NA	NA	NA	NA	NA	NA
Raleigh Durham	Raleigh Durham	\$473 million	7,102,027	13.9%	\$ 28.43	17	839,000	380,000
Denver	Denver	\$219 million	4,646,645	3.8%	\$ 50.00	33	1,558,000	635,319
Minneapolis	Minneapolis	\$253 million	NA	NA	NA	NA	NA	NA

Source: NIH <https://report.nih.gov/>; CBRE. Search for Properties. Retrieved August 3, 2021. <https://www.cbre.us/properties/properties-for-lease>

Figure 21: Comparative Moody’s REIS R&D Stats

		REIS R&D Property Stats										
Submarket	Total	# of Properties Identified (NA if not identified)						SF				
		#R&D	# Labs	#Hospitals (Health Care)	# Universities/Education	#Other	Total	#R&D	# Labs	#Hospitals (Health Care)	# Universities/Education	#Other
All NYC	959	111	0	779	53	16	107,106,710	7,856,962	-	81,609,050	12,065,000	5,575,698
Manhattan	241	13	0	190	22	16	51,035,884	1,923,175	-	37,540,657	5,996,354	5,575,698
East Side Corridor	98	1	0	78	3	16	24,895,885	30,000	-	18,725,223	564,964	5,575,698
Upper East Side	44	0	0	39	5	0	9,743,501	-	-	8,057,419	1,686,082	-
All Boston												
All Cambridge	76	41	14	9	1	25	7,871,383	4,258,665	755,581	134,585	13,624	3,464,509
Lower Cambridge	53	30	0	5	1	17	7,347,296	3,948,833	483,787	114,036	13,624	3,270,803
Kendall Square	13	5	1	1	1	6	2,566,972	977,209	255,441	45,000	13,624	1,531,139
Harvard Square	0	0	0	0	0	0	-	-	-	-	-	-
All SF County	298	79	0	73	6	140	11,069,204	5,196,559	-	4,901,297	51,800	919,548
Mission Bay District	39	15	0	6	0	18	1,138,283	899,819	-	111,672	-	126,792
Raleigh Durham	396	350	40	45	1	0	20,004,319	17,707,865	2,305,583	2277798	18,656	-
Denver	282	281	110	0	1	0	16,746,900	16,635,192	6,107,874	-	111,708	-
Minneapolis	838	823	4	14	1	0	64,502,827	63,449,518	387,620	1,053,309	-	-

Source: Real estate information services (REIS) network; property search. *Moody’s Analytics*. <https://www.reis.com>.

3.3.6 Chapter Conclusion

The real estate data collected on other U.S. life science clusters show that each market includes millions of square feet of R&D and life science laboratory space distributed throughout each of the cities in question. None of these well-known life science markets are limited to a single walkable area as indicated is necessary for success by the HR&A Report.

3.4 Current State of Global and Virtual Medical Research

The last two (2) years of pandemic research and quarantine requirements have fast-tracked virtual cooperation among labs nationally and internationally. This Review seeks to ascertain the current extent of global virtual collaboration as well as identify what, if any, research and development activities require

proximity through examination of research activities and referenced documents from medical professionals submitted as public record regarding this rezoning application.

3.4.1 Trends in Global Virtual Medical and Scientific Collaboration

Global collaboration in medical and scientific research has increased in frequency and complexity in the last two (2) decades. More than ten (10) years ago, Ghazwan Butrous noted in the *Annals of Thoracic Medicine* that one-fifth of medical and scientific papers had international co-authors⁴⁸, and the level of collaboration has only grown with breakthroughs in technology. C.S. Wagner hypothesizes that international collaboration is motivated by the desire to increase visibility, share project costs, gain/share access to resources, achieve greater leverage by sharing data, and increase creativity by exchanging ideas.⁴⁹

"International collaboration brings opportunity - the more rapid completion of clinical trials, enhanced generalizability of the results of these trials, and a focus on questions that have evoked international curiosity. It has changed practice, improved outcomes, and enabled an international response to pandemic threats."⁵⁰

Many United States academic medical institutions have been involved in international research for decades. However, the COVID-19 pandemic has fast-tracked international cooperation and collaboration as academic institutions and pharmaceutical companies worked together to identify treatments and ultimately, vaccines, even while many labs and supporting facilities were closed or forced to operate with reduced in-person staffing in the attempt to slow the spread. The necessities of this situation have created new tools for collaboration both internally and on an international scale. Buitendijk et. al., propose that several key strategies have come out of the pandemic that will ensure that global cooperation in research remains the norm including: the shift to online, digital interactions from learning to professional consultation; increased and enhanced connections with institutions from the "Global South", and a (proposed) reformed funding and reward structure that will eliminate jurisdictional limitations on funding.⁵¹ The first two (2) elements were fast-tracked during the pandemic and these new methods of communication and institutional ties are likely only to be enhanced in the future.

In addition to published studies, several letters written by medical professionals were submitted to the public record as part of the rezoning application review process. Among these were letters from Dr. John Burnett, Jr., Director of the Cardiorenal Research Laboratory of the Mayo Clinic⁵² and Dr. Elias Zerhouni, former director of NIH (2002-2008) and former president of R&D for Sanofi (2010-2018)⁵³, both of which stated emphatically that close proximity is not required for scientific collaboration. (See Appendix B.)

⁴⁸ Butrous G. (2008). International cooperation to promote advances in medicine. *Annals of thoracic medicine*, 3(3), 79–81. <https://doi.org/10.4103/1817-1737.41913>.

⁴⁹ Wagner, C. S. 2006. "International Collaboration in Science and Technology: Promises and Pitfalls." In *Science and Technology Policy for Development, Dialogues at the Interface*, edited by L. Box and R. Engelhard. London: Anthem Press.

⁵⁰ Marshall J. C. (2017). Global Collaboration in Acute Care Clinical Research: Opportunities, Challenges, and Needs. *Critical care medicine*, 45(2), 311–320. <https://doi.org/10.1097/CCM.0000000000002211>.

⁵¹ Buitendijk, S., Ward, H., Shimshon, G., Sam, A. H., Sharma, D., & Harris, M. (2020). COVID-19: an opportunity to rethink global cooperation in higher education and research. *BMJ global health*, 5(7), e002790. <https://doi.org/10.1136/bmjgh-2020-002790>.

⁵² Burnett, Dr. John C. (2021, March 31) Letter to the Community Board.

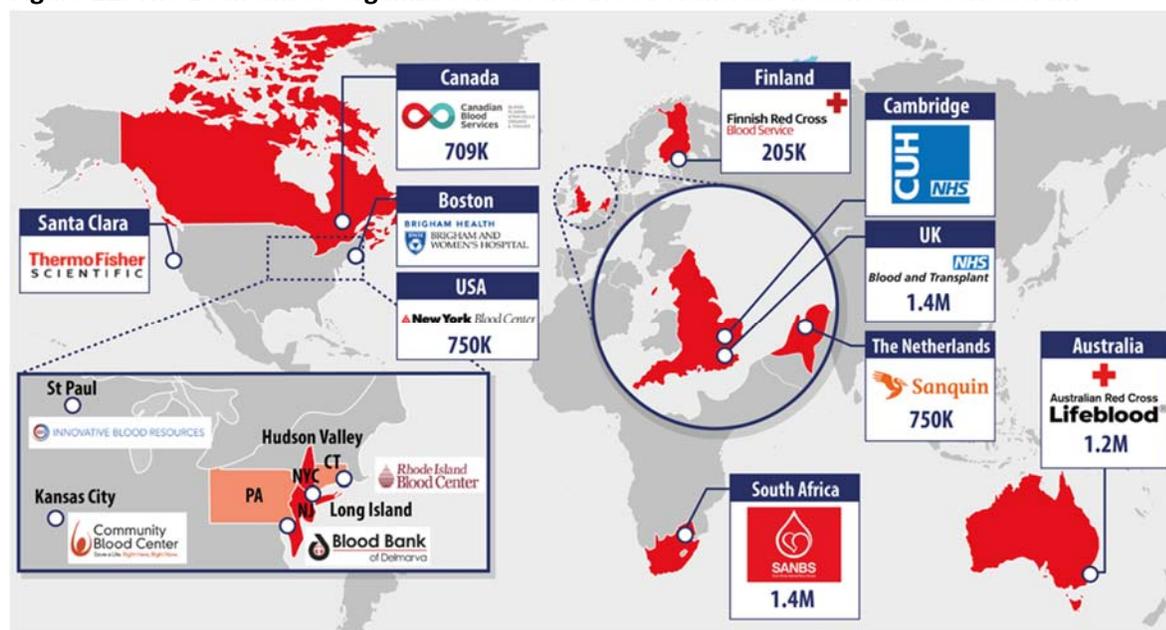
⁵³ Zerhouni, Dr. Elias. (2021, April 22) Letter to Gale Brewer, Manhattan Borough President.

In short, national and international collaboration in medical and scientific research has become the standard and virtual cooperation will become even more common for all aspects of medical and scientific research and instruction in the future. All trends contradict the HR&A Report's assertion of a link between physical proximity and enhanced collaboration in medical and science research.

3.4.2 NYBC and Collaboration

The NYBC, itself, has been immersed in large-scale domestic and global collaboration for years. It is one of ten (10) members (see Figure 22) of the newly formed Blood Transfusion Genomics Consortium (www.bgc.io) to develop more streamlined blood typing technology⁵⁴ along with collaborators in Great Britain (Cambridge University Hospitals, NHS Blood and Transplant), the Netherlands (Sanquin), Massachusetts (Brigham and Women's Hospital), California (ThermoFisher Scientific), Australia (Australian Red Cross Lifeblood), Canada (Canadian Blood Services), Finland (Finnish Red Cross Blood Service), and South Africa (SANDBS). These NYBC relationships do not appear to suffer from a lack of physical proximity.

Figure 22: The 10 Member Organizations of the Blood Transfusion Genomics Consortium



Source: Author Unknown. (2021, June 16). Blood centers from around the world unite to develop more streamlined blood typing technology. *New York Blood Center*.

Further, this Review searched PubMed.gov,⁵⁵ on August 2, 2021 for articles associated with the NYBC and then filtered the search to reflect only the year 2021 to establish the most recent/current state of its research and collaboration.

⁵⁴ Author Unknown. (2021, June 16). Blood centers from around the world unite to develop more streamlined blood typing technology. *New York Blood Center*.

<https://www.nybc.org/news/articles/blood-centers-around-world-unite-develop-more-streamlined-blood-typing-technology>.

⁵⁵ PubMed is a source for more than 32 million citations from biomedical literature from multiple online sources. PubMed is associated with the National Institute for Health, National Library of Medicine, and National Center for Biotechnology Information.

A total of 76 articles and documents were returned from a search for articles published in 2021 with the following keywords: “Affiliation” and “New York Blood Center” and then limited to the New York, NY location. Of these, four (4) articles had authors affiliated with the NYBC alone; five (5) were collaborations with neighboring institutions, while an additional six (6) had authors with affiliations within New York City ranging from NYU, Cornell-Weill, to Albert Einstein in the Bronx. The other 61 articles (80.3%) were split between international and domestic collaborations with partners throughout the world and the United States, as shown in the table that follows.

Figure 23: 2021 NYBC Research Collaborations by Mutually Exclusive Geographic Distribution

	Research Papers	Share of Total
Total	76	100.0%
NYBC Alone	4	5.3%
NYBC Neighborhood Collaborations	5	6.6%
Other NYC Collaborations	6	7.9%
United States Collaborations	31	40.8%
International Collaborations	30	39.5%

Only 6.6 percent of NYBC research efforts to date in 2021 were prepared in affiliation with neighborhood institutions. Thus, the research published with the New York Blood Center’s staff in 2021 alone shows the extent of widespread geographic collaboration, thus completely refuting the HR&A’s Report’s argument that close proximity (0.1 of a mile) is required for NYBC’s successful collaboration and research. (The article titles, authors, and affiliations can be found in Appendix A.)

3.4.3 310 East 67th Street Research Activities

Little of the activity at 310 East 67th Street is classified as research under existing conditions. Only 3.3 percent (\$15.8 million out of \$476.4 million) of 2019 revenues were attributed to research. Expenditures follow the same pattern with only 3.0 percent of expenditures being classified as research (\$15.1 million of a total \$498.7 million) as documented in NYBC’s financials.⁵⁶

Under proposed development conditions, the NYBC’s research capacity is unlikely to change as the majority of the proposed tower will not be occupied by the NYBC itself, but by commercial tenants of the developer, Longfellow. There is no way to ascertain the extent to which potential future tenants will interact with local medical institutions or even if they will be life science firms. Subsequently, the HR&A Report claim that denying the tower will curtail the NYBC’s activities and restrict the development of the Upper East Side’s life science cluster is not supported by existing evidence.

3.4.4 Chapter Conclusions

Both the literature review and documentation from experts confirm that the trend of global cooperation in medical and scientific research is the industry standard and the extent of virtual collaborations will

⁵⁶ KPMG. (2020, March 30) New York Blood Center Financial Statements and Supplementary Information on Federal Awards Programs.

continue to grow. These trends contradict the HR&A Report's assertion of a link between physical proximity and enhanced collaboration in medical and science research.

NYBC follows the global research trend of widespread collaboration. The majority of the NYBC's research partners in the recent past and planned future are distributed all over the world as shown by past affiliations and future plans. As such there is no way to defend the statement that the NYBC must be located on its current site in order to maintain its partnerships and collaborations.

The argument that the expansion to a life science tower on East 67th Street is necessary to maintain NYBC's continued research capacity and relationships is unsubstantiated given so little of the NYBC's activities are devoted to research.

4 Conclusions

This Review concludes that the HR&A Report's proximity analysis is not a relevant resource to inform the question of rezoning NYBC's location at 310 East 67th Street. There is no evidence in the HR&A Report to support the assertion that the tower expansion of the NYBC at its existing location is important to the life sciences sector in New York City, the Upper East Side cluster, or even to the NYBC itself.

The HR&A Report's proximity analysis is generic in scope and not specifically focused on the modern life science industry, being based on sources that are sometimes out of date and/or not relevant to the life sciences sector. In addition, it misstates some of its cited sources' conclusions; and is misleading in the comparisons it makes between other life science developments (both throughout the country and on the East River in Manhattan) and the proposed NYBC tower.

The HR&A Report's argument that a viable life science cluster must exist within walking distance proximity is disputed by real estate data collected for other well-known and documented U.S. life science clusters that show that each market includes millions of square feet of R&D and life science laboratory space distributed throughout each of the cities reviewed. None of these well-known life science markets are limited to a single walkable area as asserted is necessary by the HR&A Report.

Trends in virtual medical and science research contradict the HR&A Report's assertion of a link between physical proximity and enhanced collaboration in medical and science research. Both the literature review and documentation from experts confirm that citywide, national, and global collaboration in medical and scientific research is the current industry standard. The extent of virtual collaborations continues to grow.

The HR&A Report's claim that the NYBC's proposed physical expansion into a commercial life sciences tower must occur at its current location in order to maintain proximity to neighboring institutions is contradicted by evidence from NYC life science real estate analyses, national life science real estate studies, and New York City's own description of future life science development. The City's life science ecosystem is not limited to the Upper East Side, but rather extends throughout New York City as documented by real estate and industry sources as well as New York City's administrative bodies.

The HR&A Report's claim that the NYBC will not be able to maintain its existing relationships with neighboring institutions if the tower cannot be constructed at 310 East 67th Street cannot be substantiated. The NYBC devotes only a tiny fraction of its resources to research activities. Most of its research is not

done in collaboration with neighboring institutions today. Instead, the NYBC follows the national and global research trend of widespread collaboration. The majority of the NYBC's research partners are distributed all over the world as shown by past affiliations and public documents related to ongoing and future projects. As such there is no way to defend the statement that NYBC's proposed commercial tower must be located on its current site in order to maintain its partnerships and collaborations.

Any claim on the necessity of tower construction at 310 East 67th Street to maintaining relationships with neighboring institutions is negated by the required relocation of the NYBC during the minimum five year construction period. There would be no guarantee of future collaboration either, given that the majority of the proposed tower would be under the control of Longfellow Real Estate Company.

In the absence of any evidence in the HR&A Report, and because we could find none, we could not validate the HR&A Report's argument that the NYBC's development of its proposed life science tower needs to occur at 310 East 67th Street rather than instead, building its own new structure as-of-right, or constructing this tower in an appropriately zoned C or M district.

Appendix A

August 2, 2021, PubMed.gov Search: Affiliation New York Blood Center

The article titles, authors and affiliations follow:

Learning from the past: development of safe and effective COVID-19 vaccines

[Shan Su](#)¹, [Lanying Du](#)², [Shibo Jiang](#)^{3 4}

Affiliations collapse

Affiliations

¹Key Laboratory of Medical Molecular Virology (MOE/MOH/CAM), School of Basic Medical Sciences, Fudan University, Shanghai, China.

²Lindsley F. Kimball Research Institute, New York Blood Center, New York, NY, USA.

³Key Laboratory of Medical Molecular Virology (MOE/MOH/CAM), School of Basic Medical Sciences, Fudan University, Shanghai, China. shibojiang@fudan.edu.cn.

⁴Lindsley F. Kimball Research Institute, New York Blood Center, New York, NY, USA. shibojiang@fudan.edu.cn.

When Alarmins Are "Therapeutic"

[Francesca Vinchi](#)^{1 2}

Affiliations collapse

Affiliations

¹Iron Research Program, Lindsley Kimball Research Institute, New York Blood Center, New York, USA.

²Department of Pathology and Laboratory Medicine, Weill Cornell Medicine, New York, USA.

p53 activation during ribosome biogenesis regulates normal erythroid differentiation

[Salomé Le Goff](#)^{1 2}, [Ismael Boussaid](#)¹, [Celia Floquet](#)¹, [Anna Raimbault](#)¹, [Isabelle Hatin](#)³, [Charlotte Andrieu-Soler](#)^{2 4}, [Mohammad Salma](#)⁴, [Marjorie Leduc](#)^{1 5}, [Emilie-Fleur Gautier](#)^{1 2 5}, [Boris Guyot](#)⁶, [Diane d'Allard](#)¹, [Nathalie Montel-Lehry](#)⁷, [Sarah Ducamp](#)^{1 2}, [Amandine Houvert](#)¹, [François Guillonnet](#)^{1 5}, [Stéphane Giraudier](#)⁸, [Elisabeth Cramer-Bordé](#)¹, [François Morlé](#)⁹, [Jean-Jacques Diaz](#)¹⁰, [Olivier Hermine](#)^{2 11}, [Naomi Taylor](#)^{2 4}, [Sandrina Kinet](#)^{2 4}, [Frédérique Verdier](#)^{1 2}, [Rose-Ann Padua](#)⁸, [Narla Mohandas](#)¹², [Pierre-Emmanuel Gleizes](#)⁷, [Eric Soler](#)^{2 4}, [Patrick Mayeux](#)^{1 2 5}, [Michaela Fontenay](#)^{1 2 13}

Affiliations collapse

Affiliations

¹Université de Paris, Institut Cochin, Unité Mixte de Recherche (UMR) 8104, Centre National de la Recherche Scientifique (CNRS), INSERM U1016, Paris, France.

²Université de Paris, Laboratoire d'Excellence (LabEx) du Globule Rouge (GR-Ex), Paris, France.

³Institute for Integrative Biology of the Cell (I2BC), Commissariat à l'Énergie Atomique et aux Énergies Alternatives (CEA), CNRS, Université Paris-Sud, Université Paris-Saclay, Gif-sur-Yvette, France.

⁴Institut de Génétique Moléculaire Montpellier (IGMM), Université de Montpellier, CNRS, Montpellier, France.

⁵Université de Paris, Plateforme de Protéomique 3P5, Paris, France.

⁶Department Signaling of Tumor Escape, Centre de Recherche en Cancérologie de Lyon, Université Claude Bernard Lyon 1, UMR 5286, CNRS, INSERM U1052, Lyon, France.

⁷Laboratoire de Biologie Moléculaire Eucaryote, Centre de Biologie Intégrative (CBI), CNRS, Université Paul Sabatier, Université de Toulouse, Toulouse, France.

⁸Université de Paris, Institut de Recherche Saint Louis, UMR-S1131, Paris, France.

⁹Institut NeuroMyoGène (INMG), UMR 5310, Université Claude Bernard Lyon 1, CNRS, INSERM U1217, Villeurbanne, France.

¹⁰Centre Léon Bérard, Centre de Recherche en Cancérologie de Lyon, Université Lyon, Université Claude Bernard Lyon 1, CNRS 5286, INSERM 1052, Lyon, France.

¹¹Imagine Institute, Université de Paris, INSERM U1163, Paris, France.

¹²Red Cell Physiology Laboratory, New York Blood Center, New York, NY; and.

¹³Service d'Hématologie Biologique, Hôpital Cochin, Assistance Publique-Hôpitaux de Paris, Centre-Université de Paris, Paris, France.

Reshaping Erythrophagocytosis and Iron Recycling by Reticuloendothelial Macrophages

[Francesca Vinchi](#)^{1,2}, [S Zebulon Vance](#)¹

Affiliations collapse

Affiliations

¹Iron Research Program, Lindsley Kimball Research Institute, New York Blood Center, New York, NY, USA.

²Department of Pathology and Laboratory Medicine, Weill Cornell Medicine, New York, NY, USA.

Seroprevalence of anti-SARS-CoV-2 antibodies in a cohort of New York City metro blood donors using multiple SARS-CoV-2 serological assays: Implications for controlling the epidemic and "Reopening"

[Daniel K Jin](#)¹, [Daniel J Nesbitt](#)¹, [Jenny Yang](#)¹, [Haidee Chen](#)¹, [Julie Horowitz](#)², [Marcus Jones](#)², [Rianna Vandergaast](#)³, [Timothy Carey](#)³, [Samantha Reiter](#)³, [Stephen J Russell](#)^{4,3,5}, [Christos Kyratsous](#)⁶, [Andrea Hooper](#)⁶, [Jennifer Hamilton](#)⁶, [Manuel Ferreira](#)², [Sarah Deng](#)⁶, [Donna Straus](#)⁷, [Aris Baras](#)², [Christopher D Hillyer](#)^{1,7}, [Larry L Luchsinger](#)¹

Affiliations collapse

Affiliations

¹Laboratory of Stem Cell Regenerative Research, Lindsley F. Kimball Research Institute, New York Blood Center, New York, NY, United States of America.

²Regeneron Genetics Center, Tarrytown, NY, United States of America.

³Imanis Life Sciences, Rochester, MN, United States of America.

⁴Vyriad, Inc., Rochester, MN, United States of America.

⁵Mayo Clinic Department of Molecular Medicine, Rochester, MN, United States of America.

⁶Regeneron Pharmaceuticals, Inc., Tarrytown, NY, United States of America.

⁷New York Blood Center Enterprises, New York, NY, United States of America.

Declining bone marrow harvest quality over 24 years: a single institution experience

[Thomas R Spitzer](#)¹, [Se Eun Kim](#)², [Rachel Cohen](#)^{3,4}, [Richard Mathews](#)^{3,5}, [Shuli Li](#)², [Steven L McAfee](#)³, [Bimalangshu R Dey](#)³, [Areej El-Jawahri](#)³, [Zachariah DeFilipp](#)³, [Matthew Frigault](#)³, [Paul O'Donnell](#)³, [Chrisa Hunnewell](#)³, [Meredith Saylor](#)³, [Julie Vanderklish](#)³, [Colleen Danielson](#)³, [Cathleen Poliquin](#)³, [Yi-Bin Chen](#)³

Affiliations collapse

Affiliations

¹Hematopoietic Cell Transplant and Cellular Therapy Program, Massachusetts General Hospital, Boston, MA, USA. tspitzer@mgh.harvard.edu.

Appendix A

²Dana Farber Cancer Center, Boston, MA, USA.

³Hematopoietic Cell Transplant and Cellular Therapy Program, Massachusetts General Hospital, Boston, MA, USA.

⁴Hartford HealthCare, Hartford, CT, USA.

⁵New York Blood Center, New York, New York, NY, USA.

Overcoming Drug Interference in Transfusion Testing: A Spotlight on Daratumumab
[Marilyn T Nedumcheril](#)^{1,2}, [Robert A DeSimone](#)¹, [Sabrina E Racine-Brzostek](#)¹, [Ok Kyong Chaekal](#)^{1,3}, [Ljiljana V Vasovic](#)¹

Affiliations collapse

Affiliations

¹Department of Pathology and Laboratory Medicine, New York-Presbyterian Hospital, Weill Cornell Medicine, New York, NY, USA.

²New York Blood Center Enterprises, New York, NY, USA.

³Department of Medicine/Division of Hematology-Oncology New York-Presbyterian Hospital, Weill Cornell Medicine, New York, NY, USA.

Transfusion reactions associated with COVID-19 convalescent plasma therapy for SARS-CoV-2
[Freddy T Nguyen](#)^{1,2}, [Tayler van den Akker](#)³, [Kimberly Lally](#)¹, [Hansen Lam](#)¹, [Volha Lenskaya](#)¹, [Sean T H Liu](#)⁴, [Nicole M Bouvier](#)^{4,5}, [Judith A Aberg](#)⁴, [Denise Rodriguez](#)⁶, [Florian Krammer](#)⁵, [Donna Strauss](#)⁷, [Beth H Shaz](#)⁷, [Louella Rudon](#)¹, [Patricia Galdon](#)¹, [Jeffrey S Jhang](#)¹, [Suzanne A Arinsburg](#)¹, [Ian Baine](#)¹, [Mount Sinai Health System Convalescent Plasma Team](#)

Affiliations collapse

Affiliations

¹Department of Pathology, Molecular and Cell-Based Medicine, Icahn School of Medicine at Mount Sinai, New York, New York, USA.

²Institute for Medical Engineering and Science, Massachusetts Institute of Technology, Cambridge, Massachusetts, USA.

³Department of Pathology, Icahn School of Medicine at Mount Sinai West, New York, New York, USA.

⁴Division of Infectious Diseases, Department of Medicine, Icahn School of Medicine at Mount Sinai, New York, New York, USA.

⁵Department of Microbiology, Icahn School of Medicine at Mount Sinai, New York, New York, USA.

⁶Icahn School of Medicine at Mount Sinai, Tisch Cancer Institute, New York, New York, USA.

⁷New York Blood Center Enterprises, New York, New York, USA.

TRUST: Assessing the Efficacy of an Intervention to Increase HIV Self-Testing Among Young Black Men Who have Sex with Men (MSM) and Transwomen

[Victoria Frye](#)¹, [Vijay Nandi](#)², [Mark Q Paige](#)², [Jermaine McCrossin](#)², [Debbie Lucy](#)², [Marya Gwadz](#)³, [Patrick S Sullivan](#)⁴, [Donald R Hoover](#)⁵, [Leo Wilton](#)^{6,7}, [TRUST Study Team](#)

Affiliations collapse

Affiliations

¹Community Health and Social Medicine, Sophie Davis School of Biomedical Education/CUNY School of Medicine, City College of New York, City University of New York, New York, NY, USA.

²Laboratory of Infectious Disease Prevention, New York Blood Center, New York, NY, USA.

³Silver School of Social Work, New York University, New York, NY, USA.

⁴Rollins School of Public Health, Emory University, Atlanta, GA, USA.

Appendix A

⁵Department of Statistics and Biostatistics, Rutgers University, The State University of New Jersey, Piscataway, NJ, USA.

⁶Department of Human Development, College of Community and Public Affairs (CCPA), State University of New York At Binghamton, 4400 Vestal Parkway East, Binghamton, NY, 13902, USA. lwilton@binghamton.edu.

⁷Faculty of Humanities, University of Johannesburg, Johannesburg, South Africa. lwilton@binghamton.edu.

Loss of 4.1N in epithelial ovarian cancer results in EMT and matrix-detached cell death resistance
Dandan Wang^{#1}, Letian Zhang^{#1}, Ajin Hu¹, Yuxiang Wang¹, Yan Liu¹, Jing Yang¹, Ningning Du¹, Xiuli An^{2,3}, Congying Wu⁴, Congrong Liu⁵

Affiliations collapse

Affiliations

¹Department of Pathology, School of Basic Medical Sciences, Third Hospital, Peking University Health Science Center, Beijing, 100191, China.

²College of Life Science, Zhengzhou University, Zhengzhou, 450051, China.

³Red Cell Physiology Laboratory, New York Blood Center, New York, NY, 10065, USA.

⁴Institute of Systems Biomedicine, Beijing Key Laboratory of Tumor Systems Biology, School of Basic Medical Sciences, Peking University Health Science Center, Peking University, Beijing, 100191, China. congyingwu@hsc.pku.edu.cn.

⁵Department of Pathology, School of Basic Medical Sciences, Third Hospital, Peking University Health Science Center, Beijing, 100191, China. congrong_liu@hsc.pku.edu.cn.

#Contributed equally.

NIH Workshop 2018: Towards Minimally Invasive or Noninvasive Approaches to Assess Tissue Oxygenation Pre- and Post-transfusion

Margaret J Ochocinska¹, Steven L Spitalnik², Alfred Abuhamad³, Elliott Bennett-Guerrero⁴, Waldemar A Carlo⁵, Murali Cherukuri⁶, Allan Doctor⁷, Walter Dzik⁸, Conor L Evans⁹, Erica Forzani¹⁰, Periannan Kuppusamy¹¹, Natacha Le Moan¹², Lei Li¹³, Naomi Luban¹⁴, Narla Mohandas¹⁵, Ravi M Patel¹⁶, John Roback¹⁷, Harold Swartz¹⁸, Stephen Textor¹⁹, Sergei Vinogradov²⁰, Lihong V Wang¹³, Natalie Wisniewski²¹, Simone Glynn²²

Affiliations collapse

Affiliations

¹Translational Blood Science and Resources Branch, Division of Blood Diseases and Resources, National Heart, Lung, and Blood Institute, Bethesda, MD, USA.

²Department of Pathology and Cell Biology, Columbia University, New York, NY, USA. Electronic address: ss2479@cumc.columbia.edu.

³Department of Obstetrics and Gynecology, Eastern Virginia Medical School, Norfolk, VA, USA.

⁴Department of Anesthesiology, Renaissance School of Medicine, Stony Brook University, Stony Brook, NY, USA.

⁵Department of Pediatrics, UAB School of Medicine, Birmingham, AL, USA.

⁶Center for Cancer Research, National Cancer Institute, Bethesda, MD, USA.

⁷Center for Blood Oxygen Transport and Hemostasis (CBOTH), University of Maryland, Baltimore, MD, USA; School of Medicine, Health Sciences Facility (HSF) III, Baltimore, MD, USA.

⁸Blood Transfusion Service, Massachusetts General Hospital, Harvard University, Boston, MA, USA.

⁹Wellman Center for Photomedicine, Massachusetts General Hospital, Harvard Medical School, Charlestown, MA, USA.

Appendix A

¹⁰Biodesign Center for Bioelectronics and Biosensors, School for Engineering of Matter, Transport & Energy, Arizona State University, Tempe, AZ, USA.

¹¹Departments of Radiology and Medicine, Geisel College of Medicine at Dartmouth, Lebanon, NH, USA.

¹²Catalyst Biosciences, South San Francisco, CA, USA.

¹³Departments of Electrical Engineering and Medical Engineering, Division of Engineering and Applied Science, California Institute of Technology, Pasadena, CA, USA.

¹⁴Department of Pediatrics, Children's National Medical Center, Washington, DC, USA.

¹⁵New York Blood Center, New York, NY, USA.

¹⁶Department of Pediatrics, Division of Neonatology, Emory University School of Medicine, Atlanta, GA, USA.

¹⁷Department of Pathology and Laboratory Medicine, Emory University School of Medicine, Atlanta, GA, USA.

¹⁸Department of Radiology, Geisel College of Medicine at Dartmouth, Hanover, NH, USA.

¹⁹Department of Internal Medicine, Mayo Clinic, Rochester, MN, USA.

²⁰Department of Biochemistry and Biophysics, Perelman School of Medicine, Department of Chemistry, School of Arts and Sciences, University of Pennsylvania, Philadelphia, PA, USA.

²¹Profusa, Inc., Emeryville, CA, USA.

²²Blood Epidemiology and Clinical Therapeutics Branch, Division of Blood Diseases and Resources, National Heart, Lung, and Blood Institute, Bethesda, MD, USA.

Characteristics of coronavirus disease 19 convalescent plasma donors and donations in the New York metropolitan area

Saagar Jain¹, Keshav Garg¹, Sabrina M Tran¹, Isabel L Rask¹, Michael Tarczon¹, Vijay Nandi¹, Debra A Kessler², Donna Strauss², Bruce S Sachais^{1,2}, Karina Yazdanbakhsh¹, Shiraz Rehmani¹, Larry Luchsinger¹, Patricia A Shi^{1,2}

Affiliations collapse

Affiliations

¹Lindsley F. Kimball Research Institute, New York Blood Center, New York, New York, USA.

²Clinical Services, New York Blood Center, New York, New York, USA.

Interplay between cofactors and transcription factors in hematopoiesis and hematological malignancies

Zi Wang^{1,2}, Pan Wang³, Yanan Li³, Hongling Peng⁴, Yu Zhu³, Narla Mohandas⁵, Jing Liu⁶

Affiliations collapse

Affiliations

¹Department of Hematology, Institute of Molecular Hematology, The Second Xiangya Hospital, Central South University, 410011, ChangSha, Hunan, China. zhongnanwangzi@126.com.

²Molecular Biology Research Center and Hunan Province Key Laboratory of Basic and Applied Hematology, School of Life Sciences, Central South University, 410078, Changsha, Hunan, China. zhongnanwangzi@126.com.

³Molecular Biology Research Center and Hunan Province Key Laboratory of Basic and Applied Hematology, School of Life Sciences, Central South University, 410078, Changsha, Hunan, China.

⁴Department of Hematology, Institute of Molecular Hematology, The Second Xiangya Hospital, Central South University, 410011, ChangSha, Hunan, China.

⁵Red Cell Physiology Laboratory, New York Blood Center, New York, NY, USA.

⁶Molecular Biology Research Center and Hunan Province Key Laboratory of Basic and Applied Hematology, School of Life Sciences, Central South University, 410078, Changsha, Hunan, China. jingliucsu@hotmail.com.

Impact of RHD genotyping on transfusion practice in Denmark and the United States and identification of novel RHD alleles

[Sunitha Vege](#)¹, [Ulrik Sprogøe](#)², [Christine Lomas-Francis](#)¹, [Marianne A Jakobsen](#)², [Berit Antonsen](#)², [Judith Aeschlimann](#)¹, [Mark Yazer](#)^{2,3}, [Connie M Westhoff](#)¹

Affiliations collapse

Affiliations

¹Laboratory of Immunohematology and Genomics, New York Blood Center Enterprise, New York, New York, USA.

²South Danish Transfusion Service at Department of Clinical Immunology, Odense University Hospital, Odense, Denmark.

³Department of Pathology, University of Pittsburgh, Pittsburgh, Pennsylvania, USA.

Iron Toxicity and Chelation Therapy in Hematopoietic Stem Cell Transplant

[Alessandro Isidori](#)¹, [Federica Loscocco](#)², [Giuseppe Visani](#)², [Martina Chiarucci](#)², [Pellegrino Musto](#)³, [Anne-Sophie Kubasch](#)⁴, [Uwe Platzbecker](#)⁴, [Francesca Vinchi](#)⁵

Affiliations collapse

Affiliations

¹Hematology and Stem Cell Transplant Center, AORMN Hospital, Pesaro, Italy. Electronic address: aisidori@gmail.com.

²Hematology and Stem Cell Transplant Center, AORMN Hospital, Pesaro, Italy.

³Unit of Hematology and Stem Cell Transplantation, Department of Emergency and Organ Transplantation, "Aldo Moro" University School of Medicine, AOU Consorziale Policlinico, Bari, Italy.

⁴Department of Hematology, Cellular Therapy and Hemostaseology, Leipzig University Hospital, Leipzig, Germany.

⁵Iron Research Program, Lindsley Kimball Research Institute, New York Blood Center, New York, New York; Department of Pathology and Laboratory Medicine, Weill Cornell Medicine, New York, New York. Electronic address: FVinchi@nybc.org.

Vaccine efficacy probable against COVID-19 variants

[Larry L Luchsinger](#)¹, [Christopher D Hillyer](#)²

Affiliations collapse

Affiliations

¹Lindsley F. Kimball Research Institute, New York Blood Center, New York, NY 10065, USA. lluchsinger@nybc.org.

²Lindsley F. Kimball Research Institute, New York Blood Center, New York, NY 10065, USA.

Variation in Neonatal Transfusion Practice

[Ravi M Patel](#)¹, [Jeanne E Hendrickson](#)², [Marianne E Nellis](#)³, [Rebecca Birch](#)⁴, [Ruchika Goel](#)⁵, [Oliver Karam](#)⁶, [Matthew S Karafin](#)⁷, [Sheila J Hanson](#)⁸, [Bruce S Sachais](#)⁹, [Ronald George Hauser](#)², [Naomi L C Luban](#)¹⁰, [Jerome Gottschall](#)⁷, [Cassandra D Josephson](#)¹¹, [Martha Sola-Visner](#)¹², National Heart, Lung, and Blood Institute Recipient Epidemiology and Donor Evaluation Study-IV-Pediatric (REDS-IV-P) Collaborators, Affiliations collapse

Appendix A

Collaborators

National Heart, Lung, and Blood Institute Recipient Epidemiology and Donor Evaluation Study-IV-Pediatric (REDS-IV-P):

[A E Mast](#), [E A Hod](#), [B S Custer](#), [E P Vichinsky](#), [B R Spencer](#), [S M Mathew](#), [D R Harris](#), [M P Busch](#), [P J Norris](#), [P M Ness](#), [S H Kleinman](#), [R Tamburro](#), [S A Glynn](#), [K Malkin](#)

Affiliations

¹Department of Pediatrics, Division of Neonatology, Emory University School of Medicine and Children's Healthcare of Atlanta, Atlanta, GA. Electronic address: rmpatel@emory.edu.

²Departments of Laboratory Medicine and Pediatrics, Yale University, New Haven, CT.

³Division of Pediatric Critical Care Medicine, Department of Pediatrics, Weill Cornell Medicine, New York, NY.

⁴Public Health & Epidemiology Practice, Westat, Rockville, MD.

⁵Department of Pathology, Johns Hopkins University School of Medicine, Baltimore, MD; Division of Hematology/Oncology, Simmons Cancer Institute at Southern Illinois University School of Medicine, Springfield, IL.

⁶Division of Pediatric Critical Care Medicine, Department of Pediatrics, Children's Hospital of Richmond at Virginia Commonwealth University, Richmond, VA.

⁷Department of Pathology and Laboratory Medicine, University of North Carolina at Chapel Hill, NC.

⁸Division of Critical Care, Department of Pediatrics, Medical College of Wisconsin and Children's Milwaukee, Milwaukee, WI.

⁹New York Blood Center, New York, NY.

¹⁰Children's Research Institute, Children's National Health System, Washington, DC.

¹¹Department of Pathology and Laboratory Medicine, Center for Transfusion and Cellular Therapies, Emory University School of Medicine, Atlanta, GA.

¹²Division of Newborn Medicine, Boston Children's Hospital and Harvard Medical School, Boston, MA.

Safety and benefits of automated red cell depletion-exchange compared to standard exchange in patients with sickle cell disease undergoing chronic transfusion

[Yonah Ziemba](#)¹, [Cindy Xu](#)², [Katayoun M Fomani](#)¹, [Vijay Nandi](#)², [Tiejun Yuan](#)², [Shiraz Rehmani](#)², [Bruce S Sachais](#)^{2,3}, [Abena O Appiah-Kubi](#)⁴, [Banu Aygun](#)⁴, [James E Louie](#)¹, [Patricia A Shi](#)^{1,2,3}

Affiliations collapse

Affiliations

¹Long Island Jewish Medical Center, Northwell Health, New Hyde Park, New York, USA.

²Lindsley F. Kimball Research Institute, New York Blood Center, New York, New York, USA.

³Clinical Services, New York Blood Center, New York, New York, USA.

⁴Cohen Children's Medical Center, Northwell Health, New Hyde Park, New York, USA.

Use of U.S. Blood Donors for National Serosurveillance of SARS-CoV-2 Antibodies: Basis for an Expanded National Donor Serosurveillance Program

[Mars Stone](#)^{1,2}, [Clara Di Germanio](#)¹, [David J Wright](#)³, [Hasan Sulaeman](#)¹, [Honey Dave](#)¹, [Rebecca V Fink](#)³, [Edward P Notari](#)⁴, [Valerie Green](#)⁵, [Donna Strauss](#)⁶, [Debbie Kessler](#)⁶, [Mark Destree](#)⁷, [Paula Saa](#)⁴, [Phillip C Williamson](#)^{1,5}, [Graham Simmons](#)^{1,2}, [Susan L Stramer](#)⁴, [Jean Opsomer](#)³, [Jefferson M Jones](#)⁸, [Steven Kleinman](#)⁹, [Michael P Busch](#)^{1,2}, [NHLBI Recipient Epidemiology and Donor Evaluation Study-IV-Pediatric \(REDS-IV-P\)](#)

Affiliations collapse

Appendix A

Affiliations

¹Vitalant Research Institute, San Francisco, CA, USA.

²Department of Laboratory Medicine, University of California, San Francisco, CA, USA.

³Westat, Rockville, MD, USA.

⁴American Red Cross (ARC), Gaithersburg, MD, USA.

⁵Creative Testing Solutions, Tempe, AZ, USA.

⁶New York Blood Center (NYBC), New York, NY, USA.

⁷Blood Works Northwest, Seattle, WA, USA.

⁸Centers for Disease Control and Prevention COVID-19 Response Team, Atlanta, GA, USA.

⁹University of British Columbia, Victoria, BC, Canada.

Evaluating blood donor experiences and barriers/facilitators to blood donation in the United States using YouTube video content

[Christine Tagliaferri Rael](#)¹, [Dominique Pierre](#)², [Victoria Frye](#)^{3,4}, [Debra Kessler](#)⁴, [Louisa Duffy](#)⁴, [Nick Malos](#)⁴, [Hong Van Tieu](#)⁴

Affiliations collapse

Affiliations

¹College of Nursing, University of Colorado, Aurora, Colorado, USA.

²National Board of Certification and Recertification for Nurse Anesthetists (NBCRNA), New Haven, Connecticut, USA.

³Department of Community Health and Social Medicine, CUNY School of Medicine, New York, New York, USA.

⁴Laboratory of Infectious Disease Prevention, New York Blood Center, New York, New York, USA.

Transfusion practices in a large cohort of hospitalized children

[Marianne E Nellis](#)¹, [Ruchika Goel](#)², [Jeanne E Hendrickson](#)³, [Rebecca Birch](#)⁴, [Ravi M Patel](#)⁵, [Matthew S Karafin](#)⁶, [Sheila J Hanson](#)⁷, [Bruce S Sachais](#)⁸, [Ronald George Hauser](#)³, [Naomi L C Luban](#)⁹, [Jerome Gottschall](#)¹⁰, [Martha Sola-Visner](#)¹¹, [Cassandra D Josephson](#)¹², [Oliver Karam](#)¹³, [NHLBI Recipient Epidemiology and Donor Evaluation Study-IV-Pediatric \(REDS-IV-P\)](#)

Affiliations collapse

Affiliations

¹Department of Pediatrics, Weill Cornell Medicine, New York, New York, USA.

²Department of Pathology, Johns Hopkins University School of Medicine, Baltimore, Maryland, USA.

³Departments of Pediatrics and Laboratory Medicine, Yale University, New Haven, Connecticut, USA.

⁴Public Health and Epidemiology Practice, Westat, Rockville, Maryland, USA.

⁵Department of Pediatrics, Division of Neonatology, Emory University School of Medicine, Atlanta, Georgia, USA.

⁶Department of Pathology and Laboratory Medicine, University of North Carolina at Chapel Hill, NC.

⁷Department of Pediatrics, Division of Critical Care, Medical College of Wisconsin, Milwaukee, Wisconsin, USA.

⁸New York Blood Center, New York, New York, USA.

⁹Children's Research Institute, Children's National Health System, George Washington University School of Medicine and Health Sciences, Washington, District of Columbia, USA.

¹⁰Medical Sciences Institute, Versiti, Milwaukee, Wisconsin, USA.

¹¹Division of Newborn Medicine, Boston Children's Hospital, Boston, Massachusetts, USA.

¹²Department of Pathology and Laboratory Medicine, Center for Transfusion and Cellular Therapies, Emory University School of Medicine, Atlanta, GA.

¹³Department of Pediatrics, Virginia Commonwealth University School of Medicine, Richmond, Virginia, USA.

The wider perspective: cord blood banks and their future prospects

[Sergio Querol](#)¹, [Pablo Rubinstein](#)², [Alejandro Madrigal](#)³

Affiliations collapse

Affiliations

¹Cell Therapy Services and Cord Blood Bank, Catalan Blood and Tissue Bank, Barcelona, Spain.

²Emeritus Scientist, New York Blood Center, New York, NY, USA.

³UCL Cancer Institute, Royal Free NHS Trust UCL, London, UK.

COVID-19 convalescent plasma: Interim recommendations from the AABB

[Claudia S Cohn](#)¹, [Lise Estcourt](#)^{2,3}, [Brenda J Grossman](#)⁴, [Monica B Pagano](#)⁵, [Elizabeth S Allen](#)⁶, [Evan M Bloch](#)⁷, [Arturo Casadevall](#)⁸, [Dana V Devine](#)⁹, [Nancy M Dunbar](#)¹⁰, [Farid Foroutan](#)¹¹, [Thomas J Gniadek](#)¹², [Ruchika Goel](#)¹³, [Jed Gorlin](#)¹⁴, [Michael J Joyner](#)¹⁵, [Ryan A Metcalf](#)¹⁶, [Jay S Raval](#)¹⁷, [Todd W Rice](#)¹⁸, [Beth H Shaz](#)¹⁹, [Ralph R Vassallo](#)²⁰, [Jeffrey L Winters](#)²¹, [Gregory Beaudoin](#)²², [Aaron A R Tobian](#)⁷

Affiliations collapse

Affiliations

¹Department of Laboratory Medicine and Pathology, University of Minnesota, Minneapolis, Minnesota, USA.

²NHS Blood and Transplant, Oxford, UK.

³Radcliffe Department of Medicine, University of Oxford, Oxford, UK.

⁴Department of Pathology and Immunology, Washington University in St. Louis School of Medicine, St Louis, Missouri, USA.

⁵Department of Laboratory Medicine and Pathology, University of Washington, Seattle, Washington, USA.

⁶Department of Pathology, University of California San Diego, La Jolla, California, USA.

⁷Department of Pathology, The Johns Hopkins University School of Medicine, Baltimore, Maryland, USA.

⁸Department of Molecular Microbiology and Immunology, The Johns Hopkins University School of Public Health, Baltimore, Maryland, USA.

⁹Canadian Blood Services, Vancouver, British Columbia, Canada.

¹⁰Department of Pathology, Dartmouth-Hitchcock Medical Center, Lebanon, New Hampshire, USA.

¹¹University Health Network, Ted Rogers Centre for Heart Research, Toronto, Ontario, Canada.

¹²Department of Pathology and Laboratory Medicine, NorthShore University HealthSystem, Evanston, Illinois, USA.

¹³Mississippi Valley Regional Blood Center, Springfield, Illinois, USA.

¹⁴Division of New York Blood Center Enterprises, Innovative Blood Resources, Saint Paul, Minnesota, USA.

¹⁵Department of Anesthesiology and Perioperative Medicine, Mayo Clinic, Rochester, Minnesota, USA.

¹⁶Department of Pathology, University of Utah, Salt Lake City, Utah, USA.

¹⁷Department of Pathology, University of New Mexico, Albuquerque, New Mexico, USA.

¹⁸Vanderbilt University Medical Center, Division of Allergy, Pulmonary, and Critical Care Medicine, Nashville, Tennessee, USA.

¹⁹Department of Pathology, Duke University, Durham, North Carolina, USA.

Appendix A

²⁰Vitalant, Scottsdale, Arizona, USA.

²¹Department of Laboratory Medicine and Pathology, Mayo Clinic, Rochester, Minnesota, USA.

²²Patient Representative, Minneapolis, Minnesota, USA.

Mysterious clumping in a cell therapy product

[Randin Nelson](#)¹, [Richard Mathews](#)², [Carlo Palesi](#)¹, [Jamal Carter](#)¹, [James Szymanski](#)¹, [Joan Uehlinger](#)¹, [Rona Weinberg](#)², [Monika Paroder](#)¹

Affiliations collapse

Affiliations

¹Department of Pathology, Montefiore Medical Center and Albert Einstein College of Medicine, Bronx, New York, USA.

²New York Blood Center, New York, New York, USA.

Screening out the Exposome to Improve Transfusion Quality

[Robert A DeSimone](#)^{1,2}, [Francesca Vinchi](#)^{1,2}

Affiliations collapse

Affiliations

¹Department of Pathology and Laboratory Medicine, Weill Cornell Medicine, New York, USA.

²Lindsley Kimball Research Institute, New York Blood Center, New York, USA.

Design, synthesis, and antiviral activity of a series of CD4-mimetic small-molecule HIV-1 entry inhibitors

[Francesca Curreli](#)¹, [Shahad Ahmed](#)¹, [Sofia M Benedict Victor](#)¹, [Ildar R Iusupov](#)², [Evgeny A Spiridonov](#)², [Dmitry S Belov](#)², [Andrea Altieri](#)², [Alexander V Kurkin](#)², [Asim K Debnath](#)³

Affiliations collapse

Affiliations

¹Laboratory of Molecular Modeling & Drug Design, Lindsley F. Kimball Research Institute, New York Blood Center, 310 E 67th Street, New York, NY 10065, USA.

²EDASA Scientific, Scientific Park, Moscow State University, Leninskie Gory Bld. 75, 77-101b, 119992 Moscow, Russia.

³Laboratory of Molecular Modeling & Drug Design, Lindsley F. Kimball Research Institute, New York Blood Center, 310 E 67th Street, New York, NY 10065, USA. Electronic address: adebnath@nybc.org.

Requirement for antiapoptotic MCL-1 during early erythropoiesis

[Meghan E Turnis](#)¹, [Ewa Kaminska](#)¹, [Kaitlyn H Smith](#)¹, [Brittany J Kartchner](#)¹, [Peter Vogel](#)², [Jonathan D Laxton](#)³, [Richard A Ashmun](#)³, [Paul A Ney](#)⁴, [Joseph T Opferman](#)¹

Affiliations collapse

Affiliations

¹Department of Cell and Molecular Biology.

²Department of Pathology, and.

³Flow Cytometry and Cell Sorting Shared Resource, St Jude Children's Research Hospital, Memphis, TN; and.

⁴New York Blood Center, New York, NY.

Recent lessons learned for ex-vivo platelet production

[Alice Tang](#)¹, [Avital Mendelson](#)

Appendix A

Affiliations collapse

Affiliation

¹Lindsley F. Kimball Research Institute, New York Blood Center, New York, NY, USA.

Just4Us: Development of a Counselor-Navigator and Text Message Intervention to Promote PrEP Uptake Among Cisgender Women at Elevated Risk for HIV

[Anne M Teitelman](#)¹, [Beryl A Koblin](#), [Bridgette M Brawner](#), [Annet Davis](#), [Caroline Darlington](#), [Rachele K Lipsky](#), [Emilia Iwu](#), [Keosha T Bond](#), [Julie Westover](#), [Danielle Fiore](#), [Hong-Van Tieu](#)

Affiliations collapse

Affiliation

¹Anne M. Teitelman, PhD, FNP-BC, FAAN, FAANP, is an Associate Professor, School of Nursing, University of Pennsylvania, Philadelphia, Pennsylvania, USA. Beryl A. Koblin, PhD, is an Independent Consultant, Metuchen, New Jersey, USA. Bridgette M. Brawner, PhD, MDiv, APRN, is an Associate Professor, School of Nursing, University of Pennsylvania, Philadelphia, Pennsylvania, USA. Annet Davis, RN, MSW, CCRC, is a Coordinator of Community Engagement & Project Director for the Just4Us Study, School of Nursing, University of Pennsylvania, Philadelphia, Pennsylvania, USA. Caroline Darlington, MSN, WHNP-BC, is a PhD Student, School of Nursing, University of Pennsylvania, Philadelphia, Pennsylvania, USA. Rachele K. Lipsky, PhD, CRNP, PMHNP-BC, is a Postdoctoral Scholar, National Clinical Scholars Program, Duke University, Durham, North Carolina, USA, and a Former Doctoral Student, School of Nursing, University of Pennsylvania, Philadelphia, Pennsylvania, USA. Emilia Iwu, PhD, RN, APNC, FWACN, is an Assistant Professor, Rutgers University School of Nursing, Division of Nursing Science and Center for Global Health, Newark, New Jersey, USA. Keosha T. Bond, EdD, MPH, CHES, is an Assistant Medical Professor, Department of Community Health and Social Medicine, City University of New York School of Medicine, New York, New York, USA. Julie Westover, BS, is a Medical Student, University of California San Diego, School of Medicine, San Diego, California, USA, and a Former Innovation Technology Fellow, Penn Medicine Center for Health Care Innovation, Philadelphia, Pennsylvania, USA. Danielle Fiore, BS, is a Data Manager, Just4Us Study, School of Nursing, University of Pennsylvania, Philadelphia, Pennsylvania, USA. Hong-Van Tieu, MD, MS, is Head of the Laboratory of Infectious Disease Prevention, Lindsley F. Kimball Research Institute, New York Blood Center, New York, New York, USA.

Hemolysis inhibits humoral B-cell responses and modulates alloimmunization risk in patients with sickle cell disease

[Mouli Pal](#)¹, [Weili Bao](#)¹, [Rikang Wang](#)², [Yunfeng Liu](#)¹, [Xiuli An](#)³, [William B Mitchell](#)⁴, [Cheryl A Lobo](#)⁵, [Caterina Minniti](#)⁶, [Patricia A Shi](#)⁷, [Deepa Manwani](#)⁴, [Karina Yazdanbakhsh](#)¹, [Hui Zhong](#)²

Affiliations collapse

Affiliations

¹Laboratory of Complement Biology.

²Laboratory of Immune Regulation, and.

³Laboratory of Membrane Biology, New York Blood Center, New York, NY.

⁴Department of Pediatrics, Montefiore Health Center, Albert Einstein College of Medicine, Children's Hospital at Montefiore, Bronx, NY.

⁵Laboratory of Blood-Borne Parasites, New York Blood Center, New York, NY.

⁶Department of Medicine, Division of Hematology, Montefiore Health Center, Albert Einstein College of Medicine, Bronx, NY; and.

⁷Sickle Cell Clinical Research Program, New York Blood Center, New York, NY.

Frequency of rare, serious donor reactions: International perspective

[Pampee Young](#)¹, [Lauren Crowder](#)¹, [Whitney Steele](#)¹, [David Irving](#)², [Joanne Pink](#)², [Jose Mauro Kutner](#)³, [Ana Paula Hitomi Yokoyama](#)³, [Nancy Van Buren](#)⁴, [Nicholas William O'Sullivan](#)⁵, [Merlyn Sayers](#)⁶, [Ramir Moreno Alcantara](#)⁷, [Katja van den Hurk](#)⁸, [Johanna Wiersum-Osselton](#)⁸, [Beth Shaz](#)⁹, [Biomedical Excellence for Safer Transfusion \(BEST\) Collaborative](#)

Affiliations collapse

Affiliations

¹American Red Cross, Washington, District of Columbia, USA.

²Australian Red Cross Lifeblood, Kelvin Grove, Queensland, Australia.

³Cell Therapy and Hemotherapy Department, Hospital Israelita Albert Einstein, São Paulo, Brazil.

⁴Memorial Blood Centers, New York Blood Center Enterprises, Saint Paul, Minnesota, USA.

⁵Welsh Blood Service, Ynysmaerdy, UK.

⁶Carter Blood Care, Dallas, Texas, USA.

⁷Blood Services Group, Health Sciences Authority, Singapore.

⁸Sanquin, Amsterdam, The Netherlands.

⁹Duke University, Durham, North Carolina, USA.

HIV, HCV, and HBV incidence and residual risk in US blood donors before and after implementation of the 12-month deferral policy for men who have sex with men

[Whitney R Steele](#)¹, [Roger Y Dodd](#)¹, [Edward P Notari](#)¹, [James Haynes](#)¹, [Steven A Anderson](#)², [Alan E Williams](#)², [Rita Reik](#)³, [Debra Kessler](#)⁴, [Brian Custer](#)⁵, [Susan L Stramer](#)¹, [Transfusion-Transmissible Infections Monitoring System \(TTIMS\)](#)

Affiliations collapse

Affiliations

¹American Red Cross, Gaithersburg, Maryland, USA.

²U.S. Food and Drug Administration, Silver Spring, Maryland, USA.

³OneBlood, St. Petersburg, Florida, USA.

⁴New York Blood Center, New York, New York, USA.

⁵Vitalant Research Institute, San Francisco, California, USA.

Minipool testing for SARS-CoV-2 RNA in United States blood donors

[Sonia Bakkour](#)^{1,2}, [Paula Saá](#)³, [Jamel A Groves](#)³, [Leilani Montalvo](#)¹, [Clara Di Germanio](#)¹, [Sonja M Best](#)⁴, [Eduard Grebe](#)^{1,2}, [Kristin Livezey](#)⁵, [Jeffrey M Linnen](#)⁵, [Donna Strauss](#)⁶, [Debra Kessler](#)⁶, [Mark Bonn](#)⁷, [Valerie Green](#)⁸, [Phillip Williamson](#)⁸, [Steve Kleinman](#)⁹, [Susan L Stramer](#)³, [Mars Stone](#)^{1,2}, [Michael P Busch](#)^{1,2}, [NHLBI Recipient Epidemiology and Donor Evaluation Study-IV-Pediatric \(REDS-IV-P\)](#)

Affiliations collapse

Affiliations

¹Vitalant Research Institute, San Francisco, California, USA.

²Department of Laboratory Medicine, University of California San Francisco, San Francisco, California, USA.

³Scientific Affairs, American Red Cross, Gaithersburg, Maryland, USA.

⁴Laboratory of Virology, National Institute of Allergy and Infectious Diseases, National Institutes of Health, Hamilton, Montana, USA.

⁵Grifols Diagnostic Solutions, San Diego, California, USA.

⁶New York Blood Center Enterprises, New York, New York, USA.

⁷Bloodworks Northwest, Seattle, Washington, USA.

⁸Creative Testing Solutions, Tempe, Arizona, USA.

⁹University of British Columbia, Victoria, British Columbia, Canada.

Hormetic endoplasmic reticulum stress in hematopoietic stem cells

[Larry L Luchsinger](#)¹

Affiliations collapse

Affiliation

¹Lindsley F. Kimball Research Institute, New York Blood Center, New York City, New York, USA

Severe delayed hemolytic transfusion reaction due to anti-Fy3 in a patient with sickle cell disease undergoing red cell exchange prior to hematopoietic progenitor cell collection for gene therapy

[Elizabeth F Stone](#)¹, [Scott T AVECILLA](#)², [David L Wuest](#)², [Christine Lomas-Francis](#)¹, [Connie M Westhoff](#)¹, [David L Diuguid](#)³, [Michel Sadelain](#)², [Farid Boulad](#)², [Patricia A Shi](#)⁴

Affiliations collapse

Affiliations

¹New York Blood Center, New York, NY.

²Memorial Sloan Kettering Cancer Center, New York, NY.

³Division of Hematology, Columbia University Irving Medical Center, New York, NY.

⁴New York Blood Center, Sickle Cell Program, Albert Einstein College of Medicine, Bronx, NY.

Women's views on communication with health care providers about pre-exposure prophylaxis (PrEP) for HIV prevention

[Gabiella Y Jackson](#)¹, [Caroline K Darlington](#)¹, [Hong Van Tieu](#)², [Bridgette M Brawner](#)¹, [Dalmacio D Flores](#)¹, [Jacqueline A Bannon](#)¹, [Annet Davis](#)¹, [Victoria Frye](#)³, [Deepti Chittamuru](#)¹, [Paige Gugerty](#)¹, [Beryl A Koblin](#)⁴, [Anne M Teitelman](#)¹

Affiliations collapse

Affiliations

¹School of Nursing, University of Pennsylvania, Philadelphia, PA, USA.

²Laboratory of Infectious Disease Prevention, Lindsley F. Kimball Research Institute, New York Blood Center, New York, NY, USA.

³School of Medicine, The City University of New York, New York, NY, USA.

⁴Independent Consultant, Metuchen, NJ, USA.

A pair of S-silencing single nucleotide variants cis-linked on GYPB

[Razvan Lapadat](#)¹, [Waseem Q Anani](#)², [Kathleen M Bensing](#)³, [Judith Aeschlimann](#)⁴, [Sunitha Vege](#)⁴, [Christine Lomas-Francis](#)⁴, [Connie M Westhoff](#)⁴, [Emmanuel A Fadeyi](#)⁵, [Gregory A Denomme](#)^{3 6}

Affiliations collapse

Affiliations

¹Department of Pathology, University of Chicago, Chicago, Illinois, USA.

²Medical Sciences Institute, Milwaukee, Wisconsin, USA.

³Immunohematology Reference Laboratory, Versiti Blood Center of Wisconsin, Milwaukee, Wisconsin, USA.

⁴Immunohematology and Genomics, New York Blood Center, Long Island City, New York, USA.

⁵Wake Forest University School of Medicine, Winston-Salem, North Carolina, USA.

⁶Versiti Blood Research Institute, Milwaukee, Wisconsin, USA

A randomized double-blind controlled trial of convalescent plasma in adults with severe COVID-19

Max R O'Donnell^{1,2,3}, Beatriz Grinsztejn⁴, Matthew J Cummings^{1,3}, Jessica E Justman^{2,5,6}, Matthew R Lamb^{2,5}, Christina M Eckhardt¹, Neena M Philip⁵, Ying Kuen Cheung⁷, Vinay Gupta⁸, Esau João⁹, Jose Henrique Pilotto¹⁰, Maria Pia Diniz⁴, Sandra Wagner Cardoso⁴, Darryl Abrams¹, Kartik N Rajagopalan¹, Sarah E Borden¹, Allison Wolf¹, Leon Claude Sidi⁹, Alexandre Vizzone⁴, Valdilea G Veloso⁴, Zachary C Bitan¹¹, Dawn E Scotto¹, Benjamin J Meyer¹², Samuel D Jacobson¹², Alex Kantor¹, Nischay Mishra³, Lokendra V Chauhan³, Elizabeth F Stone¹¹, Flavia Dei Zotti¹¹, Francesca La Carpia¹¹, Krystalyn E Hudson¹¹, Stephen A Ferrara¹¹, Joseph Schwartz¹¹, Brie A Stotler¹¹, Wen-Hsuan W Lin¹¹, Sandeep N Wontakal¹¹, Beth Shaz¹³, Thomas Briese³, Eldad A Hod¹¹, Steven L Spitalnik¹¹, Andrew Eisenberger¹⁴, Walter I Lipkin^{2,3,11}

Affiliations collapse

Affiliations

¹Division of Pulmonary, Allergy, and Critical Care Medicine, Department of Medicine, Columbia University Irving Medical Center, New York, New York, USA.

²Department of Epidemiology, and.

³Center for Infection and Immunity, Columbia University Mailman School of Public Health, New York, New York, USA.

⁴Instituto Nacional de Infectologia Evandro Chagas-Fiocruz, Rio de Janeiro, Brazil.

⁵ICAP, Columbia University Mailman School of Public Health, New York, New York, USA.

⁶Division of Infectious Diseases, Department of Medicine, Columbia University Irving Medical Center, New York, New York, USA.

⁷Department of Biostatistics, Columbia University Mailman School of Public Health, New York, New York, USA.

⁸Institute for Health Metrics and Evaluation, University of Washington, Seattle, Washington, USA.

⁹Hospital Federal dos Servidores do Estado, Rio de Janeiro, Brazil.

¹⁰Hospital Geral de Nova Iguaçu, Rio de Janeiro, Brazil and Laboratório de Aids e Imunologia Molecular, Instituto Oswaldo Cruz - Fiocruz, Rio de Janeiro, Brazil.

¹¹Department of Pathology and Cell Biology, Columbia University Irving Medical Center, New York, New York, USA.

¹²Vagelos College of Physicians and Surgeons, Columbia University, New York, New York, USA.

¹³New York Blood Center, New York, New York, USA.

¹⁴Division of Hematology and Oncology, Department of Medicine, Columbia University Irving Medical Center, New York, New York, USA.

Temporal Analysis of Serial Donations Reveals Decrease in Neutralizing Capacity and Justifies Revised Qualifying Criteria for Coronavirus Disease 2019 Convalescent Plasma

Roxie C Girardin¹, Alan P Dupuis¹, Anne F Payne¹, Timothy J Sullivan¹, Donna Strauss², Monica M Parker¹, Kathleen A McDonough^{1,3}

Affiliations collapse

Affiliations

¹Wadsworth Center, New York State Department of Health, Albany, New York, USA.

²New York Blood Center Enterprises, New York, New York, USA.

³Department of Biomedical Sciences, School of Public Health, University at Albany, Albany, New York, USA.

Transfusion Practices in Pediatric Cardiac Surgery Requiring Cardiopulmonary Bypass: A Secondary Analysis of a Clinical Database

Sheila J Hanson¹, Oliver Karam, Rebecca Birch, Ruchika Goel, Ravi M Patel, Martha Sola-Visner, Bruce S Sachais, Ronald G Hauser, Naomi L C Luban, Jerome Gottschall, Cassandra D Josephson, Jeanne E Hendrickson, Matthew S Karafin, Marianne E Nellis, NHLBI Recipient Epidemiology and Donor Evaluation Study-IV-Pediatric (REDS-IV-P)

Affiliations collapse

Affiliation

¹Division of Pediatric Critical Care Medicine, Medical College of Wisconsin, Milwaukee, WI. Division of Pediatric Critical Care Medicine, Children's Hospital of Richmond, Virginia Commonwealth University School of Medicine, Richmond, VA. Westat, Rockville, MD. Division of Transfusion Medicine, Department of Pathology, Johns Hopkins University School of Medicine, Baltimore, MD. Department of Pediatrics, Emory University School of Medicine, Atlanta, GA. Boston Children's Hospital, Boston, MA. New York Blood Center, New York, NY. Departments of Laboratory Medicine and Pediatrics, Yale University, New Haven, CT. George Washington University School of Medicine and Health Sciences, Children's National Health System, Washington, DC. Department of Pathology, Versiti, Milwaukee, WI. Division of Pediatric Critical Care Medicine, Department of Pediatrics, Weill Cornell Medicine, New York, NY.

ABO maternal-child discordance: Evidence of variable allelic expression and considerations for investigation

Tristan F P McKnight¹, Jonathan E Strain², Sunitha Vege³, Christina Lam⁴, Eustratia M Hubbard⁵, Patricia M Kopko¹, Connie M Westhoff³, Elizabeth S Allen¹

Affiliations collapse

Affiliations

¹Department of Pathology, University of California San Diego, La Jolla, California, USA.

²Naval Medical Center San Diego, San Diego, California, USA.

³New York Blood Center, New York, New York, USA.

⁴Department of Obstetrics, Gynecology, and Reproductive Sciences, University of California San Diego, La Jolla, California, USA.

⁵Department of Pediatrics, University of California San Diego, La Jolla, California, USA.

Design of gp120 HIV-1 entry inhibitors by scaffold hopping via isosteric replacements

Ildar R Iusupov¹, Francesca Curreli², Evgeniy A Spiridonov¹, Pavel O Markov¹, Shahad Ahmed², Dmitry S Belov¹, Ekaterina V Manasova¹, Andrea Altieri³, Alexander V Kurkin⁴, Asim K Debnath⁵

Affiliations collapse

Affiliations

¹EDASA Scientific, Scientific Campus, Moscow State University, Leninskie Gory Bld. 75, 77-101b, Moscow, 119992, Russia.

²Laboratory of Molecular Modeling & Drug Design, Lindsley F. Kimball Research Institute, New York Blood Center, 310 E 67th Street, New York, 10065, New York, United States.

³EDASA Scientific, Scientific Campus, Moscow State University, Leninskie Gory Bld. 75, 77-101b, Moscow, 119992, Russia. Electronic address: aaltieri@edasascientific.com.

⁴EDASA Scientific, Scientific Campus, Moscow State University, Leninskie Gory Bld. 75, 77-101b, Moscow, 119992, Russia. Electronic address: kurkin@edasascinetific.com.

⁵Laboratory of Molecular Modeling & Drug Design, Lindsley F. Kimball Research Institute, New York Blood Center, 310 E 67th Street, New York, 10065, New York, United States. Electronic address: adebnath@nybc.org.

SARS-CoV-2 spike protein: a key target for eliciting persistent neutralizing antibodies

Yang Yang^{1,2,3}, Lanying Du⁴

Affiliations collapse

Affiliations

¹Roy J. Carver Department of Biochemistry, Biophysics and Molecular Biology, Iowa State University, Ames, IA, USA.

²Howard Hughes Medical Institute, Yale University, New Haven, CT, USA.

³Department of Molecular, Cellular and Developmental Biology, Yale University, New Haven, CT, USA.

⁴Lindsley F. Kimball Research Institute, New York Blood Center, New York, NY, USA. ldu@nybc.org.

Individual, social and structural factors influencing PrEP uptake among cisgender women: a theory-informed elicitation study

Anne M Teitelman¹, Hong-Van Tieu², Dalmacio Flores¹, Jacqueline Bannon³, Bridgette M Brawner¹, Annet Davis¹, Paige Gugerty¹, Beryl Koblin^{1,4}

Affiliations collapse

Affiliations

¹Department of Family and Community Health, University of Pennsylvania School of Nursing, Philadelphia, PA, USA.

²Lab of Infectious Disease Prevention, Lindsley F. Kimball Research Institute, New York Blood Center; Division of Infectious Diseases, Department of Medicine, Columbia University Irving Medical Center, New York, NY, USA.

³Department of Medical Social Sciences, Northwestern University Feinberg School of Medicine, Chicago, IL, USA.

⁴Independent Consultant, Metuchen, NJ, USA.

Impairment of human terminal erythroid differentiation by histone deacetylase 5 deficiency

Yaomei Wang¹, Wei Li¹, Vince Schulz², Huizhi Zhao¹, Xiaoli Qu³, Qian Qi⁴, Yong Cheng⁴, Xinhua Guo⁵, Shijie Zhang⁶, Xin Wei¹, Donghao Liu⁷, Karina Yazdanbakhsh⁸, Christopher D Hillyer⁸, Mohandas Narla⁸, Lixiang Chen⁷, Patrick G Gallagher⁹, Xiuli An¹⁰

Affiliations collapse

Affiliations

¹New York Blood Center, United States.

²Yale University, New Haven, United States.

³School of life science ,Zhengzhou University, Zhengzhou, China.

⁴St. Jude children's Research hospital, Memphis, Tennessee, United States.

⁵New york Blood Center, New York, New York, United States.

⁶zhengzhou university, zhengzhou, China.

⁷Zhengzhou University, Zhengzhou, China.

⁸New York Blood Center, New York, New York, United States.

⁹Yale University School of Medicine, New Haven, Connecticut, United States.

¹⁰New York Blood Center.

Regulation of RNA Polymerase II Activity is Essential for Terminal Erythroid Maturation

Zachary Murphy¹, Kristin Murphy¹, Jacquelyn A Myers¹, Michael Roger Getman², Tyler Couch¹, Vince Schulz³, Kimberly Lezon-Geyda⁴, Cal Palumbo¹, Hongxia Yan⁵, Mohandas Narla⁵, Patrick G Gallagher⁶, Laurie Ann Steiner¹

Affiliations collapse

Affiliations

¹University of Rochester, Rochester, New York, United States.

²University of Rochester Medical Center, Rochester, New York, United States.

³Yale University, New Haven, United States.

⁴Yale School of Medicine, New Haven, Connecticut, United States.

⁵New York Blood Center, New York, New York, United States.

⁶Yale University School of Medicine, New Haven, Connecticut, United States.

Biomechanical characterization of SARS-CoV-2 spike RBD and human ACE2 protein-protein interaction

Wenpeng Cao¹, Chuqiao Dong², Seonghan Kim³, Decheng Hou¹, Wanbo Tai⁴, Lanying Du⁴, Wonpil Im⁵, X Frank Zhang⁶

Affiliations collapse

Affiliations

¹Department of Bioengineering.

²Department of Mechanical Engineering and Mechanics.

³Departments of Biological Sciences, Chemistry, and Computer Science and Engineering, Lehigh University, Bethlehem, Pennsylvania.

⁴Lindsley F. Kimball Research Institute, New York Blood Center, New York, New York.

⁵Department of Bioengineering; Departments of Biological Sciences, Chemistry, and Computer Science and Engineering, Lehigh University, Bethlehem, Pennsylvania. Electronic address: woi216@lehigh.edu.

⁶Department of Bioengineering; Department of Mechanical Engineering and Mechanics. Electronic address: xiz310@lehigh.edu.

Rational Design of A Novel Small-Molecule HIV-1 Inactivator Targeting Both gp120 and gp41 of HIV-1

Jing Pu^{1,2}, Yu Dai^{3,4}, Qian Wang¹, Lu Lu¹, Junqi Zhang⁵, Wei Xu¹, Lan Xie⁶, Shengqi Wang³, Fei Yu⁴, Xiaoyang He³, Shibo Jiang^{1,2}

Affiliations collapse

Affiliations

¹Key Laboratory of Medical Molecular Virology of MOE/MOH, School of Basic Medical Sciences & Shanghai Public Health Clinical Center, Fudan University, Shanghai, China.

²Lindsley F. Kimball Research Institute, New York Blood Center, New York, NY, United States.

³Beijing Institute of Radiation Medicine, Beijing, China.

⁴College of Life Sciences, Hebei Agricultural University, Baoding, China.

⁵Medical Molecular Virology (MOE/NHC/CAMS), Department of Medical Microbiology and Parasitology, School of Basic Medical Sciences, Shanghai Medical College, Fudan University, Shanghai, China.

⁶Beijing Institute of Pharmacology and Toxicology, Beijing, China.

Comprehensive phenotyping of erythropoiesis in human bone marrow: Evaluation of normal and ineffective erythropoiesis

Hongxia Yan^{1,2}, Abdullah Ali³, Lionel Blanc^{4,5}, Anupama Narla⁶, Joseph M Lane^{7,8}, Erjing Gao¹, Julien Papoin⁴, John Hale¹, Christopher D Hillyer¹, Naomi Taylor^{2,9}, Patrick G Gallagher^{10,11,12}, Azra Raza³, Sandrina Kinet², Narla Mohandas¹

Affiliations collapse

Affiliations

¹New York Blood Center, New York, New York, USA.

²Institut de Génétique Moléculaire de Montpellier, University of Montpellier, CNRS, Montpellier, France.

³Myelodysplastic Syndromes Center, Columbia University, New York, New York, USA.

⁴The Feinstein Institute for Medical Research, Manhasset, New York, USA.

⁵Zucker School of Medicine at Hofstra/Northwell, Hempstead, New York, USA.

⁶Stanford University School of Medicine, Stanford, California, USA.

⁷Department of Orthopaedic Surgery, Hospital for Special Surgery, New York, New York, USA.

⁸Department of Orthopaedic Surgery, New York-Presbyterian Hospital, Weill Cornell Medical Center, New York, New York, USA.

⁹Pediatric Oncology Branch, NCI, CCR, NIH, Bethesda, Maryland, USA.

¹⁰Department of Pediatrics, Yale University School of Medicine, New Haven, Connecticut, USA.

¹¹Department of Pathology, Yale University School of Medicine, New Haven, Connecticut, USA.

¹²Department of Genetics, Yale University School of Medicine, New Haven, Connecticut, USA.

Epigenetic inactivation of ERF reactivates γ -globin expression in β -thalassemia

Xiuqin Bao¹, Xinhua Zhang², Liren Wang³, Zhongju Wang¹, Jin Huang¹, Qianqian Zhang¹, Yuhua Ye¹, Yongqiong Liu¹, Diyu Chen¹, Yangjin Zuo¹, Qifa Liu⁴, Peng Xu⁵, Binbin Huang⁶, Jianpei Fang⁷, Jinqun Lao⁸, Xiaoqin Feng⁹, Yafeng Li¹⁰, Ryo Kurita¹¹, Yukio Nakamura¹², Weiwei Yu¹³, Cunxiang Ju¹³, Chunbo Huang¹⁴, Narla Mohandas¹⁵, Dali Li³, Cunyou Zhao¹⁶, Xiangmin Xu¹⁷

Affiliations collapse

Affiliations

¹Department of Medical Genetics, School of Basic Medical Sciences, Southern Medical University, Guangzhou, 510515 Guangdong, China; Guangdong Engineering and Technology Research Center for Molecular Diagnostics of Human Genetic Diseases, Guangzhou, 510515 Guangdong, China; Guangdong Engineering and Technology Research Center for Genetic Testing, Guangzhou, 510515 Guangdong, China.

²Department of Hematology, 923(rd) Hospital of the People's Liberation Army, Nanning, Guangxi 530021, China.

³Shanghai Key Laboratory of Regulatory Biology, Institute of Biomedical Sciences and School of Life Sciences, East China Normal University, Shanghai 200241, China.

⁴Department of Hematology, Nanfang Hospital, Southern Medical University, Guangzhou 510515, China; Guangdong Provincial Key Laboratory of Construction and Detection in Tissue Engineering, Guangzhou 510515, China.

⁵Hematology Center of Cyrus Tang Medical Institute, Soochow University, Suzhou 215123, China.

⁶Department 1 of Internal Medicine, Sixth People's Hospital of Nanning, Nanning, Guangxi 530021, China.

⁷Department of Pediatrics, Sun-Yat-Sen Memorial Hospital, Sun-Yat-Sen University, Guangzhou, 510120 Guangdong, China.

⁸Department of Pediatrics, Liuzhou Worker's Hospital, Liuzhou, Guangxi 545005, China.

Appendix A

⁹Department of Pediatrics, Nanfang Hospital, Southern Medical University, Guangzhou, 510515 Guangdong, China.

¹⁰Department of Nephrology, The Shanxi Provincial People's Hospital, Taiyuan, Shanxi 030012, China; Precision Medicine Center, The Shanxi Provincial People's Hospital, Taiyuan, Shanxi 030012, China.

¹¹Department of Research and Development, Central Blood Institute, Japanese Red Cross Society, Shibadai-mon, Minato-ku, Tokyo 105-8521, Japan.

¹²Cell Engineering Division, RIKEN BioResource Center, Tsukuba, Ibaraki, Japan; Comprehensive Human Sciences, University of Tsukuba, Tsukuba, Ibaraki, Japan.

¹³GemPharmatech Co., Ltd., Nanjing 210000, Jiangsu, China.

¹⁴Guangzhou Huayin Medical Laboratory Center Co., Ltd., Guangzhou, 510663 Guangdong, China; Guangzhou Jiexu Gene Technology Co., Ltd., Guangzhou, 510530 Guangdong, China.

¹⁵Red Cell Physiology Laboratory, New York Blood Center, New York, NY 10065, USA.

¹⁶Department of Medical Genetics, School of Basic Medical Sciences, Southern Medical University, Guangzhou, 510515 Guangdong, China; Guangdong Engineering and Technology Research Center for Molecular Diagnostics of Human Genetic Diseases, Guangzhou, 510515 Guangdong, China; Guangdong Engineering and Technology Research Center for Genetic Testing, Guangzhou, 510515 Guangdong, China. Electronic address: cyzhao@smu.edu.cn.

¹⁷Department of Medical Genetics, School of Basic Medical Sciences, Southern Medical University, Guangzhou, 510515 Guangdong, China; Guangdong Engineering and Technology Research Center for Molecular Diagnostics of Human Genetic Diseases, Guangzhou, 510515 Guangdong, China; Guangdong Engineering and Technology Research Center for Genetic Testing, Guangzhou, 510515 Guangdong, China. Electronic address: gzxuxm@pub.guangzhou.gd.cn.

Further evidence for the benefit of therapeutic plasma exchange for acute multi-organ failure syndrome refractory to red cell exchange in sickle cell disease

[Raheel S Siddiqui](#)¹, [Debra A Ferman](#)¹, [Patricia A Shi](#)^{2,3}

Affiliations collapse

Affiliations

¹Department of Medicine, Icahn School of Medicine at Mount Sinai, New York City Health and Hospitals/Queens, Jamaica, New York, USA.

²Clinical Services, New York Blood Center, New York, New York, USA.

³Lindsley F. Kimball Research Institute, New York Blood Center, New York, New York, USA.

Type I interferon is induced by hemolysis and drives antibody-mediated erythrophagocytosis in sickle cell disease

[Yunfeng Liu](#)¹, [Mouli Pal](#)², [Weili Bao](#)³, [Patricia Shi](#)¹, [Cheryl Lobo](#)¹, [Xiuli An](#)⁴, [Deepa Manwani](#)⁵, [Hui Zhong](#)⁶, [Karina Yazdanbakhsh](#)¹

Affiliations collapse

Appendix A

Affiliations

¹New York Blood Center, New York, New York, United States.

²Laboratory of Complement Biology, New York Blood Center, New York, New York, United States.

³New York Blood Center, New York city, New York, United States.

⁴New York Blood Center, NEw York, New York, United States.

⁵Albert Einstein College of Medicine, New York, New York, United States.

⁶Immune Regulation Program, New York Blood Center, New York, New York, United States.

Non-Transferrin-Bound Iron in the Spotlight: Novel Mechanistic Insights into the Vasculotoxic and Atherosclerotic Effect of Iron

[Francesca Vinchi](#)^{1 2}

Affiliations collapse

Affiliations

¹Iron Research Program, Lindsley F. Kimball Research Institute (LFKRI), New York Blood Center (NYBC), New York, New York, USA.

²Department of Pathology and Laboratory Medicine, Weill Cornell Medicine, Cornell University, New York, New York, USA.

Evidence for continued dose escalation of plerixafor for hematopoietic progenitor cell collections in sickle cell disease

[Farid Boulad](#)¹, [Jiahao Zhang](#)², [Karina Yazdanbakhsh](#)², [Michel Sadelain](#)¹, [Patricia A Shi](#)³

Affiliations collapse

Affiliations

¹Memorial Sloan Kettering Cancer Center, New York, NY, United States of America.

²New York Blood Center, New York, NY, United States of America.

³New York Blood Center, New York, NY, United States of America; Sickle Cell Program, Division of Hematology, Albert Einstein College of Medicine, Bronx, NY, United States of America. Electronic address: pshi@nybc.org.

Rectal and vaginal tissue from intravenous VRC01 recipients show protection against ex vivo HIV-1 challenge

[Rena D Astronomo](#)¹, [Maria P Lemos](#)¹, [Sandeep R Narpala](#)², [Julie Czartoski](#)¹, [Lamar Ballweber Fleming](#)¹, [Kelly E Seaton](#)³, [Madhu Prabhakaran](#)², [Yunda Huang](#)¹, [Yiwen Lu](#)¹, [Katharine Westerberg](#)¹, [Lily Zhang](#)¹, [Mary K Gross](#)¹, [John Hural](#)¹, [Hong-Van Tieu](#)⁴, [Lindsey R Baden](#)⁵, [Scott Hammer](#)⁶, [Ian Frank](#)⁷, [Christina Ochsenbauer](#)⁸, [Nicole Grunenberg](#)⁹, [Julie E Ledgerwood](#)¹⁰, [Kenneth Mayer](#)¹¹, [Georgia Tomaras](#)¹², [Adrian B McDermott](#)¹⁰, [M Juliana McElrath](#)¹³

Affiliations collapse

Affiliations

¹Vaccine and Infectious Disease Division, Fred Hutchinson Cancer Research Center, Seattle, United States of America.

²Vaccine Research Center, National Institutes of Health, Bethesda, United States of America.

³Department of Surgery, Duke Human Vaccine Institute, Durham, United States of America.

⁴Laboratory of Infectious Disease Prevention, New York Blood Center, New York, United States of America.

⁵Department of Infectious Diseases, Brigham and Women's Hospital, Boston, United States of America.

⁶Columbia University Medical Center, New York, United States of America.

Appendix A

⁷Department of Medicine, Division of Infectious Diseases, University of Pennsylvania, Philadelphia, United States of America.

⁸Department of Hematology and Oncology, University of Alabama at Birmingham, Birmingham, United States of America.

⁹Vaccine and Infectious Diseases Division, Fred Hutchinson Cancer Research Institute, Seattle, United States of America.

¹⁰Vaccine Research Center, National Institutes of Health, Bethesda, United States of America.

¹¹Department of Medicine, Fenway Health, Boston, United States of America.

¹²Duke Human Vaccine Institute, Duke University Medical Center, Durham, United States of America.

¹³Vaccine and Infectious Diseases Division, Fred Hutchinson Cancer Research Center, Seattle, United States of America.

EpoR-tdTomato-Cre mice enable identification of EpoR expression in subsets of tissue macrophages and hematopoietic cells

Huan Zhang¹, Shihui Wang¹, Donghao Liu², Chengjie Gao¹, Yongshuai Han¹, Xinhua Guo³, Xiaoli Qu⁴, Wei Li¹, Shijie Zhang⁵, Jingyu Geng², Linlin Zhang², Avital Mendelson⁶, Karina Yazdanbakhsh⁷, Lixiang Chen², Xiuli An⁸

Affiliations collapse

Affiliations

¹New York Blood Center, United States.

²Zhengzhou University, Zhengzhou, China.

³New York Blood Center, New York, New York, United States.

⁴School of life science ,Zhengzhou University, Zhengzhou, China.

⁵zhengzhou university, zhengzhou, China.

⁶New York Blood Center, New York, New York, United States.

⁷Laboratory of Complement Biology, New York Blood Center, New York, New York, United States.

⁸New York Blood Center, NEw York, New York, United States.

The safety of COVID-19 convalescent plasma donation: A multi-institutional donor hemovigilance study

Joseph H Cho¹, Srijana Rajbhandary², Nancy L van Buren³, Mark K Fung⁴, Maha Al-Ghafry⁵, Joy L Frیده⁶, Beth A Dy⁷, Alyssa Ziman⁸, George B Schreiber⁹, Richard R Gammon¹⁰, Rita Reik¹⁰, James R Stubbs¹¹, Camille M van Buskirk¹¹, Hany Kamel¹², Mary J Townsend¹², Michelle P Zeller¹³, Jerome L Gottschall¹

Affiliations collapse

Affiliations

¹Medical Sciences Institute, Versiti, Milwaukee, Wisconsin, USA.

²Department of Research, AABB, Bethesda, Maryland, USA.

³Innovative Blood Resources, Division of New York Blood Center, St. Paul, Minnesota, USA.

⁴Department of Pathology and Laboratory Medicine, The University of Vermont Health Network, Burlington, Vermont, USA.

⁵New York Blood Center, New York, New York, USA.

⁶American Red Cross Blood Services, Southern California Region, Pomona, California, USA.

⁷American Red Cross Biomedical Services, Washington, District of Columbia, USA.

⁸Department of Pathology and Laboratory Medicine, David Geffen School of Medicine at UCLA, Los Angeles, California, USA.

Appendix A

⁹Plasma Protein Therapeutics Association, Annapolis, Maryland, USA.

¹⁰Scientific, Medical, Technical Direction, OneBlood, Orlando, Florida, USA.

¹¹Division of Transfusion Medicine, Department of Laboratory Medicine and Pathology, Mayo Clinic, Rochester, Minnesota, USA.

¹²Vitalant, Scottsdale, Arizona, USA.

¹³Canadian Blood Services, Ottawa, Ontario, Canada.

Locating the Risk: Using Participatory Mapping to Contextualize Perceived HIV Risk across Geography and Social Networks among Men Who Have Sex with Men in the Deep South

Trisha Arnold¹, Thomas J Stopka², Courtney E S Gomillia^{3,4}, Matthew Murphy¹, Kendra Johnson⁵, Philip A Chan^{1,6}, Lynne Klasko-Foster^{1,7}, Brooke Rogers^{1,6}, Jorge H Soler⁸, Mauda L Monger³, Erin Jacque², Cassandra Suttan Coats^{1,6,7}, Tiara C Willie⁹, Adedotun Ogunbajo¹⁰, Leandro Mena³, Amy Nunn^{1,6,7}

Affiliations collapse

Affiliations

¹Department of Psychiatry, Warren Alpert Medical School of Brown University.

²Department of Public Health & Community Medicine, Tufts University School of Medicine.

³Department of Medicine, University of Mississippi Medical Center.

⁴School of Science and Mathematics, Mississippi College.

⁵Mississippi State Department of Health.

⁶Department of Medicine, The Miriam Hospital.

⁷School of Public Health, Brown University.

⁸New York Blood Center.

⁹Department of Mental Health, Johns Hopkins Bloomberg School of Public Health.

¹⁰Department of Epidemiology, Harvard University T H Chan School of Public Health.

A vaccine inducing solely cytotoxic T lymphocytes fully prevents Zika virus infection and fetal damage

Frank Gambino Jr¹, Wanbo Tai², Denis Voronin², Yi Zhang³, Xiujuan Zhang², Juan Shi², Xinyi Wang², Ning Wang², Lanying Du⁴, Liang Qiao⁵

Affiliations collapse

Affiliations

¹Department of Microbiology and Immunology, Stritch School of Medicine, Loyola University Chicago, Maywood, IL 60153, USA.

²Lindsley F. Kimball Research Institute, New York Blood Center, New York, NY 10065, USA.

³Biotherapy Center, The First Affiliated Hospital of Zhengzhou University, Zhengzhou, Henan 450052, China.

⁴Lindsley F. Kimball Research Institute, New York Blood Center, New York, NY 10065, USA. Electronic address: ldu@nybc.org.

⁵Department of Microbiology and Immunology, Stritch School of Medicine, Loyola University Chicago, Maywood, IL 60153, USA. Electronic address: lqiao@luc.edu.

Dynamic changes in murine erythropoiesis from birth to adulthood: implications for the study of murine models of anemia

Lixiang Chen¹, Jie Wang¹, Jing Liu¹, Hua Wang¹, Christopher D Hillyer¹, Lionel Blanc², Xiuli An³, Narla Mohandas¹

Affiliations collapse

Appendix A

Affiliations

¹Red Cell Physiology Laboratory, New York Blood Center, New York, NY.

²Laboratory of Developmental Erythropoiesis, Les Nelkin Memorial Pediatric Oncology Laboratory, Zucker School of Medicine at Hofstra/Northwell, Feinstein Institutes for Medical Research, Manhasset, NY; and.

³Laboratory of Membrane Biology, New York Blood Center, New York, NY.

Rh alloimmunization in chronically transfused patients with thalassemia receiving RhD, C, E, and K matched transfusions

[Sarah J Waldis](#)¹, [Stacey Uter](#)², [Donna Kavitsky](#)³, [Cynthia Flickinger](#)³, [Sunitha Vege](#)⁴, [David F Friedman](#)^{2,5}, [Connie M Westhoff](#)⁴, [Stella T Chou](#)²

Affiliations collapse

Affiliations

¹Perelman School of Medicine at the University of Pennsylvania, Philadelphia, PA.

²Department of Pediatrics, The Children's Hospital of Philadelphia, Philadelphia, PA.

³Penn-Jersey American Red Cross, Philadelphia, PA.

⁴Immunohematology and Genomics, New York Blood Center, New York, NY; and.

⁵Department of Pathology and Laboratory Medicine, The Children's Hospital of Philadelphia, Philadelphia, PA.

The effect of the SARS-CoV-2 pandemic and civil unrest on massive transfusion protocol activations in Minneapolis 2020

[Alexander L Braun](#)¹, [Jed B Gorlin](#)^{2,3}, [Jessica Peters](#)³, [Sherrie Murphy](#)⁴, [Nancy L Van Buren](#)^{2,3}

Affiliations collapse

Affiliations

¹Department of Laboratory Medicine and Pathology, University of Minnesota, Minneapolis, Minnesota, USA.

²Department of Physician Services, Memorial Blood Centers, Division of New York Blood Center enterprises, Saint Paul, Minnesota, USA.

³Department of Transfusion Services, Transfusion Services, Hennepin Healthcare HCMC, Minneapolis, Minnesota, USA.

⁴Department of Trauma Services, Trauma Services, Hennepin Healthcare HCMC, Minneapolis, Minnesota, USA.

Pleckstrin-2 is essential for erythropoiesis in β -thalassemic mice, reducing apoptosis and enhancing enucleation

[Maria Feola](#)^{1,2}, [Andrea Zamperone](#)³, [Daniel Moskop](#)¹, [Huiyong Chen](#)^{4,5}, [Carla Casu](#)⁶, [Dechen Lama](#)¹, [Julie Di Martino](#)¹, [Mansour Djedaini](#)¹, [Luena Papa](#)¹, [Marc Ruiz Martinez](#)¹, [Tenzin Choesang](#)⁴, [Jose Javier Bravo-Cordero](#)¹, [Matthew MacKay](#)⁷, [Paul Zumbo](#)⁷, [Nathan Brinkman](#)⁸, [Charles S Abrams](#)⁹, [Stefano Rivella](#)⁶, [Shilpa Hattangadi](#)¹⁰, [Christopher E Mason](#)⁷, [Ronald Hoffman](#)¹, [Peng Ji](#)¹¹, [Antonia Follenzi](#)², [Yelena Z Ginzburg](#)¹²

Affiliations collapse

Affiliations

¹Tisch Cancer Institute, Icahn School of Medicine at Mount Sinai, New York, NY, USA.

²University of Piemonte Orientale, Amedeo Avogadro, Novara, Italy.

³Perlmutter Cancer Center, New York University Langone Medical Center, New York, NY, USA.

⁴Erythropoiesis Laboratory, New York Blood Center, New York, NY, USA.

Appendix A

⁵Hunan Province Key Laboratory of Basic and Applied Hematology, School of Life Sciences, Central South University, Changsha, China.

⁶Children's Hospital of Philadelphia, Philadelphia, PA, USA.

⁷Weill Cornell Medical College, New York, NY, USA.

⁸CSL Behring, Kankakee, IL, USA.

⁹Perelman Center for Advanced Medicine, University of Pennsylvania School of Medicine, Philadelphia, PA, USA.

¹⁰Yale University, New Haven, CT, USA.

¹¹Northwestern University, Chicago, IL, USA.

¹²Tisch Cancer Institute, Icahn School of Medicine at Mount Sinai, New York, NY, USA.

yelena.ginzburg@mssm.edu.

The equilibrative nucleoside transporter ENT1 is critical for nucleotide homeostasis and optimal erythropoiesis

Mahmoud Mikdar^{1 2 3}, Pedro González-Menéndez^{3 4}, Xiaoli Cai⁵, Yujin Zhang⁵, Marion Serra^{1 2 3}, Abdoul K Dembele^{1 2 3}, Anne-Claire Boschat⁶, Sylvia Sanquer⁷, Cerina Chhuon⁸, Ida Chiara Guerrero⁸, Marc Sitbon⁴, Olivier Hermine^{3 9}, Yves Colin^{1 2 3}, Caroline Le Van Kim^{1 2 3}, Sandrina Kinet^{3 4}, Narla Mohandas¹⁰, Yang Xia⁵, Thierry Peyrard^{1 2 3}, Naomi Taylor^{3 4 11}, Slim Azouj^{1 2 3}

Affiliations collapse

Affiliations

¹Université de Paris, Unité Mixte de Recherche (UMR) S1134, Biologie Intégrée du Globule Rouge, INSERM, Paris, France.

²Centre National de Référence pour les Groupes Sanguins (CNRGS), Institut National de la Transfusion Sanguine, Paris, France.

³Laboratoire d'Excellence (GR-Ex), Paris, France.

⁴Institut de Génétique Moléculaire de Montpellier, Université Montpellier, Centre National de la Recherche Scientifique (CNRS), Montpellier, France.

⁵Department of Biochemistry and Molecular Biology, University of Texas McGovern Medical School at Houston, Houston, TX.

⁶Plateforme de Spectrométrie de Masse, Imagine Institute, Paris, France.

⁷INSERM UMR S1124, Université de Paris, Service de Biochimie Métabolomique et Protéomique, Hôpital Necker Enfants Malades, Assistance Publique-Hôpitaux de Paris (AP-HP), Paris, France.

⁸Université de Paris, Proteomics Platform 3P5-Necker, Structure Fédérative de Recherche Necker, INSERM US24/CNRS, Paris, France.

⁹Université de Paris, UMR 8147, CNRS, Paris, France.

¹⁰New York Blood Center, New York, NY; and.

¹¹Pediatric Oncology Branch, National Cancer Institute, Center for Cancer Research, National Institutes of Health, Bethesda, MD.

Sequence and Properties of Cagein, a Coiled-Coil Scaffold Protein Linking Basal Bodies in the Polykinetids of the Ciliate Euplotes aediculatus

John A Kloetzel¹, Anne Aubusson-Fleury², Maurice D Butler¹, Deben Banerjee³, Matteo Mozzicafreddo⁴

Affiliations collapse

Affiliations

¹Department of Biological Sciences, University of Maryland Baltimore County, Baltimore, Maryland, 21250, USA.

²Biogenese et Fonction des Structures Centriolaires, I2BC, Université Paris Saclay, Gif sur Yvette, 91190, France.

³New York Blood Center, New York, New York, 10021, USA.

⁴Scuola di Bioscienze e Medicina Veterinaria, Università di Camerino, Camerino, Macerata, 62032, Italy.

Drugs that target early stages of *Onchocerca volvulus*: A revisited means to facilitate the elimination goals for onchocerciasis

[Shabnam Jawahar](#)¹, [Nancy Tricoche](#)¹, [Christina A Bulman](#)², [Judy Sakanari](#)², [Sara Lustigman](#)¹

Affiliations collapse

Affiliations

¹Molecular Parasitology, Lindsey F. Kimball Research Institute, New York Blood Center, New York, New York, United States of America.

²Department of Pharmaceutical Chemistry, University of California San Francisco, San Francisco, California, United States of America.

Murine bone marrow mesenchymal stromal cells have reduced hematopoietic maintenance ability in sickle cell disease

[Alice Tang](#)¹, [Ana Nicolle Strat](#)¹, [Mahmudur Rahman](#)², [Helen Zhang](#)¹, [Weili Bao](#)³, [Yunfeng Liu](#)¹, [David Shi](#)¹, [Xiuli An](#)⁴, [Deepa Manwani](#)⁵, [Patricia Shi](#)¹, [Karina Yazdanbakhsh](#)¹, [Avital Mendelson](#)¹

Affiliations collapse

Affiliations

¹New York Blood Center, New York, New York, United States.

²New York Blood Center, NEW YORK, New York, United States.

³New York Blood Center, New York city, New York, United States.

⁴New York Blood Center, NEw York, New York, United States.

⁵Albert Einstein College of Medicine, New York, New York, United States.

An IDH1-vitamin C crosstalk drives human erythroid development by inhibiting pro-oxidant mitochondrial metabolism

[Pedro Gonzalez-Menendez](#)¹, [Manuela Romano](#)², [Hongxia Yan](#)³, [Ruhi Deshmukh](#)⁴, [Julien Papoin](#)⁵, [Leal Oburoglu](#)², [Marie Daumur](#)², [Anne-Sophie Dumé](#)², [Ira Phadke](#)⁶, [Cédric Mongellaz](#)², [Xiaoli Qu](#)⁷, [Phuong-Nhi Bories](#)⁸, [Michaela Fontenay](#)⁹, [Xiuli An](#)⁷, [Valérie Dardalhon](#)², [Marc Sitbon](#)², [Valérie S Zimmermann](#)², [Patrick G Gallagher](#)¹⁰, [Saverio Tardito](#)¹¹, [Lionel Blanc](#)⁵, [Narla Mohandas](#)⁷, [Naomi Taylor](#)¹², [Sandrina Kinet](#)¹³

Affiliations collapse

Affiliations

¹Institut de Génétique Moléculaire de Montpellier, Univ. Montpellier, CNRS, Montpellier, France; Laboratory of Excellence GR-Ex, Paris 75015, France. Electronic address: pedro.gonzalez-menendez@igmm.cnrs.fr.

²Institut de Génétique Moléculaire de Montpellier, Univ. Montpellier, CNRS, Montpellier, France; Laboratory of Excellence GR-Ex, Paris 75015, France.

³Institut de Génétique Moléculaire de Montpellier, Univ. Montpellier, CNRS, Montpellier, France; New York Blood Center, New York, NY, USA.

⁴Cancer Research UK Beatson Institute, Glasgow G61 1BD, UK.

⁵The Feinstein Institute for Medical Research, Manhasset, NY, USA.

Appendix A

⁶Institut de Génétique Moléculaire de Montpellier, Univ. Montpellier, CNRS, Montpellier, France; Laboratory of Excellence GR-Ex, Paris 75015, France; Pediatric Oncology Branch, NCI, CCR, NIH, Bethesda, MD, USA.

⁷New York Blood Center, New York, NY, USA.

⁸Service d'Hématologie Biologique, Assistance Publique-Hôpitaux de Paris, Institut Cochin, Paris, France.

⁹Laboratory of Excellence GR-Ex, Paris 75015, France; Service d'Hématologie Biologique, Assistance Publique-Hôpitaux de Paris, Institut Cochin, Paris, France.

¹⁰Departments of Pediatrics and Genetics, Yale University School of Medicine, New Haven, CT, USA.

¹¹Cancer Research UK Beatson Institute, Glasgow G61 1BD, UK; Institute of Cancer Sciences, University of Glasgow, Glasgow G61 1QH, UK.

¹²Institut de Génétique Moléculaire de Montpellier, Univ. Montpellier, CNRS, Montpellier, France; Laboratory of Excellence GR-Ex, Paris 75015, France; Pediatric Oncology Branch, NCI, CCR, NIH, Bethesda, MD, USA. Electronic address: taylor4@mail.nih.gov.

¹³Institut de Génétique Moléculaire de Montpellier, Univ. Montpellier, CNRS, Montpellier, France; Laboratory of Excellence GR-Ex, Paris 75015, France. Electronic address: kinet@igmm.cnrs.fr.

Screening of blood donors for sickle cell trait using a DNA-based approach: Frequency in a multiethnic donor population

[Lohith Gowda](#)^{1,2}, [Sunitha Vege](#)¹, [Debra Kessler](#)¹, [Beth Shaz](#)¹, [Connie M Westhoff](#)¹

Affiliations collapse

Affiliations

¹Immunohematology and Genomics Laboratory, New York Blood Center Enterprise, New York, New York, USA.

²Section of Hematology, Yale Cancer Center, Yale University School of Medicine, New Haven, Connecticut, USA.

Potentially modifiable predictors of cell collection efficiencies and product characteristics of allogeneic hematopoietic progenitor cell collections

[Huy P Pham](#)¹, [Stephanie Dormesy](#)², [Kurt Wolfe](#)², [Alexandra Budhai](#)², [Bruce S Sachais](#)^{2,3}, [Patricia A Shi](#)^{2,3}

Affiliations collapse

Affiliations

¹Be The Match Seattle Collection Center, National Marrow Donor Program, Seattle, Washington, USA.

²New York Blood Center, Clinical Services, New York, New York, USA.

³New York Blood Center, Lindsley F. Kimball Research Institute, New York, New York, USA.

Onchocerca volvulus bivalent subunit vaccine induces protective immunity in genetically diverse collaborative cross recombinant inbred intercross mice

[Nathan M Ryan](#)^{#1}, [Jessica A Hess](#)^{#1}, [Fernando Pardo-Manuel de Villena](#)², [Benjamin E Leiby](#)³, [Ayako Shimada](#)³, [Lei Yu](#)⁴, [Amir Yarmahmoodi](#)⁴, [Nikolai Petrovsky](#)⁵, [Bin Zhan](#)^{6,7}, [Maria Elena Bottazzi](#)^{6,7}, [Benjamin L Makepeace](#)⁸, [Sara Lustigman](#)⁹, [David Abraham](#)¹⁰

Affiliations collapse

Affiliations

¹Department of Microbiology and Immunology, Sidney Kimmel Medical College, Thomas Jefferson University, Philadelphia, PA, USA.

Appendix A

²Department of Genetics, Lineberger Comprehensive Cancer Center, University of North Carolina-Chapel Hill, Chapel Hill, NC, USA.

³Division of Biostatistics, Department of Pharmacology and Experimental Therapeutics, Sidney Kimmel Medical College, Thomas Jefferson University, Philadelphia, PA, USA.

⁴Flow Cytometry Core Facility, Sidney Kimmel Cancer Center, Thomas Jefferson University, Philadelphia, PA, USA.

⁵Vaxine Pty Ltd, Flinders University, Bedford Park, SA, Australia.

⁶Department of Pediatrics, National School of Tropical Medicine, Baylor College of Medicine, Houston, TX, USA.

⁷Texas Children's Hospital Center for Vaccine Development, 1102 Bates St, Ste. 550, Houston, TX, USA.

⁸Institute of Infection, Veterinary & Ecological Sciences, University of Liverpool, 146 Brownlow Hill, Liverpool, L3 5RF, UK.

⁹Laboratory of Molecular Parasitology, Lindsey F. Kimball Research Institute, New York Blood Center, 310 E 67th St, New York, NY, USA.

¹⁰Department of Microbiology and Immunology, Sidney Kimmel Medical College, Thomas Jefferson University, Philadelphia, PA, USA. David.Abraham@jefferson.edu.

#Contributed equally.

Vasculo-toxic and pro-inflammatory action of unbound haemoglobin, haem and iron in transfusion-dependent patients with haemolytic anaemias

Francesca Vinchi ^{1 2 3}, Richard Sparla ⁴, Sara T Passos ¹, Richa Sharma ¹, S Zebulon Vance ¹, Hala S Zreid ⁵, Hesham Juaidi ⁵, Deepa Manwani ^{6 7}, Karina Yazdanbakhsh ⁸, Vijay Nandi ⁹, André M N Silva ¹⁰, Anand R Agarvas ⁴, Eitan Fibach ¹¹, John D Belcher ¹², Gregory M Vercellotti ¹², Husam Ghoti ¹³, Martina U Muckenthaler ^{3 4 14 15}

Affiliations collapse

Affiliations

¹Iron Research Program, New York Blood Center, New York, NY, USA.

²Department of Pathology and Laboratory Medicine, Weill Cornell Medicine, Cornell University, New York, NY, USA.

³Molecular Medicine Partnership Unit (MMPU), European Molecular Biology Laboratory (EMBL), Heidelberg University, Heidelberg, Germany.

⁴Center for Translational Biomedical Iron Research, Department of Pediatric Oncology, Hematology, Immunology and Pulmonology, University of Heidelberg, Heidelberg, Germany.

⁵Department of Internal Medicine, Al Shifa Hospital, Gaza, Palestine.

⁶Department of Pediatrics, Albert Einstein College of Medicine, Bronx, NY, USA.

⁷Pediatric Hematology, The Children's Hospital at Montefiore, New York, NY, USA.

⁸Laboratory of Complement Biology, New York Blood Center, New York, NY, USA.

⁹Laboratory of Data Analytic Services, New York Blood Center, New York, NY, USA.

¹⁰REQUIMTE-LAQV, Departamento de Química e Bioquímica, Faculdade de Ciências, University of Porto, Porto, Portugal.

¹¹Department of Hematology, The Hadassah-Hebrew University Medical Center, Jerusalem, Israel.

¹²Department of Medicine, Division of Hematology, Oncology and Transplantation, Vascular Biology Center, University of Minnesota, Minneapolis, MN, USA.

¹³European Center for Cancer and Cell Therapy (ECCT), Nicosia, Cyprus.

¹⁴German Center for Cardiovascular Research, Partner Site Heidelberg/Mannheim, Heidelberg, Germany.

¹⁵Translational Lung Research Center (TLRC), German Center for Lung Research (DZL), Heidelberg, Germany.

Results from the blood donor competence, autonomy, and relatedness enhancement (blood donor CARE) randomized trial

Christopher R France¹, Janis L France¹, Lina K Himawan¹, Kristen R Fox², Irina E Livitz³, Brett Ankawi⁴, P Maxwell Slepian⁵, Jennifer M Kowalsky⁶, Louisa Duffy⁷, Debra A Kessler⁷, Mark Rebosa⁷, Shiraz Rehmani⁷, Victoria Frye⁸, Beth H Shaz⁹

Affiliations collapse

Affiliations

¹Department of Psychology, Ohio University, Athens, Ohio, USA.

²Center for Biobehavioral Health, The Abigail Wexner Research Institute at Nationwide Children's Hospital, Columbus, Ohio, USA.

³Department of Psychiatry, Cambridge Health Alliance, Cambridge, Massachusetts, USA.

⁴VA Connecticut, West Haven, Connecticut, USA.

⁵Department of Anesthesia and Pain Management, Toronto General Hospital, University Health Network, Toronto, Ontario, Canada.

⁶Department of Psychology, Ohio State University, Newark, Ohio, USA.

⁷New York Blood Center, New York, New York, USA.

⁸City University of New York School of Medicine, Community Health and Social Medicine, New York, New York, USA.

⁹Department of Pathology, Duke University School of Medicine, Durham, North Carolina, USA.

Supercoiling Structure-Based Design of a Trimeric Coiled-Coil Peptide with High Potency against HIV-1 and Human β -Coronavirus Infection

Chao Wang¹, Shuai Xia², Xinling Wang², Yue Li¹, Huan Wang¹, Rong Xiang³, Qinwen Jiang⁴, Qiaoshuai Lan², Ruiying Liang³, Qing Li¹, Shanshan Huo³, Lu Lu², Qian Wang², Fei Yu³, Kelian Liu¹, Shibo Jiang^{2,5}

Affiliations collapse

Affiliations

¹State Key Laboratory of Toxicology and Medical Countermeasures, Beijing Institute of Pharmacology and Toxicology, 27 Tai-Ping Road, Beijing 100850, China.

²Key Laboratory of Medical Molecular Virology (MOE/NHC/CAMS), School of Basic Medical Sciences & Shanghai Public Health Clinical Center, Fudan University, 130 Dong An Road, Shanghai 200032, China.

³Hebei Center for Wildlife Health, College of Life Sciences, Hebei Agricultural University, Baoding 071001, China.

⁴Key Laboratory of Structure-based Drug Design & Discovery of the Ministry of Education, Shenyang Pharmaceutical University, Shenyang 110016, China.

⁵Lindsley F. Kimball Research Institute, New York Blood Center, New York, New York 10065, United States.

Process and procedural adjustments to improve CD34+ collection efficiency of hematopoietic progenitor cell collections in sickle cell disease

Scott T Avecilla¹, Farid Boulad², Karina Yazdanbakhsh³, Michel Sadelain⁴, Patricia A Shi⁵

Affiliations collapse

Appendix A

Affiliations

¹Department of Laboratory Medicine, Memorial Sloan Kettering Cancer Center, New York, New York, USA.

²Department of Pediatrics, Memorial Sloan Kettering Cancer Center, New York, New York, USA.

³Lindsley F. Kimball Research Institute, New York Blood Center, New York, New York, USA.

⁴Center for Cell Engineering, Memorial Sloan Kettering Cancer Center, New York, New York, USA.

⁵Lindsley F. Kimball Research Institute (NYBC), Sickle Cell Program, Division of Hematology, Albert Einstein College of Medicine, Bronx, New York, USA.

Convalescent plasma for adults with acute COVID-19 respiratory illness (CONCOR-1): study protocol for an international, multicentre, randomized, open-label trial

Philippe Bégin^{1,2}, Jeannie Callum^{3,4}, Nancy M Heddle^{5,6}, Richard Cook⁷, Michelle P Zeller^{5,6,8}, Alan Timmouth^{9,10,8}, Dean A Fergusson^{11,12,13}, Melissa M Cushing^{14,15}, Marshall J Glesby¹⁶, Michaël Chassé^{17,18}, Dana V Devine^{8,19}, Nancy Robitaille^{20,21}, Renée Bazin²², Nadine Shehata^{23,24,25}, Andrés Finzi^{26,27}, Allison McGeer^{28,29}, Damon C Scales^{30,31}, Lisa Schwartz³², Alexis F Turgeon^{33,34}, Ryan Zarychanski³⁵, Nick Daneman³⁶, Richard Carl^{5,6}, Luiz Amorim³⁷, Caroline Gabe⁶, Martin Ellis^{38,39}, Bruce S Sachais^{15,40}, Kent Cadogan Loftsgard⁶, Erin Jamula⁶, Julie Carruthers⁶, Joanne Duncan⁶, Kayla Lucier⁶, Na Li^{6,41,42}, Yang Liu⁶, Chantal Armali³, Amie Kron³, Dimpay Modi³, Marie-Christine Auclair⁴³, Sabrina Cerro⁴³, Meda Avram⁴³, Donald M Arnold^{44,45}

Affiliations collapse

Affiliations

¹Section of Allergy, Immunology and Rheumatology, Department of Pediatrics, CHU Sainte-Justine, Montreal, Quebec, Canada.

