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**FRIENDS**  
*of the* UPPER EAST SIDE  
HISTORIC DISTRICTS

# NY Blood Center Proposal

Rachel Levy  
George M. Janes, AICP  
12/8/2020

# The New York Blood Center is located at 310 East 67<sup>th</sup> Street