²Department of Medicine, CHUM, Université de Montréal, Montreal, Quebec, Canada.

³Department of Laboratory Medicine and Molecular Diagnostics, Sunnybrook Health Sciences Centre, Toronto, Ontario, Canada.

⁴Department of Laboratory Medicine and Pathobiology, University of Toronto, Toronto, Ontario, Canada.

⁵Department of Medicine, McMaster University, Hamilton, Ontario, Canada.

⁶McMaster Centre for Transfusion Research, McMaster University, Hamilton, Ontario, Canada.

⁷Department of Statistics and Actuarial Science, University of Waterloo, Waterloo, Ontario, Canada.

⁸Canadian Blood Services, Ottawa, Ontario, Canada.

⁹Department of Medicine, Ottawa Hospital, University of Ottawa, Ottawa, Ontario, Canada.

¹⁰Ottawa Hospital Centre for Transfusion Research, Ottawa Hospital Research Institute, Ottawa, Ontario, Canada.

¹¹Clinical Epidemiology Program, Ottawa Hospital Research Institute, Ottawa, Ontario, Canada.

¹²Department of Medicine, University of Ottawa, Ottawa, Ontario, Canada.

¹³Adjunct Scientist, Canadian Blood Services, Ottawa, Ontario, Canada.

¹⁴Transfusion Medicine and Cellular Therapy, NewYork-Presbyterian, New York, NY, USA.

¹⁵Department of Pathology and Laboratory Medicine, Weill Cornell Medicine, New York, NY, USA.

¹⁶Division of Infectious Diseases, Weill Cornell Medical College, Weill Cornell Medicine, New York, NY, USA.

¹⁷Department of Medicine (Critical Care), University of Montreal Health Centre (CHUM), Montreal, Quebec, Canada.

¹⁸Department of Medicine, University of Montreal, Montreal, Quebec, Canada.

¹⁹Department of Pathology and Laboratory Medicine, University of British Columbia, Ottawa, Ontario, Canada.

Appendix A

- ²⁰Héma-Québec, Saint-Laurent, Montreal, Canada.
- ²¹Division of Hematology and Oncology, Department of Pediatrics, CHU Sainte-Justine, Université de Montréal, Ottawa, Ontario, Canada.
- ²²Medical Affairs and Innovation, Héma-Québec, Saint-Laurent, Montreal, Canada.
- ²³Departments of Medicine, Laboratory Medicine and Pathobiology, Institute of Health Policy Management and Evaluation, University of Toronto, Toronto, Ontario, Canada.
- ²⁴Division of Hematology, Mount Sinai Hospital, Toronto, Ontario, Canada.
- ²⁵Canadian Blood Services, Toronto, Ontario, Canada.
- ²⁶Département de Microbiologie, Infectiologie et Immunologie, Université de Montréal, Montreal, Quebec, Canada.
- ²⁷CHUM Research Center, Montreal, Quebec, Canada.
- ²⁸Department of Microbiology, Sinai Health System, Toronto, Ontario, Canada.
- ²⁹Department of Laboratory Medicine and Pathobiology and Dalla Lana School of Public Health, University of Toronto, Toronto, Ontario, Canada.
- ³⁰Department of Critical Care Medicine, Sunnybrook Health Sciences Centre, Toronto, Ontario, Canada.
- ³¹Department of Medicine, Interdepartmental Division of Critical Care, University of Toronto, Toronto, Ontario, Canada.
- ³²Department of Health Research Methods, Evidence & Impact, Faculty of Health Sciences, McMaster University, Hamilton, Ontario, Canada.
- ³³Department of Anesthesiology and Critical Care Medicine, Division of Critical Care Medicine, Faculty of Medicine, Université Laval, Quebec, Quebec, Canada.
- ³⁴CHU de Québec - Université Laval Research Centre, Population Health and Optimal Health Practices Research Unit, Trauma - Emergency - Critical Care Medicine, Université Laval, Quebec, Quebec, Canada.
- ³⁵Department of Internal Medicine, Sections of Hematology/Medical Oncology and Critical Care, University of Manitoba, Winnipeg, Manitoba, Canada.
- ³⁶Department of Medicine, Division of Infectious Diseases, Sunnybrook Health Sciences Centre, University of Toronto, Toronto, Ontario, Canada.
- ³⁷Hemorio, Rio de Janeiro, Brazil.
- ³⁸Hematology Institute and Blood Bank, Meir Medical Center, Tel Aviv, Israël.
- ³⁹Sackler School of Medicine, Tel Aviv University, Tel Aviv, Israël.
- ⁴⁰New York Blood Center Enterprises, New York, NY, USA.
- ⁴¹Department of Computing and Software, McMaster University, Hamilton, Ontario, Canada.
- ⁴²Department of Community Health Sciences, University of Calgary, Hamilton, Ontario, Canada.
- ⁴³Clinical Research Department, Centre de recherche du CHU Sainte-Justine, Centre Hospitalier Universitaire Sainte-Justine Centre, Montreal, Canada.
- ⁴⁴Department of Medicine, McMaster University, Hamilton, Ontario, Canada. arnold@mcmaster.ca.
- ⁴⁵McMaster Centre for Transfusion Research, McMaster University, Hamilton, Ontario, Canada. arnold@mcmaster.ca.

Appendix B



200 First Street SW
Rochester, Minnesota 55905
507-284-4343

John C. Burnett, Jr., M.D.
Director, Cardiorenal Research
Laboratory

March 31, 2021

To the Community Board, Manhattan,

I have been asked to comment on a statement by the LFKRI that states that physical proximity is an essential or even a factor in medical research. Thus, this letter provides my thoughts on on cutting-edge biomedical research and how it operates today.

I write this letter based on my experience at the Mayo Clinic as the Marriott Family Professor of Cardiovascular Research, Professor of Medicine, Physiology and Bioengineering, Director of the Cardiorenal Research Laboratory, Mayo Distinguished Investigator and a previous Director of Research for the Mayo Clinic. I have been funded continuously by the NIH for over 30 years and have over 500 publications and 28 patents.

Biomedical research today is a national and international network of collaborating investigators utilizing advanced technology spread around the world and connected by constant exchange of faculty and also employing the latest virtual technologies such as Zoom and other methodologies. Here in our research laboratory and team in Rochester MN our principal collaborators are in Japan, Australia, Denmark, Italy, China and soon India. Critical time sensitive samples of blood and plasma are routinely sent and processed from all these other countries using state of the art methods. We hold regular meetings face to face by Zoom or Facetime. Let me make it clear that adjacent location geographically is no longer a requirement or needed. Let me also state that one of the most important in person meetings (halted because of COVID) is at small and large biomedical research annual meetings at which the key opinions worldwide gather which facilitates further research and breakthroughs.

Let me state the following. I think biomedical research is today follows an exciting new path of how it is performed leading to successes and progress. If I were to draw a picture of our group in the Guggenheim Building in Rochester MN and draw lines to our collaborators none would connect in Rochester but throughout the US and the world. An example (one of many) is our efforts in drug discovery which has resulted in 3 biotech companies. Currently, a collaborator in Germany is developing a test to measure a newly discovered enzyme in the heart critical in heart failure. The blood from a group of volunteers and patients with specific heart problems will be then obtained in Denmark. All samples will be sent to us here at Mayo

to run the key assay. Indeed, research could be considered a paradigm of remote connections much as the world is and has become in this the 21st Century.

Sincerely,

A handwritten signature in black ink, appearing to read "John C. Burnett, Jr." with a stylized, cursive script.

John C. Burnett, Jr. MD
Marriott Family Professor of Cardiovascular Research
Professor of Medicine, Physiology and Bioengineering
Mayo Distinguished Investigator

From: Elias Zerhouni <[REDACTED]>

Date: April 22, 2021 at 11:14:50 AM MDT

To: GBrewer@manhattanbp.nyc.gov

Cc: [REDACTED]

Subject: My feedback on the close physical proximity argument for scientists related to blood bank project

Dear Ms. Brewer

I have been asked to provide my opinion on the necessity of close physical proximity of scientists for a project under your consideration.

Many years ago when communications technologies and rapid systems of shipping and delivery close proximity was essential. Today modern scientific organizations do not generally require such proximity. In fact these organizations are driven to access to skilled talents wherever they are located and work virtually (as demonstrated by the current pandemic).

As president of R&D for a large company I managed sites that were located across all continents. As former director of NIH the criterion of close proximity was not required for collaborating scientists.

I hope this helps you in your deliberations.

Best regards

Elias Zerhouni, MD

15 th director NIH (2002-2008)

Former president R&D ,Sanofi 2010-2018

Sent from my iPhone

From: [kate marks](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] "VOTE AGAINST the Blood Center/Longfellow application"
Date: Sunday, October 24, 2021 6:28:38 AM

Hello,

My name is Kate Marks and my daughter attends Kindergarten at Ella Baker where she struggles to hear and be heard through masks against the noise of whirring filters and fans. I can't imagine what the noise of construction would add to her already challenged learning environment.

Additionally, science proves that sunlight is critical for the immune system, mental health, mood, and focus. Blocking the sunlight will harm an entire complex of NYC public school kids.

I know you will prioritize the health of children and their education.

There is no reason the Blood Center expansion cannot be built in another location that is more appropriate and doesn't require rezoning. Vote against the Blood Center/Longfellow application to rezone.

Thanks,
Kate Marks
1720 2nd Ave. Apt [REDACTED]
NYC, NY 10128
[REDACTED]
kate.sugarcane@gmail.com

--

[Kate Marks, Director/Writer](#)

She/Her/Hers

From: [Katherine O'Sullivan](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] LU 0864- 2021, LU 0865-2021, LU0866-2021
Date: Wednesday, October 20, 2021 7:42:55 PM

To the Land Use Committee of New York City Council:

Please vote "no" to this rezoning application for the following reasons;

- - In terms of height, bulk, use, and location, the Blood Center/Longfellow tower is unprecedented in nearly every way: It's a bad plan!
- - It violates the bedrock planning principal of directing density to wide streets, central commercial districts or institutional campuses, and preserving narrow residential side streets for lower scale residential uses
- -If this residential midblock can be rezoned so dramatically, so can other residential blocks in every Council District. What sort of city will we become?
- -The proposed tower will cast a permanent shadow over 2,000 public school students at Julia Richman Education Complex
- -There's a glut of commercial office space, including 1,000,000 square feet available for lease within a couple of blocks that life science developers can and have been converting some of that space. It is unnecessary. The Blood Center will occupy only 1/3 of the building, all of which it could build without this zoning change. The entire tower portion is commercial space that will not even be owned by the Blood Center.
- -St. Catherine's Park will be in shadow at the times it's used most
- -The City has identified City-owned sites with more appropriate context half a block away, or on East 74th Street where there is a vacant foundation from a previous "life sciences project"
- - The Blood Center has expanded to 5 other states (Kansas, Minnesota, Nebraska, Rhode Island, and Delaware), 14 other locations in New York including a Head Quarters on Long Island (according to public filings), and has said that it could build all the space it needs within a 75 foot as-of-right building

Thank you for your attention,

Katherine O'Sullivan
New York, NY

646-584-6092

212-942-9071

From: kcordsen@everyactioncustom.com on behalf of [Kathleen Cordsen](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony in OPPOSITION to the New York Blood Center Rezoning
Date: Thursday, October 21, 2021 8:49:51 PM

Dear City Council Zoning Subcommittee,

I hereby oppose Applications No. C 210351 ZMM, N 201352 ZRM, and N 201353 ZSM.

The proposed Blood Center/Longfellow commercial tower is an egregious project that has no place in this or any residential neighborhood. By rising to a height of 284 feet on a narrow side street where height is currently limited to 75 feet, and introducing nearly 400,000 sf of commercial space to a residential block, the project is unprecedented in nearly every way. The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

Though the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplates rival the Empire State Building. That bulk would cast the 2,000 students from all over the city in the 6-school Julia Richman Educational Complex and much of St. Catherine's Park in perpetual shadow. The project is a BAD plan for the neighborhood and the City.

I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. I am in favor of alternatives, such as the full coverage presented by planner George Janes. But the proposal as presented demonstrates a complete disregard for the community and for decades of successful zoning, and it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge you to reject this proposal as presented and maintain the 75 ft height limit.

Sincerely,
Kathleen Cordsen
333 E 68th St New York, NY 10065-5693
kcordsen@mac.com

From: [Kathy A. O'Connor](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] I would like to ask that you reject the Blood Center/Longfellow Tower Proposal
Date: Friday, October 22, 2021 12:56:40 PM

The proposed Blood Center/Longfellow commercial tower is an egregious project that has no place in this or any residential neighborhood. By rising to a height of a newly revised 276 (from 334) feet on a narrow side street where height is currently limited to 75 feet, and introducing nearly 400,000 sf of commercial space to a residential block, the project is unprecedented in nearly every way. The rezoning violates the urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

Though the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplates rival the Empire State Building. That bulk would cast the 2,000 students from all over the city in the 6-school Julia Richman Educational Complex and much of St. Catherine's Park in perpetual shadow. The project is a BAD plan for the neighborhood and the City.

If the Blood Center built an as of right (75 feet) building it would have more space than it will in the proposed 334 foot tower.

I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. The applicant has demonstrated a complete disregard for the community and for decades of successful zoning, and it requires the community to bear the impact of an outsized building in order to benefit a private developer. I appreciate your time and urge you to reject this proposal.

Sincerely,
Kathy O'Connor
315 East 68th Street 
New York, NY 10065

From: kdelehau@everyactioncustom.com on behalf of [Kay Delehaunty](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony in OPPOSITION to the New York Blood Center Rezoning
Date: Thursday, October 21, 2021 9:38:35 PM

Dear City Council Zoning Subcommittee,

I hereby oppose Applications No. C 210351 ZMM, N 201352 ZRM, and N 201353 ZSM.

I am a proud native New Yorker, and though I no longer live there, I remain very interested in its continued health. I grew up first on the upper west side, then in Stuyvesant Town, so I did experience scale and shadows. My dad was an architect, and imbued us with a respect for buildings and the context in which they are erected. This proposed Blood Center/Longfellow commercial tower is an egregious project that has no place in this or any residential neighborhood. By rising to a height of 284 feet on a narrow side street where height is currently limited to 75 feet, and introducing nearly 400,000 sf of commercial space to a residential block, the project is unprecedented in nearly every way. The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

Though the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplates rival the Empire State Building. That bulk would cast the 2,000 students from all over the city in the 6-school Julia Richman Educational Complex and much of St. Catherine's Park in perpetual shadow. Only workers occupying the upper floors of the building would have the benefit of the sunlight being denied the many people below. The project is a bad plan for the neighborhood and the City. And it may set an unstoppable precedent for future projects.

The proposal as presented demonstrates a complete disregard for the community and for decades of successful zoning, and it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge you to reject this proposal as presented and maintain the 75 ft height limit.

sincerely,
Kay Delehaunty

Sincerely,
Kay Delehaunty


kdelehau@gmail.com

From: tobymaguire5@everyactioncustom.com on behalf of [Kelly Becker](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony in OPPOSITION to the New York Blood Center Rezoning
Date: Friday, October 22, 2021 10:16:18 AM

Dear City Council Zoning Subcommittee,

I hereby oppose Applications No. C 210351 ZMM, N 201352 ZRM, and N 201353 ZSM.

The proposed Blood Center/Longfellow commercial tower is an egregious project that has no place in this or any residential neighborhood. By rising to a height of 284 feet on a narrow side street where height is currently limited to 75 feet, and introducing nearly 400,000 sf of commercial space to a residential block, the project is unprecedented in nearly every way. The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

Though the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplates rival the Empire State Building. That bulk would cast the 2,000 students from all over the city in the 6-school Julia Richman Educational Complex and much of St. Catherine's Park in perpetual shadow. The project is a BAD plan for the neighborhood and the City.

I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. I am in favor of alternatives, such as the full coverage presented by planner George Janes. But the proposal as presented demonstrates a complete disregard for the community and for decades of successful zoning, and it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge you to reject this proposal as presented and maintain the 75 ft height limit.

Sincerely,
Kelly Becker
345 E 93rd St New York, NY 10128-5515
tobymaguire5@gmail.com

New York Blood Center – City Council Hearing

October 20, 2021

HR&A Testimony

Hello Chair Moya, and members of the Subcommittee on Zoning and Franchises. My name is Kristina Pecorelli and I am a Director at HR&A Advisors, an economic development and urban planning consulting firm based in New York City. We have advised a number of clients on how to advance the City's public policy goals around life sciences, including past and present work with the New York Blood Center (NYBC), Columbia University Medical Center, and the Alexandria Center for Life Sciences, New York City's first urban campus dedicated to the commercial life science industry.

HR&A was engaged by the Blood Center earlier this year to conduct a proximity study to understand the benefits of geographic clustering for life science uses, including the extent to which life science institutions and businesses choose to locate near one another, and the benefits of their doing so. We further examined the implications of geographic clustering for NYBC operations, including within the context of its existing location within the Upper East Side biomedical corridor.

Our study showed that life science institutions and companies have particularly strong incentives to physically cluster near industry peers, academic and research institutions, and medical facilities. Such proximity promotes meaningful collaboration and knowledge/resource sharing, which in turn advance scientific and medical discovery, speed the commercial availability of what began as experimental medicines, and help to attract, train, and retain talent. This isn't merely a theoretical argument—we can see the power of proximity demonstrated through existing life science clusters like Kendall Square in Cambridge, Mission Bay in San Francisco, and Kips Bay in Manhattan. And, as evidenced in these cities, the growth, importance, and power of these proximity clusters is what enables life sciences to expand more broadly throughout the city.

You can find our [full findings](#) among the public land use documents on the Department of City Planning's website. Today, however, we wanted to briefly touch upon a review of this work that Urbanomics, Inc. prepared on behalf of the Friends of the Upper East Side Historic Districts, a group that has voiced strong opposition to the proposed project. We have concerns with both the substance and the nature of the Urbanomics rebuttal, as it mischaracterizes the findings of the HR&A proximity report and was written by an affiliate of a firm (Perkins Eastman) that unsuccessfully bid to work on the project before you today. The new—and contradictory—conclusion that this is now the wrong project in the wrong place, despite their affiliate/parent company previously proposing to work on the Blood Center's behalf, undermines the credibility of the Urbanomics review. As such, we do not believe them to be a neutral or objective party in evaluations of this project.

Substantively, Urbanomics' conclusions are predicated on a mischaracterization of the project and of HR&A's findings. Our report does not suggest that life science uses can only exist within a cluster, in immediate proximity to academic and research institutions. Nor does it imply that clusters are self-sustaining enterprises mutually exclusive with one-off facilities such as those Urbanomics points to in South Brooklyn, Long Island City, Harlem, and Hudson Square. Rather, our conclusion, supported by the vast weight of academic analysis and real-world experience is that the strength of life science clusters is what enables these individual, one-off facilities to exist and survive. An accurate reading of Michael Porter's foundational work on the benefits of clustering makes clear that clusters are what undergird the potential for innovation and growth elsewhere, growth which clusters themselves are further reinforced by. As the Deputy Mayor for Housing & Economic Development has said, not to take advantage of every opportunity to establish and grow clusters composed of the institutions that do the research and the companies that bring their research to market risks undermining the City's efforts to establish NYC as a national leader in life sciences.

There are only a fixed number of locations across the city where these foundational clusters can realistically exist, given that the world-famous medical and academic research institutions that are their foundation are unlikely to pick up and move en masse to a new location elsewhere in the city. The Upper East Side is one of a few locations where such clusters exist, along with Kips Bay (Alexandria) and the area surrounding Columbia University Medical Center in Morningside Heights. And while a non-academic affiliated research

institution such as the NY Blood Center is not strong enough on its own to serve as the anchor of a new life science hub elsewhere in New York City, its presence in the current location does significantly enhance the existing Upper East Side cluster, especially when also providing some space for emerging companies that can bring the cutting-edge research the cluster generates to market.

We've heard as much from researchers at both the Blood Center and adjacent institutions: the Chief of the Division of Pediatric Hematology Oncology at Weill Cornell [pointed specifically](#) to trainees' ability to work in the labs at the Blood Center while still being able to attend to their duties at Weill Cornell as an important benefit of proximity that would be "significantly adversely affected by increasing the distance between our institutions." Instead of relying on the lived experiences of those doing the work day-in and day-out, Urbanomics looked to a real estate broker to understand the most important characteristics for life science users in NYC. The response: "access to public transportation," a criterion that could apply to almost any commercial use. That point is also not fully supported by the experience of the city's first and most prominent life science hub, the Alexandria Center for Life Science. ACLS is immediately adjacent to NYU and Bellevue but a 15-minute walk from the nearest subway station.

Not every life science building has to be in a cluster, but the benefits of strengthening clusters are clear, and that's what City policy has been and continues to be; contemporaneous investments in growing the citywide ecosystem of life science uses does not negate the need for clustering within the ecosystem. That is why the City is supporting Rockefeller University in creating an incubator for commercial life sciences serving the Upper East Side cluster of biomedical institutions, a move which many of those who oppose this project applauded. The City Planning Commission (CPC), in voting to support this private application, further designated the current site appropriate and advantageous to the proximity of surrounding world-class health, medical, and academic institutions. As the CPC noted, while there's been some commercial life science growth in the city, there doesn't yet exist a hub where the research mission of an institution like NYBC can leverage the dynamism of market-focused commercial life sciences labs.

Our analysis validates the positions taken by the City and its strategy toward growing the life sciences industry in New York, as well as that of the City Planning Commission in supporting this project as proposed at its current site. Thank you for allowing us the opportunity to testify today. I am more than happy to answer any questions.

From: jimandlauraduncan@everyactioncustom.com on behalf of [Laura Duncan](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony in OPPOSITION to the New York Blood Center Rezoning
Date: Friday, October 22, 2021 9:26:37 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Forward suspect email to phish@cyber.nyc.gov as an attachment (Click the More button, then forward as attachment).

Dear City Council Zoning Subcommittee,

I hereby oppose Applications No. C 210351 ZMM, N 201352 ZRM, and N 201353 ZSM.

The proposed Blood Center/Longfellow commercial tower is an egregious project that has no place in this or any residential neighborhood. By rising to a height of 284 feet on a narrow side street where height is currently limited to 75 feet, and introducing nearly 400,000 sf of commercial space to a residential block, the project is unprecedented in nearly every way. The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

Though the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplates rival the Empire State Building. That bulk would cast the 2,000 students from all over the city in the 6-school Julia Richman Educational Complex and much of St. Catherine's Park in perpetual shadow. The project is a BAD plan for the neighborhood and the City.

I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. I am in favor of alternatives, such as the full coverage presented by planner George Janes. But the proposal as presented demonstrates a complete disregard for the community and for decades of successful zoning, and it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge you to reject this proposal as presented and maintain the 75 ft height limit.

Sincerely,
Laura Duncan
137 E 66th St Apt [REDACTED] New York, NY 10065-6157
jimandlauraduncan@mac.com

From: [Kelley, Chelsea](#)
To: ["Lauren Glenn"](#)
Cc: [Land Use Testimony](#)
Subject: RE: [EXTERNAL] Re: IMPORTANT INFO for hearing on October 20, 2021 at 10:00 am at the Subcommittee on Zoning and Franchises
Date: Wednesday, October 20, 2021 4:05:30 PM

From: Lauren Glenn <lr1867@gmail.com>
Sent: Wednesday, October 20, 2021 4:04 PM
To: Kelley, Chelsea <CKelley@council.nyc.gov>
Subject: [EXTERNAL] Re: IMPORTANT INFO for hearing on October 20, 2021 at 10:00 am at the Subcommittee on Zoning and Franchises

Good Afternoon,

I regret that after almost six hours I had to log off the Zoom call before having the opportunity to testify. I did submit my written testimony to the e-mail address provided and have enclosed it below.

While I support the work of the NY Blood Center, I strongly oppose the mid-block expansion of the NY Blood Center building on this narrow residential side street. There is truly no good reason why this commercial high rise needs to be placed at this location when there are several other more appropriate and available locations for this massive 334' tower (reduced by 50' today).

I am a shareholder at 333 East 66th Street but living on the NYBC block is only one reason why I oppose this project. I have lived in or near this neighborhood my entire adult life and am also a frontline healthcare worker. I have worked in several major medical centers in New York City including MSK and HSS and so I understand and respect the needs of healthcare institutions to rebuild and expand to meet the needs of the populations they serve. However, this is not the appropriate place for this construction for a multitude of reasons.

This mid-block rezoning would create a major precedent for the UES and all other Manhattan residential areas. If the Blood Center can use its status as a health care provider to justify the building of a tower that's more than 4 times the current zoning limit, then all the other medical-related mid-block buildings could assert the same right to build huge mid-block towers throughout the neighborhood. Furthermore, there is no guarantee that this building will not be repurposed once the zoning is changed because NYBC only plans to occupy one third of this high rise.

This area is already dense with traffic. Aside from East 66th Street being a transverse through Central Park, East 67th Street is the ONLY single lane street in the City with

a major cross-town bus route. Additionally, East 66th Street between 1st and 2nd houses the entrance to the Evelyn Lauder Breast and Imaging Center, one of the largest breast imaging centers in the country, with a constant flow of traffic including patients who need to be transported and cannot wait long periods of time or walk long distances to meet their rides.

Also, and of significant importance to consider-our schools, our bike lanes, our sunlight, our park. Again, this is NOT the right place for an unnecessary "life sciences" building that has so many other options, especially now. After this pandemic NYC has a surplus of already erected commercial building space going unused. One must wonder why NYBC would want to interrupt their work to build this tower, which will take years, when they could move into an already existing or much more easily renovated/erected space.

This for-profit project is at the expense of our neighborhood, our children and our community. It is not justified, it is not necessary, and it is not acceptable. This was justly opposed 35 years ago and again 15 years ago. It makes even less sense today than it did then. Please hear this community now, as we were heard then.

Best,
Lauren

On Tue, Oct 19, 2021 at 12:29 PM Kelley, Chelsea <CKelley@council.nyc.gov> wrote:

Thank you for registering to testify for our hearing on October 20, 2021, which begins at 10:00 am.

The Subcommittee on Zoning and Franchises will be hearing the following item(s):

- 624 MORRIS AVENUE REZONING
- 185-17 HILLSIDE AVENUE REZONING
- NEW YORK BLOOD CENTER

If you are joining by Zoom Webcam,

There is just one more step to verify your registration and receive your Zoom link to testify at the hearing. Please use the following link to verify your name and email:

https://us06web.zoom.us/webinar/register/WN_yxUqkwVDTZCprFwXg0ENmQ

The Zoom host (Arthur Huh, Andrew Lassiter, or George Sarkissian) will email you a link that you can use to access the hearing on October 20, 2021 starting at 10am

Please do not share the zoom registration link or your personal link! If you are in contact with others who would like to register for our hearing, please direct them to our

registration form [here](#) or have them reach out to me directly by email or phone (contact info below). Others who would like to watch the hearing without testifying can watch at <https://council.nyc.gov/live/>

If you are joining by phone, you can use one of the following numbers to access the hearing:

Dial (for higher quality, dial a number based on your current location):

US: +1 929 436 2866 or +1 312 626 6799 or +1 301 715 8592 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 870 6592 2121

Passcode: 214687 (may not be needed)

A few important notes:

- Land Use hearings go in order of Land Use (L.U.) Item – please be patient as Council Land Use staff works to ensure your testimony is heard on the correct L.U. item. You may be waiting as a Zoom Attendee for an extended period of time.
- Please do not use the raise hand function in Zoom – if you are receiving this email, you have registered and will be called upon by the Subcommittee Chair after you join the meeting.
- Please do not login more than once, it just makes it more confusing for our staff.
- Please log off when your panel has been dismissed. You can continue to watch the hearing via livestream for the duration of the meeting here: <https://council.nyc.gov/live/>
- **Zoom Webcam Attendees:** Please make sure the zoom username you log into zoom with matches the name you provided during registration.
- **Phone-call Attendees:** Please call-in with the phone number you provided during registration.
- If you are watching the hearing via livestream, please be sure to mute the livestream device you are watching on, once the Chair calls on you to testify. If you get disconnected for any reason, please call back. Council Land Use staff will have your information in the system.
- **Submit written testimony to landusetestimony@council.nyc.gov**

Chelsea Kelley
New York City Council | Land Use Division
646 370 0171 | cell
ckelley@council.nyc.gov

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From: [lauren tillinghast](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] I strongly oppose the building of the Blood Center
Date: Wednesday, October 20, 2021 5:50:23 PM

To the members of the Zoning and Franchises Committee,

I would like to testify against the re-zoning of our neighborhood streets to accommodate the building of the Blood Center on East 66th street. The size and breadth of the proposed building is completely out of proportion with the surrounding neighborhood and the proposed use fo the building is insufficient to justify the disruption to the uses of the surrounding buildings.

Sincerely,

Lauren Tillinghast

Resident of 360 East 72nd street.

From: [Leatrice Gochberg](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Blood Center Development
Date: Friday, October 22, 2021 11:54:08 AM

Dear Council Members

I object to the development known as the Blood Center. I have been a patient at Memorial Sloan Kettering and trying to reach the hospital during a normal day is a nightmare. The street is narrow and the combination of cars, buses, pedestrians is in itself a challenge. If this new development is added to the confusion on both East 67th and East 68th, I feel access to one of the most important medical centers in New York City will become utterly impossible.

Further, the claim that the Blood Center needs to be located next to this Hospital corridor is simply not true. They deal with countries in the Middle East through computers...they also deal with the hospitals on York Avenue the same way,

In addition they want to ignore zoning rules that were established to protect the historic residential community thereby further reducing the quality of life to people who own and rent in this community.

There are many other reasons, but I feel the ones I have cited should be sufficient to convince you to vote "No."

Thank you for your consideration.

Sincerely,

Leatrice E. Gochberg
791 Park Avenue
New York, NY 10021

Sent from my iPad

From: [Len Genovese](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] NY Blood Center/Longfellow application
Date: Friday, October 22, 2021 9:14:32 AM

Hello,

I am a resident of NYC and live close to the proposed new blood center. I have no direct interested in the project but as a NYer and UES resident I fully support the rezoning. I support it for 4 reasons:

- 1) this development is helpful in maintaining the area and city as a center for medial work and research both of which are critical to the economy and health and welfare of all
- 2) the center will greatly improve the look of the block which is current ugly at best, outdated and not appealing to anyone in the area
- 3) the development will not only benefit us though economic activity but also increase the tax base for the city - desperately needed at this point in time
- 4) increases the housing stock in the area - yes it would largely be market housing but still desperately needed

Overall this development advances medical research, improved the neighborhood ascetically, maintains and provides great jobs, improves housing and increases the tax base. The issue raised, in my opinion, are not significant - the shadows are minimal and other issues are not really a problem for those living.

The UES, NYC and all Need This Project!!! It is a great improvement to the area.

Leonard Genovese
401 E74th St
New York NY 10021
212.288.3273

From: [Lili Siegelson](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Blood center
Date: Wednesday, October 20, 2021 2:21:19 PM

Though in favor of the blood centers work, I am against the building of the gigantic building that does not fit in a residential area in place of the blood center on east 67th Street.

The Blood center building has had Terrible planning – unprecedented in terms of height, bulk, use, and location. We do not want to create new precedent that allows principles of directing density to allow mid-block to be rezoned so dramatically, leading to giant buildings all over residential areas of New York City. And we have no guarantee it will be used for life science. They could make a smaller building just for life science and blood center

The building will take sun light away from 2,000 public school students at Julia Richmond Education Complex (called the jewel of the City's education system) putting them into permanent shadow. These students are finally getting back to school. And schools need their fresh air space more than ever during this pandemic.

The Park on 1st ave as well is essential right now. The new 334 commercial office tower will block the sun at most times it is used most. And construction will make it uninviting at best for 5 years. Our children and plants need sun and fresh air. These kids have been through enough for a while.

This area has been through 2nd ave subway, then pandemic, now another major construction project will take away our fresh air, sun, clean streets and slow our transport. Open windows are key to not spreading Covid and now we will have to close them again.

Please make them keep this building within current zoning rules. We don't want to set a precedence to let developers congest and darken residential neighborhoods. Let's work as a community to rebuild blood center in current zoning or closer too and protect our schools and park.

Thank you,

Lili and Lee Siegelson

315 East 68th Street. 

NYC, NY 10065



From: [lthom9 \(null\)](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] VOTE AGAINST the Blood Center/Longfellow application
Date: Friday, October 22, 2021 7:48:44 PM

This is the wrong place to build this center to this height. To destroy a neighborhood so private investors can make more money off of our backs is appalling. Go to a city like Tokyo - as populous as New York, no richer than NY - and you'll realize we are being raped by the city and it's shady deals. No more corruption. Let's have a city for the people.

Longfellow has NEVER built a building of this size!

Lillie Thom

333 E 69 Street [REDACTED]
NY, NY 10021

Sent from my iPhone

From: lisajdubin@everyactioncustom.com on behalf of [Lisa Dubin](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony in OPPOSITION to the New York Blood Center Rezoning
Date: Thursday, October 21, 2021 8:29:24 PM

Dear City Council Zoning Subcommittee,

I hereby oppose Applications No. C 210351 ZMM, N 201352 ZRM, and N 201353 ZSM.

The proposed Blood Center/Longfellow commercial tower is an egregious project that has no place in this or any residential neighborhood. By rising to a height of 284 feet on a narrow side street where height is currently limited to 75 feet, and introducing nearly 400,000 sf of commercial space to a residential block, the project is unprecedented in nearly every way. The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

Though the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplates rival the Empire State Building. That bulk would cast the 2,000 students from all over the city in the 6-school Julia Richman Educational Complex and much of St. Catherine's Park in perpetual shadow. The project is a BAD plan for the neighborhood and the City.

I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. I am in favor of alternatives, such as the full coverage presented by planner George Janes. But the proposal as presented demonstrates a complete disregard for the community and for decades of successful zoning, and it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge you to reject this proposal as presented and maintain the 75 ft height limit.

Sincerely,
Lisa Dubin
983 Park Ave New York, NY 10028-0808
lisajdubin@gmail.com

From: [Colson, Brandon](#) on behalf of [Speaker Corey Johnson](#)
To: [Land Use Testimony](#)
Subject: FW: Opposition to Blood Bank Tower
Date: Wednesday, October 20, 2021 4:18:46 PM

From: Lisa Sulzer <lrsulzer@gmail.com>
Sent: Wednesday, October 20, 2021 4:16 PM
Subject: [EXTERNAL] Opposition to Blood Bank Tower

Attachments available until Nov 19, 2021

[Click to Download](#)

IMG_2831.MOV
59.6 MB

[Click to Download](#)

IMG_2832 2.MOV
62.9 MB

October 19, 2021

Dear Council Members:

We vehemently oppose the egregious new tower project proposed by the New York Blood Center and Longfellow. Among our many concerns and fears over the dense, massive potential construction: overly burdening the infrastructure of our neighborhood, already taken advantage of by the medical community; how will the new building further tax the already fragile ConEdison electric grid?

We currently tolerate liquid nitrogen trucks that block our sidewalks. A proposed addition of a 334-foot, 33-story research tower replete with dangerous chemicals, is just too much for our neighborhood to handle. Not to mention the additional 2,400 new workers to an already overcrowded block.

The Blood Center's representatives have claimed they want to create a humane experience for residents of the Upper East Side, but this only refers to the aesthetic look of the new building. The residents in our neighborhood deserve to be treated humanely.

The mission of the Blood Center is to do good work. They should be able to do their work in a modest sized building... one that does not require a precedent-setting re-zoning of the mid-block. I urge you to take swift action and block this proposal.

Sincerely,

Lisa R. Sulzer

From: lhowar@everyactioncustom.com on behalf of [Lucy Howard](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony in OPPOSITION to the New York Blood Center Rezoning
Date: Thursday, October 21, 2021 7:23:09 PM

Dear City Council Zoning Subcommittee,

I hereby oppose Applications No. C 210351 ZMM, N 201352 ZRM, and N 201353 ZSM.

The proposed Blood Center/Longfellow commercial tower is an egregious project that has no place in this or any residential neighborhood. By rising to a height of 284 feet on a narrow side street where height is currently limited to 75 feet, and introducing nearly 400,000 sf of commercial space to a residential block, the project is unprecedented in nearly every way. The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

Though the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplates rival the Empire State Building. That bulk would cast the 2,000 students from all over the city in the 6-school Julia Richman Educational Complex and much of St. Catherine's Park in perpetual shadow. The project is a BAD plan for the neighborhood and the City.

I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. I am in favor of alternatives, such as the full coverage presented by planner George Janes. But the proposal as presented demonstrates a complete disregard for the community and for decades of successful zoning, and it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge you to reject this proposal as presented and maintain the 75 ft height limit.

Sincerely,
Lucy Howard
215 E 73rd St # [REDACTED] New York, NY 10021-3653
lhowar@nyc.rr.com

From: [luis.moreno](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Blood Center/Longfellow application
Date: Friday, October 22, 2021 5:11:57 PM

I am writing as a neighbor and as an Architect to express my opposition to the erection of the proposed building.

I believe the proposed height and bulk are wrong for the location and will produce enormous damage to the fabric of the neighborhood.

VOTE against the Blood Center/ Lonfellow application.

Luis Moreno

370 E 70th Street Apt [REDACTED]

New York

NY 10021

From: [Lydia Canizares](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] VOTE AGAINST the proposed rezoning of the NY Blood Center
Date: Thursday, October 21, 2021 1:33:14 PM

I strongly oppose the proposed rezoning of the New York Blood Center to allow the construction of a 334-foot-tall building between East 66th-67th Streets. This huge mid-block building will be vastly out of scale and completely out of character for this residential community. ~~Additionally, it will cast enormous shadows on the surrounding area,~~ including a school of 2500 students from all over the city, including a program for middle-school autistic students, and an active park where community children and elderly currently enjoy bright green space. This massive tower project is clearly harmful to our community and our children.

Additionally, the increased commercial tenancy will escalate local foot and automotive traffic, a problem further compounded by the fact that this affects one of the few vital crosstown bus routes and critical ambulance access to the surrounding hospitals. Additionally, the light pollution from the 24/7 operation of this massive tower will further harm the area.

The NY Blood Center has admitted that they could build their new facility, as of right, adhering to the current mid-block 75' height restrictions, and it would actually provide more space than they need – 10% more - so **it is clear that the Blood Center does not need this massive tower**. But they are partnering with a developer who plans to a commercial life sciences tower on top of the conforming Blood Center space, for a 334' midblock tower in a 75' zone - over 4.5x the height limit !

This 260' commercial for-lease Tower is totally unnecessary except to give the Blood Center a facility for free. It is clear the basis for the application is **greed**, pure and simple.

If this dramatic up-zoning is permitted, it will be the first time that our

protective R8B zoning would be breached since its inception 36 years ago – and it would be an extremely dangerous precedent for R8B midblock zoning throughout the city.

If this residential midblock can be rezoned so dramatically, so can other residential blocks in every Council District.... districts you represent.

Several alternative sites which are much more appropriate for this research center project, than our densely-populated residential area, were offered to the applicant but they were refused. All the suggested parcels are located in medical/life sciences areas so such a project would enhance the area as a life sciences hub, offering the local community valued jobs at all levels. Our Council Member, Ben Kallos, has offered extremely viable options for NY Blood Center to defray the costs of building their as-of-right 75' structure, thereby eliminating the need for the incremental commercial tower, but the NY Blood Center has repeatedly been unwilling to consider alternatives.

Furthermore, regardless of where throughout the city that this structure is constructed, it will provide construction jobs and local opportunities – it is simply not appropriate for the current Blood Center site which is in a densely-populated residential area.

If the New York Blood Center proposal is approved, I am deeply concerned that it will hugely harm the neighborhood, by altering residential midblock zoning to allow towering commercial space, with a size and height normally reserved for avenue locations. Please do not open this Pandora's Box !

The local community, and all our local elected officials, are vehemently opposed to this proposal - I urge you VOTE AGAINST this proposal which is truly 'spot zoning for dollars', and should be rejected.

Please do the right thing and vote against this dangerous upzoning precedent and protect our city's neighborhoods and its residents - your constituents,

Lydia Canizares
360 East 72nd Street, Apt [REDACTED]

New York NY. 10021

From: [Lynne Cashman](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Re: Vote Against The Blood Center/Longfellow Application
Date: Friday, October 22, 2021 5:33:21 PM

Please vote against the above project.

The building of this huge structure mid-block will be a detriment to our neighborhood due to disruption of our only park with noise, street blockage, not only when putting up this building, but afterwards bringing heavy traffic and slowing down a major bus route.

In addition this park brings together many people of all ages, ethnicities and many, many families.

On any given day around 2pm the streaming of the fore mentioned groups is amazing. A break for all from the busy area.

For a major official to say, go to Central Park is misleading and one who doesn't understand that that is quite a distance when you have small children in tow even in a carriage. The children want to play when they can.

The children I saw see their friends, play games and just hang out after leaving their classrooms.

They need the sunlight and not the constant drone of vehicles hanging outside.

Please, seriously, consider voting against this project.

Lynne R. Cashman

300 East 71 Street, apt [REDACTED]

New York, NY 10021

From: [Maggie Lehman](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Opposition to Blood Center rezoning
Date: Thursday, October 21, 2021 9:59:51 PM

SEE PHOTOS BELOW

PHOTOS 1 & 2: St. Catherine's park, Julia Richman School playground directly across the street from Blood Center building;

PHOTO 3: 67 st. crosstown bus in front of the school;

PHOTO 4: 2nd Ave. daily stand-still traffic at 67 st.;

PHOTO 5: routine heavy traffic on 67 st., Julia Richman School is on left, Blood Center on right;

PHOTO 6: pre K school program contiguous to Blood Center on its West side

PHOTO 7: shows how close Julia Richman School is to Blood Center on narrow 67th side street;

PHOTO 8 : another photo of constant dense 2nd Ave. traffic;

PHOTOS 9 & 10 & 12: low rise buildings on both E67 & 66 streets; no towers;

PHOTO 11: NYC Public Library contiguous to Blood Center on its East side.

THIS IS WHY NYC'S 2016 Zoning Life Science MEMORANDUM permits life science buildings only in manufacturing and commercial zones.

They should not be in any residential district anywhere in NYC.

The Blood Center's attempt to rezone parts of E 67 and 66 Streets from residential to commercial use is an end-run around that Memorandum and its clear intent.

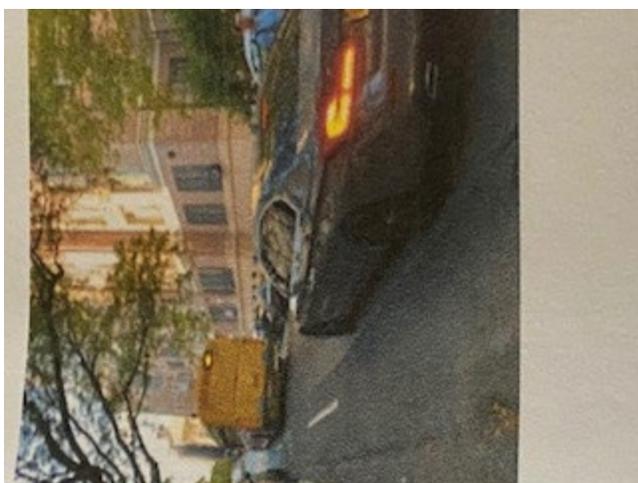
To shoehorn a 31 or 32 story tower with 2 floors of huge, high velocity commercial exhaust fans running 24 hours a day, mid-block onto these 2 narrow cramped streets, along with the tower's projected 7 commercial trucks per hour driving to its 4 commercial loading bays undoes everything that the existing R8B zoning's 75' height limit was established to protect.

This rezoning —whose sole purpose is to permit this one tower — 2/3rds of which the Blood Center won't even occupy or control, does not make these residential blocks commercial.

Please reject the Blood Center's rezoning application.

Thank you for all your time on this. Maggie Lehman











Sent from my iPhone

From: [Malcolm Auchincloss](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Opposition to Blood Center/Longfellow commercial tower
Date: Friday, October 22, 2021 1:43:48 PM

The proposed Blood Center/Longfellow commercial tower is an egregious project that has no place in this or any residential neighborhood. By rising to a height of 334 feet on a narrow side street where height is currently limited to 75 feet, and introducing nearly 400,000 sf of commercial space to a residential block, the project is unprecedented in nearly every way. The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

Though the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplates rival the Empire State Building. That bulk would cast the 2,000 students from all over the city in the 6-school Julia Richman Educational Complex and much of St. Catherine's Park in perpetual shadow. The project is a BAD plan for the neighborhood and the City.

Longfellow claims they will lease out the majority of the development to office space for the "life sciences". But if you go into the weeds of their proposal there is enough wiggle room for them to simply rent it out to the highest bidder, life sciences or not. Is this the kind of Pandora's box we want to unleash upon our community and the city? Particularly when there is a glut of developed and empty commercial real estate just waiting to be occupied?

I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. The applicant has demonstrated a complete disregard for the community and for decades of successful zoning, and it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge you to reject this proposal.

Thank you for your time.

Sincerely,

Malcolm Auchincloss of 315 East 68th St.

From: mauchin@everyactioncustom.com on behalf of [Malcolm Auchincloss](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony in OPPOSITION to the New York Blood Center Rezoning
Date: Thursday, October 21, 2021 8:28:56 PM

Dear City Council Zoning Subcommittee,

I hereby oppose Applications No. C 210351 ZMM, N 201352 ZRM, and N 201353 ZSM.

The proposed Blood Center/Longfellow commercial tower is an egregious project that has no place in this or any residential neighborhood. By rising to a height of 284 feet on a narrow side street where height is currently limited to 75 feet, and introducing nearly 400,000 sf of commercial space to a residential block, the project is unprecedented in nearly every way. The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

Though the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplates rival the Empire State Building. That bulk would cast the 2,000 students from all over the city in the 6-school Julia Richman Educational Complex and much of St. Catherine's Park in perpetual shadow. The project is a BAD plan for the neighborhood and the City.

I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. I am in favor of alternatives, such as the full coverage presented by planner George Janes. But the proposal as presented demonstrates a complete disregard for the community and for decades of successful zoning, and it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge you to reject this proposal as presented and maintain the 75 ft height limit.

Sincerely,
Malcolm Auchincloss
315 E 68th St New York, NY 10065-5692
mauchin@gmail.com

From: [Marcia Vetrocq](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] VOTE AGAINST the Blood Center/Longfellow application
Date: Friday, October 22, 2021 12:07:37 PM

Greetings,

I'm sure the many people who spoke at the hearing have already enumerated the many reasons to oppose the upzoning application. I also know that zoning restrictions are not eternal--the status of SoHo is about to be changed.

Nevertheless, I'm adding my voice, because numbers count. And although I do live in the district, I'll take the liberty of speaking for a different community. I'm a cancer patient at Memorial Sloan Kettering, and I pass the park on my way to and from tests, treatments, and medical appointments. I've come to see that the threatened park is a haven for people--patients and caregivers--on their way to and from MSK and the other medical facilities in the neighborhood. Even before receiving my own diagnosis, I knew that the hospitals and medical offices here serve people from all over the Tri-State area. That little park does, too. As a resident, I know that patients' cars, ambulances, and emergency vehicles of all kinds create a level of congestion that goes well beyond what can be attributed to local residents alone.

Please add these facts when you consider and, I hope, oppose this egregious plan to deprive the area of light, air, and calm.

Thank you,

Marcia E. Vetrocq
201 East 66 Street, Apt [REDACTED], NY 10065
mevetrocq@gmail.com

I live at 301 E.66th St. the building adjacent to the NYBC

To the eight of you on the City Planning who approved the BC rezoning: **Shame on you** - You ask the thousands of residents, students, teachers etc. to sacrifice the quality of our lives, homes, schools, and neighborhood for the blood center's rezoning scheme. Clearly, the developer is greedy and sacrificing our quality of life for money. Look in the mirror and ask yourself if you would have supported the rezoning of blood center if it would be in your back yard. I am certain you would not have approved it.

It is imperative that City Council not only address the poisonous human impact inflicted on the Julia Richman students and the shadows on the park BUT ALSO the impact on hundreds of residents, perhaps thousands likely displacing many of us. All will have a significantly impaired Quality of Life for numerous years and forever. This Human impact will result in psychological damage as well as physical damage. Many will no longer have direct sunlight as they have now, nor will they have much indirect light. This will cause irreparable damage.

Many work from home, how will they be able to do so with the years of noise just as it will be impossible for the teachers to teach.

Rent Controlled & Rent Stabilized tenants will likely have no place to move since many live on fixed incomes and will be subjected to the few years they have left to live in dire conditions. Perhaps Longfellow would like to pay for the cost to relocate them to a similar location and apartment for their current rent. Having said that Uprooting SENIORS and completely changing their lives may not be for the better.

Condo & Coop owners will be stuck where they are because they can't sell or will incur significant losses.

I sure hope from here on there will be no additional support for this project and that the City Council will vote to disapprove this scheme.

THANK YOU!

Marcia Lowe
301 E.66th St., Apt [REDACTED]
New York, NY 10065

From: [Margaret Schwarz](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Blood center proposal
Date: Wednesday, October 20, 2021 2:11:25 PM

Hello,

As a resident and a person employed in a 10 block radius of the Blood Center, I'd like to express my OPPOSITION to the proposed project.

Please heed the overwhelming residential opposition to the project as well as NYC students from all boroughs that attend JREC.

I urge you to reject the support of unions, blood center's alleged research mission and employees, and a developer based outside of NYC.

This is purely a ZONING issue and if passed, overdevelopment-residential and commercial- on the upper east side mid block will become the wild Wild West.

Thank you,
Margaret SCHWARZ
400 E77th St. ■■■
NY NY 10075

[Sent from the all new AOL app for iOS](#)

From: marie.botticelli@everyactioncustom.com on behalf of [Marie Botticelli](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony in OPPOSITION to the New York Blood Center Rezoning
Date: Sunday, October 24, 2021 12:31:09 PM

Dear City Council Zoning Subcommittee,

I hereby oppose Applications No. C 210351 ZMM, N 201352 ZRM, and N 201353 ZSM.

Zoning in New York City was made to preserve and protect neighborhoods. A request to change this zoning law is another concession to power brokers focused on only one thing - profit. It is another unscrupulous example of our political structures ignoring the long term needs and concerns of our residents.

The proposed Blood Center/Longfellow commercial tower is an egregious project that has no place in this or any residential neighborhood. By rising to a height of 284 feet on a narrow side street where height is currently limited to 75 feet, and introducing nearly 400,000 sf of commercial space to a residential block, the project is unprecedented in nearly every way. The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

Though the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplates rival the Empire State Building. That bulk would cast the 2,000 students from all over the city in the 6-school Julia Richman Educational Complex and much of St. Catherine's Park in perpetual shadow. The project is a BAD plan for the neighborhood and the City.

I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. I am in favor of alternatives, such as the full coverage presented by planner George Janes. But the proposal as presented demonstrates a complete disregard for the community and for decades of successful zoning, and it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge you to reject this proposal as presented and maintain the 75 ft height limit.

Sincerely,
Marie Botticelli
1623 3rd Ave Apt [REDACTED] New York, NY 10128-3646
marie.botticelli@yahoo.com

From: [Marina Tarasova](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] VOTE AGAINST the Blood Center/Longfellow application
Date: Friday, October 22, 2021 12:52:36 PM

Hi there,

Our family is strongly opposed to the plans for the proposed blood center. The size and scope of the project will ruin the neighborhood, are unnecessary for the demands for medical facilities on the UES with 3 other hospitals in close proximity, and they violate zoning.

I hope you do all in your power to prevent this plan from passing

Marina Tarasova
136 E 76th st
■
New York NY 10021

Marina Tarasova

[Instagram](#) | [Facebook](#) | [Blog](#)

From: marionmaid@everyactioncustom.com on behalf of [Marion Machado](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony in OPPOSITION to the New York Blood Center Rezoning
Date: Thursday, October 21, 2021 7:59:04 PM

Dear City Council Zoning Subcommittee,

I hereby oppose Applications No. C 210351 ZMM, N 201352 ZRM, and N 201353 ZSM.

The proposed Blood Center/Longfellow commercial tower is an egregious project that has no place in this or any residential neighborhood. By rising to a height of 284 feet on a narrow side street where height is currently limited to 75 feet, and introducing nearly 400,000 sf of commercial space to a residential block, the project is unprecedented in nearly every way. The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

Though the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplates rival the Empire State Building. That bulk would cast the 2,000 students from all over the city in the 6-school Julia Richman Educational Complex and much of St. Catherine's Park in perpetual shadow. The project is a BAD plan for the neighborhood and the City.

I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. I am in favor of alternatives, such as the full coverage presented by planner George Janes. But the proposal as presented demonstrates a complete disregard for the community and for decades of successful zoning, and it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge you to reject this proposal as presented and maintain the 75 ft height limit.

Sincerely,
Marion Machado
[REDACTED] New York, NY 10075-2245
marionmaid@aol.com

From: [Mark Beavers](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] New York Blood Center East
Date: Wednesday, October 20, 2021 5:10:21 PM

Attn: New York City Council Members

The proposed New York Blood Center East should soundly be rejected with a clear “no” to Longfellow Partners and the NY Blood Center. The Life Sciences hub is a pure profit play to benefit Boston-based Longfellow.

This is a straightforward land-use case, and overturning the R8B zoning law is both bad precedence and a complete disregard for the zoning’s intent. There are other more suitable locations for the Blood Center, including renovating their current facility. Longfellow has other options as well—some nearby but on an avenue instead of mid-block.

If this zoning law is so egregiously overrun, why bother having zoning regulations and laws at all? The impact on this community will be severe: on citizens, children and teachers at Julia Richman; local small businesses. These are all people who depend on the City Council to protect their health, welfare, homes, schools, and businesses.

A life-science commercial lab does not belong in the middle of a residential block. The testimony today (and still going) has been powerful. There is no doubt that the New York Blood Center East project is a bad and dangerous idea.

Regards,

Mark & Joan Beavers

333 East 66th Street, No. 
New York, New York 10065

From: [Marty Bell](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] VOTE AGAINST the Blood Center/Longfellow applicaAon
Date: Saturday, October 23, 2021 10:55:19 AM
Attachments: [Screen Shot 2021-10-23 at 10.44.52 AM.png](#)
[Screen Shot 2021-10-23 at 10.49.09 AM.png](#)
[Screen Shot 2021-10-23 at 10.31.12 AM.png](#)
[Screen Shot 2021-10-23 at 10.34.16 AM.png](#)
[Screen Shot 2021-10-23 at 10.36.19 AM.png](#)
[Screen Shot 2021-10-23 at 10.35.42 AM.png](#)
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[Screen Shot 2021-10-23 at 10.49.22 AM.png](#)
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[Screen Shot 2021-10-23 at 10.48.04 AM.png](#)
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To Land Use Committee of the New York City Council:

I am submitting the following comments to Land Planning with respect to the New York Blood Center – Center East project (CEQR Number 21DCP080M):

1. Land Use, Zoning and Public Policy: Spot Zoning.

The proposal is a thinly disguised, almost laughable attempt to effect “spot zoning” exclusively for the 310 E. 67th Street site. It is no longer open to argument that spot zoning is impermissible. Spot zoning is defined as “the process of singling out a small parcel of land for a use classification totally different from that of the surrounding area for the benefit of the owner of that property and to the detriment of other property owners.” See, e.g., *Matter of Daniels v. Van Voris*, 241 A.D. 2d 796 (3d Dep’t 1997). Next to that definition you could put a copy of the Blood Center’s Environmental Assessment Form. If attempting to shoehorn a 334 feet, commercial tower, or even one that’s even 284 feet, into a site zoned for 75 feet residential buildings isn’t “singling out”, I don’t know what it.

Commentators have observed that “in evaluating a claim of ‘spot zoning’, the reviewer should consider a number of factors, including whether the rezoning is consistent with a comprehensive land use plan, whether it’s compatible with adjacent uses, the likelihood of harm to surrounding properties, and the availability and sustainability of other parcels.” The proposed Blood Center **loses on each of those tests**, and there’s an easy explanation for that – it’s because the zoning variances being requested by the Blood Center are clearly and certainly spot zoning, and on that basis alone, this application must be rejected. The sheer number of variances being requested by the Blood Center further confirms that this a case of impermissible spot zoning.

In its initial iteration, the applicant had only included the R8B mid-block as within the project area. By the time the RWCDs was released, the project area had completely shifted to Second Avenue. The developers have changed the project area from their initial proposal in order to tailor their narrative. By including the Second Avenue buildings and removing the remainder

of the R8B mid-block in their revised proposal – and pretending to be doing this for the common good in order to bring a non-conforming (and non-functioning!) theater, that has never been an issue, into compliance – the developers are creating the illusion of context (one building 45 stories, another 17). This is clearly being done in order to justify their grossly oversized building which, even as reduced, is almost than 4 times the height of the current allowable limit. The Court of Appeals has held that a zoning amendment which is the result of an unreasoned and uncaredful consideration and lacks being part of a comprehensive land use plan constitutes illegal spot zoning.

The Blood Center’s Environmental Assessment Form contains a disclosure that is tantamount to an admission that the proposed up-zoning is blatant spot zoning. Page 10a of the EAS, referencing the other two buildings included in the rezoning, states, “Given the existing size and use of these two buildings, neither site is considered a potential or projected development site.” That leaves just the Blood Center site, essentially admitting to spot zoning!!!

For all of the reasons set forth above, it is clear beyond peradventure that the proposal of the New York Blood Center is the very definition of spot zoning and would certainly be overturned in court if adopted. Accordingly, it must be rejected now.

2. Land Use, Zoning and Public Policy: Pandemic.

As I am sure I do not need to tell the City Council we are in a pandemic. And while the vaccines are making it possible for all of us – and that includes New York City – to return to something close to the lives we enjoyed before we ever heard the word “Covid”, right now we are living in a “new normal” that is anything but normal.

No one can tell what the City will look like post-Covid.

Until September, my apartment building was less than 40% occupied. Since September with the start of the school year and families with children returning, the building is now 90% occupied.

In a now famous OpEd in the NYTimes, Jerry Seinfeld proclaimed, “The stupid virus will give up eventually. We’re going to keep going with New York City. And it will sure as hell be back.” <https://www.nytimes.com/2020/08/24/opinion/jerry-seinfeld-new-york-coronavirus.html>

A recent CNN headline proclaimed, “Reports of the City’s Demise are Greatly Exaggerated.” The real estate site Curbed headline decreed, “Manhattan’s Housing Market is Coming Back.”. The New York Times recently reported that “may experts predict that New York will eventually come back – as it always does, citing the eventual rebounds after the Great Recession, 9/11 and the fiscal crisis of the 1970s.” But, as MarketWatch more realistically concluded, “no one can know what lies ahead.” But one thing we do know, and know with certainty, is that the Blood Center Tower, if built, will stand for fifty, perhaps seventy, maybe a hundred years.

Section 242 of the CEQR Manual states that the DEIS is to describe the “environmental impacts of the proposed project, including short-term and long-term effects.”

While no one has a crystal ball and can predict with certainty what the future will hold, it's pure folly to try and assess "short-term" effects, let alone long-term effects in the middle of a pandemic with the world turned upside down and no one knowing what tomorrow will bring, let alone next week, next month or next year."

It is functionally impossible to evaluate a project such as the one the Blood Center is proposing, in the middle of a pandemic.

How can the City Council assess the impact on car transportation at this moment? Perhaps there will be great emptying out of the City, and there won't be enough cars to ever fill the streets again? Or, conversely, and more likely, the City may return to its former glory, as big and full as ever, but perhaps people will no longer feel comfortable riding on the subways as a result of Covid, so the number of people driving to work could double, or triple, and in that case the impact of the Proposed Project on traffic could be vastly different than it would if not everyone returns to the City.

This attempt to consider the proposed project in the middle of the pandemic would be like trying to propose a resort on the shores of Normandy in the middle of the Allies landing on the beach on D Day. Simply impossible. The City Council needs to reject the Blood Center's application for no other reason than it needs to take a pause until restaurants are open, until people are walking the street without masks, until we can go out of our homes without worrying that we might catch a virus that will put us in the hospital. Underlying the entire environmental review process is a normal frame of reference within which the proposed project can be reviewed. These are not normal times. It is thus impossible at the present time to assess the impact the Proposed Project will have. The City Council has no choice but, as a matter of public policy, to reject the proposed project and let the Blood Center re-apply once we are able to better see how the projects fits into the new New York City.

3. Land Use, Zoning and Public Policy: Misleading and Deceptive EAS.

The Environmental Assessment Statement (EAS) Full Form, and the Draft Scope of Work are misleading, deceptive and potentially fraudulent, and, accordingly, need to be rejected as a matter of public policy.

(a) "Partners"

In Section 4 of the EAS, on the very first page of the EAS, the Blood Center states that the proposed Tower will be used by the Applicant and the "Applicant's partners". Figure 9 shows most of the space occupied by "Partner" laboratories. The description of the Proposed Project on page 10a states that most of the space in the Proposed Project will be occupied by "Applicant's partners". The Scope of Work contains at least a half dozen more references to the Blood Center's alleged "partners" (pp. 5, 7, 9, 11, 32 and 47).

Section 10 of the New York Partnership Law defines a partnership as "two or more persons carrying on as co-owners a business for profit".

The so-called "partners" are nothing more than rent paying tenants. These commercial tenants

that will occupy most of the Tower are no more the “partners” of the Blood Center than I am Donald Trump’s partner merely because my office is at 40 Wall Street and each month I send my rent check to the Trump Organization.

An examination of the requested zoning actions states that all of the space not occupied by the Blood Center will be for commercial and office use. No matter how the Blood Center tries to spin it, this is a real estate deal.

(b) Longfellow Real Estate Partners, LLC

Section 2b. of the EIS lists “The New York Blood, Inc.” as the sole Applicant.

In its presentation to Community Board 8 on November 17th, the Blood Center stated that Longfellow Real Estate Partners, LLC of Boston is their “partner” in this project, specifically in the development of the site, highlighting the Blood Center’s relationship with Longfellow as “a powerful partnership”:

New York Blood Center + **LONGFELLOW**

A powerful partnership to secure NYBC's longterm viability

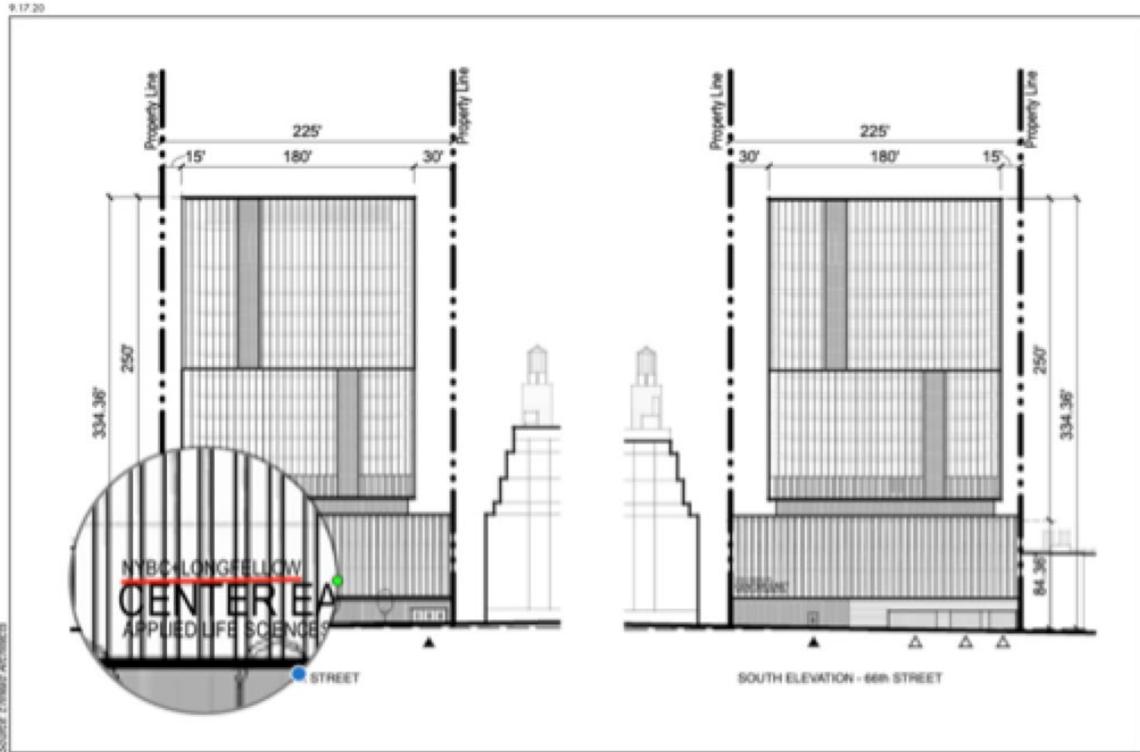
- Longfellow's **proven expertise** as the largest private life science developer in the US positions Center East for success
- Longfellow's portfolio includes over **8 million SF** of laboratory and technology space to serve the unique demands of **science and technology companies**
- NYBC and Longfellow have formed a partnership based on a shared dedication to **foster ongoing medical breakthroughs**, and a **joint commitment to excellence**
- Center East represents the physical embodiment of Longfellow and NYBC's **shared vision and core values**

Longfellow Life Sciences Strategic Development Partner

Chris Hillyer

zoon

As stated above, this is a real estate deal, pure and simple. And the Blood Center’s partner in this deal is Longfellow Real Estate Partners, LLC of Boston. Yet you need a magnifying glass to see any mention of Longfellow in the Blood Center’s EIS:



If it wasn't for the architect putting Longfellow's name on the building in the EIS, and if you didn't look very, very closely, you would never know that Longfellow is the Blood Center's partner in the development of the project. Perhaps the reason the Blood Center is so anxious to hide their partner who is "expert" in developing life science centers, is that naming Longfellow would allow someone to look online and see that almost all of the other life science facilities built by Longfellow are just two or three stories tall:
<https://lfrep.com/properties/>

It is clear that the Blood Center is a partner with Longfellow, or a front for Longfellow with Longfellow being the real party in interest. In either case, Longfellow should be the Applicant or the co-Applicant.

Further, the Blood Center should, at a minimum, be required to provide full disclosure of its financial relationship with Longfellow. If Longfellow is funding the Application process or indemnifying the Blood Center against any loss in connection with its efforts to have the property up-zoned, the public should know about that as it would be a material factor in evaluating all of the representations being made by the Blood Center as to the purpose and need for the requested changes in zoning.

Even more importantly, if the Blood Center stands to get a new facility for free, with Longfellow paying all of the development costs if the project is approved, that absolutely needs to be disclosed as such a pot of gold for the Blood Center would surely compromise its statements as to the purpose for this unprecedented up-zoning.

Any and all agreements between the Blood Center and Longfellow need to be made public.

(c) Community Groups

While those who spoke at Zoning Committee hearing on Oct. 20th were overwhelming opposed to the Blood Center, there were a few representatives of community groups who said they support the Blood Center. These groups did not just magically appear at the Scoping hearing. I think it has to be assumed it was at the request, and likely at the inducement of the Blood Center. I think the Blood Center needs to report any pledges or promises, made or implied, to community groups in order to obtain such support. A member of one such organization confided to me that they are anticipating larger financial support for the Blood Center in the future if the Blood Center's proposal is approved. Any contributions or other inducements made directly or indirectly (by officers, directors or employees of the Blood Center, or of any law firm, lobbyist, consultant, advisor or affiliate of the Blood Center) to any community group needs to be disclosed in order to properly evaluate any comments made by any such groups. The failure to make such disclosure will render any apparent support for the project suspect and misleading. Further, the Blood Center should be asked to issue an affirmative statement to community groups with which it has had any association in the past that its future support will be the same regardless of whether or not the proposed project is approved and built in the site requested or elsewhere, and the failure of the Blood Center to make that statement is telling, but even without such a statement by the Blood Center, it's clear that all of those groups, from union members to STEM students, could have the same future benefit if the Blood Center were built at a different, properly zoned location, a location that would not violate 35 years of zoning precedent and one that would not have the dramatic adverse consequences that the proposed Tower at E. 67th St. would have on the neighborhood.

4. Land Use, Zoning and Public Policy: Unprecedented Up-Zoning of R8B Zone

Continuing the Blood Center's pattern of misleading and deceptive statements, in its November 17th presentation to Community Board 8, one of the architects on the Blood Center's payroll showed a slide of a large patch of the neighborhood surrounding the Blood Center site, and stated, "We want to talk about the basic volume of the building and really its height in relation to the surrounding neighborhood", but then showed the Proposed Project only in relationship to the tallest buildings along First, Second and Third Avenues, all with huge setbacks, many with public outdoor space.. That's like saying New York is much warmer than other cities "in relation to the surrounding neighborhood", and comparing our temperature to Stowe, Vermont and Quebec, Canada! If the Blood Center's attorney had made an apples-to-apples comparison, and compared the proposed Tower the Blood Center wants to build to other mid-block buildings, they would have had to pack up their brief cases and gone home, because the Blood Center's Tower is so obscenely out of scale with other mid-block buildings as to call into question as to why this project has even been allowed to progress as far as it has!

The Blood Center site is a mid-block location zoned R8B with a height limitation of 75 feet.

The R8B zone was adopted throughout the Upper East Side in 1985 to PROTECT the mid-block character of the neighborhood, with the intent that large buildings like the one the Blood Center is proposed would stay along the Avenues where buildings of that height belong. In the more than three and a half decades since the R8B zoning was adopted, it has been expanded from 1986 to 1998, but it has **never** been violated. The City Council has honored

the trust the public put in them to PROTECT the mid-block character of these residential neighborhoods.

SINCE THE ADOPTION OF R8B ZONING MORE THAN THREE AND A HALF DECADES AGO, THERE HAS NOT BEEN A SINGLE INSTANCE WHERE IT HAS BEEN VIOLATED. The one instance cited by the Blood Center's attorney isn't applicable and doesn't change the comment made, because that other instance was a residential- to-residential change, with an increase of less than one times the permitted zoning, with a large portion of the lot not covered, not a residential-to-commercial tower that's 4X the permitted zoning and covers the full site!

THE PROPOSAL BY THE BLOOD CENTER WOULD NOT ONLY VIOLATE THE R8B ZONING, IT WOULD MAKE A MOCKERY OF THE ENTIRE CONCEPT OF ZONING.

The mid-block Tower proposed by the Blood Center isn't just five or 10 percent taller than the permitted 75 foot zoning.

The mid-block Tower proposed by the Blood Center isn't 30% or 40% taller than what is permitted in an R8B zone.

The mid-block Tower proposed by the Blood Center isn't just double or triple as high as a mid-block building is supposed to be.

The mid-block Tower proposed by the Blood Center is quadruple what is currently permitted to be built on the site, far, far taller than anything that should be built on the site.

That is obscene.

If the Blood Center's proposed 284 foot Tower is permitted to be built on a mid-block site zoned R8B, then New York City will become Houston Texas and the Department of Planning might as well be shut down.

The EIS asked the Applicant if the proposed project has the potential to affect an applicable public policy. The Applicant answered in the negative. Apparently, the Applicant has so little regard for the public policy underlying the zoning rules and regulations, that they believe they can just blow away more than three and half decades of zoning policy without it having any precedential value for the future of zoning in New York. That is monumental arrogance the likes of which we've probably never before seen.

5. Land Use, Zoning and Public Policy: Massive Bulk

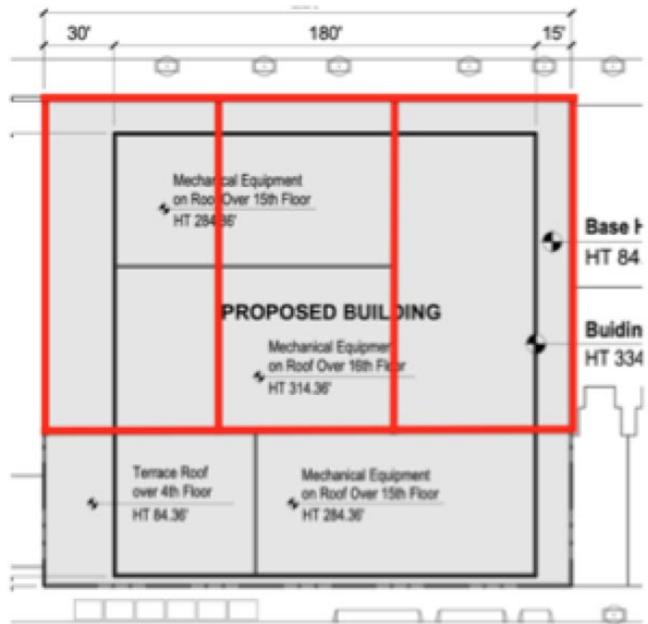
In addition to being quadruple the height than what is permitted under current R8B zoning of the site, the proposed Tower would, unlike the neighboring tall apartment buildings along Second Avenue, have no set-back. The Draft Scope of Work states that the Proposed Project "covers the entire lot", filling to the very edge a footprint, more than an entire acre, with a floor plate larger than the Empire State Building.

That 225' width of the site means that the proposed building would be like taking three of the

310' apartment buildings across Second Avenue, which is 75' wide, and stacking them side by side on the lot:

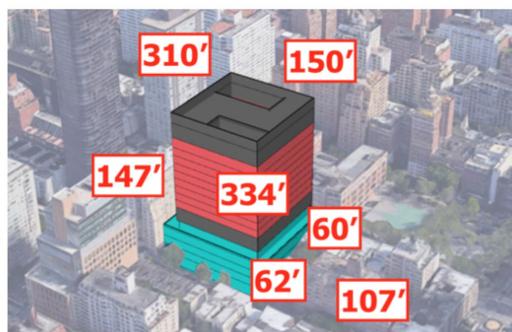


75' x 131'

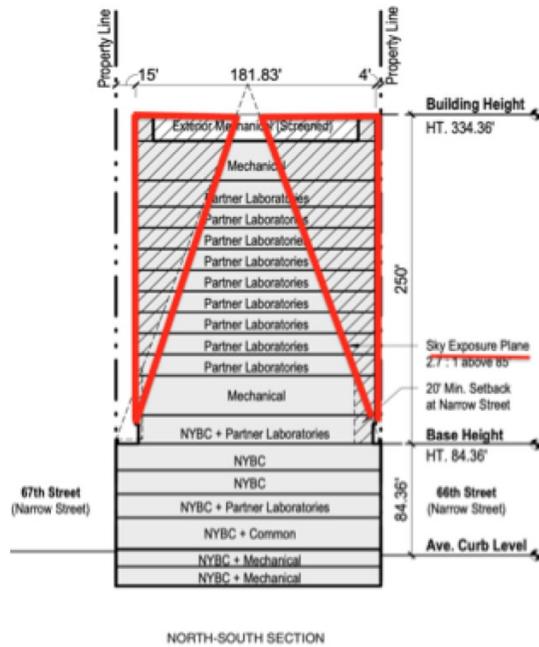


225' x 200'

But the building proposed by the Blood Center would be almost the same height as the those three apartment buildings, those three apartment buildings are only 131' in depth, whereas the Tower proposed by the Blood Center would run all 200' from East 67th Street to East 66th Street.



The massiveness of the Tower, with only the slightest of set-backs, and only starting at a point 10' *above* the height permitted under current zoning, results in the Sky Exposure Plane being violated to an extent probably never before seen in the annals of zoning:



The proposed Tower is so obviously grossly out of scale, horribly out of context and clearly out of place, that I can't believe we are even having this discussion.

6. Purpose and Need: A Lie and A Maybe Lie

The Blood Center states that the “Purpose and Need” for the Proposed Actions is to (a) “allow and expansion by the [Blood Center] that would greatly improve its facilities”, and (b) “create a vital life science hub”.

(a) Blood Center

The Final EIS makes it clear that the Proposed Project is not necessary for the Blood Center to expand and improve its facilities. Saying that they need the 284' Tower to expand and improve their facilities is an out and out lie!

The Blood Center’s application shows that the Blood Center “could” actually build a new facility, on the existing site, in full compliance with the R8B 75' zoning limit, and actually have **more space (229,092 sq. ft.)** than they will occupy in the proposed Tower (**206,400 sq. ft.**):

Reasonable Worst Case Development Scenario for Analysis

Program	Existing Conditions	No Action Condition	With Action Condition	Increment
Community Facility (gsf)	159,347	229,092 (Applicant=188,931/Medical Office=40,161)	206,400 (Applicant)	(-) 22,692
Commercial (gsf)	-	-	389,800 (Commercial Labs)	(+) 389,800
Workers	230	670	2,630	(+) 1,960
Total	159,347 gsf 230 workers	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.

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 to the No Action condition, the additional area is not expected to generate additional population or activities 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 employ the same number of people (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.

The Blood Center admits that its “operation, visitation, and employment would not change” whether it relocated to a new facility it could build “of right” within the current R8B zoning or relocated to the proposed Tower. So all of the talk about the Proposed Project being for the Blood Center is just a pile of crap (sorry, but I don't know how else to express it).

Further, in the Final EIS, the Blood Center goes further and states (p. 10c) that “Absent the Proposed Actions, the Applicant **would construct** a new as-of-right structure [that] would be approximately 229,092 gsf”. So, without the proposed 284' Tower, not only “could” the Blood Center build a new facility that gives them everything they need, they “would”.

And the Blood Center certainly has the capability to build that new “of right” facility. Its most recent tax filings show that it has more than **\$275 million in cash and publicly traded securities**, plus another **\$21.3 million in hedge funds**. It **pays its CEO \$1.8 mil per year** – double what the Am. Cancer Society pays its CEO (though the Am. Cancer Society is twice as big as the Blood Center), and triple what the Red Cross pays its CEO (though the Red Cross is seven times as big as the Blood Center).

The Blood Center also spends hundreds and hundreds of thousands of dollars per year **in direct lobbying “to influence a legislative body”.**

The Blood Center's tax filings show that the Blood Center has spent **\$91,418,230** over the past several years **acquiring and funding blood centers in Kansas, Minnesota, Nebraska, Delaware and Rhode Island.** **The Blood Center's claim that they didn't spend any cash to “buy” those other blood bank is very misleading because they assumed debt of those other entities and bought their blood inventory at market rate.** Certainly, if the Blood

Center can acquire all these new blood centers around the country for tens of millions of dollars, they can surely build a new “of right” facility right here in New York.

Part VIII Investments—Program Related.	
Complete if the organization answered 'Yes' on Form 990, Part IV, line	
(a) Description of investment	(b) Book value
(1) INTEREST IN IBR (Minnesota and Nebraska)	38,196,615
(2) INTEREST IN BBD (Delaware)	26,819,898
(3) INTEREST IN RIBC (Rhode Island)	26,401,717
Total. (Column (b) must equal Form 990, Part X, col (B) line 13)	91,418,230

Further, while the Blood Center can, and by its own admission, will build a new facility “of right” within the current R8B zoning that will give them more space than they require if the Proposed Project is not approved, the truth of the matter is that they **do not “need” even that particular new facility.** The Blood Center already has a major facility right across the River in Long Island City. And, per the Blood Center’s filings for the Proposed Project, they are able to cease operations at the current site for almost five years that construction of the proposed Tower would take, proving that not only is the giant Tower not needed, but even a new facility for the Blood Center itself is apparently not urgently needed.

During the Zoning Committee hearing, the Blood Center presented the following slide in support of an argument the Blood Center was attempting to make that any new facility it builds must be located on its current site:

Why this Site? Maintaining Ongoing Scientific Collaborations

Collaborative Studies with WCM

- Understanding the disease biology of prionetic 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 discovery; **<10 years**

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A representative of the Blood Center stated:

The Blood Center’s success is due in large part to its pivotal location adjacent to other academic research and medical institutions. Collaborations are essential to the Blood Center’s outcomes. Current research partnerships include collaborations with institutions such as Rockefeller, MSK and Weill Cornell. The Blood Center **must stay** in its central location to maintain the long running collaborations with adjacent institutions and continue to build on these relationships.

Obviously, the Blood Center would be able to maintain those collaborations that underlie the reason it “must stay” at its current site, if the Blood Center simply builds a new facility “as of right” within the current R8B zoning. **A new 284 foot commercial Tower above the Blood Center’s labs is irrelevant to its relationship with these collaborating institutions.**

But the “adjacent collaborator” argument put forth by the P.R. spokesman loses all credibility if one only goes back a month earlier and looks at the Blood Center’s November 17th presentation to the Zoning Committee of Community Board 8 when Christopher Hillyer, the Blood Center’s Million Dollar CEO (actually \$1.8 million CEO) showed this slide:



This slide was conveniently omitted in the presentation to the Zoning Committee. When the list of collaborators isn’t self-servingly cherry picked, and collaborators in Texas (Baylor) and California are included, it appears the 67th Street site may not be as important as the Blood Center was trying to make it seem. In the end it really doesn’t matter as the Blood Center can certainly maintain its relationship with these “adjacent collaborators” when it builds its

new “of right” facility on the current site; I mention this just to show how intellectually dishonest the Blood Center has been in presenting its case for the unprecedented up-zoning of its site.

(b) Life Science Hub

“Life science hub”, “life science hub”, “life science hub” – that’s all one hears coming from the Blood Center. Indeed, in its presentation at the Zoning Subcommittee hearing, the President of the Blood Center had the audacity to go so far as to essentially assert that the future of the New York Blood Center depends on the transformation of their building into a Life Science Hub.

During the several Community Board 8 meetings, and in all subsequent hearings, people have commented that the proposed building might, at some future date, no longer be used as a Life Science Hub and perhaps converted to some other commercial use.

The reality is far worse.

If the subject site is up-zoned from R8B to C2-7, then the owner of the property (the Blood Center and/or Longfellow Real Estate Partners, LLC) could develop, “of right”, a building for any of the multitude of purposes permitted by a C2-7 zoning. Assuming the requested zoning changes are approved, then, if during the development of the property, the Blood Center and Longfellow found that there were no Life Science companies expressing any interest in locating to East 67th Street, they could quickly and easily pivot without any further approvals from the City, and develop any type of commercial building they want that meets the new, much more permissive zoning. That zoning would allow a 10 FAR, double what is allowed today, for a community facility, and 250% times what is allowed for residential development. This also includes up to a 7.52 residential FAR!!!

In a recent NYTimes article discussing the rush to build Life Science Hubs, a Managing Director of Cushman & Wakefield said, “the life science boom is a ‘boomlet’ at best, and the Executive V.P. at Alexandria said, “The reality is, demand is limited.” <https://www.nytimes.com/2020/10/27/business/life-science-new-york-coronavirus.html> With the Proposed Project not being projected (best case) to open until 2026, given the cloud over the life science real estate market, it certainly seems possible (maybe probable, even highly probable) that sometime between now and 2026 the Blood Center and Longfellow might conclude that a Life Science Hub is not viable and, with the new zoning in hand, could build an office building or high-rise apartment building in the middle of the block!

It’s as if (imagine this) a President claims an election was rigged and raises money on the premise of seeking to challenge the reported results, and then, after he raises more than 200 million dollars, you find out he’s free to use that money however he wants! Here too, while the Blood Center says they want to build a Life Science Hub, if the prevailing winds change and they decide to build a new headquarters for Goldman Sachs, well I guess that’s just tough noogies for the neighborhood!

As any born and bred New York knows, there is an easy way to test the truth of the Blood Center’s claims that their future depends on the site becoming a Life Science Hub – put up or

shut up! As a condition to an approval of any up-zoning (though, hopefully far less than 284'), the City Council should require the Blood Center to put a deed to the property in escrow, with the deed to be released and title to pass to the City in the event the building is ever used for any purpose other than a Life Science Hub. If the Blood Center agrees, then you can be comfortable that the proposed building will indeed be and remain a Life Science Hub as they are asserting in order to get the project approved, but if the Blood Center balks at this offer, then their true motives are clear. They can't have it both ways. If they want to live by the sword of a Life Science Hub, then they should be willing to die by sword of a Life Science Hub.

7. Transportation

The impact that the Blood Center's proposed Tower would cause on transportation is beyond negative, it's fatal, literally fatal, putting at risk the lives of everyone living in the neighborhood.

And the Blood Center's analysis of the Transportation impact is fatally flawed.

(a) Traffic Flow and Operating Conditions

The Blood Center site is the heart of what is already one of the most congested traffic conditions in the City.

Second Avenue, to the immediate west of the Blood Center site, is daily backed up, from morning to late evening, from the 70's to the Ed Koch Queensborough (59th St.) Bridge. The prospect of "congestion pricing", with a tax being assessed on cars venturing below 59th Street, will necessarily cause drivers to remain north of 59th Street, thus compounding the already very congested conditions prevailing on Second Avenue.

First Avenue, to the immediate east of the Blood Center site, is almost as constantly crowded and backed up as Second Avenue, with the traffic coming off of the Bridge, and, together with York Avenue, providing access for the thousands upon thousands of doctors, staff, patients and visitors going to and from the largest medical complex in the City, consisting of New York Presbyterian Hospital, Sloan Kettering Memorial Hospital, Weill Cornell Medical College and the Hospital for Special Surgery (so called "Bedpan Alley").

More directly, the Blood Center site is mid-block between what are the two of the most constantly congested side streets in the City, East 67th Street and East 66th Street. The analysis of the traffic impact needs to highlight the fact that the Blood Center site is mid-block, between two side streets. The Blood Center is not on an Avenue with a 200 foot wide multi-traffic lane passage. The Blood Center is not on a major two-way cross-town Street with at least two traffic lanes in each direction in addition to the cars parked along the side of the street. Rather, both East 67th Street and East 66th Street are both narrow side streets with only one lane of moving traffic most of the time.

East 67th Street is, in fact, probably already the single most consistently crowded and backed-up side street in the City. It is the only side street in the City with both (1) a major educational complex (Julia Richman Educational Complex consisting of six different schools with

students from all over the City), with many, many school buses coming and going all day long from 7 a.m. in the morning till 6 p.m. in the evening (one of the schools comprising JREC is for children on the autism spectrum, many of whom get taken to school individually by their parents, rather than on school buses, significantly increasing the traffic and public transportation uses relating to JREC), and (2) an active cross-town bus, the M66, with up to 12 buses per hour. Add to that, a block away down East 67th Street is a large police station, and active firehouse, and the Russian Mission with “DPL” plated cars constantly double parked.

As one who consistently takes public transportation, I can attest to waiting on the corner of Second Avenue and East 67th Street for the M66 bus to take me cross-town, and seeing it a block away but having to wait for three of four traffic light cycles before it can make it across Second Avenue to the bus stop where I’m waiting.

East 66th Street is a close second to East 67th Street in terms of almost always being congested and backed-up. Anyone coming off of the 59th Street Bridge and up First Avenue who wants to go to the Upper West Side, will turn onto East 66th Street as it goes directly into the 66th Street viaduct through Central Park. Additionally, East 66th Street between First and Second Avenues is the location for the main entrance to the Lauder Breast Cancer Imaging Center, one of the largest breast imaging centers in the country with a constant flow of traffic.

The Blood Center states that the new Tower will have 2,650 workers coming and going each day to the main entrance on East 67th Street (2,400 more than presently work at the Blood Center, and 1,960 more than would work there if they build an “of right” facility that would provide them all the space they require while complying with the R8B 75' height limit), and you need to add to that the large number of visitors, vendors and tradespeople coming daily to service such a large commercial complex. (See Table 1, Item 6(a) above).

The Blood Center states that they will be adding a large loading dock on East 66th Street in an effort to accommodate all of the deliveries that a commercial Tower of that size would get on a daily basis. The intention to have Life Science companies occupy the Tower would dramatically increase the problems with deliveries to the building.

Add all of those people, and all of those deliveries, going to the middle of the block on two single lane side streets that are already among the most crowded in the City, between two of the most congested Avenues in the City, and it should be obvious to anyone that this is a recipe for a continuing transportation nightmare the likes of which the City has never before seen. It is the traffic equivalent of throwing a match into a field of open gasoline cans; the additional traffic that the proposed Blood Center Tower will generate is literally be the straw that will break the back of the ability to drive anywhere on the Upper East Side.

But it’s worse than that. Much worse.

As described above, the subject site is adjacent to the largest complex of hospitals in the City, with multiple ambulance drop off locations, and with both East 67th Street and particularly East 66th Street being main routes for ambulances from the hospitals going to people in the neighborhood needing emergency medical help. The dramatic increase in traffic that the proposed Blood Center Tower will generate, along both East 66th Street and East 67th Street, and along both First Avenue and Second Avenue will necessarily result in slowing the ability of ambulances to reach people in the neighborhood needing emergency care and then getting those people to the hospitals so they can get the care they so urgently need. If the proposed

Tower is built, it will only be a matter of time before the Blood Center will be singularly responsible for someone not getting to the hospital in time. Rejecting or approving the Tower is literally a matter of life or death.



East 67th is already constantly congested



Second Ave. backed up from Bridge to the 70's



(b) Public Transportation

The #6 subway at the 68th Street and Lexington station is already overburdened and is one of the most used subway lines on the Eastside, regularly packed three or four deep during rush hours. One often has to wait for multiple subways to arrive before being able to board a train.

The Q train on the new Second Avenue subway line is similarly jammed during rush hours.

And the M66 bus, taking hospital workers from the two subway lines and the uptown and downtown buses across to the hospitals in the morning, and then back in the other direction after work, is already so tightly packed you can hardly breath.

Adding 2,400 additional workers using these same subways and buses daily is why a commercial Tower like the one proposed by the Blood Center would be a public transportation disaster.

(c) The Blood Center's Fatally Flawed Analysis

The Blood Center filings include a "Draft Travel Demand Factors Memorandum" prepared by AKRF, Inc. It is so fatally flawed that it needs to be thrown out.

AKRF acknowledges that the incremental vehicle trips is projected to exceed the CEQR threshold level for a Level 2 screening assessment, but then claims that because it exceeds the 50 or more peak hour vehicle threshold by only 4 trips, "it is not anticipated that quantified traffic analysis would be warranted. The Blood Center's self-serving reading of the statute is wrong, the CEQR Manual makes clear that the 50 vehicle threshold is what required the traffic impact to be addressed, and while the Blood Center can say, without any support, that an analysis of traffic is "not anticipated", that's just a dodge by the Blood Center as I can assure the City Council hat the hundreds of people opposing the Tower do anticipate a traffic analysis – the Blood Center should not be allowed to make their unsupported "not anticipated" claim into a self-fulfilling prophesy!

But much more importantly, the analysis by AKRF is simply wrong.

Table 1 of Exhibit A shows 8% of the trips being taken by "Railroad". That's simply impossible. There is no railroad at the Blood Center site. The closest railroads are one mile (Grand Central Station) and three miles (Penn Station) away. Anyone arriving at either of the train stations would have to then take a subway or a bus (likely both) to get to the Blood Center site, and would have to also be included in the number of people taking those modes of transportation, but as the total modes of transportation adds up to 100%, there is no double counting for those people listed as arriving at the Blood Center site by Railroad. Accordingly, at a minimum, the 8% of people listed as arriving at the Blood Center site need to be included in other forms of transportation.

A far bigger flaw is the sources on which AKRF relies for its analysis.

Pages 3 and 4 of Exhibit A set forth the models on which AKRF based both individual trips and deliveries for the biomedical lab space, which would comprise most of the proposed Tower, as follows:

The **daily person trip rate**, as well as the temporal and directional distributions for the biomedical laboratory component, are from **the 2019 Bronx Psychiatric Center Land Use Improvement Project FEIS** Bio- Tech/Research Use, which was based on the **2015 New York City Department of Sanitation Proposed Manhattan Districts 6/6A/8 Preliminary Transportation Demand Factors & Screening Assessment Memorandum** Scientific Research Laboratory Use. This source is based on a survey of travel demand factors at the Alexandria Center for Life Science, which is a successful model for the biomedical laboratories proposed for the Proposed Project. These types of facilities have laboratory and collaborative research shared spaces spread over large square foot areas. Reverse Journey-to-Work (RJTW) data for the 2012–2016 U.S. Census Bureau American Community Survey (ACS) have been used to estimate modal splits for the standard weekday AM, midday, and PM analysis peak hours. The vehicle occupancies are from the U.S. Census ACS for autos and from the *Bronx Psychiatric Center Land Use Improvement Project FEIS* for taxis. The **daily delivery trip rate** and temporal and directional distributions are from the *Bronx Psychiatric Center Land Use Improvement Project FEIS*.

Thus both the trip rates and deliver rates are based, directly or indirectly, on studies for the Alexander Center for Life Science and the Bronx Psychiatric Center.

The Alexander Center for Life Science is located on East 29th Street. It is directly assessable by its own on and off ramps to the FDR Highway. It has its own underground parking lot. Its website describes it as a “destination venue secluded on the edge of the East River.”



East 67th is already constantly congested Second Ave. backed up from Bridge to the 70's



ALEXANDRIA CENTER FOR LIFE SCIENCE – NEW YORK CITY
BUILDING THE FUTURE OF LIFE SCIENCE®

The Alexandria Center for Life Science – New York City is a 728,000 RSF iconic urban campus that features two Class A office/laboratory buildings with creative amenities designed to foster innovation and drive productivity, including a state-of-the-art digital conference center and event space; two culinary establishments; an award-winning urban farm; a fully integrated fitness center; and a waterfront esplanade. The East and West Towers are both LEED® Gold and Platinum-level Wired Certified, exemplifying Alexandria's commitment to providing tenants with sustainable campuses on the cutting edge of technology. From multinational pharmaceutical companies, including Eli Lilly and Company, Pfizer Inc., and Roche, to early-stage companies in Alexandria LaunchLabs® and the Alexandria Science Hotel®, the campus has become the epicenter to scientific and technological innovation in New York City. Alexandria also has a long term option on the adjacent site, which upon completion, will bring the campus to more than 1.3 million RSF.

FEATURES

- Flexible, state of the art office/laboratory spaces concentrated near academic and scientific centers of excellence
- Alexandria Science Hotel® for promising early-stage life science companies

- Core and shell building design and construction are LEED® Gold certified
- Easily accessible location by subway, bus and car

AMENITIES

- Apeila® by Alexandria is New York City's premier meeting and event destination versus, secluded on the edge of the East River, yet within touching distance of Midtown Manhattan
- VISIT THE APELLA SITE

It would be hard to imagine a more inappropriate standard for assessing the traffic needs for a mid-block Tower fronting two busy narrow one lane side streets!

But wait, what was the other model on which AKRF based its traffic analysis? Oh yes, it was the Bronx Psychiatric Hospital. Let's take a look at that:



That might not be the best model for determining the transportation demands for a 284' mid-

block commercial Tower on two narrow side streets in the middle of the Upper East Side. This would be funny if it were not for the fact that the traffic congestion that would be caused by relying on these absurdly inappropriate models will result in ambulances being delayed in getting critically ill residents in the neighborhood to the hospital in time to receive needed life-saving medical care.

These models also do not comply with the CEQR Manual. Section 311 of Chapter 16 states that you can use existing information where “the sources cited in the travel demand factors are based on a recent survey of a **similar land use with comparable travel characteristics.**”

Section 311.1: “Trip generation rates should be based on information for generally similar facilities.”

Section 311.2: If usable trip generation rates are not available or are considered stale, conducting **original surveys** “is the **recommended** course of action.”

Importantly, that survey needs to be conducted during “normal business hours.”

As stated above, we are in the middle of the pandemic, and there is no “normal”. A study of the transportation impact for the Blood Center site cannot be done until things are back to “normal”. It would, for example, be impossible to assess the traffic load on East 67th Street until the six schools comprising the Julia Richman Educational Complex are all open with students, and school buses are back taking students to school and back home (and parents, especially of those students in the school for children on the autism spectrum, taking their children to school by car and public transportation). Similarly, while the hospitals comprising “Bedpan Alley” are all open, visitors are still not allowed to visit patients, so the crowding on the subways and M66 bus cannot be properly determined until after the pandemic is over and life is back to “normal”. The proposed Blood Center Tower, if approved, will stand for many decades, likely a century, so the Transportation analysis that must be conducted needs to wait until it is possible to assess what conditions will be during the life span of the building, not based on the aberrational pandemic conditions existing on the date the EAS is submitted.

8. Open Space

Chapter 7 of the CEQR Manual states that “an analysis of open space is conducted to determine whether a proposed project would have a direct impact resulting from the elimination or alteration of open space and/or an indirect impact resulting from **overtaxing available open space.**”

St. Catherine’s Park is across the East 67th Street from the Blood Center site, also between First and Second Avenues. St. Catherine’s Park is the only park between Fifth Avenue and the River, north of the 59th Street Bridge and south of John Jay:

The Blood Center's presentation to Community Board 8 on November 17th showed that the Tower will cast active parts of the Park in shadow for almost the entire afternoon for much of Spring and Fall and for all of the Summer months. The recent reduction in the height of the Tower reduces the shadow, but rather than showing how much of the Park remains in shadow, and for how long, the Blood Center's analysis at the hearing merely compared the shadows the would be produced by a 284 foot tower to the shadows produced by a 334 foot tower, and by doing so could talk of reduced shadows, and never show the amount of the still remaining shadows.

It is precisely to avoid shadows on parks that the City Zoning Code requires that buildings opposite parks have setbacks. The Blood Center's proposal callously disregards this requirement, requesting a variance which would create the type of shadows that the Zoning Code seeks to protect against.

The Blood Center's attorney reported, "to address these impacts the Blood Center has retained a [landscape architect] to find a range of mitigations.

It is impossible for a landscape architect to mitigate the loss of sunlight caused by the proposed massive, 334' mid-block Tower or a 284' Tower!!!

Section 500 of Chapter 8 of the SEQR Manual states that "where a significant impact has been identified, potential mitigation strategies must be assessed to reduce or eliminate, to the greatest extent practicable, the effects caused by incremental shadows". As one of the Board Members of Community Board 8 stated, you can't mitigate the loss of sunlight on a ball field or playground.

Section 500 continues, saying that "**in all cases**, additional mitigation strategies that involve modifications to the height, shape, size and orientation of the proposed building may be explored and include:

- The reorientation of building bulk to avoid incremental shadow on sunlight-sensitive features of the open space, natural or historic resource.
- The reduction of the overall height of the project.
- The use of alternative technologies that may reduce the height of the project and reduce shadow impacts.
- **The relocation of the project to a different site**, when appropriate.

As the building architect has stated that they already made the building "as low as possible" (see Item 15, Mitigation, below), none of the first three alternatives are available; accordingly, the project must be relocated to a different site. Additionally, **the fact that they previously stated that 334 feet was "as low as possible" while now saying the Tower will be 284 feet, and previously said the life science space "must have" and "requires floor heights of 16 feet while now saying they will have floor heights of only 12 feet, shows that the Blood Center and its representative are completely untrustworthy and should not be believed.**

(b) Julia Richman Educational Complex

The Blood Center has never addressed the shadows that the proposed Tower will cast on the school. They only address mitigation of the noise impact during construction, not the shadows that will remain long after the Tower is completed. **Whereas the Tower will cast shadows on the Park several hours every afternoon, the school is directly opposite the Blood Center site, and the shadows cast on the school will last the entirety of the school day.**

At a prior public hearing, Council Member Ben Kallos stated, “The science of effective learning spaces has shown that natural light in classrooms boosts morale, alertness, concentration, energy and test scores. . . . What will the impact be on students with autism trying to learn across the street?”.

At the Community Board 8 meeting on December 8th, Adam Grumbach, a principal and teacher at Julia Richman, testified, “I can speak to the issue of sunlight in the Julia Richman building as someone who has taught many classes in the rooms that face south. Anybody who lives in an apartment in New York City knows what a difference sunlight makes in your mood and the way you proceed during the day. That proposed building across the street **would deprive the Julia Richman Complex of all of its light for the entire day**, and it would be a **gloom of darkness cast upon it.**”

10. Construction

Chapter 22 of the CEQR Manual defines long-term construction duration as more than two years.

The Proposed Project is thus two times “long-term”, and the even longer, as the Blood Center projects that construction will last fifty-one months (best case).

As the site is mid-block, the construction impact will be far greater than it would be if a similar Tower were being built along any of the Avenues.

As the proposed Tower will be built with steel beams, rather than poured concrete, there will be additional impact on traffic as long trailers hauling the steel beams will need to be parked for long periods, making the streets impassable.

Additionally, an architect at one of the public meetings stated that it will be necessary for the cranes lifting the steel beams to swing the beams away before moving them above the site, resulting in the massive steel beams being swung over the Julia Richman Educational Complex, creating potential dangers too scary to even put into words.

Additionally, the 51 month duration of the construction process will mean that entire classes of students will be subjected to the construction noises directly across the street for their entire high school experience – they will entire as Freshman with the construction ongoing and will graduate as Seniors four years later with the construction noises still a constant background as they try to study and learn.

11. Urban Design and Visual Resources

As described in Item 5 above, the proposed Tower, which fills the entire one acre plus site, mid-block, with no set-backs, totally obliterates the Sky Exposure Plane.

Further, the proposed 40' electric sign on the front of the building, on this narrow side street, will significantly adversely affect the pedestrian experience.

There is one additional aspect of Urban Design and Visual Resources that must be addressed, relating to the fact that the Blood Center is proposing to build a Life Science Hub above the space it needs for its own operations. Not disclosed anywhere in Blood Center filings is the fact that a Life Science Hub must operate 24/7 since experiments don't work on a 9 to 5 schedule. Accordingly, this glass Tower will remain aglow throughout the night, a bright light shattering the dark sky in every apartment for miles with a view of this proposed 284 foot Tower. With this nightly light pollution, any chance of residents ever again seeing stars or planets will become a thing of the past.

12. Noise.

In addition to the noise that will be loud and continuing for the entirety of the Construction period, in the event the proposed Tower goes forward, there will be additional noise that is particularly associated with a Life Science Hub. The EAS filed by the Blood Center states (page 10a) that the Life Science Hub requires "robust mechanical systems". The word "robust" is a euphemism for "very, very loud". Further, while not stated in the EAS, these "robust" mechanical systems need to be operated 24/7, resulting in constant, perpetual noise pollution for the entire neighborhood surrounding the Blood Center site.

13. Neighborhood Character

Perhaps this should have been the first item because "neighborhood character" is what this really is about – the proposed 284 foot mid-block commercial Tower, times what is currently permitted by existing zoning, across the street from a major school complex and an already crowded park, will certainly destroy the quality of life and character of the neighborhood.

Yet it is perhaps fitting that this be last item addressed as it is effectively a summary of all of the other previously addressed items. Indeed, Section 210 of Chapter 21 of the CEQR Manual states that an assessment of the Neighborhood Character should address the question as to whether the project will have a significant adverse impact on Land Use, Zoning, Public Policy, Open Space, Urban Design and Visual Resources, Shadows, Transportation or Noise.

The answer is simple: Yes, Yes, Yes, Yes, Yes, Yes, Yes and Yes.

14. Alternatives

(a) New York Blood Center

Section 110 of Chapter 23 of the CEQR Manual provides that "As required by SEQRA, the No-Action alternative must be examined.

As far as the Blood Center itself is involved, the No Action alternative should end the discussion. As described in detail in Item 6(a) above, the No Action alternative would actually give the Blood Center more space than they are anticipating occupying in the Proposed Project.

Indeed, as quoted above from the Draft Scope of Work, the Blood Center admits that its **“operations would not change between the No Action building and the Proposed Project.”**

Further, the Blood Center not only has the financial resources to proceed with the No Action building, it has stated that “Absent the Proposed Project, the [Blood Center] **would construct** a new as-of-right structure” which would provide them with all of the space that they need.

Additionally, as also noted above, the Blood Center has other nearby facilities it can use, including a major facility in Long Island City. By proposing a project that will have a construction period of almost five years, requiring the Blood Center to operate from another one of its facilities for almost half a decade, the Blood Center is tacitly acknowledging the availability of an acceptable alternative to the proposed Tower (which is, of course, in addition to the “of right” facility it could build that it admits would satisfy all of its requirements).

(b) Life Science Hub

The alternative for the Life Science Hub that would occupy most of the Proposed Project is not merely almost as good, it’s actually better.

Following a 2016 announcement of “LifeSci NYC Initiative”, in 2018 the City issued a formal request for proposals to companies interested in developing an “Applied Life Sciences Hub” offering three City-owned sites for potential activation. The first site on the list was 2469 Second Avenue at East 125th Street in East Harlem. That site, which had all the zoning required for a building of the size proposed by the Blood Center, was vacant. The good news is that the City site is still available, and it is still the goal of the community to establish a Life Science Hub at that location. <https://gothamtogo.com/east-125th-street-east-harlem-a-work-in-progress/?fbclid=IwAR3q0bcg2VDxzxV8DtZvsguQ4qX8WsZFPZuoha8fV1mnUT1IK25sPaOYcKE>. Accordingly, construction of the proposed Life Science Hub could literally begin on that East 125th site tomorrow. Where should the City seek to locate a Life Science Hub with 2,630 high-paying life science jobs, East 67th Street or East 125th Street?

Additionally, rather than sticking a 284 foot commercial Tower in a mid-block location in a very residential neighborhood, millions of square feet of manufacturing and commercial space are vacant as a result of the pandemic, some of which could be retrofitted for a Life Science Hub. A recent NYTimes article said that “retrofitting a building for life sciences can be . . . less expensive and faster than building from scratch.” Indeed, Peter Schubert, the lead architect for the Blood Center’s proposed Tower, who was the one who presented the Proposed Project to Community Board 8 on November 17th, is quoted in the article, acknowledging that some of the vacant manufacturing plants could easily and less expensively be used for a Life Science Hub, “Nor is every building suitable for conversion, said Peter Schuber . . . Although former **manufacturing plants often fit the bill**, it’s really building by

building.” There you have it: the Blood Center’s very own architect admits that many of the vacant manufacturing plants “often fit the bill” for a Life Science Hub.

<https://www.nytimes.com/2020/10/27/business/life-science-new-york-coronavirus.html> With so many manufacturing buildings now vacant and available, there are certainly many alternatives for the Life Science Hub part of the Proposed Project.

15. Mitigation

At the November 17th meeting of the Zoning Committee of Community Board 8, Peter Schuber, the lead architect for the Proposed Project, stated (at 37:30), “As you can see, one of the things we worked hard to do is keep the building as low as possible.”

https://www.youtube.com/watch?v=c5WCtTQTc7k&feature=emb_logo

The fact that the Blood Center now says that their previous representation that the Tower must be 334 feet was a lie, shows that the Blood Center cannot be believed when it comes to mitigation. Even the proposed 284 foot Tower, at four times what the current zoning permits, and occupying the entire site with no setbacks, is still way too tall for this mid-block location. If the new 284 foot Tower is the best the Blood Center can do in terms of mitigation, there is really nothing left to discuss. The proposed Tower must not be allowed to proceed.

16. Conclusion

I would say the proposed Tower is reprehensible, but it is beyond reprehensible, way beyond reprehensible.

The proposed Tower would have 2,630 workers going to the mid-block site daily, which is more than 10 times the number of people who presently work there.

The proposed Tower would be four times taller than what the site is currently zoned for.

This proposed Tower is a thinly, almost transparent attempt at spot zoning.

The proposed Tower is admittedly totally unnecessary as the Blood Center could build a new facility “as of right” on the site within the current 75' zoning that would give them more space than they would occupy in the proposed Tower

The Blood Center has more than sufficient resources to build that “as of right” facility.

The proposed Tower is a commercial project and while the Blood Center and its Boston real estate developer partner say they want to build a Life Science Hub, once new zoning is approved, they could build whatever they want. If permitted to go forward, the proposed Tower would be the largest mid-block commercial building on the entire Upper East Side.

The proposed Tower would create unimaginable crowding on the roads and public transit.

The proposed Tower would be the first time in more than three and a half decades since R8B

zoning was adopted to protect residential neighborhoods, that this protection would be taken away from a neighborhood that very much continues to need this protection. The Blood Center site is in the heart of a quintessential residential neighborhood. There is a neighborhood library next door. There's a school and a public park and playground across the street, and another school down the block. There's a police station, a firehouse and a small neighborhood synagogue down the block in the other direction.

The preface to the City's Zoning Handbook says that "zoning, at its core, is a system of priorities".

And that is what this about. What has priority – the desire of the Blood Center to build a totally unnecessary mid-block commercial Tower, or protecting the quality of life of an entire residential neighborhood?

I would think the answer would be easy, but the Blood Center has hired an army of expensive lawyers and consultants, and, as seen, is spending hundreds of thousands of dollars with the top lobbyists to use their influence with elected officials to get the Proposed Project approved.

So fighting the Proposed Project might seem like it's a lost cause.

But some people say that lost causes are the only causes worth fighting for.

Because of just one plain simple rule, love thy neighbor.

<https://www.youtube.com/watch?v=uS-wNkz1m4k>

Love thy neighbor.

Protect thy neighborhood!

Thank you for your consideration.

Respectfully submitted,

Martin A. Bell

From: [Marty Bell](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] VOTE AGAINST the Blood Center/Longfellow application
Date: Saturday, October 23, 2021 11:39:49 AM
Attachments: [Community Board Resolution.pdf](#)
[MBP Brewer Recommendation to Disapprove.pdf](#)
[Screen Shot 2021-10-23 at 11.20.33 AM.png](#)
[Screen Shot 2021-10-23 at 11.12.46 AM.png](#)
[Screen Shot 2021-10-23 at 11.14.06 AM.png](#)

To Land Use Committee of the New York City Council:

I previously submitted general comments providing an overview of the reasons why the application of the Blood Center should be rejected; I am now submitting additional written testimony focusing on the impact that the proposed Tower would have on the Julia Richman Educational Complex and St. Catherine's Park.

1. **Shadows.** The 800-pound gorilla in the room is the shadows that the Blood Center Tower would cast on the Julie Richman Educational Complex for the entirety of the school day and on St. Catherine's Park for the afternoon when the Park is most used by neighborhood seniors and families with school aged children.

While City Council Member Ben Kallos has submitted research as to the importance of natural sunlight to students learning in schools, it is really something so obvious and so indisputable that even the **Blood Center had to admit**, at the Community Board 8 meeting on May 25, 2021, that sunlight is very important to students learning and achieving their best: **"We acknowledge the desire for natural light in schoolrooms and its benefits to the learning environment."**

The Julia Richman Educational Complex ("JREC") – six schools with students from throughout the City, 50 of the 51 City Council Districts, with students from pre-K to high school, including an alternative school for kids having difficulty in traditional school environments, a school for students of newly arrived immigrants, and a "district 75" school for children with autism – which presently enjoys sunlight all day long – would be cast into permanent darkness the entire school day as the Blood Center Tower, directly south of JREC, would dwarf JREC like a giant hovering over the school. The parents, students and faculty of JREC have been the loudest and strongest opponents of the proposed Blood Center Tower, leading the coalition to #StopTheTower. **You simply cannot say you support public school students and quality education and also support the Blood Center proposal.**

Must watch: <https://www.youtube.com/watch?v=fqhtkVvGtYg>

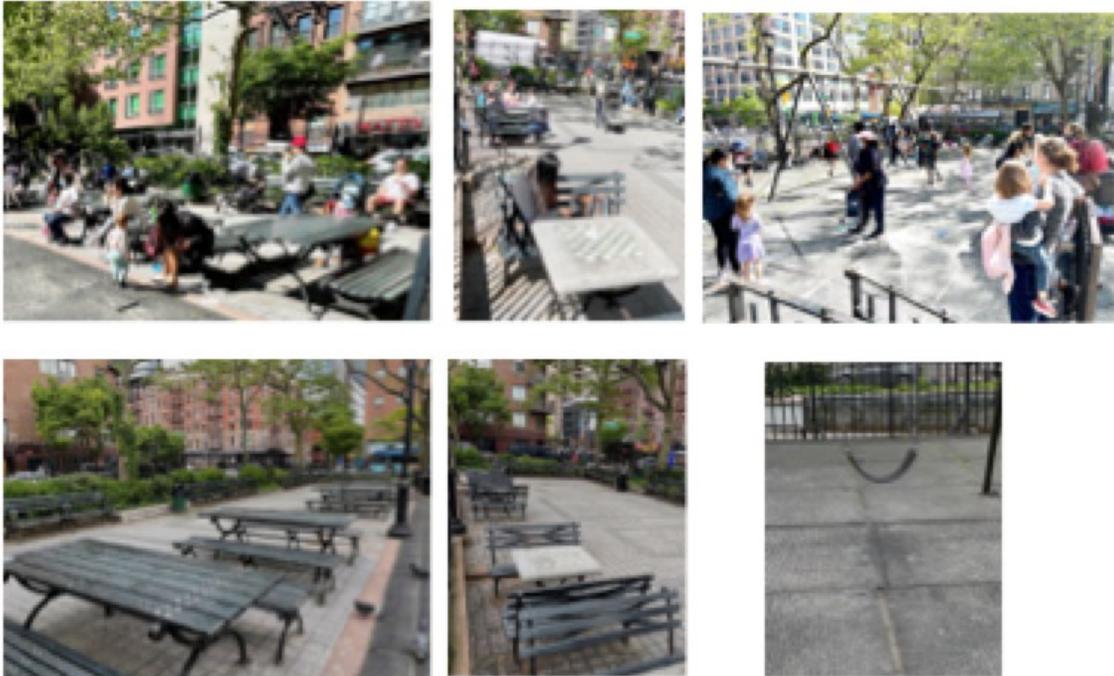


St. Catherine's Park is the only park on the Upper East Side north of the 59th Street Bridge and south of John Jay Park, between the River and Fifth, which, according to the Department of Parks, is the second most visited park per square foot in the City.

The proposed Blood Center Tower would cast most of St. Catherine's Park in shadows by all afternoon when the park is most used by local seniors and families with children. <https://www.youtube.com/watch?v=51RkxsiX87Q>



Actual photos taken two days apart at the same time, the first row on a sunny Thursday, the second row when it was very overcast two days later on Saturday:



The Final Environmental Impact Statement including exhibits is 1,368 pages, more than 100,000 words, yet there are only 91 words, in three sentences, dealing with the loss of sunlight on St. Catherine's Park. It says that "potential mitigation measures being explored include replacing vegetation and additional maintenance workers." That's like saying you're going to add more crew hands and put flowers in the staterooms of the Titanic. The Blood Center is missing (or, more likely, purposefully ignoring) the big picture. Putting St. Catherine's Park in shadow all afternoon during the summer (even with the Tower reduced from 334 feet to 284 feet!), as well as putting Julia Richman in darkness the entire school day, is the iceberg that should sink this project. **There is no mitigation for the loss of sunlight.**

I do not know if it was merely coincidental or incredibly ironic that immediately

prior to hearing the application of the New York Blood Zone, the City Planning Commission reviewed the application of 960 Franklin Avenue, where the sole objection to the project was the shadows the proposed 35 story apartment building would have on the Brooklyn Botanical Garden. Whatever the merits of the case against 960 Franklin Avenue, they must surely pale in comparison to the arguments for opposing the 33 story Blood Center Tower (or reducing it by 50 feet, the 29 story Tower!) where the shadows would affect students at Julia Richman and families and seniors enjoying St. Catherine's Park. While I love gardening, and while we can all acknowledge that the Brooklyn Botanical Garden is an oasis in the hectic City, we must recognize that **people are more important than plants, families more important than flowers, and students more important than shrubs!!!** If the issue of shadows on a garden is even up for debate, then the issue of shadows on a school and a park shouldn't be open for discussion!

2. 2,400+ Additional People Per Day: Traffic Congestion and Overcrowding.

The Blood Center currently has 230 employees working at its mid-block site running between E. 67th St. and E. 66th St. These two side streets are already among the most crowded side streets in the City. East 67th Street not only has school buses bringing students to JREC from throughout the City, but it is also the M66 cross-town bus route with a bus every few minutes (the M66 Bus has been awarded the "Pokey" award by the Straphangers Campaign as the slowest bus in the City, attesting to the already extremely congested traffic on E. 67th Street!). East 66th Street has the drop-off for the MSK breast imaging center, but it is also the street all cars coming off the 59th St. Bridge and going up First Avenue that want to get to the UWS take to access the E. 66th St. Transverse through Central Park.

The proposed Tower will bring 2,400 additional daily employees, together with their visitors and deliveries, to this mid-block site, which can only cause these already congested streets to become unpassable. The impact of this tremendous congestion on E. 67th St. and East 66th St. will cascade into enormous additional backed-up traffic on First Avenue, which feeds into both of these streets, and Second Avenue, which is already heavily congested throughout the day. The enactment of congestion pricing, intending to keep cars north of East 60th Street, will only compound the tremendous congestion that will result if the proposed Blood Center Tower is built, bringing thousands of additional people each day to this mid-block location in a quintessential residential neighborhood.

Compare the Blood Center's idealized view of traffic on E. 67th St. to the existing reality, and then only imagine how much worse it would get with a 334' mid-block commercial tower with 2,400 additional people coming and going each day:



With a pre-school, and a school for children with autism, many of the 2,000 students at Julia Richman must be brought to the door of the school and can't be let off a block or two away, so the tremendous increase in traffic on E. 67th will make it impossible for students to get to school on time, destroying the consistency they need for a quality education.

According to the website for St. Catherine's Park, it is, as mentioned above, the second most visited park per square foot in the entire City. On a nice day, it is already often difficult for people in the neighborhood and staff from the nearby hospitals to find a bench or table to enjoy their lunch and breaks from work. The addition of more than 2,400 people working directly across the street each day will surely create daily overcrowding in the park, depriving the local residents and community who currently visit the Park daily of the ability to continue to enjoy the Park as they have in the past.

3. **Illegal Avoidance of Statutory Protection of the Park.** Council Member Ben Kallos has addressed perhaps the key element of the proposed up-zoning and one which the Blood Center has totally ignored, but which the **City Planning Commission is obligated to address.** The proposed up-zoning allows the Blood Center to get around Zoning Regulation 23-65(c), which, without the up-zoning, would make the Blood Center Tower illegal! <https://zr.planning.nyc.gov/article-ii/chapter-3/23-65>. The CEQR review requires an analysis of the effect of shadows on light sensitive subjects, which is why the Blood Center hired a plant consultant to talk about the affect the Tower would have on the plants in St. Catherine's Park. CEQR does not require a review of the impact the Tower would have on people using a park. That's because the section of the Zoning Regulations that Council Member Kallos identified provides an **absolute prohibition** of towers opposite parks in residential neighborhoods. By up-zoning, and taking the Blood Center site out of a "residential" zone (the "R" in "R8B"), the Blood Center is attempting to do an end-around and totally avoid Reg. 23-65(c)'s **absolute prohibition** of a tower opposite a park in a residential neighborhood, but this has never been mentioned by

the Blood Center! This is still a residential neighborhood. The proposed Tower is still opposite St. Catherine's Park. Even with the up-zoning, the spirit of Zoning Regulation 23-65(c) demands that the Blood Center Tower be rejected. This should have been addressed under Chapter 4 of CEQR ("Land Use, Zoning and Public Policy"), and the failure to do so **renders the Final EIS fatally flawed**.

4. **Conclusion.** It is worth noting that the vote by the Community Board opposing the Blood Center Tower was unanimous, the first time in anyone's memory that the Community Board, which includes various pro-business, pro-development members, has ever voted unanimously against a development project. Community Board Member Adam Wald said, "People who know me know I'm generally one of the more pro-development people on the Board, if not the most pro-development person on this Board, and this project makes no sense." And Community Board Member Craig Lader, "I tend to view things from a different lens than many of my Board colleagues, and am certainly more reluctant to reject proposals before all sides have the opportunity to present their arguments and to attempt to find common ground, and am less concerned about building heights than most of them. But between the Blood Center's refusal to reconsider even a small piece of their proposal, the impacts on St. Catherine's Park, and the precedence it would have on mid-block zoning if it were to increase to 334', **it was an easy decision.**"

In addition to Community Board 8 unanimously voting to oppose "all of the zoning changes" requested by the Blood Center, Manhattan Borough President Gale Brewer recommended disapproval of the Blood Center's ULURP application. Copies of the Community Board resolution and the recommendation of Borough President Gale Brewer are attached, and all of the reasons set forth in both of those opinions for opposing the Blood Center Tower are incorporated herein as if set forth herein in full.

In addition to Community Board 8 and Manhattan Borough President Gale Brewer, all of the local elected officials have stated their strong opposition to the Blood Center Tower, including Congresswoman Carolyn Maloney, State Senator Liz Krueger, State Assembly Member Rebecca Seawright, and City Council Member Ben Kallos.

Additionally, every important local civic group throughout the entire Upper East Side and beyond, has submitted written testimony in opposition to the Blood Center Tower, including but not limited to:

Friends of the Upper East Side
Civitas
East 72nd Street Neighborhood Association

Defenders of the Historic Upper East Side East 86th Street Association
Carnegie Hill Neighbors
PTA's of Ella Baker School, Urban Academy, Manhattan International
School, P226M, Talent Unlimited and Vanguard Academy
Save Central Park

As Congresswoman Maloney testified before the City Planning Commission: "I am on my knees begging you, our Department of City Planning, to listen to the thousands of people who live here, to the thousands of students who come in and out to learn here, to the thousands of tourists who want to come here and see a livable City... the entire City of New York cannot be wrong, we should listen to them."

Or, as Community Board Member Lader, an ardent pro-development Member of the Board observed, "**rejecting the Blood Center-Longfellow Tower really should be an easy decision!**"

Respectfully submitted,

Martin A. Bell
315 E. 68th St.
New York, NY 10065

Russell Squire
Chair

Will Brightbill
District Manager



505 Park Avenue, Suite 620
New York, N.Y. 10022-1106
(212) 758-4340
(212) 758-4616 (Fax)
www.cb8m.com – Website
info@cb8m.com – E-Mail

**The City of New York
Community Board 8 Manhattan**

June 28, 2021

Marisa Lago, Chair
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

Re: New York Blood Center and Longfellow Partners. Private application by the New York Blood Center to create a Life Sciences Hub on their existing site in Community District 8. Actions consist of (1) map amendment to rezone midblock from R8B to C2-7 ULURP Number: C210351ZMM (2) text amendment to Section 74-48 to allow an increase in commercial FAR and mods to use, bulk, signage ULURP Number: N210352ZRM (3) special permit pursuant to Section 74-48 ULURP Number: C210353ZSM (4) map MIH. Deadline June 28, 2021

At the Special Meeting of the Board held by Community Board 8 Manhattan on May 25, 2021, the board **APPROVED** the following resolution by a vote of 38 in favor, 0 opposed, 0 abstentions, and 1 not voting for cause.

WHEREAS the New York Blood Center (“NYBC”) has partnered with Longfellow Real Estate Partners and is proposing to construct a 334’-tall building on the site of the existing NYBC (Block 1441, Lot 40) which will provide, above the 5th floor, space for commercial tenants to use as research laboratories and medical offices; and

WHEREAS the proposed project would implement a spot zoning change to the R8B zoning of the site, which would deleteriously impact the surrounding area and jeopardize hard-won R8B zoning elsewhere in New York City; create severe and unmitigable shadow impacts on a nearby park and school, in addition to other significant adverse effects; is unnecessary; and is inappropriate for a midblock site in a residential area, all as set forth further below; and

Project Background

WHEREAS the NYBC and Longfellow Real Estate Partners (together, the “Applicant”) are requesting ten (10) zoning changes in three broad categories:

1. Zoning Map Amendment
 - a. Rezone site from R8B district to a C2-7 district which allows a commercial laboratory use (USE GROUP 9) and to develop the site to 10 FAR (453,000 zoning square feet) with no height limit.
 - b. Rezone Second Avenue block frontages between 66-67 St. to a depth of 100’ from C1-9 to a C2-8 to “legalize” an existing movie theater and to allow several other large-scale functions under USE GROUP 9 (Catering Hall, Wedding chapel, TV Studio, Gymnasium);
2. Zoning Text Amendment to Section 74-48 to allow, by special permit
 - a. An increase in commercial FAR in C 2-7 districts for medical laboratories and associated offices
 - b. Modifications to the applicable supplementary use, bulk, and signage regulations.

3. 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. Commercial space to be located above the second floor of the building, which is not permitted by Zoning Resolution Section 32-421;
 - c. 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. Special permit pursuant to Section 74-48, as amended, to permit:
 - i. 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;
 - ii. Modifications of the rear yard equivalent regulations of Section 33-383, which will allow the Proposed Development to occupy the same footprint as the existing building on its lower floors;
 - iii. 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; and

Review of the Proposal by Community Board 8 Manhattan and the Public

WHEREAS prior to the certification of the NYBC/Longfellow application by the Department of City Planning (“DCP”) on April 19, 2021, the Community Board 8 Manhattan (“CB8M”) Zoning and Development Committee held three meetings—on November 17, 2020, December 8, 2020, and January 26, 2021—at which the principal topic was the Applicant’s zoning application, attended by more than 600 members of the public, and with two presentations by the Applicant; and

WHEREAS informal polls of attendees disapproved of the application by 94% to 6%; and

WHEREAS at its December 8, 2020 meeting, the CB8M Zoning and Development Committee passed a resolution disapproving the proposed application (enclosed as Appendix A), which was affirmed by the Full Board on December 16, 2020, by a vote of 38 in favor, 5 opposed, 2 abstaining, and 1 not voting for cause; and

WHEREAS after the certification of the NYBC/Longfellow application by DCP, the CB8M Zoning and Development Committee had another meeting focused principally on the NYBC/Longfellow application on April 27, 2021, which was attended by more than 200 members of the public; and

WHEREAS on May 13, 2021, the CB8M Parks and Waterfront Committee passed a resolution opposing the proposed Blood Center Development (enclosed as Appendix B), and this resolution was approved by the full Board on May 19, 2021 by a vote of 41 in favor, 3 opposed, 1 abstaining, and 1 not voting for cause; and

WHEREAS at the CB8M Land Use Committee of the Whole meeting on May 12, 2021, CB8M held a public hearing on the NYBC/Longfellow application; and

WHEREAS at that hearing, the Applicant made an extensive presentation on the application; and

WHEREAS a professional urban planner, George Janes (who is on retainer for CB8M), made a presentation on the application at that hearing and provided board members with a memo on the application prior to the hearing; and

WHEREAS the hearing, conducted over Zoom, was at capacity for most of its duration, with nearly 300 people in attendance and others watching a live stream of the hearing; and

WHEREAS members of the public had the opportunity to make comments and ask questions about the application; and

WHEREAS the Applicant had the opportunity to answer questions and respond to comments during the hearing; and

WHEREAS the comments from the public at the hearing were overwhelmingly in opposition to the application; and

WHEREAS CB8M held a Special Meeting of the Board on May 25, 2021, for further consideration of the application, which had similar high attendance from the public as the May 2021 Land Use meeting; and

WHEREAS at the Special Meeting, the Applicant had the opportunity to answer and respond to questions and comments raised during the meeting as well as outstanding from the Land Use Committee meeting; and

WHEREAS prior to the May 2021 Land Use Committee and Special Meetings, CB8M solicited written comments from the public and received more than 400 such comments (enclosed as Appendix C and available at <https://docs.google.com/spreadsheets/d/1DtGMwO0vdDF6DqF7nZvG0zvweBBM3xia9yHomf9G8m8/edit#gid=908491452>), the vast majority of which express strong opposition to the application; and

WHEREAS from the first time that the NYBC/Longfellow proposal was presented to CB8M in November 2020 through when the application was made to and certified by DCP and continuing to this Special Meeting of the Board, the Applicant has made no changes in response to community and CB8M concerns; and

The Application Is a Thinly-Veiled Attempt at Spot Zoning

WHEREAS the proposal amounts to “spot zoning,” which is defined as “singling out one parcel of land for a use classification totally different from that of the surrounding area for the benefit of the owner of such property and to the detriment of other owners” (15 Warren's Weed New York Real Property § 157.13 (2021)); and

WHEREAS the application gratuitously includes changes to zoning on Second Avenue that are unrelated to the project and appear to have been included to mask the spot zoning; and

The Application Would Undermine Longstanding Policies with Respect to Balanced Development and Quality of Life Through Midblock Zoning

WHEREAS in July 1985, the City, through its City Planning Commission, recognized the incompatibility of midblock projects built under R7-2 or R8 regulations and the long term importance to the City of maintaining balanced development and quality of life on the Upper East Side and approved the rezoning of approximately 190 of 200 mid-blocks in Community District 8 Manhattan to “R8B” zoning; and

WHEREAS in July 1985, the City, through its City Planning Commission proposed and implemented the rezoning of approximately 190 of 200 mid-blocks in Community District 8 Manhattan to “R8B” zoning; and

WHEREAS in so doing, the City Planning Commission

1. Gave thoughtful and thorough consideration to testimony of the community, neighborhood associations, eight elected officials, and neighboring hospitals and research institutions
2. Recognized the incompatibility of new midblock developments built under R7-2 or R8 regulations,
3. Weighed the interests of future institutional expansion against maintenance of residential midblock low-rise housing and buildings,
4. Promoted and maintained the existing scale, provision of light and air, control of density and protection of existing tenements as a vital housing resource on the mid-blocks of the Upper East Side,
5. Expressed an overriding public policy interest in preserving mid-blocks because they “form enclaves within the larger community and offer quiet refuge from the busier avenues and provide a viable and attractive housing resource to a wide range of income groups.”
6. Stated that “The balancing of high-density zoning on the avenues by low-scale development in the midblocks has been a policy upheld consistently by the City Planning Commission”; and

WHEREAS the City also implemented R8B zoning on mid-blocks in a number of other neighborhoods, for similar reasons that such zoning was implemented in Community District 8 Manhattan; and
WHEREAS in the intervening thirty-five years, no development lot in an R8B zone in Community District 8 Manhattan has been rezoned to allow for more intensive development; and
WHEREAS the proposed zoning changes, if approved, would set a dangerous precedent, putting all the Upper East Side mid-blocks and all R8B zoning throughout the City at risk; and
WHEREAS the proposed rezoning of the R8B midblock would set a dangerous precedent for R5B, R6B, and R7B zoning in Brooklyn and Queens; and

The Project Does Not Merit Overriding the City’s Longstanding Commitment to R8B Zoning and the Community Interests Served Thereby

WHEREAS CB8M recognizes and agrees that in addition to promoting the health and long term viability of residential communities through its R8B zoning scheme, the City of New York additionally has a paramount interest in vigorously pursuing, encouraging and maintaining the long term economic health and growth of our economy, most recently by focusing on the development of the life science industry in New York; as evidenced by

1. The City’s 2016 announcement of a \$500 million life science initiative, led by the City’s Economic Development Corporation,
2. Including proposing 3 sites upon which it was encouraging the development of life science clusters; and

WHEREAS neither 310 East 67th Street, nor any other R8B street was among the sites on which such development was encouraged; and

WHEREAS the omission of 310 East 67th Street from those sites indicates that it is not an indispensable location for life science development; and

WHEREAS there are multiple existing sites elsewhere that could house the 334 foot tall commercial tower, three of which were offered to the applicant by the City; and

WHEREAS in a recent survey conducted by CBRE (enclosed as Appendix D), CBRE reported 2,964,695 RSF of “life science space” would be coming online in New York through 2024, which is two years before the Applicant’s commercial tower would open; and

WHEREAS the New York Times recently reported that there is more than 100,000,000 RSF of empty commercial office space as a result of the pandemic; and

WHEREAS Crain’s recently reported that as investors clamor to break ground on life science buildings, there is a risk of an oversupply of space, and lab buildings are trading for capitalization rates of less than 4% which is lower than apartment buildings or industrial properties; and

WHEREAS the Applicant acknowledges that it rejected alternative sites the City has offered for this project due to various “unsuitabilities”; and

WHEREAS the rezoning requested by the Applicant is egregious in its scope and sheer magnitude; and

WHEREAS a commercial tower of the sort proposed in the application does not in any way belong on a block with a library, an educational complex that houses five schools and a park; and

WHEREAS the Applicant acknowledged during one of the public meetings that proximity to other institutions was not the most important factor in selection of the site for the project; and

WHEREAS the Applicant has not demonstrated any overriding or unique reason to up-end the City’s interest in protecting the midblock that would cause the Community Board to support its application; and

WHEREAS it is not necessary, reasonable, or in the public interest to override the longstanding zoning policy of maintaining low rise midblocks in order to facilitate and accomplish the City’s economic goal of establishing itself as the premier life sciences hub in the United States (which it can achieve in any event in the absence of the proposed project); and

The Application’s Impact on St. Catherine’s Park Is Severe and Unmitigable

WHEREAS St. Catherine’s Park is the second most visited park per square foot in New York City and is the only park within a half-mile radius of the proposed building site, and Community District 8 Manhattan contains a lower than average amount of open space by area and population in the city; and

WHEREAS St. Catherine’s Park serves as an essential open space for all members of the community: children, families, seniors, patients and staff from the surrounding medical institutions; and

WHEREAS St. Catherine’s Park features several amenities such as tables, benches, multipurpose courts, chess tables, and water features that serve these populations of visitors; and

WHEREAS the proposed project would cast new shadows over up to 70% of St. Catherine’s Park during peak afternoon hours during the spring, summer, and fall months, placing 95 – 100% of the park in shadow when it is most used by neighborhood children; and

WHEREAS the Applicant’s Draft Environmental Impact Statement (DEIS) admits that the proposed project would have significant adverse shadow impacts on St. Catherine’s Park; and

WHEREAS the District Manager of the NYC Department of Parks and Recreation has expressed concerns to DCP regarding the shadows cast by the project, stating that they would negatively affect plantings and activities in the park, and concluded (in agreement with the Applicant) that the proposed project would lead to adverse shadow impact on St. Catherine’s Park; and

WHEREAS current zoning prohibits towers in residential areas that are within 100 feet of a public park or on the street wall opposite a public park in order to prevent the very type of shadows that this proposed project would cast on St. Catherine’s Park; and

WHEREAS there are no mitigation measures that can replace the loss of light on St. Catherine’s Park for its visitor population; and

The Application’s Impact on the Julia Richman Education Complex Is Severe and Unmitigable

WHEREAS the Julia Richman Education Complex (“JREC”) is an award-winning educational complex serving over 2,000 students ages six-weeks to 21 years; and

WHEREAS the building is home to the following schools and programs: The Ella Baker School, a school serving students in grades PK-8, and providing the only “choice” elementary school on the Upper East Side; Vanguard High School, providing a college preparatory curriculum; Talent Unlimited High School, specializing in performing arts; Urban Academy, a transfer high school serving students who are not on track to graduate from traditional high schools; Manhattan International High School, which serves English Language Learner students who have lived in the United States for four years or fewer; P226, a middle school program for students with autism; and a LYFE program, providing childcare for pre-school aged children of student parents; and

WHEREAS the students at JREC represent the full diversity of New York City, including students from nearly every City Council district; and

WHEREAS JREC is directly opposite the New York Blood Center on East 67th Street; and

WHEREAS in addition to the shadow impacts on St. Catherine’s Park (which also serves as the schoolyard), the proposed project would cast significant shadows on the school building itself; and

WHEREAS the proposed project would also eliminate over 50% of the solar radiation (natural sunlight) to the classrooms facing 67th street; and

WHEREAS these classrooms are used by the P226 program, so the proposed project would literally place students with autism in darkness; and

WHEREAS multiple studies have shown that natural light improves the health, well-being and education outcomes of students; and

WHEREAS the Applicant has performed additional studies on the impact of the proposed project on the natural light and shadows that would reach JREC and refused to share the results of this analysis directly with CB8M; and

WHEREAS the applicant has never proposed any form of compensation to the Department of Education that would benefit JREC and its students prior to the applicant proposing to construct a building that will have such negative impacts on the students at JREC; and

The Height and Bulk of the Proposed Tower are Excessive and Extraordinary

WHEREAS the proposed tower will, at the 85 foot tall base, occupy the entire lot, an area in excess of one acre, and will, after minimal setbacks, rise to a height of 334 feet with a “footprint” of approximately 180’ X 180’, which rivals large commercial towers like the Empire State Building; and

WHEREAS the proposed tower will have a larger height/bulk ratio than any midblock building West of First Avenue within Community District 8 Manhattan; and

WHEREAS the proposed floor-to-floor height of sixteen (16) feet is out of scale with surrounding construction, and the large amount of tall floor space (not counted as Zoning floor area) dedicated to mechanical equipment also contributes to the out-of-scale quality of a large commercial building in a residential neighborhood; and

WHEREAS the NYBC has acknowledged that it can satisfy its own mission and space needs as-of-right within the R8B zoning (five floors and 75’ high); and

The Application Raises Significant Additional Concerns

WHEREAS the commercial laboratory component is inappropriate for the residential area; and

WHEREAS the owners of 301 East 66th Street, a cooperative, were not informed of the rezoning of their building and have requested that it not be rezoned; and

WHEREAS in contrast to a residential tower, which “goes largely dark” during the late evening and early morning hours, the commercial laboratories can and will be used for work throughout the night, seven days a week and 365 days per year; and

WHEREAS the perpetually illuminated commercial tower will be a source of light pollution at night; and

WHEREAS the occupants of neighboring buildings will be deprived of light during the day on account of shadows, and deprived of darkness at night on account of the active commercial space; and

WHEREAS the application allows for a large, brightly lit sign on the proposed tower to be lit at all times, which is unnecessary and will create light pollution for area residents at night; and

WHEREAS CB8M has approved and is working with DCP towards limiting building height on First, Second, Third, and York Avenues to 210’, and this proposal significantly exceeds that on a mid-block lot; and

WHEREAS there is widespread fear regarding and opposition to the application in the community, as evidenced by the hundreds of residents attending the committee meetings to voice their concerns; and

WHEREAS the numerous severe and unmitigable adverse impacts of the proposal demonstrate the appropriateness and importance of R8B zoning to the site and the importance to the community of its retention;

THEREFORE, BE IT RESOLVED that CB8M opposes the request for all of the zoning changes outlined in our resolution and requested by the Applicant.

THEREFORE, BE IT FURTHER RESOLVED that CB8M opposes the proposed NYBC/Longfellow development at 310 East 67th Street due to the significant adverse and unmitigable impacts on St. Catherine's Park.

THEREFORE, BE IT FURTHER RESOLVED that CB8M opposes the proposed NYB C/Longfellow development at 310 East 67th Street due to the significant adverse and unmitigable impacts on the Julia Richman Education Complex.

THEREFORE, BE IT FURTHER RESOLVED that CB8M disapproves the application and urges that it be rejected.

Please advise our office of any action taken on this matter.

Sincerely,

Russell Squire

Russell Squire
Chair

cc: Honorable Bill de Blasio, Mayor of the City of New York
Honorable Carolyn Maloney, 12th Congressional District Representative
Honorable Gale Brewer, Manhattan Borough President
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable José M. Serrano, NYS Senator, 29th Senatorial District
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Robert J. Rodriguez, NYS Assembly Member 68th Assembly District
Honorable Ben Kallos, NYC Council Member, 5th Council District
Honorable Keith Powers, NYC Council Member, 4th Council District

APPENDIX A

Alida Camp
Chair

Will Brightbill
District Manager



505 Park Avenue, Suite 620
New York, N.Y. 10022-1106
(212) 758-4340
(212) 758-4616 (Fax)
www.cb8m.com - Website
info@cb8m.com - E-Mail

**The City of New York
Community Board 8 Manhattan**

December 18, 2020

Marisa Lago, Chair
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

RE: New York Blood Center Rezoning

Dear Chair Lago,

At the Full Board meeting of Community Board 8 Manhattan held on December 16, 2020, the board approved the following resolution by a vote of 38 in favor, 5 opposed, 2 abstentions and 1 not voting for cause:

WHEREAS the New York Blood Center has partnered with Longfellow Real Estate Partners and is proposing to construct a 334'-tall building on the site of the existing NYBC (Block 1441, Lot 40) which will provide, above the 5th floor, space for commercial tenants to use as research labs and medical offices, and

WHEREAS the Blood Center is requesting 5 zoning changes:

1. Rezone site from R8B district to a C2-7 district which allows a commercial laboratory use (USE GROUP 9) and to develop the site to 10 FAR (453,000 zoning square feet) with no height limit.
2. Rezone Second Avenue block frontages between 66-67 St. to a depth of 100' from C1-9 to a C2-8 to "legalize" an existing movie theater and to allow several other large-scale functions under USE GROUP 9 (Catering Hall, Wedding chapel, TV Studio, Gymnasium);
3. 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.
4. 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;
5. Special permit pursuant to Section 74-48, as amended, to permit:

- a. 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;
- b. modifications of the rear yard equivalent regulations of Section 33-383, 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
- c. 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, and

WHEREAS the mid-blocks in Community District 8 are predominately and appropriately zoned R8B, and

WHEREAS R8B zoning protects the scale and character of the mid-blocks, and

WHEREAS R8B zoning permits residential and community facility uses only with height limit of 75', and

WHEREAS the livability of the community and the quality of life of the residents depend upon the R8B height and use regulations, and

WHEREAS the Blood Center has acknowledged that it can satisfy its mission and space needs within the R8B zoning (five floors and 75' high), and

WHEREAS the proposal may result in significant adverse impacts related to land use, zoning, socioeconomic conditions, open space, transportation, shadows, hazardous materials, water and sewer infrastructure, air quality, greenhouse gas emissions and climate change, noise, public health, neighborhood character:

1. The proposal amounts to "spot zoning."
2. The commercial laboratory component is inappropriate for the residential area.
3. The proposed building would have a negative impact on the students attending Julia Richman Education Complex (JREC),
4. The proposed building would create overwhelming demands upon local services
5. Traffic in the area is already seriously congested and will likely be exacerbated
6. The 334-foot commercial tower would generate a large amount of pedestrian traffic in the already overcrowded local sidewalks.
7. The proposed building would cast extensive shadows over Saint Catherine's Park and neighboring buildings.
8. The commercial entity and the research labs and associated office space will have significant adverse effect on the environmental air quality.

WHEREAS the proposed zoning changes, if approved, would set a dangerous precedent, putting all the Upper East Side mid-blocks at risk, and

WHEREAS Community Board 8 has approved and is working with DCP towards limiting building height on First, Second, Third, and York Avenues to 210', and this proposal significantly exceeds that on a mid-block lot, and

WHEREAS the representative of the Julia Richman Education Complex shared the institution's alarm and opposition to the proposal, and

WHEREAS the shadows on the complex would put the building in darkness and have a negative impact on student learning, and

WHEREAS there is widespread fear and opposition in the community, as evidenced by the hundreds of residents attending the committee meetings to voice their concerns, and

WHEREAS Community Board 8 has disapproved similar zoning change requests from Northwell/Lenox Hill Hospital,

THEREFORE, BE IT RESOLVED that Community Board 8 Manhattan opposes the request for all of the zoning changes as outlined in our resolution and as set forth by the New York Blood Center.

Please advise us of any action taken on this matter.

Sincerely,

Alida Camp

Alida Camp
Chair

Elizabeth Ashby and Elaine Walsh

Elizabeth Ashby and Elaine Walsh
Co-Chairs, Zoning & Development

cc: Honorable Bill de Blasio, Mayor of the City of New York
Honorable Carolyn Maloney, 12th Congressional District Representative
Honorable Gale Brewer, Manhattan Borough President
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable Jose M. Serrano, NYS Senator, 29th Senatorial District
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Robert Rodriguez, NYS Assembly Member, 68th Assembly District
Honorable Ben Kallos, NYC Council Member, 5th Council District
Honorable Keith Powers, NYC Council Member, 4th Council District

APPENDIX B

Russell Squire
Chair

Will Brightbill
District Manager



505 Park Avenue, Suite 620
New York, N.Y. 10022-1106
(212) 758-4340
(212) 758-4616 (Fax)
www.cb8m.com – Website
info@cb8m.com – E-Mail

**The City of New York
Community Board 8 Manhattan**

April 15, 2021

RE: New York Blood Center and St. Catherine's Park

At the Full Board meeting of Community Board 8 Manhattan held on May 19, 2021, the board **APPROVED** the following resolution by a vote of 41 in favor, 3 opposed, 1 abstention and 1 not voting for cause:

WHEREAS the proposed New York Blood Center project, located at 310 E 67th Street, would develop a 334 foot tower across the street from Julia Richman Education Complex and diagonally across from St. Catherine's Park, and

WHEREAS St. Catherine's Park is the second most visited park per square foot in New York City, and

WHEREAS St. Catherine's Park serves as an essential open space for children, families, seniors, and hospital patients from the surrounding medical institutions, and features several amenities like tables, benches, multipurpose courts, chess tables, and water features that service these populations of visitors, and

WHEREAS the Upper East Side has some of the least amount of open space per population size in the entire City, and

WHEREAS the proposed project would cast 70% of St. Catherine's Park in shadows during peak afternoon hours during the spring, summer, and fall months, and

WHEREAS the proposed project would bring an additional 2000 + workers to this midblock site, undoubtedly increasing the usage of this vital park space, and

WHEREAS the proposed project would significantly increase the amount of light pollution on this park, casting artificial light on the playground that will considerably detract from visitors' experiences, and

WHEREAS the developer partner, Longfellow Real Estate Partners, has failed to engage in direct community outreach with park users, and

WHEREAS the Draft Environmental Impact Statement (DEIS) states that the applicant is in consultation with the Department of City Planning, NYC Parks, and Friends of St. Catherine's Park on mitigation measures that may include replacing "vegetation and additional maintenance of the Park features," but there are no mitigation measures that can replace the loss of light on St. Catherine's Park, and

WHEREAS Friends of St. Catherine's Park has failed to establish a transparent or responsive dialogue with other park users or surrounding residents regarding the impact of this project on the park, and

WHEREAS the New York Parks Department has stated that it agrees with the DEIS with the impact of the development, and

WHEREAS George M. Janes & Associates, hired by Manhattan Community Board 8 to consult on this development, has advised that “combination of time of day, time of year, and use make the loss of sunlight an even more significant impact than what is disclosed,” therefore

BE IT RESOLVED that Community Board 8 opposes the proposed NY Blood Center development at 310 East 67th Street due to the significant adverse and unmitigable impacts on St. Catherine’s Park.

Please advise us of any action taken on this matter.

Sincerely,

Russell Squire

Russell Squire
Chair

Tricia Shimamura and Barry Schneider

Tricia Shimamura and Barry Schneider
Co-Chairs, Parks and Waterfront Committee

cc: Honorable Bill de Blasio, Mayor of the City of New York
Honorable Carolyn Maloney, 12th Congressional District Representative
Honorable Gale Brewer, Manhattan Borough President
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable José M. Serrano, NYS Senator, 29th Senatorial District
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Robert J. Rodriguez, NYS Assembly Member 68th Assembly District
Honorable Ben Kallos, NYC Council Member, 5th Council District
Honorable Keith Powers, NYC Council Member, 4th Council District

APPENDIX C

Appendix C

Timestamp	Name	Address	Email Address	Are you	Comments on the application	Submission Number
5/4/2021 20:33:36	Judith A Berdy	531 main st	jbird134@aol.com	In opposition to the application	structure is too large and out of context with area. Also a commercial venture disguised as a research facility	1
5/4/2021 20:42:53	Erica Moin	401 East 65th street	moin.eric@gmail.com	In opposition to the application	There is no need for a building of this stature. Enough storefronts in the area- as well as large new buildings in the greater area remain unoccupied. A compromise should be made - perhaps reducing the number of floors, so that the neighborhood and most importantly the park/children's playground is not forced into a shadow.	2
5/4/2021 21:44:35	Anne Namm	875 Park Avenue NYC	annenamm@aol.com	In opposition to the application	No need for a huge tower. Keep expansion on a human scale. This is a residential community not Dubai.	3
5/4/2021 22:28:39	Judith Toby	400 E 85thSt 16D NYC,NY	judytoby@gmail.com	In opposition to the application	I think this a ruse by the developer to have more rentable space. We have enough tall, ordinary buildings.	4
					<p>Dear Sirs/Mesdames:</p> <p>I am a resident of 301East 66th Street and have been residing here for over 33 years. This is my home. I am a native New Yorker and a senior citizen.</p> <p>I strenuously object to the proposed damaging New York Blood Bank development on 66th Street. It will forever adversely affect my quality of life, my neighborhood and my commute as well as for the following additional reasons:</p> <p>1. THERE IS NO NEED FOR THIS BUILDING The Blood Center is not expanding; it will have basically the same space as the existing facility. The Blood Center has a major facility in Long Island City (and other centers around). There are other locations in Manhattan that would not require complicated zoning law changes. The Blood Center was presented with other Manhattan locations and refused to consider them.</p> <p>The community and 301 East 66th St Board of Managers fully support the Blood Center to redevelop under the EXISTING zoning to expand its facility larger than what they would have under the Blood Tower Proposal.</p> <p>There is plenty of empty commercial real estate; the construction jobs touted by the Blood Center would be better used retro-fitting existing space.</p> <p>The Blood Center tried to "sell" the Tower as a benefit to the area and life sciences but the neighborhood will only suffer from this and there is no reason for "life sciences" to benefit here specifically (or even at all since there is no guarantee that life science renters filling all those stories will even be found by the developers.</p> <p>The Blood Center presents itself as an indispensable service to humanity, and while its work is important, it has the financial resources to pay its CEO in excess of \$1.7 million annually and has in excess of \$350M in cash and equivalents on its balance sheet.</p> <p>The Blood Center is supported by non-profit groups claiming the benefit to students and minorities in general by providing jobs and other learning opportunities from the "partners". Laudable but NOTHING in this argument relates to building the Tower on 66-67th Streets. The Blood Bank TURNED DOWN a location at the edge of Harlem that would have brought jobs and economic development to this location while serving the same population they claim they want to reach.</p> <p>2. THIS MID-BLOCK REZONING WOULD RECREATE A MAJOR PRECEDENT FOR THE UES AND ALL OTHER MANHATTAN RESIDENTIAL AREAS. (THE MOST CONSEQUENTIAL POINT) The entire composition of the UES and my neighborhood in particular would be permanently changed, much less all City residential areas.</p> <p>If the Blood Center is allowed to use its status as a health care provider to justify the building of a tower that's more than 4 times the current zoning limit, then all of the other medically-related mid-block buildings could assert the same right to build huge mid-block towers throughout the neighborhood. If this is allowed to happen on the UES, then surely there's no way it could be stopped on the Upper West Side or any other residential neighborhood in the City changing the City for residents permanently.</p> <p>3. RE-ZONING FOR THE BENEFIT OF A SINGLE DEVELOPER IS NOT DEFENSIBLE. This is "spot zoning", a practice the Court of Appeals has ruled illegal and could be challenged in court. The beneficiary of this is the developer, plain and simple.</p> <p>4. THERE IS NO GUARANTEE THAT A "LIFE SCIENCES" PURPOSE WOULD ACTUALLY BE THE CASE. Once zoning is changed, the site could be sold or repurposed. The requested rezoning looks like they are prepared for anything they might want to do since after receiving the variance, there is nothing to stop the Blood Center from going to another developer and putting up another type of tower for whatever purpose (or the developer from doing it on its own).</p> <p>The Blood Center terms the rental businesses they hope will occupy the vast Tower as their "partners" which is misleading and deceitful. They are not partners with the Blood Center (they will be independent companies simply paying rent to the developer). The intent to have the space initially rented to companies involved in life sciences has nothing to do with the Blood Center; those companies could be located anywhere in New York City, or anywhere else.</p> <p>5. THE IMPACTS ON PUBLIC RESOURCES AND INFRASTRUCTURE ARE UNACCEPTABLE AND CANNOT BE MITIGATED St Catherine's Park (the only green space on the UES beyond Central Park and the second most visited park in New York) will be in almost perpetual shadow. There is no way to change this, even though the developers lied by saying they could mitigate this and showed ill-conceived and incorrect shadow studies. They even said they had hired a horticulturist to put in plants that could survive in the shadows the building would create.</p> <p>6. THE BUILDING DOES NOT FIT A MID-BLOCK; RATHER, IT IS A MIDTOWN BUILDING. The height, volume, surfacing of the building, and the 40 ft. signage they propose do not fit a residential neighborhood. Proposed use of commercial space for "life sciences" is a disruption to a predominately residential neighborhood since these companies operate with lights and mechanical systems running at full capacity 24/7 with full noise levels throughout the night.</p> <p>7. AREA DENSITY: TRAFFIC East 67th Street, between First and Second, is the only single lane street in the City with a major cross-town bus route (the E66), a nursery schools with nearly 100 students and a large school complex requiring dozens of school buses per day. The school includes early childhood and special needs students. East 67th between Second and Third, has a large police station, and active firehouse and the Russian Mission with cars with "DPL" plates double-parked, and the next block is the Hunter College campus.</p> <p>East 66th Street is a transverse through Central Park, with anyone coming into the City off of the 59th Street Bridge and going up First who wants to go to the Upper West Side turning onto East 66th to go through the Park.</p> <p>East 66th St between First and Second has the entrance to the Lauder Breast Cancer Imaging Center, one of the largest breast imaging centers in the country with constant flow of traffic. Cars and trucks trying to enter 66th and 67th Streets off of First Avenue would be unable to enter those Streets with the additional traffic caused by the Blood Center Tower and increased Second Avenue traffic, further compounding the already bad traffic conditions on First Avenue. Second Avenue from the 70's down to the 59th Street Bridge is already a virtual parking lot most of the day; adding the additional traffic spilling into Second on 66th and 67th from the Blood Center would make Second Avenue unusable.</p> <p>First Avenue from the Bridge north will be brought to a standstill with the increased traffic coming off the Bridge and not able to turn onto clogged Second Avenue in the Sixties. The traffic issue will extend into Queens courtesy of the 59th St Bridge since increased car and truck traffic both ways will make daily traffic standstills an hourly event.</p> <p>It is a point of great irony that the City has designated bike lanes on both these Avenues that will now become death traps for bikers given the gridlock traffic.</p> <p>COVID-19 issues: COVID-19 has already caused a huge increase in vehicular traffic as people shun public transportation. Experts say this trend will continue indefinitely into the future. The developer is already presenting traffic and density studies based on abnormally lower public and private transportation caused by COVID-19. This is assertion dishonest and misleading.</p> <p>Congestion Pricing will make the traffic north of 61st Street even worse.</p> <p>8. AREA DENSITY: AMBULANCES AND EMERGENCY VEHICLES There are multiple ambulance drop offs within blocks of the Blood Center. Dramatically increased traffic caused by the Tower would threaten the ability of the ambulances to timely reach patients and hospitals, thus endangering the lives of residents needing emergency medical treatment. Police and Fire engines would also find it a major hazard to get through the clogged streets.</p> <p>9. AREA DENSITY: PUBLIC TRANSPORTATION The infrastructure, especially public transportation, in our neighborhood is already overburdened. Pre COVID-19, the M66 bus was almost impossible to board during rush hour.</p> <p>The #6 train at 68th Street/Lexington is already overused; it is one of the busiest subway lines on the UES. An additional 2,650 workers daily using local subway stops would render them close to unusable. Again, traffic studies showing no impact are being prepared by the developers based on low COVID-19 traffic.</p> <p>10. AREA DENSITY: PEOPLE The Tower plan assumes approximately 2,630 workers per day, more than ten times the current number of Blood Center employees (230). Walking on crowded 66th and 67th Streets will be difficult. Due to the 24/7 nature of "Life Science" there will be large numbers of workers on these blocks day and night, creating noise and, potentially for residents, unsafe situations.</p> <p>11. DANGEROUS CHEMICAL WASTE AND ITS REMOVAL Plans call for increased, wide loading docks on 66th Street, the backside of the Tower. Loud, 24/7 private garbage disposal will be a constant, unpleasant intrusion. However, that pales by the dangers of monumental chemical waste from 32 stories of the "partners." East 66th Street, already suffers from the smells and dangers of the current Blood Center waste removal and now fears a catastrophic increase in waste products will render this street and the general area dangerous and virtually unlivable.</p> <p>Huge amounts of toxic medical waste and potentially radioactive waste will be added to the neighborhood, given the focus on life sciences tenants. Especially concerning, the Blood Center already has regular deliveries of dangerous liquid nitrogen requiring several hours for each delivery. Residents are observed (wisely) crossing the street to avoid what everyone knows are the potentially fatal results of escaped nitrogen when and as the trucks delivering the nitrogen are connected outside to the Blood Center.</p> <p>The addition of multiple "life sciences" tenants in the Tower could require many more deliveries of liquid nitrogen, thereby increasing the danger to residents and passersby.</p>	
5/4/2021 23:22:28	Howard M. Forman	301 East 66th Street, Apt. 10J,	hforman10021@yahoo.com	In opposition to the application	Within the current Blood Center, the nitrogen is stored in a 3-story high tank. The potential for explosion always present, will be a major concern during construction and a fear as to placement in a new tower.	5
5/5/2021 6:11:36	Erica Moin	401 East 65th street	moin.eric@gmail.com	In opposition to the application	There is no need for a building of this stature. Enough storefronts in the area- as well as large new buildings in the greater area remain unoccupied. A compromise should be made - perhaps reducing the number of floors, so that the neighborhood and most importantly the park/children's playground is not forced into a shadow.	6
5/5/2021 8:43:35	Francine Banyon	301 East 69th Street NY, NY 10	Rbanyon@aol.com	In opposition to the application	Presently our residential area is supported by new families moving in with children who want to continue this existing life style. The park, the library, the open air environment are what make our community so rewarding. I, and many other locals, oppose the sale of the Blood Drive building to a large corporation who is seeking to remake our community into a business area that will bring changes including: lots of vehicle traffic; an increase in people coming to work bringing disposable trash; increase in noise volume; many more people wandering about; interference with the school building traffic on a daily basis. As a resident for more than ten years I have reached out to complain about the increase of vendors that traffic our community. I feel this change will only increase the vendors along with their traffic. We, the people, are happy with our community and oppose changes that this zoning change will bring. Francine Banyon	7
5/5/2021 9:31:12	Benjamin Gordon	250 E 87 St	bengdn@gmail.com	In favor of the application	We should all vote in favor of this amazing project. The project has an eye to the future and will only bring jobs, residents and life to our incredible neighborhood!	8
					I oppose the request to re-zone in a mid-block area on the upper East Side and for the Longfellow proposal to build a tower on East 67th Street. The Blood Bank has the right and financial resources to rebuild a state of the art facility within the current zoning limits. The statements of a need for this location and scale made by the Blood Bank and Longfellow are false. The Blood Bank does not need to be located near the neighboring hospitals since much of their work is with facilities that are outside of New York. In the Longfellow proposal, they expect the commercial tenants to be in the life sciences business. There is no need for these tenants to be located near the blood bank and there is no legal requirement that the tenants actually be in the life sciences business. Given the abundance of commercial space available in the city at discounted rates, there is no need for additional commercial space. In addition, Longfellow has never built a commercial tower in New York City. The Blood Bank has been offered other locations that have already been zoned for life sciences development. Their claim of this location being important for collaboration is false. This is a pure air-rights grab which is a major cost to the community. This community houses four busy hospitals, several schools, the only playground, residences and an active crosstown bus route. Adding a large commercial tower would create harmful traffic in an area where emergency vehicles travel frequently. It would block sunlight to many schools and the only park in the neighborhood. It would create harmful artificial light in the evening, harmful noise coming from the mechanical infrastructure and block sunlight. The proposal to re-zone and allow a lab of this kind in this neighborhood is environmentally harmful. I oppose this ad-hoc effort to re-zone and grab community air rights which will cost of the community in numerous ways. I am also intrigued that the based on comments I have heard, the mayor seems to have a relationship with the law firm representing the Blood Bank/Longfellow. If this is accurate, the mayor should recuse himself from any comments or votes on this project. I oppose this grab for air space in this community.	9
5/5/2021 10:01:40	Kathy O'Connor	315 East 68th Street, New York,	kocfa@yahoo.com	In opposition to the application		

Timestamp	Name	Address	Email Address	Are you	Comments on the application	Submission Number
5/5/2021 10:24:55	James Giller	315 East 68th Street - 7N; New	jgiller@yahoo.com	In opposition to the application	I am very much opposed to the Blood Bank application for expansion for many reasons. Firstly and probably most important, the expansion will violate the zoning for mid-block height. The current Blood Bank has been 3 stories since its inception and it claims that adding a few more floors will satisfy its needs for the future. Therefore, there is no reason to grant an exception to the zoning. The additional health science businesses that are interested in taking space in the expansion can easily find adequate space among the many vacated commercial spaces in the neighborhood within blocks of the Blood Bank building. Secondly, the added influx of workers, approximately 2,000, that is anticipated to work in the expanded building will be an extraordinary burden on our quiet neighborhood. The whole point behind the Zoning in the first place is to keep our upper east side neighborhoods livable and comfortable. St. Catherine's Park will also be overloaded with morning, lunchtime & evening workers from the building. I know this is a restatement of the concerns voiced by my neighbors but I felt it was necessary to add my name to the list of concerned citizens and neighbors.	10
5/5/2021 10:46:44	Amanda Tappen	179 E 79th Street	amanda.tappen@gmail.com	In favor of the application	I am very much in favor of the Blood Center's upgrade and expansion. As a regular blood donor it is shocking they can accomplish all the good they do for the community in such an old building. The entire NYC community would benefit from the Blood Center's improvements. The NY Blood Center is a vital part of the community. Them getting into bed with a commercial real estate company is wrong for a residential neighborhood. If they want to move forward with this partnership, then they should find another location in a much less densely populated area. Traffic in our neighborhood is already above what I would consider to be acceptable, this would further impact these challenges. In addition to the schools, playgrounds, climate implications, etc. I've worked in life sciences for 25 years, including at NYP/WCM, as well as the top global pharmaceutical companies, and their excuse for needing to be within walking distance of collaborating is just plain BS. I've sat in NY and worked with people in Japan. And I've sat in Europe and worked with people in California. In our global working environment it doesn't matter where you are to get good work done, including in the sciences. They are attempting to use smoke and mirrors re: this need, when in reality they just want to make more money at the expense of their neighbors. They know that a modest redesign will serve the NECESSARY purposes to upgrade their facilities, but greed, under the guise of innovation, is fogging their good senses.	11
5/5/2021 12:07:22	Erica Bersin			In opposition to the application	Thank you	12
5/5/2021 15:01:51	Barry Korn	422 E 72nd St. 18th Floor, New	barrypkorn@gmail.com	In opposition to the application	To construct a commercial building beyond the needs of the existing blood center, is within, and exceeds, the zoning of a residential area and, further does not adequately provide for safety measures in connection with a proposed level 3 bio-hazard use is totally unacceptable.	13
5/5/2021 15:17:17	Matthew Miller			In opposition to the application	As a lifelong resident of the Upper East Side, I am writing in strong opposition to the proposed plans for the New York Blood Center. This project, which has been met with much resistance from many community members and other New Yorkers, would create multiple quality of life issues within the neighborhood. Lack of light, shadows, medical waste, and traffic issues would begin to plague an already busy area. Additionally, the construction noise and pollution, right across from a large school campus housing multiple schools, would be an absolute nightmare for learning. Finally, and perhaps most importantly, if the city allows this mid-block rezoning to occur, an extremely negative precedent will be set. The current limits on mid block rezoning allow neighborhoods to preserve their character, help prevent families (often working and middle class) from being displaced, and prevents developers from overdevelopment. I strongly urge the Community Board, the City government, and all parties involved to reject this application from the New York Blood Center and not move forward with this project. Thank You.	14
5/5/2021 15:39:02	margaret schwarz	400 east77th street	magsarama@aol.com	In opposition to the application	I support the workings of the Blood Center and am an avid blood donor at the location in question. This is a rezoning issue/real estate deal pure and simple. I support science and my neighborhood. I am confident that the blood center can expand their space within the jurisdiction of the current zoning law.	15
5/5/2021 17:32:30	Tyler Goldman	333 E66th St. NY NY 10065	tylergoldmanphoto@gmail.com	In opposition to the application	I am writing in opposition of the current proposal to build a new Blood Center on E66th St. It will be a detriment to the neighborhood's small businesses, parks, schools, and religious centers location on this street.	16
5/5/2021 18:02:13	John Grunbeck	333 E 66th Street	jgrunbeck@gmail.com	In opposition to the application	While I generally support development, I do not agree with development that overshadows the nature of the surrounding area. The size of development proposed is outside the types of mid-block buildings in the Upper East Side. If the desire was to build proximate to the Hospital Complexes on the UES, I'm certain parcels could be found given the extent of development the hospitals have undertaken in recent years, without disrupting the residential character of the UES side streets. As a member of the Upper East Side community I am strongly opposed to The New York Blood Center's plan to rezone its site in order to develop a new, 334-foot mixed-use tower at 310 East 67th Street/303-319 East 66th Street. The size and scope of the project is unreasonable. In fact, The New York Blood Center only plans to occupy the first five floors of the building. The proposed project is unnecessary to support the New York Blood Center's operations and will have a severely negative impact on our community both during construction and when completed. The construction process will negatively impact the residents, students, and children of our community. Construction will disturb students' learning and raises safety concerns for children in St. Catherine's Park. Once the building is constructed it will continue to negatively impact the community. The building will increase traffic, cause shadowing in the park and on nearby buildings, and set a terrible precedent for mid-block commercial buildings. It will ruin the neighborhood and quality of life for residents. There is no benefit to the existing community from this building as presented and I strongly believe there shouldn't be zoning changes to accommodate this project.	17
5/6/2021 7:52:03	Corey Walker	333 East 66 Street	cebeck13@g.holycross.edu	In opposition to the application	I am concerned about the effect construction would have on the library. The demolition and construction of a new building could cause structural problems with the library and also the library is supposed to be a quiet place. Construction can be very noisy.	18
5/6/2021 9:03:04	Diane L Cramer	333 E. 66 St., 1D	astrodiane@yahoo.com	In opposition to the application	To: Community Board 8 I am a resident on 69th Street and oppose the New York Blood Center's proposal to build a 334-foot commercial building on 67th street between First and Second Avenues. I support the work of the Blood Center, but oppose this proposal because the Blood Center is looking to usurp the community's air rights through a zoning law change in order to save their own capital. I oppose this proposal because of the dangerous waste materials that will be involved in this BSL-3 laboratory. In addition to the disruption on 67th street during the 5-year construction phase, there will be increased shadows over St. Catherine's Park and Julia Richmond Education Complex. There are many areas in the City zoned for life sciences that would be better choices for the project, or the Blood Center's building can be rebuilt with an "as of right" and no change in zoning laws is needed.	19
5/6/2021 11:22:46	Nancy Pline	333 East 69 Street, 5D	npline@nyc.rr.com	In opposition to the application	I am opposed to building a tower in our neighborhood that will block the sunlight from the children playing in the park. Our residential zoning laws serve a very important purpose in keeping our neighborhood one that can be enjoyed by all. A shadow study shows this new building would cast a shadow on St. Catherine Park and an Environmental Assessment Study has determined that this project will have an impact on the environment. These are outcomes that will have a negative effect on our community.	20
5/6/2021 12:44:18	Chany Marcus	345 East 69th Street Apt 12H N	chanymarcus@gmail.com	In opposition to the application	The Blood Center expansion will increase the value of the neighborhood. We don't want Rudd Realty and Elyn Berk at 333 East 66th St.	21
5/6/2021 13:04:51	Jens Eriksen	333 East 66th St	333e66stop.crime@gmail.com	In favor of the application	The proposed building is way too big for the site and location (school and park across the street. Size should be limited to blood bank's requirements with no space for other occupants..	22
5/6/2021 15:55:32	Neil Kilstein	188 East 64 Street, NY, NY 1001	nkilstein@kilsteinlaw.com	In opposition to the application	I have two small kids who go to PS183, the nearby library and are regulars at St. Catherine's park. A huge building like this, in the midst of kid friendly areas is a danger during a lengthy construction period and will likely "suffocate" children's activities and well being during construction and post.	23
5/6/2021 16:30:31	Maydan Rothblum	420 East 72nd St, Apt 8H New Y	maydan.rothblum@gmail.com	In opposition to the application	It's of the utmost importance that we preserve the feel and community of our residential neighborhood. Allowing large, mid-block towers will make our neighborhood feel commercial, and ruin the feel that so many of us love about the UES. Please, please do not set a precedent for building tall buildings in the middle of people's homes. There is plenty of opportunity for developers to build on avenues. Please preserve the residential feel of the UES.	24
5/6/2021 16:34:19	Ellen Li	325 East 72nd Street APT 3C	ellenpli23@yahoo.com	In opposition to the application	This building is way out of scale for our neighborhood. Too tall! Don't change the zoning for a real estate developer who, of course, is in it for the money. Why have rules and then make exceptions? Plus, let's fill some of the empty spaces before adding unneeded offices.	25
5/6/2021 18:01:00	Virginia Montgomery	245 East 72, #11C	vpmont@aol.com	In opposition to the application	I am not in favor of the NYBC/Longfellow proposal to build a huge real estate development at 310 East 67th St that will change our current protective mid-block zoning creating a precedent for other mid-block monsters all over the city., in order that mayor de Blasio can pay off his \$300,000 personal debt to Kramer/Levin via a quid pro quo arrangement before his mayoral term expires..	26
5/6/2021 18:18:47	Katharine Houghton	315 East 68th St.	pippamoth@earthlink.net	In opposition to the application	We need to preserve the neighborhood character.	27
5/6/2021 18:39:24	Richard R Furman	360 East 72nd Street, Apt B710,	rrfurman@med.cornell.edu	In opposition to the application	The Upper East Side in one of the few remaining Manhattan neighborhoods that still feels closely knitted and residential. Allowing this project would create a precedent and be the Trojan horse that will convert our beloved neighborhood into an extension of Midtown and dilute our community to ever more numerous visitors. Midtown has been slowly creeping it's way up in the East 60s and it is time to stop its progression.	28
5/6/2021 19:04:26	Lionel	East 73rd Street	Brexc@hotmail.com	In opposition to the application	As a long time resident of the Upper East Side, I feel very strongly that a building such as the proposed one would further destroy the fabric of my neighborhood. Second Avenue and First Avenue are becoming concrete impersonal wastelands. The hospitals have taken more and more space that used to provide light and air. We have no new Post Office. We have few food markets and even fewer quiet spaces. The traffic is truly unbearable and Second Ave is no better than a parking lot from 8 in the morning until 7 at night. Could we finally have some civil space and consideration?	29
5/6/2021 19:42:51	Susan Crowley	215 East 73rd Street	scrowley212@gmail.com	In opposition to the application	I am opposed	30
5/6/2021 20:41:25	Lena	340 east 74 st	lena.gamar@gmail.com	In opposition to the application	To destroy the feel of our neighborhood is wrong. This is the last thing our neighborhood needs mid block	31
5/6/2021 21:23:39	Isaac Sagman	315 E 72nd st. Apt 7L. New York	isagman@yahoo.com	In opposition to the application	Keep the UES residential. The Blood Center is essential but would better serve if located in Queens, central to access to all boroughs especially those in need.	32
5/7/2021 6:34:28	Satjit Bhuri	435 E 79th Street	sajbhuri@gmail.com	In opposition to the application	This is an atrocity to the neighborhood, school, park and overall city as it will change mid-block building forever. The Blood Center is not in need of the size of this building and therefore, this is a real estate project, not a Blood Center project. The traffic, public transportation is already at an all time high in this area and there are other sites that this could be built on if they needed to make it a real estate project. I strongly oppose this project as it is now planned.	33
5/7/2021 6:50:15	Stacey Simonelli	staceysimonelli@gmail.com	staceysimonelli@gmail.com	In opposition to the application	I think that the proposed building will negatively impact the block and the entire neighborhood	34
5/7/2021 6:54:24	Amy Heon	315 east 65 street	Alheon@yahoo.com	In opposition to the application	This project is 100% inappropriate. With the pandemic, it is not politically correct to say anything against any medical building improvements, but this building is shocking. The Blood Bank is going to use very little of the site. Developers will build high and someone else will be making the money. The building is midblock and this is a bad zoning change to institute. The shadows on the playground will be VERY unfortunate. There is NOTHING positive about all of this. Take down the Blood Bank and rebuild a new and better campus, perhaps 2 stories higher, that they ALONE will use. They make a great contribution to New York City and should be permitted to modernize. But in another ways!	35
5/7/2021 7:04:53	Alan E Salz		aesnyo@aol.com	In opposition to the application	Zoning laws do not allow a building the size of the proposal by the Blood Bank in the middle of the block. The only reason to build higher than zoning laws allows is to line the pockets of the real estate lords. The rezoning does not benefit anyone. It's just a money making proposition for those who don't need it. Let's think about all those people who bought apartments around the site who were "promised" no high rises mid block. The city needs to think about their citizens not the real estate war lords.	36
5/7/2021 7:12:28	Barbara Sacks			In opposition to the application	The massive construction on East 67th Street will severely damage the fabric of our community. It will be sunlight and air, especially to the school and playground directly across the street. I am acutely aware of the importance of blood services. However, the physically and emotional well-being of our community is tied to our physical environment. Harming that environment does NOT serve the community of city.	37
5/7/2021 7:20:04	Susan Broner, MD	215 East 68th Street, 23G	swbroner@yahoo.com	In opposition to the application	Horrible	38
5/7/2021 7:48:37	Judi Chervenak	304 e 65 th st, 23a	Beldner@aol.com	In opposition to the application	The proposed expansion would be a blight on the neighborhood, a mid-block tower overshadowing a park, and adding office space that is absolutely unnecessary with millions of square feet vacant in the city. It's a money and power grab by a greedy developer with no regard for the city.	39
5/7/2021 8:17:02	Andrea Amiel	333 East 66th Street, 3N, 10065	andrea.amiel@gmail.com	In opposition to the application	I understand that the Blood Center needs/wants more space. However, the proposed building would add 11 extra stories to the five stories that the Blood Center would use. It seems quite clear that the Blood Center is proposing this so Longfellow will build them a new building at no cost. At this time when there is an abundance of office and commercial space available all over the city, including the UES, it is frivolous and wasteful to build a high-rise especially one which would be mid-block and defy current zoning.	40
5/7/2021 9:04:30	Lorraine Levey			In opposition to the application	It has been a long year and half with the pandemic. Let's be practical and use what already exists to reinvigorate growth and the economy.	41
5/7/2021 9:40:34	Margery Flax	215 E 68th St	marigold20@gmail.com	In opposition to the application	This neighborhood is already overrun with overly tall buildings. We have been assaulted with construction of these towers for many years (I have lived in this building for 25 years). The construction of this tower will bring noise, dirt and possibly vermin to this neighborhood. It will make it impossible for anyone to use St. Catherine's park safely or possibly at all. We won't be able to use the library and it just reopened. This project does not bring any benefits to our neighborhood and will bring us years of disruption and a diminished quality of life/living. It needs to be stopped!	42
5/7/2021 10:18:45	Martin Edelman	333 East 66 Street	Mpe1217@gmail.com	In opposition to the application	My wife and I have lived at 333 E66 Street for 47 years, and I am an 11gallon blood donor. As a NYC citizen I support our zoning laws, and the mid block zoning law to restrict height of buildings should not be violated. There is sufficient property space for the Blood Center to build all they need in 5 or 6 floors.	43
5/7/2021 10:23:31	Lindsey P Cormack	325 East 80th	lindsey.cormack@gmail.com	In opposition to the application	I do not wish to have a big building capable of make one of the very few recreations spaces worse by casting it in a shadow for a larger part of the day. St. Catherine's is one of the only parks in the area and already have very little greenery, by blocking out the sun this park will be less enjoyable for our families, without a marked benefit that is reciprocal in nature.	44
5/7/2021 10:45:05	Tamir J. Bourla	301 East 66th Street. New York,	TamirBourla@gmail.com	In opposition to the application	For months you have learned all the reasons this application is strongly opposed by both the community and local representatives; excepting for the Mayor, which.....speaks volumes. The fact that residents and area visitors have to continually plead their case is an insult. Unless you want more residents to flee the upper East Side, please deny this application, and do not allow an appeal.	45

Timestamp	Name	Address	Email Address	Are you	Comments on the application	Submission Number
5/7/2021 11:20:18	Carol Kruse	401 East 65th	ckruse49@gmail.com	In opposition to the application	Inappropriate size. Unnecessary as proposed for the blood center's needs. Unknown future use of tower. For profit real estate. Unacceptable shade. Traffic mess. Multi year construction. Precedent setting if approved for mid block commercial use.	46
5/7/2021 11:27:31	Laurie Edelstein	201 E 66 th strey	laurieceo@aol.com	In opposition to the application	The placement next to a densely used park and school- there is very little park space in this area- why add more "shadow" in a residential side street. No this should not be approved.	47
5/7/2021 11:28:48	John A Wagner	431 East 85th	jawagne@med.cornell.edu	In favor of the application	I favor a project that will foster more local employment and provide resources to develop NYC's biotechnology committee. Space for start-ups is needed and will provide good jobs and stimulate an industry that is of growing importance.	48
5/7/2021 12:09:53	Robin Beckett	1158 Fifth Avenue	rombeckett@aol.com	In opposition to the application	This development is not appropriate in scale or concept for this location. The blood center should look elsewhere. Authorities must uphold zoning regulations without waivers or variances and adhere to regulations made which permit reasonable and to scale redevelopment. I am opposed to this project and to legal accommodations to permit its development.	49
5/7/2021 12:15:31	Karen Wei	333 East 66th Street, 11R, NY, N	karenwei@gmail.com	In opposition to the application	As a neighbor of the blood center I do NOT feel the current land use laws should be amended to allow them to build their new building. The tower would block out precious light and the ample sunlight my apartment currently gets is one of the main reasons I moved into my building. I was confident that I didn't need to worry about neighboring buildings towering over my space. I'm also very skeptical about the Blood Center's reasoning for wanting to increase the building's size. Their claim that as a research center they need to be near the hospital/other research institutes for easy access to samples and collaborators is utterly ridiculous. I work in research and have been in research for the past 16 years and this is simply not true. Distance does not stop our ability to collaborate or obtain samples. In fact my lab currently gets samples from the Blood Center and we have to go to their Long Island City location to pick them up. The LIC location has never stopped us from requesting or obtaining the necessary samples and it probably never will. NYBC's and Longfellow's request to build a high-rise in the middle of block should be DENIED.	50
5/7/2021 12:35:27	Agnes Barley	315 East 68th Street, 70	agnesbarley5@gmail.com	In opposition to the application	I would like to voice my strong opposition to the Blood Bank proposal. It does not reflect the best interest of the local community and seems to only serve the financial interest of the few. The community has outline the many issues that will negatively impact daily life for this residential neighborhood.	51
5/7/2021 13:23:17	Michael Simon	445 E 80 St, New York, NY 1007	michael.simon@gmail.com	In opposition to the application	We should not be building taller buildings in residential areas; we should be preserving our green space.	52
5/7/2021 13:47:30	Judith Rothstein	315 East 68th St	therword@yahoo.com	In opposition to the application	I walk with a walker, it is impossible for me to attend the May 12 meeting because there is no ramp beside the stairs as one enters the Blood Bank. So I submit my comments here: I strongly oppose the Blood Bank's Plan to build an unnecessarily tall building. I would support an additional 4 or 5 stories above what already exists. HOWEVER, the erection of the proposed building will damage the air quality of our neighborhood while it is being built. Air quality of the playground, of the entry to the library, of the Julie Richman school and of at least several blocks surrounding the construction. There is no parking planned for the proposed building. It's not difficult to imagine the traffic snarlups that will result. Additionally, East 67th St is a x-town bus route; and the congestion on that street will severely affect X-town transportation. 2nd Avenue is often a bottleneck, and the proposed building will only bring more employees and traffic to an already congested roadways. That Mayor DeBlasio supports the proposed building is outrageous. He lives no where near this neighborhood; and if he did, he'd be among the first to condemn the proposal. These are just some of the reasons for my objections to the proposed plan. Let's think about quality of life!	53
5/7/2021 13:59:53	Mindy Anderson	301 East 66th Street	msa301@gmail.com	In opposition to the application	I am absolutely opposed to this outrageous plan. Allowing the Blood Center and Longfellow (an out of state developer) to break the long-established mid-block zoning laws in a residential neighborhood to build an unnecessary 334' tower would set a terrible precedent for not just the upper east side, but for all mid-blocks throughout the city. The Blood Center can renovate and modernize in their legal, as-of-right space and still get more space than they would get if the outrageous glass behemoth is allowed. Neighborhoods are entitled to light and air and that would be lost if this is allowed, and to top it off, this would deprive the children at the school and park across the street of not just light and air, but would subject them to over 4 years of dangerous construction, noise, pathogens, and traffic where their school busses park. This is a heartless project.	54
5/7/2021 15:15:05	Robin Beckett	1158 Fifth Avenue	rombeckett@aol.com	In opposition to the application	This development is not appropriate in scale or concept for this location. The blood center should look elsewhere. Authorities must uphold zoning regulations without waivers or variances and adhere to regulations made which permit reasonable and to scale redevelopment. I am opposed to this project and to legal accommodations to permit its development.	55
5/7/2021 15:16:32	Elke Martin	305 East 72nd Street, 6DS	Elke.Martin@gmail.com	In opposition to the application	I am writing in opposition to this particular Longfellow proposal: Granted, the Blood Center most likely could benefit from new quarters but one which would easily fit into the currently permitted mid-block zoning regulations. However, a 334' tower, no matter how architecturally pleasing, could adversely affect not only the neighborhood (ie, the heavily used park) but also encourage future rezoning requests. As a neighbor, one feels there already is a "health corridor" along York Avenue. The pandemic, it seems, sadly may have already lowered the demand for commercial spaces; therefore any future upper floors (within zoning) may more readily be rented. I therefore agree that this proposal handled by Longfellow Real Estate Partners, who operate mostly in North Carolina, is "motivated more by financial considerations than by public health".	56
5/7/2021 15:26:34	Lauren Glenn	333 East 66th Street	lr1867@gmail.com	In opposition to the application	This mid-block rezoning would create a major precedent for the UES and all other Manhattan residential areas. If the Blood Center is allowed to use its status as a health care provider to justify the building of a tower that's more than 4 times the current zoning limit, then all of the other medically-related mid-block buildings could assert the same right to build huge mid-block towers throughout the neighborhood. Furthermore, there is no guarantee that this particular building will not be repurposed once the zoning is changed. In fact, as this proposal moves further along it seems that Longfellow's intentions are not good. This is most concerning. And NYBC has been swayed by Longfellow and the cost benefits associated with this partnership. NYBC can and should build a new center. But it should be within the current zoning limits. Their needs will be met-that has already been established, and they can do this without disrupting the community and tarnishing their good name. To speak to just a few of the many negative impacts of allowing a rezoned tower: This area is already dense with traffic. Aside from East 66th Street being a transverse through Central Park, East 67th Street is the ONLY single lane street in the City with a major cross town bus route. Additionally, East 66th Street between 1st and 2nd houses the entrance to the Evelyn Lauder Breast and Imaging Center, one of the largest breast imaging centers in the country, with a constant flow of traffic including patients who need to be transported and cannot wait long periods of time or walk long distances to meet their rides. Also to consider, the schools, the bike lanes, the hospitals, and medical centers already densely populating this area, and the constant flow of ambulances. Again, this is NOT the place for an unnecessary "life sciences" building. Not at the expense of the safety of our neighbors. This proposition was justly opposed 35 years ago and again 15 years ago. It does not make any more sense today than it did then-even less. Please hear this community now, as we were heard then.	57
5/7/2021 15:41:23	Lauren Glenn	333 East 66th Street	lr1867@gmail.com	In opposition to the application	This mid-block rezoning would create a major precedent for the UES and all other Manhattan residential areas. If the Blood Center is allowed to use its status as a health care provider to justify the building of a tower that's more than 4 times the current zoning limit, then all of the other medically-related mid-block buildings could assert the same right to build huge mid-block towers throughout the neighborhood. Furthermore, there is no guarantee that this particular building will not be repurposed once the zoning is changed. In fact, as this proposal moves further along it seems that Longfellow's intentions are not good. This is most concerning. And NYBC has been swayed by Longfellow and the cost benefits associated with this partnership. NYBC can and should build a new center. But it should be within the current zoning limits. Their needs will be met-that has already been established, and they can do this without disrupting the community and tarnishing their good name. To speak to just a few of the many negative impacts of allowing a rezoned tower: This area is already dense with traffic. Aside from East 66th Street being a transverse through Central Park, East 67th Street is the ONLY single lane street in the City with a major cross town bus route. Additionally, East 66th Street between 1st and 2nd houses the entrance to the Evelyn Lauder Breast and Imaging Center, one of the largest breast imaging centers in the country, with a constant flow of traffic including patients who need to be transported and cannot wait long periods of time or walk long distances to meet their rides. Also to consider, the schools, the bike lanes, the hospitals, and medical centers already densely populating this area, and the constant flow of ambulances. Again, this is NOT the place for an unnecessary "life sciences" building. Not at the expense of the safety of our neighbors. This proposition was justly opposed 35 years ago and again 15 years ago. It does not make any more sense today than it did then-even less. Please hear this community now, as we were heard then.	58
5/7/2021 15:43:14	Abigail Lash	322 E 69th St, New York, NY 10	abigaillash@yahoo.com	In opposition to the application	I write as the Chair of the East 69th Street Association. The East 69th Street Association is a community based organization representing the over 1,000 residents of 69th Street between First and Second Avenue. As a community, we would be directly impacted by the expanded Blood Center which would be bigger than any of its neighbors. The quality of life of our residents is front of mind for the organization and I have been approached by a number of neighbors who vehemently oppose such a large construction project in our backyard. Please OPPOSE this proposal.	59
5/7/2021 15:45:42	Lisa Angerame		lisadawnangerame@yahoo.com	In opposition to the application	There is absolutely no reason to allow this building to be build in the proposed form when the Blood Center has stated it can accomplish what it needs to modernize in its current footprint. This proposed structure will change the nature of my street and I am adamantly opposed.	60
5/7/2021 16:17:59	Jill Simon	315 East 65th Street	jsimon@cooley.com	In opposition to the application	honestly, this seems like a development scheme riding on the backs of a Blood Center that wouldnt have any more space than it has currently. Sounds like a scheme to me. In addition to how it will negatively affect our neighborhood. Casting shadows on buildings south of it as well as additional traffic in an already burdened second avenue. This is a very BAD idea - Please reconsider this project.	61
5/7/2021 16:20:20	Robin Beckett	1158 Fifth Avenue 2B	rombeckett@aol.com	In opposition to the application	I am opposed to this development. It is out of scale and disruptive to the entire neighborhood. The need for an expanded facility may be real but they should relocate to a more appropriate site not destroy a community and sense of place for others. No variance should be issued or zoning regulation altered for this development.	62
5/7/2021 16:26:15	Aryne Zalaznick	400 E 56th St. 26P. New York N	Arynezalaznick@aol.com	In opposition to the application	Why is this project needed and why here? Has a traffic study been done to see the impact on public transportation and residents crossing. Also the park is one of the few parks in the neighborhood that has room for children to play	63
5/7/2021 16:29:31	Ram Bala Bala Chandran		cdnozzle@gmail.com	In favor of the application	I don't mind them building a better space for them and to generate revenues.	64
5/7/2021 16:40:56	Ronald Reisman	315 E. 65th St., Apt. 3A, New Yc	ronald.h.reisman@gmail.com	In opposition to the application	This proposal is wrong for our neighborhood for a number of reasons. First, a high-rise building in mid-block is out of character for the area. The high-rise will block sunlight access and cast shadows along a wide path. It will also increase traffic congestion on 2nd Avenue, which is already clogged for most of the day. Finally, I don't see how this superstructure has anything to do with the operation of the Blood Center. I've donated blood there on many occasions and they seem to be doing just fine with the space they have. This just seems to be a money-grab by the Blood Center.	65
5/7/2021 17:29:58	Lauren Buck	315 East 65th street	Lvbuck@aol.com	In opposition to the application	I oppose building the blood center in this location. It Will destroy the light and views from our apartments, it will cause congestion on an already congested crosstown thru block, and it will bring a transient crowd to the neighborhood.	66
5/7/2021 17:36:03	John Briscoe	315 E. 68th St., Apt 7E	jdbriscoe@gmail.com	In opposition to the application	If this gets approved it will destroy the neighborhood. The UES is already overcrowded.	67
5/7/2021 17:43:26	Gail Benjamin	360 East 72nd Street, NY, NY 10	gbenjamin2@nyc.rr.com	In opposition to the application	1)It would require a change in the zoning law which was purposely put in place to prevent high rise construction mid-block. It would set an undesirable precedent. 2) It would block sunlight to the Julian Richmond Education Complex and St. Catherine's Park. 3) The Blood Center could build a new building in keeping with zoning regulations that would well suit its purposes. 4) The proposed new building would contain labs dealing with hazardous buildings.	68
5/7/2021 17:54:18	Meg Lyons	315 East 65th Street	Mlyons5957@icloud.com	In opposition to the application	This tower does not belong in a residential area. Countless families in the surrounding neighborhood would be negatively impacted by increased noise, truck traffic and decreased natural light. St. Catherine's Park in particular would lose bright sunlight over many hours of the day. Please put the needs of the community first!	69
5/7/2021 18:08:16	Dennis Heon, MD	315 East 65th Street. NY NY 10	dennis.heon@nyumc.org	In opposition to the application	There is more than enough hazardous material in the area with all the Cornell, MSK buildings. There is a playground next door as well as a school. I know children don't vote but if any unusual disease clusters emerge, how could you live with yourself. Building should be relocated to an industrial zone as opposed to middle of a residential one.	70
5/7/2021 21:27:41	Lauren stone	500 East 77	Lhirsch516@gmail.com	In opposition to the application	I support the opposition outline by Tricia Shimamura	71

Timestamp	Name	Address	Email Address	Are you	Comments on the application	Submission Number
					<p>Will one project zoning variance negatively change the city forever? This one will!</p> <p>The NY Blood Center owns the 1930's building they currently occupy mid-block at 310 East 67th St, a 3-story building that runs through the block to 66th St. They want to demolish this building and replace it with a Life Science building the equivalent of a 32-story 334' commercial building with no set-backs. In 1985, NYC adopted a zoning law limiting residential mid-block development to 75' thus preserving light, density, and a quality of life for residents. This would set a mid-block rezoning precedent for NYC if granted.</p> <p>Across this narrow 67th St, sits Julia Richman Educational Complex serving 2,000 children many of whom are bussed and St. Catherine's park - the only park in this very dense area. This school and three others within a block of the proposed tower and the park will be thrown into shade by the height and density of the proposed tower. And the damage done to the children during 4+ years of dirty, noisy construction will be irreparable.</p> <p>The Boston developer, Longfellow Real Estate Partners, LLC, has never built a bioscience building over 5 stories nor has it built in NYC. The plan for this tower, includes BSL-3 level labs which contain extremely dangerous viruses, pathogens and waste. The residents are concerned for their safety once these labs begin their promised 24/7 schedules. But according to some in their industry, the labs may never be rented as the field changes rapidly and this project is scheduled to take 4+ years to complete. According to the architect, the building will be designed to easily be repurposed to accommodate high end offices and/or luxury apartments – just in case!</p> <p>The Blood Center, which does wonderful work, would not occupy much more space than they do now – the remaining floors will be rented out (they hope) to labs doing research. In fact, The Blood Center turned down 3 City-owned alternative sites (Kips Bay, East Harlem & Long Island City). Why? The Blood Center claims it is important to be near other labs - that claim is nonsense if you examine the demographics of who they do business with and where they are located.</p> <p>These issues and their behavior (flyers talking about the necessity of this enormous project, making people sign their petition when giving blood, etc) creates suspicion on the part of all those opposed to this project including, many politicians, other groups in the city, the parents and staff of Julia Richmond School, and virtually every neighbor.</p> <p>There are many other issues surrounding this proposed project:</p> <ul style="list-style-type: none"> -Who is really going to benefit financially from this proposal? - Who will monitor the rented labs? - What happens to the contaminated air when it leaves the fans on the roof of the building? -Why would the Blood Center turn down safe, appropriate locations? -Why would the powers that be in the city want to set a precedent for mid-block hi-rise buildings? -Why would the city even consider a 4+ year demo (asbestos, etc) and rebuild project (cranes & other equipment), closing lanes on narrow residential streets in a currently protected residential zone with: <ul style="list-style-type: none"> *a school where children come and go all day walking and on busses (city and school) *a nursery school and a school for disabled children, *a bus route (#66 crosstown), *a lone, tiny park overcrowded by residents, children, the elderly & hospital workers, * current heavy pedestrian traffic from public transportation to the hospitals, *adding 2500 +/- workers to an already overloaded neighborhood, *adding trailer truck traffic (waste, chemical deliveries, etc) to already clogged streets, *further clogging & delaying current heavy traffic to hospitals and emergency rooms, <p>Longacre has engaged the law firm of Kramer Levin who also represent the Mayor (who endorses this project) and The Blood Center. Interesting.</p>	
5/7/2021 21:42:23	Susan Cooper	333 E. 66th St, NY, NY 10065	sjhcoop@gmail.com	In opposition to the application		72
5/7/2021 22:01:54	Payson Cooper	333 E. 66th St	paysonjewelry@gmail.com	In opposition to the application	I find this proposal to be against everything we would hope the city stands for as it begins the process of coming back better than ever and creating a more friendly environment for its citizens.	73
5/7/2021 22:29:08	Carol Kruse	401 East 65th	ckruse49@gmail.com	In opposition to the application	Inappropriate size. Unnecessary as proposed for the blood center's needs. Unknown future use of tower. For profit real estate. Unacceptable shade. Traffic mess. Multi year construction. Precedent setting if approved for mid block commercial use.	74
5/7/2021 23:01:14	D. Raum	130 east 62	darraum@gmail.com	In favor of the application	The new building is a remarkable improvement to the existing building which is an eyesore at best. It will be a welcome aesthetic improvement. Also important work will be conducted. Additionally will improve the area and provide much needed jobs.I'm all for it. Keeping my fingers crossed.	75
5/7/2021 23:11:49	Kathryn Nagle	245 East 72nd Street	kathrynnagle@aol.com	In opposition to the application	The proposed size of the expansion is out of proportion to the neighborhood. It is much too intrusive and will negatively impact the skyline, the playground across the street, and overwhelm the neighborhood with even more traffic.	76
5/7/2021 23:12:16	Evan Grossman	315 E. 65th Street	ebg98@live.com	In opposition to the application	The proposed building is too tall, it will block out light much of the day at St. Catherine's Park, making it less enjoyable and colder; this should not be done to a children's park. There already is enough hospitals with research laboratories in the neighborhood, innovative biotechnology companies do not need to be housed in the middle of the block, space can be found for them at the hospitals in the area, or in other parts of the city, not in the middle of a residential neighborhood..	77
5/8/2021 0:24:28	Daniel Anderson	315 East 68th Apt 4T, New York	djmanderson@comcast.net	In opposition to the application	I will keep my comments brief and on these two points: 1.) The Blood Center acknowledges it can accommodate it's expansion plans within current zoning requirements. 2.) If zoning is changed, the vast majority of newly built space will be controlled by the builder and not the Blood Center. I understand the Blood Center is doing this to get new facilities, but they have done so by selling their soul to the builder who has no stake in this neighborhood. Thank you!	78
5/8/2021 6:19:42	Melodia Eloise Gurevich	1601 3rd Ave 13c	MelodiaEloise@gmail.com	In opposition to the application	This is too intrusive to our beloved community	79
5/8/2021 8:00:21	Elaine Ellis	110 Riverside Drive 10024	vicso110@gmail.com	In opposition to the application	This proposal is an abomination. We already have way too many ugly, much too high, dreadful buildings destroying our neighborhoods and this is just one more. There is no, repeat no, reason why it should be built. The scale is completely wrong. We need to preserve not destroy our neighborhoods and this is pure destruction - and another upraised finger in the face of the city. The application should be refused.	80
5/8/2021 9:41:54	Matt H	East 83rd st	Mah100@yahoo.com	In opposition to the application	The concept of expanding a health center during the times that have we have only just went through and are still experiencing, are dire and critical. But to think that there is a necessity to create more luxury housing in the neighborhood, let alone a whole 10-floors which would potentially make up massive height differences, brings to question the entire ethics of the project. No more luxury housing, no more developers having their way with this city. I would dare them to create affordable housing at the very least in such a build that is supposed aimed to be for the greater good? Not just the few elite that can afford it. This project is an embarrassment for them to even have to justify it proves they know there are hints of immorality within.. build the center, not the housing. Thank you.	81
5/8/2021 10:07:37	Sara Schapiro	333 East 66th St. 1N	sara_schapiro@hotmail.com	In opposition to the application	I am in STRONGLY OPPOSED to this project; if the rezoning is passed to accommodate this project I fear for the future of our neighborhood as well as ALL city neighborhoods which would be forever negatively impacted by the dangerous precedent this would set. At a time when residents are fleeing the city in record numbers we should be looking to improve our neighborhoods, not forever harm them with inappropriate commercial structures.	82
5/8/2021 13:35:27	Chuan Cao	315 East 65th	chuan_cao@hotmail.com	In opposition to the application	If you have any common sense and logical thinking, you will know why this is a bad idea for the community and its families.	83
5/8/2021 15:05:08	Anne Namm	875 Park Avenue	annenamm@aol.com	In opposition to the application	There are building codes/restrictions in place for a purpose, why is the blood center asking for more in the way of variances? NO more ignoring the sensible laws on the books.	84
5/8/2021 15:17:18	Susan Ferriere	116 East 68th Street, New York,	susanferriere116@gmail.com	In opposition to the application	Although The Blood Center premises clearly need an update, having read the material submitted, I note that the project proposed does not just accommodate a modernized facility (whose workforce, etc. is not expected to grow and whose mission remains the same) but a facility several times as large. This is simply not necessary. The prospective fellow tenants, termed "Life Science Companies" are not identified or described in detail but would appear to be/could be infectious disease research labs and the like. Along with the outsized building project, this additional planned use is inappropriate and dangerous not only to a residential neighborhood like ours but to any densely-populated urban area. We may never be entirely certain of where Covid came from -- but have we learned no lessons from the past year plus? Let the Blood Center modernize and continue its fine work but keep faith with its original mission and operation size.	85
					<p>The arguments the Blood Center and its developer have presented in favor of this project appear to be either misleading, irrelevant, or merely a catch-all of political buzzwords. They also seem to rest on these three shaky themes:</p> <p>1) NECESSITY In the mid-1980s, the Blood Center hoped to build a residential tower atop its existing roof, arguing that building this money-making tower was "critical to ensure its continued viability" and the only chance it had to "continue its vital lifesaving work." The exact same words that it offered last month! Which were--and are-- clearly untrue. It continued its vital lifesaving work for the next approximately 35 years and will continue to do so without the intrusion of a mid-block tower. Nor were they as cash-strapped then as they claimed, and neither are they now. According to causeiq.com, their annual gross revenue is just shy of \$400 million with a liquifiable stash of over \$300 million. Enough to spread an annual \$2.4 million among its top three executives. Or to put that another way, they don't need the money from this odd commercial enterprise to finance the physical expansion of their labs or their range of activities. And while they may, in fact, require some additional lab space, that can be accomplished more quickly and less expensively by converting a compatible abandoned space elsewhere than by demolishing and then reconstructing this one. Of course, that would cut the developers out, but the question is: why are they cutting them in?</p> <p>2) PROXIMITY The Blood Center's insistence that it absolutely has to build on this spot--and only this spot--because of its proximity to a few of the city's medical facilities completely falls apart when, as has been shown, the overwhelming share of its collaborative research has been--and will be--with far-flung entities scattered across the country and, indeed, across the world., The argument is also further undermined by the never-mentioned room-sized elephant of a fact that for the four long years of construction and demolition, it will abandon the East 60s, yet presumably continue, unimpeded, to do its work But the real question that ought to be asked about proximity is the one about the proximity of biohazardous laboratories (working with dangerous airborne pathogens) in eerie proximity to apartments, schools and the area's only park. Or to put that another way, to living, breathing, proximate human beings.</p> <p>3) DEMOGOGUERY Like an improperly staked vampire, the Blood Center's arguments from the 1980s arise from their crypt to beseege us once again. Back then, in a ploy to lay guilt on its neighbors, it insinuated broadly that opposition to its tower was tantamount to actually killing innocent children whose cancers wouldn't be cured without a tower on its roof. An emotional and obviously illogical appeal. And yet here we go again. This time around, it's broadened the scope of guilt. If residents, parents and teachers object to this mid-block monstrosity, then Science itself will come to a grinding halt, the local economy will fatally suffer and the city will fall behind in its race towards the future--a medical backwater, a pitiful second banana to Boston. And if that's not enough to shame everyone into silence, then try for the low blows: opposing this tower is implicitly being cast as opposing Diversity, slamming the door on Inclusion, depriving young women and minority members of careers and education. Why? Well...because. Because only if this tower is built at this location can the Blood Center provide them with (quote) "opportunities in employment and education." As though, were it built even thirty blocks away, its only employees and the only students it would mentor and teach would be straight, white (tall, blond and terribly handsome) men.</p> <p>May we please not conflate these unrelated issues? This hulking commercial tower can easily be built at another and far more appropriate location and I urge the city to help them to find one.</p> <p>-</p> <p>-</p>	
5/8/2021 15:51:26	Linda Stewart	301 East 66 Street	e-line@earthlink.net	In opposition to the application		86
					<p>91. It is my understanding that the Blood Center project will contain bio-science labs (BSL-3). These labs are associated with testing and experimentation with human diseases that cause illness by spreading through the air. They may have serious or lethal consequences. 1.8 million people live in Manhattan, while the total population of New York City is more than 8.7 million. It is the largest and most densely populated city in the US. In 2019, a record 66.6 million tourists visited New York City of which 13.5% were international visitors. Imagine the accidental outbreak of a disease from this facility and the impact on world health. There is no way to estimate the short and long-term viability and sustainability of the city from such an occurrence. Should we take that risk?</p> <p>2.Studies show that the maximum shadow on nearby St. Catherine's Park created by the proposed structure will occur between 2-6 pm from the spring through the summer months. This park is next to the Julia Richman Education Complex. The complex houses six autonomous schools for 1,800 students from Pre-K through the 12th grade. The shadow will acutely affect children and young adolescent recreation opportunity. The Blood Center proposal does not provide for an alternative area for sunlit recreation. The first five stories of the proposed 16 story, 334-foot structure will be reserved for the Blood Center. Building only to the first five stories will probably cast little or no shadow across the strategically important nearby St. Catherine's Park.</p>	
5/8/2021 15:54:33	Jon Salony	140 East 83rd Street, 5A, New York	jsalony@gmail.com	In opposition to the application		87
5/8/2021 17:27:52	Steven N Weiner	64 MacDougal Street, NYC 100	sneider@gmail.com	In opposition to the application	While NYBC may need a new building, their proposed scale is way too big!	88

Timestamp	Name	Address	Email Address	Are you	Comments on the application	Submission Number
5/8/2021 20:19:55	Marc Lamberg	301 E. 66th Street	sumarada@gmail.com	In opposition to the application	I support the Blood Center upgrading their facility WITHIN CURRENT ZONING GUIDELINES. I DO NOT support their application to blow through current regulations in order to rebuild in partnership with an out of state corporate entity a physical structure that is 100% out of character with the nature and needs of our neighborhood. The expansion they propose would be a monumental boondoggle. Let me count some of the ways..... The area is so badly congested now, their proposal would make our neighborhood truly unlivable. Let's forget, 67th Street is an MTA bus route, and between 1st and 2nd avenue school buses double park throughout the day clogging traffic. 66th is a through street which traverses Central Park to the West Side and is congested most of the day as well. And 2nd avenue is, well, 2nd avenue. Moreover, there's so much more that can be said in opposition when you consider the 24/7 demands to the area, as well as the types of activity they plan bring in with new medical research labs. Last..... waiving the mid block zoning regs for this project WOULD PUT EVERY MID BLOCK LOCATION IN THE CITY AT RISK which makes this a problem for all New Yorkers.	89
5/8/2021 20:51:44	Joan Goldfield	215 east 68 street New York, NY	joangoldfield@gmail.com	In opposition to the application	There is a zoning law that should be kept in place- no high buildings mid-block. Besides blocking out the sun on a school and a public playground, the construction (noisy with additional traffic) will be across from a school entrance. A better area should be found for this construction. It does not belong there. The blood center should relocate. There are better more suitable locations.	90
5/9/2021 8:50:17	James Markel	333 East 69th	jamesmarkel@gmail.com	In opposition to the application	Not appropriate for the neighborhood and unacceptable shadow. I cannot attend the May 12 meeting, so am submitting comments here: Let's talk quality of life. During construction, air quality will be compromised for many blocks, traffic will be beyond congested on streets and avenues, noise of construction will be constant. After construction, playground and Julia Richman will be in shadows. With no parking provided in the proposed construction, traffic will be unbearable . . . especially because East 67th St is a bus route. YES, let's talk quality of life instead of considering a proposal that's designed to create income for the few who don't live in this area. AMEN!	91
5/9/2021 10:35:20	Judith Rothstein		therword@yahoo.com	In opposition to the application	The New York Blood Center/Longfellow proposal is a shocking and destructive effort to effect a land grab at the cost of destroying a beautiful residential neighborhood. If the residential mid-block protective zoning is destroyed by this egregious luxury real estate project posing as a benevolent medical facility, it will set a precedent for destroying other mid-block areas all over the city. All residents of the city must be warned as all residents of the city could be affected. From their endorsements of this proposal, it would seem that various city politicians, including the current Mayor, are more interested in their own personal gain than in providing any benefit for the people. This tower is not being built for affordable housing and has no committed renters from the medical community. What will happen to the 334 foot tower if the medical community doesn't move into the office space? It will be leased as luxury condos. How does the current neighborhood benefit from this monstrous effort to make a profit for the BC and the developers? It doesn't. Our neighborhood is being totally ripped off.	92
5/9/2021 12:43:44	Katharine Houghton	315 East 68th St., New York City	pippamoth@earthlink.net	In opposition to the application	This would cast a permanent shadow on the neighborhood park and schools. In addition, it would cause more congestion in the neighborhood, harder for the school buses to pass and the already busy streets from the schools and hospitals. In addition to casting shadows over the one main play area for the children who live in this area, the addition of more residential units will exacerbate extreme overcrowding at PS 183. During the covid restrictions this past year, PS 183 was the one school in this area which had to have 3 cohorts instead of the 2 that most of the other schools around this area had. This resulted in less in person school days for the children already attending PS 183. This area is already packed to capacity in terms of number of residents to outdoor space and school spots. We don't need more people crowding in.	93
5/9/2021 16:10:07	Jenny Wong		js Wong116@gmail.com	In opposition to the application	I'm a local resident and father of 2, and I am opposed to the scale of the NY Blood Center expansion. Besides other negative impacts, the proposed mid-block commercial lab/office tower will dwarf the surrounding buildings and I fear will negatively impact St. Catherine's Park and playground, the only open space in the area. I am very grateful for the local St. Catherine's park. Parents in particular know that open space where kids are not in danger of jumping in front of a car are a necessity. After my children finish school at PS 183 right across the avenue on 66th Street, the go-to option for most kids from PS 183 is to release energy on the playground including the ball court. The ball court is the only local place where you get sun for a reasonable amount of time in the sun in our area. The proposed gigantic building on the current NY Blood Center site would block that last bit of sun on the street level for kids to enjoy almost the entire afternoon. Mind you, the section of the ball courts that has no tree canopy is the section that would be most affected by the tall, bulky building. The section of St. Catherine's that is less affected by the new building has tree canopy with reduced sunlight at ground level. Additional traffic, commercial trash services for a lab spaces, likely hazardous waste is introduced in the area with high residential population density. The seems to be no concession to the local residents in return for a 'rezoning-gift' of this magnitude. What is dollar value of this proposed rezoning? The proposed building's bulk exceeds the current zoning requirement by a multiple greater than 3x. The space for the NY Blood Center does not seem to be expanded in the proposed new building. The additional floor space is simply used as a commercial, rent-producing office/lab-space, supposedly for bio-tech start-ups. I am not certain about the promise of starting a bio-tech incubator in the middle of a residential neighborhood in the middle of Manhattan. Sure the NY Blood Center's involvement has some weight. What I am certain about is the impact the building alone will have on the neighborhood, and that is not positive for local residents. The proposed building will be around for generations, in an apparently rushed approval process and without the appropriate study of the impacts on the local residents, like an in depth traffic and crowding analysis. Increased strain on the neighborhood resources, possibly constant nighttime lighting from a 24-hour lab building. The created jobs will no doubt partially come from outside of Manhattan and increase the use of local public resources. The argument by the NY Blood Center to require proximity within walking distance to MSK, Rockefeller university and other partners is in my view nullified by the fact that the center will operate out of an alternate location during the 4-year construction period. To sacrifice mid-block residential zoning to a questionable claim of proximity is careless and will no doubt set precedent and be followed closely by other developers looking to 'upzone' and spot zone mid-block properties. As this is a personal letter I am describing the effect this proposed NY Blood Center building will have on me and my family personally. I want to emphasize that I am 5 voices, not 1. My vision of Manhattan is a more livable Manhattan to attract residents, as opposed to inappropriate commercial towers encroaching on the last remaining bits of public space in this area. My biggest dismay with the project is that the new building does not make any concession to the local public in return for the aforementioned 'rezoning-gift'. To relieve the strain created by this building there should be a guarantee that they would create adequate additional open space that could absorb the increased demand. A reconstruction on this site at a reasonable scale, similarly to the lab space by MSK on 64th street, or consideration of alternative sites needs to be conducted. The currently proposed project seems to be one of commercial convenience at the expense of local residents.	94
5/9/2021 17:09:02	Josephine Ng			In opposition to the application	Please we beg you: do NOT approve rezoning to allow for this enormously oversized building. It will destroy the quality of life by overshadowing the JREC schools which hail students from all 5 boroughs. It will ruin the park which doubles as outdoor recreation space for the schools and is the only respite for thousands of children, medical workers, seniors, people visiting loved ones in MSK and NYP hospitals, residents and commuters. JREC and St. Catherine's provide vital community services - food, medical services at the Mt. Sinai clinic, MetOpera Live telecasts, graduations in the auditorium, etc. This small swath of sunlight must be preserved for current and future generations as it is the only one left in Lenox Hill. We must stop stealing our children's future. Thank you.	95
5/9/2021 17:18:35	Phil Seligger	315 E65th Street	pseliger@gmail.com	In opposition to the application	As a member of the Upper East Side community I am strongly opposed to The New York Blood Center's plan to rezone its site in order to develop a new, 334-foot mixed-use tower at 310 East 67th Street/303-319 East 66th Street. The size and scope of the project is unreasonable. In fact, The New York Blood Center only plans to occupy the first five floors of the building. The proposed project is unnecessary to support the New York Blood Center's operations and will have a severely negative impact on our community both during construction and once completed. We should not negatively impact our community for the betterment of a private institution in Longfellow. The construction process will negatively impact the residents, students, and children of our community. Construction will disturb students' learning and raises safety concerns for children in St. Catherine's Park. Once the building is constructed it will continue to negatively impact the community. The building will increase traffic, cause shadowing in the park and on nearby buildings, and set a terrible precedent for mid-block commercial buildings. It will ruin the neighborhood and quality of life for residents. There is no benefit to the existing community from this building as presented and I strongly believe there shouldn't be zoning changes to accommodate this project.	96
5/9/2021 17:48:12	Laura Gregor	160 E 65th St	Lgregor2003@yahoo.com	In opposition to the application	St Catherine playground is one of the few spaces in the neighborhood where people of all ages can enjoy playing, socializing or simply relaxing under the sun. A 16 story building on its south side will block all the afternoon sunshine. The mid block building rule that limits building height was instituted to protect people's right to enjoy open spaces in the city. Please do not waive it for this project.	97
5/9/2021 18:06:59	Michael Walker	333 East 66th St, New York, NY	Mjwalk13@gmail.com	In opposition to the application	Negatively impact the playground. As a resident of East 64 St and a 20 year staff member of Julia Richman Education Complex, I am opposed to the Blood Center expansion plans. The Blood Center proposal would negatively impact our school community. The ever-present dark shadows will impose darkness on the entire building all the time. Students of all ages need natural light for their dispositions and health. The ongoing construction of such a huge building will cause noise and disruptions to the JREC Instruction. Additionally, St Catherine Park will lack sunlight. One person from Blood Center actually stated that families would welcome the shade in the summer! 67th St is already clogged with traffic. The M66 bus is often delayed because of congestion. School buses are a constant presence on 67 St. Second Ave has non-moving traffic all day most weekdays. I believe in the great value of health.science. I am not opposed to a modest addition to the health center for its needs. This proposal is much more than that. It is about the greed of the Blood Center making money at the expense of our school and the surrounding residential community.	98
5/9/2021 19:17:10	Shirley Liu	340 E 64 St NY NY 10065	oo1137@gmail.com	In opposition to the application	St Catherine playground is one of the few spaces in the neighborhood where people of all ages can enjoy playing, socializing or simply relaxing under the sun. A 16 story building on its south side will block all the afternoon sunshine. The mid block building rule that limits building height was instituted to protect people's right to enjoy open spaces in the city. Please do not waive it for this project.	99
5/9/2021 19:21:54	Robert Lo	340 East 64th Street	robjrdlo@gmail.com	In opposition to the application	Negatively impact the playground. As a resident of East 64 St and a 20 year staff member of Julia Richman Education Complex, I am opposed to the Blood Center expansion plans. The Blood Center proposal would negatively impact our school community. The ever-present dark shadows will impose darkness on the entire building all the time. Students of all ages need natural light for their dispositions and health. The ongoing construction of such a huge building will cause noise and disruptions to the JREC Instruction. Additionally, St Catherine Park will lack sunlight. One person from Blood Center actually stated that families would welcome the shade in the summer! 67th St is already clogged with traffic. The M66 bus is often delayed because of congestion. School buses are a constant presence on 67 St. Second Ave has non-moving traffic all day most weekdays. I believe in the great value of health.science. I am not opposed to a modest addition to the health center for its needs. This proposal is much more than that. It is about the greed of the Blood Center making money at the expense of our school and the surrounding residential community.	100
5/9/2021 19:32:18	Anne Purdy	301 East 64 St, 2L, New York, NY 10065	Annepurdy@aol.com	In opposition to the application	As a nearby resident of the Upper East Side (72nd and 2nd), I strongly oppose this proposal and its request for zoning amendments for a number of reasons: 1. There is no need for the New York Blood Center to do this. We very much appreciate the NYBC and all that they do. But they themselves admit they can expand within their current footprint and do not need the additional space Longfellow is proposing. Their only reason for doing this is to get rental and other income from other companies and ventures. It is a real estate endeavor not a science-needed endeavor. 2. This plan is outrageous in its proposed height. Mid-block zoning is specifically to keep our neighborhoods livable (and attractive to newcomers let's not forget!) without commercial buildings encroaching on the quality of life by monstrous construction endeavors. 3. It is thoughtless and dangerous to allow unspecified lab rentals of developer's space. Haven't we learned anything yet from COVID-19 and the viral labs in China? 4. The argument that proximity is required by unknown new labels/medical entities to MSKCC and NYP has been proven to not be the case - our society has moved to digital transfer of information and reports, including during this recent pandemic. 5. Blockage of light into the JREC site. Classrooms need natural light. We humans need natural light and this proposed development would drastically reduce that. (Let's think of NYC's children's future!) 6. Blockage of natural light into St Catherine's Park. We are woefully short on open air park space in this corridor and St. Catherine's is currently a welcomed and necessary space for families and school children. (Let's think of everyone's health!) 7. Changing the zoning for no good reason except so that an out-of-town developer can make a profit off of our neighborhood's loss is atrocious disregard for the residents of New York City -- especially coming in the midst of a traumatic Covid crisis. We are supposed to be looking out for one another, not causing further harm and distress. What about "do no harm"? 8. The east-west bus traffic on East 66th and East 67th Street is often pretty untenable -- cross-town buses ferrying employees back and forth to the York Avenue corridor, residents trying to get cross town to business and other appointments as well to Lincoln Center and other arts and cultural places, restaurants and theaters, school buses carrying children to and from the JREC school site. I see this proposed site only making it much much worse. 9. The traffic on 2nd Avenue on the Upper East Side is already very difficult for residents and business people to navigate. With hundreds of new employees to such a proposed new site, along with their cars, taxis, vans, etc. this area will soon be become one big grid lock area. I urge you to abandon this egregious idea. Thank you.	101
5/9/2021 22:07:36	Faith Fraser	305 East 72nd Street	fstf305@att.net	In opposition to the application	As a nearby resident of the Upper East Side (72nd and 2nd), I strongly oppose this proposal and its request for zoning amendments for a number of reasons: 1. There is no need for the New York Blood Center to do this. We very much appreciate the NYBC and all that they do. But they themselves admit they can expand within their current footprint and do not need the additional space Longfellow is proposing. Their only reason for doing this is to get rental and other income from other companies and ventures. It is a real estate endeavor not a science-needed endeavor. 2. This plan is outrageous in its proposed height. Mid-block zoning is specifically to keep our neighborhoods livable (and attractive to newcomers let's not forget!) without commercial buildings encroaching on the quality of life by monstrous construction endeavors. 3. It is thoughtless and dangerous to allow unspecified lab rentals of developer's space. Haven't we learned anything yet from COVID-19 and the viral labs in China? 4. The argument that proximity is required by unknown new labels/medical entities to MSKCC and NYP has been proven to not be the case - our society has moved to digital transfer of information and reports, including during this recent pandemic. 5. Blockage of light into the JREC site. Classrooms need natural light. We humans need natural light and this proposed development would drastically reduce that. (Let's think of NYC's children's future!) 6. Blockage of natural light into St Catherine's Park. We are woefully short on open air park space in this corridor and St. Catherine's is currently a welcomed and necessary space for families and school children. (Let's think of everyone's health!) 7. Changing the zoning for no good reason except so that an out-of-town developer can make a profit off of our neighborhood's loss is atrocious disregard for the residents of New York City -- especially coming in the midst of a traumatic Covid crisis. We are supposed to be looking out for one another, not causing further harm and distress. What about "do no harm"? 8. The east-west bus traffic on East 66th and East 67th Street is often pretty untenable -- cross-town buses ferrying employees back and forth to the York Avenue corridor, residents trying to get cross town to business and other appointments as well to Lincoln Center and other arts and cultural places, restaurants and theaters, school buses carrying children to and from the JREC school site. I see this proposed site only making it much much worse. 9. The traffic on 2nd Avenue on the Upper East Side is already very difficult for residents and business people to navigate. With hundreds of new employees to such a proposed new site, along with their cars, taxis, vans, etc. this area will soon be become one big grid lock area. I urge you to abandon this egregious idea. Thank you.	102
5/10/2021 7:08:36	Dan Green	188 East 64th Street, #3204 NY	designlith@aol.com	In opposition to the application	We must never block out the sun to one of the most popular and important parks in Manhattan, Saint Catherine's. Project is out-of-scale for the neighborhood, will shade the nearby park, and will negatively impact the neighborhood into the future by establishing a precedent for similarly too-large buildings.	103
5/10/2021 7:10:59	Kristi Saylor	55 E. 87th Street #6B	Ksaylor@gmail.com	In opposition to the application	The last thing our neighborhood needs is another massive high rise taking the valuable light, sky & air away from our residents. This type of out of control "development" is unhealthy, unwanted and unnecessary. This must not be permitted.	104
5/10/2021 7:19:45	R. Potasznik	247 E. 77th St.	ratau@msn.com	In opposition to the application	The extra floors are unnecessary to the needs of the center function! My two year old plays regularly at St Catherine's Playground across the street from the blood center. As far as I understand, the proposed project will greatly limit the sunlight in the playground. I don't want my child or anyone else's to have to play in constant shadow, especially in the colder months. Furthermore, the UES needs to do whatever it can to restrict out of place projects like these. One by one these developments are unnecessarily altering the fabric of this part of Manhattan.	105
5/10/2021 7:29:15	Alison	3rd and 67th	ablazar@gmail.com	In opposition to the application	I strongly oppose this project as I see no reason for its existence in my neighborhood. it is strictly an exercise in greed with no concern for the children to play in the park, for the neighborhood, for anyone on the upper Eastside	106
5/10/2021 7:42:01	Matthew Cohn	174 E 74 st apt 17E New York, NY	matthewehco@gmail.com	In opposition to the application	I absolutely support the expansion do we want to drive out every business in new york. it's a wonderful asset to the neighborhood a	107
5/10/2021 7:42:15	Trev Jones	233 E 69th St		In opposition to the application		108
5/10/2021 7:51:08	Gertrude Digiorgio	1050 5th avenue nyc 10028	trudy61748@gmail.com	In favor of the application		109

Timestamp	Name	Address	Email Address	Are you	Comments on the application	Submission Number
5/10/2021 7:53:26	Yvonne Meyer	66 Street		In opposition to the application	We are a residential neighborhood. The introduction of commercial office space tower into our neighborhood will open the door to other such projects and malign the integrity of our neighborhood as a place for families and residents to thrive. Take a look at midtown now looking like a ghosttown. Do we want that in our neighborhood when the next pandemic or disaster strikes? When the offices close down neighboring businesses that have come to rely on their businesses will be forced to close. Because we are residential we were able to keep many businesses open during this terrible time by supporting them by buying local and take out food. While expanding the current Blood center to meet their needs is understandable and necessary the 10 stories above their proposed new building represents greed that will bleed our community life. Developers coffers are deep and make no mistake, they threaten our identity as a community.	110
5/10/2021 8:02:51	Jane Foss	1772 2ave 10128	jlownekron@gmail.com	In favor of the application	I m a retired RN, worked at NYH, MSK, LHH and often donated & encouraged others to donate at the present site.....many complained it was too crowded & small, wouldnt return. a larger & more up to date facility would be helpful	111
5/10/2021 8:06:10	Andrea Kavanagh	305 E 63rd St, 11E, New York, N	andreakav@hotmail.com	In opposition to the application	The shade cast by this monster building will render St. Catherine's playground, a lifeline for families in the neighborhood, too cold for use. It needs the winter sun to enable families to continue to use. Please consider the families in this neighborhood. They need a sunny playground and the vitamin D.	112
5/10/2021 8:17:14	Catherine Hwang	168 E 67TH ST	ktgdg2005@gmail.com	In opposition to the application	This is a flagrant effort to rezone so please don't try to cloud the issue with the red herrings about public health. The biggest public health issue today is runaway crime and lack of deterrence via pro antisocial law initiatives. I have heard that top talent will be very difficult to draw due to quality of life issues and frankly, given the shooting in Times Square in daylight last week and zombies walking about the neighborhood threatening, menacing and assaulting the public, I doubt this whole project will be the economic draw that it is purporting to be. We and our children will suffer the noise and pollution; the neighborhood in the end will be left with an ugly large looming structure that detracts from the potential use of the space. It will end up looking like W 50's and 60's —dark and industrial shadows falling on sidewalks and no place where humans will want to linger and enjoy/create/produce.	113
5/10/2021 8:18:37	Laura Reyman			In opposition to the application	This destruction of the Blood Bank building is not acceptable. I am totally opposed. For the preservation of the upper East Side that space should remain as is. Too many huge mistakes have already been made in destroying the very fabric of the neighborhood.	114
5/10/2021 8:23:54	Cynthia Gale	229 East 88th St 1E	Cynthiagale29@gmail.com	In opposition to the application	Sets bad example for mid-block elevations	115
5/10/2021 8:38:29	Dr. Susan Hans	120 East 90 St. NY NY 10128	susanhans@me.com	In opposition to the application	There is NO rational reason, other than financial greed, to warrant changing one of the few remaining sacrosanct zoning laws that protect our quality of life than keeping mid-block buildings low. Let them build a five or six story new Blood Center. Period!	116
					I am against the Blood Center/ Longfellow proposal. Any person with good sense and decency would know that a building of this enormity does not belong mid-block in a residential neighborhood. The havoc that it will cause has been clearly and factually shown. Hiding behind and using the necessity and importance of life science research, making it sound so altruistic; how it will be so good for the community is disingenuous. There are many other available commercial buildings that would be better suited for a complex of this size to continue the important work of the Blood Center as well as the ability to generate new jobs making for a more robust economy. The insistence on this building at this location is based on a lie. Having to be in close proximity to the medical complex is totally bogus! If they can fly a liver from one state to another to do a liver transplant, they could travel across town to deliver whatever specimens they need to. This proposal put forth with feverish approval from Mayor De Blasio has been underhanded and sneaky every inch of the way. This is nothing more than a sleazy backdoor land-grab. I am not opposed to the Blood Center's important work but its new building must adhere to the current protection mid-block zoning laws. Let's be clear. Everything above the first five floors of the Blood Center will be rented out to for-profit companies making big bucks for Kramer Levin and Longfellow. The Blood Center does not need that building to continue its work. Mid-block zoning laws were put in place for a reason. It was to protect residential neighborhoods from greedy real-estate land developers and buildings like these. The facts: Taller buildings trap greenhouse gases at a time when we should be highly concerned about climate change and protecting our environment. The shadows this building will cast will take away the much-needed sunlight, negatively impacting Julia Richmond High School and the school for young children with autism as well as surrounding residential buildings. Taking away natural sunlight for children who play in Saint Catherine's Park is a real concern and unconscionable. This community is already overly congested with heavy vehicular traffic, garbage trucks day and night, the route of the 66 Street bus to the west side on 67th Street, school buses lined up in front of Julia Richmond High School and Saint Catherine's Park already causing traffic jams making it difficult to get crosstown. The traffic from York Avenue all the way up to 2nd Avenue is already overly congested and parking is abominable. I am deeply concerned about the trucks that will be picking up toxic wastes on the east 66th Street side of the Blood Center. It is the block on which I live. The Bio Safety 3 Lab studying dangerous microbes scares me. Just one accident would prove to be catastrophic in our residential neighborhood. This neighborhood cannot handle the thousands of people who will be coming in and out of that building on a daily basis as it will be in operation 24/7. Last but certainly not least, the construction itself will be very dangerous with its enormous cranes and equipment and will unearth rats where children walk and play as well as senior citizens and adults. I beg you to think this through and put a stop to this project in the state that it currently is being proposed. It is based on contempt and ill will for everyone whose lives here will be turned upside down with its negative impact. Thank you, Arlene Sulkis Resident of 333 East 66th Street	
5/10/2021 8:39:16	Arlene Sulkis	333 East 66th Street NYC NY 11	arlenesulkis@gmail.com	In opposition to the application		117
5/10/2021 9:00:26	Joan Liebmann-Smith	340 E. 64th Street	jliebmann@aol.com	In opposition to the application	The extension is unnecessary for the Blood Center to function - it's a commercial venture. It will affect our view, but more importantly, block the sun in St. Catherine's Park, which is totally unacceptable!	118
5/10/2021 9:04:52	Christine Hinsch	333 East 69th St	Fitzhinsch@gmail.com	In opposition to the application	High rise buildings should not be mid block. We should not allow the zoning rules to be bent to suit a developer. It would change the integrity of the neighborhood including the wonderful children's park. Aside from the 5 floors the Blood Center would occupy why do we need another high rise? And for what purpose?	119
5/10/2021 9:04:57	Ellen Anderson	209 East 66th Street NY NY 100	anderson918@msn.com	In opposition to the application	I oppose any mid block construction at the Blood Bank that would deter sunlight over St. Catherine's Park	120
					Dear Ladies and Gentlemen of the Community Board 8: I am fervently opposed to this seriously flawed, ill-conceived 600,000 square foot, 334 foot tall, 33 story building being proposed at the site of the New York Blood Bank at 310 E 67th Street. In addition to the myriad arguments that you have already heard regarding the material, adverse impact that the proposed project would have on the local infrastructure, especially public transportation, the unmanageable and dangerous traffic situation it would create, the fact that this monstrous building will block sunlight in St. Catherine's Park and the adjacent playground throughout most of the day, and will have the entire southern part of the Julia Richmond Education Complex in shadows for much of the afternoon, and the 4+ years of intense, large scale construction, which in and of itself poses dangers to the community and JREC, there is a very compelling legal and technical reason as to why this project cannot be allowed to proceed. The proposed rezoning actions necessary to facilitate this project are completely non-contextual and would allow construction of a commercial office building in a mid-block residential zone that was created to preserve and protect the residential community. The R8B district is a contextual district. The proposed building doesn't meet the requirements for such a district for numerous reasons, primarily as to height, setback and lot coverage. The proposed actions are unprecedented and cannot be permitted. The City has well established zones for the proposed research and laboratory uses. The proposed actions are not even specific to those uses. There is no community purpose to this project. It is a purely for profit commercial project. The "partners" are in fact just rent paying tenants. Not only is the future of our Upper East Side neighborhood perilously threatened, but this project threatens virtually all of the Upper East Side and the Upper West Side where these residential districts are located and must be preserved. I believe that our community would support efforts by the Blood Center to develop a modern facility on its property, but only for an as of right project which would actually permit the Blood Center to have 23,000 more square feet of space than what is being proposed. The folly of this project is indisputable. The proposed project must be rejected in its entirety. Respectfully,	
5/10/2021 9:10:41	Warren J Karp	315 East 68th Street	warthi315f@gmail.com	In opposition to the application	Warren J. Karp	121
					We have so little green area in our neighborhood and this project would be a dark tone over the park which has multiple uses i.e. playground, backboards and basketball hoops in addition to people in the neighborhood, many who are part of the hospital system, who use the park to relax in the sun and enjoy their lunch or just take a break from the stressful jobs they may have. In addition the construction and interruption, noise and street blockages over who knows what period of time, will inconvenience many residents. As it was when things were regular the crosstown bus was a mess and many times I had to wait for two or three buses to go by because they were filled up and didn't even stop. I am not sure that Longfellow really let everyone know what was going to be constructed. There are many places in our area close enough to the hospitals to construct this type of building. It will be a huge monster looming over all of us. Please defeat the project as it has been proposed as this is our chance to hold onto a wonderful part of our community.	
5/10/2021 9:22:39	Lynne R. Cashman	300 East 71 Street, Apt 5K	lrcashman@icloud.com	In opposition to the application		122
5/10/2021 9:59:39	Jane			In opposition to the application	A Life Sciences building has no business being built in the middle of a residential neighborhood in NYC or across the street from a school. Rezoning for this project would set a bad precedent for other future projects that don't belong in this neighborhood. Please help to keep the integrity of our neighborhood by rejecting this proposal.	123
5/10/2021 10:06:33	Alan Koenke	265 E. 66th St., #21B, New York	koenke.alan@gmail.com	In opposition to the application	The proposed application is contradictory to maintaining a safe residential neighborhood. This type of life sciences development is better suited for a non-residential or commercially zoned area because of the extreme business traffic it will create and the risks associated with the study of microbial pathogens. The medical community established along the east river is slowly moving west and consuming the neighborhoods on the upper east side. This application escalates that movement.	124
5/10/2021 10:09:58	Judy Kessler	208 East 88th Street #3C	jkssl7@aol.com	In opposition to the application	I am opposed	125
					As a resident of 301 East 66th Street, I am writing to express opposition to the proposed rezoning that would allow "expansion" of the New York Blood Center. The Blood Center facilities can be updated under existing zoning without having to resort to spot zoning, which can be detrimental to the immediate neighborhood and threatens neighborhoods across the city. The proposed project will create safety and traffic problems for residents and nearby schools. Traffic and the safety of pedestrians are major areas of concerns, both during the long construction period and once the project is completed. Traffic jams already occur regularly on Second Avenue, and the possible closure of crosstown streets will only make existing jams worse. School buses, ambulances, and police and fire vehicles will find it next to impossible to navigate the streets. Just think of how many times we have seen ambulances struggle to get through traffic without the additional obstacles this project will create. Before the project is even completed, the construction period presents its own concerns for the neighborhood. Consideration should be given to the levels of air pollutants and toxins that may be released during the four-year construction period. Noise pollution that comes from blasting and the tools of construction will create harmful levels of noise that will not be conducive to students trying to learn in the surrounding schools, workers trying to work from home, small businesses trying to serve their customers, and residents trying to go about their daily errands in this residential neighborhood. If this project were to succeed, it should strike the proper balance of meeting the Blood Center's needs and protecting the neighborhood's residents and character. I am sure that my opinions are shared by others who may not have been able to attend meetings or write to you, and by still others who have written and mentioned other concerns not addressed here. I appreciate your attention and consideration of my comments. Sincerely, Yvonne A. Greenbaun	
5/10/2021 10:14:52	Yvonne Greenbaun	301 East 66th Street, Apt. 9B, N	19math87@gmail.com	In opposition to the application		126
5/10/2021 10:17:52	Iris Palmer	315 East 65th Street	yami_mena50@hotmail.com	In opposition to the application	Construction will cast shadows over the school and park, plus it will add unnecessary traffic to the area. In addition, a level 3 Lab is dangerous for the safety of our community. Our residential neighborhood is already saturated with hospitals and not enough green area for our children. Parks and recreational areas are needed not more medical, lab buildings. This space is also to be rented out to for profit labs, the city is congested and this operations should be moved elsewhere.	127
5/10/2021 10:32:38	Richard Vella	863 Park Avenue, 4E	Richardjvella@gmail.com	In opposition to the application	The overdevelopment on the Upper East Side threatens to destroy our neighborhood. Zoning rules are there to protect the neighborhood and should be vigorously enforced not easily waived. Our elected officials need to uphold the zoning rules. I am dismayed that real estate developers get around the zoning laws to the detriment of the neighborhood. Why does this happen? Are they making large donations to our elected officials to get preferential treatment?	128
5/10/2021 10:40:24	Gail Theresa Katz		gailkatz@aol.com	In agreement provided the h	To maintain the "feel" of the neighborhood, a 5 story building is is enough in height. We dont need another monster building.	129
					I am opposed to the application as it currently stands. Another high rise for wealthy tenants and real estate speculators is not in the community's interest. I am particularly opposed to yet another exception to our hard-won and necessary restrictions on building height. The expansion of the NY Blood Center's health and medical facility is highly important. I am in favor of a long-overdue modernization. If this cannot be funded through a private-public partnership between philanthropic individuals/foundations and bonds/ tax dollars, then the plan needs to be modified further.	
5/10/2021 10:50:24	Jane Lindberg	310 East 88th Street		In opposition to the application	I urge the Board to vote "No", and also urge the City Council and the Manhattan Borough President to be unequivocal in their opposition.	130

Timestamp	Name	Address	Email Address	Are you	Comments on the application	Submission Number
5/10/2021 10:51:33	Charles Klemballa	1725 York Ave. Apt 26E	Cfk141@gmail.com	Limited to the 5 floors fir blood c	Limited to blood center occupancy	131
5/10/2021 11:09:11	Jason Harvey	400 E 70TH ST APT 3005, New	jae.harvey@outlook.com	In opposition to the application	I understand the need to modernize the blood center building, however the size proposed , even with a buffer for growth is excessive in the extreme indicates that this to be more commercial rather than research focused. Further, the are more than enough buildings that are available for research. Again this seems to be a money making endeavor disguised as blood center research expansion at the expense of residents, the school students and one of the last all day sunlit neighborhood parks.	132
5/10/2021 11:11:11	Sheldon Silverman	333 East 66th Street, 5-H, NYC,	SheldonSilverman@rcn.com	In opposition to the application	As a resident of 333 East 66th Street continuously for over 40 years, I'm very disturbed regarding the Blood Center's plans to build a 30 story mid-block building on top of the Center, disregarding the present mid-block zoning laws. I have nothing against the Blood Center modernizing its present structure and even allowing an additional 3-4 stories, and still remaining in compliance with the spirit of mid block zoning. This 30 story structure is completely an abomination when there are other sites more suitable for the blood center. Why does 66th-67th Street need such construction in a residential neighborhood? Certainly, a commercial site would have less of an impact on an area that houses Julia Richman High School, St. Katherine's Park, NYC library, school buses dropping student off as well as pickups and residential buildings.	133
5/10/2021 11:12:33	BARBARA	NELSON		In opposition to the application	Very strongly oppose the application. In this area, large developments are not needed and only damage the environment and quality of life. Only the developer gains with income that is not reinvested in the neighborhood.	134
5/10/2021 11:12:34	Diane Smykowski	315 East 68th Street Apt. 8R, N	dsmykowski@gmail.com	In opposition to the application	The proposed expansion of the Blood Center cannot be allowed. First, the impact that it will have on our neighborhood school and playground will be devastating. This is an already extremely busy area and specifically, street. Second, the precedent it sets for mid-block expansion in our city is dangerous.	135
5/10/2021 11:16:18	John D Chu	130 East 67th Street Apt 11E NY, NY 10065	johnd.chu@juno.com	In opposition to the application	All neighborhood residents of NYC should be alarmed by this precedent-setting, city-wide threat to R8-B.	136
5/10/2021 11:18:32	Carole Durso	444 East 84th Street, NY, NY	Cdursoj@gmail.com	In opposition to the application	These facilities should be above East 96th Street	137
5/10/2021 11:39:04	Janet Nonamaker	412 East 65 St. #3D	jnonamaker@gmail.com	In opposition to the application	I think it would be a huge mistake to allow them to build more than a 6-story building that would be in keeping with the neighborhood and not violate the zoning law that has stood for years to prevent building high rises mid-block. Allowing them to disregard this would be opening a big can of worms and every builder in town will be asking the same. We cannot allow this to start.	138
5/10/2021 11:46:41	Lynn Vera	315 E 68th Street, Apt. 7E New	lvera@gmail.com	In opposition to the application	I am opposed to the construction of this monstrosity at the proposed location. It does not increase the useable space for the blood bank, and it violates mid-block zoning. The street cannot handle the additional traffic. The schools and park located across the street will be permanently and irrevocably negatively impacted by being in it's shadow and overwhelmed with the additional traffic and usage.	139
5/10/2021 11:55:08	Alice Perdue	315 East 65th Street, ny, ny 100	alicemperdue@gmail.com	Ok with scaled back version.	The last thing we need is more office space in Manhattan! A smaller version (fewer floors) of the proposal would be okay with me.	140
5/10/2021 12:38:45	Jeannine Dominy	219 East 69th Street	jeannine.dominy@gmail.com	In opposition to the application	St Catherine's playground is a center of the neighborhood and should not be cast in shadow. There are enough massive buildings in the area that have gone up for Sloan Kettering and the complex of hospitals without another one right by the playground, school and library.	141
5/10/2021 12:46:14	Robert Santelli	1060 Park Avenue	rsantelli@yahoo.com	In opposition to the application	the application of the NY Blood Center is totally out of scale with the neighborhood and with what is needed for the Center to carry out its mission. They themselves admit they will not be using most of the space but will be renting it out. Do not allow this rezoning. Thank you. Robert	142
5/10/2021 13:30:31	A Grossman	400 East 67th street	alij@optonline.net	In opposition to the application	I think it absolutely insane that a large small blood bank with a dangerous element be built in this location, towering over a playground that both my children grew up in. Not only is an eye sore, it's next to a school and public playground and is dangerous for the neighborhood.	143
5/10/2021 13:36:23	Barbara R. Rauch	177 East 75th Street - New York	batyar1136@gmail.com	In opposition to the application	1.) The size of the building is completely out of context with the surrounding neighborhood. 2.) It will cast shadows on surrounding streets and neighbors of sun and light. 3.) It will increase foot and automobile traffic enormously. 4.) The Blood Center can accomplish its mission of additional research facilities in five floors, as demonstrated in their own architectural plans. It will remain within easy access to other medical and research facilities. 5.) The neighborhood does not need more residential space; it certainly does not need a building that will create disastrous environmental, spatial, and quality of life changes.	144
5/10/2021 13:39:13	Edward Butler		epb223@gmail.com	In opposition to the application	The proposal is wildly out of scale on a residential midblock, dramatically curtailing light and air. The large-scale commercial uses and laboratories entailed by the proposal are also antithetical to the modest services and shops appropriate and necessary to residential neighborhoods. And what is the use of creating hundreds of thousands of square feet of office space when the city is in a commercial real estate crisis? I have grave concerns as well about the biosafety level 3 labs, which the Board of Health states pose the potential for "catastrophic consequences", a status which ambiguously applies both to the Blood Center itself and the tenant spaces on the upper floors. Why is this project being undertaken, when the Blood Center itself has stated that its programmatic needs can be met by rebuilding within the existing zoning envelope? Indeed, most of the building would be controlled by a for-profit real estate firm based in Boston, with the Blood Center occupying just 35% of the space. In short, the proposed project would be an unnecessary and unjustified blight on the neighborhood.	145
5/10/2021 14:06:59	Christine Kulisek	322 West 104th Street, NY NY 1	ckkulisek@gmail.com	In opposition to the application	I oppose the building of this tower. The character of the upper east side has suffered enough in the last 50 years. Huge towers have robbed the neighborhood of light, created traffic congestion and increased the disparity of wealth and poverty. Moreover construction would set a negative precedent by rezoning from R8B, which was created to prevent huge buildings from being built mid-block in residential neighborhoods.	146
5/10/2021 14:17:06	Mimi Lamia	315 East 68 St, NY NY	lamiadom@gmail.com	In opposition to the application	I am vehemently opposed to this proposal for many reasons: *Blood Bank does not need any more square footage than they currently occupy. *We do not have any assurances that balance of space will not be leased to companies conducting bio lab experiments *the proposed building will cast shadows on St Catherine's Park which is one of the few playgrounds in the area and is very well attended by the neighborhood *proposed building will cut off sunlight to Julia Richmond high school *it will make our area much more congested than it already is. Traffic is at a standstill as it is *we live in the 21st century with unprecedented quick & effective digital means for instant communication which precludes having to be within walking distance of our hospital & research facilities. NO NO NO!!!	147
5/10/2021 14:24:14	nancy ploeger	315 E. 88th Street	auntnp@gmail.com	In opposition to the application	The rezoning of the site from an R8B to a C2-7 district would open the door for future projects looking to add height and density to other midblock sites, without any benefits to the surrounding community and would block a beloved park. Our children, families, and seniors should not have to pay the price for inappropriate developments that fail to engage or serve the communities around them.	148
5/10/2021 14:24:49	Jos Prikazsky	315 E 68th Street	jos.prikazsky@gmail.com	In opposition to the application	We have zoning laws (or any type of law for that matter) for a reason. This project is an egregious attempt to BREAK those laws. This proposal is not slightly illegal, its disgustingly illegal. Its not even close to current zoning laws and would be a huge tragedy if our elected officials let this monstrosity be built. The local community is CLEARLY united in its opposition to this project, and expects its elected officials to support its views. Its unclear to me why this has even progressed this far.	149
5/10/2021 14:31:36	Hilary Rosa	315v East 68 Street, NY, NY 100	hilaryrosa@gmail.com	In opposition to the application	Development not only goes against local building height restrictions it will alter the culture of the residential neighborhood.	150
5/10/2021 14:38:45	Stephen Lamia	315 East 68th Street	lamias@earthlink.net	In opposition to the application	The impact of such an enormous structure on 67th Street is greatly negative. The shadow cast on St. Catherine's Park will negatively affect the flora planted for our enjoyment, the sunlight in which children play, the traffic on the street & its proximity to Memorial Sloan Kettering's Emergency Room, vehicular traffic in general. A tremendous fear is potential biohazardous material that may be stored in the proposed building.	151
5/10/2021 14:59:43	Susan Eiman	50 West 96 St	sue.eiman@gmail.com	In opposition to the application	I do not think issues of noise and safety have been adequately addressed considering the location next to a school, park and library. I am also against changing the mid-block zoning to allow for such an extremely dense and tall building and for a use that is not in keeping with the neighborhood.	152
5/10/2021 15:14:48	Sheila Kendrick	10 West 66th	SaveCentralParkNYC@gmail.c	In opposition to the application	It is unconscionable that the City would allow the loss of another park. The park will lose almost all the sunlight during the after school hours when it is used the most. This is the only park within a mile and it is critical for the mental and physical well being of the neighbors. When will government serve the people over profit? The time to protect our environment for the common good is now.	153
5/10/2021 15:21:29	ANDREW L BROOKS	315 East 68th Street NY NY 100	andrewbrooksnyc@gmail.com	In opposition to the application	I would like to add, especially to those in favor of this project, that being opposed to the project is in NO way a rejection of the Blood Center's mission or the good they might do. This is a zoning/land use decision and a debate over the collateral damage to the residential neighborhood this project will cause as well as the precedent set by permitting a mid-block development of this nature and scope.	154
5/10/2021 15:22:08	Natalie Richstone	6320 Dieterle Cres, Rego Park	nrichstone@aol.com	In opposition to the application	On a separate note, I am curious as to whether the ball courts just East of JREC are considered part of St. Catherine's Park when evaluating environmental impact. Those ball courts are definitely a neighborhood recreational space and should be considered as such.	155
5/10/2021 16:27:54	ROBERT S SILBERSTEIN	409 E 74 STREET	robssilb@aol.com	In opposition to the application	As a former resident of the area as well as a former board member of Community Board 8, I am strongly opposed to this intrusive and unnecessary construction, which requires a complete breach of long-established midblock zoning laws. These laws exist for very good reasons such as protection of light, air, and overall quality of life.	156
5/10/2021 17:12:49	Debbie Sanders			In opposition to the application	In addition to the affected tenants residing in the area, the project would have a serious negative impact on the students of Julia Richman High School right across the street as well as the adjacent park. In addition to negative impact on light and air, this oversized project would subject students and teachers to dangerous pollutants, noise, and excessive traffic that will be much greater than if the project remains within current laws.	157
5/10/2021 17:13:17	Debbie Sanders			In opposition to the application	Although the project contains the sympathetic word "blood" in its title, the additional floors have nothing to do with the Blood Center's charter. They will exist only to enrich the developers as I understand this project. Please vote to reject this project, which will cause extreme hardship and provide no benefits for the community.	158
5/10/2021 17:19:38	adele desantis	200 east 94 st, ny ny 10128	adeledesantis@aol.com	In opposition to the application	Thank you.	159
5/10/2021 17:29:19	Alyson Gindi	333 east 66th st	Alygindi@gmail.com	In opposition to the application	The structure is too large for mid block development.	160
5/10/2021 17:39:00	Alison Bell	315 E. 68th St. Apt. 13K, NY N	alisondbell@gmail.com	In opposition to the application	There are very few neighborhood playgrounds. Please protect the sunlight at St Catherine's playground There are very few neighborhood playgrounds. Please protect the sunlight at St Catherine's playground	161
5/10/2021 17:40:31	Barbara Singer Zalkan	319 East 24 St., #3A	barbara@barbarasinger.com	In opposition to the application	Simply put, this does not belong in this community. It is disruptive of the local architecture and an eyesore to the community. We must preserve middle class housing in Manhattan.	162
5/10/2021 17:49:23	Gail Kraushar	309 E. 87 St.	gbk309@gmail.com	In opposition to the application	I am strongly opposed to the Blood Bank Tower expansion project. The building proposed does not fit a residential neighborhood and will not be a benefit. This will only increase traffic and congestion in the neighborhood. It will ruin the park with shadows and will be a detriment to the neighborhood.	163
5/10/2021 17:59:46	Judith Squire	315 E. 68th St., Apt 12-O New Y	judisquire@hotmail.com	In opposition to the application	This massive Longfellow Tower is illegal with the current zoning -- that should be enough to stop it right there - but we are still talking about it. Still fighting it. As the local community and residents have repeatedly said, the NYBC can build an "as of right" building that would meet their needs and enable them to continue to do the work they have done for so many years. The argument that they need to build this egregious tower here to do work with nearby hospitals has been thoroughly refuted - by letters from medical researchers that have clearly stated that research takes place all around the world and it does not require facilities to be mere steps away. Further review of the Blood Center research that is posted on their website cites studies done primarily OUTSIDE of the five block radius that they say they must have. People have said that the NYBC is a good neighbor - in my view that is not true. In my opinion the NYBC along with Longfellow and Kramer Levin have been downright unneighborly. When have they reached out to the community? (And please do not count "friends" of St. Catherine's Park - they are no friend to that green space.) Have they consistently attending meetings of the CB8 to answer questions, hear the concerns of the residents who live in this residential community, have they agreed to do a shadow study on JREC (even though it is not required) as they were asked to do? I feel duped by them and this whole process. Clearly the fast push for this building is on some agenda - not sure why or how - but the voices of the people that will have to live with the park in shadows, the school in darkness, a nightlight of a building shining 24/7 for 30 blocks because the NYBC wants new offices built but with an extra 30 floors on top?? Can any financial arrangements be disclosed? Can anyone say if the building will even get rented? Are there any facts that can be shared with the people that will have a tremendous, unwieldy, unacceptable commercial tower thrust into their neighborhood??	164
5/10/2021 18:23:37	Dona Munker	166 East 61st St. (@ Third Ave.)	dmunker@earthlink.net	In opposition to the application	I am opposed to Longfellow and The Blood Center's case because it violates the basic human needs and rights of men, women and children for light, clean air, and safety in this neighborhood and beyond. It is based on contempt for people not respect. It does not represent how New York City and America should be today and in future. It is based on the greed for profit of some powerful, selfish individuals. Deny it!	165
5/10/2021 18:25:13	Donna Abbaticchio	201 East 66th Street, NYC 1006	dabbati@aol.com	In opposition to the application	The midblock height restrictions are the only rules preventing the total decimation of the character of the Upper East Side. This project will set a precedent of allowing taller buildings midblock, further overcrowding and overburdening our neighborhood, blocking out more natural light and bringing in ever more noise and pollution. There should be no exceptions allowed to this zoning law! This project does not meet zoning regulations for a mid-block building in our neighborhood and is really a speculative real estate transaction for which the blood center will get new premises with less space than they currently occupy. The shadows on the school and St. Catherine's Park, the increased traffic and workers create a development inappropriate for this location and detrimental to the neighborhood. There are other locations on the East Side more appropriate for this project.	166

Timestamp	Name	Address	Email Address	Are you	Comments on the application	Submission Number
5/10/2021 18:29:35	A Grossman	400 East 67th street	alij@optonline.net	In opposition to the application	I think it absolutely insane that a large small blood bank with a a dangerous element be built in this location, towering over a playground that both my children grew up in. Not only is it an eye sore, it's next to a school and public playground and is dangerous for the neighborhood.	167
5/10/2021 18:55:55	Chantal Wittman	301 East 66th St Apt 17K New York	chanandbob@aol.com	In opposition to the application	The proposal of this new building is a disaster to the area and to our neighborhood on so many levels. I am in full opposition to the building of such a big tower in this area and find nothing positive that will come out of building such a monster building next door to us. I have been on east 66th st next to the blood center for over 30 years , have raised 2 children here & do not want to see the park , the schools and the building I live in suffer because of this proposed monstrosity of a building that has no business being built on the upper east side. Many other places to build this than on East 66th st. !	168
5/10/2021 18:56:48	Robert Wittman	301 East 66th St Apt 17K	bobbywittman@gmail.com	In opposition to the application	Strongly opposed to the building of the new blood center.	169
5/10/2021 19:42:48	Garrison Pease	404 E 76th St	garrisonpease@gmail.com	In favor of the application	The Blood Center needs to modernize and expand just like any other medical facility. Eventually the blood center will require even more than just 5 floors, further legitimizing the "many" added floors for tenants. UES is home to Lenox Hill Hospital, a prestigious hospital as part of Northwell. The UES can handle and should welcome an updated and fully modernized medical facility, even if it is "mid-block." Where else can the blood center expand besides up?? Should it expand sideways instead and take away the park? Should it leave UES and take economic benefits to UES somewhere else instead? Yes. Keep blood center here. Allow blood center to expand. Allow blood center to make an even better economic impact on UES with the increased daytime jobs added to the community. As a physician, I know very well the of the blood center to all local hospitals, during time of pandemic, before and after, too. Surgeries depend on blood. Cancer patients depend on blood. Trauma patients depend on blood. The list goes on. Sincerely, A physician living in UES	170
5/10/2021 19:48:56	Elizabeth Weisser	345 East 69th.	eaw.in.nyc@gmail.com	In favor of the application	I think this building will be an excellent addition to our east side medically focused building. It will also be filled with people who will shop and eat in our area helping our businesses to stay strong. It will give people a reason to come uptown. There are lots of subway and bus access. Welcome to the neighborhood.	171
5/10/2021 20:22:21	eileen slater	420 east 72 street	eslat420@aol.com	In opposition to the application	I am opposed to the construction. The blood bank can do with a 6 story building which will not over power the neighborhood.	172
5/10/2021 21:05:49	Eric Moreno			In opposition to the application	This is unnecessary, and will eventually make all involved go bankrupt.	173
5/10/2021 21:36:28	carmen Gregor	160 E 65th street Apt 14E	gregor.c.im@tuhs.nyc	In opposition to the application	Hi, I am Carmen Gregor. I am currently a sophomore at Talent Unlimited High School. I think that the construction of this huge building is going to hurt the little kids and the rest of the students within the Julia Richman Complex. I think that this is wrong. In the summer there will no longer be any sun inside the park behind the school building. This means that in nice sunny weather the children will not be able to enjoy the sunshine. In the winter most of the days are dark and in a cloud. The sunny days are the only days the kids can go outside so by taking away the sun, we limit even more the days that they can go outside.	174
5/10/2021 23:38:31	Leonard Genovese	401 E74th Street Apt 2C, NY NY	lengenovese@yahoo.com	In favor of the application	From what I have seen in the drawings, plans and renditions of this development I think it would be positive for the neighborhood. This is currently not a very nice block in terms of architecture and the nature of the buildings and this would be an improvement. Yes some shadows but I think the issues here are significantly overstated. We can also use additional housing - even if market or higher end as we come back from Covid. It is important we continue to improve the area and develop new buildings that are visually pleasing, add to the tax base and improve the area. Also, don't underestimate the positive tax impact. Our property taxes have been skyrocketing and increasing the number of apartments and value will help broaden the base. In summary it is a good looking design, needed in the area, broadens the tax base and add improves over what is currently in the area. I am in favor of the development and addition to our neighborhood.	175
5/11/2021 8:08:30	Katherine Post	168 East 74th St	katherinpost168@gmail.com	In opposition to the application	Not right for this neighborhood	176
5/11/2021 8:23:29	Mark C Huggins	172 E. 90, 10128	himarkch@gmail.com	In opposition to the application	I strongly oppose any concessions or variances for the Blood Center's current over-development proposal. I appreciate that council-member Ben Kallos has consistently opposed neighborhood over-development and the powerful real estate lobby. He was an UES champion for the new zoning to stop the supertalls and out of context structures. This is another example of a developer trying to get special concessions under the guise of a non-profit (similar to neighborhoods hospitals and schools), yet it is for their pure profit. This proposed large development sits just south of a neighborhood park and will block the park's sun in the afternoon. This is what's happening in Central Park with the Billionaire's Supertall structures. The buildings cast long shadows in the park and have reduced the temperatures. I would hope that you would deny this application and be respectful of the neighborhood community and its historic past. Please fight this over development and protect our community. The massive out of context building will add to the destruction of the mid-blocks and the neighborhood's character. Not only will the kids who play in the park and neighboring resident suffer, but also the entire city will suffer the environmental consequences of another massive building to benefit greedy developers. Regards, Mark East 90th	177
5/11/2021 9:29:02	Linda Rizzuto	333 east 66th street	Lmr348@gmail.com	In opposition to the application	As a resident for over 40 years I am opposed to breaking the zoning laws that keep a neighborhood just that... a residential neighborhood. A wonderful new Blood Center structure (within zoning regulations) would be welcomed but a Monster Commercial Building that will devour our community is not OK.	178
5/11/2021 9:51:36	Ursula Eagly	3351 80th Street, Jackson Heights	ursula.eagly@gmail.com	In opposition to the application	New York City schools have to fight for everything, even sunlight! Please prioritize schools, children, and community in this neighborhood, NOT business interests. Please keep a small corner of Manhattan livable. Please vote NO to fundamentally changing the character of this neighborhood, to casting a huge shadow over the school and the park, to a huge increase of traffic in the neighborhood. I have been a part of this community since my son started attending kindergarten at the Ella Baker School in 2017, back when the Blood Center was trying to force schools entirely out of the JREC complex and take it over for their needs. This neighborhood is NOT the place for a giant medical industrial complex. It is a place for families. It is a small corner of Manhattan that is still livable and people-sized. No thank you to high-rises, gentrification, and forcing people out.	179
5/11/2021 11:56:20	Ben Weintraub	136 East 76 Street	benweintraub@yahoo.com	In opposition to the application	Approving the Blood Center's proposed expansion will have a devastating effect on the Upper East Side. If approved, other Upper East Side mid-block property owners will become highly incentivized to partner with life-science entities to seek additional zoning height variances. Please vote against the application.	180
5/11/2021 12:31:44	olivia prikazsky	315 East 68th Street Apt 6H	olivia.prikazsky@gmail.com	In opposition to the application	The zoning is in place for a reason - to protect the integrity of the neighborhood. This proposed change will not only negatively impact everyone who lives, works and learns in the vicinity but it sets a dangerous precedent in our city.	181
5/11/2021 12:37:05	Linda	Stewart	e-line@earthlink.net	In opposition to the application	BIOHAZARDOUS LABS: THE ACCIDENT WAITING TO HAPPEN Though the Blood Center and its developer neglected to mention it in their initial application, it eventually came to light that its tower would be accommodating laboratories classified as BSL-3-- or, to put that in English, Biosafety Level 3. As defined by both the CDC and the NIH, BSL-3 labs are high-containment labs that do on-site work involving highly contagious "agents with a known potential for aerosol transmission--agents that may cause serious and potentially lethal infections." And just to restate that: Infectious and potentially lethal pathogens that might be released into neighborhood air and transmitted to anyone who happens to breathe. Of labs such as this, a 2016 Department of Health paper (1) stated what seems to be fairly obvious: That "an accident in a New York City-based high containment research laboratory could have catastrophic consequences, given the population density... in Manhattan..." And accidents do happen. As the same paper notes, pathogens causing anthrax, ebola, avian flu, and melioidosis ("a severe disease of animals and humans") have escaped from containment at other such labs. There have also been some notable near-misses (a power failure during a lightning storm at a CDC lab that shut down the negative pressure system) and examples of astonishing human error (a U.S. Government lab that "unknowingly shipped live anthrax spores on 575 separate occasions to laboratories worldwide in the course of a decade.") It is therefore unfathomable that the city would so blithely allow such a lab in immediate proximity (in fact, within yards) of thousands upon thousands of neighborhood residents and additional thousands of children at the schools. This seems to be rank environmental malpractice. (1) New York City Department of Health memorandum, as attached to the February 22, 2021 letter from Borough President Gale Brewer. All facts asserted here are documented and carefully footnoted therein.	182
5/11/2021 12:37:17	Rebecca Weintraub	401 East 74th Street	RSWinNYC@gmail.com	In opposition to the application	As a member of this community, who grew up playing in St. Catherine's Park and who is raising her son to play outside in our wonderful park as well, I can't possibly support any project that would remove the sunlight and life from our neighborhood. Additionally, I believe that this rezoning would set a dangerous precedent for our neighborhood and the city at large, putting our precious outdoor space in danger of extinction.	183
5/11/2021 12:38:40	Harriet Bell	315 E. 68 Street, NY 10065	harrietbell@verizon.net	In opposition to the application	Three major hospitals, one educational complex with schools, crosstown buses on 67th and 68th, ambulances every hour on those same streets, infrastructure that can't handle more people. These are just some of the reasons that this absurd building shouldn't be erected. The main purpose of this building is for office space, not additional room for the blood bank. Please get this store to the media.	184
5/11/2021 12:53:13	Charles Allenson	315 E 68th St, New York, NY 10065	wordwiz10065@gmail.com	In opposition to the application	Clearly the developers have are interested only in filling their pockets with no regard to how this monstrosity will make living here unsafe. It will over stress already stressed bus and subway lines. The additional car and pedestrian traffic will impede ambulance response putting lives in jeopardy. St. Catherine's Park is already overflowing with hospital workers and school children. Again, profits over people.	185
5/11/2021 12:59:33	Erik Antokal	243 W 20th Street, New York, NY	EANTOKAL@NEW-NYC.ORG	In favor of the application	Nontraditional Employment for Women (NEW) Testimony Before Community Board 8's Land Use Committee May 12, 2021 •My name is Erik Antokal with Nontraditional Employment for Women. We are a New York City nonprofit dedicated to transforming women's economic stability and power through trade careers. •As you probably know, these union apprenticeship career paths in the building trades have been historically less accessible to women, yet they offer perhaps the most upwardly mobile career for workers without a college degree. •We work in partnership with New York's construction unions and real estate industry to open career pathways – placing and retaining low-income women in trades careers through time-tested training programs and commitments from organizations like the New York Blood Center to ensure women are represented in their construction workforce. •In the last ten years alone, NEW has placed 3,000+ women in middle-class careers. •This year, we at NEW are celebrating ten years of our NEW Signature Projects Program, which encourages developers and contractors to set and achieve diversity goals on their projects. We welcome the New York Blood Center's agreement to become a NEW Signature Project, and we are grateful for their commitment to a 15% work-hours goal for female labor, which, when implemented will help to counteract some of the inequities and implicit biases in the industry. •More importantly, this goal will advance equitable gender representation through the construction of Center East, a proposal we believe will help launch and enhance the trade careers of dozens of tradeswomen, as so many other NEW Signature Projects have done over the last decade. •This project will also generate employment for local residents in the trades, with about fifty NEW graduates hailing from Upper Manhattan each year. •Thank you for the opportunity to voice our support for the New York Blood Center's proposal.	186
5/11/2021 13:24:18	Kathy O'Connor	315 East 68th Street, New York, NY	kocfa@yahoo.com	In opposition to the application	The proposed request to "re-zone" and to build a large tower in a neighborhood that services four busy hospitals with ambulance traffic, several schools, a playground, a crosstown bus is egregious. The Blood Center/Longfellow is attempting to utilize political favor to steal valuable air rights from the neighborhood, citizens and students. The tower is harmful to the community and environment.	187

Timestamp	Name	Address	Email Address	Are you	Comments on the application	Submission Number
5/11/2021 13:28:01	David Fortunoff	333 East 69th Street		In opposition to the application	In my capacity as President of 333 Tenants Corp., a 114-unit residential co-op building located at 333 East 69th Street, New York, I write this letter of opposition to the New York Blood Center's proposed rezoning and expansion. As you are aware, the proposal seeks to allow a 600,000 square foot commercial building in a residential midblock street. The proposed 334-foot-tall building is expected to have floor areas the size of the Empire State Building and would be 4.5 times taller than the 75-foot height limit allowed by the current R8B zoning-- zoning that was designed to preserve access to light and air, especially considering that the location is directly across from six schools in the Julia Richman Educational Complex and St. Catherine's Park, one of the only open spaces in the neighborhood. This structure would diminish the light in the park during the afternoon that is essential to the health and safety of neighborhood children playing in the park. Inasmuch as this application would set precedent that is highly detrimental to mid-block R8B zoning, we must strongly oppose its application. Finally, I note that the Blood Center would occupy just 35% of the proposed building space. Accordingly, the expanded space, as proposed, is not essential to the Blood Center's core mission which certainly could be adequately served by a much smaller "as of right" development.	188
5/11/2021 13:38:30	Irene Decosta	301 East 66 Street #8P	iranedecosta@gmail.com	In opposition to the application	No	189
5/11/2021 13:43:36	Monette Moradi	355 East 72nd street apt 3J	Monettem97@gmail.com	In opposition to the application	How come Longfellow is having their application approved when they do not bother to show up to committee meetings. Unless they are present to show their case they should not be allowed to build	190
5/11/2021 13:55:57	Sarah Rosenwald	326 E 78th St New York NY 100	snrosenwald14@gmail.com	In opposition to the application	MSK patients and employees rely on the park for a reprieve from hospital life. It wouldn't be the same without the sunshine. Please don't put up a tower that would ruin our park.	191
5/11/2021 14:15:08	Adam Kaye	301 E 66 ST	Akaye1@gmail.com	In opposition to the application	I will be speaking at the event to show my strong displeasure with the proposal to destroy the one playground this community has. I'm not opposed to NYBC upgrading and expanding its facility, including additional floor space, but I strongly object to their project proposal, made along with developer Longfellow, for a Life Science "hub" above the NYBC site. The granting of midblock rezoning in a residential area to allow for the 334 foot commercial tower sets an unfortunate precedent not only for our community but for all residential neighborhoods in the Upper East Side. The commercial labs will likely bring increased traffic and the height of the building will reduce natural light in the area. Less than 1% of the UES land area is park and open space which is so precious to residents here and needs to be preserved. I have great concern that the very tall NYBC "hub" will cast a shadow on St. Catherine's Park for a good part of the afternoon when people, especially children, use the park. I'm also concerned about the adverse effect such a shadow will have on the trees and other vegetation in the park.	192
5/11/2021 14:20:43	Esther Frederiksen	404 E. 66th St., apt 8B, NYC	efrederiksen1@gmail.com	In opposition to the application	I am surprised and disappointed that the up-until-now nonprofit NYBC has decided to go for profit with commercial partners in the "hub".	193
5/11/2021 14:42:17	Alison Bell			In opposition to the application	Hello. I did write an earlier paragraph regarding this project and the rezoning of the mid-block and my opposition to permitting this tower to flout the rules to be built. The re-zoning should not be allowed. Period. End of story. Yet, I have another issue in addition to the zoning laws I would like to also make known. This tower (if built) will also produce light pollution in a predominantly residential community. From the presentations by the developer we have learned that life science buildings, and the researchers and labs they contain, will require lighting in those labs to be continuous. That is a lot of light being thrown by a 33 story tower next to many, many small, medium and large apartment houses -- a lot of light to be shining 24/7. Has there been an impact study done on how far and wide those lights will travel - at one Community Board 8 meeting someone mentioned that it will be seen for 30 blocks. That's a lot of folks being affected by this one building and disrupting lots of tax paying citizens. A lot of light. So, the plan by Longfellow - and I think I have this right - is to shade a park and school by day and light up the skies by night. Seems fair to do to a large number of hard-working students, teachers, seniors, families, kids, all citizens of a city that folks say "may never sleep" but hey they might actually want to!	194
5/11/2021 15:02:44	Bruce and Janetta Lee	115 East 67th Street, New York,	janettamlee@gmail.com	In opposition to the application	Dear Community Board 8, You have requested public comment on the plan submitted for the expansion of the blood bank, which we object to or a number of reasons. First of all, the expansion would violate current zoning laws. It creates a host of new issues for the current neighborhood, including increased traffic on the southeast corner of 2nd Avenue and 67th Street, which is a disaster area by itself already. The plan would also increase the bumper to bumper east-west traffic along 67th Street that serves fire trucks, police vehicles, ambulances, Fox TV trucks plus a bus line that links the east-west side of the City. The illustration showing the proposed front of the Blood Bank is misleading. It shows a wide 67th Street when it is really a single lane most of the time with cars parked on both sides of 67th Street. It recently took us nearly a half hour to drive from York Avenue to Third Avenue. The illustration also fails to show the entrance-exit plans for the building or the plans for waste management, garbage and fuel delivery. The illustration showing the building as a whole is also misleading in that it doesn't show its linkage to the proposed Hunter College Medical School and its Nursing Building. Most worrisome, perhaps terrifying, is the plan for the blood center to advance its research into diseases such as Covid-19 and other infectious diseases. We do not deserve such a program in such a dense area of Manhattan. The potential for a disaster of epic proportions is too great. Consider why Plum Island is located out at Montauk in Suffolk County. It's not because these diseases are a playground as some people wish you to believe. We have lived in this neighborhood for more than 40 years. We have witnessed the degradation of the quality of life in this area. The project as proposed will be controlled by a semi-governmental operation known as Hunter College. They are not a good neighbor. They never clear their sidewalks if it snows on a weekend, for example. They block the streets with food trucks and vendors This project must not go forward. Respectfully, Bruce and Janetta Lee 115 East 67th Street Tel: 212 861 2984	195
5/11/2021 15:32:16	Daniel Goldhagen	333 East 68th Street, Apt 5F; N	dcg10065@nyc.rr.com	In opposition to the application	I am strongly opposed to the NY Blood Center's current proposal to build a 334-foot structure to replace its current structure with the "for-profit" real estate developer, Longfellow. My position is predicated on the significant impact that this proposed structure will have on our community as well as Julia Richmond Education Complex and Saint Catherine's Park. The current traffic congestion is fraught with danger as emergency vehicles (including ambulances, fire trucks, and police) are currently challenged to respond to many calls in a timely manner which place many of us at risk. We have already had 2 fires on 68th Street where I live in the past 4 years due to electrical fires. Having a 25 year in Risk Management, I don't view the New York Blood Center immune to this risk. Should an accident occur that necessitates immediate action at the New York Blood Center, timeliness will not be on their side and this is particularly critical given the fact that they plan to have BSL-3 Labs as part of the proposed structure. Should such an event happen (which is plausible) the impact will be catastrophic for residents in this community due to the inability to quickly respond to the emergency. The New York Blood Center has many options other than the one that is proposed. They can build an as-of-right structure which would give them more building space than currently proposed in a shorter time. They could also relocate to a premises in NYC or elsewhere that is more in keeping with a commercial tower. Unfortunately, the residents, students, and children that play in Saint Catherine's Park have no options other than to relocate. As elected officials ponder the loss of residents to NYC and the NY State to other locations in the country, they should think clearly that their decision is one of "Quality of Life" for Residents over Commercial interests. A vote in favor of this project is clearly a win for Commercial interests as this project will open up the door to other infractions of other mid-block zoning at the expense of the residents of the community not only here but other parts of the Upper East Side as well as Upper West Side.	196
5/11/2021 15:32:50	meghan coyne	301 E 66th st #7N, New york, NY 10065		In opposition to the application	Thank you for your consideration. The block/ park will become heavily shaded. I choose to move to this block/ apartment because of the great natural light and city views it has.	197
5/11/2021 15:48:56	Ruth Kilstein	188 East 64 St., Apt.2704	ruthkilstein@verizon.net	In opposition to the application	The current zoning law should be followed. There's no need for a mid-block tower that would change the neighborhood, and would block the sun from the nearby park that's such a haven for children and people of all ages.	198
5/11/2021 15:49:24	Kate Sheahan	399 E. 72nd Street	ksheahan710@gmail.com	In opposition to the application	There is NO NEED for the proposed zoning change! I am TOTALLY opposed to the proposed structure when there are excellent options to improve the blood bank facility without ruining this neighborhood!!	199
5/11/2021 15:49:37	Julie McMahon, John Sorensen	301 East 66th Street, NY, NY	jmcmcmahon@mac.com	In opposition to the application	To Whom it May Concern: We are Julie McMahon and John Sorensen, residents in apartment building 301 East 66th Street. We are writing to you in opposition to the proposed expansion of the NY Blood Center for the following reasons: 1. This is a residential neighborhood. This building is not a mid-block building; rather it is a mid-town building. Adding 3000 daily employees would change the nature of this lovely section of town. 2. As an employee of Memorial Sloan Kettering Cancer Center and the increase traffic will make it more difficult to navigate the street, creating a dangerous commute back and forth to work. We already have a firehouse, police department, Hunter College and multiple hospitals in our neighborhood. We do not need larger buildings!!! The area is dense enough as it is. 3. East 66th Street, already suffers from the smells and dangers of the current Blood Center waste removal and now fears a catastrophic increase in waste products will render this street and the general area dangerous and virtually unlivable. 4. The proposed Tower is projected to take more than 4 years to build, requiring the Blood Center to operate for many years from another site, demonstrating that any claims the Blood Center desperately needs expanded space are false and misleading. 5. The proposed tower lights that will be illuminated 24 hours per day is not acceptable in a residential neighborhood. 6. The noise from the mechanical floors will effect my husband's work-from-home comfort/environment. 7. We love our apartment for the abundance of sunlight, and the lack of sunlight from the additional floors will depreciate the value of our apartment. 8. Finally, there is absolutely no benefit to be found from this Tower for anyone who lives on the UES. The only beneficiaries are the developers, the Blood Center and, unless any one is unaware, the mayor. Sincerely, Julie McMahon John Sorensen	200
5/11/2021 15:52:28	KIM H HURT	301 E, 66th St Apt 2F	Kimhurt@aol.com	In opposition to the application	If the Blood Bank presently has all the needed space for its use, why asking for more just to turn it into rentals? As we look around, several blocks on 1st Avenue are being razed, no doubt for residential buildings while large empty spaces on Second Avenue beg for rentals. This neighborhood has preserved what it is supposed to be : a neighborhood, which gives it its character of next-door-small community to its residents. Small shops are being patronized daily in lieu of mammoth galleries. Hotels in the neighborhoods are offering special promotions to fill their empty rooms. Other residential and office buildings around advertise spaces for rents. Our own apartments, without doubt ,have lost value with the Covid-19 pandemic and the exodus of UES families to their Summer residences! It seems shortsighted ,reckless and totally against all reason and logic to want to add more living quarters to rent out and high floors to a street that had succeeded for all those years to maintain a cozy ambiance while squeezed between several Avenues of high intensity traffic. Is it for additional space just to rake in rent money that the Blood Center seeks to impose its selfish, frivolous cupidity on the rest of hundred thousands of in- residence occupants?!?.Let's leave room for air and sun when climate is finally being studied and modified, with living habits adjusted away from any unnecessary crowding.. Thank you	201
5/11/2021 17:15:10	Antoinette Gregg		agregg@theknowledgehouse.o	In favor of the application	My name is Antoinette Gregg. I am the Communication Manager for The Knowledge House. We are a nonprofit organization that focuses on expanding employment opportunities and access to the tech field for high school students and young adults across the city. Since 2014, we've served over 1,750 students. We see the Blood Center's proposal to expand its facility not just as a project that positions New York City as a leading life science hub, or generates thousands of new jobs-- but, as a major workforce development opportunity for young people interested in the STEM fields like those we serve. The Blood Center's Center East proposal would double the Blood Center's capacity for research and blood collection at a time when our city desperately needs space for both; but it would also enable the Blood Center to form more workforce partnerships with organizations like ours that create access to high quality jobs for our students, helping bring more diverse representation to the professional tech and science communities in New York City. Having access to a diverse field of talent is essential for all successful industries. Students and young professionals from diverse racial and socioeconomic backgrounds will play a pivotal role in the future development of the STEM fields -- and a campus like Center East provides essential space for nurturing this talent. The Blood Center's proposal would provide our students career-building opportunities in a state-of-the-art facility with world-class practitioners, strengthen our city's STEM workforce, and help to alleviate the inequality of opportunity that currently exists for far too many young people in our city. I support the Blood Centers proposal as a project that will not only help with our city's recovery, but expand career opportunities and promote equitable access to the life science sector at a time when that industry is positioned for growth.	202
5/11/2021 17:19:09	Jennifer Ratner	525 E 86th St New York, NY 100	jr2705@gmail.com	In favor of the application	The New York Blood Center is a premier scientific institution that saves and improves lives every day. While working in 'archaic' conditions, its scientists refine treatments for everything from leukemia to COVID-19, and serve as leaders in medicine on a local, national and global level. They forge new paths and make discoveries while working in labs that date back decades. Imagine the progress they might make if allowed to work in state-of-the art facilities. We in the community should be proud that the Blood Center wants to stay and grow right here on the UES. We should support the institution and work with it in a collegial and accommodating manner, not an adversarial one. While I ENTIRELY understand the zoning issues involved--and indeed support this zoning for other construction--this situation is an exception. Yes, it would set a 'precedent,' but not all precedents need to be followed. The ULURP applications of future projects would need to be reviewed--and not 'rubber stamped' simply because an exception was granted to one of this City's top institutions.	203

Timestamp	Name	Address	Email Address	Are you	Comments on the application	Submission Number
5/11/2021 17:51:20	Jennifer Ratner	525 E 86th St New York, NY 100	jir2705@gmail.com	In favor of the application	The New York Blood Center is a premier scientific institution that saves and improves lives every day. While working in 'archaic' conditions, its scientists refine treatments for everything from leukemia to COVID-19, and serve as leaders in medicine on a local, national and global level. They forge new paths and make discoveries while working in labs that date back decades. Imagine the progress they might make if allowed to work in state-of-the-art facilities. We in the community should be proud that the Blood Center wants to stay and grow right here on the UES. We should support the institution and work with it in a collegial and accommodating manner, not an adversarial one. While I ENTIRELY understand the zoning issues involved—and indeed support this zoning for other construction—this situation is an exception. Yes, it would set a 'precedent,' but not all precedents need to be followed. The ULURP applications of future projects would need to be reviewed—and not 'rubber stamped' simply because an exception was granted to one of this City's top institutions.	204
5/11/2021 18:10:11	Orah Massarsky	225 east 86 street	orahmont@yahoo.com	In opposition to the application	This proposal will have only serious and lasting harmful effects on an already busy neighborhood that is lacking open space. There are no gains other than the income from the Blood Center from the commercial space. The arguments that there is a need for this space for the effective functioning of the Blood Center are laughably absurd and highlight the hypocrisy and speciousness of this proposal. This unnecessary structure is an attempt to create a precedent for high rise mid-block zoning which should be defeated.	205
5/11/2021 18:10:54	Stacey Froelich	363 East 76th Street, 11C New	sjf@compass.com	In opposition to the application	Mid block zoning should not be allowed. This will set a horrible precedent for the neighborhood.	206
5/11/2021 18:13:53	Katherine Posner	75 East End Avenue, NYC 1002	kposner@condonlaw.com	In opposition to the application	This project in a congested area near the 59th Street Bridge and NY/Cornell Presbyterian is totally unnecessary and detrimental to the UES community.	207
5/11/2021 18:18:05	Polly Lagemann	315 East 68th Street	Pollymccaffrey@aol.com	In opposition to the application	The NY Blood Bank's proposed mid block 67th Street building is so out of scale for our neighborhood, it can't possibly be approved. It can't be justified, especially with so much commercial space vacant now. The Blood Bank should be asked to revisit it's needs with its place in our neighborhood. As proposed, it will hover over a school supported by the community and will deprive our park and neighborhood of light. Approving this project opens up our residential community to "the sky's the limit", develop as you please. STOP IT NOW.	208
5/11/2021 18:24:15	Matthew David	301 e 66th St, Apt 11D	mdavid584@gmail.com	In opposition to the application	66th and 67th streets cannot sustain a building of this size and capacity.	209
5/11/2021 18:25:37	Polly Lagemann	315 East 68th Street	Pollymccaffrey@aol.com	In opposition to the application	The NY Blood Bank's proposed mid block 67th Street building is so out of scale for our neighborhood, it can't possibly be approved. It can't be justified, especially with so much commercial space vacant now. The Blood Bank should be asked to revisit it's needs with its place in our neighborhood. As proposed, it will hover over a school supported by the community and will deprive our park and neighborhood of light. Approving this project opens up our residential community to "the sky's the limit", develop as you please. STOP IT NOW.	210
5/11/2021 18:36:15	Meg Walhimer		meg.walhimer@compass.com	In opposition to the application	I do not agree with the size of this project	211
5/11/2021 18:39:55	Michael Posner	75 East End Avenue New York,	nycposner@aol.com	In opposition to the application	None, right now	212
5/11/2021 19:21:03	Andrea Lee Diamond	321 East 66 Street	Andrealee10021@yahoo.com	In opposition to the application	No light or air for 66Street block between First and Second Aves.	213
5/11/2021 19:24:03	Tom Blum	111 east 85th St.	tblum@yahoo.com	In opposition to the application	Non-profits control a lot of the remaining desirable developable plots in Manhattan, therefore it's no surprise profit-driven developers are making proposals to co-develop large buildings on such lots where the non-profit gets benefits of new space. These developers seek to build the biggest/tallest building possible and push the non-profit to ask for excessive variances for the purpose of adding more floors where the highest floors above neighboring buildings sell for super-premium prices. The community board should not approve variances that wouldn't otherwise be available to private developers just because a non-profit is involved. The economics of the added top floors is so profitable, that the developers lie about the need/purpose and compromise the integrity of everyone. There is no justification to make exceptions in spite of the fact that non-profits are benefiting. If variances are given, there is no end to what will be requested. The developers expect some reduction from the request, but they still win. In my opinion these projects should not provide these profit-driven variances that are hidden behind a facade of a non-profit.	214
5/11/2021 19:54:25	Graham goodkin	315 E. 65th Street Apt. 7B ny ny	Ggoodkin@hotmail.com	In opposition to the application	The scale and scope of the project gives me great concern especially since it is mid-block. It will negatively impact st. Catherine's and 66th street and doesn't seem appropriate to put what is essentially an office building in a residential neighborhood.	215
5/11/2021 20:12:52	Roberta Troilo	1060 Park Avenue New York, N	rtroilo14d@gmail.com	In opposition to the application	There is already an overcrowding of high rise buildings in this area.	216
5/11/2021 20:13:33	Gail Tavelman	333 Est 66th Street	Gtavelman@nyc.rr.com	In opposition to the application	A monster office building does not belong on a residential upper East side block across from a school, school yard, and playground. The tower will create shade on the school property and playground. The biotech companies Longfellow plans to occupy this tower will create dangerous waste on a residential street. Blood Bank - build your modern facility as a 5 story building - we value your work. A biotech office building does not belong on this street in this family friendly neighborhood.	217
5/11/2021 20:19:13	Penelope Auchincloss	315 East 68th Street, NY, NY 10	penelopenoble@gmail.com	In opposition to the application	I am not against supporting the development of life sciences, but I am completely against doing so in a residential community!! This will affect everyone in the neighborhood. This building cannot, and should not, be built here.	218
5/11/2021 20:44:42	Rhonda Friedman	215 East 68th St, Apt. 31 B New	rhondafriedman12@gmail.com	In opposition to the application	I vehemently oppose the proposed building of this new blood center. It will create tremendous congestion at an already congested area and shade the beautiful park across the street. There should not be such an extremely large building mid-block. There is no reason to have a blood center so tall. It will destroy the integrity of the neighborhood. This is the only park in the neighborhood and it will be ruined, as will the school and library on the block as well.	219
5/11/2021 20:52:59	Jeffrey Friedman	215 East 68th St, Apt. 31 B, Nev	jp1227@gmail.com	In opposition to the application	I beg you not to build such an extremely high building mid-block, near a school, library and children's playground. This is the only public playground in the neighborhood and it will be ruined with the shadows from such an extremely high building. The construction will be extremely disruptive and create more traffic in an already congested area. There is no need to have a blood center be so tall. This type of unnecessary, ridiculous tall mid-block building will ruin the neighborhood.	220
5/11/2021 21:02:38	Jenna Becker	401 East 60th Street, Apt 7K, Ne	jenna.d.becker@gmail.com	In opposition to the application	My daughter goes every day to the playground across the street as well as all her friends and it will be covered in shade and destroy the one place the kids in the neighborhood can play.	221
5/11/2021 21:24:15	Diana Murray	501 East 79th Street Apt. 17A	acddm@aol.com	In opposition to the application	I am very opposed to the Blood Banks facility in this location. It is already a crowded area with the crosstown buses on 67th street. Crosstown traffic on 66th street is already congested and one can only imagine the effect this facility would have with construction and the physical danger of the toxic work in the lab. The enormous shadow cast by this proposal would darken the park and deprive this residential community of a place where children can play and residents can relax and enjoy the sun and the outdoors. The quality of life and people must come before what seems to be a real estate grab.	222
5/11/2021 22:13:49	Brigitte Osborne	876 Park Avenue	bmio51@aol.com	In opposition to the application	Although I believe it would be good to have a blood center, I seriously think the location on Park Avenue is totally wrong for the neighborhood. Lenox Hill has acquired a lot of real estate in the area, and should use it for the blood center. I am completely opposed to this project on Park Avenue.	223
5/11/2021 22:28:42	Jenna Fidellow	301 East 66th Street	Jfid16@gmail.com	In opposition to the application	The building will only have detrimental effects to the surrounding neighborhood including significant increased traffic noise and congestion affecting the schools, residential and businesses there. Additionally, the proposed building height and non-blood bank square footage is unnecessary and the proposal is being presented in a deceiving way for commercial gain for the developer, not for the greater good of the actual Blood Center needs.	224
5/11/2021 23:01:01	Ronald Osborne	876 Park Avenue	rjosborne@aol.com	In opposition to the application	Totally opposed to this project in our residential area. We have paid top \$ to belong to this neighborhood. Thank you for respecting and keeping this area completely residential.	225
5/11/2021 23:44:23	Frances Stillman	165 East 66 Street, NY NY 1006	Fstill66@aol.com	In opposition to the application	As a senior citizen I often use St Catherine Park to sit outdoors and get some sunshine. The proposed tall building would block much of the sunlight and deprive senior citizens of a comfortable place to sit. The park is also used by children in the playground and local workers, all of whom would lose the benefit of a sunny day at the park. Tall buildings should be kept in avenues and not be built mid block, as the zoning rightly says. Additional noise and congestion will also make the park and the school across the street unpleasant places to be.	226
5/12/2021 1:29:08	Kim	359 East 68 st NY NY 10065	ruth	In opposition to the application	Its already crowded, only open space with natural light is by St. Catherine's. There's enough buildings surrounding this area. Oppose any further large complexes coming in that jeopardizes the natural light into st. Catherine's.	227
5/12/2021 2:11:43	Kathleen Sullivan	401 E. 74th Street	kathleensullivan@gmail.com	In opposition to the application	Over the forty-plus years that I have lived on the UES, I have watched with dismay as the local medical facilities have expanded their collective footprint. Residential Yorkville has become increasingly populated by institutional buildings, to the detriment of its residents. Some of these facilities have been very inconsiderate neighbors, the source of street-clogging traffic by day and uncontrolled light pollution by night. The most appalling among them exist in their current forms only because, by dint of their status as non-profits or "community facilities" or just plain political connections, they were built much larger than zoning rules should have allowed. The zoning rules exist for a reason. They determine the scale, the density, the amount of light and air that a given zoning district will have. They determine what uses - residential or commercial - will be allowed. And among other things, they decree that building height relates to street width: tall buildings on the avenues, short buildings on the narrower cross streets; also that commerce will be on the avenues, and residences on the cross streets. The NYBC application stands out as particularly egregious. The requested zoning change is not only a matter of scale, but also of use: from residential to commercial, in mid-block. The Blood Center only needs five floors of space. The remainder, controlled and marketed by the developer as a "Life Sciences Hub," comes across as a case of form searching for function. The applicants' claim that biotech firms will benefit from physical proximity to one another does not hold water when you consider that these firms already collaborate globally via the web. Nor have any tenants other than the Blood Center committed to the project. In summary, what we have here is a request for a zoning change to build a massively overscaled commercial tower in a residential neighborhood ON SPEC! If this isn't an easy no, what is?	228
5/12/2021 4:18:42	Jack Riordan	71 East 77th Street Apt 2-C	jackriordan@yahoo.com	In opposition to the application	We need to say NO to overdevelopment if we are to retain the integrity of our residential neighborhoods. NO to powerful institutions, NO to developers with dollar signs in their eyes, NO to city agencies that would roll over for them. Respect the zoning. Reject this application. Let the Blood Center build as-of-right if it wants to build on its present site. Blood Center tower represents a commercial real estate development weakly masked behind a supposedly not-for-profit entity. As proposed, it is a blatant and dangerous abuse of long-standing and critical zoning rules. It appears to financially benefit developers, executives, politicians and lawyers and would do little for the community, other than increase congestion in a relatively narrow corridor. The project would set an outrageous and unacceptable precedent and must NOT go forward. Jack Riordan Past President 71 East 77th Street cooperative	229
5/12/2021 4:46:29	Denise Hoguet	209 East 66th Street New York	denisehoguet@yahoo.com	In opposition to the application	The application is disingenuous. The Blood Center's claim that proximity is a requisite for life science firms to thrive is disproven by their own history of collaborations. Months ago, DeBlasio intimidated the zoning change, throwing his support to Longfellow which is represented by Kramer Levin, a law firm to which he is indebted, with no consideration for the neighborhood involved. The building as proposed would be egregiously out of context and its shadow would devalue the park - an irreplaceable neighborhood resource. Life Science firms receive tax incentives to develop in New York. There is no exigent reason for Longfellow to receive additional special treatment especially when there are many other buildings/sites in the city that could benefit from redevelopment. The Blood Center has no reason beyond easy funding to build other than as of right. While I value the Blood Center's work (and support it as a blood donor), I oppose allowing a variance that is counterproductive to the long-term health of the neighborhood and exploits the community merely for the short-term profit of a few.	230
5/12/2021 7:15:37	Tova Itzkovitz		tovtz22@aol.com	In opposition to the application	I don't feel this is the right place for it. With so many vacancies in the city, I feel there is a better spot. This is a neighborhood with many children. We don't need the extra volume of people commuting here. It would be better placed in midtown where there is more volume and businesses.	231
5/12/2021 7:25:17	Steven and Jennifer Greenblatt	420 east 72 Street		In opposition to the application	While the Blood Center is an asset to this community, this proposal is not acceptable due to potential safety issues and the negative impact on the quality of life on the Upper East Side. Thousands of people are fleeing New York City, this will drive more away. Let's maintain our residential neighborhoods.	232
5/12/2021 8:06:12	Gianna Mincone	201 E 61st St	gmm011@bucknell.edu	In opposition to the application	Don't ruin my lovely neighborhood	233
5/12/2021 9:12:55	Keith Gudhus	301 E. 69th Street Apt 19C	kgudhus@gmail.com	In opposition to the application	The New York Blood Center and Longfellow's proposal is an egregious request for corporate welfare at the expense of the community. Their proposal, which attempts to gain valuable air rights where none currently exist, attempts to create, in the words of the 1985 Dire Straits hit, "money for nothing." Clearly, this 334 foot, 30-story equivalent building will negatively impact the neighborhood—disrupting sunlight, increasing traffic flow, building a dangerous biolab, and endangering R8B contextual zoning going forward. But to make matters worse, Longfellow and the Blood Center want to get PAID to do so. They are asking for free air rights from which they will profit (clearly, the Blood Center is either getting free office space or a percentage of the building's future rents), yet are not attempting to compensate those whose lives they will negatively impact. And there's a reason for this: if you add up the tens, if not hundreds, of millions of dollars of what economists call negative externalities, the project would no longer be economically viable. The only reason that the project currently works on Longfellow's spreadsheets is that, like a 1950s factory spewing poison into the air and water, they do not have to factor in the proposal's deleterious effects. If they did, this project never would have gotten off the drawing board.	234
5/12/2021 9:33:01	Virginia Gerst	315 E. 68th Street	virginiagerst@yahoo.com	In opposition to the application	This building would clog our streets, block our light and destroy the character of the neighborhood. It can be constructed elsewhere. There is no legitimate reason for it to be here. The illegitimate reason is financial gain for a Canadian developer and the Blood Bank. It must not be allowed.	235
5/12/2021 9:34:46	Gary Gerst	315 E. 68th Street	garygerst@gmail.com	In opposition to the application	Denying this application seems like a no-brainer. There is nothing to be gained by this building except money for the developer and the Blood Bank. The Blood Bank's excuses for choosing the site are bogus. DO NOT allow this permit to proceed.	236
5/12/2021 9:44:37	eileen lyons	315 east 65th street apt. 6H Nev	eileen.lyons@verizon.net	In opposition to the application	I am totally against this application. Our neighborhood is too congested and this would only increase a horrific traffic issues. In addition it will block natural sunlight from St. Catherine's Park and from the very limited open air spaces in the neighborhood. With all the "empty" office buildings in Manhattan from COVID-19—the applicant should either buy an empty building or rent—I am sure they can get a good deal. Eileen Lyons	237
5/12/2021 9:45:02	Cathy Wallach	404 East 66th Street, New York,	cwallach@gmail.com	In opposition to the application	This project poses multiple, serious dangers to the neighborhood. There is absolutely no way to accommodate any more traffic or road blockage on 66th or 67th Streets. Ambulances cannot pass through those streets now, so this project will put many more lives in danger. The congestion, noise, and pollution will be hazardous to adults and children living in and visiting the neighborhood. It's outrageous that the city would even consider such a proposal and put so much at risk! Most of the proposed new building will provide financial benefits to people who do not live here and will not enhance the services of our blood bank.	238

Timestamp	Name	Address	Email Address	Are you	Comments on the application	Submission Number
					<p>I am a founding member of the Committee to Protect Our Lenox Hill Neighborhood, a group formed to protect and promote the unique residential nature and historical character of our neighborhood in New York City. For more than two years, we have been opposing the outrageous proposal by Northwell Health to redevelop Lenox Hill Hospital by building the second tallest hospital in the world in our residential neighborhood. That Northwell proposal seeks to expand the existing hospital by surpassing the existing zoning limits by more than two times on Lexington Avenue and more than six times in the mid-block. While our opposition has gotten Northwell to modify its original proposal by dropping the (41 story) residential tower on Park Avenue, the revised plan for a luxury destination hospital continues to be totally unacceptable in its height, its bulk and its development timetable.</p> <p>The Northwell site at Lenox Hill is just ten blocks from the New York Blood Center site on East 67th Street. If both of these projects were to be built as they are proposed in the midst of our residential East Side neighborhood, it would be a devastating signal of the future of residential life in New York City during the 21st Century.</p> <p>While the Lenox Hill project is far different from the proposed Blood Center project, both share some common egregious traits. Both are proceeding despite the vehement objections of the neighborhood residents and their Community Board. In our case, CB8 voted 38 to 3 against the wholesale zoning changes being sought by Northwell. We have collected over 1800 signatures from the neighborhood on our petition to force the project back to the drawing board. We have alerted the media and received extensive coverage for our fact-based opposition to the project: that this expansion is not needed to serve the health care needs of New Yorkers; that a massive in-patient care facility is contrary to all trends in the delivery of medical care in the 21st Century; and the size of this facility cannot be supported by the local infrastructure—our streets are not wide enough, the truck and ambulance traffic is overwhelming, our subway station is already overcrowded, there is no parking, and many other factors. Northwell's massive Lenox Hill project is projected to take up to a decade to complete, during which time the pollution, noise and traffic disruptions would ruin our landmarked neighborhood.</p> <p>What is true in both cases is that large sponsors, with expensive lobbyists and outside political support, are trying to bulldoze zoning regulations and ignore local quality of life issues in favor of their own economic benefit and prestige. It is not accidental that DeBlasio is speaking so strongly in favor of the Blood Bank commercial project despite being a lame duck as Mayor. His debt to real estate developers is greater than his respect for his voters, whom he no longer needs. Allowing these projects to go ahead as proposed will destroy a part of New York City the zoning code was meant to protect.</p> <p>We want to be clear—we are not against development. On the contrary, we would support projects which responsibly improve our neighborhood, and favor residents as well as the workers and people who come to the neighborhood to use the facilities. Development needs to consider the neighborhood and the context. Northwell, not for one moment, has considered the impact on its neighbors. Yet one block away on Lexington and East 78th Street, a developer is constructing a new residential building designed by Robert A.M. Stern that is a first-class residential building of reasonable height with setbacks to allow light on the streets. It will have the same type of small retail stores on the ground floor serving the neighborhood that were in the buildings that have been replaced. By the same token, we would support a responsible redevelopment of the NYBB's East 67th Street site. However, in its present form, this Blood Bank project presents health and environmental hazards and zoning law violations that we vehemently oppose.</p>	
5/12/2021 9:57:54	Andrew Sousloff	830 Park Avenue, New York, NY	Andrewsousloff@gmail.com	In opposition to the application		239
5/12/2021 9:59:54	Micheline Lakah	324 East 66 Street, NY, NY 10017	michelinelakah@yahoo.com	In opposition to the application	I live across the street from the Blood Center for years and strongly oppose this project as it would block all my natural light, bring dust and debris for years to come during construction.	240
5/12/2021 10:09:53	Lisa Bader	315 East 68th Street	lisabader@gmail.com	In opposition to the application	Please do not move forward with this!!!! This is going to hurt our neighborhood. It is going to disrupt the surrounding streets, create traffic and noise and block our view of the city. This is a neighborhood with a lot of kids who enjoy the school and playground and it will create noise and dark shadows on the playground. Please listen to the residents of the area and try to understand how this will negatively impact our daily life. Please also understand that it will lower the value of the apartments in the area which is terrible, especially after COVID and the real estate market is already suffering. thank you	241
5/12/2021 10:33:18	Victoria Adams	215 East 96th street	Vicgirl1@aol.com	In opposition to the application	Not in favor	242
					<p>My name is Monica Malowney and I am an Associate Director for Industry and Campus Engagement, and the Health Sector Innovation Specialist in the Department of Continuing Education and Workforce Programs at the City University of New York. Thank you for allowing me the opportunity to speak about a project that could have a significant impact for our students interested in pursuing STEM careers, particularly in the life sciences industry.</p> <p>CUNY enrolls close to 275,000 degree-seeking students, and over 250,000 adult and continuing education students, each year. Nearly half of our students are of the first generation in their families to attend college and 80% of our students are non-white. The overwhelming majority of our students continue to live and work in the Greater New York City Area after attending CUNY, making CUNY the largest, as well as one of the most diverse, talent pipelines in New York City.</p> <p>The Blood Center is a unique resource in our community. As one of the premier facilities of its kind, often working in partnership with the world-class health care organizations on the Upper East Side, it can open up tremendous career opportunities for students and young professionals. For years, the Blood Center has served as a gateway to the life science field through mentoring and internship programs and partnerships with New York schools.</p> <p>By doubling the Blood Center's capacity for research and blood collection, and providing space for additional institutions and innovative biotechnology firms, the Center East proposal would enable CUNY to deepen our relationship with the Blood Center and expand the professional development opportunities available to our students. And by creating more space for professional development opportunities within the Blood Center and throughout this proposed campus, we can create a robust talent pipeline from our diverse student population that broadens representation in the life science industry.</p> <p>Post-COVID, the opportunity to cultivate talent for life science on this scale has never been more imperative. If we look to the 2008 recession as a guide, we know that our students are particularly vulnerable to the economic impacts of COVID-19. A 21st-century research campus like Center East offers New York the chance to enhance our city's reputation as a capital for life science innovation and strengthen our ability to provide employment opportunities for students pursuing STEM careers.</p> <p>I support the Blood Center's proposal to expand its capacity for life-saving research as a project that will simultaneously open up invaluable career pathways for new generations of aspiring professionals in life science.</p> <p>Sincerely, Monica Malowney</p>	
5/12/2021 10:38:17	Monica Malowney		monica.malowney@cuny.edu	In favor of the application		243
5/12/2021 10:39:57	Deborah S Newman	315 East 68th St NY, NY 10065	debnewman@earthlink.net	In opposition to the application	none	244
5/12/2021 10:42:10	Paco Tolson	1720 2nd Ave, NY, NY 10128	paco.tolson@gmail.com	In opposition to the application	My daughter is a student at The Julia Richman Complex. The Blood Center construction will thrust the school neighborhood into chaos and the finished building will be wildly detrimental to the quality of life inside the school and the neighboring playground, to say nothing of the unnecessary height and proportions. It is simply unnecessary to make an exception to exceed the very reasonable current height limitations. The height of the proposed building will completely block sunlight, trap exhaust from traffic, and increase the temperature of the neighborhood. I could not be more strongly opposed.	245
5/12/2021 10:46:49	Elizabeth Shah	405 E 63rd Street, 10065	liznurz@gmail.com	In opposition to the application	Building a commercial tower on a mid block street is irresponsible given the already many abandoned commercial properties in the region. Additionally, it informs the traffic patterns on a bus route and impacts the sunlight in the ONLY park in the region available to both PS 183, PS 267, and Ella Baker School. Use the available abandoned commercial properties in the District, do not build new ones.	246
5/12/2021 10:52:02	Rachel Karr		rachelkarr@aol.com	In opposition to the application	This would set a dangerous precedent. The area is already swamped with construction sites and allowing this project to proceed in its current form would only open the door to further towers, blocking out the sun for everybody. We are losing the sky on the Upper East Side!	247
					<p>Has the pandemic taught us nothing about caring for one another? This is a greedy, unjust and completely unnecessary proposal that puts thousands of children's lives in harm's way. It will negatively impact the air they breathe, the sunlight they need, and what little space they already have to learn, grow and play. The children attending school in the Julia Richman Education Complex and who play in the adjacent park – the only one in the area – come from all over the city, many from underserved neighborhoods, many with special needs. Our city is already deprived of sunlight. If the purpose of a blood center is to help communities, this one should think more holistically about its approach. The Blood Center has already stated that its operations would not be affected if it built a new building that complies with the existing zoning law; it could expand its current space and build a modern facility. There is no need whatsoever for the enormous commercial tower to be built on top.</p> <p>My two children have attended school in the Julia Richman Education Complex for more than five years. The schools, the adjacent park and the library are a respite. This area is already congested – but it will no longer thrive with the increased traffic congestion and pedestrian density, deafening noise, and dangerous, hazardous chemical air pollution that building this tower would cause. Sunlight and clean air are the blood of our environment. Huge commercial towers are a disease, especially on residential streets. This is an opportunity to care for and protect those who live and work and learn and play in this residential area. This is an opportunity to do the right thing and preserve the integrity of this neighborhood by NOT letting Longfellow Real Estate and The Blood Center get away with this negligent project.</p>	
5/12/2021 10:53:32	Steve O'Reilly	333 East 92nd St. NYC	czelling@gmail.com	In opposition to the application	Having spent my working career in NYC Construction in the field as an electrician and in the office as project and contract management, I see these requests for zoning changes to be nothing more than an effort by NYBC to monetize air rights to which, by long established zoning laws, they are not entitled.	248
					<p>While in its past presentations, NYBC has detailed their need to have this mammoth skyscraper built in order to modernize their facility, I understand that in a separate submittal, NYBC has detailed that by renovating/building within the existing zoning laws, the square footage allowed to them in the new structure by their out-of-town "partner" would be exceeded and also provide room for the additional NYBC personnel they say they require.</p> <p>Through my past experience in working with developers, I have found that projects, on which developers unfamiliar with the construction requirements of NYC that have been established due to its dense population, have taken longer than estimated and generally have had more safety issues than those built by local developers. This is extremely important due to the nature of the now hazardous materials that were used in building the existing 1930's structure which is, if the changes requested to the established zoning laws are going to be approved, going to be demolished. Our community should not be subjected to the one error that will release of this hazardous material into the air we breath.</p> <p>At the Zoning and Development Committee Meeting of 4/27/21 at which while invited, both NYBC and its Co-conspirator in their monetizing of air rights scheme refused to attend despite their continued instance on wanting to hear from, and work with, the community, a speaker wondered why Mayor De Blasio, who proclaims his devotion to community and especially students of our school system, so enthusiastically supported this proposed gutting of the zoning laws to the clear detriment of both. Later a speaker wondered if it was due to the fact that Law Firm representing NYBC and its developer partner is the same Law Firm that represented the Mayor in his defense in the investigations by the US Southern District and Manhattan DA's office regarding fraud and is still owed about \$300K which the Mayor owes personally for that defense.</p>	
5/12/2021 10:55:38	Steven Smith	333 East 66th Street, Apt 10N	ssmith075@aol.com	In opposition to the application	As a community member and grandfather of a one year old granddaughter who I take to St. Catherine's Park to enjoy the fresh air and sun, I oppose the granting of the requested multiple zoning changes.	249
					<p>Mr. Russell Squire Community Board 8 Chair 505 Park Avenue - Suite 620 New York, NY 10022</p> <p>RE: New York Blood Center's Center East Proposal</p> <p>Dear Mr. Squire,</p> <p>On behalf of the leaders of New York City's tech economy, I'm writing to voice Tech:NYC's strong support for the New York Blood Center's proposal to create a 21st century life science research campus to replace its current outmoded facility.</p> <p>A few decades ago, no one thought our city could compete with Silicon Valley; today New York is a global hub for tech innovation. That success was the result of concerted efforts and serious investments to make New York a tech powerhouse. It's time for our city to make a similar commitment to becoming a national leader in life science.</p> <p>Center East will go a long way toward addressing New York's staggering lack of space for biotech companies to do business here. With the Blood Center anchoring a world-class research facility in the heart of the world's most concentrated clusters of health care institutions, New York's ability to attract talent we're currently losing to Boston or San Francisco will improve dramatically. This is critical to New York's innovation economy, its long-term economic health, and, most importantly, the advancement of crucial medical and scientific innovations.</p> <p>COVID has highlighted what was already true: that the biotech industry is an important growth sector for the coming decades. New York cannot afford to lose out on the economic development potential of this wave of innovation. We must make our city a home to this industry. And we cannot do that when we have a tiny fraction of the space other cities offer for this kind of work.</p> <p>This is the right project at the right time for New York. We're grateful for your consideration and support in making it a reality.</p> <p>Sincerely, Julie P. Samuels Tech:NYC Executive Director</p>	
5/12/2021 10:56:30	Julie Samuels			In favor of the application		250
5/12/2021 11:09:59	Karen Maser	315 East 68th Street, Apt 2-G, N	maser.karen@gmail.com	In opposition to the application	It is an illegal structure that would forever change -- in a negative way -- the entire Upper East Side community, including the health and safety of its residents and workers. It would also seriously impact the learning environment for students at Julia Richmond education complex and enjoyment of the adjacent park for children and their families.	251
5/12/2021 11:46:25	Micheline Lakah	324 East 66 Street, NY, NY 10017	michelinelakah@yahoo.com	In opposition to the application	I live across the street from the Blood Center for years and strongly oppose this project as it would block all my natural light, bring dust and debris for years to come during construction.	252
5/12/2021 12:23:06	NEIL H. OSBORNE	301 E 66 ST, 17H, NEW YORK	NEIL10021@AOL.COM	In opposition to the application	This proposed massive mid-block building would shadow the park, cause round-the-clock light and noise pollution and add to the noisy traffic jams in already seriously overcrowded streets.	253
5/12/2021 12:33:01	Mary Ann Callahan	360 East 65 St 18G, NY 10065	macallahan2015@gmail.com	Want info	None so far	254

Timestamp	Name	Address	Email Address	Are you	Comments on the application	Submission Number
5/12/2021 13:55:38	Samuel Knowles	315 E 68th Street #16E New Yo	samueltinknowles@gmail.c	In opposition to the application	I am a resident of 315 E 68th Street and am writing in opposition to the Center East Expansion Proposal by the Blood Center. The project as currently envisioned will have a negative impact on the Julia Richman Education Complex and St. Catherine's Park. There is no need for an expansion in this form.	255
5/12/2021 13:59:44	Sarah L Wilkins	1601 Third Avenue, #13E	slwplace@gmail.com	In opposition to the application	I have a class on May 12th at 6:30pm. If I didn't, I would be attending this meeting. There are many very good reasons why residential side streets are zoned for smaller, lower density buildings. There is no good reason to cast this zoning aside so the Blood Center and developer Longfellow can build a 16 story, 334-foot glass tower right in the middle of a residential block. This must be opposed not only because this building will be disruptive to a residential area, but because allowing exceptions to zoning like this to go forward only makes it easier to do again in somebody else's neighborhood.	256
5/12/2021 14:10:35	Luis Moreno	310 E 70th. Street 9C NY NY 10	luisr.moreno12@gmail.com	In opposition to the application	Thank you for the opportunity. I would like to express my objections to the present projects are base on; 1) Lack of respect for the residential quality of the neighborhood 2) Its Height 3) Its Bulk I'd like to express too my regret for the Architects inheritors of a very prestigious firm for lending themselves to a project so detrimental to the interests of the neighborhood and the city fabric. Thank you Luis Moreno	257
5/12/2021 14:40:03	Eugene Kim	315 E 68th Street Apt 15F	dubrosis@gmail.com	In opposition to the application	Unnecessary commercial expansion in a residential mid block. A renovation of the blood center within zoning rules would be fine, but the current proposal is not that.	258
5/12/2021 14:41:29	Ellie Lee	315 E 68th Street 15F	elliessunghyunlee@gmail.com	In opposition to the application	As a mother, this is a horrible idea to put the community through several years (minimum of 5, maximum of ??) of construction, and subject our community playground and park to increased congestion and shadows after construction is complete (and dust, debris, pollution in the several years of construction)	259
5/12/2021 14:41:49	Jens Eriksen	333 East 66th St	jens_eriksen@execs.com	In opposition to the application	Do not waste time and resources on opposition of a good improvement for our neighborhood. Put back heating in the building instead, as the cold season is still ongoing, up to May 31st. Evenings, nights and mornings are too cold. Heating is needed.	260
5/12/2021 14:42:29	Alison Bell	315 East 68th St. Apr. 13K	alisondbell@gmail.com	In opposition to the application	My question is for Dr. Hillyer the CEO of the NYBC With school buses and the M66 cross-town buses on E. 67th, and with people wanting to go to the UWS and turning onto E. 66th street to get to the transverse through Central Park, both E. 67th and E. 66th Streets are already among the most crowded in the City. According to the filings with the City, the Blood Center currently has 230 employees. The proposed Tower will have 2,630 employees, that's an increase of 2,400 more employees, more than 10 times the number of employees, going to a mid-block site. And there will presumably be a proportional increase in deliveries. I don't think anyone could argue that this dramatic increase in people and deliveries won't have a huge adverse impact on traffic, really adding to the delays people already experience. As you know, immediately to the East is the so called bed-pan alley, with many hospitals and numerous ambulances bays. I live on 68th and I hear ambulances sirens all day long as they rush to get critically ill people to the hospitals in time. With the dramatically increased traffic congestion that will result from the proposed tower, those ambulances will experience the extra delays the same as everyone else, and certainly, because of that increased traffic as a result of the Blood Center Tower, there will be times that ambulances won't be able to get failing patients to the hospital in time. Dr. Hillyer, you took an oath "to do no harm" – my question to you is, what is the acceptable number of deaths from the additional traffic that will result from the Tower you want to build?	261
5/12/2021 14:44:24	Persanna	333 East 66th St	333e66stop.crime@gmail.com	The projected Blood Center is a	Do not waste time and resources on opposition of a good improvement for our neighborhood. Put back heating in the building instead, as the cold season is still ongoing, up to May 31st. Evenings, nights and mornings are too cold. Heating is needed. Much of Corporate America has embraced the concept of social responsibility to better integrate into communities homogeneously, and to compensate for the sacrifices of that surrounding community. I ask, "What is Longfellow doing" to compensate the community for their sacrifices? Certainly not the jobs DiBlasio cites, as they are not directly beneficial to the surrounding community. Not to mention, that property values for residential owners will almost certainly go down, likely dramatically. Consider that comparable apartments five blocks north will remain in their attractive residential communities when compared with our homes in this transformed, congested new commercial district in the shadows of a new Tower. Many purchased with faith in the protection of residential preservation inherent in air right restrictions. Here are several of many additional questions to be answered for us, and most importantly, for all City Council Members. -Does the blood center have right of refusal over projected tenants or partners? This is very important and would give some measure of assurance to the city, and neighbors alike that the future structure will house vital health science partners as promoted by the applicants. -Will we be granted guarantees that a hedge fund, or advertising agency, etc., won't be there in 5 years? Spaces can easily be repurposed. -Who are present day partners who can give testimonials to the importance and added potential of proximity and why have we not heard from them in addition to construction workers and interning students? The whole premise of the project rests on the fact that the build out will be for an holistic, interconnected health science initiative with, oddly, convenience cited as a key non-science component. The applicants owe it to the community and the city council to convince us that this is so important in a world that has long established global virtual platforms which have rendered proximity so much less critical and shrinking in importance every day. This type of gargantuan building, and its purpose, may be a pre-historic relic before very long. Hence, non-science tenants become the fallback to help Longfellow recoup their losses. -From past presentations, it appears that the genuine and most important partners for the Blood Center are already here, i.e. Sloan Kettering, Rockefeller and already in close proximity. That is why we need to get specifics and guarantees that any future tenants are partners that will actually be part and parcel of an integrated and forward moving agenda. In other words, strategically centered around any future direction the Blood center needs to take. This level of specificity has been conspicuously absent. These are some of many questions the applicants have not been pressed to answer. I truly believe that even on its own merits, setting aside the permanent grave consequences to the community, this proposal isn't as virtuous, and as "humanity advancing" as they'd have us believe. It seems to be a land/air grab. The result is the Blood Bank receives a free renovation and Longfellow a large profit while destroying the 40 year long mid-block zoning that's preserved as a residential community. The tenants, not partners, will be pitched the cache of the Upper East Side in a convenient campus like setting all at the severe expense of the community. We can't kid ourselves. Longfellow will not do this project anywhere else. None of us would have opposed the Blood Bank modernizing with a reasonable expansion at its present address but why 334 feet? Is this the level below which the project is not profitable enough for Longfellow, making it an all or nothing proposition for them? Seventy-five feet sufficed for The Blood Bank all these years. We would, in fact, accept temporary sacrifices to the neighborhood, as necessary for progress, in science and medicine and welcomed doing our part, but within reason.	262
5/12/2021 15:14:20	Rick Bellusci	333 East 66th street	rickbellusci@yahoo.com	In opposition to the application	The Blood Center's request for zoning changes and their proposal to build a 334' tower should be swiftly rejected. This enormous building would be completely out of scale for this residential neighborhood and would severely impact the light and air for the surrounding community. Moreover, the increased traffic and congestion on the streets would significantly harm the neighborhood's quality of life. Lastly, the proposed overdevelopment is completely unnecessary as the Blood Center could carry on its important mission by constructing a modern facility within its current as-of-right zoning. Thank you!	263
5/12/2021 15:15:49	Evelyn Finster	136 East 76 St., NY, NY 10021	finster.evelyn@gmail.com	In opposition to the application	Thank you for the opportunity to voice my support for the Blood Center. The NYC Employment and Training Coalition works to ensure that every New Yorker has access to the skills they need to succeed in today's economy. The Blood Center has for a long time been an excellent partner to its community in providing pathways for career development for local students interested in pursuing life science professionally. I wholeheartedly lend our organization's support to the chorus of voices in the education and workforce development nonprofit sector who know that the Blood Center's vision for Center East means not only many more full time jobs in New York City, but many more pathways for professional development for students right here on the Upper East Side. The Blood Center offers aspiring professionals unparalleled hands on opportunities for learning in a clinical setting. I believe you've already heard directly from some of its past interns whose lives were deeply impacted by the education they received through the Blood Center. Center East will dramatically increase the Blood Center's ability to offer these opportunities. The project will be more than a hub for life science innovation, but a training center for the next generation of life science professionals, right here in New York City, right here in the heart of the city's greatest center of health institutions. Setting the next generation up for success sets New York up for success. Center East is a no brainer for the students and young professionals of our city. For their sake, on top of the many other important reasons others are discussing today, let's find a way to make this project happen.	264
5/12/2021 15:18:51	Jose Ortiz Jr.	110 Wall Street New York, NY 10005	jortiz@nycetc.org	In favor of the application	The construction project should not happen as planned, the zoning laws exist to preserve the positive qualities of the neighborhood, and it is a neighborhood with families and children who do not wish to live in the shadow of a massive industrial factory building that will block out the sun. Please consider converting some of many already vacant storefronts around the area. We live here - you can join the neighborhood, but please don't ruin it with this enormous and illegal construction project. I do not support allowing the zoning laws to be changed to permit this to happen.	265
5/12/2021 15:19:16	Stephen Wessley	360 E. 72nd St C2400	stephenwessley@yahoo.com	In opposition to the application	The construction project should not happen as planned, the zoning laws exist to preserve the positive qualities of the neighborhood, and it is a neighborhood with families and children who do not wish to live in the shadow of a massive industrial factory building that will block out the sun. Please consider converting some of many already vacant storefronts around the area. We live here - you can join the neighborhood, but please don't ruin it with this enormous and illegal construction project. I do not support allowing the zoning laws to be changed to permit this to happen.	266

Timestamp	Name	Address	Email Address	Are you	Comments on the application	Submission Number
					<p>12 May '21</p> <p>Blood Center</p> <p>The City Club advocates for the success of New York City. We believe this is best achieved through participatory planning which balances the equities among residents, businesses, and politics.</p> <p>The City Club opposes the application for a rezoning of the Blood Center in the midblock between 66 and 67 Streets east of Second Avenue to allow development of a substantially larger building that will shadow 67 Street and the park and school on its north side.</p> <p>The midblocks of the upper east side of Manhattan are largely zoned R8B. This is a contextual district that allows buildings that are approximately five or six stories tall, which is about the width of the narrow east-west streets and allows light and air into the streets. R8B allows residential and community facility uses. The current Blood Center is a community facility use and occupies a three story building that is in scale with its midblock neighbors. The application would change the zoning of the site to C2-7 which would allow commercial use in a building three times as large as currently allowed.</p> <p>The City Club views the application as violating three principles of good urban design: •The City's regulatory regime should be based on comprehensive planning. •Changes to the regulatory regime should not be distorted by avarice of the applicant. •Open space should be protected.</p> <p>Comprehensive Planning: NYS law requires NYC to base its land use regulations on a comprehensive plan. However, the law allows two versions of a comprehensive plan: statutory and common law. (See Zoning and the Comprehensive Plan for a discussion of the distinction between the two approaches http://ocainfo.org/wp-content/uploads/2015/01/Zoning_and_the_Comprehensive_Plan.pdf) The statutory approach calls for the adoption of a defined comprehensive plan on which zoning is based; the common law approach accepts the existing regulations and their history as the comprehensive plan. The latter approach allows the City to treat the Zoning Resolution as its comprehensive plan.</p> <p>Using the Zoning Resolution as a comprehensive plan is, therefore, legally permissible but fundamentally wrong. The Zoning Resolution addresses only a portion of our urban environment and is therefore not comprehensive. It deals only with land use and building density and form. It does not address matters outside of zoning, such as providing schools or parks. A comprehensive plan would address much more than the Zoning Resolution does.</p> <p>However, City Planning claims that the Zoning Resolution is our comprehensive plan. If so, the plan for the upper east side of Manhattan is density and tall buildings on the avenues and less density and lower buildings on the narrow east-west streets. The application is grossly inconsistent with that plan.</p> <p>Comprehensive planning would consider where the uses and bulk being proposed might best be located. This might include the disbenefits of shadows and congestion to properties neighboring the Blood Center as well as the benefits of investment in other locations.</p> <p>Zoning-for-Dollars: Spot or contract zoning is defined as "rezoning of a parcel of land to a use category different from the surrounding area, usually to benefit a single owner or a single development interest". (See Zoning and the Comprehensive Plan). Presumably there is economic value to the Blood Bank, or someone, of building approximately three times more on the site than is currently allowed and allowing commercial use.</p> <p>When changes to the City's regulatory regime are motivated by profit to an applicant or to the municipality rather than the interests of the citizens the result is likely to be averse to the public's benefit.</p> <p>Open Space: The charm of the mid blocks currently being zoned R8B is that it lets light and air into the narrow streets -- it provides sky exposure. This mutually constrains and benefits all of the properties in the midblocks; it also benefits the taller buildings on the avenues which enjoy light, air, and views above the midblocks.</p> <p>The proposed project would rob 67 Street of sunlight and would reduce exposure to the sky on 66 Street. It would also cast property on the north side of 67 Street into shadow. The west portion of the north side of 67 Street is a public school and the east portion is St. Catherine's Park. What is the advantage to the public realm of casting them, and the children who use them, into shadow? 1266 Second Avenue would also lose substantial value because its light, air, and views to the east would be blocked.</p> <p>If New York City had a comprehensive plan it might include an explicit goal that sunlight needs to be maintained in the public realm. This would then be reflected in regulations such as zoning and would constrain the zoning change proposed for the Blood Center. (For an example see: https://static1.squarespace.com/static/54d8cc78e4b003ad1dc6a0f7/1/5ba41c57e79c70a3acdbf52/1537481815613/Sunshine+Zoning+with+Links.pdf)</p> <p>Conclusion: For these reasons the City Club objects to the proposed rezoning of the Blood Center site.</p>	
5/12/2021 15:25:04	John West	250 W 94 St, NY, NY 100256	john.west.iii@gmail.com	In opposition to the application		267
5/12/2021 15:46:02	Frances Wessley	229 E. 79 St. NY NY 10075	fwessley@yahoo.com	In opposition to the application	With all of the excess development and empty buildings on the UES it is offensive and destructive to change the character of our neighborhood with this huge building that has very little to do with health and more to do with expensive apartments and profits.	268
5/12/2021 16:17:34	Maggie Lehman	425 E 79 st	maggielehman2@gmail.com	In opposition to the application	There is no rationale to permit this requested rezoning that would change a narrow residential side street located in a R8B residential mid-block zone into a commercial zone in order to allow this massive 334' tower and commercial complex to be built. It is disproportionately destructive to an entire neighborhood community.	269
5/12/2021 16:21:10	Stephen Wessley III	229 E 79th Street, NYC	sewessley@yahoo.com	In opposition to the application	Only detracts from the neighborhood.	270
					<p>I am against this application, for all the reasons that others will explain in depth during the hearing: that the Blood Center can construct all the new space that it needs without exceeding its as-of-right height limitations; that the height of the proposed new building beyond that point will keep the Julia Richmond Educational Complex in perpetual shade; that the additional floors will keep St. Catherine's Park, and the many young families that use the park, in shade during the most popular hours of the afternoon; that the already densely used streets around the proposed new building will not be able to handle the 2,000+ additional workers and the surge of trucks and cars that the project will bring, and on and on.</p> <p>My particular point is this: I think I've attended every public meeting on this issue, and I can't recall ANYONE from the public who has said anything in favor of this project. The opposition is so fierce and uniform that the project's developer and the Blood Center have attended only two public meetings that I'm aware of. In fact, they stopped coming several meetings ago because they have no answers to the objections and no willingness to compromise.</p> <p>The neighborhood opposition here isn't nimbyism of the normal kind. It isn't opposition to affordable housing or a methadone clinic or some other embodiment of a social good that the locals have decided is not good enough for them. This is nimbyism of the right kind -- opposition to a project that doesn't belong in anyone's back yard. It is a plea to enforce the essence of mid-block zoning and the critical protections it provides to keep residential neighborhoods alive and thriving by drawing certain lines around such neighborhoods so that they don't become overwhelmed by urban density and complexity.</p> <p>There are plenty of appropriate alternate sites in this city for a building of this size and purpose. If it is wed to the project as currently envisioned, the New York Blood Center can easily find one of those sites and relocate there -- it doesn't have to be within walking distance of its research partners to accomplish its work. Many of its partners aren't even located in New York.</p> <p>The problem is that this is the only site that the Blood Center controls, making it the only site that it can try to leverage into a "free" new building -- by in effect "selling" air rights it doesn't own to a developer that has no roots here and no interest in protecting this or any other New York neighborhood.</p> <p>This project is first and foremost a money grab, wrapped in the public relations guise of a life sciences hub and enabled somehow by certain mysterious city processes and officials. The Blood Center can stay put and build what it needs as of right, and has the funds to do that, but chooses not to. The project developer is under no obligation to fill the higher floors of the building with life sciences companies and may well choose not to for any number of reasons. The applicants have simply not made their case to waive the zoning prohibition against such a proposal.</p> <p>If the applicants get their way, a hugely inappropriate and highly disturbing building will descend on a neighborhood that had the zoning laws on its side and fought with unanimity and passion -- and still somehow lost.</p>	
5/12/2021 16:27:12	Barry B Adler	315 East 68th St. Apt. 7L	barryb.adler@gmail.com	In opposition to the application	Don't let that happen. Don't make a mockery of the zoning laws. Don't ignore us.	271
					Opposition to this proposal is not a NIMBY issue. The surrounding blocks already support a massive medical and public health infrastructure, which the community knows is a vital resource for the neighborhood and the city at large. This proposal is inappropriate because of its scale -- both footprint and height -- as well as its direct and adverse impact on the Julia Richman Educational Complex and St. Catherine's Park, including increased traffic on the adjacent streets, the additional pollution from the traffic and blocked sunlight at the park during high-use times. The proposal is also inappropriate because of its scope. For example, the need/demand for additional labs is purely speculative and does not address the impact of building those labs in a dense urban setting. In addition, this is a proposal driven by the profit motives of the real estate developer, not by the broader needs of the city or the neighborhood. If we have learned anything during the COVID era, it is that NYC suffers when urban planning is done -- or held hostage by -- developers who have no incentive to think in the interdisciplinary and sustainable ways that are essential to the city's future.	
5/12/2021 16:27:48	David Hales	340 E. 83rd Street	dkhalesnyc@gmail.com	In opposition to the application	Opposition	272
5/12/2021 16:43:14	Jenna Becker	401 east 60th street, ny ny 1002	Jennadbecker@gmail.com	In opposition to the application		273
5/12/2021 16:43:24	Stacie	301 e 66	Sfried21@gmail.com	In opposition to the application	This will damage the neighborhood greatly and continue to drive out young families (who have already left in droves due to covid).	274
					It's clear the goal for this change of zone is to allow the applicant, a not-for-profit, to monetize and maximize its property and potential DCP created air rights as opposed to answering a clear need for additional medical space in the area. The only recent example of a medical facility constructed mid-block in the immediate area is the MSK building on 64th Street b/t 1st and 2nd Ave. That building, in addition to being much smaller in scale, abuts a parking garage and is across the street from a Con Ed substation as opposed, as found here, to being surrounded by existing residential buildings and a public school. In my view, the applicant should be proposing a development whereby it can maintain its important presence in the area, while allowing for some clearly justifiable development on the remainder within the context of a more typical UES mid-block zoning.	
5/12/2021 16:45:30	Charles	321 East 66th Street	Charlesedwardgary@gmail.com	In opposition to the application	I am against the application of this new building. It would be one thing if the Blood Center was just building a new building that fit within the current zoning. However, this application is wrong on so many levels. It negatively affects so many people, students, etc. There should be no special cases for changing zoning. They were put in place for a reason.	275
5/12/2021 16:48:46	Maryam Riazian	315 E 68th St	maryam.lisa@gmail.com	In opposition to the application	Let's revisit why we have zoning laws. In this instance, they exist in order to maintain quality of life in a residential area. If I were to propose constructing a big, beautiful mall directly across from Central Park, zoning laws would prevent that (and rightfully so). Modernize, but please do so within the guidelines currently in place.	276
5/12/2021 17:05:54	Dean Adler		nuyawwka@gmail.com	In opposition to the application	I strongly oppose such a large building being put up on a side street. Also, it will shade out the park where kids need to play.	277
5/12/2021 17:16:04	Lauren Tillinghast	360 east 72nd street	latilling@gmail.com	In opposition to the application	<p>•My name is Adriane Castillo. I'm the Director of the Corporate Work Study Program at Cristo Rey New York High School in East Harlem. We're dedicated to serving students with limited financial means as part of the national Cristo Rey college-prep school network.</p> <p>•Our school has enjoyed working with the New York Blood Center as one of the NYC-based nonprofit partners of our Corporate Work Study program for freshman, sophomore and junior students since the start of the 2018 academic year.</p> <p>•The Blood Center has provided invaluable professional development and educational opportunities to our students, all of whom come from an underserved background.</p> <p>•Our program with the Blood Center offers our students the opportunity to build an understanding and appreciation of the Center's mission as a complement to their regular college prep curriculum. The center and our other CSWP partners in turn provide critical financial support for our operating budget.</p> <p>•We consider it a privilege to be able to offer our students the ability to work with an institution of the Blood Center's caliber, one of the foremost institutions of its kind in the world, which happens to be conveniently located near our building, at the center of a strong network of health and research entities. We look forward to sustaining and growing our relationship with NYBC in future.</p> <p>•The expansion of the Blood Center's facilities would allow for the opportunity to better serve the community, particularly the UES and East Harlem, including our program and the students we educate.</p>	278
5/12/2021 17:30:03	Adriane Castillo		acastillo@crestoreyny.org	The expansion of the Blood Cen		279
					A "Life Sciences" 334 ft tower does not belong MID-BLOCK IN A RESIDENTIAL NEIGHBORHOOD, which includes the 6 schools located in the Julia Richman Education Complex, a well-used NY Public Library, and St. Catherine's Park--the only natural respite from the urban environment and children's playground within many blocks. R8B limited height zoning was implemented by New York City years ago specifically to protect the people who live there from monolithic structures. As Jane Jacobs stated in her classic book, The Death and Life of Great American Cities (1961), "a city is about the people and communities who live in it." The proposed Blood Center Tower would shadow the schools all day and throw shade on the park during it's busiest use by neighborhood children, elders, and even hospital workers who lunch there. During the 40 years I have lived in this neighborhood, we have seen the blocks between 1st and York become filled with huge medical institutions and research centers. From 1st to 2nd Avenues, human scale buildings dominate the street-scape. THIS IS OUR NEIGHBORHOOD--protect our livability!!	
5/12/2021 17:43:06	Floy Kaminski	315 E 68 St, Apt. 12K, NY NY 11	floykamin@gmail.com	In opposition to the application		280
5/12/2021 17:49:04	Felicia Williams Omari Williams	521 West 42nd Street	Omarifelicia134@gmail.com	In opposition to the application	We do not want any buildings built in my son school area	281

Timestamp	Name	Address	Email Address	Are you	Comments on the application	Submission Number
5/12/2021 17:56:21	Hayley Kaye	301 East 66th Street #14L New	hayley@hlkconsulting.com	In opposition to the application	I live with my two young children nearby the blood center. Now more than ever, we have realized the crucial importance of outdoor spaces in the city, particularly ones where children can play. During this pandemic, and really, at all times, parks are one of the only places where children in the city can gather for unstructured play and physical activity. As we know, New York is cold for many months during the year, and it is only warm enough to be comfortable utilizing a park during sunlight hours. The construction of this new blood center building will cast a shadow over St Catherine's park for a large part of the afternoon, during the after school hours when the park is most heavily used. In addition, the noise, dust, and necessary street closures associated with the construction may make it unpleasant to be outdoors anywhere in the proximity of that building. I have no doubt that the construction will affect the adjacent NY Public library, further harming the neighborhood children.	282
5/12/2021 17:56:42	Amos Kaminski	315 E 68 St, Apt. 12K	amos.kaminski@gmail.com	In opposition to the application	There are no other parks in this neighborhood, and this park is already overcrowded. We need more parks in the neighborhood, so compromising the only existing one makes no sense. The positive effects of sunlight in the winter as well as the detriments of lack of sunlight are well documented. And this park is many of the neighborhood children's only opportunity to spend time in the sun.... unless the blood center literally steals their sunshine. Such an enormous building will also change the residential quality of this neighborhood, creating a huge amount of traffic on both 66 and 67 street, which are already congested, and negatively affect the function of the M66 crosstown bus which stops on that block. In addition, I am very concerned about the impact of such a huge demolition and construction project on the air quality in the area, particularly children's inhalation of particulate matter.	283
5/12/2021 18:06:58	Marcia Lowe	301 E.66th St. , NY, NY 10065	marcia@lowebiz.com	In opposition to the application	Of course we believe in the mission of the blood center and have no problem with a renovation or even slight increase in the size of the blood center, but the height they have proposed will have a profound negative impact on the neighborhood. I have lived in the neighborhood for 50 years. PROTECT OUR LIVABILITY!! Consider not only the shadows on the Park, the School and the traffic, hazardous waste, safety and the illegal spot zoning but the loss of sunlight and light for thousands of residents and students. This loss is known to affect the ability for students to learn. It also affects our mental health. Daylight, or the lack thereof, affects in no small way the psychological and physiological health of building occupants and their overall well-being. The city, the mayor, the NYBC and Longfellow have ignored these issues. Clearly they don't want to acknowledge the effects of these significant issues and prefer to counter with untrue facts.	284
5/12/2021 18:15:57	Emily Baller	315 E. 68th St.	eballer@msn.com	In opposition to the application	I am in opposition to the proposed blood bank development tower. This building does not belong on 67th street at a mid-block site. It belongs at one of the multiple sites the City has proposed for this type of large scale development or on an avenue site. It would be a colossal mistake for the City to grant the blood bank a zoning variance, which would set a terrible precedent for out of control building on mid-block sites for the future. The Blood Bank can easily build an as of right building that will more than accommodate its operations. What they want to do is nothing more than a money grab. It is incomprehensible that Friends of St. Catherine's are supporting this out of scale development that will cast a permanent shadow on the park and on JREC. The board members of St. Catherine's have no concerns at all for the children that use their park everyday as part of their school day or the children from PS 183 who use the park everyday. JREC, PS 183 and any organization that uses the park is against this development. Yet Friends of St. Catherine's stick to their perverse agenda of not opposing it.	285
5/12/2021 18:19:04	Evan Lorch	201 East 66th Street	evanlorch@yahoo.com	In opposition to the application	The tower will cast a shadow over St. Catherine's park where my children play several times a week Will cause air and noise pollution Cause huge traffic issues Ruin the residential character of the neighborhood by adding a building with the footprint so large. There is no place for a building like this on the upper east side	286
5/12/2021 18:26:22	Steven Serling	Life Sciences Secondary Schoo	sserling@schools.nyc.gov	In favor of the application	The capacity and reach with this new facility will have direct impact for youth in a traditional public high school through partnership in internships and career exploration. It will be able to offer hands on STEM experiments that will enhance what they are learning in the classroom with real scientists and practitioners in multiple focuses within the Life Sciences. This facility that's easily accessible for our students and the continued partnership with the Blood Center will be invaluable for students who traditionally do not enter the STEM fields.	287
5/12/2021 18:26:38	Marga Valladares	310 E 70 Street 9C NY NY 1002	valladares.marga18@gmail.com	In opposition to the application	I oppose to the application because the building will substantially reduce the amount of sun received by the only park we have in the surroundings. This Park is an essential part of our lives, This massive project will cause traffic jams and block the streets construction will cause air and noise pollution affect the library next door radically change the character of the neighborhood hurt the people who believed that city zoning rules would be enforced boefore they put their life savings into buying apartments affected by this	288
5/12/2021 18:27:07	Jonathan Korn MD	150 East 69 St	jk@jkornd.com	In opposition to the application	Destroys the family oriented community of the UES. Some reasons include significantly impacting the quality of life of the residents, i.e., blocking of sun for residents and families using the local park (St. Catherine's), blocking of sun for apartment owners of local residents, increase of congestion/traffic just to name a few. Overall there are more negative repercussions than benefits of having the Blood Bank expansion in the local community.	289
5/12/2021 18:29:16	John Teng	315 East 68th St.	jthc329@gmail.com	In opposition to the application	I fell strongly if this application goes through then the midblock zoning laws will soon be pushed to the wayside on other streets. The project gives nothing back to the community but take - light from the park even on hour a day is to much in a neighborhood that has so little park space, added congestion to subways and street parking, quality of life to all the neighboring building as lights in labs will be on 24/7 and disruption to the Julia Richmond complex of Schools. The fact that this project is so over and beyond the space needs of the blood bank and is more about finical gain only added to my conviction that this should not be passed. I also have concerns about the request for the a variance on the move theater that was mentioned at a previous meeting and not explanations was given as to why this is being requested in fact I found the dismissal of the request a bit deceptive	290
5/12/2021 18:31:01	Donna Sbriglia	336 East 67 Street	dsbriglia@gmail.com	In opposition to the application	May 12, 2021 CIVITAS CITIZENS' INC Statement on the New York Blood Center Proposal James T. B. Tripp and Sharon Pope, CIVITAS Board Members CIVITAS is a community-based organization founded in 1981 that works on zoning, land, parks and infrastructure issues important for the quality of life on the Upper East Side of Manhattan and East Harlem. We have fundamental concerns about the proposal that the Blood Center has put forward. The New York Blood Center is an important NYC bio-medical institution located at 310 East 67th Street in the mid-block that has been zoned R8B since 1985. In the 1980's CIVITAS was an ardent advocate for the R8B rezoning in that it would protect community characteristics in terms of building size and configuration in Upper East Side mid-blocks while allowing for taller and large buildings along the avenues that are comparatively wide. At the same time, CIVITAS understands that education, cultural and health-related institutions play a vital role in maintaining and enhancing the quality of life. We therefore strive to consider the legitimate needs of institutions that seek to expand, the degree to which any expansion and associated zoning change is essential to the basic needs of an institution and the feasibility of alternatives to achieve institutional goals. The zoning change that the New York Blood Center is seeking is not some minor or even modest adjustment of the R8B zoning. It is a dramatic change that will have overwhelming impacts on the surrounding community. It demonstrates a wholesale disregard for the mid-block zoning. As such, the proposal would constitute a highly disruptive and incompatible intrusion into the 67th Street mid-block because of the proposed bulk, floor plate and height of the proposed structure. The anticipated height is over 330 feet with a building floor plate that would exceed 30,000 square feet. The proposed structure would therefore be huge and massive with a looming, scarring and disruptive presence. In terms of institutional needs, as we understand the proposal, the New York Blood Center would use only somewhat more than one-third of this physical bulk. As such, this dramatic and extraordinary zoning uprooting that the Blood Center is seeking through ULURP is not necessary and cannot be justified by any well-articulated and clear set of needs of the New York Blood Center itself. Therefore, in terms of the magnitude of the proposed structure's physical impacts, the disregard for the R8B zoning and the lack of clear and compelling articulation of the need on the part of the New York Blood Center for a zoning change of this magnitude, CIVITAS opposes the zoning change requested.	291
5/12/2021 18:34:24	CIVITAS	1457 Lexington Ave, New York,	info@civitasnyc.org	In opposition to the application	Concerns about increased shadows over the block esp the park and massively increased traffic on nearby streets esp as there is a school. Also environmental hazards and waste.	292
5/12/2021 18:36:27	Soleil Nathwani			In opposition to the application	TESTIMONY On behalf BUILDING AND CONSTRUCTION TRADES COUNCIL OF GREATER NEW YORK AND VICINITY In Support of the New York Blood Center East May 12, 2021 Good afternoon. I am Santos Rodriguez, I am here to testify on behalf of Gary LaBarbera, President of the Building and Construction Trades Council of Greater New York & Vicinity, in support of the New York Blood Center East's project. The Building and Construction Trades Council is an organization of local building and construction trade unions that are affiliated with 15 International Unions in the North American Building Trades Union. Our local union affiliates represent approximately 100,000 union construction workers. The Building Trades mission is to raise the standard of living for all workers, to advocate for safe work conditions and to collectively advance working conditions for our affiliates' members, as well as all workers in New York City. The expansion of New York Blood Center East's 310 East 67th street headquarters will allow the Blood Center to expand its research facilities, improve collaboration among project teams, provide space for life science startups, while continuing to provide life-saving blood products and services for the New York City Area. This is an important project as the Blood Center's research facilities are utilized for research and development in the field of blood related diseases including potential treatment for COVID-19 as well as research into regenerative medicine. The Building and Construction Trades Council testified in support of this project in November 2020 and we continue to support it today. The ability to provide space to start ups, private institutions, and partners will only improve and facilitate the important research conducted at the Blood Center. In addition to assisting the Blood Center in fulfilling its public health mission, the project will provide an economic stimulus to our City as it is anticipated to spur the creation of 2,600 new jobs on site, an estimated 3,000 indirect jobs, and a total net economic output of \$1.1 billion annually. These jobs will provide wages and benefits that will support a middle-class lifestyle for workers and their families, creating a much needed stimulus to our City's economy. Now is the right time to take advantage of opportunities to invest in our City and put people back to work. The Building and Construction Trades Council of Greater New York and Vicinity supports projects like the Blood Center East project that will improve the lives of many New Yorkers, increase the resiliency of our City, and create middle class jobs for our members in the process. We thank you again for this opportunity to testify in support of this project.	293
5/12/2021 18:38:36	Santos Rodriguez	350 West 31st Street, Suite 700	srodriguez@nycbuildingtrades.	In favor of the application	Will cause huge traffic issues and air and noise pollution.	294
5/12/2021 18:43:36	Claudia Novod	NY, NY 10065	Cjb_223@yahoo.com	In opposition to the application	I favor renovating the existing space and the expansion required for the Blood Center ONLY. However, I am not in favor of the unnecessary expansion that will take up the majority of this development. This space will go to the highest bidder - not necessarily related to the blood center or its partners.	295
5/12/2021 18:43:41	Malcolm Auchincloss	315 East 68th Street	mauchin@gmail.com	In opposition to the application	Outrageous ! To ask to change the mid block zoning for this use when this bio-science center could be located in any number of other favorably zoned locations is an abuse of residential neighborhoods and sets a terrible precedent. Please protect St Catherine's Park!	296
5/12/2021 18:44:20	Judy	Belle	judybelle1122@gmail.com	In opposition to the application	the development does not conform to existing zoning. It is midblock. development is entirely to expansive.	297
5/12/2021 18:48:50	Katie Kenigsberg	400 East 70th Street, #3602, Ne	katherine.kenigsberg@gmail.com	In opposition to the application	X	298
5/12/2021 18:48:52	Marietta	Meyers	mariettamm@meyersreg.com	In opposition to the application	In reading about the need for this major change in policy I see absolutely no reason why the Blood Center should need a building of this size. I am totally against changing the neighborhood zoning for this application.	299
5/12/2021 18:49:26	Robert Blumenfeld	1175 York Ave, ny, ny 10065	Rblumenfeld@gmail.com	In opposition to the application	This project is inappropriate for a cross street. It will cause major traffic and is problematic to the community (and St. Catherine's park).	300
5/12/2021 18:53:02	Barbara Dubin	360 East 72 Street	barbarapeirez@gmail.com	In opposition to the application		301
5/12/2021 19:00:31	Gordon Z Novod	1175 York Ave. #18J	gnovod@hotmail.com	In opposition to the application		302

Timestamp	Name	Address	Email Address	Are you	Comments on the application	Submission Number
5/12/2021 19:05:18	Cathy Donnelly	315 East 68th Street, 10E, NY, N	cathyadonnelly@gmail.com	In opposition to the application	I'm writing to express my opposition to the proposed Blood Bank Tower on East 67th Street. I have been a resident on the Upper East Side since 1992 and am committed to our community. I have two teenage daughters who have attended the local public schools and have spent many years enjoying our beloved neighborhood park, St. Catherine's Park, and the East 67th Street Library. East 67th Street is a wonderful residential block with a school complex, library and community park. The impact this proposed project would have on this block and community is devastating. The increase in traffic and reduced light in our neighborhood would be so disruptive to the quality of life of its residents.	303
5/12/2021 19:11:54	Steven			In opposition to the application	I am a commercial real estate appraiser in New York and have been appraising commercial real estate in the five boroughs for 26 years. I am not opposed to new development as long as it is appropriate and conforms to the zoning and character of the neighborhood. The zoning for this site is a R8B residential district and as of right FAR is 4.0. Granting a zoning variance to construct a commercial building almost double the size mid-block is outrageous and irresponsible. This is a residential community, not a medical office park! Granting a zoning variance for a commercial tower between First and Second Avenues would set a terrible precedent on the Upper East Side. It is shameful that the city would even consider granting a variance for a project of this size.	304
5/12/2021 19:11:55	Elizabeth McAndrew	315 East 68th Street, New York,	emcandrew01@gmail.com	In opposition to the application	Office vacancy in New York is presently rising and is expected to continue to rise for the foreseeable future since companies need less office space due to a work culture change as more employees work from home. This excess office space could be repurposed for this proposed use. It is just so shocking to think that a massive commercial tower is being proposed mid-block in a residential community predominantly for the sake of "convenience" to the other medical institutions when there is available space a short distance away.	305
5/12/2021 19:13:16	Dan Truman	34-40 79th Street, #5F, Jackson	dantruman1888@gmail.com	In opposition to the application	I ask that you please vote against this project as proposed and protect our community. I understand the Blood Bank's need for a new facility. A smaller building in conformance with the present zoning requirements should be built on the current site and not a commercial tower!	306
5/12/2021 19:14:45	Kathryn Podeszwa	4710 vestal parkway e	Kpodesz1@binghamton.edu	In opposition to the application	Thank you for your consideration.	307
5/12/2021 19:17:19	CL Henderson			In opposition to the application	I oppose the out of scale commercial development in our neighborhood	308
5/12/2021 19:26:15	Evelyn D.	315 East 68th Street, NY, NY 10065		In opposition to the application	Please vote against this proposed commercial tower mid-block in a residential zone! This building if built as proposed will ruin our wonderful residential neighborhood.	309
5/12/2021 19:28:02	ELIZABETH M BOTVIN	26 Heathcote Road Scarsdale,	lombotvin@gmail.com	In opposition to the application	As the parent of two children at the school across the street, I am strongly opposed to having a BSL-3 lab which the NIH defines as: "Biosafety level 3 (BSL-3) is applicable to clinical, diagnostic, teaching, research, or production facilities where work is performed with agents that may cause serious or potentially lethal disease through inhalation, to the personnel, and may contaminate the environment)". There is no place for this in such a densely populated area as Manhattan no matter how profitable the rent.	310
5/12/2021 19:30:35	Kate D.	315 East 68th Street, NY, NY 10065		In opposition to the application	Establishment of Biosafety Level-3 (BSL-3) laboratory: Important ...https://www.ncbi.nlm.nih.gov › articles › PMC421649	311
5/12/2021 19:54:52	Rose A. Haché	333 East 68th Street, Apt. 9B	Rose.Hache8@gmail.com	In opposition to the application	We are strongly opposed to this multi-purpose plan. The plan is not appropriate for the location and it would have a significant adverse impact on the neighborhood, its inhabitants, school, green space, traffic flow, safety and sets a dangerous precedent to zoning protection. The rationale for the plan is without any reasonable basis. As an example, to suggest that it has to be within walking distance to Cornell and Rockefeller is a bizarre statement. This statement belies modern communications technology and transportation options. Cornell has expanded to Roosevelt Island and there is the East River that separate it from the hospital. There is sufficient space in New York which is available to have such a project. Further, there are other neighborhoods that would welcome the economic opportunity that the applicant offers in their presentation. We urge the Board to oppose the plan and uphold the Board's mission to protect, maintain and improve the social welfare and quality of life with the communities encompassed within Community Board 8.	312
5/12/2021 19:58:30	Zenaide Reiss	444 East 82 street 10028	zenaiden@verizon.net	In opposition to the application	I oppose this proposed massive commercial tower mid-block in a residential zone. I grew up in this neighborhood going to St. Catherine's Park and the East 67th Street Library. Friends of mine would come from over 15 blocks away to use St. Catherine's Park. It would be terrible for the children in our neighborhood and beyond to be impacted by this tower.	313
5/12/2021 20:11:06	Cassandra Ritas	3352 81st street #21	critas@gmail.com	In opposition to the application	I grew up in the neighborhood at 404 East 66 Street in the 1960's-1970's, where my mother still resides. I attended PS 183, JHS 167, Julia Richman HS, and Hunter College, and got my Ph.D. at Columbia. When I go to pick up my elderly mother (who is a cancer survivor), it can take 10-15 minutes just to get around the block. PS 183 has reserved parking on the north side of 66th Street, Memorial Sloan Kettering has a garage on 66th and York where the line is around the block, York Avenue at 62-63 Street has construction right where you get on the East River Drive north or south, and the brownstones on First Avenue are about to be demolished. St. Catherine's, where I played as a child, is the only playground for the children in the neighborhood and now it will be shaded during the afternoon hours. And we all know that the workers in the blood center will congregate there and eat their lunches.	314
5/12/2021 20:20:50	Scott Gurfein	254 East 68th Street	Scott@productequities.com	In opposition to the application	I cannot imagine having thousands of people working on 66th Street at the blood center. I cannot fathom the amount of truck traffic that will clog up 66 St. How many more fast food restaurants can be built on First Avenue to feed the people at the blood center? I think our neighborhood has done enough to service the sick this city. Expand somewhere else.	315
5/12/2021 20:24:45	Nicole Vartanian			In opposition to the application	I love St. Catherine's Park and the East 67th Street Library. There aren't many parks in my neighborhood. Please don't ruin my neighborhood with this huge tower which would put the park in shade for much of the day.	316
5/12/2021 20:48:51	Jessica Walker	575 Fifth Avenue, 14th Fl; New	jwalker@manhattancc.org	In favor of the application	The NYC's developer Longfellow's (first 334 foot tower building in NYC) massive building will affect: (1) Julia Richmond High School students by 2400+ employees on the sidewalks at morning school afternoon drop off and pick up, (2) traffic impact on M66 on 67th Street, (3) St. Catherine's playground sun from 2pm on from May to October, including school months, when children play in the playground after school, (4) NYCB has the option to redo their building within current zoning regulations or go somewhere else where they are wanted, (5) I listened and heard problematic lab work on poisonous chemicals "none planned" simultaneously unspoken "at present," (6) I have concerns about conflict of interest. Is it true that a member of CBB works at Kramer Levin? I would appreciate confirmation of that Member's recusal from voting on the Blood Center matter.	317
5/12/2021 21:00:50	Jacqueline Calderone	399 east 72nd st, New York, ny	Jdalessio@gmail.com	In opposition to the application	I cannot come up with a comment that is any different form all my neighbors who are opposing changing the zoning laws because one real estate organization would like to build a thoughtless and uncaring structure on obviously inappropriate lots.	318
5/12/2021 22:12:55	Kevin Kolack	4841 43rd Street Apt 4K, Woods	kevin@kevinokolack.com	In opposition to the application	All I can add is that it is totally unacceptable to ruin a zoned residential area by a building that is not needed and/or could be built in many areas that a zoned for their structure and purpose.	319
5/12/2021 22:22:10	Annie Lee			In opposition to the application	Zoning is designed for a valuable and purposeful reason. It is not designed to be altered for financial gain. I cannot express my own opposition to changing the zoning any more strongly than all my neighbors have done so eloquently. But I want my opinion to be heard and noted.	320
5/12/2021 22:54:05	Craig Shemin	333 E. 66th St. New York, NY 10	craigshemin@me.com	In opposition to the application	Zenaide Reiss, Upper East Side resident	321
					I greatly appreciate the work of the Blood Center. However, as the parent of a child at Talent Unlimited and another child at Ella Baker School, I oppose the Blood Center's current proposal for expansion and rezoning. The schools in the Julia Richmond Educational Complex are some of the few schools on the Upper East Side that reflect the racial and economic demographics of the wider city. They are citywide schools with children from all around the city. It is an environmental justice issue to subject these children and future children from around the city to the construction, during an ongoing pandemic that requires open windows, and to the ongoing increased traffic, reduced light, increased pollution, and the risk of airborne pathogens once the project is completed. There are many other places in the city, where labs are being incubated and built, as well as avenue sites that would allow large buildings that would be more appropriate for this project, since the Blood Center seems unwilling to make any adjustments to their proposal.	
					I absolutely vote against this. It affects and changes the whole neighborhood and the park where our children play.	
					Children need a park that isn't dwarfed by shadows and subject to even more noise and sound pollution. It has been a lifeline for people in the neighborhood and needs to remain a joyful space for children to gather and play.	
					Good evening. I'm Jessica Walker, President and CEO of the Manhattan Chamber of Commerce. We represent and support businesses across the borough.	
					Our biggest priority right now is the city's economic recovery in the wake of the COVID-19 crisis.	
					We are so grateful that the vaccine rollout is going well and that Mayor de Blasio has set a date for the city to fully reopen. Both of these are leading to increased economic activity. But the long road to recovery continues. Economists predict that New York City will not see a return to its pre-pandemic levels of employment until the end of 2023 or even into 2024.	
					That is why I come before you tonight in support of the Blood Center's proposal to create a state-of-the-art life science center in place of its existing facility.	
					The proposed Center East project holds significant economic development potential for New York City, both in the near term and for years to come.	
					The life sciences sector is one of the few industries that is booming in our city right now. It attracted venture capital investments totaling \$2.3 billion last year—nearly tripling since 2019. The state's universities and research institutions also attracted \$3.2 billion in public funding last year—which the metro area alone accounted for \$2.9 billion.	
					These businesses are here now and we hope that more are coming, but the biggest threat to keeping them here is a shortage of the specific types of labs they require. They need somewhere to go.	
					The Center East project will help address this shortage and help the city retain these companies which are growing and creating jobs at a time when we desperately need them.	
					The project itself is estimated to create approximately 6,000 jobs -- that includes union construction jobs during build out, induced jobs in the surrounding neighborhood, and life science and administrative jobs once the campus itself is complete.	
					It will generate more than \$1 billion annually for New York City. And it will do so in a sector that's important not just for our economy, but for the health of New Yorkers and our city's post-pandemic infrastructure and stability.	
					I hope that the Community Board will work together with the Blood Center to find a way to get this critical project done. We need it. Thank you.	
					Do not ruin our children's playground.	
					I am a parent of a 2nd grader at the Ella Baker School in the Julia Richman Educational Complex. NYBC's presentation is rife with an amount of obfuscation and propaganda rarely seen outside of major political campaigns. I do not want my son's education hampered by construction for the next 5 years. I do not want the sun blocked from his school in perpetuity.	
					I am a tenured college chemistry professor. The NYBC plot of land is NOT "uniquely" positioned for such a project. While I don't fear a lab breach worthy of "Gremlins 2," if the pandemic has shown us anything, it's that proximity is NOT a necessity for collaboration. No one is carrying lab samples between buildings on the Upper East Side.	
					With millions of square feet of office space available in Manhattan available to retrofit (likely more cheaply), what this comes down to is hubris on the part of the NYBC board. I've seen this before... In the early 2000s, the Board of The Cooper Union decided to demolish 2 existing buildings and consolidate operations in a single (smaller, but headline-grabbing) new building. It nearly bankrupted the school, and the financial dealings involved were deemed "improper" though not illegal. The Board left a legacy to the school, indeed. This project is no different. The goals of an otherwise wonderful organization (my wife organized their Queens blood drives during the pandemic) are being tarnished by Board members wanting to leave a legacy.	
					The project does not need to happen here. If the partnership with Longfellow really NEEDS to happen, it can happen elsewhere. They don't need to break the law and set an awful zoning precedent to put it on 67th street.	
					I am really concerned about the effect it will have on St Catherine's Park (where both of my children play frequently), and the disruption it will bring to the residential character of the neighborhood. We moved to the area because of the quiet, family oriented nature of the neighborhood. Please do not take this away from us and our children by allowing this building to be constructed!	
					I am vehemently opposed to the proposal to build a 334-foot monstrosity in a space zoned for a 75-foot building. There are numerous quality of life issues that have not been addressed by the Blood Center. Traffic, parking, retail congestion, emergency vehicle access, noise and air pollution have not been addressed at all. In fact, the Blood Center seems to have no concern for neighborhood residents. Many misleading statements were made. The Blood Center stated that the building is not a commercial office building, but moments later, their own representative mentioned commercial occupants would be in the building. So, while it is not a commercial "office building," it is a commercial laboratory. The Blood Center emphasized that they are a non-profit organization, but it is clear that this new project is a for-profit, commercial enterprise. If it was a non-profit venture, Paul Selver would not refuse to answer the questions that were asked about the financial structure of the project. The Blood Center stated that the new building would house their scientific collaborators, but my understanding is that Longfellow and not the Blood Center would be renting the space, so the Blood Center would have limited control on who occupies the space. Numerous Blood Center representatives insisted that the BSL-3 Lab is safe because it's been there and there haven't been any problems. First, the proposal is for a newly constructed lab and not the one that's already there. Second, just because there hasn't been an issue up to now, doesn't mean there couldn't be one in the future. Paul Selver repeatedly states that this is simply a "Land Use Issue," but I'm not sure why that would mean the residents' resistance and opposition to the project shouldn't matter. We have land, too. And our use of it is within the law. Why should the Blood Center's desire to change the current law outweigh the overwhelming opposition to the project by the neighborhood's residents? (I prefer to use the term "law" rather than zoning, because that's what we're talking about -- a non-profit teaming up with a commercial entity to change the law to make money). The Blood Center's insistence that they are doing good work is only there to mask the fact that this is a blatant moneymaking scheme - commercial greed clad in a non-profit overcoat. Finally, a question that should be asked of Paul Selver: According to a February 11, 2021 article on LexisNexis "Law360" Mayor DeBlasio owes \$300,000 to Paul Selver's law firm, Kramer Levin. How is this not a conflict of interest and an ethics issue for an elected official who is involved in this decision-making process. (https://www.law360.com/articles/1353260/nyc-mayor-s-unpaid-kramer-levin-tab-raises-ethics-worries)	

Timestamp	Name	Address	Email Address	Are you	Comments on the application	Submission Number
5/12/2021 22:58:22	Stephanie D'Abruzzo Shemin	333 E. 66th Street #6L New York	stephaniedshemin@yahoo.com	In opposition to the application	I was unable to attend the Zoom meeting tonight, but my husband was, and suffice it to say that with every meeting that transpires regarding the monstrosity that is the new proposed Blood Center building, the more enraged I get. There seems to be shady dealings, shady people, and shady money all over this proposal; which, frankly, doesn't even seem like a proposal at this point. A proposal actually takes the neighborhood (and city) into consideration... and this ridiculousness has zero consideration for the added traffic, lack of infrastructure to support the influx of new employees, stress on the water and electrical systems in the immediate area, air and noise pollution, shadows, and most importantly, zoning precedent. Not only that, but the people behind this project are acting like it's a done deal. The last decade has slapped New Yorkers in the face with its callous disregard for its residents in favor of mid-block behemoths like the glass middle fingers of Billionaire's Row that do nothing for tax revenue or neighborhood businesses, and only line the pockets of developers. I don't understand why zoning laws seem to be so easily bent and broken in this city. They are there for a reason: to preserve our livability. Without livability, New York City is in big trouble. I have lived in this neighborhood since 1993. I have seen it rise, and I am starting to see it fall. The Memorial Sloan-Kettering rezoning 15 years ago did not help the neighborhood. This Blood Center monstrosity promises to actively hurt it. There is no good reason why the Blood Center, which currently stands on land that is zoned for 75 feet, needs to be 334 feet tall... unless the reason is money pouring into the pockets of a carpetbagging developer named Longfellow. I am vehemently opposed to this application. Thank you for allowing me to share my opinion. Sincerely, Stephanie D'Abruzzo Shemin	322
5/12/2021 23:08:48	Elizabeth Keizner	306 E 82nd Street	elizabeth.keizner@gmail.com	In opposition to the application	Please do not take away the sunshine at our neighborhood playground	323
5/12/2021 23:25:29	Steven Gee	301 East 64th Street	steven.c.gee@gmail.com	In opposition to the application	The character of our neighborhood is extremely important and that is heavily defined right now by St Catherine's. Let's not destroy the character of that park and its family environment by throwing it into shadow.	324
5/13/2021 7:07:00	Jill fastenberg	215 east 68 th street . Apt 14w,	jfastenberg@btig.com	In opposition to the application	My daughter and all her friends use St Katherine s park every day .. it has been there only source of social interaction through this pandemic. They have been going for years since they are infants .. we are all in public school and this is their playground both during the week and weekends .. we have hardly had school due to restrictions and this park has saved all of them both emotionally and physically since they are super careful with masks and run around .. all the traffic noise and obstruction this project will bring will greatly affect them .. we strongly oppose	325
5/13/2021 9:02:02	Craig Shemin	333 E. 66th St. New York, NY 10022	craigshemin@me.com	In opposition to the application	I am vehemently opposed to the proposal to build a 334-foot monstrosity in a space zoned for a 75-foot building. There are numerous quality of life issues that have not been addressed by the Blood Center. Traffic, parking, retail congestion, emergency vehicle access, noise and air pollution have not been addressed at all. In fact, the Blood Center seems to have no concern for neighborhood residents. Many misleading statements were made. The Blood Center stated that the building is not a commercial office building, but moments later, their own representative mentioned commercial occupants would be in the building. So, while it is not a commercial "office building," it is a commercial laboratory. The Blood Center emphasized that they are a non-profit organization, but it is clear that this new project is a for-profit, commercial enterprise. If it was a non-profit venture, Paul Selver would not refuse to answer the questions that were asked about the financial structure of the project. The Blood Center stated that the new building would house their scientific collaborators, but my understanding is that Longfellow and not the Blood Center would be renting the space, so the Blood Center would have limited control on who occupies the space. Numerous Blood Center representatives insisted that the BSL-3 Lab is safe because it's been there and there haven't been any problems. First, the proposal is for a newly constructed lab and not the one that's already there. Second, just because there hasn't been an issue up to now, doesn't mean there couldn't be one in the future. Paul Selver repeatedly states that this is simply a "Land Use Issue," but I'm not sure why that would mean the residents' resistance and opposition to the project shouldn't matter. We have land, too. And our use of it is within the law. Why should the Blood Center's desire to change the current law outweigh the overwhelming opposition to the project by the neighborhood's residents? (I prefer to use the term "law" rather than zoning, because that's what we're talking about -- a non-profit teaming up with a commercial entity to change the law to make money). The Blood Center's insistence that they are doing good work is only there to mask the fact that this is a blatant moneymaking scheme - commercial greed clad in a non-profit overcoat. Finally, a question that should be asked of Paul Selver: According to a February 11, 2021 article on LexisNexis "Law360" Mayor DeBlasio owes \$300,000 to Paul Selver's law firm, Kramer Levin. How is this not a conflict of interest and an ethics issue for an elected official who is involved in this decision-making process. (https://www.law360.com/articles/1353260/nyc-mayor-s-unpaid-kramer-levin-tab-raises-ethics-worries)	326
5/13/2021 9:38:21	Trev Jones	233 E 69th St		In opposition to the application	I strongly oppose this project as I see no reason for its existence in my neighborhood. It is strictly an exercise in greed with no concern for the children to play in the park, for the neighborhood, for anyone on the upper Eastside I am Rachel Levy, ED of FRIENDS of the Upper East Side, and we are working closely with the Coalition to Stop the Blood Center Tower. FRIENDS was founded in 1982 with a mission to preserve the architectural legacy, livability, and sense of place in the neighborhood. The rezoning sought here effectively reverses the most basic planning principle governing the built environment on the Upper East Side -- the idea that towers belong on avenues while side streets are dominated by lower scale residential and associated uses. The campaign for contextual zoning, which resulted in the R8B zoning district, reinforced that existing context, and has done so consistently and remarkably well for 36 years. This project introduces exactly the kind of building R8B was designed to prevent -- the midblock tower -- and it would be the first rezoning of an R8B district since it was established. FRIENDS' founding President Halina Rosenthal articulated the threat: "If unchecked... the proliferation of assorted... skyward oriented structures... will totally destroy New York City's mid-block residential streetscape." To be sure, if the R8B zoning is dismantled here, it will set a dangerous precedent for contextual districts throughout the Upper East Side and citywide -- a land use and visual character impact that the DEIS fails to consider. Not only does the applicant seek to map an avenue zoning district on the midblock, it also then seeks permission to violate almost every aspect of that new zoning district by special permit. And the resulting building is truly massive. With floor plates of nearly 33,000 square feet, the bulk of the tower is more akin to midtown commercial buildings like One Vanderbilt, and the Empire State Building than any tower that has ever been built on the Upper East Side. Across from a heavily used park in a park-starved neighborhood, a busy educational complex housing 6 schools, and next door to a 1905 Carnegie library building, this block exemplifies dense urban life. New afternoon shadows on St. Catherine's Park would be substantial during much of the year, casting most of the park into shadow for hours at a time. But shadows do not only fall on parks -- the schools, street and sidewalk on 67th Street would lose more than 50% of their light, as would portions of 66th Street. The only possible mitigation for this kind of loss is a significantly smaller building, an alternative which the DEIS refuses to consider. Let's be clear -- the Blood Center is a non-profit that has operated in the neighborhood for many years. But this project is not about the Blood Center's ability to continue its good work. It's about a private for-profit developer seeking development rights the Blood Center is not entitled to, in order to build a massive commercial building in a residential neighborhood -- at a moment when the City is facing a massive glut of commercial space. The fact that the Blood Center itself will occupy only the lower third of the building, leaving the rest available for speculative commercial tenants, demonstrates the unnecessary nature of this project. Indeed, the Blood Center could build 10% MORE community facility space in the as-of-right scenario. And there may be other, more sensitive alternatives that could be developed to lessen the impact on the neighborhood, such as the full coverage alternative that George Janes has raised. There are also still significant questions about the proposed BSL-3 lab, a use that the City's own Board of Health states poses the potential for "catastrophic consequences." In fact, in response to a FOIL request, the Health Department responded it couldn't disclose existing lab locations because it would endanger public health and safety. In light of this, it is inexcusable that the DEIS is silent on whether the labs will be available to commercial tenants, and if not, the programmatic means of restricting such uses to the Blood Center only, and the measures in place to protect the public health in this dense residential neighborhood. The aggressive proposal demonstrates disregard for the community in every way -- it requires the community to bear the impact of an egregious building in order to benefit a private developer. It sets an irreversible land use precedent for the Upper East Side and what makes our neighborhoods livable. FRIENDS urges the Community Board to reject this proposal.	327
5/13/2021 10:15:01	Rachel Levy	FRIENDS of the Upper East Side	rlevy@friends-ues.org	In opposition to the application	Thank you.	328
5/13/2021 10:24:57	Steven Smith	333 East 66th Street Apt 10N	ssmith075@aol.com	In opposition to the application	I have already submitted comments on 5/12/21, however after participating in the 5/12/21 Zoom Meeting I feel the need to add to my previous comments. As I listened to presenters, commenters and CB#8 Members, I heard expressions of disappointment from Chairman Squire regarding the lack of change in the presentation despite the communities negative comments as well as disappointment in the applicants delay in minor requests like timey posting. Some, like CB8 Member Alida Camp, described disbelief in how quickly this application navigated its way through the municipal process. Others like the representatives the various Julia Richman Schools disputed Paul Selber's claims of reaching out to them with no response. Still others commented on the lack of responses from the applicants to previous questions. My comment at about 10:00pm was that according to articles I have read, this is all part of the Kramer Levin Playbook. Minimize responses, don't make changes and let time run out. Responding to the question of how did this proposal move so quickly through government, it is Mayor de Blasio's "enthusiastic support" for this project which, despite overwhelming opposition by educators and community (two groups that our Lame Duck Mayor proclaims he supports), appears to have swayed the the good sense of all who have sanctioned this application to its current status, with "the clock that ticking". On 4/29/21, in response to questions made at the Zoning Committee Meeting on 4/27/21, I sent the articles I had read to info@cb8m.info to be provided to that Anthony Cohn, the committees co-chair and the rest of the Zoning Committee. I see no way to attach those articles to this comment posting. I will therefore resend the articles to the same address with the request that they be provided to this Land Use Committee Members for their reading. The articles are summarized as follows: •2/13/17 NY Post by Editorial Board; The Corruption Cloud Over Mayor de Blasio Just Got Darker •2/23/17 NY Times by William K. Rashbaum; Mayor de Blasio Will Meet With Federal Prosecutors on Friday •3/4/17 NY Daily News by Greg B. Smith; Law Firm's Lobbying Unit Sees Big Income Boost After de Blasio hires its attorneys for his corruption defense •6/17/18 NY Daily News by Greg B. Smith; Law Firm Owed \$300G by de Blasio Lobbied Mayor's Top Aides, Won Big Favor for High-Rise Developer •11/20/18 POLITICO by Sally Goldenberg; De Blasio Approves His Own Contract for Legal Fees After City Comptroller Rejects It •11/20/18 Wall St Journal by Katie Honan; Mayor OK's Contract to Pay Off His Legal Fees Tied to Probes •2/11/21 LAW360 by Anna Sanders; NYC Mayor's Unpaid Kramer Levin Tab Raises Ethics Worries These articles may clear up the question as to why this proposal, opposed by the community and educators alike, has moved through the system so quickly. I owe nearly \$300K on my home to a bank. It's called a loan/mortgage. Each month I pay a portion to the bank, who technically owns my residence until I payoff what I owe. The largest amount of the payment is the interest. It seems to me in light of these facts, regarding the Mayor's unpaid debt to Kramer Levin, one might ask what the interest payments are and when will the payoff occur. Is it perhaps "Zoning for Dollars"? I leave it to this Committee and Community Board to read these articles and draw their own conclusions. I for one oppose this proposal to approve changes to the r8b zoning law for this "spot location"	329
5/13/2021 13:43:11	Stacie	301 e 66	Sfried21@gmail.com	In opposition to the application	This will damage the neighborhood greatly and continue to drive out young families (who have already left in droves due to covid).	330
5/13/2021 15:59:22	Stacie	301 e 66	Sfried21@gmail.com	In opposition to the application	This will damage the neighborhood greatly and continue to drive out young families (who have already left in droves due to covid).	331

Timestamp	Name	Address	Email Address	Are you	Comments on the application	Submission Number
					<p>I am a native New Yorker and have lived on the Upper East Side for the last 28 years. I recently renovated my apartment to create the home of my dreams. But now, for the first time ever, I want to leave New York. In recent years, it has become glaringly apparent that the concerns of the residents of New York are no longer relevant to the decisions made about their communities and living circumstances. It's the developers and their investors and the politicians corrupted by money and power that decide. For them, the residents are a nuisance to be tolerated until they can be swept aside with construction equipment.</p> <p>This could not have been more evident in the meeting with the New York Blood Center's representatives at the Community Board 8 Meeting on May 12, 2021. The suggestion that St. Catherine's Park would have sun for most of the day because the shade caused by the proposed tower would not hit until the "late" hour of 2:15 pm was offensive. The lack of interest in the testimony of community members on the part of Paul Selver was palpable. His failure to prepare for the meeting was apparent. His assertion that the financing of the project is not germane is an insult. After hearing witness after witness in opposition, Mr. Selver's condescending response was that there are others who would disagree. If that's right, where were they? They didn't show up to testify. Why? Because, as someone at the meeting said, the fix is in.</p> <p>Those in favor of the project are non-residents who will profit to our detriment. They have always profited (and will always see fit to profit) at the expense and to the detriment of ordinary working people. They don't need to fight for this proposal at a community board meeting because they know that this project will go forward. So, they aren't going to waste their valuable time listening to our concerns. Instead, they are going to pay Paul Selver to do that. In fact, here's an article that says as much.</p> <p>https://commercialobserver.com/2014/07/the-negotiator-land-use-tactician-paul-selver-helps-real-estate-bigs-build-big/</p> <p>Our concerns obviously have no bearing. All the benefit will go to non-residents at the expense of our communities – those surrounding the New York Blood Center and all the other communities who will suffer monstrous midblock construction in the future as a result of this precedent.</p> <p>The Upper East Side is no longer livable and it's because the developers and their investors have been allowed, and will continue to be allowed, under increasingly disingenuous pretenses to destroy it. The construction is endless and all we ever get is ugly, excessively tall commercial towers, with hundreds of tiny, overpriced, cookie cutter apartments (or, in the case of the NYBC, labs) and a few empty penthouses, that steal the sun and open air and offer nothing to the communities in return but huge, empty storefronts or national chains – another Verizon, another Sprint, another Walgreens, another CVS, another Target, another Chase, another TD Bank, another Taco Bell, another Dunkin' Donuts, another Starbucks – nothing worth having in the neighborhood.</p> <p>The NYBC's proposal is an abomination and should not be allowed to go forward, but I already know that it will. Don't you? I don't know where I'm going yet, but I am NOT staying in New York.</p>	
5/13/2021 20:20:19	Nazmiye Gokcebay	201 E 83rd St, New York, NY 10	nazmiye@gmail.com	In opposition to the application		332
5/13/2021 21:59:21	Lorna Weiner	1623 3rd Ave. 22B	Lornaweiener@yahoo.com	In opposition to the application	I oppose the Blood Center expansion.	333
5/14/2021 0:21:14	Janette Gautier	215 East 68th Street	janettegautier@verizon.net	In opposition to the application	Sorry I couldn't be at your meeting. I strongly oppose the building of that monstrosity over the Blood Bank. Just what we don't need is another huge building looming over our schools (in this case, Julia Richmond) and playgrounds (St. Catherine's Park). We have tall hospital buildings all over First and York Avenues. Please leave some air and light for the residents of this area. Thank you.	334
5/14/2021 2:40:10	Sarah Gallagher	1136 First Avenue, 10065	SWGall@nyc.rr.com	In opposition to the application	Utterly inappropriate in every respect.	335
5/14/2021 10:23:30	Linda Gail	1755 York Avenue	Gogirl423@aol.com	In opposition to the application	If the blood center is allowed to skirt the current laws of mid block building size it won't be long before other builders are doing the same and ruining what is left of the upper east side. Absolutely NO to this project.	336
					<p>As it was well put by someone Wednesday night, TBC has gone rogue. Here we are as a community painting this practically dystopian, not exaggerated, world of added darkness in day, light at night, pollution, toxic waste, kids health and learning at risk, gridlock for ambulances not arriving in time with the direst of consequences, school buses sitting in traffic, awful commutes, noise, and on and on..... And they sit on their hands never acknowledging any of it, giving any second thought or possible signal of compromise. They're facing nearly unanimous opposition in their community yet they're ploughing on ahead!</p> <p>The question I'd ask them to consider; If all goes their way, what kind of work environment and culture will they be creating for their new world-class hires? Those people will be here and go out to the surrounding community, endure the hardships described above and especially learn that their employer met with vehement, fierce opposition to their very presence in the community. They will most certainly find out and may begin to resent TBC because their conscience will compel it.</p> <p>Also, getting lost in all of this are the credentials of Longfellow. Please look at their website. Considering the magnitude of this enormous project, look to see if anything they've done with their existing properties, many of which are renovations, even approaches a fraction of the size of this Tower. I saw nothing. They have no experience managing a project like this, especially not in NYC. We must challenge City Planning to reconsider their competence to pull off such a challenge. Their resume is not just thin for this work, but rather shows them to be unqualified. They'll be doing it with "training wheels" given that we all know even the most savvy Manhattan builders go over budget and time due to unforeseen circumstances.</p> <p>Furthermore, there must be a threshold of acceptable capacity City Planning considers when growing a community by such a scale. How is it this community sitting in a vital city artery has not already reached capacity for services, emergency and otherwise? If not already, this project most certainly will far exceed that threshold and break any limits that should exist if they don't already.</p> <p>Please tell me with whom I can be in touch to help inform city officials, especially city council members, of our side of this story.</p>	
5/14/2021 13:41:11	Rick Bellusci	333 East 66th Street	rickbellusci@yahoo.com	In opposition to the application		337
5/14/2021 14:18:07	Jennifer Oberstein	200 East 66th Street	obersteinjen@gmail.com	In opposition to the application	I am AGAINST the proposal to put a 334-foot tower mostly dedicated to commercial space in the midblock between East 66th and East 67th Street and First and Second Avenues. It will endanger long-held mid-block zoning and casting a shadow on St. Catherine's Park.	338
5/14/2021 15:45:13	Adam Baker	1740 Second Ave, Apartment 1	abaker.adam.n@gmail.com	In favor of the application	The building does not even scratch the skyline in the area. If we oppose a scientific hub and blood bank expansion but favor tall towers for super rich, what kind of neighbors are we? This stinks if NIMBY grouchiness, and this attitude only increases our cost of living, doing business, and progress in our neighborhood.	339
					<p>I am vehemently against the blood centers construction project. I would like to focus first on construction noise – particularly on the impact it has on children: the constant trucks, yelling and banging – the drills and jackhammers, steel hitting steel, and the very loud whistles announcing the coming loud noise pollution. These examples and more are all culprits.</p> <p>The question is what will be the lasting impact on the over 2300 children attending schools in the neighborhood? The Sam School is on the corner of 67th and 2nd Ave, the Urban Academy, the Talent Unlimited high school, Manhattan International high school, Vanguard high school, the Ella Baker school for K to 8th grade, P226 a middle school for autistic students, and the Life Center nursery school are all located in the Julia Richmond building that houses more than 2000 students and is directly across the street from the proposed construction. In addition that building includes a library, a cafeteria, an auditorium, a culinary arts room, a dance studio and program, a theater and program, an Art Gallery, a swimming pool and gymnasiums. These ancillary facilities are used at many hours during the school day and at many other times.</p> <p>Children in proximity to noise pollution for over 4 years will have irreparable damage according to an information piece published by The Environmental Protection Agency entitled: "Noise and Its Effects on Children" https://nepis.epa.gov/Exe/ZyPDF.cgi?P100736S.PDF?Dockey=P100736S.PDF</p> <p>This flyer identifies the adverse health effects of noise on children, they say that noise "poses a serious threat to a child's physical and psychological health including learning and behavior." They go on to say that repeated exposure to noise during critical periods of development may affect a child's acquisition of speech language and language related skills such as reasoning and listening. The inability to concentrate in a noisy environment can affect a child's capacity to learn. Tinnitus often described as a ringing or buzzing sound in the ear, is a symptom associated with many forms of hearing loss. The physical result of noise pollution can be elevated blood pressure and other cardiovascular ailments for children and adults (like teachers and staff and parents).</p> <p>"NIHL is a permanent hearing impairment resulting from prolonged exposure to high levels of noise or by sudden high level (impulse) noise."</p> <p>How do we prevent this from happening?</p> <p>We stop The Blood Center from doing this kind of damage to our children!</p> <p>There is yet another issue involving noise pollution. The City requires that concrete pours and crane adjustments be done when there is a minimum of foot traffic and vehicle traffic – and/or near schools or public spaces. To meet these requirements, contractors request "after hours variances." We all know about the unbelievable disruptions to people living in proximity especially to high rise building projects – they have described unreal noise at all hours causing sleep disruption and deprivation.</p> <p>Our neighborhood meets the city requirements which will force night work. The neighborhood, in addition to schools and public space, over-loaded foot and vehicle traffic will most certainly require that these "after hour variances" be issued. Working at night, as well as new construction requires light and lots of it.</p> <p>Our residential neighborhood is filled to the brim with working people who need to sleep at night – and there are many elderly folks who have lived in this neighborhood for years who will not tolerate the noise, the light, the dirt and the disruption on streets and sidewalks that this mid-block tower will cause. It is obvious that 66th St will be the chosen place for most of the construction equipment and supplies – this will heavily disrupt the ability of taxis and car services, food deliveries, etc. to service the residents. The street is too narrow for this kind of building.</p> <p>There is a keen interest in focusing on making cities more humane – NYC is closing streets with the intent of increasing the quality of life – not disrupting life. There are new innovations in urban design focusing on creating healthier environments – not reducing the air quality, increasing the shade and reducing the light, not creating more noise and overcrowding.</p> <p>There is a simple solution for all these issues:</p> <p>DO NOT ALLOW THE BLOOD CENTER TO GO FORWARD WITH THEIR UNREASONABLE ZONING AND BUILDING PLANS.</p>	
5/14/2021 19:53:23	Susan Cooper	333 E. 66th St	sjhcoop@gmail.com	In opposition to the application		340
					The DiBlasio administration's push for rezoning to accommodate the proposed mid-block expansion of The Blood Center on East 67th Street underscores the Mayor's contempt for that entire Upper East Side area and community. The rezoning would allow construction of a high-rise research laboratory conducting potentially dangerous experiments to rise in close proximity to schools and playgrounds, jeopardizing the health of children at the schools as well as neighborhood residents. Said development would also block sunlight from reaching the school and the playground for the entirety of the afternoon. Lastly, consider the terrible precedent set by allowing any such mid block rezoning to go forward. Shame on Mayor DiBlasio and his supporting cast of characters.	341
5/15/2021 12:46:55	Amy Sklar	239 Central Park West, NY, NY	Amysklar@aol.com	In opposition to the application		342
5/15/2021 21:25:01	Jessica Youdim	301 east 66 street	jyoudim@yahoo.com	In opposition to the application	This is not a good idea	343
5/17/2021 9:59:31	Margaret m Sharkey	1040 Park Avenue @ 86 Street	margshark@hotmail.com	If the structure is modified to not	Too tall for the neighborhood! This is a residential area.	
					<p>Older Adults have only one park accessible with sunlight and happiness in our densely populated 10021 zip code. It is so important for us to see happy children at play while getting the required Vitamin D from the sunlight at Saint Catherine's Park. It is an oasis given the density of concrete and steel which has robbed us of places to sit in the sunshine.</p> <p>There is no reason to build a building taller than what the current zoning is today. We need to protect the current midblock zoning to protect the character of our neighborhood. The Blood Center does not need the proposed building as it would only occupy 1/3 the height of the new building! The only reason to make a building that high is GREED. There is certainly enough growth for the Blood Center in a New Building restricted to the current zoning height. Remember the Blood Center will only have 1/3 of the mega building proposed by Longfellow. Shortening the building to the current zone will give the Blood Center what they need and have enough extra space for expansion and to make a profit without infringing on the right to have sunshine for the school, the park and other buildings where its shadow will be cast. We do not need rezoning which will set a new precedent for mid-block-construction!</p> <p>It is not known who Longfellow will lease the other 2/3 of the building to or whether it will be all Commercial Space. If it is leased to independent labs who is going to control those labs. What will be studied in those labs? Currently the Blood Center has total control of their current whole building and everyone in it keeping strict protocols. It only takes one mistake to create another PANDEMIC. It is unconscionable/outrageous to build this Mega Structure in the most DENSELY POPULATED zip code in NYC. We need to be more concerned about our living environment. Our streets need more clean air and sunlight not less.</p> <p>There are three sites available today in the correct zoning where the Blood Center can build on: East Harlem Site (adjacent to NY Proton Center), Kips Bay Site (Public Health Lab - East Side Medical Corridor) and Long Island City Site (DOE suitable for Life Science Conversion). Longfellow is claiming proximity to all hospitals and research centers is key. However, they do not have that from their current site today! If they have to leave for 5-6 years while a building is being built where is the proximity there? If they have to move for 5-6 years then why not invest into that other site as a permanent location (perhaps one of the three sites above).</p> <p>What about the impact to AIR QUALITY through the EMISSIONS in such a densely populated area? The IMPACT ON HEALTH especially for the children and seniors will be devastating!</p> <p>There will also be a rise in NOISE level from fans and debris removal as well as danger from hazardous waste removal and transportation from a site three times that of today.</p> <p>There will also be GLARING LIGHT through a glass facade and MULTILEVEL NEON SIGNS facing residential homes which can be seen for blocks! What is the purpose to draw attention to this building? I would think the Blood Center would advocate a very discrete building which blends into the surrounding residential architecture which would be more secure, not one that says, "TERRORISTS OVER HERE!"</p> <p>What about the TRANSPORTATION IMPACT? Increased trucking in and out of the mega structure will impact the traffic pattern on one of the slowest traffic streets in NYC. Additional traffic will impact the response times of our needed: AMBULANCES, FIRETRUCKS, and other FIRST RESPONDERS. How many New Yorkers have to die to satisfy GREED!</p> <p>Why is this rezoning being rushed through behind the people's backs? Why has there been no compromise to redesign and shorten the building which would alleviate these issues from Longfellow and the Blood Center since this went public?</p> <p>SHAME ON THE BLOOD CENTER, SHAME ON LONGFELLOW DEVELOPER, SHAME ON OUR MAYOR AND ALL THE NYC AGENCY PERSONNEL who are involved in this latest NYC SCANDAL!</p>	
5/17/2021 21:35:21	Bernadette A. Nader	360 East 72 Street	banader@aol.com	In opposition to the application		344
5/18/2021 21:08:54	Laura Newman			In opposition to the application	The proposal will create extraordinary traffic congestion and exhaust. The JREC block is beautiful in every way and the building will ruin that. Also it will undoubtedly lead to crashes and pedestrians getting injured. Just leave a beautiful block the way it is	345

Timestamp	Name	Address	Email Address	Are you	Comments on the application	Submission Number
5/20/2021 10:22:48	Andrea Dacquino	1320 York Ave. Apt. 35B, New York	adacquino@gmail.com	In opposition to the application	Our community cannot allow this massive construction project to happen. Our community resources are already too stretched. We will suffer very negative consequences for our local community if this project is allowed to happen.	346
5/20/2021 10:36:48	Helena yu	345 east 68th streer	Helena.yu@gmail.com	In opposition to the application	This building proposal will ruin the one green space we have around here (St Catherine's park) and cause congestion which is already bad because of local hospitals. We have some control and we must stop the building	347
5/20/2021 13:15:10	Andrea Heaney	201 E66th St 3g NY, NY 10065	Andreaheaney@gmail.com	In opposition to the application	Greed, loopholes and our mayor have come together for this highly unethical project. Truly awful from our city government.	348
					The Building Congress has for 100 years advocated for infrastructure investment, pursued job creation and promoted preservation and growth in the Greater New York region. Our association is made up of over 525 organizations comprised of more than 250,000 skilled professionals and tradespeople. Through our members, events and various committees, we seek to address the critical issues of the building industry and promote the economic and social advancement of our city and its residents. With that in mind, Building Congress proudly supports the Blood Center's Center East proposal. As we emerge from the COVID-19 pandemic, the building industry will provide an immediate and essential boost to our city and state's economy while bringing thousands of people back to work. We are the backbone of our economy, as evidenced in the fact that construction spending was \$61 billion in 2019 and is a key driver of employment throughout the metropolitan area. Our road to recovery must follow a path based on investments that will build New York back better and continue to make the city an attractive hub for all industries, including the life sciences sector. While New York City boasts industry-leading life science institutions, we have yet to reach our full potential. New York continues to lag behind Greater Boston, Raleigh-Durham, San Diego and the Washington, D.C.-Baltimore area. Given the heightened need for expanded medical care following the COVID-19 pandemic, the Center East proposal will help advance the Blood Center's important mission by transforming its current space into a state-of-the-art facility and in turn enable the growth of the city's life sciences capabilities. Additionally, this project has the potential to be a key part of the City's pandemic recovery plan. This project will support 2,400 construction jobs and long-term life science jobs. It would also have a \$1.1-billion impact on the state's tax revenue and a multiplier effect by activating countless businesses in its construction and operation. We are also proud of their collaboration with the Building and Construction Trades Council of Greater New York to ensure that union workers are hired. The New York Building Congress is proud to support the Blood Center's plan in order to aid the city and state's economic recovery by creating thousands of jobs while also enhancing our city's life science industry. We urge Manhattan Community Board 8 to support this application. Very truly yours, Carlo A. Scissura, Esq. President & CEO	
5/20/2021 14:57:15	Charlie Samboy	1040 Ave of the Americas	csamboy@buildingcongress.co	In favor of the application		349
5/20/2021 18:38:06	Ruchika Anand	360 East 72nd Street, New York	anand.ruchika@gmail.com	In opposition to the application	The Blood Center building is breaking zoning laws. The real-estate company is taking cover with the pretense of renovating the blood center is building high rise residential. It will block afternoon sun in St Catherine's park - which has been a lifeline of hundreds of residents, especially kids of all ages during (and before) this pandemic. Please do not destroy the neighborhood place our kids love.	350
5/20/2021 18:55:39	Cecilia Dupire	359 east 68st ph 10065 New York	cecilia@cezign.com	In opposition to the application	The park is such an important space between the direct and indirect interaction between nature and a cities inhabitants. A rare oasis for relaxation, play and sun stimulation. There is something special with a place where old and young can meet. A parent sharing an ice cream with his son in the evening sun while enjoying the the small simple things in life. The buildings surrounding the park are mostly a built in a reasonable height with an understanding for the human scale, which allows us still to appreciate the suns rays of light. It provides people in the park a mesure of privacy and sens of freedom. Allowing people to breath. I am therefore totally in opposition of the blood tower building since its is not a good urban design proposal.	351
5/20/2021 21:34:16	Emily Sonnenblick, M.D.	125 East 74 Street	esmd3@aol.com	In opposition to the application	I am a physician grateful for the clinical mission of the NY Blood Center. I am also from a family of research scientists who work in the area (but live in an area not impacted by this application). I would question the assumption of the Blood Center that immediate physical proximity to other large academic centers is needed to increase impact of NYBC research efforts. In the modern era (even before Covid) such physical proximity of research collaborators is less common. I looked up recent papers by NYBC scientists in journals like BLOOD and LEUKEMIA and see collaborations with labs in China, Italy, New Haven Ohio, and Philadelphia for example. Physical proximity to go to meetings and conferences at most NY institutions such as where I work has been supplanted by Zoom conferences. Finally, spot zoning in a residential area for creation of commercial laboratory space for for-profit start ups is also not an obvious public health need. "Incubator" space for for-profit lab start ups are readily available at other NYC facilities already zoned for this purpose.	352
5/21/2021 8:54:09	Cecilia Dupire	359 east 68st ph 10065 New York	cecilia@cezign.com	In opposition to the application	The park is such an important space between the direct and indirect interaction between nature and a cities inhabitants. A rare oasis for relaxation, play and sun stimulation. There is something special with a place where old and young can meet. A parent sharing an ice cream with his son in the evening sun while enjoying the the small simple things in life. The buildings surrounding the park are mostly a built in a reasonable height with an understanding for the human scale, which allows us still to appreciate the suns rays of light. It provides people in the park a mesure of privacy and sens of freedom. Allowing people to breath. I am therefore totally in opposition of the blood tower building since its is not a good urban design proposal.	353
5/21/2021 13:32:05	Lauren Glenn	333 East 66th Street	lr1867@gmail.com	In opposition to the application	There are so many alternatives to this ridiculous project in its current state. One idea-the Blood Center might consider looking at the countless vacant nearby commercial spaces for their new center. Many of these spaces are on avenues and on corners (not mid-block residential streets) and NYBC can build there while they continue to be fully operational at their current location instead of having to shut down while they rebuild at the current site.	354
5/21/2021 16:18:51	Nezih Antakli			In opposition to the application	We live in a city that is already in a permanent state of noise and congestion with a tremendous lack of recreational green space for children and adults alike. For the sake of a healthy upbringing with dignity and with the few places left with open space and natural light I urge you to not go through with the proposal of this construction project. Thank you	355
5/21/2021 23:19:33	John	333 East 66th St.		The Blood Center project is not	The noise of the Volkswagen Golf is plainly audible at a distance of 150 feet or more on streets where the speed limit is 35 mph or less, in Hospitals area, every night around 11:10pm, Monday to Friday, therefore is violating the NYC Noise Code. Enforce the Code.	356
5/22/2021 14:01:00	Aradhana Dugar	315 east 65th st, apt 3c, Ny 100	Arad359@yahoo.com	In opposition to the application	Strongly opposed to this proposal as a long-term UES resident and a family with kids who frequent St. Catherine regularly and go to school in the neighborhood.	357
5/22/2021 14:12:08	Attorney	333 East 66th St.		The project does not violate any	The NYC Administrative Code, The NYC Noise Code, Vehicle and Traffic Law, Smoke-Free Air Act, NYC Health Code, etc. must be enforced. They are violated by the Volkswagen Golf car, ice cream truck, smokers in the parks, idle engines, internal combustion engines on bike paths and parks and organizers of gatherings during covid, such as the "rally" without verifying vaccination and masks.	358
5/22/2021 21:16:46	Joan Goldfield	215 east 68 street New York, NY	joangoldfield@gmail.com	In opposition to the application	There is a zoning law that should be kept in place- no high buildings mid-block. Besides blocking out the sun on a school and a public playground, the construction (noisy with additional traffic) will be across from a school entrance. A better area should be found for this construction. It does not belong there. The blood center should relocate. There are better more suitable locations.	359
5/22/2021 22:13:35	Joan Goldfield	215 east 68 street New York, NY	joangoldfield@gmail.com	In opposition to the application	There is a zoning law that should be kept in place- no high buildings mid-block. Besides blocking out the sun on a school and a public playground, the construction (noisy with additional traffic) will be across from a school entrance. A better area should be found for this construction. It does not belong there. The blood center should relocate. There are better more suitable locations.	360
5/24/2021 10:25:57	Donald Wood	315. E. 68th Street, 10P	wood.misc@gmail.com	In opposition to the application	don't let greedy "non-profit" ruin the neighborhood for citizens and school children	361
5/24/2021 10:42:42	Jane Lehman	315 east 68th		In opposition to the application	How is it that every single resident of the Upper East Side and every local elected official opposes this tower and it's still moving forward? My children play in St Catherine's Park every day and this project would not only cast a shade on the park in the afternoons but would negatively impact the quality of life in our neighborhood. More traffic. More pollution. More people in an already densely populated area. We have to stop this thing! Unfortunately, I cannot be at the meeting. But I want to express my STRONG opposition to the proposal. If you attended the rally on Sunday, you saw the vast crowd of protesting neighbors. But where was press coverage? I've seen nothing on TV news or in the NYTimes. Can someone let us know if/when there will be media coverage? Of course, there may have been a good reason for the absence of media at the rally -- but some of the attendees considered this a sad missed opportunity. Most critical: East 67th St is a major, one-lane, X-town bus route. The proposed plan will result in traffic tie-ups beyond belief. Access to the 67th St library will be seriously compromised during construction. To be fair, I would support the addition of 4 or 5 stories to the Blood Center.	362
5/24/2021 10:45:01	Judith Rothstein	315 East 68th	therword@yahoo.com	STRONGLY opposed		363
5/24/2021 10:47:48	Dave Daniels	315 68th St	daved315@gmail.com	In opposition to the application	no need for such an out of scale building in our community	364
5/24/2021 13:08:00	J G Giller	315 East 68th Street	jggiller@yahoo.com	In opposition to the application	Many reasons including light, zoning violation, no need due to 100M sq ft of available commercial space in NYC, 2500 additional workers traffic in the neighborhood, dangerous lab and Blood Center can easily accommodate future needs with 1/4 of the space requested in their plan.	365
5/24/2021 15:26:24	Stephen Wessley	360 E. 72nd St	stephenwessley@yahoo.com	In opposition to the application	Opposed to this project because it will disrupt the quality of life in this neighborhood, the zoning that keeps mid-block buildings at 5 story walkup height is the fabric of this community. The Blood Center should renovate and build the proposed part of the structure that they themselves will occupy; the tower does not belong here. The developer is clearly exploiting the non-profit status of the Blood Center in order to build a mid-block skyscraper.	366
					As a member of the Upper East Side community I am strongly opposed to The New York Blood Center's plan to rezone its site in order to develop a new, 334-foot mixed-use tower at 310 East 67th Street/303-319 East 66th Street. The size and scope of the project is unreasonable. In fact, The New York Blood Center only plans to occupy the first five floors of the building. The proposed project is unnecessary to support the New York Blood Center's operations and will have a severely negative impact on our community both during construction and when completed. The construction process will negatively impact the residents, students, and children of our community. Construction will disturb students' learning and raises safety concerns for children in St. Catherine's Park. Once the building is constructed it will continue to negatively impact the community. The building will increase traffic, cause shadowing in the park and on nearby buildings, and set a terrible precedent for mid-block commercial buildings. It will ruin the neighborhood and quality of life for residents.	
5/24/2021 16:31:21	Corey Walker	333 East 66 St	Coreyebeck@gmail.com	In opposition to the application	There is no benefit to the existing community from this building as presented and I strongly believe there shouldn't be zoning changes to accommodate this project.	367
5/24/2021 16:38:06	MARTY EDELMAN	333 EAST 66 ST	mpe1217@gmail.com	In opposition to the application	As a native New Yorker, U.S. Army veteran, retired NYC Dept of Correction Director of Materials Management employee, and UES resident for over 50 years, I am appalled that there is not already enough evidence and support from residents and elected officials to "kill" this project already. I am also disturbed to learn that many of the 11 gallons of blood that I have donated, has been sold by the NY Blood Center to NYC hospitals at high rates. I no longer hold the Blood Center in high esteem. Whether the Blood Center builds "as of right" (yet alone gets rezoning to build "as of wrong.") it should be forbidden by law to include a BSL3 lab so dangerously close to residential apartments, schools and a playground/ park.	368
5/24/2021 17:20:14	Linda Stewart	301 East 66	e-line@earthlink.net	In opposition to the application	Further, I ask again why no one has forced them to reveal the exact mechanics by which they would contain the airborne pathogens they plan to work with. Keeping in mind that accidents happen in even the best "fail safe" labs.	369
5/24/2021 18:18:26	Anne Namm	875 Park Avenue, New York, NY	annenamm@aol.com	In opposition to the application	There are building codes for a reason. We do not need a huge tower above and beyond the code. Keep the neighborhood in human scale. Thank you.	370
5/24/2021 18:26:32	Solell			In opposition to the application	Will affect traffic, playground light, school and increase biohazards	371
5/24/2021 19:09:30	adele desantis	200 East 94 St	adeledesantis@aol.com	In opposition to the application	This building does not fit into the residential neighborhood. It will block light from the playground, create unsustainable traffic, negatively impact a school and disrupt an entire community. This makes no sense on any level and is unnecessary. There are thousands of square feet EMPTY COMMERCIAL SPACES AVAILABLE, there is no need to destroy a residential neighborhood to create commercial space. This is a land grab and we cannot let this happen.	372
5/24/2021 21:03:08	Deborah Bennett	205 East 69	dabennetnyc@gmail.com	In opposition to the application	The proposed development would be out of place on East 67th--our neighborhood is not zoned for such a building for a reason. The building would block the sunlight in our beloved St. Catherine's park and disrupt the traffic on a street housing the Julia Richmond complex and its six schools. We don't need more commercial space in this area where many nearby spaces remain empty. And we just lived through a major construction project on Second Avenue--don't put us through that for another several years.	373
5/25/2021 0:06:41	Victoria Masterchuk	301 E 66th	masterchuk@gmail.com	In opposition to the application	Apart from everything written above, I'd like to stress that this tower is going to bring traffic situation in the neighborhood into a collapse. 1) As the plan of the building shows, there is no parking space designed, which means that all those 2K or 3K of new workers will have to park their cars somewhere. If you walk around the block and check the parkings, they are usually full by midday on a working day. 2) Five years of construction means blocking E 67th and E 66th streets for a long time - with the latter being the main artery that connects the traffic coming from Queensboro Bridge all the way to UWS through Central Park. 3) Because this neighborhood has so many hospitals, there are dozens of ambulances rushing through E 66th and E 67th every day. Blocking these streets will also mean more difficulties in access to these medical facilities as well as delays which can cost human lives.	374
5/25/2021 0:07:27	E. A.	301 E66th Street	peacht7@yahoo.com	In opposition to the application	We moved back to NYC during a pandemic and chose to live in this area with our children because it felt like a neighborhood. A large tower will completely change the feel and day to day lives of those of us who call this area home. Even after the immense inconvenience of living next to construction for many years, a large commercial tower in the middle of a residential neighborhood would increase foot and car traffic on a street that we use to take our small children to school and to the park every day. Not to mention that that park which is frequented by hundreds of kids as well as many others in the community (to see friends, to take sports classes, to have lunch, to take a break from work at the local hospitals, to just get some fresh air) will lose sunlight making it less enjoyable for thousands of its daily visitors. Why should we break existing city zoning rules to put this monstrosity across the street from a school and a city playground? Who is really benefiting from this????	375
5/25/2021 1:37:55	Linda Lieberman	301 East 66th Street	lrliberman@gmail.com	In opposition to the application	For so many reasons, I oppose this application. But having lived on this block for so many years, I know that 67th Street cannot handle the years of construction nor the aftermath due to the traffic that it can barely handle now. Between the cross-town buses, the garbage pick ups, the ambulances from the local hospitals, and the school busses for Julia Richmond, the street has all the traffic it can handle. We cannot afford to lose these services during this unnecessary construction and the street certainly can't handle the new traffic it will bring post construction. There are many sites in NYC where this building project can go, and not create all the issues it will on 67th and 66th Streets. Why here??	376
5/25/2021 6:28:59	Elke Pratley	301 East 66th Street, 12 B New	pratley@aol.com	I oppose the construction	The noise and disruption and blocking lights in my apartment will reduce quality of my life	377
5/25/2021 7:45:42	William Gagstetter	300 East 68th Street		In opposition to the application	As a principal on the Julia Richman Educational Complex. I am writing in opposition to the Blood Center ULURP Application. The added congestion on 67th street, the shadows blocking out all natural sunlight on the campus and on St. Catherine's park, as well as the immediate shift from residential neighborhood to commercialized zone, are only some of the reasons for Talent Unlimited High School's opposition. This project would be detrimental to the over 2,500 students on the Julia Richman Educational Complex, and the hundreds of thousands of future students who hope to one day call JREC their school.	378
5/25/2021 8:08:43	Carrie Alexander	96 Arden Street; Apt 2D	carrie.alexander10@verizon.net	In opposition to the application	With the incredible amount of empty commercial real estate spaces available in NYC, it is almost unbelievable that construction of a new tower in a solidly residential area is under consideration. Neighborhoods lose their sense of community & unique character when commercial buildings are inserted in their center. The impact on an overloaded subway system on the east side should also not be minimized. Having lost our zoning fights on the Far Upper West Side of Manhattan should be a lesson in what not to do vis a vis zoning changes that meet only the developer's desires.	379

Timestamp	Name	Address	Email Address	Are you	Comments on the application	Submission Number
5/25/2021 8:40:46	Peter	333 East 69th Street	pbschon@gmail.com	In opposition to the application	The blood center should work within the current zoning or find another location. Even after only a short time, the Q train has platform overcrowding like we on the 6 train at 77th and 86th streets which clearly indicates that we're already past appropriate density in the neighborhood. Meanwhile, new high rise towers continue to grow along 1st, 2nd and 3rd avenue. Let's work within the current zoning rules and pump the breaks a bit on further increasing density. With regard to the jobs argument... That's pretty short sighted. Construction will occur within zoning rules and supply jobs or construction will occur at another location and provide jobs. Furthermore, we can't simply build things that we don't want and have to live with for decades in order to create jobs that last a few years.	380
5/25/2021 8:45:34	Amanda Slater	333 E69th St	slaterbaby10@gmail.com	In opposition to the application	I am opposed to the new Blood Center	381
5/25/2021 10:09:38	April Gallo	333 East 69th Street, 10B, NYC	aprilgallo@icloud.com	In opposition to the application	Dear CB8, this application is wrong on so many levels. It will be a travesty to our residential neighborhood. The protection of our mid block zoning is essential to keeping the UES a livable environment for our residents. Please let's not allow them to take away our sunlight, add more traffic to our already clogged streets, and add thousands more people to our already crowded neighborhood. This rezoning would set a terrible and dangerous precedent for the UES and for NO good reason! The shadow that this monstrosity would cast over the Julia Richmond EC and the children who play daily in St Catherine's Park would be terribly harmful to their mental health. And I can't imagine what 5 yrs of construction will do to them, particularly the population of students on the spectrum. I can't think of a worse place to site a building of this size. Additionally E67th St is a block with a small neighborhood library and a cross town bus that is a critical conduit between the east and west sides. We don't need our little library dwarfed by this monstrosity, and our bus service disrupted. And what about the 24 hr light pollution this tower will cast over our homes??? This building can and should be sited elsewhere! We know there are options and we know the Blood Center can raise the money to redo it's headquarters within-rights and through normal means. This is just another greedy developer trying to take advantage. This is not appropriate on so many levels. This is our neighborhood, our homes, and must be stopped!	382
5/25/2021 10:12:28	Steven Smith	333 East 66th Street Apt 10N	ssmith075@aol.com	In opposition to the application	I am in opposition to the applications to amend the Zoning Laws being proposed in order that NYBC & Co-Conspirator Longfellow Real Estate monetize air rights to which they are not entitled. Having attended Zoom Meetings on 12/8/20, 3/23/21, 4/27/21 & 5/12/21, while I respect the review process, it is clear that the proposing group does not and in fact are in defiance of CB#8 and the Community as highlighted by Chairman Squire on 5/12/21 when he questioned the delay by NYBC in making a requested posting. This delay existed until NYBC was "reminded" of the request. There has been a choice by the proposing team not to attend all meetings, as well as a choice not to amend their presentation to address the multitude of Community comments except to "soft sell" the use of BSL3 Labs that are included in the Mega Towers proposed design. Clearly, through articles I have read and provided to both the Zoning Committee and Land Use Committee, these delays, lack of attendance and lack of any changes in the proposal is merely a page in the Kramer Levin playbook to "run out the clock" and restrict any meaningful discussions. In fact in answer to many questions, Paul Selber, described by Anthony Cohen who was a participant during the Land Use Committee Meeting, as the Preeminent Land Use Attorney, merely forestalls answering direct questions by stating he would review and present the answers at a later date. At both the Zoning and Land Use Committee Meetings, there have been expressions of amazement from members regarding the speed at which this proposal has made it through the NYC process, as well as the overwhelming project approval of the Mayor and his staff in the face of their statements of support for communities and especially the students of our City. This was further emphasized by Congresswoman Maloney at the 5/23/21 Rally when it was shared that a development in Queens was recently rejected by the Mayor for the very reasons of theft of sunlight and negative comments by the community. Based on the articles I have read and provided to both committees, one needs to wonder if perhaps it is due to the \$300K of nearly \$3million in fees that Mayor DeBlasio continues to owe Kremer Levin for their representing him during fraud investigations several years ago by the US Southern District, Manhattan DA and a NYS Committee. I myself owe a bank nearly that amount for a mortgage. I pay a portion each month with largest part going to interest. Does anyone need to wonder what the Mayors interest is? Do not allow the gutting of our zoning laws created to protect the integrity of our neighborhoods. Say No the Kramer Levin Model of "Zoning for Dollars"!	383
5/25/2021 11:12:20	Lydia Canizares	360 East 72nd Street, Apt C250	lydiacanizares@gmail.com	In opposition to the application	I STRONGLY OPPOSE the proposed rezoning of the New York Blood Center to allow the construction of a 16-story, 334-foot-tall building between East 66th-67th Streets. This huge mid-block building will be vastly out of scale and completely out of character for this residential community. Additionally, it will cast enormous shadows on the surrounding area, including an elementary school and active park where community children and elderly currently enjoy bright green space. The increased commercial tenancy will escalate local foot and automotive traffic, a problem further compounded by the fact that this affects one of the few vital crosstown bus routes and critical ambulance access to the surrounding hospitals. Additionally, the light pollution from the 24/7 operation of this massive tower will further harm the area. Several alternative sites which are much more appropriate for this research center project, than our densely-populated residential area, were offered by the City but they were refused by NYBC/Longfellow. If this up-zoning proposal is approved, I am deeply concerned that it will hugely harm the neighborhood, by altering residential mid-block zoning to allow towering commercial space, with a size and height normally reserved for avenue locations. I also fear will set a dangerous precedent for our UES neighborhood space and across the city.	384
5/25/2021 11:28:38	Gonzalo De Cesare	301 E 66 Street 15L, New York,	gonzalo.decesare@un.org	In opposition to the application	The proposed BB will limit sunlight, congest the area, affect parks and overall make the neighborhood pretty much unlivable.	385
5/25/2021 11:38:12	Beth Sopko	151 First Avenue #139, New York	scuba.diva1@gmail.com	In opposition to the application	As a longtime donor at Center East, I need to agree with the other respondents who are saying the structure is too large and out of context with area. Also, if this is "a commercial venture disguised as a research facility," it has no place on the Upper East Side.	386
5/25/2021 11:45:20	Ivy Bannister	315 East 68th Street	ivy@bannister.org	In opposition to the application	It would be a shame to break the rules and erect a high rise like this in the middle of 67th Street. It would set a terrible precedent, and open a free for all, all over the city. What kind of city do we want ours to be? One where giant buildings overwhelm and suffocate? Or one where decent lives for all, where humanity, remains a priority. In the immediate area, it would have a terrible effect on the very important children's playground between 67th and 68th Street, a playground where I myself played nearly twenty years ago, and where I hope my own grandchildren and their children will play.	387
5/25/2021 11:58:13	SHARON R. KAHN	1619 Third Avenue, #23B	drsrkahn@gmail.com	In opposition to the application	I am opposed to going beyond a fifth floor renovation for the Blood Center--and only for the Blood Center. I am vigorously opposed to floors above that, as the Blood Center makes it clear they will be renting to others scientists. The Blood Center's work is important and thus they deserve a more modern setting--but they don't require a high rise in order to continue their work. And again, they are very clear that floors above the fifth are to be rented out for work that does not involve them.	388
5/25/2021 12:19:46	James Hart	432E85th St	jhart13@nyc.rr.com	In opposition to the application	The overall size and height is not in anyway homogeneous with the neighborhood	389
5/25/2021 13:13:03	Peter Pfeffer	155 East 76 Street NYC 10021	peterbp7@gmail.com	In opposition to the application	The excessive and inappropriate height of this midblock building will have serious and deleterious impacts on the streetscape, adjacent park, and quality of life in the neighborhood. Most of the building will not be used by the Blood Center but will be leased to other entities. I am gravely concerned that if they build this very tall building in the middle of the block it will open the door for many more tall buildings to be built mid block which I think is now prohibited!	390
5/25/2021 13:37:01	Lynn Perrone	310 East 75 Street	Llp965@gmail.com	In opposition to the application	This is a totally inappropriate development in our residential family oriented neighborhood and there is no redeeming reason that would be beneficial to our community particularly the youth and elders who spend majority of their daylight hours here. The actual blood bank does not require a 40 story tower, but this is a blatant grab of real estate that will only profit the developers...shame on the blood bank!!! STOP THIS TRAVESTY!!!	391
5/25/2021 14:17:14	Jacqueline Sfera Rada	233 East 69 Street. 6M	jjrada@gmail.com	In opposition to the application	I stand opposed to the construction of the tower. I do not want a huge tower in my neighborhood, I do not want an experimental lab with the potential of polluting the environment and I do not want a change in the mid block zoning that will impact the character of the upper Eastside.	392
5/25/2021 14:27:44	Alisa Brussel	325 East 79th Street, Ny, ny 100	Aabjgm@hotmail.com	In opposition to the application	I am completely opposed to the mid-block tower in our neighborhood. We are being overwhelmed by new development.	393
5/25/2021 14:38:45	James Murtha	325 East 79th Street	Jg.murth@gmail.com	In opposition to the application	Please no. We do not need a tower casting a shadow on our local park and on the happiness of all of the children in the neighborhood. Children and hospital workers use this park daily. It is ALWAYS busy when the sun is out. Do not take away their sunlight. Please no.	394
5/25/2021 14:39:55	Ilana Ben Zvi	420 E 64th Street	llanabenzvi13@gmail.com	In opposition to the application	With every meeting, every "response" from Kramer Levin this project only sounds more ridiculous and more unacceptable. How any government official at any time could allow this project to go forward, especially now after a global pandemic that left this city with a surplus of commercial real estate is truly despicable. There is no benefit to this community using this site to erect a mid block commercial tower on a residential street and there is no detriment to NYBC to erect it elsewhere. In fact, there are many benefits to NYBC moving their space to another location, even a location very close by so that they can remain in this neighborhood that they feel is so necessary to their research and development. One major benefit is that they can continue to operate during construction. One would think this would be important to NYBC and to their important work. But the longer this goes on, the clearer it is seeming that this is not about the work, but about the profit at the expense of people. Our elected officials need to really get behind us, and take on our corrupt mayor who allowed for this to get this far.	395
5/25/2021 14:40:53	Lauren Glenn	333 East 66th Street	lr1867@gmail.com	In opposition to the application	This massive mid-block building would ruin the neighborhood and create rampant congestion for years to come. It is a shame it is even being considered.	396
5/25/2021 14:47:00	Nicholas Hansinger	333 E 66th Street		In opposition to the application	To build this 16 story monstrosity in the middle of the block (67th Street between 1st and 2nd Avenues) would require rezoning which should not be allowed. The zoning laws as they now exist re: mid-block building limits the height of buildings to 75 feet in order to maintain the integrity of side streets. This must continue!!! Re-zoning cannot be allowed! It will ultimately destroy every neighborhood in the UES.	397
5/25/2021 15:01:01	Rhoda Eisenberg	305 East 72nd Street - 12E	rswmd1234@gmail.com	In opposition to the application	I oppose the tower I do not want to change the midblock zoning	398
5/25/2021 15:19:40	Thelma Brussel	145 East 92nd Street, Ny, ny 10	Thelbrus@verizon.net	In opposition to the application	I support the proposal and NYC needs to move past NIMBY opposition to any project.	399
5/25/2021 15:44:28	Ryan	339 East 90th Street Apt GE Ne	ryansmith1343@gmail.com	In favor of the application	Don't allow additional shadows on our limited park green space. Afternoons when the Children of our City use the parks need sunlight. This is an issue for mental and physical health as well as safety. Air and Light were protected in the original 1916 zoning resolution. It is more important now than then. Our air and light is being obliterated by Super towers. Please rein this abusive developer in.	400
5/25/2021 15:52:38	sheila kendrick	10 West 66th Street	savecentralparknyc	In opposition to the application	it is clear to me that the NY Blood Center is acting in bad faith. they have their eyes and ethics clouded by getting a three story building for free and in turn they allow a more than 30 story building go up mid-block in a residential area. I used to support this organization, I am deeply disappointed by this proposal and their actions. as a trained professional architect, a leader in my chosen profession and a neighbor, I strongly oppose this project. the NY Blood Center should be ashamed of the part they are attempting to play in destroying the neighborhood.	401
5/25/2021 16:24:06	dale cohen	525 east 89th st, apt 2b, ny, ny	dalecohen@yahoo.com	In opposition to the application	Long before the Julia Richman High School was built or St. Catherine's Park created, my father's father's family lived a block north. Before the New York Blood Center was created, my father moved us a block west, where I still live today. The Park has provided generations of my family and my neighbors an oasis of light and air, increasingly precious commodities as towers on the avenues have hemmed it in atop Lenox Hill. The playground has provided recreation for students, its outdoor setting consolation for family and friends visiting loved ones in the adjacent hospitals. St. Catherine's is a vital escape valve for children and the infirm for whom Central Park is just too far away. In Dad's final months I would wheel him there to bask in the warmth of the sun and revel in the play of children and their pets. The park always brought a smile to his face as it colored his complexion. St. Catherine's gift is to span the arc of life. The proposed expansion of the Center threatens to deny my community those fundamental resources by creating a permanent afternoon solar eclipse. It selfishly imposes a massive midtown tower midblock into a residential community starved for open breathing space. If enacted, this Broodingnagian rezoning poses a dangerous precedent for other neighborhoods as well. Ironically an institution devoted to saving lives, one that claims to "proudly serve as a vital community lifeline dedicated to serving patients and advancing global public health," wants to figuratively turn its back on the surrounding village by throwing up a towering glass wall that would drape Julia Richman's classrooms and St. Catherine's playground and benches in darkness. It's not just the shadow that would be oppressive, but the psychological imprisonment the building's bulk would create. And for what greater good? It's all for research facilities that could easily locate elsewhere in the city without disrupting a residential community and the health of children who come to study and play every single day. I was surprised to discover that my neighbor which I had perceived since its launch to be the city's local blood bank has now morphed by merger into an organization in at least a dozen states serving nearly a quarter of the country's population. If NYBC has outgrown its original conception and location, why would it still only occupy five floors? The solution is not to stack others' additional facilities into a vertical tower obliterating the needs of this long-established neighborhood below. The solution is not to add commercial space in an area already overrun with vacant space. If the Blood Center truly understands the Hippocratic Oath, it would respect the health and welfare of Lenox Hill residents, workers, and visitors and withdraw this inappropriate zoning grab. I urge the Community Board and others in the process to recognize that if the sanctity of air and space and light is ignored in Lenox Hill, no residential neighborhood anywhere is safe.	402
5/25/2021 16:34:15	Rick Cohen	215 E 68th St, 10065	rickcohen@aol.com	In opposition to the application	Once it's built, it can't be unbuilt. Please stop the degradation of our community. A mid-block skyscraper is 'not' ok.	403
5/25/2021 16:43:23	Laura Ann Jackson	438 E. 66th St. New York, NY 10065		In opposition to the application		404

Timestamp	Name	Address	Email Address	Are you	Comments on the application	Submission Number
5/25/2021 16:48:04	Bill Angelos	301 E66th St	vcangelos@yahoo.com	In opposition to the application	<p>May 25, 2021 CB8 Meeting New York Blood Center Development Plan Comments Comments to CB8 in Opposition to the Development by Bill Angelos</p> <p>I am a resident and the Board member of 301 E. 66th Street Condo Corp. The building I reside in is located on the east side of 2nd Avenue between 66th and 67th streets and is immediately adjacent to the New York Blood Center ("NYBC") on the west. The New York Blood Center at 310 E67th St (between 1st and 2nd avenues) seeks to redevelop its site to build a massive 334' tall tower in place of its existing 67' tall 3 to 5 story structure.</p> <p>While board of my building supports the Blood Center rebuilding their facility under the current R8B zoning as-of-right, our building, which is included in the proposed rezoning, is absolutely opposed to this action.</p> <p>We are deeply disturbed that such an undertaking could be taking place for nearly two years without our knowledge. We are even more disturbed that our building is included – along with only one other property at 1261 2nd Avenue – within this rezoning proposal without our consultation or consent. We are thoroughly outraged that our property's inclusion is solely to facilitate the construction of a massively out-of-scale building which will thoroughly ruin the quality of life of not only our condominium but of the entire neighborhood, including (immediately across the street) a major public school complex and the only public park of any size on the Upper East Side between Central Park and the East River, rare assets at total risk due to this proposed project.</p> <p>As one of only three parcels included in this spot rezoning – and the main building(s) that the developer and the Department of City Planning are consistently using to compare their project in order to minimize its effects in their presentations – we demand that our building be removed from this rezoning proposal immediately. We will not be used in this fashion to enable a massive out-of-scale building that is, in essence, a \$1.1 billion speculative for-profit real estate development thinly disguised (at best) as something necessary and for the betterment of New York City.</p> <p>The proposed tower is not needed by the blood center to meet its mission. While developing and advocating for new construction, facilities and buildings is commonplace in NYC, the Blood Center by its own admission can build a larger facility to meet its need as-of-right than what is being proposed for its use as part of this commercial tower project. This is clearly just a real estate deal for their own profit at the expense of area residents, all other adjacent property owners and the residential neighborhood in general.</p> <p>Despite a claimed need for additional space, NYBC will occupy approximately the same area of space in the new building, with the rest of the building rented out at market rate by an out of state development company, Longfellow. It appears likely the NYBC redevelopment involves two condo units one will be community facility and non-profit NYBC, and the other a For-Profit use for which the developer/NYBC provided no justification.</p>	405
5/25/2021 16:48:04	Debbie	167 East 67 Street Apt 4E	Debbieslevin7@gmail.com	In opposition to the application	<p>This enormous building will change the character of our neighborhood. It will deprive the school and park of valued sunlight. It will bring additional traffic to a major crosstown bus route and fire department access road, 24/7 noise and light pollution, not to mention unusual pathogens. Most importantly, the zoning laws exist for a purpose: to maintain the neighborhood atmosphere. There is no need to put this building here when the same services can be located in the medical district two blocks over.</p>	406
5/25/2021 16:50:22	Adam Reiner	338 East 65th Street Apt 15	adamreiner@me.com	In opposition to the application	<p>The construction of the Memorial Sloan Kettering building in the middle of the block behind my apartment on 64th street (in 2015) destroyed the quality of life in my building. For a year, my apartment was unlivable. Every morning began with blaring sirens and dynamite blasts. I ended up having to move out of NYC temporarily and could not sublease my unit. The apartment is on the 4th floor, once sun-drenched with Southern exposure. Now, with a taller building blocking the sunlight, I need to turn on the lights at noon. I cannot stress enough how disruptive a construction project like this will be for residents and park dwellers. Please consider limiting the scope of the construction to cause as little disruption to the lives of neighborhood residents as possible.</p>	407
5/25/2021 17:19:09	Carole Mandel	360 E 72 St Apt B1106	cmandel1@icloud.com	In opposition to the application	<p>The building is unnecessary and would harm the neighborhood. It would cast shadow over a park and children's playground.</p>	408
5/25/2021 17:19:47	KIM HURT (Mrs)	301 E. 66th St Apt 2F New York	Kimhurt@aol.com	In opposition to the application	<p>There are sufficient noise, traffic congestion and tall buildings at the 2 ends of these relatively quiet E. 66th and E. 67th Streets where the Avenues run. With the pandemic many stores have gone out of business. To contribute to New York "return to Normalcy, the Blood Bank Partners should look at those places for useful renovation & transformation. Again, creating a Pseudo Sciences Space/ Club in a new, larger, uncalled for and unneeded Blood Bank Building! Look around at the multiple, cluttered, segmented medical institutions, schools, laboratories, conference halls, residences and other related dependencies. Science is there! Around here, give residents some living space, healthy air of their own!</p>	409
5/25/2021 17:21:00	Donna Kostulas	321 East 66 Street, New York, N	dkostulas@hotmail.com	In opposition to the application	<p>The blood center is a much needed facility. What isn't needed is a 334 foot tall tower to replace it. This is a residential neighborhood with families - Families that go to the library, the park, the schools. They work and play here, eat at the restaurants, shop at the stores. Such a large commercial building like this doesn't belong in a residential area - period. You're changing the face of a neighborhood. The building is going to block the sun from hitting the park, putting that whole area in a constant shadow, not to mention the increase in automobile traffic because of deliveries and people in the new building driving to work, which is going to create air pollution - a health hazard. There's got to be some way to compromise. Please try to find it.</p>	410
5/25/2021 17:25:57	Rena Tobey			In opposition to the application	<p>You must listen to the neighborhood. This proposal has to be defeated</p>	411
5/25/2021 17:34:06	KIM HURT	301 E. 66th St	Kimhurt@aol.com	Not opposed to progress and de	<p>I came from Europe and bought in this neighborhood because it reminds me of some parts of the Latin Quarter of Paris, with small shops, take-out places, convenience stores, groceries, markets and restaurants, a church, an Open air market on week ends...These trends should be preserved to attract same residents and businesses. That the Blood Bank should erect new offices and labs is perfectly understandable and reasonable. To build a Tower for a Pseudo Sciences-minded Space is ridiculous and totally unnecessary when many vacant large lots all around are or will be housing tall residential buildings joining other tall "towers". I hear zoning laws in the US are quite strict? !?</p>	412
5/25/2021 17:37:58	Ruth Lee Brodsky	315 East 68 St	ruthlb57@yahoo.com	In opposition to the application	<p>To the Community Board 5/25/21 I am vehemently opposed to the new Blood Center Tower !!! Let me start by saying that this is our community and our neighborhood !! Who the hell is Longfellow to drop in here for a land grab ?? !!! I find the Blood Center and Longfellow's reasoning absolutely disingenuous Disingenuous -- A disingenuous remark might contain some superficial truth, but it is delivered with the intent to deceive or to serve some hidden purpose. I think the following three points need to be emphasized :</p> <p>1) Improved Building No one disagrees that they need a new facility, their current headquarters building is very old and run-down. But the Blood Center admits that they could build a new "as of right" facility at their current location that would give them all the space they require (in fact, more space than they would occupy in the proposed Tower!).</p> <p>2) Signage The Blood Center is proposing to have total signage more than six times the signage permitted under applicable law and a gigantic 14x the illuminated signage permitted under applicable law, placed at a height 60% higher than permitted under applicable law. WHY IS THIS ENORMOUS SIGNAGE NECESSARY?</p> <p>3) Collaborating researchers require "close physical proximity" This argument is false!! Research collaborations have essentially moved to highly efficient virtual platforms like Zoom and Microsoft Teams An analysis (done by Marty Bell @ 315 E 68) indicates that of the last fifty-four research papers by the Blood Center, researchers revealed that only two of the fifty-four, or 3.7%, showed collaborations by Blood Center researchers exclusively with researchers at the three nearby world-class institutions. Further, Marty has letters from Mass General (Boston), Mayo Clinic and Johns Hopkins School of Medicine – which say close proximity is no longer needed !!!</p> <p>Thank you for all you are doing in trying to stop this Blood Center Tower !!! From: Ruth Brodsky 315 East 68 St ruthlb57@yahoo.com</p>	413
5/25/2021 17:46:27	Craig Shemin	333 E. 66th St. #6L	craigshemin@me.com	In opposition to the application	<p>I once again voice my opposition to the Blood Center proposal. I and many other residents have expressed concerns about traffic, emergency vehicle access, infrastructure, shadows, noise, pollution and other problems which this project will cause in our neighborhood, threatening the lifeblood of our community and the Blood Center has not sufficiently accommodated concerns. They have not changed any of their plans to address community concerns. Zoning regulations are there for a reason, and I don't understand why a request to build a 330-foot tower in a residential neighborhood limited to 75-foot buildings would even be considered. I respectfully urge the Community Board to vote against the proposed project. I would support a Blood Center expansion within the current zoning regulations.</p>	414
5/25/2021 17:57:10	Emily Baller	315 E. 68th St.	eballer@msn.com	In opposition to the application	<p>I am strongly opposed to this application. The Blood Bank can easily build an as of right building that will fulfill its needs for space. The Blood Bank prefers to get a free building rather than use its endowment or fund raise which is how most not-for-profits raise money. The Blood Bank has plenty of money though, evidenced by its buying up of blood banks around the country. Solow is putting up a Life Sciences hub on it's property in the east 30's. We certainly don't need this huge Life Sciences building here. If a Life Sciences Site was really so critical in this area as the Blood Bank would have us believe, why aren't any of the other hospitals in the area advocating for this building? None of them are making statements supporting this development. Clearly, it's not a necessity for the medical community in this neighborhood. It's outrageous that this proposal has gotten as far as it has.</p>	415
5/25/2021 18:00:12	William Markstein	315 E. 68th St.	wemarkstein@gmail.com	In opposition to the application	<p>I am opposed to this application for the many reasons so many have expressed. We absolutely need to protect our zoning laws. The damage the building will cause to the park and JREC are also major considerations. In addition, the traffic on these narrow side streets, where there is already a crosstown bus and many school busses would be a disaster.</p>	416
5/25/2021 18:01:24	Errol Bakal	301 E 66TH ST APT 9P, NY, NY	errolbakal@gmail.com	In opposition to the application	<p>My name is Errol Bakal, unit owner at 301 E 66th St, the building adjacent to the proposed development. This is to voice opposition to the proposed expansion of the Blood Center. Currently the Blood Center is ~159,000 GSF. The proposed development is a whopping ~596,000 GSF, which still understates the size of the development given the high ceilings for ventilation on each floor. The final height of the building would be equivalent to a 33 story residential building - located on an RESIDENTIAL mid-block, with a commercial loading dock mid-block on a congested side street that is an east-west traverse to cross Central Park. The idea is logistically ludicrous, on top of the fact that this is a precedent that would attack all R8B zoned mid-blocks throughout the City. Expansion is misleading, and a good point to start off with. What is most insulting is that this "Expansion" is not a material expansion of the Blood Center itself. The proposed development would allocate ~206,000 GSF to the Blood Center. As of right, the existing zoning would allow the Blood Center ~229,000 GSF, more than enough for their needs. As such this is not a zoning request for the Blood Center's need itself. The Blood Center is acting as a Trojan Horse, to allow for a very profitable real estate deal for them alongside Longfellow, the developer - at the expense of the community and at the risk of all R8B protected mid-blocks. This would be a handout to a private real estate deal - looking for an exception to R8B to lease out and landlord every additional square foot beyond their existing zoning. This is not the blood center's need - it is the blood center's greed. It is not even believable that the Blood Center needs new facilities. They claim the location is critical to providing service, however they are fully ready to relocate for 5+ years during construction? If they can operate for 5 years from another location, it indicates this is not where they have to be. And they are bringing this development forward when there is a glut of commercial real estate available. The appetite to develop this property in today's reality is a loud indication of what a land-grab they are going for with the Blood Center "Expansion" waiver/re-zone. A Trojan Horse. To be so selfish as to want to develop a skyscraper with a footprint the size of the Freedom Tower on a block that is home to the Julia Richman Educational Complex and an independent nursery school (at the base of my building), is wrong. To subject these children to 5 years of construction and the associated air quality, noise, and traffic, and at the end, when the dust has settled, to sit in a permanent shadow, is wrong. To rob the community of comfort of the only park in the area (St. Catherine's) for 5 years of construction, and again, have it sit in a shadow, is wrong. Wrong, because they can do this somewhere sensible, that needs this development. We do not. We are strongly a residential neighborhood, with obvious development on Avenues, where sensible, but the midlocks are off limits because it is logistically unsound. The loading docks to manage biohazardous waste and dangerous chemicals in and off itself is a nightmare that does not take much imagination to envision. It is also negligent in the case of an emergency. And again, do we want a 33-story waste and chemicals factory on the same block as a huge school complex and neighborhood park? One of the only parks? Priorities must be made and to put some private enterprises' taste to personally profit off the opportunity to more than triple their zoning with NOTHING in return to the community. If the Blood Center can relocate for 5 years during construction, please let them relocate forever. There is no excuse to give special treatment as the case is presented and I do not believe in a handout to private companies with no promises in exchange. They do not even know who their tenants might be. And frankly, if the zoning is approved, there would be nothing to have them pivot the project into standard commercial or even residential purposes. Please stop this ridiculous ask now. The blood center has been trying at this since 1985 when the R8B was passed. The Blood Center says they are in the community's interest but they are and have been behaving in a most predatory manner. Thank you for your time and consideration in this matter.</p>	417
5/25/2021 18:03:07	Laurie S Sanchez	340 East 66th street Apt 6C	laurie.sanchez@gmail.com	In opposition to the application	<p>I am writing to voice my opposition to the proposed expansion of the New York Blood Center. I live in this neighborhood which at this point still has a neighborhood feel.</p> <p>But that won't last long if this building were to be erected. The area is already quite congested and the traffic is horrible which will only increase if this plan is approved. Most of all, it isn't necessary and would only open the field for other over achieving developers who clearly care only for profits and not for people.</p>	418
5/25/2021 18:04:23	Charlotte Markstein	315 E. 68th St.	crmarkstein@gmail.com	In opposition to the application	<p>Please consider the lives of the residents who live in this neighborhood and call it home.</p> <p>I am shocked that this project has gotten as far as it has. Zoning laws should be respected like other laws instead of developers thinking that zoning rules are there to be broken and changed to suit their fancy. We need to protect our midblock zoning. It's distressing that we have a mayor who is pushing this project to pay off his legal bills, with zero concern for our community.</p>	419

Timestamp	Name	Address	Email Address	Are you	Comments on the application	Submission Number
5/25/2021 18:24:10	Kathy O'Connor	315 East 68th Street, New York	koefa@yahoo.com	In opposition to the application	I oppose the request for a variance on current zoning limits for this commercial project. The proposal will harm the community and the environment. The neighborhood is currently home to several busy hospitals with emergency vehicles, schools with school buses, a park and a crosstown bus route. Adding extra vehicle and pedestrian traffic to a busy neighborhood would be harmful. This project would introduce harmful exhaust and light pollution in the evening to the neighborhood. In addition, during the day, the proposed tower would block sun light to a school, park and the local community. Re-zoning would only introduce harmful impacts to the community and the city. I have heard that the current Mayor is a client of the law firm representing the Blood Center/Longfellow Project. If so, he should not participate in any meeting, vote or have any voice regarding this project.	420
5/25/2021 18:25:00	Marcia Lowe	301 E.66th St. Apt.9C, New York	marcia@lowebiz.com	In opposition to the application	The NYBC, the Mayor and City Planning are despicable, inhuman beings! Not only will JREC & their students be terrorized by this terrible zoning change but hundreds or perhaps thousands of residents will be subjected to the dangerous noise, dirt and VERY important is "There won't be any SUNSHINE anymore" if built. The aforementioned is serious and can and likely will cause irreparable damage both psychological and physiologically to students and residents. If I were the NYBC and/or Longfellow I would be very careful what they wish for!!! Just wait when they start requesting special work permits for weekends and all through the night because they can't do demolition or construction when school is open. Just wait until the crosstown bus is constantly rerouted!	421
5/25/2021 18:25:21	Robin K Adam	333 East 68th Street NY 10065	robinkadam@yahoo.com	In opposition to the application	How much more congestion has to be added to a residential neighborhood already crowded with hospitals, schools and businesses. Subways and busses are already crowded, residents and children need their space, their sunshine and some quiet and quality living areas! Enough is enough! Stop the tower for our health and sanity!!!	422
5/25/2021 18:27:11	Martin Bell	NYC	marty1035@aol.com	In opposition to the application	The DEIS including exhibits is 1,368 pages, more than 100,000 words, yet there are only 91 words, in three sentences, dealing with the loss of sunlight in St. Catherine's Park. It says that "potential mitigation measures being explored include replacing vegetation and additional maintenance workers." That's like saying you're going to add more crew hands and put flowers in the staterooms of the Titanic. One might say the Blood Center is not focusing on the right thing. There is no mitigation for the loss of sunlight. Putting St. Catherine's park in shadow all afternoon, as well as putting Julia Richman in darkness the entire school day, is the iceberg that should sink this project.	423
5/25/2021 18:29:45	Auroni Majumdar	301 E66th St 15C NY, NY 10065	Auroni.maj@gmail.com	In opposition to the application	Impact to park, pollution, noise pollution, car and pedestrian traffic, natural light impact	424
5/25/2021 18:31:20	Martin A. Bell	NYC	marty1035@aol.com	In opposition to the application	The attorney for the Blood Center said, at the Land Use Committee meeting on May 12th, that, "if anyone asked us to agree, we would agree to make that [i.e., use for something other than life sciences] what I call a major modification, subject to ULURP to change". This offer is, as a practical matter, meaningless. It's ice in winter in the Arctic. If they can get ULURP approval to build a massive 334' commercial tower in a mid-block location zoned for 75', which will put JREC in darkness and most of St. Catherine's in shadows all afternoon, then how hard would it be to get ULURP approval to convert that already existing 334' life science tower to a 334' luxury condo! It's like asking someone who runs 50 mile ultra-marathons to run around the block! It's like asking someone who's sinking baskets from mid-court to make a lay-up! If the Blood Center wants to show they're serious, they could put a deed in escrow and say that if they don't use the space in the Tower for life sciences, then the deed gets automatically transferred to Friend of the UES, or to the City! Time to put up or shut up! If the Blood Center is getting on their high horse and trying to sell this project and get the site up-zoned by saying "Life Sciences!, Life Sciences!, Life Sciences!", then they have to be willing to take the hit if that's all B.S., and it's not longer used for Life Sciences (or, even worse, if it's never used for Life Sciences, and they want it approved for some other use even before the Tower is opened!). And if the Blood Center is not willing to "put up or shut up" and take the hit of a total loss of the building, then, at a minimum, would they agree that if they ever want to go for ULURP to make a "major modification" for the use of the building, while ULURP gives both CB8 and the Manhattan Borough President the opportunity to render an "advisory opinion", for such a "major modification" of the use of the building they would agree the both CB8 and the MBP would have a veto right.	425
5/25/2021 18:31:48	Ruth Lee Brodsky	315 East 68 St	ruthlb57@yahoo.com	In opposition to the application	To the Community Board 5/25/21 I am vehemently opposed to the new Blood Center Tower !!! Let me start by saying that this is our community and our neighborhood !! Who the hell is Longfellow to drop in here for a land grab ??!!!! I find the Blood Center and Longfellow's reasoning absolutely disingenuous Disingenuous -- A disingenuous remark might contain some superficial truth, but it is delivered with the intent to deceive or to serve some hidden purpose. I think the following three points need to be emphasized : 1) Improved Building No one disagrees that they need a new facility, their current headquarters building is very old and run-down. But the Blood Center admits that they could build a new "as of right" facility at their current location that would give them all the space they require (in fact, more space than they would occupy in the proposed Tower!). 2) Signage The Blood Center is proposing to have total signage more than six times the signage permitted under applicable law and a gigantic 14x the illuminated signage permitted under applicable law, placed at a height 60% higher than permitted under applicable law. WHY IS THIS ENORMOUS SIGNAGE NECESSARY? 3) Collaborating researchers require "close physical proximity" This argument is false!! Research collaborations have essentially moved to highly efficient virtual platforms like Zoom and Microsoft Teams An analysis (done by Marty Bell @ 315 E 68) indicates that of the last fifty-four research papers by the Blood Center, researchers revealed that only two of the fifty-four, or 3.7%, showed collaborations by Blood Center researchers exclusively with researchers at the three nearby world-class institutions. Further, Marty has letters from Mass General (Boston), Mayo Clinic and Johns Hopkins School of Medicine -- which say close proximity is no longer needed !!! Thank you for all you are doing in trying to stop this Blood Center Tower !!! From: Ruth Brodsky 315 East 68 St ruthlb57@yahoo.com	426
5/25/2021 18:34:51	Martin Fox	1157 3rd Avenue	Mbi077@aol.com	In opposition to the application	This is a ridiculously out of proportion project which violates existing mid block zoning regulations which were established for good reason. We already suffer from abuse ignored by the 19th precinct from fox 5 congesting 68th street with blatant parking abuse and double parking never resolved. We dont need a huge construction project and associated congestion a block away and loss of resident parking during construction and no doubt change in parking rules after construction that effects local residents. The additional nonsense caused by an enormous blockhouse bringing more pressure on local resources in an already over congested neighborhood will result in locals fleeing the neighborhood.	427
5/25/2021 18:36:35	Ana Alzaga Fernandez	1320 York Ave Apt 35B, New York	anaalzaga@gmail.com	In opposition to the application	My main concern is the overwhelming traffic and the resources for this area, more specifically, the public school PS183.	428
5/25/2021 18:47:14	Martin Bell	NYC	marty1035@aol.com	In opposition to the application	It is a lie to say that Longfellow has the expertise to build a 334" Tower. Almost all, if not all of the life science properties developed by Longfellow are suburban 2 or 3 story, campus-like buildings. In fact, Longfellow was not even involved in any of the buildings in Kendall Square which is always cited as the prime example of a life science hub even though it is 2.4 miles from Longfellow's offices in Boston.	429
5/25/2021 18:47:27	Elaine Linet	399 E 72 St	Elainelinet@gmail.com	In opposition to the application	The potential shadows would be a disaster! If a smaller building won't do, find another location.	430
5/25/2021 18:53:52	Martin Bell	NYC	marty1035@aol.com	In opposition to the application	The discussion of the collaboration by the Blood Center is fine, but the Blood Center could maintain those collaborations if they built an "as of right" facility.	431
5/25/2021 19:26:32	mrinalini borczuk	360 east 72 street ny ny 10021	MBORCZUK@yahoo.com	In opposition to the application	I do not understand why we need more commercial space in this area while so much is already vacant	432
5/25/2021 19:37:03	Lauren Tillinghast	360 East 72nd St	latilling@gmail.com	In opposition to the application	The building is far, far, far too tall for the street or wider area; there is no compelling reason a residential community should have to host such a massive commercial center; the rezoning would set a terrible precedent.	433
5/25/2021 19:38:24	Kate Ward	201 E66th St	ny.greenisle@gmail.com	In opposition to the application	This development is unconscionable. I'd like to know why Mayor DiBlasio isn't being held accountable for allowing this to slide through before he leaves office. This seems like the latest foray into corruption for a man who doesn't care about this city or its people. Shame on DiBlasio, Longfellow and the city agencies who have looked the other way and let this happen. We all support the work of the NYCB.	434
5/25/2021 20:02:38	Rose A. Haché	333 East 68th Street, Apt. 9B	Rose.Hache8@gmail.com	In opposition to the application	During the presentation, notice how much time was spent on the worthy NYCB work versus addressing the impact of the gigantic commercial Institution requiring a mid-block waiver (35 years of history) on our community. Zoning may not be immutable, but there was and is a reason for it. During the last CB8 meeting, NYCB's counsel countered concerns about additional BSL-3 biohazard labs by committing to add language to space leases prohibiting it. (Or, condo residences?) Yet, contracts can be amended. It is hypocritical considering the zoning waiver application.	435
5/25/2021 20:08:49	Deborah Chiegli	220 East 67th Street, NY NY 10010	dchiegli@gmail.com	In opposition to the application	Thank you CB8 Members, I appreciate your devotion of time and consideration to this community issue that affects us all.	436
5/25/2021 20:11:47	Stephan Scinto	801 Amsterdam Ave	stephan.scinto@gmail.com	In favor of the application	The quality of life in this area will be forever ruined by a Tower that will block air flow, increase traffic on an already congested street, generate noise and filth from fans/exhaust systems, etc., block light. The Tower does not contribute anything to the neighborhood. It is just a money-making project that is leaching quality of life from the area and I strongly OPPOSE it. I am on the Board in my Coop and I can imagine that our property values will be greatly affected by a giant Tower just on the next block. Please allow this wonderful building! It provides jobs in a transit-rich area, reduces pollution and climate change, and looks great. Credit to the city! Thank you for your time.	437
5/25/2021 20:22:54	Adam Reiner	338 East 65th Street Apt 15	adamreiner@me.com	In opposition to the application	The construction of the Memorial Sloan Kettering building in the middle of the block behind my apartment on 64th street (in 2015) destroyed the quality of life in my building. For a year, my apartment was unlivable. Every morning began with blaring sirens and dynamite blasts. I ended up having to move out of NYC temporarily and could not sublease my unit. The apartment is on the 4th floor, once surrounded with Southern exposure. Now, with a taller building blocking the sunlight, I need to turn on the lights at noon. I cannot stress enough how disruptive a construction project like this will be for residents and park dwellers. Please consider limiting the scope of the construction to cause as little disruption to the lives of neighborhood residents as possible.	438
5/25/2021 21:00:35	Barbara J Schoetzau	167 E. 67th St	barbara.schoetzau@gmail.com	In opposition to the application	It is amazing to hear people talking about diminishing a neighborhood that they do not live in. This is a neighborhood, not a cluster	439
5/25/2021 21:27:37	Martin Bell	NYC	marty1035@aol.com	In opposition to the application	The CDC manual for BSL3 Labs, Biosafety in Microbiological and Biological Laboratories, says "a BSL3 Lab's exhaust air [should be] dispersed away from occupied areas". (pg 50). How can the Blood Center comply with the manual when the exhaust air from the Blood Center is immediately adjacent to 301 E. 66th St., and, with a northerly wind, blows right onto JREC?	440
5/25/2021 21:58:54	Gail Benjamin	360 East 72nd Street	gbenjamin2@nyc.rr.com	In opposition to the application	I strongly oppose the proposed new Blood Center Tower as currently outlined. The zoning variance that would be required to build this tower could set a dangerous precedent and change the whole complexion of the UES and ultimately other neighborhoods as well. We do not need a commercial tower on a residential street that also happens to be home to a school for children pre-K through high school and children with special needs. Construction of the building and the attendant traffic congestion would pose a safety threat. School buses and local buses already fill this street. Imagine the nightmare that would be created with the additional traffic from people going to the Blood Center. Additionally, the tower would cast shadows on St. Catherine's Park, of the few playgrounds and green space in the neighborhood. Children as well as our senior neighbors go there for the warmth and sun. Approval of this project would be a tragedy.	441
5/25/2021 23:16:26	Margaret Lehman			In opposition to the application	Life Sciences is good for NYC but the Longfellow 334' life sciences tower and massive commercial complex is wrong on this small, cramped site. The 360 degree rezoning from residential to commercial, and the layer upon layer of additional zoning waivers and amendments that the Blood Center and Longfellow must get approved in order for the massive project to be built is, itself, evidence that a project of this size should not be built on this narrow side street. The truly terrible environmental dangers 1) of the tower's high velocity exhaust fans and mechanicals which will be on the 7th floor as well as the roof, running 24/7; 2) of this glass tower that will be electrically lit 24/7; 3) of the enormous signage that will also be lit 24/7; 4) of the level 3 bio labs that will be experimenting with lethal pathogens; 5) putting Julia Richman school in darkness all day, everyday and St. Catherine's Park in the afternoons; all demonstrate there is no justification for approving this rezoning. What has happened to responsible, careful urban planning that is supposed to fairly balance residential neighborhoods and the safety of their residents, with real estate development. What has happened with the requirement that a development must demonstrate a credible need and purpose for a rezoning request not one that is contorted and artificial.	442
5/26/2021 13:09:49	Laura Morgan	445 East 80th Street	nyclauramorgan@gmail.com	In favor of the application	Let's not stop places that do groundbreaking medical research from coming to NY and making advances that help all. Some sunlight may be lost, but that will be fine on hot days. The park can still be enjoyed. This is not the kind of project that the neighborhood should be rallying against. We should want to draw innovative companies to NY, especially ones that are furthering important research.	443
5/26/2021 14:43:56	dale cohen	525 east 89th st, apt 2b, ny, ny	dalecohen@yahoo.com	In opposition to the application	It is clear to me that the NY Blood Center is acting in bad faith. they have their eyes and ethics clouded by getting a three story building for free and in turn they allow a more than 30 story building go up mid-block in a residential area. I used to support this organization, I am deeply disappointed by this proposal and their actions. as a trained professional architect, a leader in my chosen profession and a neighbor, I strongly oppose this project. the NY Blood Center should be ashamed of the part they are attempting to play in destroying the neighborhood.	444
5/26/2021 16:00:55	Brian Martin	315 E 68 St	bjm5069@gmail.com	In opposition to the application	The blood bank proposal is obnoxious and will ruin our community	445
5/28/2021 7:35:25	Helaine Eisenberg	530 East 90th St	Helaine2p@gmail.com	In opposition to the application	This huge structure has no place in our landscape.	446
5/31/2021 15:51:45	James Murtha	325 East 79th Street	Jg.murth@gmail.com	In opposition to the application	I am completely opposed to the mid-block tower in our neighborhood. We are being overwhelmed by new development.	447
6/1/2021 5:49:37	Zahida Subramanian	360 East 72nd street, apt b509	Zahida.subramanian@gmail.com	In opposition to the application	This is a residential neighborhood and as such, it's important that the culture and vibe remain so.	448

Timestamp	Name	Address	Email Address	Are you	Comments on the application	Submission Number
6/23/2021 13:42:13	Heather Martin	430 E 63rd St	hmartin@gmail.com	In opposition to the application	<p>I have worked in medical research since 1997 starting out as a research technician in Boston and currently as a veterinarian here on the UES. I have lived and worked in this neighborhood over 6 years, and currently my 4 year old son and 4 year old daughter attend Pre-K at Ella Baker School, across E 67th St. from the NYBC. I understand the importance of the NYBC, their mission, and the need for the research ongoing, but I must stand up for the quality of life and education my children, and all neighborhood and school children, that would be negatively impacted by these rezoning efforts.</p> <p>My children started their education during a pandemic. Initially it was alternating days at home in "Zoom school", and some days actually in school. They learned to wear masks all the time, and bundle up throughout the cold months even during in-school learning, to accommodate the opening of windows to help with ventilation. They hated going to school because it was unpredictable day to day, and they needed a set routine. I became frustrated thinking back to how I loved going to school when I was little. Why did they hate it? Fast forward to 2021 when they started going 5 days a week. Now they love school, have made great friendships with the other students, and talk lovingly of their teachers.</p> <p>This new building will take ~5 years to build. That is longer than my children have been on this earth. How will that 5 years on top of the 1 year during the pandemic affect their development and their education? That is a very long time in the life of a child. Unfortunately all I can see are negatives for them and I don't want any of our children to be involved in this experiment. The noise pollution, especially if windows in classrooms are open every day, the air pollution; I've lived in apartment buildings during construction and the quality of the air is so poor you can see the wall paint blacken over time; the shadows in the park at the optimal time when children emerge from school to bee-line straight to the columpios (swings) in the park as my daughter calls them.</p> <p>I would like to know if any of the NYBC employees live in this neighborhood and have children that play at St. Catherine's Park and/or go to school at JREC. How do they feel about this rezoning project? If they aren't directly affected, how do they think this will impact the children of the neighborhood and JREC schools? Are we supposed to find alternate places to live and go to school? That is the alternative I am facing. I do not want my children to suffer for the sake of the NYBC Tower. I work extremely hard to provide for my children and pay a pretty penny to live near my work and the high quality schools in this neighborhood. It will be hard to justify if this project is approved. At a time when families are already leaving the city, this will just add to the exodus.</p> <p>There are several other reasons to oppose this project that others have eloquently laid out including the dangerous precedent this would set for other neighborhoods.</p>	449

APPENDIX D



CBRE

Q1 2021

NYC LIFE SCIENCES

**MARKET
ACTIVITY**



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NYC LIFE SCIENCE MARKET



	125 WEST END AVENUE	525 WEST 57TH STREET	TAYSTEE LABS 450 WEST 126TH STREET	ALEXANDRIA CTR 430-450 EAST 29TH STREET	CURE 345 PARK AVENUE SOUTH	HUDSON RESEARCH CENTER 619 WEST 54TH STREET	INNOLABS - LIC 45-18 COURT SQ WEST	BINDERY - LIC 30-02 48TH AVENUE	MINK BUILDING 1361 AMSTERDAM AVENUE
BUILDING RSF	400,000	454,726	350,526	746,734	309,000	318,110	266,791	186,012	217,200
VACANCY RSF	400,000	207,684*	350,526	0	188,650**	78,072	266,791	93,000***	~47,000
CONSTRUCTION COMPLETION	H1 2023	Q3 2021	Q2 2021	Complete	Q2 2021	Complete	Q2/Q3 2021	Q1 2021	Complete
AVG ASKING RENT (NNN)	\$125	Mid/High \$90s	Low/Mid \$90s	\$106	\$145	Mid/High \$90s	Low/Mid \$80s	Mid \$70s	Low/Mid \$90s

*Lease out for approx. 100,000 RSF

**Lease out for approx. 15,000 RSF

***Two leases out for approx. 7,500 RSF each

MARKET DEMAND

1,124,500 RSF
TOTAL DEMAND

ACTIVE

COMPANY	LOCATION	SIZE (SF)
Charles River	Out of Market	95,000
Cambridge Innovation Center	Out of Market	75,000
Landos BioPharma	Out of Market	52,500
OpenTrons	NYC	50,000
Trailhead Bio	Out of Market	40,000
IndieBio	Out of Market	24,000
Explora BioLabs	Out of Market	20,000
Ichnos Biosciences	NYC	20,000
Envisagenics	Out of Market	15,000
Helaina	NYC	15,000
In8Bio	Out of Market	13,000
Histowiz	NYC	10,000
Hemogenyx	NYC	10,000
Bridge Bio	NYC	10,000
Lexeo Therapeutics	NYC	10,000
Oxford Nanopore Technologies	NYC	10,000
RenBio	NYC	7,500

477,000 SF
TOTAL

GEARING UP

COMPANY	LOCATION	SIZE (SF)
NY Blood Center	NYC	100,000
Columbia University	Multiple	90,000
NewLab	NYC	50,000
United Therapeutics	Out of Market	50,000
Confidential	NYC	30,000
Nuvation Bio	NYC	22,500
Click Therapeutics	NYC	20,000
Loxo Oncology	NYC	20,000
Trivecta Therapeutics	Out of Market	15,000
Confidential Biotech	NYC	15,000
Confidential	NYC	10,000
Confidential	NYC	10,000
Confidential	NYC	10,000
Scorpion Therapeutics	Out of Market	5,000

447,500 SF
TOTAL

PRELIMINARY/RUMORED

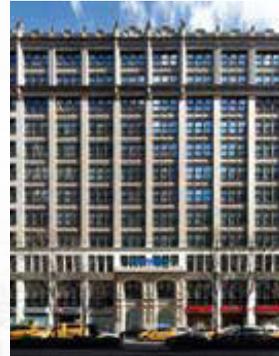
COMPANY	LOCATION	SIZE (SF)
Regeneron	NY	TBD
Prevail Therapeutics	NYC	25,000
Unknown Cancer Research Company	Out of Market	25,000
Komodo Health	NYC	20,000
Stealth Mode Chem Lab User	NYC	20,000
Rgenix	NYC	20,000
BenevolentAI	NYC	17,500
United Neuro	Out of Market	17,500
Turnstone Biologics	Out of Market	15,000
Confidential Biotech	CT	15,000
Confidential Biotech	CT	15,000
Confidential Biotech	NYC	10,000

200,000 SF
TOTAL

MARKET SUPPLY

PRE-BUILT LAB SPACE | DELIVERING 2021

Only 125,000 RSF of pre-built lab space coming online in 2021
to satisfy almost 500,000 RSF of demand



	ALEXANDRIA CTR 430-450 EAST 29TH STREET	CURE 345 PARK AVENUE SOUTH	HUDSON RESEARCH CENTER 619 WEST 54TH STREET	525 WEST 57TH STREET	INNOLABS - LIC 45-18 COURT SQ WEST	BINDERY - LIC 30-02 48TH AVENUE
BUILDING RSF	746,734	309,000	318,110	454,726	266,791	186,012
VACANCY	0	188,650	97,051	207,684	266,791	93,000
PRE-BUILT RSF (# SUITES)	~30,000 (2)	54,000 (4)	32,500 (2)	14,070 (1)	~12,000 (1)	~55,000 (4)
DELIVERY TIMING	Q2/Q3 2021	Q3 2021	Q3/Q4 2021	Q3 2021	Q3 2021	Q4 2020
AVG ASKING RENT (NNN)	\$106	\$145	High \$90s	Mid/High \$90s	Low \$80s	Mid \$70s

MARKET SUPPLY

NYC LAB DEVELOPMENT PIPELINE FOR LAB CAPABLE & LAB EXCLUSIVE SPACE

2,964,695 RSF TOTAL SUPPLY THROUGH 2024

1 619 WEST 54TH STREET - HUDSON RESEARCH CENTER

Developer/Owner: Taconic/Silverstein
97,536 RSF

2 1361 AMSTERDAM AVENUE - MINK BUILDING

Developer/Owner: The Janus Property Company
47,000 RSF

3 450 WEST 126TH STREET - TAYSTEE LABS

Developer/Owner: The Janus Property Company
350,000 RSF

4 345 PARK AVENUE SOUTH - CURE

Developer/Owner: Deerfield
326,368 RSF

5 525 WEST 57TH STREET

Developer/Owner: Himmel & Merringoff
14,000 RSF

6 45-18 COURT SQUARE WEST - INNOLABS

Developer/Owner: King Street Properties
266,791 RSF

7 30-02 48TH AVENUE - THE BINDERY BUILDING

Developer/Owner: Alexandria R.E. Equities
93,000 RSF

8 125 WEST END AVENUE

Developer/Owner: Taconic/Nuveen
400,000 RSF

9 2226 THIRD AVENUE - UPPER MANHATTAN PROJECT

Developer/Owner: Nightingale Properties
200,000 RSF

10 219 EAST 42ND STREET - FORMER PFIZER BUILDING

Developer/Owner: Alexandria R.E. Equities
350,000 RSF

11 450 EAST 29TH STREET - ALEXANDRIA CENTER FOR LIFE SCIENCE (NORTH TOWER)

Developer/Owner: Alexandria R.E. Equities
550,000 RSF

12 24-02 QUEENS PLAZA - BOTANIC PROPERTIES LIC

Developer/Owner: Botanic Properties
270,000 RSF

LEGEND

- 2021: 1,194,695 RSF Total
- 2023: 950,000 RSF Total
- 2024: 820,000 RSF Total



NYC LIFE SCIENCE COMPS

DATE	TENANT	ADDRESS	FLOOR	RSF	TERM	RENT (PSF)	ANNUAL INCREASE	TI FREE RENT	TOTALS
Q1 2021	Confidential	Hudson Research Center 619 West 54th Street	P7	18,979	7	\$93.00 NNN	2.50%	Prebuild 5m	IN 2021: 129,367 RSF
Q1 2021	Mt. Sinai	787 Eleventh Avenue	P7, E8, E9	200,000* <small>*(Approx. 85,000 SF Lab)</small>	33	Low \$80.00's NNN	N/A	N/A	
Q1 2021	Confidential	Alexandria Center for Life Science	P11	12,288	7	\$97.00 NNN <small>(Addl. 2.5% base rent each year for admin costs = \$2.43/SF year 1)</small>	3.00%	Turnkey 7m	
Q1 2021	Confidential	Alexandria Center for Life Science	P9	5,300	7	Confidential	N/A	N/A	
Q1 2021	Confidential	Alexandria Center for Life Science	P5	7,800	7	Confidential	N/A	N/A	
Q4 2020	OpenTrons	ARE Life Science Factory - LIC Bindery Building		18,000	2	\$68.00 NNN - Add admin rent Science Hotel space?	3.00%	Turnkey 0m	IN 2020: 141,925 RSF
Q4 2020	Confidential	Alexandria Center for Life Science	P11	18,120	10	\$97.00 NNN <small>(Addl. 2.5% base rent each year for admin costs = \$2.45/SF year 1)</small>	3.00%	Turnkey 12m	
Q4 2020	Confidential	CURE 345 Park Avenue South	P3	10,252 - Office	7	\$109.00/4, \$119.00/3 <small>(Gross Rent)</small>	N/A	Prebuild 1m	
Q3 2020	Confidential	Alexandria Center for Life Science	E12	30,408	1	\$88.00 NNN	N/A	N/A N/A	
Q2 2020	Confidential	180 Varick Street	P5	9,289 - Office	5	\$59.00 NNN	3.00%	N/A 5m	
Q2 2020	Confidential	1361 Amsterdam Avenue	P5	11,000	3	\$90.00 NNN	3.00%	Prebuild N/A	
Q2 2020	Confidential AAA-Credit Hospital Network	Alexandria Center for Life Science	P9	1,674	5	\$103.75 NNN	3.00%	Prebuild 5m	
Q2 2020	NYSCF	Hudson Research Center 619 West 54th Street	P2	23,535	16	\$60.00/5, \$65.00/5, \$70.00/5, \$75.00/1 <small>Gross numbers - Legacy deal from initial deal in building</small>	N/A	N/A 12m	
Q1 2020	Confidential	Alexandria Center for Life Science	P16	19,647	7.5	\$96.50 NNN	3.00%	NBI 6m	
2019	Quentis Therapeutics	1361 Amsterdam Avenue	P5	10,000	10	\$85.00 NNN	N/A	Turnkey	
Q1 2019	Hibercell	Hudson Research Center 619 West 54th Street	P8	15,094	7	\$80.00 NNN	2.50%	Turnkey 3m	IN 2019: 83,394 RSF
2019	Kallyope	Alexandria Center for Life Science	P9	15,000	N/A	~\$103.00 NNN	N/A	Turnkey	
2019	Collectis	Alexandria Center for Life Science	P10	3,500	N/A	~\$103.00 NNN	N/A	Turnkey	
2019	Prevail Therapeutics	Alexandria Center for Life Science	P16	8,000	N/A	~\$96.50 NNN	3.00%	Turnkey	
2019	MeiraGtx	450 East 29th Street	P12	22,000	N/A	N/A	N/A		
2019	Inzen Therapeutics	Alexandria Center for Life Science	P8	3,800	N/A	~\$103.00 NNN	N/A		
2019	Tara Bio	Alexandria Center for Life Science	P8	6,000	N/A	~\$103.00 NNN	N/A		
Q4 2018	Renbio	Alexandria Center for Life Science	P6	3,413	7	\$103.75 NNN	3.00%	5 Month Free As-Is	IN 2018: 49,413 RSF
Q2 2018	Lodo Tx	Alexandria Center for Life Science	N/A	12,000	N/A	\$104.00 NNN	N/A	N/A	
2018	Intracellular Therapies	Alexandria Center for Life Science	P9	34,000 <small>(15,000 Expansion + 19,000 Renewal)</small>	N/A				

CBRE LIFE SCIENCE INCUBATOR OVERVIEW

INCUBATOR GROWTH

TENANT	INCUBATOR	~INCUBATOR SF	NEW LOCATION	NEW RSF	RSF MULTIPLE
BLUEROCK THERAPEUTICS	JLabs	2,500	ARE West 430 East 29th Street	19,647	7.86x
QUENTIS THERAPEUTICS	JLabs	2,000	Mink Building 1361 Amsterdam Avenue	10,000	5.00x
VOLAstra THERAPEUTICS	JLabs	2,500	Mink Building 1361 Amsterdam Avenue	10,000	4.00x
C16 BIOSCIENCES	BioLabs	2,500	Hudson Research Center 619 West 54th Street	18,979	7.59x
BLACK DIAMOND THERAPEUTICS	BioLabs	2,000	ARE West 430 East 29th Street	18,120	9.06x
ENVIsoGENICS	JLabs	1,500	In the Market	17,500	11.67x
IMMUNAI	BioLabs	1,500	ARE West 430 East 29th Street	12,288	8.19x
HELAINA	BioLabs	1,750	In the Market	15,000	8.57x
TOTAL		16,250		122,534	7.54x
WEIGHTED AVG		2,112		16,141	7.64x



CBRE



OFFICE OF THE PRESIDENT
BOROUGH OF MANHATTAN
THE CITY OF NEW YORK

1 Centre Street, 19th floor, New York, NY 10007
(212) 669-8300 p (212) 669-4306 f
431 West 125th Street, New York, NY 10027
(212) 531-1609 p (212) 531-4615 f
www.manhattanbp.nyc.gov

Gale A. Brewer, Borough President

July 28, 2021

Recommendation on the ULURP Applications No. C210351ZMM, N210352ZRM, and C210353ZSM

**New York Blood Center
by New York Blood Center, Inc**

PROPOSED ACTIONS

The New York Blood Center, Inc (the “Blood Center” or the “Applicant”) is seeking a zoning map amendment, a zoning text amendment, and a zoning special permit to allow for a new Life Sciences Hub building (the “Proposed Development”) on the existing site of the Blood Center at 310 East 67th Street.

The Applicant proposes the following actions:

- a) A zoning map amendment to rezone 310 East 67th Street (Block 1441, Lot 40) (the “Development Site”) and Lots 1001-1004 of Block 1441 and part of Lot 21 of Block 1421 on 2nd Avenue (all together comprising the “Project Area”). Within the Project Area, the current R8B district will be rezoned to a C2-7 district, and the current C1-9 district on 2nd Avenue will be rezoned to a C2-8 district between East 66th Street and East 67th Street;
- b) A zoning text amendment to Section 74-48 of the Zoning Resolution in order to allow for scientific research and development facilities in C2-7 districts by special permit as well as allow for modifications of the floor area, height and setback, yard, and sign regulations, and to Appendix F of the zoning resolution to designate the Development Site as a Mandatory Inclusionary Housing (“MIH”) area;
- c) A zoning special permit pursuant to Section 74-48 to allow for scientific research and development facility in a C2-7 district, permission to exceed the 2 FAR permitted in a C2-7 district pursuant to Zoning Resolution Section 33-122 but not more than 10 FAR permitted for community facility uses, modifications to height and setback regulations of Section 33-432 and the rear yard equivalent regulations of Section 33-283, and modification to sign regulations allowing signs to exceed surface area limitation of Section 32-641, 32-642, and 32-643 and the height limitations of Section 32-655 and modifications of Section 32-67 which requires C1 district sign regulation for park or residential adjacent structures.

BACKGROUND

New York Blood Center

The New York Blood Center is a non-profit organization dedicated to the mission of both supplying blood for transfusions in New York and the surrounding metropolitan region and performing medical research. Built in 1930, the building that currently houses the Blood Center was originally a trade school, but the New York Blood Center has occupied the Development Site since 1973. Since then, the 310 East 67th Street location has served as the organization's headquarters and primary blood donation location. Now a mainstay of the Upper East Side, the institution has become a leading supplier of blood to hospitals and research facilities across the New York metro region.

Zoning

The Development Site is located within an R8B zoning district and was rezoned from a R8 district in 1985. A contextual district subject to the New York City Quality Housing Program, R8B zoning has a height limit of 75 feet and an Floor Area Ratio ("FAR") of 4.0 or 5.1 for community facility uses. This zoning is consistent with the zoning of midblocks on the Upper East Side, and is intended to preserve the existing scale of development in residential neighborhoods.

However, there were some changes made in response to the needs of community facility uses in the area. In 1986, a zoning text amendment was passed allowing a total FAR for community facilities of 5.1 in R8B districts.

The parcels facing Second Avenue on both sides between East 66th Street and East 67th Street have been zoned as C1-9 since the implementation of the 1961 Zoning Resolution. There are a few differences in permitted uses between the C1-9 district and the C2-8 district established to the south of 66th Street. C2-8 districts, unlike C1-9 districts, permit large retail, and medical and dental laboratories.

Life Sciences

During the current mayoral administration, there has been a concerted effort made to promote the development of life sciences in New York City. In 2016 Mayor Bill de Blasio unveiled the LifeSci NYC initiative, a \$500 million program intended to create a new Applied Life Sciences Campus, expand research and development facilities, provide for life science startup incubator space, modernize land use regulations, and other subsidies to promote the sector.

In 2018, a Request For Expressions of Interest ("RFEI") was released for Applied Life Sciences Hub planned in the LifeSci NYC initiative. \$100 million was offered in capital funding for a new "transformative project" in the life sciences field. The sites that were offered as potential development sites were: 2469 Second Ave in East Harlem, 455 First Avenue in Kips Bay, and 44-36 44 Drive in Long Island City.

PROPOSED DEVELOPMENT

Area Context

The Project Area is completely located within Community District 8 on the Upper East Side of Manhattan. The rezoning would affect both sides of 2nd Avenue between East 66th Street and East 67th Street. This would include the easternmost 100 feet of Block 1421 with a portion of Lot 21, and the westernmost 325 feet of Block 1441, with Lots 1001-1004 and 40. Both of the parcels located along 2nd Avenue are zoned C1-9 and the remainder is zoned R8B.

1261 2nd Avenue (Lot 21 of Block 1421) is a 45-story mixed use commercial and residential building. 301 East 66th Street (Lots 1001-1004 of Block 1441) on the east side of 2nd Avenue is a 16-story mixed residential and commercial building.

The rest of the midblock of Block 1441 is occupied by the Blood Center on Lot 40 and primarily residential use ranging from 5 stories to 13 stories. 328 East 67th Street (Lot 38 of Block 1441), located directly east of the Blood Center, is a 3-story public library.

Within the surrounding area, there are two individual landmarks. Manhattan House is a landmarked apartment building at 200 East 66th Street and the City and Suburban Homes Company's First Avenue Estates is located at 530 E 77th St. Both occupy their entire block. The Upper East Side Historic District is located west of 3rd Avenue.

Surrounding the Blood Center location, both 1st and 2nd Avenue serve as major thoroughfares, with north- and southbound traffic. The M66 bus runs west on East 66th Street and east on East 67th Street. The M15 and M15 Select Bus Service run on both First and Second Avenues. The 72nd Street Q line is the nearest subway station. The F and Q line 63rd Street/Lexington Avenue stop, and the 6 line 68th Street/Hunter College stop are also nearby.

The Upper East Side is also notable for having a significant number of hospital and medical research facilities. Institutions located in the neighborhood include the Hospital for Special Surgery, Memorial Sloan Kettering Cancer Center, New York Presbyterian Hospital, Weill Cornell Medical Center, and Rockefeller University.

Site Description

The Proposed Development, also known as the Applied Life Sciences Hub or "Center East," is planned to be located on one zoning lot (Block 1441, Lot 40) (the "Development Site"). This through lot is approximately 45,186 square feet and has 225 feet of frontage on East 66th Street and East 67th Street. The two street addresses are 303-319 East 66th Street and 304-326 East 67th Street.

Currently, the Development Site is occupied by a three-story building in which the Blood Center is located. It is comprised of approximately 130,678 zoning square feet of floor area and has an FAR of 2.89. The existing building currently covers the entire lot.

The Blood Center uses this building as its primary donation center as well as space for laboratories and administrative offices. The Blood Center also has housed space for startup companies in this location, who perform life sciences research.

Project Description

The primary stated intention of this Proposed Development is to modernize the facilities used by the Blood Center at their 67th location at the Development Site. The current building has been used by the Blood Center for the past 50 years and has structural and space limitations for needed modernization upgrades. The existing building has narrow floorplates, low floor-to-floor heights, and outdated mechanical and structural systems. Additionally, the existing R8B zoning would not permit a new building that rises above 75 feet.

The proposed Center East project was developed by the Blood Center in partnership with developer Longfellow Real Estate Partners would be a 16-story, approximately 334 foot building. It would have an FAR of 10 and contain 451,860 zoning square feet. Within the building there would be approximately 139,094 square feet (206,375 gross square feet) classified as community facility space and approximately 312,766 square feet (389,760 gross square feet) classified as commercial space.

In addition to housing the Blood Center's updated laboratory, office, and donation facilities on the lower floors, the first floor would include a multi-purpose community room available to local community groups as well as a café that would be accessible to the public. There would also be a new biosafety level 3 ("BSL-3") laboratory replacing the existing BSL-3 laboratory.

The upper floors would house space for science research and development facilities, including space that could be rented out to private companies pursuing life sciences research and development.

COMMUNITY BOARD RECOMMENDATIONS

The Project Area is located within the jurisdiction of Manhattan Community Board 8. The Blood Center, along with their development partner Longfellow, presented to Manhattan Community Board 8 on several occasions. A public hearing was held on May 12, 2021.

During their May 25, 2021 meeting, Manhattan Community Board 8 voted to disapprove ULURP applications No. C210351ZMM, N210352ZRM, and C210353ZSM by a unanimous vote of 38 in favor, 0 opposed, and 0 abstentions. The following were among the reasons given:

The Application is a "Spot Zoning"

The Community Board took issue with the inclusion of zoning changes along 2nd Avenue, which are not essential to the Proposed Development of the Blood Center. “Spot zoning” is defined as “singling out one parcel of land for a use classification totally different from that of the surrounding area for the benefit of the owner of such property and to the detriment of other owners” (15 Warren’s Weed New York Real Property § 157.13 (2021)).

Inappropriateness for Midblock Zoning

The R8B midblock zoning was intended to maintain balanced development and quality of life on the Upper East Side and other neighborhoods. In the 35 years since its implementation, there has been no development lot in an R8B that has been rezoned to allow for more intense development.

No Justified Reason to Overturn Existing R8B Zoning

When the City initiated life sciences projects, neither 310 East 67th Street or another R8B-zoned lot was selected as a potential development site. There is not a clear sense that there is a need for additional commercial lab space amid a surplus of commercial space.

The Impact on St. Catherine’s Park

The Community Board noted that St. Catherine’s Park is the second most visited park per square foot in New York City, and is the only park within a half mile radius of the Proposed Development. Despite its importance, the shadow impacts of the new building on the park would be significant, and not mitigable.

The Impact on the Julia Richman Education Complex

The Julia Richman Education Complex is located on East 67th Street, directly north of the Proposed Development. This building would also be impacted by shadows from the Blood Center, affecting the capacity of students to learn. Construction noise would be a significant issue.

Excessive Height and Bulk of Proposed Development

The Proposed Development would occupy the whole lot at the 85-foot-tall base and rise to a height of 334 feet. This 16-story building is out of scale with the surrounding area. The Community Board noted that it will have a larger height/bulk ratio than any midblock building west of First Avenue within Community District 8.

BOROUGH PRESIDENT’S COMMENTS

Since the first announcement of the Blood Center’s Center East Development, there has been widespread opposition from the community. Additionally, Community Board 8 expressed unequivocal opposition to the project after hundreds of people testified at their public hearing. At

my office's public hearing attended in person by over 100 people with an additional 100 people watching online, I heard from more than 40 advocates and members of the community who voiced their opposition or support for the project. Members from Community Board 8, Friends of the Upper East Side, the Coalition to Stop the Blood Center Tower, and other residents expressed their concerns about the height of the building, the shadow impact, and the precedent it would set for midblock zoning. Members from the Construction and General Building Laborers' Local 79 and Carpenters Local Union 157 spoke of the need to ensure good construction jobs for union workers at this site. Along with other groups in opposition to the rezoning, I participated in a "Stop the Blood Center" rally intended to raise awareness about the potential impacts of the proposed tower last May.

I support the mission of the Blood Center. This recommendation on the proposed rezoning is not a comment on the operation of the organization or their long history of service to New York. I understand that the Blood Center needs to modernize their facilities, but it shouldn't come at the cost of the residential character of the surrounding neighborhood, to which they have been a great neighbor for almost 50 years.

What the Blood Center and Longfellow Real Estate Partners are asking for is a subsidy. The improvements to the Blood Center's own operations can be accomplished under the existing zoning, an R8B district. Without needing a rezoning, the Blood Center would be able to build 229,092 gross square feet of community facility use, which is an increase from the current 159,347 gross square feet occupied by the Blood Center, and more than the 206,400 gross square feet estimated for use by the Blood Center in the Proposed Development.

The reason for this proposed rezoning is to allow for private lab space that can provide revenue for the redevelopment. The life sciences have been identified as a priority by the City of New York and the NYC Economic Development Corporation. However, there seems to have been no money or financing available to the Blood Center that doesn't take the form of expanded development rights.

The human cost of this additional commercial space will be borne by the surrounding community. The size of the proposed building is far too large. These plans increase the height of the building on the Development Site from three stories to 16 stories (approximately 334 feet). The maximum height (now 75 feet under the R8B zoning) would be four times greater than the current zoning allows.

I worry about the precedent this would set for midblock zoning. The intention of R8B zoning was to maintain a residential character for the Upper East Side. The lower-scale buildings allowed under this zoning provide for light and air and contrast with the more densely developed avenues. There has never been a rezoning at this scale on an R8B-zoned midblock, and if passed, this could serve as a proof of concept for further midblock rezonings for commercial use.

I am deeply concerned about the projected shadow impacts of the proposed building on St. Catherine's Park. This park is one of the few green spaces in the neighborhood, and a loss of sunlight would limit its useability, especially in the winter. During peak hours in the spring,

summer, and fall, the proposed project would cast shadows on over 70% of the park. There is no way to mitigate these impacts.

The Julia Richmond Education Complex across the street from the Blood Center would also face negative impacts, including shadows on classrooms and construction noise from the new building. Both of these would affect the capacity of students to learn.

For these reasons, I urge you to reject the proposed New York Blood Center – Center East proposal.

BOROUGH PRESIDENT’S RECOMMENDATION

Therefore, the Manhattan Borough President recommends **disapproval** of ULURP applications No. C210351ZMM, N210352ZRM, and C210353ZSM.

A handwritten signature in black ink that reads "Gale A. Brewer". The signature is written in a cursive, flowing style.

Gale A. Brewer
Manhattan Borough President

From: [Marty Bell](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] VOTE AGAINST the Blood Center/Longfellow application
Date: Saturday, October 23, 2021 12:17:33 PM
Attachments: [Exhibits A - E.pdf](#)
[2.png](#)
[1.png](#)
[3.png](#)

To Land Use Committee of the New York City Council:

I previously submitted general comments providing an overview of the reasons why the application for the Blood Center/Longfellow Tower should be rejected; I am now submitting additional written testimony focusing on the Blood Center's totally misleading, and completely false, claim that the Tower needs to be in "close physical proximity to the three neighboring world-class institutions, Weill Cornell, Memorial Sloan Kettering, and Rockefeller University.

But before going into detail, let me make one observation that should really be sufficient to conclusively show that the application for the Blood Center must be rejected. As my grandmother used to say, the proof is in the pudding.

If the "close physical proximity" claims of the Blood Center had any merit, then certainly these three neighboring world-class research institutions would be voicing loud support for the Blood Center's proposed Tower, but they're not, and their silence is deafening. I should note that the Blood Center obtained a letter of support from one of Weill Cornell's hundreds of doctors, and a similar letter of support from a single researcher at Rockefeller University, but when members of the community which unanimously opposes the Tower contacted these two doctors, they both said that they were just addressing the Blood Center and had not been told about the commercial Tower that was planned to go above the Blood Center's new facility, nor were they told about the significant adverse impacts that the Tower would have on the community, and, upon learning the full story, they both said they would direct the Blood Center to withdraw their letters of support.

Much more importantly, Rockefeller University recently stated:

"The New York Blood Center needs to make sure they have the support of the community and local officials to move forward."

<https://www.youtube.com/watch?v=We7S5icX4ro>

If the test set forth by Rockefeller Center is followed, then the Blood Center's proposed Tower should clearly be rejected. The proposed Tower is opposed by every local official: Congresswoman Carolyn Maloney, Manhattan Borough President Gale Brewer, State Senators Liz Krueger and Brad Hoylman, State Assembly Member Rebecca Seawright, Council Members Ben Kallos, Keith Powers, and Mark Levine, and Democratic Nominee Julie Menin. It is opposed by every local civic group: Friends of the Upper East Side, Civitas, East 72nd Street Neighborhood Association, Defenders of the Historic Upper East Side, East 86th Street Association, Carnegie Hill Neighbors and Save Central Park. And, perhaps the best indication of the breadth and depth of the community opposition is that the proposed project was unanimously opposed by Community Board 8. This is the first time in anyone's memory that the Community Board, which includes various pro-business, pro-development members, has ever voted unanimously against a development project. So, with both the community and all local groups unanimously opposed to the proposed Tower, and with all local elected officials also all opposed to the proposed Tower, the Blood Center fails the test set by Rockefeller University for this project to move forward, and, accordingly, the application of the Blood Center should, and must, be rejected.

If understand why the Blood Center's entire justification for needing the Tower is totally spurious, let's look at the "close physical proximity" argument in more detail:

1. The Argument.

In a presentation by the Blood Center at the March 23, 2021 meeting of the Zoning Committee of Community Board 8, and in the report of their consultants, HR&A Advisors, Inc., the Blood Center identifies Weill-Cornell, Memorial Sloan Kettering and Rockefeller University as "sister institutions" and, with the Blood Center, comprising "a unique world-class complex of institutions", and then goes on to state that the "New York **Blood Center needs** this project in **this location to continue to thrive.**" After citing certain research projects that the Blood Center has done with these three neighboring institutions, the Blood Center asserted, "New York Blood Center **must stay** at its pivotal location **in order to maintain these long running collaborations** with these adjacent institutions.

[1] "Scientific **collaborations are essential** to our research outcomes.

[2] "**Physical proximity** for day-to-day interactions **with collaborators is essential** to speed discoveries from the lab into new patient treatments and vaccines.

"Scientists from **NYBC and neighboring institutions depend on the synergies**

that only physical proximity can provide.”

The lawyer for the Blood Center stated that the required close physical proximity needed to be very close, “The reality is that it is a significant benefit to the Blood Center and a significant benefit to the other institutions that they all be **within walking distance**, and **short walking distance**,” concluding that “it makes a **great deal of difference**” between being able to **walk** and taking a **subway**.

<https://www.youtube.com/watch?v=9BHhPqBt5hA>

2. False Premises.

(i) Blood Center Research Activities. While the core of the Blood Center’s argument for building the Tower at 310 E. 67th is based on their claim that the Blood Center does a lot of research with Weill-Cornell, MSK and Rockefeller for which “close physical proximity” is “essential”, before looking at the amount of research the Blood Center actually does with those three neighboring institutions, it should be noted that the Blood Center actually does a relatively small amount of research overall, and that any argument attempting to justify the proposed Tower based on the research conducted by the Blood Center really is the height of the tail wagging the dog. While the Blood Center’s financial statements list “research” as a third line of business, it is a distant, distant third (i.e., expenses for “blood services” and “medical services” are \$229.6 million and \$159.7 million, respectively; the expenses for research are \$22.5 million). After deducting the apparent \$9.0 million inter-company expense for plasma and blood components (assuming the researchers buy their plasma and blood components from the Blood Bank), the actual amount spent on research by the Blood Bank is \$13.4 million of the \$530.8 million, meaning that **research accounts for approximately just 2.5%, of the Blood Center’s total operations.** See Exhibit A

(ii) World Class Complex of Sister Institutions. The Blood Center constantly places itself on the same tier as the three neighboring institutions. The consultant’s “Proximity Report” states that “NYBC, the Rockefeller University, Weill Cornell, and Memorial Sloan Kettering Cancer Center are together a unique, world-class complex of institutions.” The Blood Center describes itself as having three major business units: the blood services business that collects and distributes human blood, the medical services business that comprises its cord blood program and transfusion services, and its research business. While the first two business units may be leaders in their respective fields, the third unit, research, the one on which the Blood Center rests its proximity argument, is clearly not the same level as Rockefeller, Weill-Cornell and MSK. When Rockefeller University announced its new life science hub, their press release talked about how the companies that will

occupy that hub will have an opportunity to work with MSK and Weill Cornell, as well as Rockefeller, but did not mention the Blood Center: <https://patch.com/new-york/upper-east-side-nyc/ues-university-build-new-biotech-hub-9m-city-grant> . Even more telling, those three real world-class institutions did not invite the Blood Center to join them when they formed the Tri-Institutional Discovery Institute: <https://www.tritdi.org>

(iii) Extensive Research Collaboration between the Blood Center, on the one hand, and Rockefeller University, Weill-Cornell and Memorial Sloan Kettering, on the other hand. In order to judge the percentage of the total research conducted by the Blood Center researchers that is done exclusively with researchers at Rockefeller University, Weill Cornell and Memorial Sloan Kettering, I took the list of researchers at the Blood Center which is available on the Blood Center's website, and I looked at the last three research paper published by each of those Blood Center researchers to analyze the location of the other researchers with whom the Blood Center researchers collaborated. There were eighteen researchers identified on the Blood Center website, so, analyzing three research papers published by each researcher, there was a total of fifty-four research papers that were analyzed. The result of that analysis, attached hereto as Exhibit B, shows that: (a) Blood Bank researchers collaborated with researchers in nine locations as much or more than they collaborated with researchers at Memorial Sloan Kettering, and (b) Blood Bank researchers collaborated with researchers in seventeen different locations as much or more than they collaborated with researchers at Weill Cornell or Rockefeller University (including not just eleven states from Massachusetts to Texas to California, but also around the world from Germany and France to China!). This analysis is confirmed by a review of the Blood Center's financial statements for the year ended March 30, 2020, which showed funding for pass-through programs with Columbia University, Fred Hutchinson Cancer Research Center in Seattle, Albert Einstein College of Medicine in the Bronx, Children's Hospital in Philadelphia, Ohio University, University of California, Mount Sinai, and Fox Chase in Philadelphia, but none for Weill Cornell, none for Memorial Sloan Kettering and none for Rockefeller University. Perhaps most telling was that the analysis of the last fifty-four research papers by the Blood Center researchers revealed that only two of the fifty-four, or 3.7%, showed collaborations by Blood Center researchers exclusively with researchers at those three nearby world-class institutions. And, remembering that research represents just 2.5% of the Blood Center's activities, and with only 3.7 of that research being with just those three neighboring institutions, that means that this **research with just the three neighboring institutions is just .000925 of the Blood Center's activities!** To use that as the justification for building the Tower at the Blood Center's current location is surely the ultimate example of the tail wagging the dog!

As an aside, it should be noted that the only video on the entire New York Blood

Center website dealing with NYHospital/Weill-Cornell, related to the Blood Center's primary mission as a supplier of donated blood, with a doctor at the Hospital praising the Blood Center as a "supplier" and not a collaborating researcher: <https://www.youtube.com/watch?v=dg0LFLusSNw>

3. The Argument that Collaborating Researchers Require "Close Physical Proximity" – The Central Argument Advanced by The Blood Center to Support the Re-Zoning – is Totally False. The Blood Center, after alleging that it does a substantial amount of collaborating research with Weill Cornell, Memorial Sloan Kettering and Rockefeller University, uses that alleged but non-existent substantial collaboration to justify the proposed Tower by stating that "these partnerships are not fungible – they rely on close physical proximity." (HRA "Proximity Report") (it must be noted that the HRA Report disclaims direct support for the need of the Blood Center to be in "close physical proximity" of the three neighboring institutions, stating that their analysis "draws upon information provided by NYPC staff regarding the nature and extent of their work with neighboring institutions and how proximity to these institutions has contributed to meaningful advances in medical and scientific research.") As mentioned above, at the March 2021 meeting of the Zoning Committee of Community Board 8, the Executive Vice President of the Blood Center made a two-part argument:

[1] "Scientific **collaborations are essential** to our research outcomes.

[2] "**Physical proximity** for day-to-day interactions **with collaborators is essential** to speed discoveries from the lab into new patient treatments and vaccines.

The first statement is completely accurate.

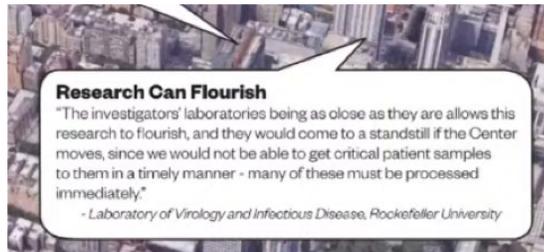
The second statement is totally false.

Modern research surely does involve and indeed requires collaboration among various researchers at different institutions.

But those collaborating researchers do not need to be "in close physical proximity" with one another. Very few of our modern medical advances would have ever happened if the collaborating researchers had to be, as the Blood Center's lawyer said, "within walking distance, indeed short walking distance" of one another.

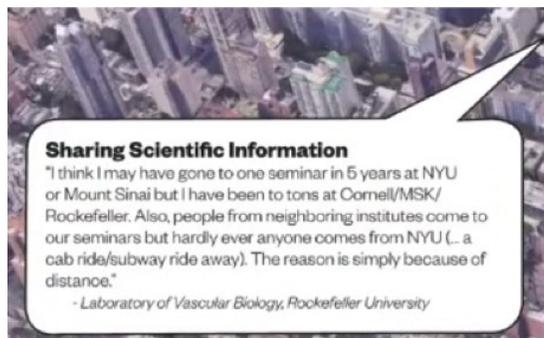
In support of its "close physical proximity" argument, the Blood Center offered

anonymous quotes from people at those three neighboring world class institutions. Under the title of “Research Can Flourish”, the person quoted says that certain research "would come to a standstill if the Blood Center moves".



That argument fails on its face because the proposed Tower would require the Blood Center to move for the five plus year construction phase (best case) described in the Blood Center's Final Environmental Impact Statement. Arguing that the Tower is required at the current Blood Center site by saying that research would come to a “standstill if the Blood Center moves”, while also arguing for the Tower that would require the Blood Center to move for at least five years is fatally inconsistent (presumably building a much smaller "as of right building", which the Blood Center admits would give them more space than they require, would take much shorter time to build and wouldn't require all that important research to come to a standstill for nearly as long).

There is a second anonymous quote from someone from Rockefeller University saying she or he has only been to one seminar at NYU and at Mount Sinai in five years, but has been to "tons at Cornell/MSK/Rockefeller".



It's like they don't even proofread their lies – the person quoted doesn't say anything about being to any seminar at the Blood Center, though the Blood Center lists dozens and dozens of seminars given there over the past few years. So the person they quote would apparently go all the way to NYU or Mount Sinai for a lecture than walk to the nearby Blood Center. <https://nybloodcenter.org/lindsley-f-kimball-research-institute/about-lindsley-f-kimball-research-institute-lfkri/lfkri-seminar-series/>

While the anonymous quotes put forth by the Blood Center in an attempt to justify their claim that collaborating researchers require close physical proximity are easily disproven, that is not surprising because the simple fact is that collaborating researchers **do not** require “close physical proximity”.

- Dr. Mark Poznansky, MD, PhD, FIDSA, the Director of the Vaccine and Immunotherapy Center at the Massachusetts General Hospital submitted a letter, dated April 23, 2021, to the Community Board (copy attached hereto as Exhibit C), stating that “I have been involved in various aspects of medical research for more than 25 years and **never once has “close physical proximity” been the sole determinative factor** in the selection of fellow researchers with whom I have collaborated. . . . the **fundamental determinative factor** is the science and **how the research can be performed most effectively and efficiently**. This is likely to be even more evident as research collaborations have essentially moved to highly efficient virtual platforms like Zoom and Microsoft Teams.

- Dr. John C. Burnett, Jr., MD, Mayo Distinguished Investigator, former Director of Research for the Mayo Clinic, author of over 500 publications and holder of 28 patents, submitted a letter, dated March 31, 2021 to the Community Board (copy attached hereto as Exhibit D), stating that “Biomedical research today is a national and international network of collaborating investigators utilizing advanced technology spread around the world and connected by constant exchange of faculty and also employing the latest virtual technologies such as Zoom or Facetime. . . . **Critical time sensitive samples of blood and plasma are routinely sent and processed from all these countries [around the world] using start of the art methods**. Let me make it clear that **adjacent location geographically is no longer a requirement or needed.**” Interestingly, and very relevant to Blood Center’s claim that they need close physical proximity to get blood samples from their facility to the neighboring institutions, Dr. Burnett references a current research project with a collaborator in Germany and their using “blood from a group of volunteers and patients in Denmark (which) samples are sent to us here at Mayo [in Rochester MN] to run the key assay.”

- Dr. Elias Zerhouni, MD, the former Vice Dean of Johns Hopkins School of Medicine, Senior Fellow of the Bill and Melinda Gates Foundation, President Obama’s appointee as this country’s first Presidential Envoy for Scientific Collaboration, the former President of Global Research for Sanofi, and the 15th Director of the National Institute of Health (NIH), in an email to Manhattan Borough President Gale Brewer, dated April 22, 2021 (copy attached hereto as Exhibit E), stated, “Many years ago when communications technologies and rapid systems of shipping and delivery [were slow] close proximity was essential. Today

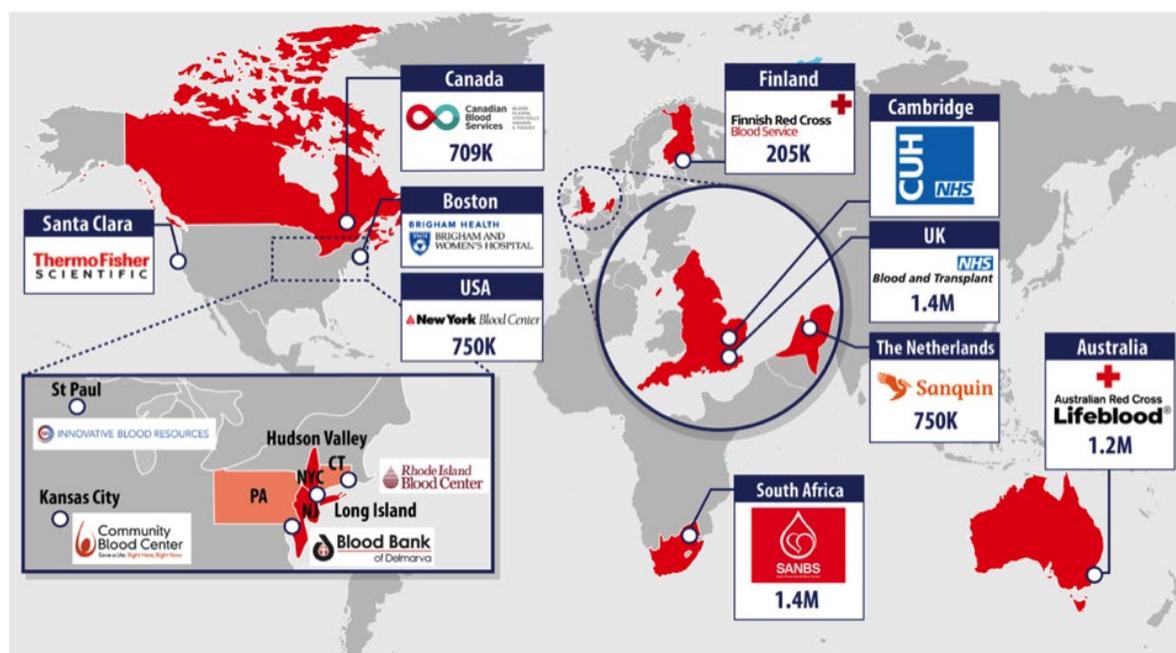
modern scientific organizations do not generally require such proximity. In fact these organizations are driven to access to skilled talents wherever they are located and work virtually (as demonstrated by the current pandemic). As president of R&D for a large company I managed sites that were located across all continents. **As former director of NIH the criterion of close proximity was not required for collaborating scientists.**”

It needs to be stated that these are not three random quotes taken from obscure academic treatises, but rather, each is specifically addressing the claims of the Blood Center, with both the letter from Dr. Poznansky and the letter from Dr. Burnett addressed to the local Community Board, and the letter from Dr. Zerhouni is addressed to the Manhattan Borough President with the Subject “My Feedback on the Close Physical Proximity Argument for Scientist related to the Blood Bank Project.”

The Blood Center’s own research activities conclusively confirm that “close physical proximity” is not required for collaborating researchers. While the previously described analysis of the locations of researchers at institutions with whom the Blood Center’s researchers collaborated showed that most of the research by the Blood Center did not exclusively involve Weill-Cornell, MSK or Rockefeller, it conversely showed that 236 of the total 244 collaborations, or 96.7% of the collaborations, were with researchers not in close physical proximity as defined by the Blood Center (see Exhibit B). Further, a review of the description of the Blood Center in Wikipedia identifies only one research project of major importance in the summary section of the description, and that research project was conducted with the University of California at Davis, 2,866 miles from the Blood Center on East 67th Street. Coincidentally, just six days after the Blood Center made its argument before Community Board 8 that “close physical proximity” is required for collaborating researchers, the American Association for the Advancement of Science reported the identification of the cell potentially responsible for Covid-19’s high infection rate; several researchers at the Blood Center were involved in that research, collaborating with the main researchers who led the project who were located at Lehigh University, 88.7 miles away.

Finally, one need only look at the Blood Center’s website for “Research News” to confirm that the Blood Center isn’t primarily working with the three neighboring world-class institutions, but rather, is collaborating with researchers across the country and, indeed, around the world. <https://bit.ly/3CsoJV6> . The news release on May 05, 2021, titled, “Project ACHIEVE Antibody Mediated Prevention Study” touts the Blood Center’s enrollment of 74 participants in the study, but further research reveals that there were a total of 4,673 people enrolled in the study, meaning that the Blood Center’s contribution to the study was approximately 1.5%,

and that they participated with dozens and dozens of other medical researchers around the country, but, interestingly, none of the three neighboring institutions were involved in this study. But the June 16, 2021 news release is even more remarkable, as it reports the Blood Center’s work with other institutions “To Develop More Streamlined Blood Typing Technology”. Were these other institutions Weill-Cornell, Memorial Sloan Kettering or Rockefeller University? No. In addition to the Blood Center, the members of the Blood Transfusion Geonomics Consortium include two other research sites in the U.S., Boston and Santa Clara CA, and then another half dozen around the world, from Canada to Finland, South Africa and Australia!



The Blood Center’s main argument for the Tower, that the Blood Center’s researchers collaborate extensively with the researchers in the neighborhood, and that it is essential that collaborating researchers be in “close physical proximity” of one another, is a lie. Accordingly, the Blood Center’s core argument justifying the Tower does not stand and thus the proposed rezoning application must be rejected.

4. The Blood Center Has Implicitly Admitted It Lied. After the letters from Drs. Poznansky, Burnett and Zerhouni were submitted to the Community Board, the Blood Center back-tracked on what they initially claimed as the core reason supporting their rezoning application. After first appearing at the Community Board and asserting that “**physical proximity** with collaborators is **essential**”, and, relying on that lie, claiming that “New York Blood Center needs this project in **this location** to **continue to thrive**” because scientists from NYBC and **neighboring institutions depend** on the synergies that **only physical proximity** can provide,” the Blood Center has changed its tune. Two months after saying that proximity is essential, the representative for the Blood Center returned and admitted that proximity is “not a pre-requisite”. Indeed, while not yet ready to concede that proximity is not relevant, the best

the lawyer for the Blood Center could do was to say that proximity is “not irrelevant”. And one month later, the same lawyer who had earlier dismissed cabs and subways, claiming that collaborating researchers had to be in not just walking distance, but “short walking distance”, attended the hearing by Manhattan Borrow President Gale Brewer, and, in the very same breath as mentioning the three neighboring institutions, touted the Blood Center’s site as being “about a five-minute walk to three subway lines that connect it to midtown and lower Manhattan, Queens, the Bronx and Brooklyn.” Now the discussion has switched from the close walk to the three neighboring institutions to the walk to the subway station, something never mentioned in the HR&A report.

<https://www.youtube.com/watch?v=LH0YzMgdpu0>

CONCLUSION: The New York Blood Center made its case for the rezoning application by stating, in March, at the meeting of the CB8 Zoning Committee, that it needed the Tower at the current location because the Blood Center and the three neighboring world-class institutions “**depend on**” close physical proximity. That was false and misleading. As the Blood Center's core argument for this project is completely and totally false, the zoning application for the proposed Blood Center-Longfellow project must be rejected.

Respectfully submitted,

Martin A. Bell
315 E. 68th St.
New York, NY

Exhibit A

Putting NYBC “Research Activities” in Perspective!

Before looking at the amount of research the Blood Center actually does with those three neighboring institutions, it should be noted that the Blood Center actually does a relatively small amount of research overall, and that any argument attempting to justify the proposed Tower based on the research conducted by the Blood Center really is the height of the tail wagging the dog. While the Blood Center’s financial statements list “research” as a third line of business, it is a distant, distant third (after deducting the apparent \$9.0 million inter-company expense for plasma and blood components (assuming the researchers buy their plasma and blood components from the Blood Bank), the actual amount spent on research by the Blood Bank is \$13.4 million of the \$530.8 million, or 2.5%, of the Blood Center’s total expenses.

NEW YORK BLOOD CENTER, INC.
Statement of Activities and Changes in Net Assets
Year ended March 31, 2020
(In thousands)

	2020				Total
	Blood services	Medical services	Research program	General and administrative	
Without donor restrictions:					
Operating revenue:					
Whole blood and components, plasma derivatives, and other services	\$ 316,852	168,907	—	—	485,759
National Institutes of Health and other government research grants and contracts	—	—	12,253	—	12,253
Other research grants and contracts	—	—	1,923	—	1,923
Contributions	428	—	23	—	451
Other	1,345	170	1,054	—	2,569
Net assets released from donor restrictions	277	—	161	—	438
Total operating revenue	318,902	169,077	15,414	—	503,393
Operating expenses:					
Salaries and benefits	155,833	17,874	7,301	24,976	205,984
Services purchased (including contract testing costs)	25,716	12,286	4,260	7,445	49,707
Purchased plasma, blood components, derivatives, and supplies	86,204	126,309	9,001	1,097	222,611
Depreciation and amortization	9,214	1,468	13	3,495	14,190
Repairs and maintenance	9,028	731	317	1,969	12,045
Utilities	3,093	104	15	3,937	7,149
Professional services	654	18	445	4,427	5,544
Insurance	2,115	139	—	690	2,944
Fundraising	—	—	313	—	313
Other	7,721	696	788	1,071	10,276
Total operating expenses	299,578	159,625	22,453	49,107	530,763
Excess (deficiency) of operating revenue over					

Exhibit B

NYBC Collaborators

MSK 8
Rockefeller University 5
Weil Cornell 5

U.S.

Columbia University 9
The Bronx 9
Mount Sinai 4

Massachusetts 25
California 20
Pennsylvania 19
Maryland 15
North Carolina 6
Connecticut 5
Illinois 5
Missouri 5
Minnesota 5
New Jersey 5
Texas 5
Arizona 4
Ohio 4
Florida 3
Iowa 2
Wisconsin 2
Colorado 1
Michigan 1
Rhode Island 1

Foreign

China 23
Germany 14
France 8
Italy 7
Canada 4
United Kingdom 4
Brazil 3
Russia 3
Australia 1
Cameroon 1
Lebanon 1
Portugal 1
Switzerland 1

Exhibit C

April 23, 2021

Community Board 8,

My name is Dr. Mark Poznansky, and I am an Associate Professor of Medicine at the Harvard School of Medicine, the director of the Vaccine & Immunotherapy Center at Massachusetts General Hospital, Attending Physician for Infectious Diseases at Brigham And Women's Hospital, the author or co-author of more than 100 publications, the holder of over 30 patents covering potential cures and treatment for cancer, diabetes and other diseases, and, recently, I have been actively involved in research of a vaccine for SARS-CoV-2 (the coronavirus), and, based on my knowledge and expertise in this area, have been interviewed and quoted in different media with respect to the coronavirus pandemic and vaccine development.

I have been involved in various aspects of medical research for more than 25 years, and never once has "close physical proximity" been the sole determinative factor, in the selection of fellow researchers with whom I have collaborated. While working with neighboring laboratories can make sense the fundamental determinative factor is the science and how research can be performed most effectively and efficiently. This is likely to be even more evident as research collaborations have essentially moved to highly efficient virtual platforms like Zoom and Microsoft Teams. In assembling a team of researchers to investigate a particular medical issue, I look at the skills, knowledge and experience of potential collaborators first and foremost. One need look no further than the daily news for confirmation that "close physical proximity" does not represent a go – no go for collaborating researchers: while we often hear of the "Pfizer vaccine", it is actually the "Pfizer/BioNTech vaccine" developed at warp speed by Pfizer in Kalamazoo Michigan and BioNTech in Idar-Oberstein German. In addition, and for example I am currently directing highly successful research collaborations between VIC and laboratories in Australia, Netherlands and in labs throughout the USA.

Please let me know if you have any questions.

Yours sincerely,



Mark Poznansky, MD, PhD, FIDSA
Associate Professor of Medicine
Harvard Medical School
Director – Vaccine and Immunotherapy Center
Massachusetts General Hospital
Boston MA 02114

Exhibit D



200 First Street SW
Rochester, Minnesota 55905
507-284-4343

John C. Burnett, Jr., M.D.
Director, Cardiorenal Research
Laboratory

March 31, 2021

To the Community Board, Manhattan,

I have been asked to comment on a statement by the LFKRI that states that physical proximity is an essential or even a factor in medical research. Thus, this letter provides my thoughts on on cutting-edge biomedical research and how it operates today.

I write this letter based on my experience at the Mayo Clinic as the Marriott Family Professor of Cardiovascular Research, Professor of Medicine, Physiology and Bioengineering, Director of the Cardiorenal Research Laboratory, Mayo Distinguished Investigator and a previous Director of Research for the Mayo Clinic. I have been funded continuously by the NIH for over 30 years and have over 500 publications and 28 patents.

Biomedical research today is a national and international network of collaborating investigators utilizing advanced technology spread around the world and connected by constant exchange of faculty and also employing the latest virtual technologies such as Zoom and other methodologies. Here in our research laboratory and team in Rochester MN our principal collaborators are in Japan, Australia, Denmark, Italy, China and soon India. Critical time sensitive samples of blood and plasma are routinely sent and processed from all these other countries using state of the art methods. We hold regular meetings face to face by Zoom or Facetime. Let me make it clear that adjacent location geographically is no longer a requirement or needed. Let me also state that one of the most important in person meetings (halted because of COVID) is at small and large biomedical research annual meetings at which the key opinions worldwide gather which facilitates further research and breakthroughs.

Let me state the following. I think biomedical research is today follows an exciting new path of how it is performed leading to successes and progress. If I were to draw a picture of our group in the Guggenheim Building in Rochester MN and draw lines to our collaborators none would connect in Rochester but throughout the US and the world. An example (one of many) is our efforts in drug discovery which has resulted in 3 biotech companies. Currently, a collaborator in Germany is developing a test to measure a newly discovered enzyme in the heart critical in heart failure. The blood from a group of volunteers and patients with specific heart problems will be then obtained in Denmark. All samples will be sent to us here at Mayo

to run the key assay. Indeed, research could be considered a paradigm of remote connections much as the world is and has become in this the 21st Century.

Sincerely,

A handwritten signature in black ink, appearing to read "John C. Burnett, Jr.", written in a cursive style.

John C. Burnett, Jr. MD
Marriott Family Professor of Cardiovascular Research
Professor of Medicine, Physiology and Bioengineering
Mayo Distinguished Investigator

Exhibit E

From: Elias Zerhouni <[REDACTED]>
Date: April 22, 2021 at 11:14:50 AM MDT
To: GBrewer@manhattanbp.nyc.gov
Cc: [REDACTED]
Subject: My feedback on the close physical proximity argument for scientists related to blood bank project

Dear Ms. Brewer

I have been asked to provide my opinion on the necessity of close physical proximity of scientists for a project under your consideration.

Many years ago when communications technologies and rapid systems of shipping and delivery close proximity was essential. Today modern scientific organizations do not generally require such proximity. In fact these organizations are driven to access to skilled talents wherever they are located and work virtually (as demonstrated by the current pandemic).

As president of R&D for a large company I managed sites that were located across all continents. As former director of NIH the criterion of close proximity was not required for collaborating scientists.

I hope this helps you in your deliberations.

Best regards

Elias Zerhouni, MD

15 th director NIH (2002-2008)

Former president R&D ,Sanofi 2010-2018

Sent from my iPhone

From: [Marty Bell](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] VOTE AGAINST the Blood Center/Longfellow application: BSL3 Lab
Date: Saturday, October 23, 2021 12:38:31 PM
Attachments: [1.png](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Forward suspect email to phish@cyber.nyc.gov as an attachment (Click the More button, then forward as attachment).

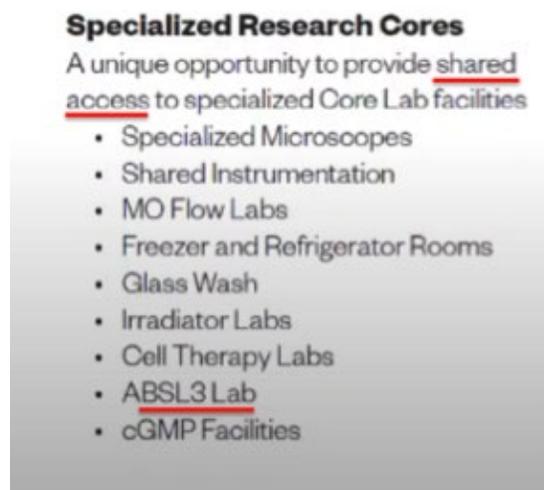
To Land Use Committee of the New York City Council:

I previously submitted general comments providing an overview of the reasons why the application for the Blood Center/Longfellow Tower should be rejected, followed by two additional, separately filed comments, the first dealing with the adverse impact the proposed Blood Center/Longfellow Tower would have on the Julia Richman Education Complex and the second debunking the Blood Center's "close physical proximity" argument that is the core of the justification for requiring the Tower at its current location and not even considering any of the numerous viable and preferable alternatives; I am now submitting additional written testimony to state that the proposed Tower should additionally be rejected because of the Blood Center's plan to include a Bio Safety Level 3 ("BSL3") laboratory in the proposed Tower.

Though hidden from the public, and though not disclosed anywhere in the Draft Scoop of Work that the Blood Center submitted to the Department of City Planning, it has been discovered that the Blood Center intends to include a BSL3 laboratory in the proposed Blood Center/Longfellow Tower.

A BSL-3 laboratory typically includes work on microbes that are either indigenous or exotic, and can cause serious or potentially lethal disease through inhalation. Examples of microbes worked with in a BSL-3 lab includes; yellow fever, West Nile virus, and the bacteria that causes tuberculosis. The microbes are so serious that the work is often strictly controlled and registered with the appropriate government agencies. <https://consteril.com/biosafety-levels-difference/> Indeed, when a representative of Friends of the Upper East Side filed a FOIL request with New York City seeking identification of the location of all BSL-3 labs in the City, the request was rejected because, the City asserted, that information would risk national security, so having such a lab in a relatively open facility just 60 feet across the street from a large Educational Complex seems to be unnecessarily putting our school children at grave risk.

The Blood Center justifies its failure to disclose the inclusion of a BSL3 Lab in the proposed Tower by stating that it has a BSL3 Lab in its current facility. Obviously, the BSL3 lab in the proposed Tower is a new laboratory in a new building, and, as such, should have been disclosed in the Blood Bank's filings with the City. Further, the BSL3 lab currently at the Blood Center is only accessible by, and used by, employees of the Blood Bank. At a public hearing on the proposed Tower, the attorney for the Blood Center refused to commit that the new BSL3 Lab to be included in the proposed Tower would not be available for use by any of the commercial tenant renting space in the Tower. It is important to note that before the BSL3 lab became a focus of public concern, the Blood Center showed the commercial tenants as having "shared access" to the BSL3 lab:



Further, the Blood Center attempts to justify the inclusion of a BSL3 lab in the proposed Tower by saying that there is a BSL3 Lab in their current facility and they've never had a problem with any pathogens escaping the Lab. That response does not withstand close scrutiny. Importantly, the current Blood Center facility is closed to the public other than admission granted to people donating blood, who are restricted to the first floor by a security guard. Very much differently, the proposed Tower would have open access to the public, including a ground floor access with a public cafe, as well as unlimited access to the bulk of the Tower by the commercial tenants renting space in the Tower and their visitors and guests. Dr. Jeffrey A. Gelfand, the Chairman of the Bio-Safety Committee at Harvard has stated in a conversation with me that a BSL3 lab cannot be in a location with broad public access, but rather, requires security similar to a courthouse, and, with respect to the Blood Center's

proposed BSL3 lab at the E. 67th St. site, stated it should be a “non-starter” and you “can’t have that type of public access” to a building with a BSL3 lab. Dr. Gelfand also cited the recent BSL3 Lab opened by Boston University (the "Needle Project"), pointing out that it has "embassy grade" security to protect it from unwanted admission by anyone with evil intentions (the Boston University BSL3 Lab's embassy grade security includes the building being more than 200 feet from any public road, the perimeter of the property being protected by motion-sensitive high wiring, and a double-iris scan required for admission).

Additionally, since the Blood Center opened its BSL3 Lab, the CDC has issued (in 2013) the "Biosafety in Microbiological and Biological Laboratories" handbook which provides that a BSL3 Lab's "exhaust air [should be] dispersed away from occupied areas."

https://www.cdc.gov/labs/pdf/SF_19_308133-A_BMBL6_00-BOOK-WEB-final-3.pdf

Certainly, a school with more than 2,000 students, plus hundreds of faculty and staff, should qualify as an “occupied area”, which should make the inclusion of a BSL3 lab just 60 feet from Julia Richman Education Complex unacceptable under any circumstance.

Finally, the Blood Center's statement that the BSL3 lab is safe because there hasn't been an accident in 35 years doesn't mean we shouldn't be concerned about a future accident. Just two months ago, the Indian Point nuclear plant was shut down, and they never had an accident, but people were concerned about the possibility of a future accident at the plant which is just 75 miles from NYC, and, similarly, despite there never having been an accident at the Blood Center’s current BSL3 lab doesn’t mean that we shouldn’t be concerned about the possibility of there being an accident sometime in the future and an incredibly dangerous pathogen being released into the air directly across East 67th Street from the 2000 students at Julia Richman Education Complex.

Respectfully submitted,

Martin A. Bell



New York, NY

From: [Matt Donnelly](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Testimony against the Blood Center Proposal
Date: Thursday, October 21, 2021 1:02:33 PM

October 20, 2021

315 East 68th Street
New York, NY 10065

Dear Land Use Committee,

I'm writing to you to express my strong opposition to the proposed Blood Center Tower on East 67th Street. I have been a resident on the Upper East Side since 1998 and am committed to our community. I have two teenage daughters who have attended the local public schools and have spent many years enjoying our beloved neighborhood park, St. Catherine's Park. East 67th Street is a wonderful residential block with apartment buildings, a public library, school complex and community park. The impact this proposed project would have on this block, park and community is devastating. The increase in traffic and noise and reduced light in our neighborhood would be so disruptive to the quality of life of its residents. As residents, we are already being closed in by the high rise medical institutions that presently exist east of First Avenue. The potential to allow a massive commercial tower mid-block west of First Avenue is just so upsetting.

I have spent the last 30 years working in commercial real estate finance. Building a massive speculative office building at a time when office vacancy is at an all time high in NYC just doesn't make any sense. More importantly, there is a reason for zoning restrictions. Imagine what will happen in all residential neighborhoods in the city if this severe zoning exception is allowed. Developers will see this as an open door to bring aggressive development plans forward thereby impacting the quality of life for millions of New Yorkers and irreparably damage the living environment that we all cherish. This decision will impact your neighborhood as well.

Please vote against this development and preserve the New York we all love.

Thank you.

Matt Donnelly

From: [Maysa Razavi](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] VOTE AGAINST the Blood Center/Longfellow application
Date: Friday, October 22, 2021 9:16:42 PM

Dear City Council Members,

Please vote against the new construction of the Blood Center on E. 67th St. I have been living in this neighborhood for 12 years. My husband and I bought an apartment in 315 E. 68th St. in 2015. We started our family here. My children have spent countless hours in St. Catherine's Park. They learned how to walk, ride bikes, have just had so much fun in that park.

This neighborhood is home to some of the greatest hospitals in the world. But they have not impeded on neighborhood. We forget that they are there. The hospital workers enjoy the park for lunch as some of the only green space area This neighborhood is home to many friends. There is a great community here. Putting a monstrous building for office space here will change the dynamic.

The office space is unnecessary given the new working methods allowing us to be remote. Many buildings are empty in midtown. Why would this space be needed in a family-oriented neighborhood, towering over a park used by a school. The public schools are neglected enough in New York City. Please make that a priority.

I am happy to give any further testimony. I hope you make the right decision and vote against the construction of the new Blood Center.

All the best,
Maysa Razavi

From: [Michael Janjigian](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] "VOTE AGAINST the Blood Center/Longfellow application
Date: Friday, October 22, 2021 1:05:33 PM

I am opposed to the Blood Center/Longfellow application, please vote against it.

Michael Janjigian
333 E 69th ST Apt [REDACTED]
New York, NY 10021

From: mrichter505@everyactioncustom.com on behalf of [Michael Richter](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony in OPPOSITION to the New York Blood Center Rezoning
Date: Thursday, October 21, 2021 6:19:03 PM

Dear City Council Zoning Subcommittee,

I hereby oppose Applications No. C 210351 ZMM, N 201352 ZRM, and N 201353 ZSM.

The proposed Blood Center/Longfellow commercial tower is an egregious project that has no place in this or any residential neighborhood. By rising to a height of 284 feet on a narrow side street where height is currently limited to 75 feet, and introducing nearly 400,000 sf of commercial space to a residential block, the project is unprecedented in nearly every way. The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

Though the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplates rival the Empire State Building. That bulk would cast the 2,000 students from all over the city in the 6-school Julia Richman Educational Complex and much of St. Catherine's Park in perpetual shadow. The project is a BAD plan for the neighborhood and the City.

I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. I am in favor of alternatives, such as the full coverage presented by planner George Janes. But the proposal as presented demonstrates a complete disregard for the community and for decades of successful zoning, and it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge you to reject this proposal as presented and maintain the 75 ft height limit.

Sincerely,
Michael Richter
[REDACTED] New York, NY 10021-2653
mrichter505@gmail.com

From: [Miranda Purves](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] VOTE AGAINST the Blood Center/Longfellow application
Date: Saturday, October 23, 2021 12:46:22 PM

My name is Miranda Purves, I'm a journalist and editor who's written for **The New York Times**, **Wall Street Journal** and **Bloomberg Businessweek**. I spoke at the hearing in opposition and am now submitting written testimony. My 16 year-old son is a junior at the Urban Academy, a school in the Julia Richman Center, known as JRec, across the street from the proposed massive expansion of the Blood Center. For those council members deciding how to vote, it's important to understand how special Julia Richman is, to understand why it deserves your vote to preserve its relative sanctity.

Julia Richman was once called Julia Rikers because the failing high school was so violent. In the 90s, visionaries turned this building into something unprecedented. A place for six schools to thrive that could remain small enough to meet the needs of children who were utterly lost in the available public schools. The first thing that changed? The metal detectors were removed.

As other schools in the city became ever more segregated, with the wealthy buying real estate in "good" (read: white) public school districts, the Julia Richman complex opened its its arms to a truly diverse population, mixing teenagers from relative financial privilege, with newly arrived immigrants to 300 autistic kids.

During the pandemic, we saw as never before that schools mean everything for society to function, for women to work, for families to stay solid and, this is not an exaggeration, for children to stay alive. According to the CDC, teen suicide increased by 60% between 2007 and 2018. It's the second leading cause of adolescent death, after car crashes. This was before the pandemic.

During winter school shut downs of 2020-21 the CDC reported a 39% spike in ER visits related to teen suicide attempts. I spent months of last year outside my son's door, on suicide watch. All around me I saw teenagers turning into zombies, unable to leave their bedrooms, brainwashed by screens and social media, as it became their only external input. I heard an ambulance arrive in the middle of the night, a previously healthy teenage girl next door was taken to the hospital because she couldn't stop screaming. In my house, my son tried dangerous pharmaceuticals when he'd never shown an interest or proclivity towards drug use.

I watched Becky Walzer and Christine Olson, who run the Urban Academy, work

absurd hours (with their own children stuck at home) to get their students together at parks, anywhere, and then to get them back into the classroom as soon as humanly possible. This year, with full-time school back, the change in my son feels like a miracle—he's alive again. He's making friends, but he's also thinking hard about calculus. This is simply because he's going to school in a welcoming, low stress, intellectually rich environment.

The Julia Richman building is a beautiful example of public good architecture, with large windows letting light into the classrooms. Because of the low lying Blood Center as it now exists, these teachers can engage with their students in a pocket of relative calm in a relentless city. All children learn best with light, air, calm, quiet, a sense of peace. But this population in particular is fragile. These students need extra to get them through and into a strong adulthood.

Putting these children and their teachers—already stretched to the limit—next to four years of loud, potential dangerous destruction, exposing them to the dust of demolition, will directly affect educational outcomes. **It will stretch over one student's entire high school experience.** The ambient stress will quadruple. And after the building is done, the JREC classrooms will be in looming shadow, the sidewalks and street chaos and double parking for the behemoth across the street will change the school experience beyond recognition. Stretch your imaginations, really take a minute to see this.

The blood center does not need to expand in this location. It has very real other options. The JREC does not. Voting for educators over developers is new and brave. Please listen to what teachers and educators, these essential workers, are asking you for. Believe them. This is a rare, solid real chance to vote for successful schools, to put our city's money where its mouth is, to do the right thing.

People in favor of this building expansion (which will primarily benefit non local developers) say we should take what's on offer, don't let the better be the enemy of the good. But why hurt an already successful enterprise (the JRec schools—as successful as they can be given the budgets schools have to survive on) to increase the power of another non profit and a non-local developer? There are empty offices all over the city. The Blood Center could put their imagination to work and find solutions that wouldn't require breaking zoning laws, damaging neighborhoods and **severely impacting six schools.** The HVAC system of this building will contribute needlessly to the carbon load and pollution, the demo will fill landfills. Re use an existing building that needs tenants. It's OBVIOUS! Don't get mired down in these myths about job creation, as if this one development is the only option for jobs in Biotech. Please! Manhattan is a “proximity cluster” in and of itself. A few extra blocks is not going to make or break a cluster.

Vote no to the Blood Center expansion in this location, vote yes for teachers and

kids —our city's future.

Thank you for thinking through your decision and listening to my input.

Miranda Purves



Brooklyn, NY
11215

From: mitchellgrubler@everyactioncustom.com on behalf of [Mitchell Grubler](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony in OPPOSITION to the New York Blood Center Rezoning
Date: Thursday, October 21, 2021 6:34:35 PM

Dear City Council Zoning Subcommittee,

I hereby oppose Applications No. C 210351 ZMM, N 201352 ZRM, and N 201353 ZSM.

The proposed Blood Center/Longfellow commercial tower is an egregious project that has no place in this or any residential neighborhood. By rising to a height of 284 feet on a narrow side street where height is currently limited to 75 feet, and introducing nearly 400,000 sf of commercial space to a residential block, the project is unprecedented in nearly every way. The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

Though the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplates rival the Empire State Building. That bulk would cast the 2,000 students from all over the city in the 6-school Julia Richman Educational Complex and much of St. Catherine's Park in perpetual shadow. The project is a BAD plan for the neighborhood and the City.

I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. I am in favor of alternatives, such as the full coverage presented by planner George Janes. But the proposal as presented demonstrates a complete disregard for the community and for decades of successful zoning, and it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge you to reject this proposal as presented and maintain the 75 ft height limit.

Sincerely,
Mitchell Grubler
20 Confucius Plz Apt [REDACTED] New York, NY 10002-6760
mitchellgrubler@yahoo.com

From: nadine_surur@everyactioncustom.com on behalf of [Nadine Surur](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony in OPPOSITION to the New York Blood Center Rezoning
Date: Saturday, October 23, 2021 11:09:44 AM

Dear City Council Zoning Subcommittee,

I hereby oppose Applications No. C 210351 ZMM, N 201352 ZRM, and N 201353 ZSM.

The proposed Blood Center/Longfellow commercial tower is an egregious project that has no place in this or any residential neighborhood. By rising to a height of 284 feet on a narrow side street where height is currently limited to 75 feet, and introducing nearly 400,000 sf of commercial space to a residential block, the project is unprecedented in nearly every way. The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

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Sincerely,
Nadine Surur
[REDACTED] New York, NY 10021-3218
nadine_surur@hotmail.com

From: [Nancy Pline](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] VOTE AGAINST the Blood Center/Longfellow application
Date: Friday, October 22, 2021 10:21:45 AM

NY Blood Center Hearing 10-20-2021

I am Neal Ostberg, a resident of 333 east 66th street, a building 75 feet away from the existing NY Blood Center East. I live here with my wife and our 9-year old daughter.

Please do not approve a zoning change for NYBC, Longfellow or any developer to build a tower on the NYBC site.

This issue is about zoning laws and profit for a developer and a free building for NYBC: A non-profit applying on behalf of a for-profit developer.

1. The size and scope of this high-rise will negatively impact our beloved neighborhood for generations to come. There is no way to compensate for the loss of sunlight. The zoning laws of the city are in place to protect the quality of life for NYC residents and visitors.

Even MSK built a medical facility on 327 East 64th street between 1st and 2nd avenues as-of-right, without being any taller than the other mid-block residential buildings.

Please do not take the sunlight away.

2. Mr. Hillyer, CEO of the NY Blood Center did not acknowledge the community concerns regarding safety during his testimony today. There are already compressed gas deliveries made to this NYBC site. In the past they have ejected some type of waste-water on to the 66th street sidewalk and a complaint to 311.gov caused them to plug it . . . but where does the waste go? The proposed exponential amount of life sciences BSL-3 labs will *increase the risk of health hazards* in this residential neighborhood.

My daughter walks past the 66th street side of the NYBC building every day.

3. Mr. Hillyer stated that the NYBC has experienced an operation loss. This contradicts their 2019 form 990 filed with the IRS. It shows a net operating profit, and over \$515,000,000 in assets. There is *no financial hardship* here, nor does the applicant need the help of a developer to rebuild the blood center as of right. Mr. Hillyer did not even mention the possibility of a construction loan to finance an as-of-right re-build.

4. The construction as-of-right will still provide jobs for Union members and communities outside our neighborhood.

I urge the NY blood center to withdraw its application, rebuild as-of-right (without a developer) and allow the new life sciences labs to be located elsewhere.

For these reasons and many others, I ask the Counsel to reject this proposal.

Cordially yours,

Neal Ostberg
333 East 66th Street, [REDACTED]
New York, NY 10065

*See the attached Form 990

Form **990**
Department of the Treasury
Internal Revenue Service

Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

Do not enter social security numbers on this form as it may be made public.

Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047
2019
Open to Public Inspection

A For the **2019** calendar year, or tax year beginning **04-01-2019**, and ending **03-31-2020**

B Check if applicable:
 Address change
 Name change
 Initial return
 Final return/terminated
 Amended return
 Application pending

C Name of organization
New York Blood Center Inc
 % JOSEPH S MOHR
 Doing business as

D Employer identification number
13-1949477

E Telephone number
(212) 570-3100

G Gross receipts \$ 592,942,264

F Name and address of principal officer:
Dr Christopher Hillyer
310 East 67th Street
New York, NY 10065

H(a) Is this a group return for subordinates? Yes No
H(b) Are all subordinates included? Yes No
 If "No," attach a list. (see instructions)
H(c) Group exemption number ▶

I Tax-exempt status: 501(c)(3) 501(c) () ◀ (insert no.) 4947(a)(1) or 527

J Website: ▶ nybloodcenter.org

K Form of organization: Corporation Trust Association Other ▶

L Year of formation: 1959 **M** State of legal domicile: NY

Part I Summary

1 Briefly describe the organization's mission or most significant activities:
AS ONE OF THE MOST PREEMINENT AND COMPREHENSIVE BLOOD CENTERS IN THE WORLD, NYBC OPERATES UNDER A FOUR PART MISSION. FOR MORE INFORMATION, SEE SCH. O AND PART III, 4A-C.

2 Check this box if the organization discontinued its operations or disposed of more than 25% of its net assets.

3 Number of voting members of the governing body (Part VI, line 1a)	3	19
4 Number of independent voting members of the governing body (Part VI, line 1b)	4	18
5 Total number of individuals employed in calendar year 2019 (Part V, line 2a)	5	1,749
6 Total number of volunteers (estimate if necessary)	6	730
7a Total unrelated business revenue from Part VIII, column (C), line 12	7a	1,808,926
7b Net unrelated business taxable income from Form 990-T, line 39	7b	

	Prior Year	Current Year
8 Contributions and grants (Part VIII, line 1h)	13,590,606	13,809,977
9 Program service revenue (Part VIII, line 2g)	346,596,532	437,376,620
10 Investment income (Part VIII, column (A), lines 3, 4, and 7d)	30,382,930	31,435,059
11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	627,078	902,157
12 Total revenue—add lines 8 through 11 (must equal Part VIII, column (A), line 12)	391,197,146	483,523,813
13 Grants and similar amounts paid (Part IX, column (A), lines 1-3)	118,751	94,681
14 Benefits paid to or for members (Part IX, column (A), line 4)	0	0
15 Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10)	137,296,283	178,275,431
16a Professional fundraising fees (Part IX, column (A), line 11e)	0	0
b Total fundraising expenses (Part IX, column (D), line 25) ▶ 216,515		
17 Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e)	250,504,682	304,464,849
18 Total expenses. Add lines 13-17 (must equal Part IX, column (A), line 25)	387,919,716	482,834,961
19 Revenue less expenses. Subtract line 18 from line 12	3,277,430	688,852

	Beginning of Current Year	End of Year
20 Total assets (Part X, line 16)	553,444,220	515,795,702
21 Total liabilities (Part X, line 26)	78,703,573	91,488,744
22 Net assets or fund balances. Subtract line 21 from line 20	474,740,647	424,306,958

Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here

Signature of officer
Date 2021-02-15

JOSEPH S MOHR CFO
Type or print name and title

Paid Preparer Use Only

Print/Type preparer's name Preparer's signature Date 2021-02-15 Check if self-employed PTIN P01247783

Firm's name ▶ KPMG LLP Firm's EIN ▶

Firm's address ▶ 345 Park Avenue Phone no. (212) 758-9700
New York, NY 101540102

May the IRS discuss this return with the preparer shown above? (see instructions) Yes No

Part III Statement of Program Service Accomplishments

Check if Schedule O contains a response or note to any line in this Part III

1 Briefly describe the organization's mission:

AS ONE OF THE MOST PREEMINENT AND COMPREHENSIVE BLOOD CENTERS IN THE WORLD, NYBC OPERATES UNDER A FOUR-PART MISSION. FOR MORE INFORMATION, SEE SCH. O AND PART III, 4A-C.

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? Yes No

If "Yes," describe these new services on Schedule O.

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services? Yes No

If "Yes," describe these changes on Schedule O.

4 Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses. Section 501(c)(3) and 501(c)(4) organizations are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported.

4a (Code:) (Expenses \$ 256,144,587 including grants of \$ 94,681) (Revenue \$ 268,665,735)
See Additional Data

4b (Code:) (Expenses \$ 159,283,460 including grants of \$) (Revenue \$ 168,491,586)
See Additional Data

4c (Code:) (Expenses \$ 21,910,333 including grants of \$) (Revenue \$ 219,299)
See Additional Data

4d Other program services (Describe in Schedule O.)
(Expenses \$ including grants of \$) (Revenue \$)

4e Total program service expenses ▶ 437,338,380

Part IV Checklist of Required Schedules

		Yes	No
1	Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? If "Yes," complete Schedule A	Yes	
2	Is the organization required to complete Schedule B, Schedule of Contributors (see instructions)?	Yes	
3	Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? If "Yes," complete Schedule C, Part I		No
4	Section 501(c)(3) organizations. Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? If "Yes," complete Schedule C, Part II	Yes	
5	Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Revenue Procedure 98-19? If "Yes," complete Schedule C, Part III		No
6	Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? If "Yes," complete Schedule D, Part I		No
7	Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? If "Yes," complete Schedule D, Part II		No
8	Did the organization maintain collections of works of art, historical treasures, or other similar assets? If "Yes," complete Schedule D, Part III		No
9	Did the organization report an amount in Part X, line 21 for escrow or custodial account liability; serve as a custodian for amounts not listed in Part X; or provide credit counseling, debt management, credit repair, or debt negotiation services? If "Yes," complete Schedule D, Part IV		No
10	Did the organization, directly or through a related organization, hold assets in temporarily restricted endowments, permanent endowments, or quasi endowments? If "Yes," complete Schedule D, Part V		No
11	If the organization's answer to any of the following questions is "Yes," then complete Schedule D, Parts VI, VII, VIII, IX, or X as applicable.		
a	Did the organization report an amount for land, buildings, and equipment in Part X, line 10? If "Yes," complete Schedule D, Part VI	Yes	
b	Did the organization report an amount for investments—other securities in Part X, line 12 that is 5% or more of its total assets reported in Part X, line 16? If "Yes," complete Schedule D, Part VII	Yes	
c	Did the organization report an amount for investments—program related in Part X, line 13 that is 5% or more of its total assets reported in Part X, line 16? If "Yes," complete Schedule D, Part VIII		No
d	Did the organization report an amount for other assets in Part X, line 15 that is 5% or more of its total assets reported in Part X, line 16? If "Yes," complete Schedule D, Part IX		No
e	Did the organization report an amount for other liabilities in Part X, line 25? If "Yes," complete Schedule D, Part X	Yes	
f	Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? If "Yes," complete Schedule D, Part X	Yes	
12a	Did the organization obtain separate, independent audited financial statements for the tax year? If "Yes," complete Schedule D, Parts XI and XII	Yes	
b	Was the organization included in consolidated, independent audited financial statements for the tax year? If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional		No
13	Is the organization a school described in section 170(b)(1)(A)(ii)? If "Yes," complete Schedule E		No
14a	Did the organization maintain an office, employees, or agents outside of the United States?		No
b	Did the organization have aggregate revenues or expenses of more than \$10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at \$100,000 or more? If "Yes," complete Schedule F, Parts I and IV	Yes	
15	Did the organization report on Part IX, column (A), line 3, more than \$5,000 of grants or other assistance to or for any foreign organization? If "Yes," complete Schedule F, Parts II and IV		No
16	Did the organization report on Part IX, column (A), line 3, more than \$5,000 of aggregate grants or other assistance to or for foreign individuals? If "Yes," complete Schedule F, Parts III and IV		No
17	Did the organization report a total of more than \$15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? If "Yes," complete Schedule G, Part I (see instructions)		No
18	Did the organization report more than \$15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? If "Yes," complete Schedule G, Part II		No
19	Did the organization report more than \$15,000 of gross income from gaming activities on Part VIII, line 9a? If "Yes," complete Schedule G, Part III		No
20a	Did the organization operate one or more hospital facilities? If "Yes," complete Schedule H		No
b	If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?		
21	Did the organization report more than \$5,000 of grants or other assistance to any domestic organization or domestic government on Part IX, column (A), line 1? If "Yes," complete Schedule I, Parts I and II	Yes	

Part IV Checklist of Required Schedules (continued)

Table with 3 columns: Question, Yes, No. Rows 22-38 covering various organizational requirements and schedules.

Part V Statements Regarding Other IRS Filings and Tax Compliance

Check if Schedule O contains a response or note to any line in this Part V []

Table with 3 columns: Question, Yes, No. Rows 1a-1c regarding Form 1096, Forms W-2G, and backup withholding rules.

Part VI Governance, Management, and Disclosure For each "Yes" response to lines 2 through 7b below, and for a "No" response to lines 8a, 8b, or 10b below, describe the circumstances, processes, or changes in Schedule O. See instructions. Check if Schedule O contains a response or note to any line in this Part VI



Section A. Governing Body and Management

Table with 5 columns: Question ID, Question Text, Answer Box, Yes, No. Rows include 1a, 1b, 2, 3, 4, 5, 6, 7a, 7b, 8a, 8b, 9.

Section B. Policies (This Section B requests information about policies not required by the Internal Revenue Code.)

Table with 5 columns: Question ID, Question Text, Answer Box, Yes, No. Rows include 10a, 10b, 11a, 11b, 12a, 12b, 12c, 13, 14, 15a, 15b, 16a, 16b.

Section C. Disclosure

Table with 2 columns: Question ID, Question Text. Rows include 17, 18, 19, 20.

Part VIII Statement of Revenue

Check if Schedule O contains a response or note to any line in this Part VIII

		(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512 - 514
Contributions, Gifts, Grants and Other Similar Amounts	1a Federated campaigns	1a			
	b Membership dues	1b			
	c Fundraising events	1c			
	d Related organizations	1d			
	e Government grants (contributions)	1e	12,252,937		
	f All other contributions, gifts, grants, and similar amounts not included above	1f	1,557,040		
	g Noncash contributions included in lines 1a - 1f:\$	1g	9,120		
	h Total. Add lines 1a-1f		13,809,977		

Program Service Revenue			(A)	(B)	(C)	(D)
		Business Code				
2a BLOOD SERVICES		621500	268,665,735	268,665,735		
b MEDICAL PROGRAMS		621500	168,491,586	168,491,586		
c RESEARCH PROGRAM		621500	219,299	219,299		
d						
e						
f All other program service revenue.						
g Total. Add lines 2a-2f.			437,376,620			

Other Revenue	3 Investment income (including dividends, interest, and other similar amounts)			7,389,858		1,808,926	5,580,932	
	4 Income from investment of tax-exempt bond proceeds			0				
	5 Royalties			4,326			4,326	
	6a Gross rents	6a	(i) Real					
			(ii) Personal					
		b Less: rental expenses	6b					
		c Rental income or (loss)	6c	897,831	0			
	d Net rental income or (loss)				897,831			897,831
	7a Gross amount from sales of assets other than inventory	7a	(i) Securities		132,675,000	788,652		
			(ii) Other					
		b Less: cost or other basis and sales expenses	7b	108,584,927	833,524			
		c Gain or (loss)	7c	24,090,073	-44,872			
	d Net gain or (loss)				24,045,201			24,045,201
	8a Gross income from fundraising events (not including \$ _____ of contributions reported on line 1c). See Part IV, line 18	8a			0			
			8b		0			
		c Net income or (loss) from fundraising events				0		
	9a Gross income from gaming activities. See Part IV, line 19	9a			0			
			9b		0			
		c Net income or (loss) from gaming activities				0		
	10a Gross sales of inventory, less returns and allowances	10a			0			
10b				0				
c Net income or (loss) from sales of inventory					0			
11a Miscellaneous Revenue		Business Code						
b								
c								
d All other revenue								
e Total. Add lines 11a-11d				0				
12 Total revenue. See instructions				483,523,813	437,376,620	1,808,926	30,528,290	

Part IX Statement of Functional Expenses

Section 501(c)(3) and 501(c)(4) organizations must complete all columns. All other organizations must complete column (A).

Check if Schedule O contains a response or note to any line in this Part IX

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1 Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21	25,000	25,000		
2 Grants and other assistance to domestic individuals. See Part IV, line 22	69,681	69,681		
3 Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, lines 15 and 16.	0			
4 Benefits paid to or for members	0			
5 Compensation of current officers, directors, trustees, and key employees	7,135,115	863,481	6,271,634	
6 Compensation not included above, to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)	0			
7 Other salaries and wages	127,129,257	115,978,109	11,074,360	76,788
8 Pension plan accruals and contributions (include section 401 (k) and 403(b) employer contributions)	4,523,904	3,652,325	866,171	5,408
9 Other employee benefits	23,653,347	20,717,434	2,920,773	15,140
10 Payroll taxes	15,833,808	14,411,558	1,415,510	6,740
11 Fees for services (non-employees):				
a Management	1,400,808		1,400,808	
b Legal	1,797,239	233,772	1,563,467	
c Accounting	427,462		427,462	
d Lobbying	511,873	511,873		
e Professional fundraising services. See Part IV, line 17	0			
f Investment management fees	1,494,687		1,494,687	
g Other (If line 11g amount exceeds 10% of line 25, column (A) amount, list line 11g expenses on Schedule O)	1,604,215	655,499	845,727	102,989
12 Advertising and promotion	545,885	445,435	100,450	
13 Office expenses	2,501,713	2,280,610	221,103	
14 Information technology	3,075,736		3,075,736	
15 Royalties	0			
16 Occupancy	5,164,308	5,066,719	97,589	
17 Travel	207,190	146,483	60,707	
18 Payments of travel or entertainment expenses for any federal, state, or local public officials	0			
19 Conferences, conventions, and meetings	129,985	129,985		
20 Interest	1,054,582	1,054,582		
21 Payments to affiliates	0			
22 Depreciation, depletion, and amortization	12,113,947	9,000,249	3,113,607	91
23 Insurance	2,563,850	2,025,672	538,178	
24 Other expenses. Itemize expenses not covered above (List miscellaneous expenses in line 24e. If line 24e amount exceeds 10% of line 25, column (A) amount, list line 24e expenses on Schedule O.)				
a SUPPLIES	206,676,890	205,887,095	788,496	1,299
b TESTING FEES	27,817,678	27,817,678		
c MGMT FEE-HEMOPHILIA CONSORTIUM	11,089,144	11,089,144		
d REPAIRS AND MAINTENANCE	9,892,397	8,227,181	1,665,216	
e All other expenses	14,395,260	7,048,815	7,338,385	8,060
25 Total functional expenses. Add lines 1 through 24e	482,834,961	437,338,380	45,280,066	216,515
26 Joint costs. Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation. Check here <input type="checkbox"/> if following SOP 98-2 (ASC 958-720).				

Part X Balance Sheet

Check if Schedule O contains a response or note to any line in this Part IX

		(A) Beginning of year		(B) End of year
Assets	1 Cash—non-interest-bearing	14,654,899	1	36,005,288
	2 Savings and temporary cash investments	31,696,189	2	29,945,985
	3 Pledges and grants receivable, net	0	3	0
	4 Accounts receivable, net	50,490,933	4	64,019,134
	5 Loans and other payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons	0	5	0
	6 Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), and persons described in section 4958(c)(3)(B)	0	6	0
	7 Notes and loans receivable, net	0	7	0
	8 Inventories for sale or use	36,199,935	8	37,068,955
	9 Prepaid expenses and deferred charges	3,287,616	9	5,048,386
	10a Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D	10a 286,861,524		
	b Less: accumulated depreciation	10b 187,680,594	52,936,077	10c 99,180,930
	11 Investments—publicly traded securities	232,009,421	11	1,444,955
	12 Investments—other securities. See Part IV, line 11	38,698,518	12	241,137,713
	13 Investments—program-related. See Part IV, line 11	91,418,230	13	0
	14 Intangible assets	0	14	19,190
	15 Other assets. See Part IV, line 11	2,052,402	15	1,925,166
16 Total assets. Add lines 1 through 15 (must equal line 34)	553,444,220	16	515,795,702	
Liabilities	17 Accounts payable and accrued expenses	59,253,956	17	62,552,947
	18 Grants payable	0	18	0
	19 Deferred revenue	6,204,801	19	8,716,419
	20 Tax-exempt bond liabilities	0	20	7,203,548
	21 Escrow or custodial account liability. Complete Part IV of Schedule D	0	21	0
	22 Loans and other payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons	0	22	0
	23 Secured mortgages and notes payable to unrelated third parties	10,870,772	23	8,998,154
	24 Unsecured notes and loans payable to unrelated third parties	0	24	0
	25 Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17 - 24). Complete Part X of Schedule D	2,374,044	25	4,017,676
	26 Total liabilities. Add lines 17 through 25	78,703,573	26	91,488,744
Net Assets or Fund Balances	Organizations that follow FASB ASC 958, check here <input checked="" type="checkbox"/> and complete lines 27, 28, 32, and 33.			
	27 Net assets without donor restrictions	473,907,647	27	423,775,410
	28 Net assets with donor restrictions	833,000	28	531,548
	Organizations that do not follow FASB ASC 958, check here <input type="checkbox"/> and complete lines 29 through 33.			
	29 Capital stock or trust principal, or current funds		29	
	30 Paid-in or capital surplus, or land, building or equipment fund		30	
	31 Retained earnings, endowment, accumulated income, or other funds		31	
32 Total net assets or fund balances	474,740,647	32	424,306,958	
33 Total liabilities and net assets/fund balances	553,444,220	33	515,795,702	

Part XI Reconciliation of Net Assets

Check if Schedule O contains a response or note to any line in this Part XI

1	Total revenue (must equal Part VIII, column (A), line 12)	1	483,523,813
2	Total expenses (must equal Part IX, column (A), line 25)	2	482,834,961
3	Revenue less expenses. Subtract line 2 from line 1	3	688,852
4	Net assets or fund balances at beginning of year (must equal Part X, line 33, column (A))	4	474,740,647
5	Net unrealized gains (losses) on investments	5	-53,145,799
6	Donated services and use of facilities	6	
7	Investment expenses	7	
8	Prior period adjustments	8	
9	Other changes in net assets or fund balances (explain in Schedule O)	9	2,023,258
10	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 33, column (B))	10	424,306,958

Part XII Financial Statements and Reporting

Check if Schedule O contains a response or note to any line in this Part XII

- 1** Accounting method used to prepare the Form 990: Cash Accrual Other _____
 If the organization changed its method of accounting from a prior year or checked "Other," explain in Schedule O.
- 2a** Were the organization's financial statements compiled or reviewed by an independent accountant?
 If 'Yes,' check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both:
 Separate basis Consolidated basis Both consolidated and separate basis
- b** Were the organization's financial statements audited by an independent accountant?
 If 'Yes,' check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both:
 Separate basis Consolidated basis Both consolidated and separate basis
- c** If "Yes," to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant?
 If the organization changed either its oversight process or selection process during the tax year, explain in Schedule O.
- 3a** As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Single Audit Act and OMB Circular A-133?
- b** If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why in Schedule O and describe any steps taken to undergo such audits.

	Yes	No
2a		No
2b	Yes	
2c	Yes	
3a	Yes	
3b	Yes	

Additional Data

Software ID:

Software Version:

EIN: 13-1949477

Name: New York Blood Center Inc

Form 990 (2019)

Form 990, Part III, Line 4a:

BLOOD SERVICES: THE COLLECTION AND PROCESSING OF BLOOD PRODUCTS, TESTING OF BLOOD SAMPLES AND THE DISTRIBUTION OF THESE PRODUCTS TO HOSPITALS IN THE GREATER NY AREA FOR TRANSFUSIONS TO PATIENTS.

Form 990, Part III, Line 4b:

MEDICAL PROGRAMS: PROGRAMS INCLUDE (1) CLINICAL SERVICES (INCLUDING TRANSFUSION THERAPY SERVICES); (2) BONE MARROW PROGRAM; AND (3) HEMOPHILIA SERVICES CONSORTIUM. NATIONAL CORD BLOOD PROGRAM: THE COLLECTION, PROCESSING AND STORAGE OF CORD BLOOD UNITS AND THE DISTRIBUTION OF THESE UNITS FOR TREATMENT OR FOR RESEARCH PURPOSES.

Form 990, Part III, Line 4c:

RESEARCH PROGRAM: THE NEW YORK BLOOD CENTER OPERATES A WIDE-RANGING PROGRAM OF RESEARCH INTO THE PROPERTIES OF BLOOD AND BLOOD RELATED DISEASES.

Form 990, Part VII - Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

(A) Name and Title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W- 2/1099-MISC)	(E) Reportable compensation from related organizations (W- 2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional Trustee	Officer	Key employee	Highest compensated employee	Former			
CHRISTOPHER HILLYER M PRESIDENT & CEO	50.0 0.0	X		X				1,720,790	0	101,464
ELIZABETH MCQUAIL EVP - OPS & Manufacturing/COO	50.0 0.0			X				728,148	0	89,360
C ELIZABETH GIBSON CFO (04/1/2019-07/23/2019)	50.0 0.0			X				703,558	0	35,086
BETH SHAZ MD EVP, CHIEF MED & SCIENTIFC OFR	50.0 0.0			X				636,163	0	52,592
JORDANA G SCHWARTZ SVP - Gen Counsel/Secretary	50.0 0.0			X				465,800	0	62,301
BETSY JETT SVP, QUAL & REGULATORY AFFAIRS	50.0 0.0			X				436,297	0	39,349
ROBERT PURVIS VP - CUSTOMER SERVICE	50.0 0.0					X		391,526	0	57,955
PABLO RUBINSTEIN VP - NCBP	50.0 0.0					X		379,269	0	39,921
MOHANDAS NARLA VP - LFRKI	50.0 0.0					X		373,247	0	41,406
BRUCE SACHAIS EXECUTIVE MEDICAL DIRECTOR	50.0 0.0					X		349,384	0	51,661

Form 990, Part VII - Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

(A) Name and Title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W- 2/1099-MISC)	(E) Reportable compensation from related organizations (W- 2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional Trustee	Officer	Key employee	Highest compensated employee	Former			
CONNIE WESTHOFF DIR - IMMUNOHEMATOLOGY	50.0 0.0					X		340,032	0	40,579
DONNA STRAUSS VP - ENTERPRISE LAB SERVICE	50.0 0.0				X			318,020	0	46,555
PATRICIA KILLEEN VP-ENT BLOOD OPS OPTIMIZATION	50.0 0.0				X			305,931	0	42,734
JOON MOON INTERIM CFO (START 09/24/2019)	50.0 0.0			X				283,271	0	61,161
DAVID GRAHAM Executive Director - CBCKC	50.0 0.0				X			291,439	0	50,611
BERNADETTE TISO DEPUTY GENERAL COUNSEL	50.0 0.0			X				237,810	0	49,380
MONIQUE BROWN GEORGE VP - HUMAN RESOURCES	50.0 0.0				X			212,090	0	29,243
ANDREW MINKOW INT CFO (07/23/19-09/23/2019)	50.0 0.0			X				199,633	0	37,413
MICHELE SCAGGIANTE VP - CHIEF INFORMATION OFFICER	50.0 0.0				X			179,366	0	30,487
PHILIP FALIVENE TRUSTEE	1.0 0.0	X						0	0	0

Form 990, Part VII - Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

(A) Name and Title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W- 2/1099-MISC)	(E) Reportable compensation from related organizations (W- 2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional Trustee	Officer	Key employee	Highest compensated employee	Former			
THOMAS HEANEY TRUSTEE (END 3/30/2020)	1.0 0.0	X						0	0	0
MARK SCHMIDTLEIN VICE CHAIR	1.0 0.0	X						0	0	0
ROBERT A SCHWARTZ TRUSTEE	1.0 0.0	X						0	0	0
MARC KRAMER CHAIR, BOARD OF TRUSTEES	1.0 0.0	X						0	0	0
DAVID TENDLER TRUSTEE	1.0 0.0	X						0	0	0
STEPHEN D WURTZLER TRUSTEE	1.0 0.0	X						0	0	0
PAUL M TORGERSON TRUSTEE	1.0 0.0	X						0	0	0
JENNIFER JONES-AUSTIN TRUSTEE (END 07/25/2019)	1.0 0.0	X						0	0	0
AARON R MARCU TRUSTEE	1.0 0.0	X						0	0	0
DAVID DRISCOLL TRUSTEE	1.0 0.0	X						0	0	0

Form 990, Part VII - Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

(A) Name and Title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W- 2/1099-MISC)	(E) Reportable compensation from related organizations (W- 2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional Trustee	Officer	Key employee	Highest compensated employee	Former			
JOHN FERRETTI TRUSTEE	1.0 0.0	X						0	0	0
ARIEL FISHMAN TRUSTEE	1.0 0.0	X						0	0	0
CLAIRE POMEROY TRUSTEE (END 04/18/2019)	1.0 0.0	X						0	0	0
THERESA RAGOZINE TRUSTEE	1.0 0.0	X						0	0	0
CHARLES REPPUCCI TRUSTEE	1.0 0.0	X						0	0	0
JOHN ROSENTHAL TRUSTEE	1.0 0.0	X						0	0	0
MARK SHAW TRUSTEE (END 08/01/2019)	1.0 0.0	X						0	0	0
FAYE WATTLETON TRUSTEE	1.0 0.0	X						0	0	0
OWEN GARRICK TRUSTEE	1.0 0.0	X						0	0	0
AVERY AUGUST TRUSTEE	1.0 0.0	X						0	0	0

Form 990, Part VII - Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

(A) Name and Title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W- 2/1099-MISC)	(E) Reportable compensation from related organizations (W- 2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional Trustee	Officer	Key employee	Highest compensated employee	Former			
PETER LOPEZ TRUSTEE	1.0 0.0	X						0	0	0

SCHEDULE A
(Form 990 or 990-EZ)

Public Charity Status and Public Support
Complete if the organization is a section 501(c)(3) organization or a section 4947(a)(1) nonexempt charitable trust.
▶ Attach to Form 990 or Form 990-EZ.
▶ Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047
2019
Open to Public Inspection

Department of the Treasury
Internal Revenue Service

Name of the organization
New York Blood Center Inc

Employer identification number
13-1949477

Part I Reason for Public Charity Status (All organizations must complete this part.) See instructions.

The organization is not a private foundation because it is: (For lines 1 through 12, check only one box.)

- 1 A church, convention of churches, or association of churches described in **section 170(b)(1)(A)(i).**
- 2 A school described in **section 170(b)(1)(A)(ii).** (Attach Schedule E (Form 990 or 990-EZ).)
- 3 A hospital or a cooperative hospital service organization described in **section 170(b)(1)(A)(iii).**
- 4 A medical research organization operated in conjunction with a hospital described in **section 170(b)(1)(A)(iii).** Enter the hospital's name, city, and state:
- 5 An organization operated for the benefit of a college or university owned or operated by a governmental unit described in **section 170(b)(1)(A)(iv).** (Complete Part II.)
- 6 A federal, state, or local government or governmental unit described in **section 170(b)(1)(A)(v).**
- 7 An organization that normally receives a substantial part of its support from a governmental unit or from the general public described in **section 170(b)(1)(A)(vi).** (Complete Part II.)
- 8 A community trust described in **section 170(b)(1)(A)(vi).** (Complete Part II.)
- 9 An agricultural research organization described in **170(b)(1)(A)(ix)** operated in conjunction with a land-grant college or university or a non-land grant college of agriculture. See instructions. Enter the name, city, and state of the college or university:
- 10 An organization that normally receives: (1) more than 33 1/3% of its support from contributions, membership fees, and gross receipts from activities related to its exempt functions—subject to certain exceptions, and (2) no more than 33 1/3% of its support from gross investment income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30, 1975. See **section 509(a)(2).** (Complete Part III.)
- 11 An organization organized and operated exclusively to test for public safety. See **section 509(a)(4).**
- 12 An organization organized and operated exclusively for the benefit of, to perform the functions of, or to carry out the purposes of one or more publicly supported organizations described in **section 509(a)(1)** or **section 509(a)(2).** See **section 509(a)(3).** Check the box in lines 12a through 12d that describes the type of supporting organization and complete lines 12e, 12f, and 12g.
 - a **Type I.** A supporting organization operated, supervised, or controlled by its supported organization(s), typically by giving the supported organization(s) the power to regularly appoint or elect a majority of the directors or trustees of the supporting organization. **You must complete Part IV, Sections A and B.**
 - b **Type II.** A supporting organization supervised or controlled in connection with its supported organization(s), by having control or management of the supporting organization vested in the same persons that control or manage the supported organization(s). **You must complete Part IV, Sections A and C.**
 - c **Type III functionally integrated.** A supporting organization operated in connection with, and functionally integrated with, its supported organization(s) (see instructions). **You must complete Part IV, Sections A, D, and E.**
 - d **Type III non-functionally integrated.** A supporting organization operated in connection with its supported organization(s) that is not functionally integrated. The organization generally must satisfy a distribution requirement and an attentiveness requirement (see instructions). **You must complete Part IV, Sections A and D, and Part V.**
 - e Check this box if the organization received a written determination from the IRS that it is a Type I, Type II, Type III functionally integrated, or Type III non-functionally integrated supporting organization.
 - f Enter the number of supported organizations _____
 - g Provide the following information about the supported organization(s).

(i) Name of supported organization	(ii) EIN	(iii) Type of organization (described on lines 1- 10 above (see instructions))	(iv) Is the organization listed in your governing document?		(v) Amount of monetary support (see instructions)	(vi) Amount of other support (see instructions)
			Yes	No		
Total						

Part II Support Schedule for Organizations Described in Sections 170(b)(1)(A)(iv) and 170(b)(1)(A)(vi)
 (Complete only if you checked the box on line 5, 7, or 8 of Part I or if the organization failed to qualify under Part III.
 If the organization failed to qualify under the tests listed below, please complete Part III.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ▶	(a) 2015	(b) 2016	(c) 2017	(d) 2018	(e) 2019	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grant.") . . .						
2 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf. . . .						
3 The value of services or facilities furnished by a governmental unit to the organization without charge..						
4 Total. Add lines 1 through 3						
5 The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f). . .						
6 Public support. Subtract line 5 from line 4.						

Section B. Total Support

Calendar year (or fiscal year beginning in) ▶	(a) 2015	(b) 2016	(c) 2017	(d) 2018	(e) 2019	(f) Total
7 Amounts from line 4. . .						
8 Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources. . . .						
9 Net income from unrelated business activities, whether or not the business is regularly carried on. . .						
10 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.). . .						
11 Total support. Add lines 7 through 10						
12 Gross receipts from related activities, etc. (see instructions)					12	
13 First five years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and stop here <input type="checkbox"/>						

Section C. Computation of Public Support Percentage

14 Public support percentage for 2019 (line 6, column (f) divided by line 11, column (f))	14	
15 Public support percentage for 2018 Schedule A, Part II, line 14	15	
16a 33 1/3% support test—2019. If the organization did not check the box on line 13, and line 14 is 33 1/3% or more, check this box and stop here. The organization qualifies as a publicly supported organization <input type="checkbox"/>		
b 33 1/3% support test—2018. If the organization did not check a box on line 13 or 16a, and line 15 is 33 1/3% or more, check this box and stop here. The organization qualifies as a publicly supported organization <input type="checkbox"/>		
17a 10%-facts-and-circumstances test—2019. If the organization did not check a box on line 13, 16a, or 16b, and line 14 is 10% or more, and if the organization meets the "facts-and-circumstances" test, check this box and stop here. Explain in Part VI how the organization meets the "facts-and-circumstances" test. The organization qualifies as a publicly supported organization <input type="checkbox"/>		
b 10%-facts-and-circumstances test—2018. If the organization did not check a box on line 13, 16a, 16b, or 17a, and line 15 is 10% or more, and if the organization meets the "facts-and-circumstances" test, check this box and stop here. Explain in Part VI how the organization meets the "facts-and-circumstances" test. The organization qualifies as a publicly supported organization <input type="checkbox"/>		
18 Private foundation. If the organization did not check a box on line 13, 16a, 16b, 17a, or 17b, check this box and see instructions <input type="checkbox"/>		

Part III Support Schedule for Organizations Described in Section 509(a)(2)

(Complete only if you checked the box on line 10 of Part I or if the organization failed to qualify under Part II. If the organization fails to qualify under the tests listed below, please complete Part II.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ▶	(a) 2015	(b) 2016	(c) 2017	(d) 2018	(e) 2019	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")	14,044,399	12,829,969	12,883,405	13,590,606	13,809,977	67,158,356
2 Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose	312,108,036	319,980,728	321,238,027	346,596,532	437,376,620	1,737,299,943
3 Gross receipts from activities that are not an unrelated trade or business under section 513						0
4 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						0
5 The value of services or facilities furnished by a governmental unit to the organization without charge						0
6 Total. Add lines 1 through 5	326,152,435	332,810,697	334,121,432	360,187,138	451,186,597	1,804,458,299
7a Amounts included on lines 1, 2, and 3 received from disqualified persons	490,440	777,863	138,183	104,344	120,000	1,630,830
b Amounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of \$5,000 or 1% of the amount on line 13 for the year.						0
c Add lines 7a and 7b.	490,440	777,863	138,183	104,344	120,000	1,630,830
8 Public support. (Subtract line 7c from line 6.)						1,802,827,469

Section B. Total Support

Calendar year (or fiscal year beginning in) ▶	(a) 2015	(b) 2016	(c) 2017	(d) 2018	(e) 2019	(f) Total
9 Amounts from line 6.	326,152,435	332,810,697	334,121,432	360,187,138	451,186,597	1,804,458,299
10a Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources	8,777,204	8,457,352	8,505,075	11,907,059	6,483,089	44,129,779
b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975.						0
c Add lines 10a and 10b.	8,777,204	8,457,352	8,505,075	11,907,059	6,483,089	44,129,779
11 Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on.						0
12 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.)						0
13 Total support. (Add lines 9, 10c, 11, and 12.)	334,929,639	341,268,049	342,626,507	372,094,197	457,669,686	1,848,588,078

14 First five years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and **stop here.**

Section C. Computation of Public Support Percentage

15 Public support percentage for 2019 (line 8, column (f) divided by line 13, column (f))	15	97.525 %
16 Public support percentage from 2018 Schedule A, Part III, line 15	16	97.140 %

Section D. Computation of Investment Income Percentage

17 Investment income percentage for 2019 (line 10c, column (f) divided by line 13, column (f))	17	2.387 %
18 Investment income percentage from 2018 Schedule A, Part III, line 17	18	2.770 %

19a 33 1/3% support tests—2019. If the organization did not check the box on line 14, and line 15 is more than 33 1/3%, and line 17 is not more than 33 1/3%, check this box and **stop here.** The organization qualifies as a publicly supported organization.

b 33 1/3% support tests—2018. If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3% and line 18 is not more than 33 1/3%, check this box and **stop here.** The organization qualifies as a publicly supported organization.

20 Private foundation. If the organization did not check a box on line 14, 19a, or 19b, check this box and see instructions.

Part IV Supporting Organizations

(Complete only if you checked a box on line 12 of Part I. If you checked 12a of Part I, complete Sections A and B. If you checked 12b of Part I, complete Sections A and C. If you checked 12c of Part I, complete Sections A, D, and E. If you checked 12d of Part I, complete Sections A and D, and complete Part V.)

Section A. All Supporting Organizations

		Yes	No
1	Are all of the organization's supported organizations listed by name in the organization's governing documents? <i>If "No," describe in Part VI how the supported organizations are designated. If designated by class or purpose, describe the designation. If historic and continuing relationship, explain.</i>		
	1		
2	Did the organization have any supported organization that does not have an IRS determination of status under section 509(a)(1) or (2)? <i>If "Yes," explain in Part VI how the organization determined that the supported organization was described in section 509(a)(1) or (2).</i>		
	2		
3a	Did the organization have a supported organization described in section 501(c)(4), (5), or (6)? <i>If "Yes," answer (b) and (c) below.</i>		
	3a		
b	Did the organization confirm that each supported organization qualified under section 501(c)(4), (5), or (6) and satisfied the public support tests under section 509(a)(2)? <i>If "Yes," describe in Part VI when and how the organization made the determination.</i>		
	3b		
c	Did the organization ensure that all support to such organizations was used exclusively for section 170(c)(2)(B) purposes? <i>If "Yes," explain in Part VI what controls the organization put in place to ensure such use.</i>		
	3c		
4a	Was any supported organization not organized in the United States ("foreign supported organization")? <i>If "Yes" and if you checked 12a or 12b in Part I, answer (b) and (c) below.</i>		
	4a		
b	Did the organization have ultimate control and discretion in deciding whether to make grants to the foreign supported organization? <i>If "Yes," describe in Part VI how the organization had such control and discretion despite being controlled or supervised by or in connection with its supported organizations.</i>		
	4b		
c	Did the organization support any foreign supported organization that does not have an IRS determination under sections 501(c)(3) and 509(a)(1) or (2)? <i>If "Yes," explain in Part VI what controls the organization used to ensure that all support to the foreign supported organization was used exclusively for section 170(c)(2)(B) purposes.</i>		
	4c		
5a	Did the organization add, substitute, or remove any supported organizations during the tax year? <i>If "Yes," answer (b) and (c) below (if applicable). Also, provide detail in Part VI, including (i) the names and EIN numbers of the supported organizations added, substituted, or removed; (ii) the reasons for each such action; (iii) the authority under the organization's organizing document authorizing such action; and (iv) how the action was accomplished (such as by amendment to the organizing document).</i>		
	5a		
b	Type I or Type II only. Was any added or substituted supported organization part of a class already designated in the organization's organizing document?		
	5b		
c	Substitutions only. Was the substitution the result of an event beyond the organization's control?		
	5c		
6	Did the organization provide support (whether in the form of grants or the provision of services or facilities) to anyone other than (i) its supported organizations, (ii) individuals that are part of the charitable class benefited by one or more of its supported organizations, or (iii) other supporting organizations that also support or benefit one or more of the filing organization's supported organizations? <i>If "Yes," provide detail in Part VI.</i>		
	6		
7	Did the organization provide a grant, loan, compensation, or other similar payment to a substantial contributor (defined in section 4958(c)(3)(C)), a family member of a substantial contributor, or a 35% controlled entity with regard to a substantial contributor? <i>If "Yes," complete Part I of Schedule L (Form 990 or 990-EZ) .</i>		
	7		
8	Did the organization make a loan to a disqualified person (as defined in section 4958) not described in line 7? <i>If "Yes," complete Part I of Schedule L (Form 990 or 990-EZ).</i>		
	8		
9a	Was the organization controlled directly or indirectly at any time during the tax year by one or more disqualified persons as defined in section 4946 (other than foundation managers and organizations described in section 509(a)(1) or (2))? <i>If "Yes," provide detail in Part VI.</i>		
	9a		
b	Did one or more disqualified persons (as defined in line 9a) hold a controlling interest in any entity in which the supporting organization had an interest? <i>If "Yes," provide detail in Part VI.</i>		
	9b		
c	Did a disqualified person (as defined in line 9a) have an ownership interest in, or derive any personal benefit from, assets in which the supporting organization also had an interest? <i>If "Yes," provide detail in Part VI.</i>		
	9c		
10a	Was the organization subject to the excess business holdings rules of section 4943 because of section 4943(f) (regarding certain Type II supporting organizations, and all Type III non-functionally integrated supporting organizations)? <i>If "Yes," answer line 10b below.</i>		
	10a		
b	Did the organization have any excess business holdings in the tax year? <i>(Use Schedule C, Form 4720, to determine whether the organization had excess business holdings).</i>		
	10b		

Part IV Supporting Organizations (continued)

		Yes	No
11	Has the organization accepted a gift or contribution from any of the following persons?		
a	A person who directly or indirectly controls, either alone or together with persons described in (b) and (c) below, the governing body of a supported organization?		
b	A family member of a person described in (a) above?		
c	A 35% controlled entity of a person described in (a) or (b) above? <i>If "Yes" to a, b, or c, provide detail in Part VI.</i>		

Section B. Type I Supporting Organizations

		Yes	No
1	Did the directors, trustees, or membership of one or more supported organizations have the power to regularly appoint or elect at least a majority of the organization's directors or trustees at all times during the tax year? <i>If "No," describe in Part VI how the supported organization(s) effectively operated, supervised, or controlled the organization's activities. If the organization had more than one supported organization, describe how the powers to appoint and/or remove directors or trustees were allocated among the supported organizations and what conditions or restrictions, if any, applied to such powers during the tax year.</i>		
2	Did the organization operate for the benefit of any supported organization other than the supported organization(s) that operated, supervised, or controlled the supporting organization? <i>If "Yes," explain in Part VI how providing such benefit carried out the purposes of the supported organization(s) that operated, supervised or controlled the supporting organization.</i>		

Section C. Type II Supporting Organizations

		Yes	No
1	Were a majority of the organization's directors or trustees during the tax year also a majority of the directors or trustees of each of the organization's supported organization(s)? <i>If "No," describe in Part VI how control or management of the supporting organization was vested in the same persons that controlled or managed the supported organization(s).</i>		

Section D. All Type III Supporting Organizations

		Yes	No
1	Did the organization provide to each of its supported organizations, by the last day of the fifth month of the organization's tax year, (i) a written notice describing the type and amount of support provided during the prior tax year, (ii) a copy of the Form 990 that was most recently filed as of the date of notification, and (iii) copies of the organization's governing documents in effect on the date of notification, to the extent not previously provided?		
2	Were any of the organization's officers, directors, or trustees either (i) appointed or elected by the supported organization (s) or (ii) serving on the governing body of a supported organization? <i>If "No," explain in Part VI how the organization maintained a close and continuous working relationship with the supported organization(s).</i>		
3	By reason of the relationship described in (2), did the organization's supported organizations have a significant voice in the organization's investment policies and in directing the use of the organization's income or assets at all times during the tax year? <i>If "Yes," describe in Part VI the role the organization's supported organizations played in this regard.</i>		

Section E. Type III Functionally-Integrated Supporting Organizations

1	Check the box next to the method that the organization used to satisfy the Integral Part Test during the year (see instructions):		
a	<input type="checkbox"/> The organization satisfied the Activities Test. Complete line 2 below.		
b	<input type="checkbox"/> The organization is the parent of each of its supported organizations. Complete line 3 below.		
c	<input type="checkbox"/> The organization supported a governmental entity. Describe in Part VI how you supported a government entity (see instructions)		
2	Activities Test. Answer (a) and (b) below.		
a	Did substantially all of the organization's activities during the tax year directly further the exempt purposes of the supported organization(s) to which the organization was responsive? <i>If "Yes," then in Part VI identify those supported organizations and explain how these activities directly furthered their exempt purposes, how the organization was responsive to those supported organizations, and how the organization determined that these activities constituted substantially all of its activities.</i>	Yes	No
b	Did the activities described in (a) constitute activities that, but for the organization's involvement, one or more of the organization's supported organization(s) would have been engaged in? <i>If "Yes," explain in Part VI the reasons for the organization's position that its supported organization(s) would have engaged in these activities but for the organization's involvement.</i>		
3	Parent of Supported Organizations. Answer (a) and (b) below.		
a	Did the organization have the power to regularly appoint or elect a majority of the officers, directors, or trustees of each of the supported organizations? <i>Provide details in Part VI.</i>		
b	Did the organization exercise a substantial degree of direction over the policies, programs and activities of each of its supported organizations? <i>If "Yes," describe in Part VI the role played by the organization in this regard.</i>		

Part V Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations

- 1** Check here if the organization satisfied the Integral Part Test as a qualifying trust on Nov. 20, 1970 (explain in Part VI). **See instructions.** All other Type III non-functionally integrated supporting organizations must complete Sections A through E.

Section A - Adjusted Net Income		(A) Prior Year	(B) Current Year (optional)
1	Net short-term capital gain	1	
2	Recoveries of prior-year distributions	2	
3	Other gross income (see instructions)	3	
4	Add lines 1 through 3	4	
5	Depreciation and depletion	5	
6	Portion of operating expenses paid or incurred for production or collection of gross income or for management, conservation, or maintenance of property held for production of income (see instructions)	6	
7	Other expenses (see instructions)	7	
8	Adjusted Net Income (subtract lines 5, 6 and 7 from line 4)	8	

Section B - Minimum Asset Amount		(A) Prior Year	(B) Current Year (optional)
1	Aggregate fair market value of all non-exempt-use assets (see instructions for short tax year or assets held for part of year):	1	
a	Average monthly value of securities	1a	
b	Average monthly cash balances	1b	
c	Fair market value of other non-exempt-use assets	1c	
d	Total (add lines 1a, 1b, and 1c)	1d	
e	Discount claimed for blockage or other factors (explain in detail in Part VI):		
2	Acquisition indebtedness applicable to non-exempt use assets	2	
3	Subtract line 2 from line 1d	3	
4	Cash deemed held for exempt use. Enter 1-1/2% of line 3 (for greater amount, see instructions).	4	
5	Net value of non-exempt-use assets (subtract line 4 from line 3)	5	
6	Multiply line 5 by .035	6	
7	Recoveries of prior-year distributions	7	
8	Minimum Asset Amount (add line 7 to line 6)	8	

Section C - Distributable Amount			Current Year
1	Adjusted net income for prior year (from Section A, line 8, Column A)	1	
2	Enter 85% of line 1	2	
3	Minimum asset amount for prior year (from Section B, line 8, Column A)	3	
4	Enter greater of line 2 or line 3	4	
5	Income tax imposed in prior year	5	
6	Distributable Amount. Subtract line 5 from line 4, unless subject to emergency temporary reduction (see instructions)	6	

- 7** Check here if the current year is the organization's first as a non-functionally-integrated Type III supporting organization (see instructions)

Part V Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations (continued)

Section D - Distributions	Current Year
1 Amounts paid to supported organizations to accomplish exempt purposes	
2 Amounts paid to perform activity that directly furthers exempt purposes of supported organizations, in excess of income from activity	
3 Administrative expenses paid to accomplish exempt purposes of supported organizations	
4 Amounts paid to acquire exempt-use assets	
5 Qualified set-aside amounts (prior IRS approval required)	
6 Other distributions (describe in Part VI). See instructions	
7 Total annual distributions. Add lines 1 through 6.	
8 Distributions to attentive supported organizations to which the organization is responsive (provide details in Part VI). See instructions	
9 Distributable amount for 2019 from Section C, line 6	
10 Line 8 amount divided by Line 9 amount	

Section E - Distribution Allocations (see instructions)	(i) Excess Distributions	(ii) Underdistributions Pre-2019	(iii) Distributable Amount for 2019
1 Distributable amount for 2019 from Section C, line 6			
2 Underdistributions, if any, for years prior to 2019 (reasonable cause required-- explain in Part VI). See instructions.			
3 Excess distributions carryover, if any, to 2019:			
a From 2014.			
b From 2015.			
c From 2016.			
d From 2017.			
e From 2018.			
f Total of lines 3a through e			
g Applied to underdistributions of prior years			
h Applied to 2019 distributable amount			
i Carryover from 2014 not applied (see instructions)			
j Remainder. Subtract lines 3g, 3h, and 3i from 3f.			
4 Distributions for 2019 from Section D, line 7:			
\$			
a Applied to underdistributions of prior years			
b Applied to 2019 distributable amount			
c Remainder. Subtract lines 4a and 4b from 4.			
5 Remaining underdistributions for years prior to 2019, if any. Subtract lines 3g and 4a from line 2. If the amount is greater than zero, explain in Part VI . See instructions.			
6 Remaining underdistributions for 2019. Subtract lines 3h and 4b from line 1. If the amount is greater than zero, explain in Part VI . See instructions.			
7 Excess distributions carryover to 2020. Add lines 3j and 4c.			
8 Breakdown of line 7:			
a Excess from 2015.			
b Excess from 2016.			
c Excess from 2017.			
d Excess from 2018.			
e Excess from 2019.			

Additional Data

Software ID:

Software Version:

EIN: 13-1949477

Name: New York Blood Center Inc

Part VI Supplemental Information. Provide the explanations required by Part II, line 10; Part II, line 17a or 17b; Part III, line 12; Part IV, Section A, lines 1, 2, 3b, 3c, 4b, 4c, 5a, 6, 9a, 9b, 9c, 11a, 11b, and 11c; Part IV, Section B, lines 1 and 2; Part IV, Section C, line 1; Part IV, Section D, lines 2 and 3; Part IV, Section E, lines 1c, 2a, 2b, 3a and 3b; Part V, line 1; Part V, Section B, line 1e; Part V Section D, lines 5, 6, and 8; and Part V, Section E, lines 2, 5, and 6. Also complete this part for any additional information. (See instructions).

Facts And Circumstances Test

SCHEDULE C
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Political Campaign and Lobbying Activities
For Organizations Exempt From Income Tax Under section 501(c) and section 527

▶Complete if the organization is described below. ▶Attach to Form 990 or Form 990-EZ.
▶Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047

2019
Open to Public Inspection

If the organization answered "Yes" on Form 990, Part IV, Line 3, or Form 990-EZ, Part V, line 46 (Political Campaign Activities), then

- Section 501(c)(3) organizations: Complete Parts I-A and B. Do not complete Part I-C.
- Section 501(c) (other than section 501(c)(3)) organizations: Complete Parts I-A and C below. Do not complete Part I-B.
- Section 527 organizations: Complete Part I-A only.

If the organization answered "Yes" on Form 990, Part IV, Line 4, or Form 990-EZ, Part VI, line 47 (Lobbying Activities), then

- Section 501(c)(3) organizations that have filed Form 5768 (election under section 501(h)): Complete Part II-A. Do not complete Part II-B.
- Section 501(c)(3) organizations that have NOT filed Form 5768 (election under section 501(h)): Complete Part II-B. Do not complete Part II-A.

If the organization answered "Yes" on Form 990, Part IV, Line 5 (Proxy Tax) (see separate instructions) or Form 990-EZ, Part V, line 35c (Proxy Tax) (see separate instructions), then

- Section 501(c)(4), (5), or (6) organizations: Complete Part III.

Name of the organization New York Blood Center Inc	Employer identification number 13-1949477
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Part I-A Complete if the organization is exempt under section 501(c) or is a section 527 organization.

1 Provide a description of the organization's direct and indirect political campaign activities in Part IV (see instructions for definition of "political campaign activities")

2 Political campaign activity expenditures (see instructions) ▶ \$ _____

3 Volunteer hours for political campaign activities (see instructions)

Part I-B Complete if the organization is exempt under section 501(c)(3).

1 Enter the amount of any excise tax incurred by the organization under section 4955 ▶ \$ _____

2 Enter the amount of any excise tax incurred by organization managers under section 4955 ▶ \$ _____

3 If the organization incurred a section 4955 tax, did it file Form 4720 for this year? Yes No

4a Was a correction made? Yes No

b If "Yes," describe in Part IV.

Part I-C Complete if the organization is exempt under section 501(c), except section 501(c)(3).

1 Enter the amount directly expended by the filing organization for section 527 exempt function activities ▶ \$ _____

2 Enter the amount of the filing organization's funds contributed to other organizations for section 527 exempt function activities ▶ \$ _____

3 Total exempt function expenditures. Add lines 1 and 2. Enter here and on Form 1120-POL, line 17b..... ▶ \$ _____

4 Did the filing organization file **Form 1120-POL** for this year? Yes No

5 Enter the names, addresses and employer identification number (EIN) of all section 527 political organizations to which the filing organization made payments. For each organization listed, enter the amount paid from the filing organization's funds. Also enter the amount of political contributions received that were promptly and directly delivered to a separate political organization, such as a separate segregated fund or a political action committee (PAC). If additional space is needed, provide information in Part IV.

(a) Name	(b) Address	(c) EIN	(d) Amount paid from filing organization's funds. If none, enter -0-.	(e) Amount of political contributions received and promptly and directly delivered to a separate political organization. If none, enter -0-.
1				
2				
3				
4				
5				
6				

Part II-A Complete if the organization is exempt under section 501(c)(3) and filed Form 5768 (election under section 501(h)).

- A** Check if the filing organization belongs to an affiliated group (and list in Part IV each affiliated group member's name, address, EIN, expenses, and share of excess lobbying expenditures).
- B** Check if the filing organization checked box A and "limited control" provisions apply.

Limits on Lobbying Expenditures
(The term "expenditures" means amounts paid or incurred.)

	(a) Filing organization's totals	(b) Affiliated group totals
1a Total lobbying expenditures to influence public opinion (grass roots lobbying)		
b Total lobbying expenditures to influence a legislative body (direct lobbying)	511,873	
c Total lobbying expenditures (add lines 1a and 1b)	511,873	
d Other exempt purpose expenditures	482,323,087	
e Total exempt purpose expenditures (add lines 1c and 1d)	482,834,960	
f Lobbying nontaxable amount. Enter the amount from the following table in both columns.	1,000,000	
g Grassroots nontaxable amount (enter 25% of line 1f)	250,000	
h Subtract line 1g from line 1a. If zero or less, enter -0-		
i Subtract line 1f from line 1c. If zero or less, enter -0-		

If the amount on line 1e, column (a) or (b) is:	The lobbying nontaxable amount is:
Not over \$500,000	20% of the amount on line 1e.
Over \$500,000 but not over \$1,000,000	\$100,000 plus 15% of the excess over \$500,000.
Over \$1,000,000 but not over \$1,500,000	\$175,000 plus 10% of the excess over \$1,000,000.
Over \$1,500,000 but not over \$17,000,000	\$225,000 plus 5% of the excess over \$1,500,000.
Over \$17,000,000	\$1,000,000.

j If there is an amount other than zero on either line 1h or line 1i, did the organization file Form 4720 reporting section 4911 tax for this year? Yes No

4-Year Averaging Period Under Section 501(h)
(Some organizations that made a section 501(h) election do not have to complete all of the five columns below. See the separate instructions for lines 2a through 2f.)

Lobbying Expenditures During 4-Year Averaging Period

Calendar year (or fiscal year beginning in)	(a) 2016	(b) 2017	(c) 2018	(d) 2019	(e) Total
2a Lobbying nontaxable amount	1,000,000	1,000,000	1,000,000	1,000,000	4,000,000
b Lobbying ceiling amount (150% of line 2a, column(e))					6,000,000
c Total lobbying expenditures	192,212	178,101	197,900	511,873	1,080,086
d Grassroots nontaxable amount	250,000	250,000	250,000	250,000	1,000,000
e Grassroots ceiling amount (150% of line 2d, column (e))					1,500,000
f Grassroots lobbying expenditures					

Part II-B Complete if the organization is exempt under section 501(c)(3) and has NOT filed Form 5768 (election under section 501(h)).

For each "Yes" response on lines 1a through 1i below, provide in Part IV a detailed description of the lobbying activity.

	(a)		(b)
	Yes	No	Amount
1 During the year, did the filing organization attempt to influence foreign, national, state or local legislation, including any attempt to influence public opinion on a legislative matter or referendum, through the use of:			
a Volunteers?			
b Paid staff or management (include compensation in expenses reported on lines 1c through 1i)?			
c Media advertisements?			
d Mailings to members, legislators, or the public?			
e Publications, or published or broadcast statements?			
f Grants to other organizations for lobbying purposes?			
g Direct contact with legislators, their staffs, government officials, or a legislative body?			
h Rallies, demonstrations, seminars, conventions, speeches, lectures, or any similar means?			
i Other activities?			
j Total. Add lines 1c through 1i			
2a Did the activities in line 1 cause the organization to be not described in section 501(c)(3)?			
b If "Yes," enter the amount of any tax incurred under section 4912			
c If "Yes," enter the amount of any tax incurred by organization managers under section 4912			
d If the filing organization incurred a section 4912 tax, did it file Form 4720 for this year?			

Part III-A Complete if the organization is exempt under section 501(c)(4), section 501(c)(5), or section 501(c)(6).

	Yes	No
1 Were substantially all (90% or more) dues received nondeductible by members?	1	
2 Did the organization make only in-house lobbying expenditures of \$2,000 or less?	2	
3 Did the organization agree to carry over lobbying and political expenditures from the prior year?	3	

Part III-B Complete if the organization is exempt under section 501(c)(4), section 501(c)(5), or section 501(c)(6) and if either (a) BOTH Part III-A, lines 1 and 2, are answered "No" OR (b) Part III-A, line 3, is answered "Yes."

1 Dues, assessments and similar amounts from members	1	
2 Section 162(e) nondeductible lobbying and political expenditures (do not include amounts of political expenses for which the section 527(f) tax was paid).		
a Current year	2a	
b Carryover from last year	2b	
c Total	2c	
3 Aggregate amount reported in section 6033(e)(1)(A) notices of nondeductible section 162(e) dues .	3	
4 If notices were sent and the amount on line 2c exceeds the amount on line 3, what portion of the excess does the organization agree to carryover to the reasonable estimate of nondeductible lobbying and political expenditure next year?	4	
5 Taxable amount of lobbying and political expenditures (see instructions)	5	

Part IV Supplemental Information

Provide the descriptions required for Part I-A, line 1; Part I-B, line 4; Part I-C, line 5; Part II-A (affiliated group list); Part II-A, lines 1 and 2 (see instructions), and Part II-B, line 1. Also, complete this part for any additional information.

Return Reference	Explanation
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SCHEDULE D
(Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Financial Statements

OMB No. 1545-0047
2019
Open to Public Inspection

▶ Complete if the organization answered "Yes," on Form 990, Part IV, line 6, 7, 8, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b.
▶ Attach to Form 990.
▶ Go to www.irs.gov/Form990 for instructions and the latest information.

Name of the organization
New York Blood Center Inc

Employer identification number
13-1949477

Part I Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts.
Complete if the organization answered "Yes" on Form 990, Part IV, line 6.

	(a) Donor advised funds	(b) Funds and other accounts
1 Total number at end of year		
2 Aggregate value of contributions to (during year)		
3 Aggregate value of grants from (during year)		
4 Aggregate value at end of year		

5 Did the organization inform all donors and donor advisors in writing that the assets held in donor advised funds are the organization's property, subject to the organization's exclusive legal control? Yes No

6 Did the organization inform all grantees, donors, and donor advisors in writing that grant funds can be used only for charitable purposes and not for the benefit of the donor or donor advisor, or for any other purpose conferring impermissible private benefit? Yes No

Part II Conservation Easements.
Complete if the organization answered "Yes" on Form 990, Part IV, line 7.

1 Purpose(s) of conservation easements held by the organization (check all that apply).

Preservation of land for public use (e.g., recreation or education) Preservation of an historically important land area

Protection of natural habitat Preservation of a certified historic structure

Preservation of open space

2 Complete lines 2a through 2d if the organization held a qualified conservation contribution in the form of a conservation easement on the last day of the tax year.

	Held at the End of the Year
a Total number of conservation easements	2a
b Total acreage restricted by conservation easements	2b
c Number of conservation easements on a certified historic structure included in (a)	2c
d Number of conservation easements included in (c) acquired after 7/25/06, and not on a historic structure listed in the National Register	2d

3 Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the tax year ▶ _____

4 Number of states where property subject to conservation easement is located ▶ _____

5 Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds? Yes No

6 Staff and volunteer hours devoted to monitoring, inspecting, handling of violations, and enforcing conservation easements during the year ▶ _____

7 Amount of expenses incurred in monitoring, inspecting, handling of violations, and enforcing conservation easements during the year ▶ \$ _____

8 Does each conservation easement reported on line 2(d) above satisfy the requirements of section 170(h)(4)(B)(i) and section 170(h)(4)(B)(ii)? Yes No

9 In Part XIII, describe how the organization reports conservation easements in its revenue and expense statement, and balance sheet, and include, if applicable, the text of the footnote to the organization's financial statements that describes the organization's accounting for conservation easements.

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets.
Complete if the organization answered "Yes" on Form 990, Part IV, line 8.

1a If the organization elected, as permitted under SFAS 116 (ASC 958), not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide, in Part XIII, the text of the footnote to its financial statements that describes these items.

b If the organization elected, as permitted under SFAS 116 (ASC 958), to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items:

(i) Revenue included on Form 990, Part VIII, line 1 ▶ \$ _____

(ii) Assets included in Form 990, Part X ▶ \$ _____

2 If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under SFAS 116 (ASC 958) relating to these items:

a Revenue included on Form 990, Part VIII, line 1 ▶ \$ _____

b Assets included in Form 990, Part X ▶ \$ _____

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets (continued)

- 3** Using the organization's acquisition, accession, and other records, check any of the following that are a significant use of its collection items (check all that apply):
- a** Public exhibition
 - b** Scholarly research
 - c** Preservation for future generations
 - d** Loan or exchange programs
 - e** Other
- 4** Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIII.
- 5** During the year, did the organization solicit or receive donations of art, historical treasures or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection? . . . **Yes** **No**

Part IV Escrow and Custodial Arrangements.

Complete if the organization answered "Yes" on Form 990, Part IV, line 9, or reported an amount on Form 990, Part X, line 21.

- 1a** Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X? **Yes** **No**
- b** If "Yes," explain the arrangement in Part XIII and complete the following table:
- | | Amount |
|---|--------|
| 1c Beginning balance | |
| 1d Additions during the year | |
| 1e Distributions during the year | |
| 1f Ending balance | |
- 2a** Did the organization include an amount on Form 990, Part X, line 21, for escrow or custodial account liability? . . . **Yes** **No**
- b** If "Yes," explain the arrangement in Part XIII. Check here if the explanation has been provided in Part XIII

Part V Endowment Funds.

Complete if the organization answered "Yes" on Form 990, Part IV, line 10.

	(a) Current year	(b) Prior year	(c) Two years back	(d) Three years back	(e) Four years back
1a Beginning of year balance					
b Contributions					
c Net investment earnings, gains, and losses					
d Grants or scholarships					
e Other expenditures for facilities and programs					
f Administrative expenses					
g End of year balance					

- 2** Provide the estimated percentage of the current year end balance (line 1g, column (a)) held as:
- a** Board designated or quasi-endowment ▶
 - b** Permanent endowment ▶
 - c** Temporarily restricted endowment ▶
- The percentages on lines 2a, 2b, and 2c should equal 100%.
- 3a** Are there endowment funds not in the possession of the organization that are held and administered for the organization by:
- | | | |
|--|------------|-----------|
| | Yes | No |
| (i) unrelated organizations | | |
| (ii) related organizations | | |
| b If "Yes" on 3a(ii), are the related organizations listed as required on Schedule R? | | |
- 4** Describe in Part XIII the intended uses of the organization's endowment funds.

Part VI Land, Buildings, and Equipment.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11a. See Form 990, Part X, line 10.

Description of property	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land		17,121,175		17,121,175
b Buildings		115,655,997	64,351,809	51,304,188
c Leasehold improvements		0	0	0
d Equipment		96,042,292	71,421,535	24,620,757
e Other		58,042,060	51,907,250	6,134,810
Total. Add lines 1a through 1e. (Column (d) must equal Form 990, Part X, column (B), line 10(c).) . . . ▶				99,180,930

Part VII Investments—Other Securities.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11b. See Form 990, Part X, line 12.

(a) Description of security or category (including name of security)	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1) Financial derivatives		
(2) Closely-held equity interests		
(3) Other _____		
(A) HEDGE FUNDS	2,250,837	F
(B) PRIVATE EQUITY FUNDS	238,886,876	F
(C)		
(D)		
(E)		
(F)		
(G)		
(H)		
Total. (Column (b) must equal Form 990, Part X, col. (B) line 12.)	241,137,713	

Part VIII Investments—Program Related.

Complete if the organization answered 'Yes' on Form 990, Part IV, line 11c. See Form 990, Part X, line 13.

(a) Description of investment	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1)		
(2)		
(3)		
(4)		
(5)		
(6)		
(7)		
(8)		
(9)		
Total. (Column (b) must equal Form 990, Part X, col.(B) line 13.)		

Part IX Other Assets.

Complete if the organization answered 'Yes' on Form 990, Part IV, line 11d. See Form 990, Part X, line 15.

(a) Description	(b) Book value
(1)	
(2)	
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, col.(B) line 15.)	

Part X Other Liabilities.

Complete if the organization answered 'Yes' on Form 990, Part IV, line 11e or 11f. See Form 990, Part X, line 25.

1. (a) Description of liability	(b) Book value
(1) Federal income taxes	0
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, col.(B) line 25.)	4,017,676

2. Liability for uncertain tax positions. In Part XIII, provide the text of the footnote to the organization's financial statements that reports the organization's liability for uncertain tax positions under FIN 48 (ASC 740). Check here if the text of the footnote has been provided in Part XIII

Part XI Reconciliation of Revenue per Audited Financial Statements With Revenue per Return.

Complete if the organization answered 'Yes' on Form 990, Part IV, line 12a.

1	Total revenue, gains, and other support per audited financial statements	1	482,972,238
2	Amounts included on line 1 but not on Form 990, Part VIII, line 12:		
a	Net unrealized gains (losses) on investments	2a	-53,145,799
b	Donated services and use of facilities	2b	150,949
c	Recoveries of prior year grants	2c	
d	Other (Describe in Part XIII.)	2d	52,443,275
e	Add lines 2a through 2d	2e	-551,575
3	Subtract line 2e from line 1	3	483,523,813
4	Amounts included on Form 990, Part VIII, line 12, but not on line 1:		
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a	
b	Other (Describe in Part XIII.)	4b	
c	Add lines 4a and 4b	4c	
5	Total revenue. Add lines 3 and 4c . (This must equal Form 990, Part I, line 12.)	5	483,523,813

Part XII Reconciliation of Expenses per Audited Financial Statements With Expenses per Return.

Complete if the organization answered 'Yes' on Form 990, Part IV, line 12a.

1	Total expenses and losses per audited financial statements	1	533,405,927
2	Amounts included on line 1 but not on Form 990, Part IX, line 25:		
a	Donated services and use of facilities	2a	150,949
b	Prior year adjustments	2b	
c	Other losses	2c	
d	Other (Describe in Part XIII.)	2d	50,420,017
e	Add lines 2a through 2d	2e	50,570,966
3	Subtract line 2e from line 1	3	482,834,961
4	Amounts included on Form 990, Part IX, line 25, but not on line 1:		
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a	
b	Other (Describe in Part XIII.)	4b	
c	Add lines 4a and 4b	4c	
5	Total expenses. Add lines 3 and 4c . (This must equal Form 990, Part I, line 18.)	5	482,834,961

Part XIII Supplemental Information

Provide the descriptions required for Part II, lines 3, 5, and 9; Part III, lines 1a and 4; Part IV, lines 1b and 2b; Part V, line 4; Part X, line 2; Part XI, lines 2d and 4b; and Part XII, lines 2d and 4b. Also complete this part to provide any additional information.

Return Reference	Explanation
See Additional Data Table	

Part XIII Supplemental Information *(continued)*

Return Reference	Explanation

Additional Data

Software ID:

Software Version:

EIN: 13-1949477

Name: New York Blood Center Inc

Supplemental Information

Return Reference	Explanation
UNCERTAIN TAX POSITIONS	SCHEDULE D, PART X, LINE 2 THE ORGANIZATION HAS BEEN DETERMINED BY THE INTERNAL REVENUE SERVICE TO BE A NOT-FOR-PROFIT CORPORATION, EXEMPT FROM FEDERAL INCOME TAX UNDER SECTION 501 (C)(3) OF THE INTERNAL REVENUE CODE (IRC). AS A NOT-FOR-PROFIT CORPORATION, NYBC IS ALSO EXEMPT FROM STATE AND LOCAL INCOME TAXES. THE ORGANIZATION RECOGNIZES THE EFFECT OF INCOME TAX POSITIONS ONLY IF THOSE POSITIONS ARE MORE LIKELY THAN NOT OF BEING SUSTAINED. INCOME GENERATED FROM ACTIVITIES UNRELATED TO THE ORGANIZATION'S EXEMPT PURPOSE IS SUBJECT TO TAX UNDER INTERNAL REVENUE CODE SECTION 511. THE ORGANIZATION DID NOT RECOGNIZE ANY UNRELATED BUSINESS INCOME TAX LIABILITY FOR THE YEARS ENDED MARCH 31, 2020 AND 2019.

Supplemental Information

Return Reference	Explanation
SCHEDULE D, PART XI, LINE 2D	Unrealized gain (loss) on SWAP Agreement \$(159,472) STUB-period REVENUE of acquired subsidiaries \$52,602,747 ----- TOTAL \$52,443,275 FORM 990, SCHEDULE D, PART XII, LINE 2D STUB-PERIOD EXPENSES OF ACQUIRED SUBSIDIARIES \$50,420,017

**SCHEDULE F
(Form 990)**

Department of the Treasury
Internal Revenue Service

Statement of Activities Outside the United States

▶ Complete if the organization answered "Yes" to Form 990, Part IV, line 14b, 15, or 16.
▶ Attach to Form 990.
▶ Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047

2019

Open to Public Inspection

Name of the organization
New York Blood Center Inc

Employer identification number
13-1949477

Part I **General Information on Activities Outside the United States.** Complete if the organization answered "Yes" on Form 990, Part IV, line 14b.

- For grantmakers.** Does the organization maintain records to substantiate the amount of its grants and other assistance, the grantees' eligibility for the grants or assistance, and the selection criteria used to award the grants or assistance? Yes No
- For grantmakers.** Describe in Part V the organization's procedures for monitoring the use of its grants and other assistance outside the United States.
- Activities per Region. (The following Part I, line 3 table can be duplicated if additional space is needed.)

(a) Region	(b) Number of offices in the region	(c) Number of employees, agents, and independent contractors in the region	(d) Activities conducted in region (by type) (such as, fundraising, program services, investments, grants to recipients located in the region)	(e) If activity listed in (d) is a program service, describe specific type of service(s) in the region	(f) Total expenditures for and investments in the region
See Add'l Data					
3a Sub-total					2,992,791
b Total from continuation sheets to Part I					
c Totals (add lines 3a and 3b)					2,992,791

Part II Grants and Other Assistance to Organizations or Entities Outside the United States. Complete if the organization answered "Yes" on Form 990, Part IV, line 15, for any recipient who received more than \$5,000. Part II can be duplicated if additional space is needed.

1 (a) Name of organization	(b) IRS code section and EIN (if applicable)	(c) Region	(d) Purpose of grant	(e) Amount of cash grant	(f) Manner of cash disbursement	(g) Amount of noncash assistance	(h) Description of noncash assistance	(i) Method of valuation (book, FMV, appraisal, other)

- 2 Enter total number of recipient organizations listed above that are recognized as charities by the foreign country, recognized as tax-exempt by the IRS, or for which the grantee or counsel has provided a section 501(c)(3) equivalency letter ▶ _____
- 3 Enter total number of other organizations or entities ▶ _____

Part IV Foreign Forms

- 1 Was the organization a U.S. transferor of property to a foreign corporation during the tax year? *If "Yes," the organization may be required to file Form 926, Return by a U.S. Transferor of Property to a Foreign Corporation (see Instructions for Form 926)* Yes No
- 2 Did the organization have an interest in a foreign trust during the tax year? *If "Yes," the organization may be required to separately file Form 3520, Annual Return to Report Transactions with Foreign Trusts and Receipt of Certain Foreign Gifts, and/or Form 3520-A, Annual Information Return of Foreign Trust With a U.S. Owner (see Instructions for Forms 3520 and 3520-A; don't file with Form 990)* Yes No
- 3 Did the organization have an ownership interest in a foreign corporation during the tax year? *If "Yes," the organization may be required to file Form 5471, Information Return of U.S. Persons with Respect to Certain Foreign Corporations. (see Instructions for Form 5471)* Yes No
- 4 Was the organization a direct or indirect shareholder of a passive foreign investment company or a qualified electing fund during the tax year? *If "Yes," the organization may be required to file Form 8621, Information Return by a Shareholder of a Passive Foreign Investment Company or Qualified Electing Fund. (see Instructions for Form 8621)* Yes No
- 5 Did the organization have an ownership interest in a foreign partnership during the tax year? *If "Yes," the organization may be required to file Form 8865, Return of U.S. Persons with Respect to Certain Foreign Partnerships (see Instructions for Form 8865)* Yes No
- 6 Did the organization have any operations in or related to any boycotting countries during the tax year? *If "Yes," the organization may be required to separately file Form 5713, International Boycott Report (see Instructions for Form 5713; don't file with Form 990).* Yes No

Additional Data

Software ID:

Software Version:

EIN: 13-1949477

Name: New York Blood Center Inc

Form 990 Schedule F Part I - Activities Outside The United States

(a) Region	(b) Number of offices in the region	(c) Number of employees or agents in region	(d) Activities conducted in region (by type) (i.e., fundraising, program services, grants to recipients located in the region)	(e) If activity listed in (d) is a program service, describe specific type of service(s) in region	(f) Total expenditures for region
Central America and the Caribbean			Investments		595,966
Central America and the Caribbean			Investments		2,396,825

Note: To capture the full content of this document, please select landscape mode (11" x 8.5") when printing.

Schedule I (Form 990)

Grants and Other Assistance to Organizations, Governments and Individuals in the United States

OMB No. 1545-0047

2019

Open to Public Inspection

Department of the Treasury Internal Revenue Service

Complete if the organization answered "Yes," on Form 990, Part IV, line 21 or 22. Attach to Form 990. Go to www.irs.gov/Form990 for the latest information.

Name of the organization New York Blood Center Inc

Employer identification number 13-1949477

Part I General Information on Grants and Assistance

- 1 Does the organization maintain records to substantiate the amount of the grants or assistance, the grantees' eligibility for the grants or assistance, and the selection criteria used to award the grants or assistance? [X] Yes [] No
2 Describe in Part IV the organization's procedures for monitoring the use of grant funds in the United States.

Part II Grants and Other Assistance to Domestic Organizations and Domestic Governments. Complete if the organization answered "Yes" on Form 990, Part IV, line 21, for any recipient that received more than \$5,000. Part II can be duplicated if additional space is needed.

Table with 8 columns: (a) Name and address of organization or government, (b) EIN, (c) IRC section (if applicable), (d) Amount of cash grant, (e) Amount of non-cash assistance, (f) Method of valuation (book, FMV, appraisal, other), (g) Description of noncash assistance, (h) Purpose of grant or assistance. Row 1: (1) AABB NBF, 8101 Glenbrook Rd, Bethesda, MD 20814; EIN 36-2384118; 501(c)(3); 25,000; GENERAL SUPPORT.

- 2 Enter total number of section 501(c)(3) and government organizations listed in the line 1 table. 1
3 Enter total number of other organizations listed in the line 1 table.

Part III Grants and Other Assistance to Domestic Individuals. Complete if the organization answered "Yes" on Form 990, Part IV, line 22.
Part III can be duplicated if additional space is needed.

(a) Type of grant or assistance	(b) Number of recipients	(c) Amount of cash grant	(d) Amount of noncash assistance	(e) Method of valuation (book, FMV, appraisal, other)	(f) Description of noncash assistance
(1) COLLEGE SCHOLARSHIPS	138	69,681			
(2)					
(3)					
(4)					
(5)					
(6)					
(7)					

Part IV Supplemental Information. Provide the information required in Part I, line 2; Part III, column (b); and any other additional information.

Return Reference	Explanation
PART I, LINE 2	NYBC HAS PROVIDED FINANCIAL ASSISTANCE, RATHER THAN GRANTS, TO THE ORGANIZATIONS LISTED IN PART I. THIS ASSISTANCE IS CONSISTENT WITH NYBC'S CHARITABLE MISSION.
PART III, LINE 1	COLLEGE SCHOLARSHIPS AWARDED TO STUDENTS WHO VOLUNTEER THEIR TIME AT BLOOD DRIVES IN THE FURTHERANCE OF NYBC'S MISSION.

Schedule J
(Form 990)

Compensation Information

OMB No. 1545-0047

For certain Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees
 ▶ Complete if the organization answered "Yes" on Form 990, Part IV, line 23.
 ▶ Attach to Form 990.
 ▶ Go to www.irs.gov/Form990 for instructions and the latest information.

2019

Open to Public Inspection

Department of the Treasury
Internal Revenue Service

Name of the organization
New York Blood Center Inc

Employer identification number

13-1949477

Part I Questions Regarding Compensation

	Yes	No								
<p>1a Check the appropriate box(es) if the organization provided any of the following to or for a person listed on Form 990, Part VII, Section A, line 1a. Complete Part III to provide any relevant information regarding these items.</p> <table border="0"> <tr> <td><input type="checkbox"/> First-class or charter travel</td> <td><input type="checkbox"/> Housing allowance or residence for personal use</td> </tr> <tr> <td><input type="checkbox"/> Travel for companions</td> <td><input type="checkbox"/> Payments for business use of personal residence</td> </tr> <tr> <td><input type="checkbox"/> Tax idemnification and gross-up payments</td> <td><input type="checkbox"/> Health or social club dues or initiation fees</td> </tr> <tr> <td><input type="checkbox"/> Discretionary spending account</td> <td><input type="checkbox"/> Personal services (e.g., maid, chauffeur, chef)</td> </tr> </table>	<input type="checkbox"/> First-class or charter travel	<input type="checkbox"/> Housing allowance or residence for personal use	<input type="checkbox"/> Travel for companions	<input type="checkbox"/> Payments for business use of personal residence	<input type="checkbox"/> Tax idemnification and gross-up payments	<input type="checkbox"/> Health or social club dues or initiation fees	<input type="checkbox"/> Discretionary spending account	<input type="checkbox"/> Personal services (e.g., maid, chauffeur, chef)		
<input type="checkbox"/> First-class or charter travel	<input type="checkbox"/> Housing allowance or residence for personal use									
<input type="checkbox"/> Travel for companions	<input type="checkbox"/> Payments for business use of personal residence									
<input type="checkbox"/> Tax idemnification and gross-up payments	<input type="checkbox"/> Health or social club dues or initiation fees									
<input type="checkbox"/> Discretionary spending account	<input type="checkbox"/> Personal services (e.g., maid, chauffeur, chef)									
<p>b If any of the boxes on Line 1a are checked, did the organization follow a written policy regarding payment or reimbursement or provision of all of the expenses described above? If "No," complete Part III to explain</p>	1b									
<p>2 Did the organization require substantiation prior to reimbursing or allowing expenses incurred by all directors, trustees, officers, including the CEO/Executive Director, regarding the items checked on Line 1a?</p>	2									
<p>3 Indicate which, if any, of the following the filing organization used to establish the compensation of the organization's CEO/Executive Director. Check all that apply. Do not check any boxes for methods used by a related organization to establish compensation of the CEO/Executive Director, but explain in Part III.</p> <table border="0"> <tr> <td><input checked="" type="checkbox"/> Compensation committee</td> <td><input type="checkbox"/> Written employment contract</td> </tr> <tr> <td><input checked="" type="checkbox"/> Independent compensation consultant</td> <td><input checked="" type="checkbox"/> Compensation survey or study</td> </tr> <tr> <td><input checked="" type="checkbox"/> Form 990 of other organizations</td> <td><input checked="" type="checkbox"/> Approval by the board or compensation committee</td> </tr> </table>	<input checked="" type="checkbox"/> Compensation committee	<input type="checkbox"/> Written employment contract	<input checked="" type="checkbox"/> Independent compensation consultant	<input checked="" type="checkbox"/> Compensation survey or study	<input checked="" type="checkbox"/> Form 990 of other organizations	<input checked="" type="checkbox"/> Approval by the board or compensation committee				
<input checked="" type="checkbox"/> Compensation committee	<input type="checkbox"/> Written employment contract									
<input checked="" type="checkbox"/> Independent compensation consultant	<input checked="" type="checkbox"/> Compensation survey or study									
<input checked="" type="checkbox"/> Form 990 of other organizations	<input checked="" type="checkbox"/> Approval by the board or compensation committee									
<p>4 During the year, did any person listed on Form 990, Part VII, Section A, line 1a, with respect to the filing organization or a related organization:</p> <p>a Receive a severance payment or change-of-control payment?</p> <p>b Participate in, or receive payment from, a supplemental nonqualified retirement plan?</p> <p>c Participate in, or receive payment from, an equity-based compensation arrangement?</p> <p>If "Yes" to any of lines 4a-c, list the persons and provide the applicable amounts for each item in Part III.</p>	4a	Yes								
	4b	Yes								
	4c	No								
<p>Only 501(c)(3), 501(c)(4), and 501(c)(29) organizations must complete lines 5-9.</p> <p>5 For persons listed on Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the revenues of:</p> <p>a The organization?</p> <p>b Any related organization?</p> <p>If "Yes," on line 5a or 5b, describe in Part III.</p>	5a	No								
	5b	No								
<p>6 For persons listed on Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the net earnings of:</p> <p>a The organization?</p> <p>b Any related organization?</p> <p>If "Yes," on line 6a or 6b, describe in Part III.</p>	6a	No								
	6b	No								
<p>7 For persons listed on Form 990, Part VII, Section A, line 1a, did the organization provide any nonfixed payments not described in lines 5 and 6? If "Yes," describe in Part III</p>	7	Yes								
<p>8 Were any amounts reported on Form 990, Part VII, paid or accrued pursuant to a contract that was subject to the initial contract exception described in Regulations section 53.4958-4(a)(3)? If "Yes," describe in Part III</p>	8	No								
<p>9 If "Yes" on line 8, did the organization also follow the rebuttable presumption procedure described in Regulations section 53.4958-6(c)?</p>	9									

Part III Supplemental Information

Provide the information, explanation, or descriptions required for Part I, lines 1a, 1b, 3, 4a, 4b, 4c, 5a, 5b, 6a, 6b, 7, and 8, and for Part II. Also complete this part for any additional information.

Return Reference	Explanation
Schedule J, Part I, Line 4a	C. Elizabeth Gibson received a severance payment of \$347,970. SCHEDULE J, PART I, LINE 4B THE INDIVIDUALS LISTED BELOW PARTICIPATED IN A SUPPLEMENTAL NONQUALIFIED RETIREMENT PLAN. PAYMENTS WERE VESTED AND RECEIVED IN 2019 AND INCLUDABLE IN INCOME. - C. ELIZABETH GIBSON - \$9,296 - BETH SHAZ - \$16,450 - BETSY JETT - \$5,950 - ELIZABETH MCQUAIL - \$18,661 - Christopher Hillyer - \$47,950 - JORDANA SCHWARTZ - \$7,190 - ROBERT PURVIS - \$3,500
SCHEDULE J, PART I, LINE 7	UPON THE ORGANIZATION ACHIEVING CERTAIN BUDGET THRESHOLDS, EXECUTIVES OTHER THAN THE CEO WERE ELIGIBLE FOR MERIT BONUSES OF UP TO 5% OR 10% OF THEIR ANNUAL BASE SALARIES, DETERMINED BY THEIR ACHIEVING PERFORMANCE BENCHMARKS ESTABLISHED BY SENIOR MANAGEMENT AND APPROVED BY THE COMPENSATION COMMITTEE OF THE BOARD.

Additional Data

Software ID:
Software Version:
EIN: 13-1949477
Name: New York Blood Center Inc

Form 990, Schedule J, Part II - Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

(A) Name and Title	(B) Breakdown of W-2 and/or 1099-MISC compensation			(C) Retirement and other deferred compensation	(D) Nontaxable benefits	(E) Total of columns (B)(i)-(D)	(F) Compensation in column (B) reported as deferred on prior Form 990	
	(i) Base Compensation	(ii) Bonus & incentive compensation	(iii) Other reportable compensation					
1CHRISTOPHER HILLYER MD PRESIDENT & CEO	(i)	1,042,440	600,000	78,350	68,250	33,214	1,822,254	47,950
	(ii)	0	0	0	0	0	0	0
1C ELIZABETH GIBSON CFO (04/1/2019-07/23/2019)	(i)	299,630	46,662	357,266	19,600	15,486	738,644	9,296
	(ii)	0	0	0	0	0	0	0
2ANDREW MINKOW INT CFO (07/23/19-09/23/2019)	(i)	187,899	11,588	146	13,716	23,697	237,046	0
	(ii)	0	0	0	0	0	0	0
3JOON MOON INTERIM CFO (START 09/24/2019)	(i)	270,405	12,866	0	28,000	33,161	344,432	0
	(ii)	0	0	0	0	0	0	0
4BETH SHAZ MD EVP, CHIEF MED & SCIENTIFC OFR	(i)	545,113	56,100	34,950	19,600	32,992	688,755	16,450
	(ii)	0	0	0	0	0	0	0
5ELIZABETH MCQUAIL EVP - OPS & Manufacturing/COO	(i)	634,387	56,100	37,661	64,853	24,506	817,507	18,661
	(ii)	0	0	0	0	0	0	0
6BETSY JETT SVP, QUAL & REGULATORY AFFAIRS	(i)	391,847	38,500	5,950	27,416	11,933	475,646	5,950
	(ii)	0	0	0	0	0	0	0
7JORDANA G SCHWARTZ SVP - Gen Counsel/Secretary	(i)	416,948	41,662	7,190	29,668	32,633	528,101	7,190
	(ii)	0	0	0	0	0	0	0
8PABLO RUBINSTEIN VP - NCBP	(i)	379,269	0	0	28,000	11,921	419,190	0
	(ii)	0	0	0	0	0	0	0
9MOHANDAS NARLA VP - LFRKI	(i)	373,247	0	0	19,600	21,806	414,653	0
	(ii)	0	0	0	0	0	0	0
10ROBERT PURVIS VP - CUSTOMER SERVICE	(i)	334,183	35,343	22,000	25,168	32,787	449,481	3,500
	(ii)	0	0	0	0	0	0	0
11MICHELE SCAGGIANTE VP - CHIEF INFORMATION OFFICER	(i)	156,121	23,245	0	10,998	19,489	209,853	0
	(ii)	0	0	0	0	0	0	0
12CONNIE WESTHOFF DIR - IMMUNOHEMATOLOGY	(i)	324,202	15,830	0	19,600	20,979	380,611	0
	(ii)	0	0	0	0	0	0	0
13BRUCE SACHAIS EXECUTIVE MEDICAL DIRECTOR	(i)	324,696	24,688	0	19,600	32,061	401,045	0
	(ii)	0	0	0	0	0	0	0
14BERNADETTE TISO DEPUTY GENERAL COUNSEL	(i)	225,410	12,400	0	16,528	32,852	287,190	0
	(ii)	0	0	0	0	0	0	0
15DAVID GRAHAM Executive Director - CBCKC	(i)	272,045	19,394	0	19,600	31,011	342,050	0
	(ii)	0	0	0	0	0	0	0
16DONNA STRAUSS VP - ENTERPRISE LAB SERVICE	(i)	292,020	26,000	0	28,000	18,555	364,575	0
	(ii)	0	0	0	0	0	0	0
17PATRICIA KILLEEN VP-ENT BLOOD OPS OPTIMIZATION	(i)	279,931	26,000	0	19,600	23,134	348,665	0
	(ii)	0	0	0	0	0	0	0
18 MONIQUE BROWN GEORGE VP - HUMAN RESOURCES	(i)	212,090	0	0	15,635	13,608	241,333	0
	(ii)	0	0	0	0	0	0	0

Note: To capture the full content of this document, please select landscape mode (11" x 8.5") when printing.

**Schedule K
(Form 990)**

Supplemental Information on Tax-Exempt Bonds

- ▶ Complete if the organization answered "Yes" to Form 990, Part VI, line 24a. Provide descriptions, explanations, and any additional information in Part VI.
- ▶ Attach to Form 990.
- ▶ Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047

2019

**Open to Public
Inspection**

Department of the Treasury
Internal Revenue Service

Name of the organization
New York Blood Center Inc

Employer identification number
13-1949477

Part I Bond Issues

(a) Issuer name	(b) Issuer EIN	(c) CUSIP #	(d) Date issued	(e) Issue price	(f) Description of purpose	(g) Defeased		(h) On behalf of issuer		(i) Pool financing	
						Yes	No	Yes	No	Yes	No
A RHODE ISLAND HEALTH AND EDUCATIONAL BUILDINGS CORP	52-1300173	000000000	06-29-2012	9,000,000	CONSTRUCTION OF AN ADDITION & REN		X		X		X

Part II Proceeds

	A	B	C	D
1 Amount of bonds retired	0			
2 Amount of bonds legally defeased	0			
3 Total proceeds of issue	9,000,000			
4 Gross proceeds in reserve funds	0			
5 Capitalized interest from proceeds	0			
6 Proceeds in refunding escrows	0			
7 Issuance costs from proceeds	98,450			
8 Credit enhancement from proceeds	0			
9 Working capital expenditures from proceeds	0			
10 Capital expenditures from proceeds	8,497,647			
11 Other spent proceeds	403,903			
12 Other unspent proceeds	0			
13 Year of substantial completion	2014			
	Yes	No	Yes	No
14 Were the bonds issued as part of a current refunding issue of tax-exempt bonds (or, if issued prior to 2018, a current refunding issue)?		X		
15 Were the bonds issued as part of an advance refunding issue of taxable bonds (or, if issued prior to 2018, an advance refunding issue)?		X		
16 Has the final allocation of proceeds been made?	X			
17 Does the organization maintain adequate books and records to support the final allocation of proceeds?	X			

Part III Private Business Use

	A		B		C		D	
	Yes	No	Yes	No	Yes	No	Yes	No
1 Was the organization a partner in a partnership, or a member of an LLC, which owned property financed by tax-exempt bonds?		X						
2 Are there any lease arrangements that may result in private business use of bond-financed property?		X						

Part III Private Business Use (Continued)

	A		B		C		D	
	Yes	No	Yes	No	Yes	No	Yes	No
3a Are there any management or service contracts that may result in private business use of bond-financed property?		X						
b If "Yes" to line 3a, does the organization routinely engage bond counsel or other outside counsel to review any management or service contracts relating to the financed property?								
c Are there any research agreements that may result in private business use of bond-financed property?		X						
d If "Yes" to line 3c, does the organization routinely engage bond counsel or other outside counsel to review any research agreements relating to the financed property?								
4 Enter the percentage of financed property used in a private business use by entities other than a section 501(c)(3) organization or a state or local government ▶		0 %						
5 Enter the percentage of financed property used in a private business use as a result of unrelated trade or business activity carried on by your organization, another section 501(c)(3) organization, or a state or local government ▶								
6 Total of lines 4 and 5								
7 Does the bond issue meet the private security or payment test?		X						
8a Has there been a sale or disposition of any of the bond-financed property to a nongovernmental person other than a 501(c)(3) organization since the bonds were issued?		X						
b If "Yes" to line 8a, enter the percentage of bond-financed property sold or disposed of.								
c If "Yes" to line 8a, was any remedial action taken pursuant to Regulations sections 1.141-12 and 1.145-2?		X						
9 Has the organization established written procedures to ensure that all nonqualified bonds of the issue are remediated in accordance with the requirements under Regulations sections 1.141-12 and 1.145-2?		X						

Part IV Arbitrage

	A		B		C		D	
	Yes	No	Yes	No	Yes	No	Yes	No
1 Has the issuer filed Form 8038-T, Arbitrage Rebate, Yield Reduction and Penalty in Lieu of Arbitrage Rebate?		X						
2 If "No" to line 1, did the following apply?								
a Rebate not due yet?		X						
b Exception to rebate?	X							
c No rebate due?		X						
If "Yes" to line 2c, provide in Part VI the date the rebate computation was performed								
3 Is the bond issue a variable rate issue?		X						
4a Has the organization or the governmental issuer entered into a qualified hedge with respect to the bond issue?		X						
b Name of provider		0						
c Term of hedge								
d Was the hedge superintegrated?								
e Was the hedge terminated?								

Part IV Arbitrage (Continued)

	A		B		C		D	
	Yes	No	Yes	No	Yes	No	Yes	No
5a Were gross proceeds invested in a guaranteed investment contract (GIC)?		X						
b Name of provider	0							
c Term of GIC								
d Was the regulatory safe harbor for establishing the fair market value of the GIC satisfied?								
6 Were any gross proceeds invested beyond an available temporary period?		X						
7 Has the organization established written procedures to monitor the requirements of section 148?		X						

Part V Procedures To Undertake Corrective Action

	A		B		C		D	
	Yes	No	Yes	No	Yes	No	Yes	No
Has the organization established written procedures to ensure that violations of federal tax requirements are timely identified and corrected through the voluntary closing agreement program if self-remediation is not available under applicable regulations?		X						

Part VI Supplemental Information. Provide additional information for responses to questions on Schedule K. (See instructions).

Return Reference	Explanation
SCHEDULE K, PART I, BOND ISSUES	(A) ISSUER NAME: RHODE ISLAND HEALTH AND EDUCATIONAL BUILDING CORPORATION (F) DESCRIPTION OF PURPOSE: CONSTRUCTION OF AN ADDITION & RENOVATION OF FACILITIES.

Return Reference	Explanation
SCHEDULE K, PART I, BOND ISSUES	PROCEEDS FROM THE BOND WERE TO BE USED TO FINANCE THE ACQUISITION, CONSTRUCTION, EQUIPPING AND FURNISHING OF A 20,000 SQUARE FOOT ADDITION ADJACENT TO THE MAIN FACILITY. THE ADDITION HOUSES THE ORGANIZATIONS OPERATIONAL REGULATORY FUNCTIONS, INCLUDING LABORATORIES AND DISTRIBUTION FUNCTIONS. IN ADDITION, RENOVATIONS AND IMPROVEMENTS WERE MADE TO THE ORGANIZATIONS MAIN FACILITY LOCATED AT 405 PROMENADE ST, PROVIDENCE, RI.

Return Reference	Explanation
SCHEDULE K, PART II, LINE 11	THE PROCEEDS FROM THE BOND ISSUE WERE PROVIDED IN THE FORM OF A DRAW DOWN FACILITY FROM WHICH PROCEEDS COULD BE DRAWN DOWN UNTIL MARCH 29, 2014. ALL AMOUNTS DRAWN WERE USED FOR CAPITAL EXPENDITURES AND BOND ISSUANCE COSTS IN THE AMOUNTS AS DESCRIBED ABOVE. ON MARCH 29, 2014, THE DRAW DOWN FACILITY CONVERTED TO A LOAN PAYABLE REQUIRING PRINCIPAL AND INTEREST PAYMENTS. AT THE CONVERSION DATE, THE TOTAL OUTSTANDING BORROWINGS AMOUNTED TO \$8,596,097. A PREPAYMENT WAS MADE ON THE BOND FOR THE BALANCE OF THE BOND ISSUE, \$403,903.

SCHEDULE O
(Form 990 or 990-EZ)

Supplemental Information to Form 990 or 990-EZ

Complete to provide information for responses to specific questions on Form 990 or 990-EZ or to provide any additional information.

▶ Attach to Form 990 or 990-EZ.

▶ Go to www.irs.gov/Form990 for the latest information.

OMB No. 1545-0047

2019

Open to Public Inspection

Department of the Treasury

Name of the organization

New York Blood Center Inc

Employer identification number

13-1949477

990 Schedule O, Supplemental Information

Return Reference	Explanation
MISSION STATEMENT	PART I, LINE 1 AND PART III, LINE 1 AS ONE OF THE MOST PREEMINENT AND COMPREHENSIVE BLOOD CENTERS IN THE WORLD, NEW YORK BLOOD CENTER OPERATES UNDER A FOUR-PART MISSION. SPECIFICALLY, NYBC EXISTS: -TO PROVIDE THE HIGHEST QUALITY BLOOD AND STEM CELL PRODUCTS AND RELATED MEDICAL AND CONSULTATIVE SERVICES TO HOSPITALS AND PATIENTS. -TO CONDUCT THE HIGHEST QUALITY, NOVEL AND INNOVATIVE RESEARCH IN THE FIELDS OF HEMATOLOGY, BLOOD BANKING AND TRANSFUSION MEDICINE, AND CELLULAR THERAPIES, THUS ADVANCING THESE FIELDS AND POSITIVELY IMPACTING THE PUBLIC HEALTH -TO DEVELOP PRODUCTS, TECHNOLOGIES, AND SERVICES IN THE FIELDS OF HEMATOLOGY, BLOOD BANKING, AND TRANSFUSION MEDICINE AND CELLULAR THERAPIES, WITH THE POTENTIAL TO HAVE WORLDWIDE HUMANITARIAN IMPACT -TO TRAIN THE NEXT GENERATION OF LEADERS IN EACH OF THESE FIELDS

990 Schedule O, Supplemental Information

Return Reference	Explanation
GOVERNING BODY	PART VI, SECTION A, LINE 1A THE BOARD MAY DESIGNATE STANDING COMMITTEES FROM AMONG ITS MEMBERS. THESE COMMITTEES INCLUDE AN EXECUTIVE COMMITTEE, COMPRISED OF A CHAIR, VICE CHAIR, AND AT LEAST THREE ADDITIONAL MEMBERS OF THE BOARD. THE EXECUTIVE COMMITTEE MAY EXERCISE BOARD POWERS IN BETWEEN MEETINGS OF THE BOARD. PART VI, SECTION A, LINE 4 BY-LAWS UPDATED TO STREAMLINE COMPOSITION, CLARIFY CERTAIN PRACTICES, AND PROMOTE GOOD GOVERNANCE.

990 Schedule O, Supplemental Information

Return Reference	Explanation
OFFICER, DIRECTOR, TRUSTEE, OR KEY EMPLOYEE BUSINESS RELATIONSHIP	PART VI, SECTION A, LINE 2 The following individuals have a business relationship with one of the other individuals listed: CHRISTOPHER HILLYER, ELIZABETH MCQUAIL, JORDANA SCHWARTZ , BETH SHAZ, DAVID TENDLER, BERNADETTE TISO, AND MARK SCHMIDTLEIN.

990 Schedule O, Supplemental Information

Return Reference	Explanation
PROCESS OF FORM 990 REVIEW BY GOVERNING BODY	PART VI, LINE 11A FOLLOWING COMPLETION OF THE FINANCIAL AUDIT, THE FORM 990 IS FINALIZED BY MANAGEMENT, REVIEWED BY AN INDEPENDENT ACCOUNTING FIRM, AND REVIEWED BY THE AUDIT COMMITTEE OF THE BOARD. THE FINAL FORM 990 IS THEN CIRCULATED TO THE FULL BOARD FOR REVIEW AND APPROVAL AT ITS ANNUAL MEETING.

990 Schedule O, Supplemental Information

Return Reference	Explanation
COMPLIANCE WITH CONFLICT OF INTEREST POLICY	PART VI, LINE 12C AT THE BEGINNING OF EACH NEW FISCAL YEAR, AND ON AN AS-NEEDED BASIS, THE TAXPAYER REQUIRES ALL TRUSTEES, OFFICERS, KEY EMPLOYEES, AND SENIOR EXECUTIVES TO COMPLETE AND SIGN A STATEMENT DISCLOSING ANY ACTUAL OR APPARENT CONFLICT OF INTEREST. THESE STATEMENTS ARE REVIEWED BY THE AUDIT COMMITTEE OF THE BOARD, AS WELL AS BY THE CEO AND THE GENERAL COUNSEL. THE BOARD ULTIMATELY WILL DETERMINE WHETHER ANY CONFLICT OF INTEREST EXISTS AND, IF SO, IT APPOINTS A DISINTERESTED PERSON OR COMMITTEE TO INVESTIGATE AND DETERMINE HOW TO MANAGE ANY SUCH CONFLICT. IN ADDITION, THE TAXPAYER MAINTAINS A GENERAL CONFLICT OF INTEREST POLICY THAT APPLIES TO ALL EMPLOYEES.

990 Schedule O, Supplemental Information

Return Reference	Explanation
PROCESSES FOR DETERMINING COMPENSATION	PART VI, LINE 15 THE TAXPAYER'S PROCESS FOR DETERMINING COMPENSATION OF ITS CEO INCLUDED REVIEW AND APPROVAL BY THE INDEPENDENT COMPENSATION AND EXECUTIVE COMMITTEES OF THE BOARD AND BY THE FULL BOARD, AS WELL AS ANALYSES BY AN INDEPENDENT COMPENSATION CONSULTANT, REFERENCE TO COMPENSATION SURVEYS AND COMPARABILITY DATA, AND FORMS 990 OF OTHER ORGANIZATIONS. ALL COMPENSATION REVIEW PROCESSES ARE CONTEMPORANEOUSLY DOCUMENTED. FOR DETERMINING COMPENSATION OF ITS OTHER OFFICERS AND ITS KEY EMPLOYEES, THE TAXPAYER USED ANALYSES BY AN INDEPENDENT COMPENSATION CONSULTANT, REFERENCE TO COMPENSATION SURVEYS AND COMPARABILITY DATA, REVIEW BY THE CEO AND APPROVAL BY THE INDEPENDENT COMPENSATION COMMITTEE OF THE BOARD.

990 Schedule O, Supplemental Information

Return Reference	Explanation
PUBLIC AVAILABILITY OF INFORMATION	PART VI, LINE 19 THE TAXPAYER MAKES ITS FINANCIAL STATEMENTS AVAILABLE UPON REQUEST, AND ITS GOVERNING DOCUMENTS, CONFLICT OF INTEREST POLICY AND CODE OF CONDUCT AVAILABLE BOTH UPON REQUEST AND ON ITS WEBSITE.

990 Schedule O, Supplemental Information

Return Reference	Explanation
OTHER CHANGES IN NET ASSETS	<p>PART XI, LINE 9 UNREALIZED GAIN/LOSS ON SWAP AGREEMENT \$(159,472) STUB-PERIOD EARNINGS OF ACQUIRED SUBSIDIARIES \$2,182,730 ----- TOTAL \$2,023,257 COMMUNITY BLOOD CENTER OF GREATER KANSAS CITY ACQUISITION ON AUGUST 1, 2014, NYBC BECAME THE SOLE MEMBER OF COMMUNITY BLOOD CENTER OF KANSAS CITY (CBC), A SECTION 501(C)(3) EXEMPT ORGANIZATION WHOSE EXEMPT PURPOSE IS TO COLLECT, PROCESS, TEST, STORE, AND DISTRIBUTE HUMAN BLOOD IN THE GREATER KANSAS CITY, MO AREA. NO CASH CONSIDERATION WAS EXCHANGED AT THE CLOSING OF THE ACQUISITION OF CBC BUT NYBC HAS RECOGNIZED ITS INTEREST IN CBC BY APPLYING THE ACQUISITION METHOD OF ACCOUNTING. EFFECTIVE APRIL 1, 2018, CBC BECAME AN OPERATING DIVISION OF NYBC. Innovative Blood Resources acquisition on August 1, 2017, NYBC became the sole member of Innovative Blood Resources (IBR), a section 501(c)(3) exempt organization whose exempt purpose is to collect, process, test and distribute human blood in St. Paul, Duluth, Minnesota, and Lincoln, Nebraska. No cash consideration was exchanged at the closing of the acquisition of IBR but NYBC has recognized its interest in IBR by applying the acquisition method of accounting. Effective January 1, 2020, IBR became an operating division of NYBC. Blood Bank of Delmarva Acquisition On August 1, 2017 (the Acquisition Date), NYBC closed on the acquisition Blood Bank of Delmarva (BBD) by becoming the sole corporate member of BBD (the Transaction). BBD is a general not for profit corporation, organized to serve the community by meeting the needs of patients, hospitals and members for safe, high quality blood products and related services for the 13 county area encompassing the Delmarva Peninsula and beyond. No cash consideration was exchanged at the closing of the Transaction. NYBC ACCOUNTED FOR THIS BUSINESS COMBINATION BY APPLING THE ACQUISITION METHOD. Effective October 1, 2019, BBD became an operating division of NYBC. Rhode Island Blood Center Acquisition On July 1, 2017 (the Acquisition Date), NYBC closed on the acquisition Rhode Island Blood Center (RIBC) by becoming the sole corporate member of RIBC (the Transaction). RIBC is a State of Rhode Island and Providence Plantations general not for profit corporation, organized for the purpose of collecting and distributing human blood and blood products for the hospitals of Rhode Island while also serving customers in various states. No cash consideration was exchanged at the closing of the Transaction. NYBC accounted for this business combination by applying the acquisition method. Effective May 1, 2019, RIBC became an operating division of NYBC.</p>

**SCHEDULE R
(Form 990)**

Related Organizations and Unrelated Partnerships

OMB No. 1545-0047

2019

**Open to Public
Inspection**

▶ Complete if the organization answered "Yes" on Form 990, Part IV, line 33, 34, 35b, 36, or 37.
▶ Attach to Form 990.
▶ Go to www.irs.gov/Form990 for instructions and the latest information.

Department of the Treasury
Internal Revenue Service

Name of the organization
New York Blood Center Inc

Employer identification number

13-1949477

Part I Identification of Disregarded Entities. Complete if the organization answered "Yes" on Form 990, Part IV, line 33.

(a) Name, address, and EIN (if applicable) of disregarded entity	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Total income	(e) End-of-year assets	(f) Direct controlling entity

Part II Identification of Related Tax-Exempt Organizations. Complete if the organization answered "Yes" on Form 990, Part IV, line 34 because it had one or more related tax-exempt organizations during the tax year.

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 512(b)(13) controlled entity?	
						Yes	No
(1) INNOVATIVE BLOOD RESOURCES 737 PELHAM BLVD ST PAUL, MN 55114 41-0693869	BLOOD CENTER	MN	501(C)(3)	10	NY BLOOD CTR	Yes	
(2) RHODE ISLAND BLOOD CENTER 405 PROMENADE STREET PROVIDENCE, RI 02908 05-0317817	BLOOD CENTER	RI	501(C)(3)	10	NY BLOOD CTR	Yes	
(3) BLOOD BANK OF DELMARVA 100 HYGEIA DRIVE NEWARK, DE 19713 51-0078596	BLOOD CENTER	DE	501(C)(3)	10	NY BLOOD CTR	Yes	

Part III Identification of Related Organizations Taxable as a Partnership. Complete if the organization answered "Yes" on Form 990, Part IV, line 34, because it had one or more related organizations treated as a partnership during the tax year.

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income(related, unrelated, excluded from tax under sections 512- 514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportionate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	

Part IV Identification of Related Organizations Taxable as a Corporation or Trust. Complete if the organization answered "Yes" on Form 990, Part IV, line 34 because it had one or more related organizations treated as a corporation or trust during the tax year.

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Type of entity (C corp, S corp, or trust)	(f) Share of total income	(g) Share of end-of- year assets	(h) Percentage ownership	(i) Section 512(b) (13) controlled entity?	
								Yes	No

Part V Transactions With Related Organizations. Complete if the organization answered "Yes" on Form 990, Part IV, line 34, 35b, or 36.

Note. Complete line 1 if any entity is listed in Parts II, III, or IV of this schedule.

	Yes	No
1 During the tax year, did the organization engage in any of the following transactions with one or more related organizations listed in Parts II-IV?		
a Receipt of (i) interest, (ii) annuities, (iii) royalties, or (iv) rent from a controlled entity	1a	No
b Gift, grant, or capital contribution to related organization(s)	1b	No
c Gift, grant, or capital contribution from related organization(s)	1c	No
d Loans or loan guarantees to or for related organization(s)	1d	No
e Loans or loan guarantees by related organization(s)	1e	No
f Dividends from related organization(s)	1f	No
g Sale of assets to related organization(s)	1g	Yes
h Purchase of assets from related organization(s)	1h	Yes
i Exchange of assets with related organization(s)	1i	No
j Lease of facilities, equipment, or other assets to related organization(s)	1j	No
k Lease of facilities, equipment, or other assets from related organization(s)	1k	No
l Performance of services or membership or fundraising solicitations for related organization(s)	1l	Yes
m Performance of services or membership or fundraising solicitations by related organization(s)	1m	No
n Sharing of facilities, equipment, mailing lists, or other assets with related organization(s)	1n	No
o Sharing of paid employees with related organization(s)	1o	No
p Reimbursement paid to related organization(s) for expenses	1p	No
q Reimbursement paid by related organization(s) for expenses	1q	No
r Other transfer of cash or property to related organization(s)	1r	No
s Other transfer of cash or property from related organization(s)	1s	No

2 If the answer to any of the above is "Yes," see the instructions for information on who must complete this line, including covered relationships and transaction thresholds.

See Additional Data Table

(a) Name of related organization	(b) Transaction type (a-s)	(c) Amount involved	(d) Method of determining amount involved

Part VII **Supplemental Information**

Provide additional information for responses to questions on Schedule R. (see instructions).

Return Reference	Explanation

Additional Data

Software ID:
Software Version:
EIN: 13-1949477
Name: New York Blood Center Inc

Form 990, Schedule R, Part V - Transactions With Related Organizations

(a) Name of related organization	(b) Transaction type(a-s)	(c) Amount Involved	(d) Method of determining amount involved
INNOVATIVE BLOOD RESOURCES	g	151,538	FMV CASH PAID
INNOVATIVE BLOOD RESOURCES	h	4,948,084	FMV CASH PAID
INNOVATIVE BLOOD RESOURCES	l	900,000	FMV CASH PAID
RHODE ISLAND BLOOD CENTER	l	225,000	FMV CASH PAID
RHODE ISLAND BLOOD CENTER	g	443,183	FMV CASH PAID
RHODE ISLAND BLOOD CENTER	h	1,377,107	FMV CASH PAID
BLOOD BANK OF DELMARVA	l	300,000	FMV CASH PAID
BLOOD BANK OF DELMARVA	g	149,899	FMV CASH PAID
BLOOD BANK OF DELMARVA	h	819,723	FMV CASH PAID

From: [ANTHONY BARRETT](#)
To: neil10021@aol.com
Cc: [Land Use Testimony](#)
Subject: [EXTERNAL] Re: BLOOD BANK TOWER
Date: Wednesday, October 20, 2021 4:57:23 PM

Thanks -see you on Zoom at 7pm

Anthony Barrett

On Oct 20, 2021, at 10:05 AM, neil10021@aol.com wrote:

The proposed tower is completely out of scale and sets a dangerous precedent in establishing large commercial buildings on residential side streets. Traffic congestion is already bad. It will be made much worse. This development, as submitted, should not go ahead.

Sincerely
Neil Osborne
301 E 66 St, [REDACTED]
NYC, NY 10065
[REDACTED]

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RICHARD L. TOMASETTI



October 20, 2021

TESTIMONY TO THE NEW YORK CITY COUNCIL REGARDING THE NEW YORK BLOOD CENTER, CEQR #21DCP080M

Chair Moya and members of the Subcommittee on Zoning and Franchises, the New York Building Congress is pleased to testify in support of New York Blood Center's *Center East* proposal in Manhattan that will support the needs of the life sciences industry in New York City.

For 100 years, the New York Building Congress has advocated for infrastructure investment, pursued job creation and promoted preservation and growth in the New York region. Our association is made up of over 525 organizations comprised of more than 250,000 skilled professionals and tradespeople. Through our members, events and various committees, we seek to address the critical issues of the building industry and promote the economic and social advancement of our city and its residents.

With that in mind, the Building Congress proudly supports the Blood Center's *Center East* proposal. As we emerge from the COVID-19 pandemic, the building industry will provide an immediate and essential boost to the economies of our city and state while bringing thousands of people back to work, as evidenced by the fact that construction spending was \$61 billion in 2019 and is a key driver of employment throughout the metropolitan area. Our road to recovery must follow a path based on investments that will build New York back better and continue to make the city an attractive hub for all industries, including the life sciences sector.

While New York City boasts industry-leading life science institutions, we have yet to reach our full potential. New York continues to lag behind Greater Boston, Raleigh-Durham, San Diego and the Washington, D.C.-Baltimore area. Given the heightened need for expanded medical care following the COVID-19 pandemic, the Center East proposal will help advance the Blood Center's important mission by transforming its current space into a state-of-the-art facility and in turn enable the growth of the city's life sciences capabilities.

Additionally, this project has the potential to be a key part of the City's pandemic recovery plan, as it will support 2,400 construction jobs and long-term life science jobs. It would also have a \$1.1-billion impact on the State's tax revenue and a multiplier effect by activating countless businesses in its construction and operation.

The New York Building Congress is proud to support the Blood Center's plan, which will aid the economic recoveries of the city and state by creating thousands of jobs while also enhancing our city's life science industry. We urge you to support this application.

Thank you.

NewYorkBIO

October 19th 2021

NewYorkBIO
430 E 29th Street
14th Floor
New York, NY 10016

To Whom It May Concern,

The New York Blood Center (Blood Center) has been an integral and valuable part of New York City's bioscience ecosystem for more than fifty years – it is an organization that simultaneously runs a life-saving service in collecting more than four thousand units of blood every single day and is an innovation engine working on cures for Sickle Cell anemia, HIV, blood cancers, and more. In addition to its own research – which includes eighteen million in NIH grant support annually – the institution is a valuable partner to local scientific ventures, despite being housed in a building initially planned as a vocational school in the 1930s.

This is an institution with a significant historical track record, which includes groundbreaking work in HIV and hepatitis along with the establishment of the first public cord bank and innumerable contributions to the fields of transfusion and blood banking. They have had a significant impact on human health both in the US and abroad.

We at NewYorkBIO are writing as the leading advocate for the bioscience industry across New York State, with nearly 300 of New York's bioscience companies, universities, research institutions, and others dedicated to advancing life science research and commercialization as our members. It is our understanding that the Blood Center is seeking to build capacity for life-saving research and provide a modernized, state-of-the-art campus that would be a substantial improvement and a desirable destination in which to house bioscience companies in New York City.

It is important that organizations like the Blood Center be able to grow within our state and city as such an expansion has the potential to add significantly to the underlying assets of New York City and support its continued emergence as a hub for life science innovation. The companies, researchers, and projects that are supported now all will have parts to play in the life saving innovations that are at the heart of our industry and the patients we serve.

Sincerely,



Jennifer Hawks Bland
Chief Executive Officer

From: nina.ramondelli@everyactioncustom.com on behalf of [Nina Ramondelli](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony in OPPOSITION to the New York Blood Center Rezoning
Date: Thursday, October 21, 2021 6:25:04 PM

Dear City Council Zoning Subcommittee,

I hereby oppose Applications No. C 210351 ZMM, N 201352 ZRM, and N 201353 ZSM.

The proposed Blood Center/Longfellow commercial tower is an egregious project that has no place in this or any residential neighborhood. By rising to a height of 284 feet on a narrow side street where height is currently limited to 75 feet, and introducing nearly 400,000 sf of commercial space to a residential block, the project is unprecedented in nearly every way. The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

Though the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplates rival the Empire State Building. That bulk would cast the 2,000 students from all over the city in the 6-school Julia Richman Educational Complex and much of St. Catherine's Park in perpetual shadow. The project is a BAD plan for the neighborhood and the City.

I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. I am in favor of alternatives, such as the full coverage presented by planner George Janes. But the proposal as presented demonstrates a complete disregard for the community and for decades of successful zoning, and it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge you to reject this proposal as presented and maintain the 75 ft height limit.

Sincerely,
Nina Ramondelli
[REDACTED] New York, NY 10028-1059
nina.ramondelli@gmail.com

**Testimony by Annie Garneva,
Vice President of Policy and Special Initiatives,
NYC Employment and Training Coalition (NYCETC)**

**Subcommittee on Zoning and Franchises
Council member Francisco Moya, Chair
New York City Council**

RE: New York Blood Center's Center East Proposal

October 20, 2021

Thank you Chair Moya and the Subcommittee on Zoning and Franchises for the opportunity to submit testimony in support of the New York Blood Center's Center East Proposal.

On behalf of the New York City Employment and Training Coalition, a nonprofit organization I help lead that works to ensure that every New Yorker has access to the skills they need to succeed in today's economy, I am writing this letter to voice our support for the Blood Center and its proposal to upgrade its outdated building to support the city's blood supply, life science research capacity and the talent pipeline into life sciences careers.

The Blood Center has for a long time been an excellent partner to its community in providing pathways for career development for local students interested in pursuing life science professionally. Through its internship programs, the center offers aspiring professionals unparalleled hands-on opportunities for learning in a clinical setting. . Center East will dramatically increase the Blood Center's ability to offer these opportunities. Furthermore, the center has committed to an equitable workforce program that prioritizes opening careers up to underrepresented groups in the life science industry. Within their proposal, they have incorporated an equity lens that reflects our mission to ensure the proactive expansion of career pathways and training into growth sectors like the life sciences for local New Yorkers of color, low-income communities and minority communities who have been disproportionately represented in these industries up to this point in time

I wholeheartedly lend our organization's support to the chorus of voices in the education and workforce development nonprofit sector who know that the Blood Center's vision for Center East means not only many more full time jobs in New York City, but many more pathways for professional development for students on the Upper East Side.

The project will be more than a hub for life science innovation, but a training center for the next generation of life science professionals, right here in New York City, right in the heart of the city's greatest center of health institutions and at a time when healthcare innovation has become more critical than ever before.

Setting the next generation up for success sets New York up for success. Center East is a no brainer for the students and young professionals of our city - especially from communities previously locked out of such opportunities due to educational and training barriers and a lack of accessible career pathways. For their sake, I hope we can find a way to make this project happen. We commend the NY Blood Center's commitment to working with CUNY and community-based organizations such as NYCETC members Urban Upbound, STRIVE and The Knowledge House "to ensure that New Yorkers from low-income communities of color receive the guidance and mentorship necessary to feel welcomed and supported at internships, jobs, and careers at Center East." We believe this model of multi-stakeholder collaboration during a proposal and throughout the buildout of an institution's curriculum and programming is critical to achieving strong outcomes for our communities. We hope to see similar and expanded examples of using the land use and zoning processes as a way to intertwine and make tangible workforce and economic development goals and outcomes for New Yorkers.

This is the project we need for New York City's future. Thank you for your consideration.

Sincerely,
Annie Garneva

Vice President of Policy and Special Initiatives,
NYC Employment and Training Coalition (NYCETC)
agarneva@nycetc.org
646.866.7098

The Lancaster Group

342 East 67th St. Suite 9D
New York, New York 10065
LANCASTER@nyc.rr.com
917-446-1671

Date: October 20,2021

To: NY City Council, Subcommittee on Zoning and Franchises

From: Patricia Lancaster, FAIA

Re: **Opposition to the Blood Center Tower on East 67th Street**

Dear Council:

I am the former Commissioner of the New York City Department of Buildings in the Bloomberg Administration. As such, I was responsible for enforcing the Zoning Resolution and the Building Code, setting policy and arbitrating disputes based on legal and planning principles for all one million of the City's buildings.

As you know, the proposed Project has been objected to based on a myriad of issues, with which I wholly concur.

As the former Buildings Commissioner, I want to take a stand on the larger overarching principles and policies which this Project defies. The Zoning Resolution is based on some particularly important ideas that protect New York City residents and enhance their quality of life. This Project violates these basic principles on many levels and is therefore completely irresponsible.

All deem the life sciences important to the City, but this project would be much more appropriately housed on one of the other three sites offered by the City. The commercial uses of the Project are completely inappropriate here.

Also, while the proposed building is only in the schematic stage, it evidences no grace or beauty whatsoever. These should be the goals of every project.

Finally, there is the issue of Use Groups in the Zoning Resolution and Occupancy Classifications in the Building Code. These determinations will ultimately be made by numerous agencies and entities. There are overlapping and often ambiguous definitions that will make judgement difficult. Yet repeated calls for more information from the project team about the potential tenants have been largely ignored. This will have huge ramifications on cost, mechanical space, and the number of occupants in the building.

For all of the above reasons, and after much consideration, I urge you to vehemently and furiously object to the Blood Center Tower.

Thank you for your time and attention to this most pressing matter.

Respectfully,
Patricia Lancaster, FAIA

From: [Patricia Ward](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] East Side Blood Center
Date: Friday, October 22, 2021 12:40:05 PM

I write to voice my strong opposition to the proposed building to replace the current blood center even as the plan has been revised. It is still excessively high/ large for the mid block location in a primarily residential block and still throws too much shade on the park and the school. Zoning exists for a reason or has until recently. The fundamental concept is of an extraordinarily outsized commercial building not even close to being within zoning limits; this would be a building of which two thirds would be leased out to unrelated companies, using the blood center as a reason to request a waiver. If the blood center were a Target Store there would be no consideration at all to a variance.

Given the vacancies in the city I would suspect that an alternate location could be found. Or an alternative more appropriate location could be found....one not needing such an outrageously cynical zoning request given out most of the building would be used....and how far out of zoning it would be. What is next...100 story buildings mid block ?

PatriciaWard

136 East 76 St



Memorandum

To: Zoning and Franchises Subcommittee of the New York City Council

From: Paul D. Selver
Patrick Sullivan

Date: October 25, 2021

Re: New York Blood Center/Center East –
ULURP Application Nos. C210351 ZMM, N210352 ZRM and C210353 ZSM

This memorandum has been prepared on behalf of the New York Blood Center (“NYBC”) in support of its applications for the land use actions necessary to develop Center East. Center East will be a new home for NYBC, the largest supplier of blood products to the region and the supplier of almost all of the blood products used by New York City’s Health and Hospitals system. It will also be a life sciences “hub” that will support and build on the research work of the world-class institutions of the East 60s – Rockefeller University, Weil-Cornell Medicine (“Weil-Cornell”) and Memorial Sloan-Kettering Cancer Center (“MSKCC”).

We respectfully suggest that the applications merit City Council approval because the development of Center East is in the best interests of New York City. Indeed, Center East is a project of critical Citywide significance:

- It will advance long standing City economic development policies;
- It will create thousands of good-paying jobs on-site and generate substantial secondary employment opportunities in the neighborhood and around the City;
- It will offer pathways to the jobs it creates through programs sponsored by NYBC and Longfellow Real Estate Partners, its development collaborator on Center East, to ensure that they will be equitably accessible to all New Yorkers;
- It will generate \$1.1 billion in new economic activity and \$14 million in new taxes annually;
- It will strengthen an industry ecosystem that will attract the best and the brightest to work in New York City; and



- It is located where it will create a major, foundational life sciences cluster that will maximize its contribution to New York City's efforts to surpass Boston, San Francisco, San Diego, and even New Jersey as a national leader in the life sciences.

These are benefits for New Yorkers living in each of the five boroughs tomorrow and long into the future. Balanced against them are a limited number of highly localized impacts on the Upper East Side. All of these impacts can, and they will be, reduced by specific project changes. These changes include the commitment already made to fund \$3.6 million in improvements to St. Catherine's Park, the actual reduction in building height by more than 50 feet (and the associated reduction in the length of its shadows), and the proposal to provide significantly enhanced and permanent sound attenuation for affected classrooms used by special needs children.

The land use review process for these applications, up to and including last week's public hearing of the Zoning and Franchises Subcommittee, has been unusually heated. Perhaps because of this controversy, the process has been one in which, from time to time, some of the comments made by project opponents have strayed from the relevant facts. Many of these comments were addressed in our letter to the Chair of the City Planning Commission dated August 13, 2021, a copy of which is submitted with this memorandum for your convenience. This memorandum will address matters that have arisen since that letter to ensure that the administrative and legislative record of this application fairly characterizes the proposed Center East and the land use actions needed to make it a reality.

More specifically, it will discuss: (i) the importance and universality of economic development as a well-established basis for land use policy and a legitimate goal of zoning regulation; (ii) why support for the life sciences is the right direction for current City economic development policy; (iii) how Center East contributes to implementing this policy; (iv) the character of Center East's neighborhood and the relationship between the two; and (v) why Center East is neither an existential threat to R8B zoning nor an unprecedented building type or use.

**Economic development is a sound basis
for land use policy and for zoning regulation**

Economic development is a well-established and legitimate basis for land use policy and zoning actions. It has contributed to and continues to benefit New York City – whether through the transformation of Hudson Yards into a vibrant commercial center; through the use of zoning incentives to replace obsolete East Midtown office space and



construct much needed transit improvements; through the harnessing of unused development rights to preserve landmark theaters and the theater industry; or through targeted upzonings to encourage the affordable housing.

But economic development is about more than abstract policy choices or brick and mortar real estate development. It is about the lives of flesh and blood New York families whose economic opportunity, social mobility and health are at the heart of the public health, safety and welfare – the very purposes that zoning and other police power laws are intended to protect and advance.

Support for the life sciences is sound economic development policy for New York

There are many reasons why it makes good sense for the City to foster a strong life sciences economy:

- The life sciences leverage New York City's natural resources: its numerous internationally recognized academic and medical institutions, its position as a center of international financial services, and a large and skilled workforce. The institutions are particularly attractive to life science companies because they offer access to a physical and intellectual infrastructure that they have built over three centuries. These institutions differ from Fortune 500 companies, the financial services and even technology-based businesses in that they cannot simply pick up and move to New Jersey or North Dakota. They have been here for generations, they have made enormous investments in their physical plants, and they will be here – continuing to attract life sciences development – for generations to come.
- The life sciences can provide new, well-paying jobs that do not require a four-year college degree. They are jobs that, in qualifications and pay, are comparable to the union manufacturing jobs that were a foundation of the City's economy for much of the first half of the 20th century. They are the kind of jobs that made New York City's middle class, and they are the kind of jobs that can rebuild it today and grow it in the future. They can restore New York City to its historic traditional role as a socio-economic converter – a place to which people come for a better life and have the opportunity to realize it.
- Life sciences, more than other business sectors, can be a consistent driver of the City's economy. Its work cannot be done from home because so much of it requires facilities found only in advanced laboratories. Thus, the work will remain at the job site, bringing researchers into the City and supporting local businesses, through and



after future emergencies, including extreme weather and new pandemics. The presence of these researchers and the economic activity they bring can mitigate the kind of hardships that occurred when New York City “closed”, and it can speed the City’s recovery when it “reopens”.

- A strong life sciences sector can diversify the New York City’s economy. Over the years, the core of the City’s economy has moved from manufacturing and transportation to corporate headquarters to financial services. More recently, its most dynamic sectors have been media and technology. A strong life science industry can contribute to the resilience the City needs to survive an economic downturn in its more traditional business sectors.

These considerations explain why City has a long history of support for life sciences. Its support has included facilitating the creation of two life sciences clusters – the Audubon Research Park at Columbia-Presbyterian Irving Medical Center (“Columbia Presbyterian”) and Alexandria Center at NYU-Langone Health/Bellevue Hospital (“NYU Langone/Bellevue”). It has also encompassed the medical and academic institutions in the neighborhood surrounding NYBC, all of which have been the beneficiaries of City land use actions over the past five decades. These actions have included (i) the 1973 Agreement among the City, Rockefeller University, Weil-Cornell Medical Center and the Hospital for Special Surgery that, together with appropriate amendments to the Zoning Resolution, made possible over 500,000 square feet of new and enlarged buildings in demapped airspace above the FDR Drive; (ii) a special permit for a new, 36-story office and staff housing building for New York Hospital in 1984; and (iii) two 10 FAR rezonings for MSKCC – one for new research and hospital between East 67th and East 69th Streets in 2001 and the other for an outpatient care center in 2013. The approval of Center East would be consistent with these long-standing policies.

**The development of a life sciences cluster in the East 60s
will benefit both the area’s medical and academic institutions and the City**

One of the refrains of those opposed to the applications – and it is one the Subcommittee heard often during the hearing – is that that it is unnecessary for NYBC to redevelop the site of its current home – that it can carry out its mission in a new facility remote from its current neighbor institutions. These suggestions ignore the practical reasons for building Center East on the NYBC property, and they are in direct conflict with the programmatic goals of both NYBC and New York City.



There are significant practical advantages to NYBC in redeveloping its property with Center East. The property's size and shape are appropriate, and, because it is owned and used by NYBC, it is already assembled, its redevelopment does not involve any relocation – of residents, of businesses, of schools or of another institution, it is available immediately, and acquisition does not require an outlay of cash. Programmatically, remaining at its current home allows NYBC to maintain and expand its relationships with Rockefeller University, Weil-Cornell and MSKCC – relationships that are more productive because students, investigators, and researchers are able to work together in person.

For the City, Center East creates a walkable life sciences cluster. The cluster allows the City to leverage the knowledge, skills and talent of the academicians, medical professionals and researchers at NYBC, Rockefeller University, Weil-Cornell and MSKCC with a state-of-the-art home in which to develop practical applications for their work product. It also to strengthen the base of the City's life sciences industry and thus facilitates its growth in all five boroughs.

Experience in other cities has demonstrated that walkable industry clusters anchored by institutions engaged in advanced research and supported by product developers serve as the foundation for a larger life sciences industry – one that includes stand-alone life science facilities (such as those on Manhattan's West Side or in East Harlem or Long Island City). The City has already created clusters at two of three world-class academic and medical complexes in Manhattan – the Audubon Research Park and Alexandria Center, anchored by Columbia-Presbyterian and NYU-Langone/Bellevue, respectively. The East Sixties complex containing NYBC, Rockefeller University, Weil-Cornell and MSKCC is the third, and it is the largest of the three. Integrating these institutions into a life sciences cluster comparable to those at Columbia-Presbyterian and NYU Langone/Bellevue through the development of Center East would ensure that the City took full advantage of the chance to create a key foundational life sciences cluster. It is the logical next step in the evolution of a strong life sciences economy in New York.

At the same time, rejection of Center East would have wide-ranging adverse consequences to NYBC, to its neighbor institutions and to the City:

- Rejection would condemn NYBC to further delay in developing a new headquarters and uncertainty as to how to provide for it. In particular, NYBC would face the Hobson's choice between remaining in an inadequate and obsolete facility and dipping deep into its endowment in order to pay for the new home it needs. The consequences of even the most reasonable resolution of this dilemma – NYBC's use



of the resources it has (and endowment) to rebuild at its current location would severely compromise its ability to carry out its mission. It would reduce the funds available for research into commercially orphaned cures, and it would cut a hole in the safety net that ensures it can continue to serve the public in emergencies such as 9/11, Superstorm Sandy and Covid-19.

- It would cost Rockefeller University, Weil-Cornell and MSKCC their best (if not their only) opportunity in this generation to become part of a walkable life sciences cluster that includes facilities both for advanced research and for the practical application of that research.
- New York City would lose the opportunity both to strengthen the base of its life sciences industry with a uniquely valuable cluster and to leverage fully the presence and work of the institutions of the East Sixties into the jobs and business activity generated by product development.

**Both the block and the neighborhood are marked
with buildings called “anomalies” by the Department of City Planning**

The claims that the midblocks in this area can serve as paradigms of R8B midblock development and that Center East is located in the heart of a residential neighborhood are not supported by the built context or the activities now occurring within it.

The R8B envelope had already been broken many times on this block and in this area prior to 1985 with buildings that the Department of City Planning's 1985 “Upper East Side Midblock Study” calls “anomalies”.

- On the NYBC block, these “anomalies” occupy 50% of the midblock land area not occupied by NYBC; and
- On the blocks between First and Third Avenues and East 62nd and 71st Streets, there are no fewer than 30 such “anomalies”. Indeed, to the south and west of the Center East site, there are two full blocks on which all of the midblock buildings are “anomalies” (East 63rd Street to East 65th Street) and a third block on which about 2/3 of the midblock is improved with these “anomalies” (East 62nd Street to East 63rd Street).

These “anomalies” are not a part of an R8B fabric; they are non-contextual deviations that compromise the integrity of the midblocks. Their presence demonstrates that neither the NYBC midblock nor those nearby meet the standard for a paradigmatic R8B



midblock; rather, it demonstrates that the area is one that defies simple characterization because of the variety of building types and sizes found here.

Moreover, the midblocks in Center East's neighborhood are not so much residential as they are mixed use. There are non-residential uses to the north and south, offices and television broadcast facilities for Channel 5 one block west on East 67th Street, and, just one block east of NYBC, one of the densest concentrations of world class medical and academic uses in the City. The neighborhood also has the mass transit infrastructure to service all of these uses, with crosstown and north-south bus lines and three subway stations that provide access to other parts of Manhattan and to the Bronx, Queens and Brooklyn within a seven-minute walk.

The development of Center East will not change the relationship between the uses on the NYBC site and the other uses in the neighborhood, and its uses will not have land use impacts qualitatively different from those that already exist. The types of uses proposed for Center East are the same as or similar to the NYBC uses that have been on-site for almost two generations, and the laboratory uses on Center East's upper floors will, notwithstanding their commercial ownership, be comparable to those and NYBC and its neighboring not-for-profit institutions.

**Approval of Center East will not establish a precedent
for future upzonings of R8B midblocks**

Perhaps the most frequently articulated criticism of the Center East proposal is that its rezoning poses an existential threat to (or at the very least, a precedent for the rezoning of) the R8B midblocks of the Upper East Side. There are only two problems with this contention. The first is that it is pure speculation. The second is that it ignores the nature of legislative decision making on land use matters. There is no evidence in the history of New York City land use to support this domino theory of zoning. To the contrary, each rezoning application has in the past been, and it will in the future be evaluated on its individual merits.

Moreover, there is essentially no possibility that the Center East land use actions could be used as precedent for a future R8B rezoning. A rezoning applicant seeking to use Center East as precedent would have to establish, at the minimum: (i) that it is seeking to advance a well-established public policy with substantial short and long term benefits to the residents of all five boroughs; (ii) that it has control over a site that, by reason of its development history, physical characteristics and location, is uniquely capable of advancing that policy; and (iii) that the built context is both physically diverse and



programmatically compatible enough with the proposal to avoid significant land use conflicts.

Neither the building type nor the proposed zoning map changes are unprecedented

It has been suggested that the Center East building is “unprecedented”. We question whether this is the case in light of:

- The similarity between the proposed uses at Center East and the uses already on its site and in the neighborhood, including NYBC, the Zuckerman Research Center, the Belfer Research Building and most of Rockefeller University's campus;
- The similarity between the Center East floorplates and the 25,000-40,000 square foot floorplates of recently constructed medical and research buildings around the City;
- The similarity in zoning lot coverage between Center East, on the one hand, and both the Belfer Research Building and the Hess Center for Science and Medicine at Mt. Sinai, on the other;
- The 300- to 400-foot-high lot line street walls of the nearby Zuckerman Research Center, the Belfer Research Building, and New York Presbyterian's David Koch Center – all of which rise higher than the highest (and most set back) point of Center East.

In addition, the uses permitted in the C2-7 zone proposed for the Center East site are no different from those permitted in the C2-5/R8B zone mapped in the midblocks between East 61st Streets to the centerline of the East 64th-65th Street midblock, and proposed C2-7 zone is both more appropriate for the existing 8 FAR residential development on the Center East block and more consistent with the R9 zone mapped one block to the northeast.

The bottom line is that, within three blocks of the Center East site, there are midblock buildings that have, in combination, comparable floorplates, comparable lot coverages, a massing that is more intrusive on the pedestrian experience, and comparable or greater height.

Moreover, “unprecedented” is not a four letter word, and a building can be both “unprecedented” and, as the City Planning Commission noted in its report on Center East, “appropriate”. It is a matter of finding the right balance in the land use decision-making process.



Conclusion

It is uncontested that Center East will permit the NYBC to develop a new home without compromising either its research mission or the safety and security of the New York region's blood supply. It is also uncontested: (i) that Center East will generate, directly and indirectly, over 5,000 jobs for New Yorkers from all boroughs, \$1.1 billion in economic output during construction and an additional \$1.1 billion annually thereafter, and over \$14 million annually income, business and sales taxes; (ii) that it will collaborate with, among others, Knowledge House, Urban Upbound, and Community Voices Heard to ensure that these jobs are equitably accessible to all New Yorkers; (iii) that it will advance a long-standing City economic development policy for which New York City is uniquely situated; (iv) that it will support the cutting edge research being done at NYBC and its neighboring institutions – research that ultimately improves public health worldwide; (v) that it will materially enhance the capacity of an industry ecosystem to compete for and attract the best and the brightest to New York; and (vi) that it will help keep in New York City the entrepreneurs whose turn research into medical advances for us all.

We also know that the real life effects of the project on St. Catherine's Park and the Julia Richmond Education Center can be addressed and, to the maximum extent practicable, mitigated. As the Committee knows, NYBC has already taken steps to do so by committing \$3.6 million to improvements to St. Catherine's Park, actually reducing the height of Center East to reduce the length of its shadows, and proposing to provide significantly enhanced and permanent sound attenuation for the affected special needs classrooms.

Project opponents have suggested that it is "myopic" to give greater weight in land use decision making to economic development policies that benefit the City as a whole. However, there is nothing wrong, or even "myopic", in prioritizing the jobs and economic mobility of New Yorkers throughout all five boroughs, New York City's long-term economic health, and public health around the City and around the world -- over local and mitigatable concerns. To the contrary, the truly "myopic" action in this case would be the elevation of local and private concerns over the good of the City as a whole.

Thank you for your consideration.

<h1>Kramer Levin</h1>	
<p>Paul D. Selver Partner T 212.715.9199 F 212.715.8231 pselver@kramerlevin.com</p>	<p>1177 Avenue of the Americas New York, NY 10036 T 212.715.9100 F 212.715.8000</p>

August 13, 2021

Via Email

Hon. Marisa Lago, Chair
New York City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

Re: New York Blood Center – Center East (“Proposed Building” or “Center East”)
310 East 67th Street, Manhattan (Block 1441, Lot 40)
ULURP Nos. C 210351 ZMM, N 210352 ZRM, C 210353 ZSM (“Applications”)

Dear Chair Lago and Commissioners:

We are writing on behalf of New York Blood Center (“Blood Center” or “NYBC”) in response to questions raised at the July 29, 2021 public hearing before the City Planning Commission and to ensure that the record is clear as to all material land use and public policy matters surrounding the proposed redevelopment of its site that are in dispute.

EXECUTIVE SUMMARY

Center East is a project of Citywide significance. It will have direct and indirect long-term benefits to the New York City’s economy, to City tax revenues, and to local employment opportunities. And its importance goes beyond the numbers. It will offer unique opportunities for the world-class institutions of the East 60s – Rockefeller University, Weill-Cornell Medicine, New York Presbyterian Hospital, and Memorial Sloan Kettering Cancer Center (“MSKCC”) – to integrate more fully with, to contribute to, and to benefit from the City’s life sciences economy; it will represent a major step in the City’s efforts to become a national leader in life sciences research and development; and its educational initiatives and the jobs to which they will lead will enhance social mobility. It will also provide NYBC, the institution responsible for maintaining a safe blood supply to the metropolitan area, with a new home designed for its 21st century research and operational needs.

There has nevertheless been criticism of the project during the Uniform Land Use Review Procedure (“ULURP”). Commenters have questioned the importance and value to NYBC and the City of having a new facility at NYBC’s current location; have asserted that the land use actions required for Center East are impermissible “spot zoning”; have claimed to believe that any new building on the NYBC site should be limited to the height, bulk, and use limits of the R8B district; have argued that, because it contains commercial uses,

Center East should be located somewhere else – maybe in a Midtown office building or maybe at one of the City-owned sites that have been offered by the New York City Economic Development Corporation (“NYCEDC”); and, finally, have criticized the floorplate size and height of the proposed building. This letter addresses each of these issues.

Building a new building that provided new space for NYBC alone would not achieve an important goal of this project: to create a viable life sciences “cluster,” where companies involved in the commercialization of research can co-locate with institutional laboratories that today do not have a product development partner. Accommodating these companies through their life cycle requires a building with floorplates and mechanical systems that are sufficiently flexible, large, and robust to handle a wide variety of space needs. The zoning changes to allow for such a building at this location, on the basis of the Applications and, after completion of the extended and transparent public review process that is now in its penultimate stage, will be a well-considered, reasonable, and appropriate step in carrying out the City’s longstanding policy of supporting, through both zoning and non-zoning interventions, the growth of the life sciences industry. Developing its new home on NYBC’s current property also allows it to maintain relationships with its neighboring institutions that it has built up over a generation.

In addition, this letter addresses Center East’s shadow impact on St. Catherine’s Park and its perceived and real impacts on the Julia Richman Educational Complex (“JREC”). Also included in this letter are examples of the types of illuminated signs proposed for the project and a list of the over 350 supporters of the project who have registered their support through the Blood Center’s website.

Location Matters

The Center East site is a uniquely appropriate location for a building that combines a life sciences “Hub” in which commercial life sciences companies and not for profit research organizations are co-located with a new home for NYBC. This is because:

- The site is a five-minute walk from the unparalleled concentration of academic and medical institutions in the East 60s. These institutions have for many years collaborated with NYBC and with each other in research. The opportunity to continue these collaborations and for collaborations with private product developers in a life sciences cluster will add a new dimension to their research work and will provide them with the tools to compete on a level playing field with institutions in such cities as Boston/Cambridge or San Francisco in attracting talent.
- It is easy to get to – a ten minute walk from subway stations with connections to Midtown and Lower Manhattan (6 train), the Bronx (6 train), Brooklyn and Queens (F and Q trains).
- It is immediately available for development as a “Hub.” NYBC’s need for a new home means that it will begin redeveloping the property as soon as is practicable, and, because the site’s historic use has been as a community facility, redevelopment will not displace any families from their homes.

- It is large (45,000 square feet) and roughly square, allowing it to accommodate the size and shape of floorplates needed for the efficient and flexible layout of wet and dry (computational) laboratories.

This combination of qualities and conditions is not available elsewhere in the City. It gives Center East the singular ability to create a life sciences cluster anchored by some of the world's finest academic and medical institutions and provide NYBC with a new home designed for its 21st century research and operations.

Industry “Clusters” are an Important Part of the Life Sciences Economy

Life sciences is a natural direction for the City's economy because it builds on the City's physical, financial, and intellectual infrastructure, including:

- An unparalleled density of world-class academic and medical centers and of non-profit clinical and research facilities;
- An international financial market and a strong venture capital ecosystem; and
- A well-educated and talented workforce.

However, the City has to date been unable to capitalize on these strengths and become a leader in the life sciences. An important reason is that its building stock is either not well suited or cannot be renovated at a reasonable cost for the kind of laboratory space needed by the companies that do commercial research and product development. As a result, the City is far behind, in particular, places such as Boston/Cambridge and the San Francisco Bay Area in building a strong and fully integrated life sciences economy. Two metrics offer revealing and compelling illustrations of the City's relative position in the industry today. The first is that the Boston/Cambridge area had in 2019 about 20 times more lab space than New York City. The second is that the amount of venture capital funding invested in the Bay Area in 2019 was about four times the amount invested in New York City.

To catch up with today's life science centers and become a leader in the industry, the City must encourage development of the space needed to induce the companies involved in commercial research and product development to establish a presence, to put down roots, and to grow here.

Experience elsewhere teaches us that the way to attract and keep these companies is to have laboratory space available within industry clusters – that is, to have space that is close to – and ideally within walking distance of – major research and clinical institutions. The HR&A report dated March 25, 2021, submitted with the Blood Center's Applications, notes that the life sciences industry has developed in notable clusters around the country, with life sciences companies located in proximity to one another, and in the most successful cases, anchored by an academic institution. It also noted that proximity offers significant benefits in the form of knowledge spillovers and exchanges – benefits which are strongest when collaborators are within two blocks of each other and which dissipate when potential collaborators are separated by more than 1.5 miles. The Upper East Side, with its unrivaled concentration of hospitals and academic institutions within a few blocks of each other, has all of the qualities needed for the development of a successful a cluster. All that is lacking is the commercial space to make it happen. The product development space at Center East will be a key step toward providing the kind of space needed for the creation of a successful life sciences cluster.

Encouraging the creation of such a cluster is nothing new for New York City. The City has taken the land use actions needed to effectuate both the Audubon Research Park project, which is across the street from Columbia Presbyterian Hospital, and Alexandria Center, which is across the street from NYU Langone Hospital. The extraordinary complex of institutions in the East 60s – one of the strongest and the most diverse in the City – offers a powerful magnet with which to attract product research and development firms. NYBC has known this for years because of the success of its East Side Biotechnology Accelerator. The City has now recognized it as well by giving Rockefeller University funding for the creation of an incubator for life sciences companies. However, that incubator will contain a mere 26,000 square feet – a drop in the proverbial bucket when measured against the likely demand for such space in a cluster anchored by the medical and academic institutions of the East 60s and against the amount of laboratory space the City needs to become one of the leading centers of the life sciences. Center East will provide the critical mass of space needed to begin meeting that demand, to allow companies to stay in the building – and in New York City – as they grow, and to build long-term relationships between the research institutions and these companies. Rejecting the development of Center East at this location would throw away the chance to ensure the full participation in the life sciences economy of the world-class institutions in the East 60s by making them the heart of a viable life sciences cluster.

There is Value in Maintaining Long-Standing Relationships

The research conducted by the Blood Center and the neighboring institutions benefits significantly from their proximity and the synergies inherent in this life sciences ecosystem. The benefits of proximity include (i) accelerating research progress through the day-to-day back and forth of iterative complimentary experiments; (ii) facilitating the transport of time-sensitive research specimens between labs; (iii) sharing access to equipment and resources; (iv) enabling impromptu interactions that are the life blood of collaborative research; and (v) promoting the convenient exchange of scientific information.

Several of the researchers at NYBC have appointments at other institutions. NYBC's proximity to these other institutions allows these researchers to maintain a clinical practice and still easily participate in research work at the Blood Center on the same day. Similarly, the research scientists who are the key personnel in commercial life sciences ventures often simultaneously hold an academic post or maintain an active clinical practice; locating commercial labs close to an academic center or a hospital enables these scientists to travel easily between the labs, to maintain their dual roles. Being able to offer the opportunity to serve in both academic and practical or clinical roles gives employers an advantage in the attracting the best and most talented prospective employees.

Building the project on this site maintains the collaborative relationships that the Blood Center and other institutions have developed over generations, and that have been instrumental in leading to treatments for hepatitis, HIV, sickle cell disease, and most recently, COVID-19. It would leverage these relationships to advance research. But moving the Blood Center out of this neighborhood would disrupt these relationships. Building comparable relationships with other institutions would take years.

Some commenters have suggested that in-person communication and collaboration has no value in an era of internet communications and Zoom conference calls. We respectfully suggest that they could not be more wrong. The experience of life sciences

and other industry clusters across the country noted earlier testifies to the value they deliver. Moreover, experience and common sense tells us that we work better and more productively when we work together. It is why we have universities, teaching hospitals, and laws firms; why scientists get together at conventions on a regular basis; why we have chosen to live in cities; and why New York City – where it is (or was before COVID) easier to meet face-to-face than almost anywhere else – is a world leader in tech, media, and culture.

NYBC has devoted years to building the relationships it has with its neighbors. Given the public benefits in the form of medical advances that have flowed from these relationships and will flow from them if they are allowed to continue, there is a high value to keeping NYBC where they can be preserved and nurtured.

Alternative Sites Just Don't Work

Several commenters have argued that there are other available sites for the Blood Center's project, notably the three sites offered by the City in the NYC Economic Development Corporation's 2018 Life Sciences Request for Expressions of Interest. None of these sites, however – one in East Harlem, one in Long Island City, and one proximate to NYU-Langone Medical Center and Bellevue Hospital – would satisfy NYBC's locational criteria or other important considerations.

- Two of the sites – the East Harlem site on Second Avenue, between East 126th and East 127th Streets, and the Long Island City site at 44-36 44th Drive – are not located near any other clinical and research institutions. Both would have disrupted NYBC's research collaborations with neighboring institutions, and neither was close enough to even one comparable institution to offer the opportunity to replicate the existing opportunities for collaboration.
- The third site, at 455 First Avenue, is located close to the kind of institutions with which NYBC works. However, moving to this location would have two undesirable consequences. One is that it would rupture the existing relationships with the neighborhood institutions and require that NYBC initiate entirely new collaborations that might not bear fruit until well into the future. The other is that it is not immediately available for development: It is currently occupied by the City DOHMH Public Health Laboratory, which has announced plans to relocate to a new building on 137th Street in Harlem, but not until after it is constructed, which is not expected until 2025. The site is occupied by a large, outmoded building that is in poor condition and would require lengthy demolition. And this site, too, would require a rezoning to accommodate the project: The site is currently zoned R8 with a C2-5 overlay within 100 feet of First Avenue.

Similarly, none of the privately owned spaces currently available or being developed for life sciences – most of which are located in Harlem, West Midtown, and Long Island City – has the locational benefit of being close to other research institutions. Nor do any of them provide enough space for NYBC, much less space for a life sciences cluster that houses both NYBC and commercial research and development laboratories.

None of the potentially developable sites in the Blood Center's current neighborhood is either large enough or properly shaped to accommodate NYBC's footprint. The Sotheby's site, at 1334 York Avenue, is simply not available (and, even if it were, would be prohibitively expensive because it is zoned for more than twice the as-of-right density

as the NYBC site). The other larger sites have all been claimed by NYBC's neighbors. MSKCC, for example, recently developed the approximately 40,000-square-foot site on East 73rd Street (Block 1485, Lot 15).

The largest remaining vacant site in the neighborhood is on East 73rd Street between the FDR Drive and York Avenue (Block 1485, Lot 115). Its availability for Blood Center use is unlikely because it is controlled by Hunter College, which has its own plans for developing it. Moreover, it cannot satisfy the Blood Center's objectives for the new Center East because it could only accommodate 60,000 square feet of laboratory space in excess of the Blood Center's program. It also has a smaller footprint and is more distant from mass transit than is NYBC's current home.

Some critics of the project have noted the current struggles in the commercial real estate market, as COVID-19 has disrupted office work patterns and depressed demand for many office buildings. One commenter noted a recent New York Times article, which discussed the phenomenon of office landlords attempting to reposition their properties for life science users. Debra Kamin, "'A Wild 15 Months': Pandemic Spurs Conversion of Offices to Labs," N.Y. TIMES, July 27, 2021, at B6. This same article, however, stressed the challenges of conversions – such as adding the robust mechanical systems demanded by modern life sciences laboratories in outmoded commercial buildings – rather than the opportunity. The article notes that “converting an office building isn't necessarily more cost effective than building lab space from the ground up. Life sciences tenants often require more electricity and water, a higher floor-to-floor berth, specific shipping and loading zones, and even enhanced structural capacity for equipment loads.”

**NYBC's Proposed Land Use Actions
Advance Key City Policies
And are the Antithesis of “Spot Zoning”**

Some critics of the project have argued that the proposed rezoning, from R8B to C2-7 on the Blood Center's property and from C1-9 to C2-8 on the avenue parcels, is an example of spot zoning. To the contrary, this rezoning represents a “well-considered plan” which, as New York courts have made crystal clear, is the very opposite of a spot zone.

The New York Court of Appeals has held that the test of whether a zoning change is valid (and is not impermissible “spot zoning”) is not the size of the area being rezoned but whether the zoning change is in “accord with a well-considered plan calculated to serve the general welfare of the community.” *Randolph v. Town of Brookhaven*, 37 N.Y.2d 544, 547 (1975). Consistent with this test, New York courts regularly uphold rezonings of limited areas where the record demonstrates that the rezoning offers public benefits and where it is consistent with the community's comprehensive plan. Indeed, the Court of Appeals has held that a zoning amendment is not impermissible “spot zoning” “. . . even though it singles out and affects but one small plot,” so long as the amendment is “. . . in accordance with the comprehensive zoning plan.” *Rodgers v. Tarrytown*, 302 N.Y. 115, 124 (1951).

The “comprehensive plan” cited by the courts is not defined by a particular document but is derived from the totality of a municipality's land use policies, as represented by a broader municipal initiatives, and not merely its zoning laws. *Asian Am. For Equality v. Koch*, 72 N.Y.2d 121 (1988); *Udell v. Hass*, 21 N.Y.2d 463 (1968). The courts will also take into account the process by which a rezoning has been prepared and considered in assessing whether it is consistent with a community's plans. As the Court of Appeals in

Asian-Americans for Equality summarized, “An amendment which has been carefully studied, prepared and considered meets the general requirement for a well-considered plan and satisfies the statutory requirement.” *Asian-Americans for Equality v. Koch, supra* at 131. See also, *Kravetz v. Plenge*, 84 A.D.2d 422, 429 (4th Dep’t 1982) (“A determining factor in deciding whether zoning is part of a comprehensive plan is whether forethought has been given to the community’s land use problems”).

The application of these principles is well-displayed in two recent decisions that upheld rezonings in New York City:

- In *Residents for Reasonable Development v. City of New York*, 128 A.D.3d 609 (App. Div. 1st Dept. 2015): the Appellate Division upheld the rezoning from M3-2 to C1-9 of a site on East 73rd Street (C 130214 ZMM) to allow development of new facilities for Memorial Sloan Kettering Cancer Center and City University of New York. The rezoning was motivated by the benefits these institutions deliver to, and it was adopted to advance, the medical and educational economies of the City. The rezoning covered an area of approximately 66,000 square feet, of which only 20,000 square feet was within 100 feet of the FDR Drive and 46,000 square feet was in the midblock. Significantly, the C1-9 zoning that was approved over the midblock allowed higher densities than were mapped over any other area midblock and than are permitted by the C2-7 district proposed for the NYBC site.
- In *Preserve Our Brooklyn Neighborhoods v. City of New York*, Index No. 159401/18 (Sup. Ct. N.Y. Cty’, June 18, 2019), the Supreme Court upheld the rezoning of a single, 12,000-square-foot parcel at 142-150 South Portland Avenue in Brooklyn from R7A to R8A for an affordable housing project with supportive services. This rezoning occurred in a neighborhood that in 2007, only 12 years before, had been mapped with an R7A contextual zoning to preserve the rowhouse character and prevent future out-of-scale developments. The plaintiffs argued that this rezoning remained dispositive of the City’s “well-considered plan.” But the court upheld the rezoning, noting that “zoning is not static.” (p. 4, quoting *Kravetz v. Plenge*, 84 AD2d 422 (4th Dept. 1982)).

Here there can be no question but that the proposed rezoning is consistent with a “well-considered” or “comprehensive” plan. The rezoning will advance the City’s long-standing policy of encouraging life sciences development in order to become a national leader in a critical 21st century industry, which in turn will diversify the City’s economy and will generate substantial new economic activity, new tax revenue, and thousands of well-paying jobs. The NYBC site is an appropriate location for a life sciences “Hub”, and neither the rezoning to facilitate the “Hub’s” development nor the building itself will undermine the integrity of the Upper East Side’s midblock zoning pattern. And the preparation and consideration of the rezoning through pre-certification administrative review and public review pursuant to the Uniform Land Use Review Procedure and the City Environmental Quality Review have been thorough, thoughtful, and transparent.

The City has been a Strong Supporter of Life Sciences for Well Over a Generation

The City’s policy of support for the life sciences has spanned over 30 years and included a range of zoning and non-zoning initiatives.

- The effort began in 1990, with the creation of the Section 74-48 special permit and the approval of the Columbia Audubon Research Park project. This special permit was modified and, as modified, used again in 2000 in connection with the

approval of the Alexandria Science Park project. Both of these projects embody the creation of “clusters” in which commercial laboratories were located immediately proximate to medical and academic institutions.

- In 2001, the midblocks between East 67th Street and East 69th Street and between First and York Avenues were rezoned from an R8 to an R9 district (allowing a bulk comparable to that proposed for the Center East site) to facilitate the expansion of Memorial Sloan Kettering Cancer Center's campus, including a new research facility (the Zuckerman Research Center) and new hospital buildings.
- In 2013, the City approved the rezoning of the East 73rd Street that was upheld by the court in *Residents for Reasonable Development v. City of New York*, supra. The amendment facilitated development of an outpatient cancer care center (the David H. Koch Center for Cancer Care) and a future science and health professions educational facility for the City University. The CPC Report stated that the project would “allow for the creation of best-in-class health care, research, and education facilities that will keep New York City in the forefront of the industry...” (p. 25).
- The City's policy was found further expression in the 2018 Request for Expressions of Interest by the New York City Economic Development Corporation (“NYCEDC”). The Request explicitly recognized the importance of collaborations between commercial developers and institutions to life sciences research, inviting proposals that would “incorporate a large-scale research and development (“R&D”) organization; expansion space and resources for growth-stage companies; and design and programming that fosters collaboration and supports the growth of the City's life sciences ecosystem.”
- The City's “LifeSci NYC” initiative has recently committed \$500 million in financial support for the life sciences industry.

The Center East Site is Well-Suited for Development with a Life Sciences “Hub”

This site is also the only site in the City with its unique combination of attributes: proximity to a complex of academic and medical institutions and to mass transit, size and shape, and immediate availability for redevelopment.

- It is within a short walk of other world class medical and academic institutions – Rockefeller University, Memorial Sloan Kettering Cancer Center, Weill Cornell Medicine, and New York Presbyterian Hospital – engaged in advanced research and clinical work, and, since it is the only site in the neighborhood which is physically and programmatically suited for redevelopment with a life sciences “Hub”, the failure to develop Center East would leave these important institutions without a nearby, properly sized building in which private collaborators in product development could be housed.
- It is about a ten minute walk from three subway lines that connect it to midtown and lower Manhattan, Queens, the Bronx, and Brooklyn.
- It is uniquely suited to redevelopment with a life sciences hub by reason of its size, its shape, and its history of non-residential use.

Moreover, rezoning the Blood Center site would not be a compromise of the urban context that the R8B district seeks to preserve, because this is an atypical block, marked by significant presence of non-R8B buildings, in an area with numerous midblocks that are marked (and in some cases dominated) by buildings that are larger and bulkier than what is permitted by the R8B envelope.

- The buildings on this block are not predominantly 5-story walkups or townhouses, as in the paradigmatic R8B midblock, but instead include a large institutional user (NYBC) and two 12-14-story buildings. Only approximately ¼ of the block is occupied by traditional R8B buildings.
- There are many tall midblock buildings in the vicinity: within 1,000 feet of the Blood Center, there are six buildings more than 200 feet tall, of which two are more than 300 feet tall, similar to the 334-foot proposed height of the Proposed Building.

The R8B zoning has undoubtedly been an important tool for regulating development on many Upper East Side midblocks. And it has stood with little or no change for 40 years. But that does not mean that it must remain as it is, unchanged, forever. Rather, its maintenance must be balanced against other policies and needs – whether local or, as it the case here, City-wide – that need to be considered in the City's management of current and future land uses. The New York Court of Appeals has recognized the need for such flexibility when it noted in *Rodgers v. Tarrytown*, “While stability and regularity are undoubtedly essential to the operation of zoning plans, zoning is by no means static. Changed or changing conditions call for changed plans, and persons who own property in a particular zone or use district enjoy no eternally vested right to that classification if the public interest demands otherwise.” *Rodgers* at 121-122. Similarly, as the court stated *Town of Bedford v. Village of Mount Kisco*, 33 N.Y.2d 178, 187-188 (1973), “The obligation is support of comprehensive planning, not slavish servitude to any particular comprehensive plan. Indeed sound planning inherently calls for recognition of the dynamics of change.”

Finally, the proposed land use actions are, and if adopted will be, the product of both careful study and extended and thoughtful consideration. A key study – and the one that recommended the rezoning as proposed – was memorialized in a report, prepared by HR&A under the supervision of former CPC Chair Carl Weisbrod and Urbanism Advisers under the supervision of former DCP Executive Director Purnima Kapur, that is part of the record of the Applications. The actions, and the planning on which they are based, were also considered by the Department of City Planning during a two-year pre-certification process. And, by the time ULURP is over, they will have been further reviewed publicly by Community Board 8, the Borough President, the CPC, and the City Council.

In short, what is proposed here is not “spot zoning.” This rezoning recognizes the changing needs of the City as a whole and of its economy as it builds for the future. There is substantial value both to the City and to the academic and medical institutions in the area to have commercial life sciences companies located nearby – companies with operations that are substantially similar in character to the existing activities of institutional medical uses. The zoning actions and the development needed to achieve these objectives can be accommodated while maintaining the overall R8B zoning pattern on the Upper East Side. And, finally, the process by which the proposed zoning

actions have been defined and are being considered is a model of thoroughness, thoughtfulness, and transparency

**The Rezoning of the Second Avenue Blockfront is Appropriate
And Midblock Commercial Zoning is not Unprecedented**

The Second Avenue sites were included in the proposed rezoning at the suggestion of HR&A and Urbanism Advisors and on the grounds that they would, without changing permitted floor areas or supplementary use controls in any way, allow the movie theaters on the west side of Second Avenue – now existing pursuant to a special permit – to be fully as-of-right. It is, we believe, in the nature of a clean-up action that will bring the zoning controls applicable to these blockfronts into line with the uses on them

The current zoning district boundary between the C2-8 and C1-9 districts, at East 66th Street, was originally established in 1961, as we understand it, because the original Beekman Theater was located at 1254 Second Avenue, on the block between East 65th and East 66th Street. Drawing the boundary at East 66th Street ensured that the movie theater would be a conforming use under the 1961 zoning. That theater has since been torn down and replaced by the MSK Breast Center. But in the 1970s a new movie theater was developed one block to the north, in the building at 1261 Second Avenue, between East 65th and East 67th Street. That movie theater received a BSA special permit in 1971 (Cal. No. 63-71-BZ) because the movie theater was not permitted in the C1-9 district. The rezoning would make that movie theater a conforming use, just as the 1961 made the original Beekman Theater a conforming use by setting the boundary at East 66th Street.

* * * * *

A number of commenters suggested that commercial zoning a midblock was without precedent in the neighborhood. They are wrong. A C2-5 overlay district is mapped since 1961 just 2 ½ blocks south of the project site, between First and Second Avenues, beginning between East 64th and East 65th Street, and extending southward to East 61st Street.

**As-of-Right Development Does Not Meet NYBC’s Needs or
Fulfill the Public Goal of Creating a Life Sciences Cluster**

Many critics of the project have argued that NYBC could build a new home for itself under the existing R8B zoning. Such a building, as illustrated in the “No Action” Alternative in the DEIS, would contain approximately 229,000 gross square feet (which would be the equivalent of approximately 148,000 zoning square feet) of floor area – theoretically enough to house the 139,094 square feet of zoning floor area proposed as NYBC space at Center East. However:

- A pure as-of-right building would not meet NYBC's needs because its floorplates would be constrained by the need to provide a 60-foot-deep rear yard equivalent around the centerline of the block, dividing the building into two distinct wings and reducing the size and flexibility of the project's floorplates; and
- A building for which rear yard equivalent and lot coverage restrictions would be waived would not have sufficient space to create a life sciences hub that pairs commercial research with clinical and academic research, in a location that best serves this unique complex of institutions in the East 60s. As a result, it would not fulfill

New York City's goal of creating a life sciences cluster with the critical mass and the proximity both to support and to take advantage of the research work being done by these institutions.

Defining the Right-Sized Building Floorplate

Achieving New York City's goal of creating a successful life sciences hub and, at the same time, satisfying NYBC's programmatic goals requires a building that is appropriately sized and designed. This building must provide sufficient space for the number of companies expected to be interested in locating near the institutions. It must provide flexible laboratory layouts to attract the full range of life sciences companies to New York City and to keep them here as their business grows. In addition, its building envelope must be large enough to accommodate both the floor-to-floor heights needed for its robust mechanical systems and the large and flexible floorplates needed to accommodate the needs of companies in all phases of the development cycle.

The Proposed Building is responsive to these needs. Its floorplate size and layout anticipate the operational needs of its prospective users; they are responsive to market demand for space that is suitable for organizations in all phases of their evolution; and they are comparable in scale to other hospital and university laboratory buildings developed in residential zoning districts in recent years.

The Proposed Building's floorplate size is driven by four fundamental factors:

- The Laboratory Module
 - The laboratory module is the fundamental organizational basis of a laboratory building. The National Institute of Health has established 11 feet as a standard module for planning new laboratory construction projects. This optimal width is dictated by a minimum aisle width of 5 feet, plus 2.5-3 feet of bench or equipment on each side of the aisle. This module offers versatility, efficiency, and flexibility in the planning of biomedical laboratories.
 - Laboratories are more useful and usable if they are designed and laid out to be flexible, to meet varied needs, including the potential for single-tenant and subdivided, multi-tenant floors, and to accommodate reasonable changes over time. This flexibility is especially important where the core and shell configuration of the lab floorplate will be determined before tenants and their specific needs are identified. Many private research companies make physical changes to an average of 25% of their labs each year. Flexibly designed space within a commercial laboratory facility gives it the capacity to attract a variety of academic, institutional, and commercial labs at all stages of growth, and to allow them to grow in place.
 - Planning the entire floorplate on an 11-foot module ensures that there are multiple configurations available to support different research needs and future changes. The overall floorplate dimensions, measured at the outer ring of the columns, are therefore multiples of 11 feet and must grow or contract on that module. Here, maintaining the appropriate module requires a core to wall distance of 55 feet, which drives the building depth and the scope of the height, setback, and yard waivers.

- Principal Investigator Group Size
 - The laboratory floorplate size is directly related to the number of Principal Investigators who can work effectively together on the same floor. The Principal Investigator is the head researcher or grant holder leading an investigation; the Principal Investigator (often called a PI) works with a number of co-investigators and research assistants to carry out research or development initiatives. PIs work independently but collaborate extensively with their peers who are often working on related efforts. According to Jacobs Consultancy, an internationally recognized leader in the design and planning of laboratory facilities, no fewer than eight PIs should be planned on a laboratory floor and a group size of 8-12 PIs is optimal for effective collaboration.
 - Because laboratory buildings have a high cost per square foot, they are designed for efficiency and use rigorous space planning metrics. Each PI requires approximately 1,500 new square feet, including primary open laboratory space, a dedicated office, and a portion of the support laboratory and collaboration space on each floor. After a reasonable grossing factor is applied to account for building core elements (including stairs, elevators, toilet rooms and shafts), a group of 8-12 PIs yields a floorplate size of 25,000 - 30,000 gross square feet.
- Consistency in Floorplate Size
 - Modification of the floorplate from floor to floor is a challenge to laboratory planning and efficiency. A survey of modern laboratory facilities indicates that the critical lab block is nearly always vertically stacked, without setbacks or other modifications. In New York City, recent new laboratory facilities follow the principles of modular planning, vertical floor alignment, and they maximize site coverage to increase floorplates to the extent possible. Examples include the Jerome L. Greene Science Center at Columbia University (2016) with 43,000 square foot floor plates, CUNY's Advanced Science Research Center (2011) with 37,800 square-foot floorplates, the Mt. Sinai Hess Center (2012) with 33,000 square feet/floor, the Mt Sinai Icahn Center (1997) with 32,000 square feet/floor, and Weill Cornell's Belfer Research Building (2014) with 25,000 square feet/floor.
- Attracting and keeping life sciences companies in NYC
 - The 30,000-gross-square-foot floorplate can effectively support a critical mass of Principal Investigators for a mature-stage private-sector research entity or an academic research institution. It represents the average tenant size in the market, allowing mature companies to occupy a full floor for maximum efficiency and productivity.

Opponents of the project have sought to equate the massing of Center East to that of a modern office building. In doing so, they are offering a misleading metric for consideration of the building's bulk. The more appropriate comparators are the research centers developed by Columbia, CUNY, Mt. Sinai, and Weill Cornell Medicine, referenced above. All of these buildings are programmatically similar to Center East, and all of which have floorplates and massings comparable to that of Center East. In other words, Center East is not a novel commercial incursion into a residential neighborhood; it is simply another example of a building, whether commercial or institutional, that houses state-of-the-art laboratories and can be developed in residentially zoned areas.

St. Catherine's Park

Many project opponents have criticized Center East for its shadow impacts on St. Catherine's Park, with one commenter suggesting that the shadow first reached the Park at 1:00 PM and added seven hours to the amount of time that the Park would be in shade. However, during most of the year people at the far west side of the Park will first experience shade from the building no earlier than 2:00 PM EDT,¹ and the maximum duration of the incremental shadow at that location is 2 hours and 45 minutes. Other parts of the Park are not affected by the building's incremental shadow until later in the day, and the length of time they are affected is shorter.

Key takeaways from the shadow studies in Draft Environmental Impact Statement ("DEIS) are as follows:

- The project has no meaningful impact on the Park in winter – adding only a minor amount of shadow for about 30 minutes between 2:30 PM and 3:00 PM in the afternoon.
- In spring, summer, and fall, portions of the Park are in sunlight from mid-morning to late afternoon. In particular, the play areas in the eastern portion of the Park, remain in sun for up to two hours after the shadow first crosses the western edge of the Park (about 2:15 PM EDT in summer and 3:00 EDT time on the equinoxes).
- The absence of new shadow on the Park until the afternoon means that light levels for virtually all of the vegetation will remain classified as a "full sun" horticultural condition with six hours of direct light from mid-March to mid-September. It also means that existing vegetation will continue to have a healthy growing environment.
- At the equinox, the entire Park is in sun until approximately 3:00 PM EDT, the sitting and playground areas are entirely in sun until approximately 4:00 PM EDT, and portions of it continue to be in sun until about 5:15 PM EDT.
- In mid-spring/mid-summer (the May 6th and August 6th analysis days), the entire Park is in sun until approximately 2:30 PM EDT, the sitting and playground areas are entirely in sun until between approximately 3:45 PM EDT, and portions of these areas continue to be in the sun until approximately 4:30 PM EDT.
- At the summer solstice, the entire Park is in sun until about 2:15 PM EDT, and the sitting and playground areas are in sun until about 3:45 PM EDT. Summer solstice shadows from the project do not generally extend into the northern third of Park.

NYBC has been discussing several potential park improvements with the Parks Department, including the following:

- Comfort station improvements

¹ The CEQR methodology requires an analysis of shadows using Eastern Standard Time, without regard to daylight saving time. This means that park users will actually experience shadows one hour later than is shown in the shadow analysis diagrams in the DEIS for the spring, summer, and fall analysis days. The times used in this discussion are daylight savings times.

- Playground and other equipment improvements
- Funding for an additional seasonal aide and playground associate
- Sidewalk repair on the sidewalks surrounding the park

One or more of these measures would serve to improve the user experience of park. Final selection of appropriate and feasible improvement will be made in consultation with the Parks Department.

The Julia Richman Educational Complex (“JREC”)

The impacts of the Proposed Building on JREC were the subject of a number of comments at the Commission’s public hearing (and at the earlier public hearings of Community Board 8 and Borough President Brewer). Specifically, issues were raised as to (i) whether the loss of direct sunlight to classrooms would negatively affect the educational experience of students taking classes there and (ii) whether sufficient measures were being taken to reduce the extent to which construction noise would interfere with classroom learning – especially with respect to the students at one of the JREC schools who are on the autism spectrum.

The Applicant team has studied both of these issues. A number of studies show that direct sunlight has a number of negative impacts on the classroom experience and that, in fact, indirect daylight provides a better learning environment. The team found that the Proposed Building’s shadows would still permit a significant quantity of indirect daylight to enter the classrooms and that the lighting levels and quality would be comparable to those experienced in classrooms on JREC’s north façade. The team determined with respect to construction noise that the measures it would take to address noise would reduce noise levels in surrounding properties to less than they would be if an as-of-right building were being developed.

Before we discuss both of these issues in greater detail below, we want the Commission to know that resolving them in an appropriate manner will require a direct and constructive dialogue with JREC’s leadership. The Applicant team has tried close to 10 different times over the past 12 months to set up a meeting at which these issues could be discussed. However, no meetings have been held because, quite simply, we are being stonewalled by JREC. In addition, a meeting that had been scheduled through City Hall was called off by JREC. We continue to be hopeful that the JREC leadership will understand the importance to its students of working collaboratively with NYBC to minimize the short-term construction impacts of the project and any long-term impact it may have on the school. We cannot stress strongly enough that, unless JREC is prepared to enter into conversations with the Applicant team, NYBC will be unable to understand or assess the perceived sunlight issue or the impact on student learning, if any, of construction noise.

Sunlight

It was clear from the testimony at the Commission’s public hearing (and at other public hearings) that some people believe that the loss of direct sunlight to a classroom will adversely affect its learning environment. However, this belief runs counter to the views of an overwhelming number of experts and to well-established “best practices” in school design. It is also inconsistent with the CEQR protocols that do not treat schools as

“sunlight-sensitive resources of concern” and do not treat a shadow on a school as an adverse impact.

A detailed review and analysis of the impact of the loss of direct sunlight on learning was undertaken by Ennead Architects and Lightbox Studios. Their conclusions are contained in the report on their findings that is attached to this letter as Exhibit A and are summarized here: (i) that glare and heat from direct sunlight has a negative impact on student performance; (ii) that schools should seek to prevent direct sunlight from penetrating into classrooms and to avoid sources of glare; and (iii) that well-designed daylighting in schools is associated with improved student outcomes.

The bottom line here is that the Proposed Building's shadow on JREC has no negative effects that merit mitigation. By eliminating the glare attributable to direct sunlight on JREC's south-facing classrooms, as well as classrooms on the east façade of the courtyard, development of the Proposed Building should improve the learning experience for students in these classrooms to a level comparable to that of students who have for many years taken classes in north-facing classrooms without, so far as we know, any complaints.

Noise

The project would incorporate several construction noise control measures in accordance with the New York City Noise Control Code, including both “source controls” (the use of less noisy equipment) and “path controls” (e.g., noise barriers). NYBC will also require noise reducing measures that go beyond what would be provided for an as-of-right building – specifically, (a) stricter noise limits for certain equipment than required by the Noise Code and (b), where feasible and practicable, would incorporate site-perimeter noise barriers during concrete operations at least 12 feet tall and with a cantilever towards the work area. These measures are included as commitments in the DEIS.

There may also be improvements that can be made at the JREC building facade to lower noise levels even further and provide additional mitigation the most-affected JREC classrooms. Determining which of these potential measures would be feasible and appropriate will require that the Applicant team be given access to the JREC building and that JREC be willing to engage in a collaborative dialogue.

Proposed Building Signage

The Proposed Building is seeking a modification of applicable signage regulations to increase the amount of both unilluminated and illuminated signage. The purpose of the modification is to ensure that there be a large enough signage allowance to cover both informational signs and announcement signs to create a recognizable visual identity for the building and to improve its visibility from Second Avenue. The illuminated signage will, as discussed below, be muted or indirectly lit in order to lessen its impact on nearby neighbors.

The Proposed Building's signage program would include 1,000 square feet of signage of which 730 square feet would be illuminated and 270 square feet would be non-illuminated. The signage would be divided roughly evenly between the Proposed Building's two frontages, with 530 square feet on the East 67th Street frontage and 470 square feet on the East 66th Street frontage.

The signage program calls for a 300-square-foot, illuminated building identification sign at a height of 40 feet facing JREC on East 67 Street and facing MSKCC's staff housing on East 66th Street. The other illuminated signs would be either pedestrian and traffic safety signage adjacent to the loading docks and the garage entrance or signage located above the Proposed Building's two entrances. All illuminated signs other than the building identification signs would be modest in size.

The illuminated signs will employ either indirect illumination, including backlit illumination, or facelit illumination that consists of individually lit letters or logo elements with a translucent lens in order to reduce their impact on nearby residential windows. With indirect or backlit illumination, light emissions will be muted by directing the light at the building wall. For the facelit signage, lighting only the individual letters, rather than an entire sign face, will reduce the lit surface of the sign, and the translucent lens of the sign will mute the light emissions. Examples of proposed illumination types are provided in Exhibit B, and they illustrate the muted character of the proposed illumination.

NYBC's Supporters

NYBC has been gathering a list of supporters of the project through a link on its website: <https://www.nybc.org/about-us/center-east-project/>. To date, there have been over 350 supporters who have registered their support through this link. This list of supporters shows the broad appeal of the project among many diverse interest groups from around the City. A list of these supporters is attached as Exhibit C.

* * * *

Please do not hesitate to contact us if you require any further information.

Sincerely,



Paul D. Selver

Enclosures

Exhibit A

Daylighting Analysis by Ennead Architects & Lightbox Studios

Classroom Daylighting Principles and Impacts on Student Performance

Access to daylight has indisputable benefits to students in a classroom environment. Studies indicate that well-designed daylighting is associated with enhanced student performance, evidenced by 13% to 26% higher scores on standardized tests, while poor daylighting design has been shown to correlate with reduced student performance.¹

The following six daylighting principles provide fundamental, well-established guidance in designing daylit schools²:

1. Prevent direct sunlight penetration into glare-sensitive spaces
2. Provide gentle, uniform light throughout space.
3. Avoid creating sources of glare.
4. Allow teachers to control the daylight with operable louvers or blinds.
5. Design the electric lighting system to complement the daylighting design, and encourage maximum energy savings through the use of lighting controls.
6. Plan the layout of interior spaces to take advantage of daylight conditions.

It is critical to separate Sunlight versus Daylight when evaluating daylit environments. Direct beam sunlight is an extremely strong source of light, providing up to 10,000 footcandles of illumination. It is so bright, and so hot, that it can create great visual and thermal discomfort. Daylight, on the other hand, which comes from the blue sky, from clouds, or from diffused or reflected sunlight, is much more gentle and efficiently provides excellent illumination without the negative impacts of direct sunlight. Useful daylighting design typically relies on maximizing the use of gentle, diffused daylight while minimizing the penetration of direct beam sunlight.³

It is easiest to provide excellent daylit classroom conditions using north-facing windows, which have ample access to diffuse daylight without the direct beam sunlight that can produce excessive glare. South-facing windows are the next best option because the high angle of the south sun can be easily shaded *if* windows incorporate an external horizontal overhang. East-west windows and unshaded south windows can create a major source of glare and cause excessive cooling loads,⁴ they are therefore not recommended for classrooms when planning modern, energy-efficient schools.

In contrast to the 10,000 footcandles of direct beam sunlight, ambient daylight can range from 1,000 to 100 footcandles depending on blue sky conditions vs. heavy cloud cover. According to best practices in lighting design, illumination of a classroom should be on the order of 20 to 40 footcandles or as low as 5 to

¹ Pacific Gas & Electric Company, 1999. *Daylighting in Schools – An Investigation into the Relationship between Daylighting and Human Performance*

² US Department of Energy, 2007. *National Best Practices Manual for Building High Performance Schools - Daylighting and Windows*

³ US Department of Energy, 2007. *National Best Practices Manual for Building High Performance Schools - Daylighting and Windows*

⁴ US Department of Energy, 2007. *National Best Practices Manual for Building High Performance Schools - Daylighting and Windows*

15 footcandles when classrooms are operating in an audio-visual mode.⁵ Depending on the size of the window apertures and the depth of the classroom, an abundance of daylight is available without direct beam sunlight, as evidenced by the desirability of north-facing classrooms for access to even, diffuse daylight.

In 2003, the California Energy Commission set out to study whether daylight and other aspects of the indoor environment in elementary school student classrooms have an effect on student learning, as measured by their improvement on standardized math and reading tests over an academic year. This study used regression analysis to compare the performance of over 8,000 3rd through 6th grade students in 450 classrooms. Statistical models were used to examine the relationship between elementary student's test improvement and the presence of daylight in their classrooms, while controlling for other variables.

While the study did not find any evidence that higher levels of daylight illumination or more hours of useful daylight per year are associated with better student performance in the schools studied, it did confirm that windows and the resulting lighting quality in classrooms are very much a key issue in learning and can have both positive and negative impacts on student performance. Not surprisingly, the study concluded that views out of windows, especially those that include vegetation or human activity and objects in the far distance, support better outcomes. But interestingly, two of the key conclusions also indicated that:

- Sources of glare negatively impact student learning. This is especially true for math learning, where instruction is often visually demonstrated on the front teaching wall.
- Direct sun penetration into classrooms, especially through unshaded east or south facing windows, is associated with negative student performance, likely causing both glare and thermal discomfort.⁶

In summary, well-designed daylighting in classrooms can provide positive benefits, including improved color rendition, visual clarity, energy efficiency and an enhanced connection to the passage of time and the outside world. Poorly designed daylighting, with unmitigated direct beam sunlight, can impact visual and thermal comfort which can negatively impact learning. Interior window shades provide effective means to reduce these impacts but negate any of the positive benefits of daylight in the process.

Evaluation of shadow impacts on the JREC south and east Facades

The impact of the proposed Center East shadows on JREC should be evaluated against well-established best practices of successful daylighting in classroom environments. The existing JREC façade incorporates large aperture windows without exterior overhangs or shade devices that let in large quantities of daylight. Depending on the time of day, the south, east and west facades are likely to see large quantities of direct beam sunlight that most likely creates significant issues associated with glare, contrast, and temperature control. This condition appears to be especially prevalent along the unprotected south façade which is substantiated by observations of closed window shades.

Center East would impose shadows on portions of JREC's south and east-facing facades. This type of overshadowing would prevent direct beam sunlight from entering the impacted classrooms but would not diminish access to daylight which comes from the sky dome and from diffused or reflected sunlight. The conditions within these classrooms would be comparable to the quality of daylight available in a north facing classroom, which is typically preferred for the gentle quality and evenness of light.

⁵ Illuminating Engineering Society and Craig Dilouie, 2017. *Classroom Lighting 101*

⁶ Heschog Mahone Group, 2003. *Windows and Classroom: A Study of Student Performance and the Indoor Environment*. California Energy Commission.

With less direct beam sunlight and therefore fewer issues with glare, it is likely that teachers would elect to keep the window shades open for larger portions of the day, allowing greater access to views. Most importantly, open window shades would allow more diffuse daylight to enter the classrooms with reduced glare and thermal discomfort.

These observations and evaluations have been conducted without input from JREC teachers and administration. The NYBC project team welcomes the opportunity to discuss current and proposed classroom lighting conditions in more detail with JREC stakeholders.

Exhibit B

Illuminated Signage Examples



Facelit Signage Individually lit letters or logo elements with a translucent lens



Indirectly Illuminated Signage Signs with an external light source, including backlit signs

Exhibit C

Center East Supporters

Registered through <https://www.nybc.org/about-us/center-east-project/>

	First Name	Last Name	Zip
1	[REDACTED]	[REDACTED]	12563
2	[REDACTED]	[REDACTED]	10028
3	[REDACTED]	[REDACTED]	10028
4	[REDACTED]	[REDACTED]	10028
5	[REDACTED]	[REDACTED]	10021
6	[REDACTED]	[REDACTED]	10065
7	[REDACTED]	[REDACTED]	10028
8	[REDACTED]	[REDACTED]	10021
9	[REDACTED]	[REDACTED]	10028
10	[REDACTED]	[REDACTED]	10021
11	[REDACTED]	[REDACTED]	10028
12	[REDACTED]	[REDACTED]	10028
13	[REDACTED]	[REDACTED]	10128
14	[REDACTED]	[REDACTED]	10021
15	[REDACTED]	[REDACTED]	10021
16	[REDACTED]	[REDACTED]	10003
17	[REDACTED]	[REDACTED]	10065
18	[REDACTED]	[REDACTED]	10021
19	[REDACTED]	[REDACTED]	10075
20	[REDACTED]	[REDACTED]	10021-3155
21	[REDACTED]	[REDACTED]	10028
22	[REDACTED]	[REDACTED]	10021
23	[REDACTED]	[REDACTED]	11596
24	[REDACTED]	[REDACTED]	10028
25	[REDACTED]	[REDACTED]	10028
26	[REDACTED]	[REDACTED]	10128
27	[REDACTED]	[REDACTED]	10044
28	[REDACTED]	[REDACTED]	10028
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31	[REDACTED]	[REDACTED]	10016
32	[REDACTED]	[REDACTED]	10021
33	[REDACTED]	[REDACTED]	10075
34	[REDACTED]	[REDACTED]	10024
35	[REDACTED]	[REDACTED]	10021
36	[REDACTED]	[REDACTED]	10044

37				10128
38				10075
39				11963
40				10065
41				10065
42				10128
43				10021
44				10028
45				10128
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55				10065
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57				10705
58				10128
59				11373
60				10128
61				10128
62				10028
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64				10075
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76				10065
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187			10036-4369
188			11216
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194			11104
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256				11238
257				10019
258				11375
259				10024
260				11717
261				12737
262				10032
263				10022
264				10461
265				11375
266				10022
267				11377
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270				10018
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272				11204
273				10013
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275				10029
276				10036
277				10457
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310				10065
311				10471
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344				10038
345				10033
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351				10036
352				10011

From: jpbeckett@everyactioncustom.com on behalf of [Peter Beckett](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony in OPPOSITION to the New York Blood Center Rezoning
Date: Friday, October 22, 2021 11:37:36 AM

Dear City Council Zoning Subcommittee,

I hereby oppose Applications No. C 210351 ZMM, N 201352 ZRM, and N 201353 ZSM.

The proposed Blood Center/Longfellow commercial tower is an egregious project that has no place in this or any residential neighborhood. By rising to a height of 284 feet on a narrow side street where height is currently limited to 75 feet, and introducing nearly 400,000 sf of commercial space to a residential block, the project is unprecedented in nearly every way. The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

Though the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplates rival the Empire State Building. That bulk would cast the 2,000 students from all over the city in the 6-school Julia Richman Educational Complex and much of St. Catherine's Park in perpetual shadow. The project is a BAD plan for the neighborhood and the City.

I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. I am in favor of alternatives, such as the full coverage presented by planner George Janes. But the proposal as presented demonstrates a complete disregard for the community and for decades of successful zoning, and it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge you to reject this proposal as presented and maintain the 75 ft height limit.

Sincerely,
Peter Beckett
136 E 76th St New York, NY 10021-2825
jpbeckett@gmail.com

From: Collis Phil pscos@gma .com
Subject: Blood Center Tower objection
Date: October 19, 2021 at 2:51 PM
To: andusetestmony@counc .nyc.gov



I am strongly opposed to the Blood Center's proposed tower on E. 67th St.

This proposal is exactly why mid-blocks need to be protected. If something like this can be built opposite a school and casting a playground into perpetual shadow, then the floodgates are opened and nowhere is protected.

My children have played in St. Catherine's Park since they were babies (and they learned to swim at Julia Richman, though they attended a different local UES Public School). The Julia Richman Education Complex is a star of New York's education system for children from all around the city. The building was designed for light to come through the windows.

Quoting New York Post: "The Blood Center, a non-profit blood bank and research facility, is asking for a rezoning ... with a 334-foot tower most of which would be rented out to for-profit companies as a "life sciences center." The presumed good name of The Blood Center is being exploited to mask the true purpose of the new building, which is nothing but profit and greed.

A "life sciences center", if such a thing actually came to be, in this residential neighborhood makes as much sense as when the Post Office were repairing vehicles in what is now the Patrick Moynihan Penn Station Hall. The usual false promise of creating jobs is a joke - how many white-coated scientists will there be? What percentage of the Blood Tower is going to turn out to be luxury apartments anyway?

A building this high and of this size is completely inappropriate, and if it is allowed then the city is going to regret the precedent it sets.

Yours very concerned,

Phil Collis

420 East 72nd Street [REDACTED]
NY, NY 10021

[REDACTED]

From: [Phoebe Jensen](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL]
Date: Wednesday, October 20, 2021 12:28:22 PM

I'm against the building.
Phoebe Jensen

From: [Frank Lagemann](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] VOTE AGAINST the Blood Center/Longfellow application!
Date: Friday, October 22, 2021 12:57:58 PM

To the NYC Council:

Appropriate "land use". Your domain!
Do not permit "abuse".
Do not a variance entertain
that's nothing but a ruse.

The Blood Bank can expand quite well
without a mid-block tower.
Longfellow's greed we all can smell.
Our mood is turning sour.

Your job is to review land use
and let the City thrive.
The Blood Bank's case is like a noose.
Its threat cannot survive.

The neighborhood is up in arms.
Let's see if you're corrupt.
You clearly know the tower harms.
Longfellow must be stopped.

Polly and Frank Lagemann
315 East 68th Street - Apt [REDACTED]
New York, NY 10065

From: [Pranay Dharmale](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] VOTE AGAINST the Blood Center/Longfellow application
Date: Saturday, October 23, 2021 11:35:20 AM

Hi - I'm a resident of 333 E 66th St, New York, NY 10065 and would like to request you to vote against the proposed expansion of the Blood Center. The development is not a boon for the neighborhood but a curse. It's effect on St. Catherine's Park, traffic on 2nd avenue among many other reasons does not favor my neighborhood.

Thank you.
-Pranay

From: rector@everyactioncustom.com on behalf of [Rev Barry Swain](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony in OPPOSITION to the New York Blood Center Rezoning
Date: Thursday, October 21, 2021 6:27:47 PM

Dear City Council Zoning Subcommittee,

I hereby oppose Applications No. C 210351 ZMM, N 201352 ZRM, and N 201353 ZSM.

The proposed Blood Center/Longfellow commercial tower is an egregious project that has no place in this or any residential neighborhood. By rising to a height of 284 feet on a narrow side street where height is currently limited to 75 feet, and introducing nearly 400,000 sf of commercial space to a residential block, the project is unprecedented in nearly every way. The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

Though the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplates rival the Empire State Building. That bulk would cast the 2,000 students from all over the city in the 6-school Julia Richman Educational Complex and much of St. Catherine's Park in perpetual shadow. The project is a BAD plan for the neighborhood and the City.

As a priest and pastor, obviously I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. I am in favor of alternatives, such as the full coverage presented by planner George Janes. But the proposal as presented demonstrates a complete disregard for the community and for decades of successful zoning, and it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge you to reject this proposal as presented and maintain the 75 ft height limit.

Nothing less than the future of our neighborhood as it now exists is at stake.

Sincerely,
Rev Barry Swain
[REDACTED] New York, NY 10021-3201
rector@resurrectionnyc.org

From: ritac.chu@everyactioncustom.com on behalf of [Rita C.Chu](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony in OPPOSITION to the New York Blood Center Rezoning
Date: Thursday, October 21, 2021 9:32:57 PM

Dear City Council Zoning Subcommittee,

I hereby oppose Applications No. C 210351 ZMM, N 201352 ZRM, and N 201353 ZSM.

R8-B was created to make NYC a livable city! That is, to keep the residential side streets small-scale and low-rise, leaving the tall buildings on the avenues.

R8-B is contextual zoning, meant to preserve neighborhood character, so as to ensure a visual relationship between new development and the surrounding built environment.

Putting the proposed Blood Center/Longfellow commercial tower in an area zoned R8-B is the antithesis of what the City Planning Commissioners intended when it established R8-B and of what has proven to be an important tool for good city planning.

I support the Blood Center's mission. By building as-of-right, it will gain more than what it has today.

I urge you to reject this proposal as presented and maintain the 75 ft height limit.

Sincerely,
Rita C. Chu
130 E 67th St New York, NY 10065-6136
ritac.chu@juno.com

From: [Roger Pasquier](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] NY Blood Center zoning exemption proposal
Date: Friday, October 22, 2021 10:07:21 AM

To Members of the City Council:

Thank you for all the fine work you do to maintain and restore New York City's vital services and quality of life for all residents.

I hope at Wednesday's hearing on the NY Blood Center's proposal for a zoning exemption to build a new facility with an income-generating tower above it, the remote testimony did not freeze as often as it did for non-speaking viewers, and you were able to hear all of it.

The testimony presented many arguments pro and con that were familiar to those who have attended previous hearings of the community board and the City Planning Commission. Some of the information presented on Wednesday, however, was new, at least to me, and further undermined the credibility of the Blood Center's case that its current site is the best location for its new facility and a condominium tower that will finance the Center's operations.

Dr. Hillyer, CEO of the Blood Center, said he could not recall the amount of the Center's endowment, but thought it was at most in the mid-\$300 millions. A speaker with the most recently available IRS 990 forms, 2018 and 2019, noted that in 2019 the endowment was worth more than \$500 million. Given the rise of the stock market since then, the current value is surely substantially higher than Mr. Hillyer's figure or the actual value in 2019. The reality undermines the Center's claim that it cannot afford to use either more of its endowment income or any capital to finance a new facility.

Dr. Hillyer and the Center's attorney both said the Center had looked at other sites and locations and concluded none would work as well. It is entirely natural and expected that any institution would prefer not to budge and to build on property it already owns. That alone, however, does not justify a zoning exemption that sets a precedent that could be used throughout the city. Nor does it make 67th Street the best of all possible sites in a neighborhood that is universally against it. Independent urban planners said there were several other sites that would equally well meet the Center's claim of the need for close proximity to hospitals and other health science institutions. One is as close as East 73rd Street near the East River. Several others are in neighborhoods that also have clusters of hospitals and are near transit hubs and, significantly, where the arrival of another employer of an estimated 2,300 permanent workers and the generation of a few thousand ancillary neighborhood jobs would have far greater benefits than in the Center's current neighborhood. First and Second Avenues in the 60s — unlike most of the East Side avenues — have few or no vacant storefronts. The neighborhood is already fully saturated with restaurants and take-out places catering to the needs of workers from the nearby hospitals and other enterprises on their meal breaks.

The credibility of the Center's arguments was further undermined by its offer to cut the total height of the new building from 340 feet to 284 feet — not by reducing the number of income-generating floors, but by changing the ceiling height of the floors from 16 to 12 feet. This after earlier claims that 16 feet was required for the type of facilities the Center sought to attract as tenants in its tower. Rather than preserve what the Center claimed was an essential feature, it eliminated it. The Center's priority seems to be the money the tower could generate, not the quality of the tenants who will pay it. And, as you heard, there is no guaranty that in future the Center tower not house apartments or other tenants unrelated to the claimed reason the tower needs to be within a few blocks of the neighborhood's other health science facilities.

During the hours I listened to the testimony, I did not hear mention of two other important points:

- The mechanical levels of the proposed tower would be operating 24 hours a day, with air filtration and other equipment that generates lots of noise. This would be opposite a school that would already have had its sunlight eliminated on the south side, and would be a permanent distraction to learning for students, many with special needs. Of course, for residents in the adjacent apartment buildings, the possibility of rest at night and tranquility at any hour will be lost. The value of co-op apartments will surely diminish and owners of rental buildings will have difficulty finding tenants. The city would lose in the revenue it receives from co-op transactions and income tax, corporate or personal, of owners of rental real estate.

- In addition to the income and principal from an endowment likely much greater than what Dr. Hillyer stated to help finance the Blood Center with its income-generating tower, if the Center is denied the exemption it seeks and chooses to move, it could sell its current property for a very substantial sum to a developer of luxury housing that could be built within the current zoning code.

I confess it was amusing to hear one father say it is too hot in St. Catherine's Park during the summer, so he would welcome a tower that put the park in the shade! I think few people who use that park at any season, warm or cold, would agree with him. The Blood Center's offer to give \$3 million to the Department of Parks to resurface the school play area, improve the restrooms, and install shade tolerant plants is derisory and condescending when the new building, at 284 feet just as at 340, would make the park a less welcoming place and, as already noted, still leave the school itself in shade.

Still more insulting to the neighborhood was the statement from some speakers at prior hearings, perhaps at Wednesday's as well while I could not follow it, that the neighborhood did not want more minority workers. Anyone who spends time in the area sees immediately that it is used by workers and students of every type and that this has no unwelcome effect on the quality of the neighborhood. On the contrary, it helps support a greater variety of stores, restaurants, and services than the business from local residents could on its own.

And, finally, although it has already been said by many, the potential 1,600 construction jobs this project would require would be just as necessary at any other site, so this cannot be an argument tipping the scale in favor of a building where the streets are already clogged with school buses and a crosstown bus.

I hope you will agree with the community that would be most affected by this project -- and with all its elected representatives -- that the zoning exemption requested by the Blood Center would both set a bad precedent for future building in every city neighborhood as well as cause specific irreparable harm at this site, while a comparable project at other sites, even within this neighborhood, would bring the benefits the Blood Center claims are unique to its own property.

Sincerely,

Roger F. Pasquier

Date: October 20, 2020

From: Roni Gilbert, Resident of [REDACTED]

To: NY City Council, Subcommittee on Zoning and Franchises

Re: Opposition to the Blood Center Tower on East 67th St.

Dear Council,

I am writing to strenuously object to the proposed Blood Center Tower. I have been a resident of our neighborhood for forty-five years and have and still do very much cherish our park, library, and school complex, as well as the very character that comes from a diverse and interesting residential housing stock.

The proposed project would overwhelm all those things that I value! Its very mass, bulk and height are completely out of proportion, to say the least. The huge shadows cast over the park, school complex and residential buildings would severely cut off sunlight, potentially killing trees and depriving school children and residences of life-giving light. In the last 10 years, there have been many new buildings added to the area, resulting in increased pedestrian, vehicular and delivery activity. My street is already so crowded that one can barely move about safely. The idea of adding the occupants of a 500,000 sq. ft. building is incomprehensible. The height of the existing building is four stories, and is aligned with all of the adjacent buildings. The new building will be 16 stories, will stick out like a sore thumb, and does not meet the NY Building Code. All of these people will have to come to and from work every day, do errands, get lunch, and permeate my street and all the surrounding spaces and streets, creating mass congestion and dangerous conditions. This is not acceptable.

This proposed project, as you know, requires numerous variances to the Zoning Resolution. These should not be granted! The rules are well thought out, and protect us in terms of bulk, light, safety and urban character. They should not be overturned in such an egregious way. It is unconscionable to have commercial, dangerous labs in a dense residential environment. Let them go someplace more appropriate and stay out of our neighborhood.

Thank you for your consideration, and please, please vote NO on this proposal!

From: Hrh@everyactioncustom.com on behalf of [Ruth Hirsch](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony in OPPOSITION to the New York Blood Center Rezoning
Date: Thursday, October 21, 2021 8:06:00 PM

Dear City Council Zoning Subcommittee,

I hereby oppose Applications No. C 210351 ZMM, N 201352 ZRM, and N 201353 ZSM.

The proposed Blood Center/Longfellow commercial tower is an egregious project that has no place in this or any residential neighborhood. By rising to a height of 284 feet on a narrow side street where height is currently limited to 75 feet, and introducing nearly 400,000 sf of commercial space to a residential block, the project is unprecedented in nearly every way. The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

Though the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplates rival the Empire State Building. That bulk would cast the 2,000 students from all over the city in the 6-school Julia Richman Educational Complex and much of St. Catherine's Park in perpetual shadow. The project is a BAD plan for the neighborhood and the City.

I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. I am in favor of alternatives, such as the full coverage presented by planner George Janes. But the proposal as presented demonstrates a complete disregard for the community and for decades of successful zoning, and it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge you to reject this proposal as presented and maintain the 75 ft height limit.

Sincerely,
Ruth Hirsch
[REDACTED] New York, NY 10065-6451
Hrh@ruthhirschassociates.com

From: [Sarah Gallagher](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] VOTE AGAINST the Blood Center/Longfellow application
Date: Saturday, October 23, 2021 1:37:47 AM

Dear Committee Members:

In the name of neighborhood preservation throughout our great city...

Please vote against the Blood Center/Longfellow application.

Most sincerely,

Sarah Woodside Gallagher



College of Arts and Sciences

22 October 2021

RE: Statement of support for New York Blood Center (Application Numbers: C 210351 ZMM, N 201352 ZRM, and N 201353 ZSM)

To Whom It May Concern:

My name is Scott Lacy and I am the Faculty Chair of Community-Engaged Research at Fairfield University. Over the past year and a half, I have had the tremendous opportunity to work with the New York Blood Center on a soon-to-be-launched website, a project that brought together several great NYBC teams with Fairfield University administrators, faculty, and students. Our experience with this long-term collaboration has made one thing perfectly clear: the NYBC is a thoughtful and creative community partner that generously shares resources, knowledge, and more remarkably, mission and opportunity.

While Fairfield is not a New York City neighbor or community member, my colleagues and students at Fairfield University's Center for Social Impact consider the NYBC as our community partner because of our remarkable experience collaborating on a public-facing and public-serving website (details withheld because the site is in pre-launch mode). My research group enthusiastically embraced our opportunity to work with NYBC on this project because it fulfills our community-engagement and service ethos at the Center for Social Impact and Fairfield University more broadly. Then as our partnership progressed, the NYBC shared its core ethos of mutuality. My Fairfield colleagues and I found that our new partner was not only interested in getting our technical expertise for this website initiative, but they also were equally committed to building a longer-term relationship that focuses on creating mutually beneficial experiences and initiatives through thoughtful engagements with university faculty and students. Specifically, our initiative started with aligning the mission of our Center with the mission of NYBC. From that first discussion through today, NYBC proactively refined and focused its own intentions and aspirations for this website project so that the path leading to its launch would bring significant opportunities and benefits to our faculty and students. In other words, our partnership with NYBC provides a case study on how NYBC respects its partners and communities by through collaborative engagement focused on mutuality of mission, benefits, and resource sharing.

As New York City considers the potential impact of the proposed new NYBC facility, I offer this letter in support of the NYBC as a thoughtful community partner who focuses institutional and personal relationships on giving more than it receives. In our case, we may have provided some technical expertise, but NYBC has in turn provided high-profile, professional opportunities for our faculty and students to apply their talents in a way that can serve their own academic trajectories while serving something even larger, the greater good.

Sincerely Yours,

A handwritten signature in black ink, appearing to read 'S. Lacy', with a stylized flourish at the end.

Scott M. Lacy, Ph.D.
Faculty Chair, Community-Engaged Research Unit
Center for Social Impact
Fairfield University
slacy@fairfield.edu

From: [Sharon Fass](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] New York Blood Center Life Science Tower
Date: Wednesday, October 20, 2021 4:44:44 PM

Dear Chairman and Members of the New York City Council

I am a longtime resident of New York City and have lived at 333 East 66th Street for many years. I am writing to respectfully ask that you vote "NO" to the proposal to build a 334-foot-high building mid-block on East 67 and 66th Streets. The negative effects of this proposal far outweigh any benefit to the city. I support the New York Blood Center's need for a renovated and expanded building within the RAB mid-block zoning code but not Longfellow's commercial tower above it.

The NY Blood Center has proven that it does not need a 334-foot-high building: The Blood Center **filed two applications:** one for a building that stays within the 75-foot mid-block zoning regulations and another for a commercial Life Sciences Tower four times the current maximum height allowed for mid-block. In fact, the Blood Center would have more space for itself in the **shorter** building.

Precedent: Granting Longfellow and the Blood Center waivers of existing zoning regulations would set a precedent, allowing mid-block high-rise commercial buildings in residential areas throughout the city and thereby eroding the residential aspects of the city's neighborhoods. Next could be your district, where your voters live. Other medical/scientific institutions in our district (Memorial Sloan Kettering, for example) have recently opened new buildings for research and stayed within current zoning regulations.

24/7 Bright Lights: The Life Sciences Tower will be lit 24/7 and with its square shape will shine its light into residents' windows 24/7 in every direction--north, south, east, and west – and directly into the windows of Julia Richman Educational Complex across the street, where 2,000 students attend from all over the city. The bright lights will be intrusive and unrelenting. Blackout curtains will relegate residents and students to being in darkness. This is not acceptable.

Location: There are three schools, a library, and a well-used park/playground that will be directly affected by the increased air pollution and toxic waste disposal; increased traffic of delivery vans and delivery trucks; the influx of 2,400 more employees to already congested sidewalks; increased traffic gridlock as vans and trucks try to back in and back out of the three "bays" on narrow East 66th Street (every nine minutes, according to Longfellow); and reduced sunlight. Traffic gridlock will extend to First Avenue, both north and south of the Ed Koch/Queensboro Bridge at 59th Street. Second Avenue is already gridlocked much of the time. Our sidewalks are already crowded with employees of neighboring medical institutions. Adding an additional 2,400 people, all going to a single side street, would create pedestrian gridlock and unsafe situations.

Mayor di Blasio has set aside areas in the city specifically for bio-tech developments in less dense residential areas. Longfellow could build their high tower in one those, but it **rejected all** of them, choosing to build in a residential area with three schools. Safer areas do exist.

Truthfulness and Trust: How can we/you trust Longfellow to build and manage a safe building with so many laboratories (including at least one BSL-3 lab) when it has not been honest, transparent, or cooperative. For example, Longfellow did not include its BSL-3 lab in the proposal until it was under public pressure to do so. Its study of the tower blocking sunlight on the local playground was conducted with morning sunlight, when children use the playground after school, when the park will be in shadow. Children need sunlight and New York City children have precious little of it. Now they may have even less. Although invited, Longfellow did not address the community's concerns. And finally, Longfellow **has never built a structure this tall**. To do so to house **potentially noxious/dangerous** materials in such a dense residential area is irresponsible.

Profit vs. Public Safety: The nine floors of labs above the NY Blood Center will be commercial, **not under the supervision/management of the Blood Center**. Those labs will be driven more by profit than by any sense of public safety. This poses **grave potential dangers** to residents and children in the immediate and wider areas.

Lack of Political and Community Professional Support: All our district's elected representatives (Congresswoman Carolyn Maloney, State Senator Liz Krueger, Borough President Gail Brewer, Council Member Ben Kallos, and Assembly Member Rebecca Seawright) as well as the district's Community Zoning Board are solidly opposed this project. Also, there has **not** been public support for this project from neighboring medical/scientific institutions, such as Rockefeller University, Memorial Sloan Kettering, Weill Cornell, and others.

When it's time to cast your vote, I ask that you think about the residents in your district. Your constituents would not want a purely commercial building to jeopardize the safety of their community either. Please don't open the door to that possibility and vote to **Reject** this ill-advised proposal.

Respectfully,

Sharon Fass

sharonedits12@gmail.com

**Testimony Before New York City Council/Land Use Division
Subcommittee on Zoning and Franchise**

Re: Opposition to Blood Center/Longfellow Tower Application

My name is Sharon L. Weiner, Esq. Though a member of Community Board 8 Manhattan, I am testifying as an individual.

As a land-use attorney, I am very aware of the negative effects that can occur due to spot zoning to benefit a particular property owner. This is certainly the case of the application of the New York Blood Center/Longfellow Tower to upzone a residential midblock from R8B District to C2-7 for intense commercial development. This application of the Blood Center is to replace its current building with a tower of 334' over four times the current midblock height limit of 75'. This application for a rezoning flies in the face of good urban planning and would have a domino effect of allowing other inappropriate rezoning in other residential zone districts.

What is very ironic is that if the Blood Center built in conformity with its as of right zoning, the actual size of this new Blood Center would actually be larger than the 1/3 of Longfellow Tower it would occupy under this application. The Blood Center could construct a building with 10% more space (229,029 sq. ft.) than what the Blood Center would occupy in the Longfellow proposed tower 206,400 gsf of a total of 600,000 gsf which would be controlled by Longfellow.

Another alternative to the pending Blood Center/Longfellow application would be to utilize one of the three city owned sites, none in residential neighborhoods with appropriate commercial zoning.

I urge you to vote against the Blood Center/Longfellow Tower application. Do not establish a precedent that will destroy residential neighborhoods throughout the city.

Respectfully submitted,



Sharon L. Weiner, Esq.
900 Park Avenue, Apt. [REDACTED]
New York, NY 10075

From: oceana1@everyactioncustom.com on behalf of [Sheila Browne](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony in OPPOSITION to the New York Blood Center Rezoning
Date: Friday, October 22, 2021 4:18:58 AM

Dear City Council Zoning Subcommittee,

I hereby oppose Applications No. C 210351 ZMM, N 201352 ZRM, and N 201353 ZSM.

The proposed Blood Center/Longfellow commercial tower is an egregious project that has no place in this or any residential neighborhood. By rising to a height of 284 feet on a narrow side street where height is currently limited to 75 feet, and introducing nearly 400,000 sf of commercial space to a residential block, the project is unprecedented in nearly every way. The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

Though the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplates rival the Empire State Building. That bulk would cast the 2,000 students from all over the city in the 6-school Julia Richman Educational Complex and much of St. Catherine's Park in perpetual shadow. The project is a BAD plan for the neighborhood and the City.

I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. I am in favor of alternatives, such as the full coverage presented by planner George Janes. But the proposal as presented demonstrates a complete disregard for the community and for decades of successful zoning, and it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge you to reject this proposal as presented and maintain the 75 ft height limit.

Sincerely,
Sheila Browne
212 E 87th St Apt [REDACTED] New York, NY 10128-3140
oceana1@aol.com

From: sspulling@everyactioncustom.com on behalf of [sheila pulling](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony in OPPOSITION to the New York Blood Center Rezoning
Date: Thursday, October 21, 2021 9:57:58 PM

Dear City Council Zoning Subcommittee,

I hereby oppose Applications No. C 210351 ZMM, N 201352 ZRM, and N 201353 ZSM.

The proposed Blood Center/Longfellow commercial tower is an egregious project that has no place in this or any residential neighborhood. By rising to a height of 284 feet on a narrow side street where height is currently limited to 75 feet, and introducing nearly 400,000 sf of commercial space to a residential block, the project is unprecedented in nearly every way. The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

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Sheila Pulling

Sincerely,
sheila pulling
45 E 72nd St New York, NY 10021-4148
sspulling@gmail.com

From: [Sheldon Silverman](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] VOTE AGAINST the Blood Center/Longfellow application
Date: Saturday, October 23, 2021 6:29:14 AM

To Whom it May Concern:

The proposed Blood Center/Longfellow commercial tower is an egregious project that has no place in this or any residential neighborhood. While the height of the 334 foot Tower has been cut, it is not nearly enough on a narrow side street where height is currently limited to 75 feet, and introducing nearly 400,000 sf of commercial space to a residential block, the project is unprecedented in nearly every way. The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

Though the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplates rival the Empire State Building. That bulk would cast the 2,000 students from all over the city in the 6-school Julia Richman Educational Complex and much of St. Catherine's Park in perpetual shadow. The project is a BAD plan for the neighborhood and the City.

I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. The applicant has demonstrated a complete disregard for the community and for decades of successful zoning, and it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge you to reject this proposal.

Thank you,

Sheldon Silverman

NYC, NY 10065

From: simeongold136@everyactioncustom.com on behalf of [Simeon Gold](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony in OPPOSITION to the New York Blood Center Rezoning
Date: Friday, October 22, 2021 11:52:47 AM

Dear City Council Zoning Subcommittee,

I hereby oppose Applications No. C 210351 ZMM, N 201352 ZRM, and N 201353 ZSM.

The proposed Blood Center/Longfellow commercial tower is an egregious project that has no place in this or any residential neighborhood. By rising to a height of 284 feet on a narrow side street where height is currently limited to 75 feet, and introducing nearly 400,000 sf of commercial space to a residential block, the project is unprecedented in nearly every way. The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

Though the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplates rival the Empire State Building. That bulk would cast the 2,000 students from all over the city in the 6-school Julia Richman Educational Complex and much of St. Catherine's Park in perpetual shadow. The project is a BAD plan for the neighborhood and the City.

I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. I am in favor of alternatives, such as the full coverage presented by planner George Janes. But the proposal as presented demonstrates a complete disregard for the community and for decades of successful zoning, and it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge you to reject this proposal as presented and maintain the 75 ft height limit.

Wrong for our community! Best regards, Simeon Gold.

Sincerely,
Simeon Gold
136 E 76th St New York, NY 10021-2825
simeongold136@gmail.com

From: [Stacey Simonelli](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Blood Bank Tower
Date: Friday, October 22, 2021 9:14:30 AM

I would like to strongly urge you not to allow the massive tower to be built under the guise that it is being done for the Blood Bank. While no one would object for the Blood Bank to rebuild their building, even adding on to it for several floors; we all object to a real estate deal being made so a huge tower could be built mid-block.

Not only will this forever change the way the city is built, it will forever damage the area. Much has been said about the light it will block on the nearby park and school, but just as important or ever more so, the infrastructure cannot handle something like this to be built. The area is already severely congested with the buses and subways overcrowded, and the traffic has gotten so bad that it is impossible to even cross the street.

I urge you to vote against this real estate deal -- lets call it what it is. This is not a new building for the Blood Bank but rather it will allow Longfellow to get away with longstanding rules for mid-block building just to deepen their pockets!

Sincerely,
Stacey Simonelli
315 East 68th Street
New York, NY 10065

From: [Susan Cha](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] support of NY Blood Center
Date: Thursday, October 21, 2021 2:59:28 PM

Dear Councilmembers of the Land Use Committee:

The New York Blood Center is a lifesaving institution for New York City. It not only supplies safe, inexpensive blood products to nearly every hospital across the five boroughs but helps countless New Yorkers through groundbreaking research of cures for blood-related diseases like Covid-19, HIV, and Sickle Cell anemia.

As a physician who lives in the district and works in a hospital in the area, I'm writing to you as a firm supporter of the Blood Center and its proposal to develop a world-class life science hub called Center East. We can no longer accept having this important hub for scientific innovation and blood services operate in an outdated facility constructed as a vocational school in the 1930's.

Center East would significantly enhance and expand the Blood Center's capacity for life-saving research with a state-of-the-art campus that would be a pillar of New York's post-pandemic response infrastructure. It would also begin to address New York's glaring lag in life science lab space compared to industry leaders like Boston and San Francisco. Finally, the Blood Center's plan would create a campus where research institutions like the Blood Center can collaborate with biotechnology companies to accelerate the development of new treatments—space New York currently lacks, but that we know drives innovation.

The pandemic has underscored New York City's need for the Blood Center's work and to invest more boldly in our life science infrastructure.

Center East is the right project for the Blood Center and New York City now more than ever.

Thank you for your consideration. I urge you to help bring this long-overdue project to fruition.

Sincerely,

Susan Cha, MD

From: [Susan Cooper](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] The Blood Center - opposed
Date: Wednesday, October 20, 2021 10:18:29 PM

Susan Cooper; 333 East 66th St.; New York, NY, 10065; 914-316-2553

NIGHT NOISE

Aside from the noise issues for JREC, there is yet another issue involving noise pollution. The City requires that concrete pours and crane adjustments be done when there is a minimum of foot traffic and vehicle traffic – and/or near schools or public spaces. To meet these requirements, contractors request “**after hours variances.**” We all know about the unbelievable disruptions to people living in proximity especially to high rise building projects – they have described unreal noise at all hours causing sleep disruption and deprivation.

Our neighborhood meets the city requirements which will force night work. The neighborhood, in addition to schools and public space, over-loaded foot and vehicle traffic will most certainly require that these “after hour variances” be issued. Working at night, as well as new construction requires light and lots of it.

Our residential neighborhood is filled to the brim with working people who need to sleep at night – and there are many elderly folks who have lived in this neighborhood for years who will not tolerate the noise, the light, the dirt and the disruption on streets and sidewalks that

this mid-block tower will cause. It is obvious that 66th St will be the chosen place for most of the construction equipment and supplies – this will heavily disrupt the ability of taxis, ambulances and car services, food deliveries, etc. to service the residents. The street is too narrow for this kind of building.

There is a keen interest in focusing on making cities more humane – NYC is closing streets with the intent of increasing the quality of life – not disrupting life. There are new innovations in urban design focusing on creating healthier environments – not reducing the air quality, increasing the shade and reducing the light, not creating more noise and overcrowding.

There is a simple solution for all these issues:

Please consider the residents of our neighborhood and return the 'land-grab' proposal to The Blood Center and Longacre with a "NO, Thank you!"

PLEASE DO NOT ALLOW THE BLOOD CENTER TO GO FORWARD WITH THIS PROPOSAL THAT HAS NO TEETH! THANK YOU!!

From: Susan Cooper
To: Land Use Testimony
Subject: [EXTERNAL] The Blood center Dangerous Lab research - opposed
Date: Wednesday, October 20, 2021 10:08:14 PM

Susan Cooper; 333 east 66th St .; New York, NY; 914-316-2553

I am writing with concern for my neighborhood – and the city as I haven't heard anyone address the state of the life sciences industry in general.

The possibility that covid-19 emerged from a lab accident has sparked debate about the risks of some biological research. This debate is forcing many cities – obviously not NY – yet – to take another look at the risks and benefits of lab research .

- The scope of gain-of-function research, as it's known, isn't sharply defined encompassing a wide range of experiments.
- In some research, scientists enhance viruses to make them more transmissible or more lethal, arguing it can provide insights about the pandemic potential of a pathogen.
- "There is some international guidance, but it is up to individual countries and labs to have their own policies," says Gregory Koblenz at George Mason University.
- The [framework](#) for oversight in the U.S. is now limited to federally funded research and doesn't cover the increasingly larger role the private sector plays, says Anita Cicero, at Johns Hopkins University.
- Some experts have called for an outright ban of pathogen-enhancing research, others question the stated benefits of different types of gain-of-function experiments. Some experts propose **physically isolating the location of labs conducting experiments that carry higher risks.**

Right now, the risk-benefit assessment for studies in the U.S. largely falls to internal review boards at universities and federal agencies to evaluate proposed research and enforce federal guidelines. Cicero says those boards need "more tools to evaluate the benefits and whether there are alternative methods of learning the same thing but with lower risk."

There are calls for more transparency in the review process, which isn't public. If you want to work in a field where you are creating risks at the population level, you should do it in a way that is open enough so that people can evaluate those risks," Lipsitch said.

So we see how much this Life Sciences biofield world is in flux with safety concerns bubbling up everywhere .

In a Commercial Observer interview , Leslie Himmel who owns a life sciences retrofit building in a manufacturing zoned area far west on 57th St. said, "there is a rush to have spaces ready now ... the early finishers will do well – the longer projects may not do so well."

In that same program, Brooks Slocum an architect working in Life Sciences said, "you've got to make the space flexible so you can convert it depending on what the sector does...science is moving so fast, who knows what will be in 2 or more years...**so the buildings have to be done in a modular way...besides research, buildings can become high end office buildings.**"

The proposed Blood Center project is estimated to take more than 4 1/2 years to finish. 4 1/2 years of seriously damaging noise and neighborhood disruption - by that time biofield research may be heavily regulated and not allowed in -or even near – residential neighborhoods.

Then what??

From: Axios Science – Pew Charitable Trust – June 10, 2012

"Some experts propose improving [tracking of laboratory-acquired infections](#) and physically isolating the location of labs conducting experiments that carry higher risks." Read the whole article here:

<https://mail.google.com/mail/ca/u/o/#inbox/WhctKKWxTckJrlmHkPddJVsfXGDDDDpJmKLTzDKVqzmxxxMHXCbzcSDFMkVNZWxzDvqSXTZv>

And, here is a long Washington Post article just filled with information:

A decade ago, scientists funded by the National Institutes of Health used ferrets to engineer a highly lethal flu virus. The purpose of the research — known as “gain of function” — was to better understand how viruses evolve and to help devise medicines to combat the potential disease threats.

It also came with a risk: A laboratory mishap could unleash a devastating pandemic.

The research, conducted in the Netherlands and at the University of Wisconsin, sparked an international controversy and led to new safeguards for such experiments. But over the past four years, NIH leaders and other U.S. officials have weakened key aspects of those controls, a Washington Post examination found.

The high-risk research has reemerged as a focal point because of speculation that such experiments in Wuhan, China, may have accidentally triggered the coronavirus pandemic. While Chinese virologists deny that their work is to blame, accidents have occurred on rare occasions in labs elsewhere in the world, leading to inadvertent releases of pathogens.

“The risks are absolutely real. They’re not intellectual constructs or hypotheticals,” said David A. Relman, a Stanford University physician and microbiologist who has advised NIH and other federal agencies on biosecurity. Eventually, he said, “something that you make or information that you release will result in an accident of some kind.”

Speculation about the work in Wuhan has focused new attention on gain-of-function research. This report details the U.S. support for such experiments and the secrecy undergirding them. It does not illuminate whether the coronavirus pandemic resulted from gain-of-function research.

In the United States, NIH Director Francis S. Collins and Anthony S. Fauci, director of the agency’s National Institute of Allergy and Infectious Diseases, have led the federal funding and oversight of gain-of-function research.

[Press Enter to skip to end of carousel](#)

What is ‘gain of function’?

The term refers to techniques used to enhance aspects of a pathogen. This is usually done via a combination of gene editing and serial passage of the pathogen between animal hosts.

Why is it controversial?

Experiments that increase the transmissibility or virulence of certain strains of flu and coronaviruses create high risk. If such a pathogen infected a scientist or otherwise escaped, a pandemic could result.

If it’s so risky, why do it?

These techniques have a wide variety of uses, including tweaking mouse genes to limit fat deposits and creating mutations in pathogens to estimate future threats.

End of carousel

Eight years ago, Collins and Fauci helped put in place high-level reviews and other safeguards in response to concerns raised by Relman and aides to President Barack Obama, who were alarmed by what they saw as insufficient scrutiny of the research with ferrets. The NIH leaders and the Department of Health and Human Services pledged to subject the work to increased transparency and vetting. This included forming a review group of federal officials — known informally as a “Ferrets Committee” — to vet proposed projects for safety and worthiness.

However, Collins and Fauci in recent years have helped shape policy changes, directly and through their aides, that undercut the committee’s authority, according to federal documents, congressional testimony and interviews with dozens of present and former officials and science experts.

In 2017, a change made under their watch removed the committee’s power to block the projects, recasting the panel as strictly an advisory body.

Another change at that time redefined gain-of-function research, giving NIH leaders greater leeway to approve projects without referring them to the review committee. Some researchers had complained that far-reaching reviews would slow NIH approvals and scientific progress.

Since then, the experiments have continued to unfold amid secrecy, and HHS, which administers the review committee, has kept its work confidential: No agendas, meeting minutes or other records of its proceedings are public. Even the names of the federal officials assigned to serve on the committee, which has spanned the Obama, Trump and Biden administrations, are kept secret.

In an interview for this report, both Collins and Fauci and their senior aides disputed that the policy changes had weakened oversight of the research. Both NIH leaders pointed to safeguards that remain in place.

“Reasonable people do not all completely agree on the ideal way to frame the oversight of these very sensitive experiments,” Collins said, adding: “There are some who see the risks as greater and the benefits as less. And vice versa.”

Lab accidents, Collins said, “are certainly a concern. ... You want to mitigate that by having the highest possible containment for any kind of experiment that might lead to trouble.”

As for loosening the controls in 2017, Collins and Fauci defended the resulting policy, which is formally known as the “Framework” for guiding gain-of-function research.

Collins lauded “the very intense, deliberative process” adhered to by NIH and other federal agencies that generated the changes. The policy was shepherded by Collins’s aides, who met with him and other participants in his personal office, he said.

Collins also said he is now open to making public the names of the review-committee officials to help achieve “the kind of transparency that the public expects.”

Fauci said that all of the research projects are first evaluated by expert managers within his institute, who check whether the work will be conducted by properly trained personnel within secure facilities. The experiments, he said, are “done with the highest degree of oversight.”

“To the extent that we can be transparent, that the system would allow us to be transparent, we go overboard to be transparent,” Fauci said.

Officials at NIH declined to say how many gain-of-function projects they have funded since the controversy over the experiments with ferrets peaked in 2012, other than confirming grants for two projects in 2018.

Asked to provide the number of projects funded, Collins and Fauci suggested the answer would hinge on how the work was defined in a given year.

An agency spokesperson said that relevant information could be found in an agency database that archives tens of thousands of grants each year. But the database, NIH Reporter, does not designate which grants are for gain-of-function research.

The Post identified at least 18 projects that won funding from 2012 to 2020 that appeared to include gain-of-function experiments. Reporters examined research summaries in the database, along with articles published in scientific journals, and conducted interviews with experts.

Funding from NIH for the 18 projects totaled about \$48.8 million and unfolded at 13 institutions. Eight were approved after the review committee’s power was weakened in 2017.

From 2017 to 2020, no more than “three or four” projects were forwarded to the review committee, said Robert Kadlec, who oversaw the panel and served as the Trump administration’s assistant HHS secretary for preparedness and response.

“They were grading their own homework,” Kadlec said.

Kadlec, a physician who earlier had held biodefense roles with the Pentagon, the White House and the Senate, said that the high-risk research has not been adequately vetted.

“Frankly, we didn’t have the scientific wherewithal,” Kadlec said of HHS, adding that the review committee’s capabilities were not “robust enough to make sure that bad things don’t happen.” (On June 7, Kadlec rejoined the Republican staff of the Senate Health, Education, Labor and Pensions Committee, where he said he will focus on biosecurity policy.)

At an NIH meeting last year, Christian Hassell, a senior aide to Kadlec at HHS, complained about how the research is vetted.

“We’ve only completed two reviews,” Hassell told members of NIH’s National Science Advisory Board for Biosecurity on Jan. 23, 2020, adding that a third project had been received by the committee for review.

Hassell suggested the lack of reviews reflected how narrowly the revised policy defines gain-of-function research, according to a video of the meeting.

“I’ll just probably be more frank than may be appropriate — I think that’s too narrow,” Hassell said. “My view on this thing is, don’t use too fine a filter.”

Hassell continues to serve as a senior science adviser at HHS in the Biden administration. He declined to be interviewed for this report.

Relman and other scientists said the federal policy governing the research is opaque and needs strengthening.

“If you’re going to ask society to take on a higher-than-normal level of risk, then I think there’s got to be more openness,” said Michael J. Imperiale, a University of Michigan virologist who served from 2005 to 2012 on the biosecurity board and who now is editor in chief of mBio, a journal of the American Society for Microbiology.

Skeptics of gain-of-function research question whether it is worth the risk.

“Everyone on the planet now knows what a pandemic is, what that means for their families, their communities, their incomes,” said Richard H. Ebright, a professor of chemical biology at Rutgers University who has studied biosecurity risks. “This kind of research can give rise to a pandemic.”

New attention on research

The mystery of how the novel coronavirus emerged and triggered the worst pandemic in a century has refocused attention on gain-of-function research.

In May, President Biden directed [U.S. intelligence agencies](#) to “redouble their efforts” to [investigate the pandemic’s origins](#), saying the agencies had “coalesced around two likely scenarios.” One of those possibilities is that the initial outbreak stemmed from human contact with an infected animal. The other possibility is that a lab accident in China released the culprit pathogen. The agencies [provided a classified report](#) to Biden on Tuesday, concluding it was not yet possible to pinpoint the source of the pandemic, according to officials familiar with the matter.

Some who suspect that the novel coronavirus jumped from an animal to humans note that this happened with two other coronaviruses — severe acute respiratory syndrome, SARS, in late 2002 and Middle East respiratory syndrome, MERS, 10 years later.

Other scientists question whether lab workers in Wuhan could have become infected while experimenting with the novel coronavirus and wound up spreading it.

[\[Biden asks intelligence community to redouble efforts to determine definitive origin of coronavirus\]](#)

Following the natural outbreak of SARS nearly two decades ago, three accidental releases of the virus have occurred, at labs in Singapore, in Taiwan and at China’s National Institute for Viral Disease Control and Prevention. The mishap in Beijing resulted in one confirmed death and the quarantining of at least 600 people, [according to the World Health Organization](#).

The possibility of a lab origin was initially dismissed by many scientists assessing the ongoing pandemic. But the absence of evidence tying the novel coronavirus to infected animals, along with the Chinese government’s refusal to provide international inspectors access to lab notebooks and virus samples, has helped fuel suspicions.

The Wuhan Institute of Virology has come under scrutiny because the lab complex is in the city where serious illness from the strain was first reported in late 2019. The institute has conducted gain-of-function research on bat-borne coronaviruses, according to [a journal article](#) co-authored by Chinese researchers there.

The lead Chinese virologist in Wuhan, Shi Zhengli, and one of her NIH-funded partners, a New York City-based nonprofit group called EcoHealth Alliance, have disputed the possibility of a lab release, as has the Chinese government. EcoHealth’s president, Peter Daszak, has also publicly denied that his organization participated in gain-of-function research in Wuhan. (Zhengli and Daszak did not respond to emails seeking their comment.)

The research can involve techniques that combine genetic material from different pathogens to create a new, lab-generated “chimeric” virus.

In the United States, such experiments are typically funded by NIH, the nation’s primary steward for biomedical research. All but one of the 18 projects identified by The Post have been funded by Fauci’s infectious-disease institute.

Fauci and Collins have served as gatekeepers to the work.

Both are iconic figures in American health and medicine: Collins helped lead the government’s mapping of the human genome, and Fauci has counseled presidents and congressional leaders for four decades on health crises from AIDS to covid-19. Fauci also serves as Biden’s chief medical adviser.

Fauci and Collins have long defended the research, saying that the knowledge gained could aid the development of vaccines and therapeutic drugs.

“There’s disagreement as to the scientific and/or public health value of these experiments,” Fauci said at a gathering of international researchers invited to NIH on Dec. 17, 2012, according to video of the session. “But I believe the people who feel that they shouldn’t be conducted are in the minority.”

By then, NIH leaders were grappling with the firestorm ignited by two gain-of-function projects.

The Rotterdam research

The experiments, conducted separately at the Erasmus Medical Center in Rotterdam and at the University of Wisconsin, had altered a strain of highly virulent, bird-carried flu in a way that enabled it for the first time to cause airborne infections among mammals.

In fall 2011, manuscripts describing the confidential results of the research had been submitted to separate scientific journals. Relman, serving as a peer reviewer for one of the journals, became alarmed, fearing that the details, if published, could provide a recipe for terrorists.

He privately notified a White House biosecurity official, biologist Lawrence D. Kerr, who warned others in the Obama administration and contacted the NIH director’s office, according to scientists familiar with the previously unreported details.

Collins’s staff assigned the agency’s biosecurity board to assess the risk. The board advises NIH regarding how to mitigate public health and other biosecurity risks posed by some research. In consultation with the secretary of health and human services, Collins appoints the board members, and his office administers their functions.

“We had never seen any papers like this with the gain-of-function idea,” said Lynn W. Enquist, who was then a member of the biosecurity board and editor

in chief of the Journal of Virology. “The idea of increasing virulence, or increasing transmissibility, was not really something that most scientists had ever thought about doing. It was a concern.”

The research involved the H5N1 strain of avian influenza, which had a fatality rate of about 60 percent, compared with less than 1 percent for seasonal flu. Those stricken were typically Southeast Asian poultry farmers who contracted it from their birds. The strain was not known for human transmission.

What viruses are being studied?



NIAID/BSIP/Universal Images Group/Getty

Influenza (flu)

290,000 to 650,000 deaths per year globally

Flu is a contagious respiratory illness caused by influenza viruses that infect the nose, throat and sometimes the lungs. It can cause mild to severe illness and at times can lead to death.



NIAID-RML/AP

SARS-CoV-2

2.6 million deaths from March 2020 to March 2021

The novel coronavirus, which causes the disease covid-19, is spread when people breathe air contaminated by respiratory droplets or small airborne particles. The virus is highly transmissible — infected people can spread it without displaying symptoms — and has proved most deadly among the elderly and those with compromised immune systems.

One of the NIH-funded researchers, Ron Fouchier in Rotterdam, had altered H5N1 to make it more dangerous — so that it spread through respiratory droplets among caged ferrets, mammals that were the best simulation for humans’ susceptibility. Fouchier and his counterpart in Wisconsin, Yoshihiro Kawaoka, were seeking to learn more about the H5N1 strain, especially how it mutated.

Paul Keim, a Northern Arizona University geneticist who was then chairman of the NIH biosecurity board, recalled that his colleagues were concerned about the risk of publishing.

“We were saying, ‘Wow — it’s highly transmissible with a 60 percent mortality rate,’” Keim said. “You could kill 4 billion people in a flash, because these viruses go around the world.”

On Nov. 30, 2011, [the board unanimously recommended](#) that key research methodologies should be withheld from publication.

The board’s vote directly challenged the stewardship of Fauci and Collins, because the pathogen-altering research had been approved by NIH with no external review or publicity.

“They had made the decision to fund this work,” said Imperiale, who was on the board at that time. “It was awkward for them.”

[From 2011: [Federal panel asks journals to censor reports of lab-created ‘bird flu’](#)]

Fauci and Collins responded by working privately to reverse the biosecurity board’s recommendation — while publicly defending the need for the research, according to interviews and records.

Publicly, Fauci and Collins, along with a third NIH official, co-authored an essay, [published by The Post](#) on Dec. 30, 2011, concluding that the risks of the Rotterdam and Wisconsin experiments were worth taking.

The three men wrote that “important information and insights can come from generating a potentially dangerous virus in the laboratory.” The experiments with ferrets, they said, were aimed at filling “important gaps in knowledge” regarding human transmissibility.

Many influenza researchers in the United States and abroad, who depend on the sharing of information about shifting strains of seasonal flu, supported the NIH leaders’ position. Some bristled at government intrusion on scientific decision-making.

Privately, the biosecurity board reconvened behind closed doors on March 29 and 30, 2012, amid what participants described as tense circumstances: Fauci and Collins attended and reiterated their support of the research and its publication. The board members were required to sign a nondisclosure agreement, according to those who participated.

The board [reversed its earlier recommendation](#), voting 12 to 6 in favor of publishing the research led by Fouchier, and the members unanimously backed publishing the separate results from Wisconsin. There are no public records of the meeting. Fouchier and Kawaoka have defended their work as responsible and worthwhile.

The papers summarizing the research results were published in separate scientific journals, and none of the controversial details were redacted.

[From 2012: [Biosecurity advisory board reverses decision on ‘engineered bird flu’ papers](#)]

In interviews, six scientists who served on the biosecurity board said concerns surrounding the research should have been aired before NIH approved funding for the Rotterdam and Wisconsin experiments.

“Why didn’t someone in NIH, when these grants were being reviewed, look at them and say, ‘Hey wait — there’s a potential problem here,’” Imperiale said.

Fauci continued in 2012 and beyond to marshal support for NIH’s handling of the experiments with the H5N1 strain and for other gain-of-function projects.

He wrote that fall [in the journal mBio](#) that “all decisions regarding such research must be made in a transparent manner.”

The ‘Ferrets Committee’

Following the controversy over the flu experiments, the Obama administration on Feb. 21, 2013, created the HHS committee to review other proposed high-risk research projects before NIH approved them. The policy at first applied only to H5N1 — it would be expanded the next year to include other flu strains and coronaviruses.

The policy also gave the committee the authority to veto research proposals referred to it by NIH. It was Collins who privately dubbed the HHS review panel the “Ferrets Committee.”

“The department-level review will determine the appropriate risk-mitigation measures and whether a given proposal is acceptable for HHS funding,” Fauci, Collins and three other officials wrote in an article published online that day.

From the outset, however, the committee struggled to obtain adequate information from the NIH director’s office about projects, said an Obama administration science policy official.

The scientist, who still holds a government position and spoke on the condition of anonymity because of the sensitivity of that role, recalled receiving incomplete details from NIH, adding that “we would not be aware of the final decision that was made” about the grant proposals in question.

Meanwhile, a series of dangerous blunders began unfolding at elite U.S. research institutions — ultimately shaking the Obama White House’s confidence in the ongoing gain-of-function research.

In March 2014, a Centers for Disease Control and Prevention worker sent a small container of what was presumed to be a nonlethal influenza strain from Atlanta to an Agriculture Department counterpart who was conducting research with chickens at a federal lab in Athens, Ga. After the birds began dying unexpectedly, officials discovered that the CDC had shipped material contaminated by a virulent strain.

Then on June 5 of that year, CDC researchers working in high-level biocontainment to refine techniques for detecting anthrax accidentally sent active samples of the bacterium to another CDC lab in Atlanta that was equipped to handle only nonlethal material. Forty-one CDC workers who might have been exposed underwent antibiotic treatment.

And on July 1, federal workers discovered 12 long-abandoned cardboard boxes in a cold room at NIH’s main campus in Bethesda, Md. Of the more than 300 vials of infectious agents found in the boxes, [six contained variola virus, the source of smallpox](#), a scourge that had been eradicated worldwide as of 1979. The samples, used decades earlier by a Food and Drug Administration researcher, were supposed to have been destroyed or stored in a high-level biocontainment facility at the CDC.

[From 2014: [Smallpox vials, decades old, found in storage room at NIH campus in Bethesda](#)]

Lisa Monaco, Obama’s deputy national security adviser, and John Holdren, director of the White House Office of Science and Technology Policy, urged all federal and nonfederal labs on Aug. 28, 2014, to conduct a “Safety Stand-Down” to “review laboratory biosafety and biosecurity best practices and protocols.”

In mid-October — citing the “recent biosafety incidents at Federal research facilities” — the Office of Science and Technology Policy and HHS jointly announced a “pause” in funding for any newly proposed gain-of-function experiments with influenza and the feared coronavirus strains MERS and SARS.

The announcement also encouraged “those currently conducting this type of work, whether federally funded or not, to voluntarily pause their research while risks and benefits are being reassessed.”

The research resumes

The increased federal scrutiny triggered pushback from some virologists, including coronavirus researchers Ralph S. Baric of the University of North Carolina and Mark R. Denison of Vanderbilt University.

“We argue that it is premature to include the emerging coronaviruses under these restrictions, as scientific dialogue that seriously argues the biology, pros, cons, likely risks to the public, and ethics of [gain-of-function research] have not been discussed in a serious forum,” Baric and Denison wrote to the biosecurity board on Nov. 12, 2014.

Referring more broadly to highly pathogenic flu and coronavirus strains, their letter added: “The pandemic potential of these viruses is clear, but they also are vulnerable in the early stages of an outbreak to public health intervention methods. . . . GOF [gain of function] experiments are a documented, powerful tool.”

Within weeks, NIH officials informed Baric and an undetermined number of other researchers that their work had been exempted from the pause.

Baric is a recognized leader in studying how coronaviruses can leap from bats to other mammals, including humans. His research has sought to identify which strains pose the biggest threats and approaches that might lead to the development of vaccines or therapeutics. The research has been funded with about \$11.9 million in NIH grants, records show.

Neither Baric nor Denison, whom Collins appointed to the NIH biosecurity board in November 2016, responded to written questions about their work.

Baric has collaborated with another leading coronavirus researcher — Zhengli, of the Wuhan Institute of Virology, whose prominence in the field garnered her a nickname: China’s “Bat Woman.” Zhengli provided genetic sequences and DNA molecules derived from horseshoe bats in China, and Baric designed the experiments, conducted at his lab in Chapel Hill, N.C.

Baric, Zhengli and other co-authors summarized their respective roles in a [December 2015 article](#) in the journal *Nature Medicine* titled, “A SARS-like cluster of circulating bat coronaviruses show potential for human emergence.”

The article described techniques that were hallmarks of gain-of-function research, including the use of reverse genetics to create a chimeric virus derived from bats and implanted in laboratory mice.

By 2016, the prospect of more gain-of-function research projects was generating concern among some federal scientists, according to interviews and previously unpublicized government emails.

On April 17, 2016, Kerr, the biologist who had sounded an alarm about the first gain-of-function experiments while serving in the Obama White House, emailed six federal colleagues, warning of a boomlet of high-risk research with coronavirus strains.

Kerr, who by that time was a senior biosecurity official at HHS, cited MERS, the coronavirus that had emerged in 2012 and that over the next seven years would kill 866 people abroad.

“The continuing nature of MERS outbreaks has brought scientists back into the corona-biology world and more are using genetically-synthesized infectious viruses in their work,” Kerr wrote. “GOF work on MERS is not a pretty subject to consider.”

The Post obtained a copy of the email.

An HHS spokeswoman did not respond to The Post’s request to interview Kerr, who has headed the department’s Pandemics and Emerging Threats Office since 2016.

The potential danger of a lab-altered coronavirus strain was also foreshadowed by an April 2016 consulting firm’s report, commissioned by NIH. The 1,016-page report by Gryphon Scientific warned that increasing the transmissibility of coronaviruses could lead to a pandemic and increase the risk of deaths by “several orders of magnitude.”

Away from the spotlight, officials from NIH, elsewhere within HHS and other federal departments conferred from 2015 to 2017 about how to revise the policy for gain-of-function research, and when to lift the pause. The efforts were guided by Collins, who held sole authority to grant exemptions from the pause for NIH projects, and his chief of staff, according to those familiar with what unfolded. At Collins’s behest, the biosecurity board also convened several public meetings regarding gain-of-function research policy.

The private meetings included White House officials from the Office of Science and Technology Policy and the National Security Council, along with Collins, his aides and other federal staffers, those familiar with the sessions said.

This obscure interagency process created the two changes that gave NIH officials greater discretion to fund gain-of-function research projects.

In addition to stripping the HHS committee of its power to veto proposed projects administered by NIH, the revised policy also limited the scope of projects the committee would review.

As established in October 2014, the policy had required NIH to forward for the committee's review experiments expected to generate certain flu and coronaviruses that would be "transmissible among mammals" and that might accidentally cause human infections.

But in December 2017, the policy was narrowed to cover only altered pathogens "likely capable of wide and uncontrollable spread in human populations." The sweeping reference to mammals was eliminated. A review by the committee was not required, the policy said, unless the pathogen to be constructed is "reasonably judged" by NIH "to be a credible source of a potential future human pandemic."

In written responses to The Post, NIH and HHS media representatives said the policy changes were based on an extensive process that took into account comments from government experts and others.

As to why the reference to mammals was deleted, NIH said the revised policy identified "the subset of research" that could pose the greatest pandemic risk for humans.

Collins, pressed on why the change was made, said that he was "not able to fully reconstruct" the details but added that agency staffers evaluate the research proposals "from the most sophisticated perspective."

Baric, meanwhile, ultimately broke ranks with other proponents of gain-of-function research who for more than a year rejected the possibility that a lab accident led to the pandemic.

In a letter published on May 14 by the journal Science, Baric, along with Relman and 16 other scientists, called for a rigorous investigation of the pandemic's origin: "Theories of accidental release from a lab and [natural] spillover both remain viable."

Muller is a recent graduate of Northwestern University's Medill School of Journalism and a fellow with the Medill Investigative Lab. Alice Crites contributed to this report.

[David Willman](#)

David Willman is an investigative reporter for The Washington Post.

From: [Susan Eddy](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] BLOOD CENTER PROPOSAL
Date: Friday, October 22, 2021 8:10:18 PM

Please **do not approve** this proposal; it provides nothing but pain for the community and nothing but money for the developers. Is this the New York City we want?

The quality of life in this neighborhood would be negatively impacted with no added value AT ALL.

It is a speculative real estate deal negatively affecting a residential neighborhood—located across the street from a community park that is very well used and a busy public school.

Vote with the public interest, please!

Susan Eddy
333 E 69th Street
NYC, NY 10021

Sent from my iPad

From: [Susan Cooper](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] [WARNING: ATTACHMENT(S) MAY CONTAIN MALWARE]Testimony In opposition to the Blood Center Proposal
Date: Wednesday, October 20, 2021 5:23:59 PM
Attachments: [EPA flyer on noise impact on kids.pdf](#)

Susan H. Cooper: 333 E. 66th St.: New York. NY. 10065;; 914-316-2553

Testimony In opposition to the Blood Center Proposal

There are **2500 children** across 3 schools who are already distressed by the pandemic, and this crazed world – they have been through enough.

2500 children

+

600 new children each year for 4-5 years of construction

The impact of the Blood Center's proposal on these children concerned me, so I looked for research about what that impact might actually mean to them.

The **Environmental Protection Agency** published brochure #410.09.003 titled **Noise and Its Effects on Children**: see attached.

This research tells us that noise poses a serious threat to a child's physical and psychological health including learning and behavior." It can damage their ability to talk, to listen, and to read! It can affect the capacity to learn, impair hearing - all caused by high levels of noise and especially sudden loud noises. Physically, it can disturb the cardiovascular system causing high blood pressure and other vascular ailments.

We don't need another tall building in NYC, but we do need kids who can learn and be well adjusted. This huge impact on kids is just simply unconscionable.

The brochure tells us how to minimize the risks from noise: walk away, limit the time of exposure, wear hearing protection, create a quiet learning environment - none of these suggestions will be useful as no one will have any control over the unreal noise of construction which cannot be tempered no matter how hard anyone tries.

The 'shadow' slide the Blood Center showed of St. Catherine's Park showed that JRec will be in total shadow; then they showed a current slide of the school in full sun light with windows wide open – no heavy curtains, no double 'city' windows, no air conditioners, etc blocking natural light and air. What ridiculous suggestions on how to solve the "noise" fears.

I'm sure some of you are parents, and we are all – or should be - child protectors. But, children - from babies to teens who are bussed to the 6 schools in Julia Richmond, attend The Sam School on the corner, and/or PS226 - will have irreparable damage and it will be particularly impactful for the autistic kids and others in special education classes directly across the street.

There are already over 5 million children with NIHL (Noise Induced Hearing Loss.) Please, Council Members, let us not add to that count by allowing this project to move forward in this particularly ill-advised location!

With other options, the Blood Center has once again put their own economic greed in direct opposition to the well-being of thousands of NYCity children. And, has put you, the City Council in a position of being for or against (we hope) their proposal. Unnecessary yet par for the course it seems.

Thank you for listening! Please see the attached EPA brochure.



Noise and Its Effects on Children

INFORMATION FOR PARENTS, TEACHERS, AND CHILDCARE PROVIDERS

Children often participate in recreational activities that can harm their hearing.

These activities include attending music concerts and sporting events, fireworks, playing with noisy toys and video games, and listening to personal music players. Because of excessive exposure to noise, an estimated 5 million children suffer from Noise-Induced Hearing Loss (NIHL). In addition, noise exposure can harm a child's physical and psychological health.

This fact sheet offers information on:

- adverse health effects of noise on children
- steps to prevent these harmful effects
- ways to identify whether your child has hearing loss

What Is Noise?

Noise is defined as any unwanted or disagreeable sound and is often dismissed simply as a "nuisance." However, noise can become harmful when it interferes with a child's normal activities, such as sleeping or talking, or disrupts or diminishes a child's health or quality of life.

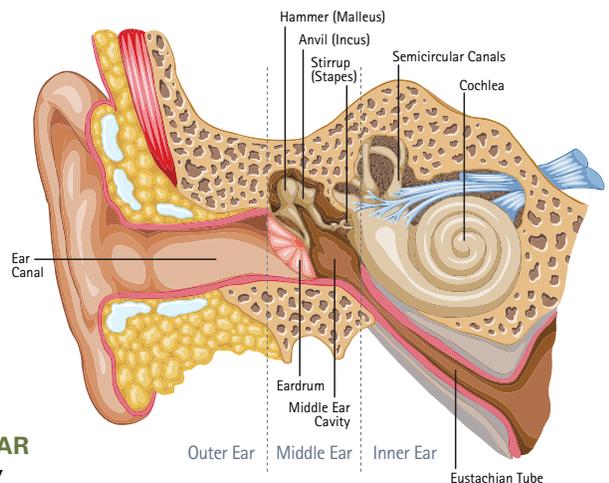
Measurement of Noise

Noise, like all sounds, is measured by the intensity and frequency of the sound waves that hit the ear. The unit used to measure the volume of sound is the decibel (dB). The greater the number of decibels, the louder the noise and the more harmful it is to your ears.

How the Ear Works

The ear is divided into three parts—the outer ear, middle ear, and inner ear—that work together to enable us to hear sound.

- The **OUTER EAR** acts like a funnel to direct sound waves from the air to the eardrum (tympanic membrane).
- Sound causes the eardrum to vibrate, which causes three bones (malleus, incus, and stapes) in the **MIDDLE EAR** to move mechanically.
- The middle ear then sends these mechanical vibrations to the **INNER EAR** (cochlea), where they are picked up by small sensory hair cells and sent as electrical impulses along the auditory nerve to the brain. Noise-Induced Hearing Loss (NIHL) is caused by damage to or loss of those tiny hair cells after prolonged exposure to high levels of noise or sudden high-level (impulse) noise, such as a fireworks explosion.



Adverse Health Effects

Noise can pose a serious threat to a child's physical and psychological health, including learning and behavior. For example, noise can:

INTERFERE WITH SPEECH AND LANGUAGE. Repeated exposure to noise during critical periods of development may affect a child's acquisition of speech, language, and language-related skills, such as reading and listening.

IMPAIR LEARNING. The inability to concentrate in a noisy environment can affect a child's capacity to learn.

IMPAIR HEARING. Tinnitus, often described as a ringing or buzzing sound in the ear, is a symptom associated with many forms of hearing loss.

NIHL is a permanent hearing impairment resulting from prolonged exposure to high levels of noise or by sudden high level (impulse) noise.



DISTURB THE CARDIOVASCULAR SYSTEM. Elevated blood pressure and other cardiovascular ailments can be found in children who are chronically exposed to loud noise.

DISRUPT SLEEP. Noise can awaken a child or disrupt his or her sleep patterns.

Minimizing the Risks

Take the following steps to protect your child from the physical and psychological effects of noise:

- Instruct him or her to walk away from sources of loud noises.
- Limit the amount of time spent on noisy activities.
- Lower the volume.
- Have your child's hearing tested if he/she routinely participates in noisy activities, such as playing an instrument or attending concerts or sporting events.
- Ensure that he or she wears child-sized hearing protection, such as earplugs or earmuffs, during noisy activities and events.
- Create a quiet learning and sleeping environment.

When to Seek Help

Consult an **audiologist** (a person who tests and measures hearing) or an **otolaryngologist** (a doctor who treats diseases and problems of the ear, nose, and throat) if your child experiences any of the following symptoms:

- Asks people to repeat themselves.
- Regularly hears ringing, roaring, or hissing sounds.
- Speaks loudly or raises voice to be understood by someone standing nearby.
- Does not react to unexpected loud noises.



More Information

EPA's Office of Children's Health Protection and Environmental Education is working to protect children from environmental hazards, through risk management and prevention strategies, education, and research. For more information, visit www.epa.gov/children.

For information on noise pollution, visit:

Office of Air and Radiation
www.epa.gov/air/noise.html

Noise Pollution Clearinghouse
www.nonoise.org

Additional Resources

American Speech-Language-Hearing Association www.listentoyourbuds.org

Centers for Disease Control and Prevention www.cdc.gov/healthyouth/noise/index.htm

National Hearing Conservation Association www.hearingconservation.org

National Institute for Occupational Safety and Health www.cdc.gov/niosh/topics/noise

National Institute on Deafness and Other Communication Disorders
www.noisyplanet.nidcd.nih.gov

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Listen Up

Noise Induced Hearing Loss (NIHL) is preventable.

Some toys (talking dolls, musical instruments, etc.) can emit sound that can be hazardous to children.

Personal music players (iPod, MP3, etc.) should be played at low levels. If you can hear your child's music, that might mean it's too loud. Turn down the volume.

Sound Thermometer

(Courtesy of Dangerous Decibels)

The noise levels (in decibels) on the thermometer are approximate as measured at a typical listener's distance. Use this sound thermometer to judge your or your child's noise exposure. Noise levels at 85 dB or above can be harmful to your hearing and require protection.



From: [Suzie Wollard](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] written testimony to the hearing on The Subcommittee on Zoning and Franchises for the NEW YORK BLOOD CENTER
Date: Wednesday, October 20, 2021 7:48:35 PM

Dear Council Members,

I am submitting written testimony to the hearing on The Subcommittee on Zoning and Franchises for the NEW YORK BLOOD CENTER. The New York Blood Center is a vital institution for New York City. It supplies life-saving blood to nearly every hospital across the city and helps countless New Yorkers through research of cures for blood-related diseases. As an Upper East Sider who lives in the district, and as an employee of New York-Presbyterian Hospital which is located in close proximity to the New York Blood Center, I am a firm supporter of the New York Blood Center's proposal to develop a world-class life science hub in my neighborhood. The Blood Center is an important hub for scientific innovation and blood services, and it shouldn't be operating in an outdated facility built nearly a century ago. Through my work I have seen first hand the enormous impact the New York Blood Center has had on providing life saving measures. Personally, I have friends who have received this life saving treatment. The Blood Center East would significantly enhance and expand the Blood Center's capacity for life-saving research with a state-of-the-art campus. It would also begin to address New York's glaring lag in life science lab space compared to industry leaders like Boston and San Francisco by creating a campus where research institutions like the Blood Center can collaborate with biotechnology companies to accelerate the development of new treatments. The pandemic has underscored New York City's need for the Blood Center's work and to invest in our life science infrastructure. Center East is the right project for the Blood Center and New York City now more than ever. I urge you to help bring this long-overdue project to fruition that will benefit so many citizens.

Thank you,
Suzan Wollard
smwollard@gmail.com

From: tacfig@everyactioncustom.com on behalf of [T.F.](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony in OPPOSITION to the New York Blood Center Rezoning
Date: Thursday, October 21, 2021 9:01:46 PM

Dear City Council Zoning Subcommittee,

I hereby oppose Applications No. C 210351 ZMM, N 201352 ZRM, and N 201353 ZSM.

The proposed Blood Center/Longfellow commercial tower is an egregious project that has no place in this or any residential neighborhood. By rising to a height of 284 feet on a narrow side street where height is currently limited to 75 feet, and introducing nearly 400,000 sf of commercial space to a residential block, the project is unprecedented in nearly every way. The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

Though the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplates rival the Empire State Building. That bulk would cast the 2,000 students from all over the city in the 6-school Julia Richman Educational Complex and much of St. Catherine's Park in perpetual shadow. The project is a BAD plan for the neighborhood and the City.

I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. I am in favor of alternatives, such as the full coverage presented by planner George Janes. But the proposal as presented demonstrates a complete disregard for the community and for decades of successful zoning, and it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge you to reject this proposal as presented and maintain the 75 ft height limit.

Sincerely,

T. F.

27 E STREET New York, NY 10016

tacfig@yahoo.com



The Manhattan International High School

@ The Julia Richman Education Complex

317 East 67th Street ♦ New York, New York 10065

Office # (212) 517-6728 Fax # (212) 517 - 7147

Gladys Dorilda Rodriguez, Principal

Moses Ahn, Assistant Principal

Land Use Committee, City Council,

My name is Gladys Dorilda Rodriguez, Principal of the Manhattan International High School. I'm speaking on behalf of the parents, students and staff at our school and the six school communities of the Julia Richman Education Complex, located directly across the street from the NY Blood Center on East 67th Street.

The Julia Richman Educational Complex is not in support of the NY Blood Center East expansion project. We are the city's earliest and most successful shared school campuses that services students from every school eligible age, walk of life and borough. The JREC Campus serves students from pre-K through 12th grade, including a Lyfe program for infants of young parents who are students in the building. We are four high schools, a K-8 elementary school, and a middle school for children with autism. Students from our schools come from neighborhoods far beyond the Upper East Side, so this development impacts communities far beyond just this neighborhood.

The Manhattan International High School in particular serves students who are new learners of English, recent immigrants who have been in the country for 4 years or less. We serve a very diverse student body of roughly 300 students with over 60 nationalities represented and 30 languages spoken. 23% of our students live in Queens (many from your own City Council District), 17% live in Temporary Housing or are housing insecure. The JREC building is a sacred and safe space for our students and their families.

We have been down this road with the NY Blood Center before. They clearly did not learn from their defeat by our neighbors and supporters when they attempted to take over our building in 2016. At the time, they misled our elected officials by claiming we supported the project when we did not. Four years later, they now spread misinformation about a commercial construction project of a scale and impact that would harm Julia Richman Educational Complex, just as surely as those 2016 demolition crews.

Our building serves over 2000 children. We are extremely concerned about a multi-year construction project that spews dust and debris, asbestos and lead, various construction chemicals, increases diesel exhaust, carbon monoxide, and noise, and that endangers our children with falling equipment and materials and increases "struck-by hazards" by vehicles and construction equipment. Some of our students already have health conditions, and they do not need to go to school for six hours a day in an area with questionable air quality.

Not only is it dangerous and unhealthy to have a major construction project across from a building that serves infants up to seniors in high school, but our school buses already cannot safely drop off and pick up our cognitively disabled, medically vulnerable, and elementary school-aged children. Blood Center vehicles already block egress by parking in the "No Parking"

bus zone in front of the entrance. This is already a very congested street with a well-traveled crosstown bus route. How will children make it safely into school during construction?

Once complete, an expanded Blood Center with still unknown commercial tenants and under the ownership of Longfellow investors, will increase the population of their building from nearly tenfold -- from 230 people to over 2600. They will also increase the number of service and other vehicles; we have so much difficulty already with the Blood Center blocking our egress, and now they propose something that brings in even more people.

Finally, and most importantly, the completion of this massive project directly to our south will block not just sunlight, but ALL radiant light from entering the entire 67th street side of Julia Richman, drowning our classrooms in shadow. Starting after lunch recess and lasting until sunset, that dark shadow extends to blanket our play-yard and the entirety of St Catherine's Park. This park is the only one in all the surrounding blocks for children to play easily and freely, and is used extensively by Julia Richman campus schools all day,, but especially in the afternoon, by other nearby schools and daycare centers, and of course, the neighborhood children. This mid-block skyscraper directly to the south and east of the park will cast a large shadow exactly during the hours when the park gets the most use.

This campus has maintained this strong identity in successfully serving such a diverse mix of NYC students and families for generations. We stand with our friends and neighbors in opposing this project which sets a dangerous precedent for residential neighborhood development, alters the distinct residential character of the area, and threatens the safety, health and well-being of our precious children.

Gladys Dorilda Rodriguez, Manhattan International High School

And The Principals of the JREC Campus:

Josh Satin, Ella Baker School

Rita Erica Doyle, Vanguard High School

William Gagstetter, Talent Unlimited High School

Christine Olson, Co-Director, Urban Academy Laboratory School

Rebecca Walzer, Co-Director, Urban Academy Laboratory School

Imma Jardi, PS226

From: [Thomas Woodard](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] VOTE AGAINST the Blood Center/Longfellow application
Date: Saturday, October 23, 2021 12:51:34 PM

This is to confirm that, as a long time resident at 333 East 69th Street, [REDACTED] I am strongly opposed to the proposed addition to the Blood Center. It is inappropriate to the established neighborhood and is an affront to the community.

Thank you for supporting the widespread opposition to this project.

Thomas K. Woodard
333 East 69th Street, Apt [REDACTED]
NY NY 10021

From: toddlayneo@everyactioncustom.com on behalf of [Todd Ofsink](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony in OPPOSITION to the New York Blood Center Rezoning
Date: Friday, October 22, 2021 1:05:20 PM

Dear City Council Zoning Subcommittee,

I hereby oppose Applications No. C 210351 ZMM, N 201352 ZRM, and N 201353 ZSM.

The proposed Blood Center/Longfellow commercial tower is an egregious project that has no place in this or any residential neighborhood. By rising to a height of 284 feet on a narrow side street where height is currently limited to 75 feet, and introducing nearly 400,000 sf of commercial space to a residential block, the project is unprecedented in nearly every way. The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

Though the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplates rival the Empire State Building. That bulk would cast the 2,000 students from all over the city in the 6-school Julia Richman Educational Complex and much of St. Catherine's Park in perpetual shadow. The project is a BAD plan for the neighborhood and the City.

I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. I am in favor of alternatives, such as the full coverage presented by planner George Janes. But the proposal as presented demonstrates a complete disregard for the community and for decades of successful zoning, and it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge you to reject this proposal as presented and maintain the 75 ft height limit.

Sincerely,
Todd Ofsink
1160 3rd Ave Apt ■ New York, NY 10065-5967
toddlayneo@yahoo.com

From: [Toni Ross](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] New York Blood Center
Date: Wednesday, October 20, 2021 3:50:59 PM

To Whom It May Concern:

I'm a resident at 333 East 68th Street and am against changing the land use of the New York Blood Center.

Toni Ross
studiotoniross.com
@studiotoniross
631.678.1482 mobile
[631.537.7232](tel:631.537.7232) studio

From: [Vida Cohen](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Opposition to Blood Center Request for Zoning Change
Date: Saturday, October 23, 2021 11:05:48 AM

Vida Cohen
[REDACTED] New York, NY 10021
On Board of Directors

We are a diverse community comprised of Families, with young & school age children, senior citizens and single adults. We support our Neighbors — Our Educational Institutions, Parks as well as all our small businesses.

We would like the Blood Center to consider the Residents in our Neighborhood and look at collaboration with existing Research Institutions & evaluate updating the current Blood Blood Center based on actual needs given already Research in the works.

THE Tower a goal not for the Blood Center.

Many of the Shareholders/Residents have expressed their Opposition to this Project by attending events & speaking out.

I respectfully request that that members of the City Council vote to support the Community.

Vida E. Cohen

From: aslinkcons@aol.com
To: [Land Use Testimony](#)
Subject: [EXTERNAL] BLOOD CENTER/LONGFELLOW COMMERCIAL TOWER
Date: Wednesday, October 20, 2021 12:46:12 PM

Dear Sir/Madam:

The proposed Blood Center/Longfellow commercial tower is an egregious project that has no place in this or any residential neighborhood. By rising to a height of 334 feet on a narrow side street where height is currently limited to 75 feet, and introducing nearly 400,000 sf of commercial space to a residential block, the project is unprecedented in nearly every way. The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

Though the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplates rival the Empire State Building. That bulk would cast the 2,000 students from all over the city in the 6-school Julia Richman Educational Complex and much of St. Catherine's Park in perpetual shadow. The project is a BAD plan for the neighborhood and the City.

I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. The applicant has demonstrated a complete disregard for the community and for decades of successful zoning, and it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge you to reject this proposal.

Sincerely,

W. Cooper

I oppose the NY Blood Center/Longfellow application to replace the present building with the "tower." For the following reasons:

1. The demolish^{ing} and construction would be disruptive to the pupils at the High School Complex across from the proposed site. Students have already lost a year due to Covid. The younger grades would be the most affected in the future.
2. The physical work would be noisy, block traffic on both 67th and 68th St and probably 2nd Ave, as well. Traffic going south to the bridge, tunnel and Mid-Town are already heavily congested.
3. The public library would be subject to noise, dust and distraction. The library is heavily used by young children and the elderly who depend on a warm place to go in the winter as well as, an air-conditioned place, in the summer.
4. The park St. Catherine's Park is heavily used by children of all ages seven days a week. The elderly and many hospital workers eat their lunch and enjoy the surroundings. There is enough noise from heavy traffic on 1st Avenue from ambulances, fire engines and other emergency traffic on both 67th (going west) and 68th St (going east) as well as horn-blowing by irate drivers.

WALTER WATKINS
333 E 69th St ■■
NY, NY. 10021

From: wendyrose123@aol.com
To: [Land Use Testimony](#)
Subject: [EXTERNAL] stop the blood center
Date: Friday, October 22, 2021 2:19:37 PM

Hi UES representatives for the people who live in the neighborhood,

The UES Blood Center is setting a very bad precedent by allowing commercial space mid-block which will block out the sun for many and lower quality of life. You are here to protect our rights against big business interests. There is so much available space on corners that they should just move or drastically cut most of the building plan that will not be used for the blood center. Every day I walk past vacant properties so their case that this is the best spot is baseless.

Please help us in our opposition against big and powerful business interests.

Wendy and Lenny Rosmarin
150 East 69 St
NYC

From: wendys333@everyactioncustom.com on behalf of [Wendy Aronson](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Written Testimony in OPPOSITION to the New York Blood Center Rezoning
Date: Thursday, October 21, 2021 11:04:34 PM

Dear City Council Zoning Subcommittee,

I hereby oppose Applications No. C 210351 ZMM, N 201352 ZRM, and N 201353 ZSM.

The proposed Blood Center/Longfellow commercial tower is an egregious project that has no place in this or any residential neighborhood. By rising to a height of 284 feet on a narrow side street where height is currently limited to 75 feet, and introducing nearly 400,000 sf of commercial space to a residential block, the project is unprecedented in nearly every way. The rezoning violates the bedrock urban planning principle of directing density to wide streets, central commercial districts, or institutional campuses, and preserving narrow residential side streets for lower scale residential uses. If this residential midblock could be rezoned so dramatically, so could other residential blocks in every Council District.

Though the Blood Center itself would occupy only the lower third of the building, with the rest owned by Longfellow, the building's floorplates rival the Empire State Building. That bulk would cast the 2,000 students from all over the city in the 6-school Julia Richman Educational Complex and much of St. Catherine's Park in perpetual shadow. The project is a BAD plan for the neighborhood and the City.

I support the Blood Center's mission, but this proposal is nothing more than zoning for dollars. I am in favor of alternatives, such as the full coverage presented by planner George Janes. But the proposal as presented demonstrates a complete disregard for the community and for decades of successful zoning, and it requires the community to bear the impact of an egregious building in order to benefit a private developer. I urge you to reject this proposal as presented and maintain the 75 ft height limit.

Sincerely,
Wendy Aronson
333 E 69th St Apt [REDACTED] New York, NY 10021-5556
wendys333@roadrunner.com

From: [Zenaide Reiss](mailto:Zenaide.Reiss)
To: landusetestimony@council.nyc.gov <landusetestimony@council.nyc.gov>
Subject: [EXTERNAL] NO to the Application for the expansion of the New York Blood Center
Date: Friday, October 22, 2021 11:21:08 AM

-----Original Message-----

From: Zenaide Reiss <zenaiden@verizon.net>
To: landusetestimony@council.nyc.gov <landusetestimony@council.nyc.gov>
Sent: Tue, Oct 19, 2021 9:06 pm
Subject: NO to the Application for the expansion of the New York Blood Center

Dear Council Members,

There are many valuable and necessary reasons for Land Use Zoning. Some of those reasons are based on keeping neighborhoods aesthetically cohesive and safe. These Laws are also designed to

keep the inhabitants, healthy and thriving.....assuring the community enough light,sun and fresh air; ease of available transportation and adequately moving traffic, as well as safe streets for children as they go to and from school.

Sometimes there are adequate reasons for variances to allow some minor modification of those laws -- but only and especially, if it does not negatively impact the surrounding neighborhood.

Blood Center sits right in the middle of one of the worst traffic jams on the East Side.Unfortunately York Avenue, both north and south of the present location of the New York Blood Center, already has intense traffic issues. With several Hospitals, all having recently expanded, clogging every inch of land and filling the roadways to the point that emergency vehicle like Ambulances and Firetrucks can take more than 10 minutes to make there way South from 77th Street to the hospitals along the route to 66th street risking lives along the way.

Just think about the impact of more cars, more truck deliveries, more workers on the streets, more food trucks on those same streets. It is already almost impossible to make any headway on the streets around lunch hour now. Consider greater vehicle pollution....on streets that are filled with ill and elderly patients going to and from doctors, offices. Can you also imagine how the years of construction are going to play into this! There is a much smaller construction that has been going on for several years on York Ave, and 63rd St. that puts traffic at a standstill on a daily basis. I can't even think of the consequences of construction at the Blood Center.

As you must already know there is a large City High School in the midst of al of this. With distracted teenagers using these already congested streets, including during midwinter blizzards creating additional vehicle dangers.

And you already know about the loss of sunlight on the little strip of green park that is left in the neighborhood. The Real Estate groups says that 'there is Sun until 2:00 PM, so its is no big deal'. But the children are in school when the sun would be there and it will **not be there when the children are able to utilize the park.**

The Blood Center says it needs to modernize and needs more space. There is nothing to stop them from doing that within the confines of the present zoning stipulations for that piece of land.

I ask the Council to look clearly at the pros.....**NONE**, and cons.....**MANY** and vote **NO**.

Thank you.
Zenaide Reiss
444 East 82 St ■
New York NY 10028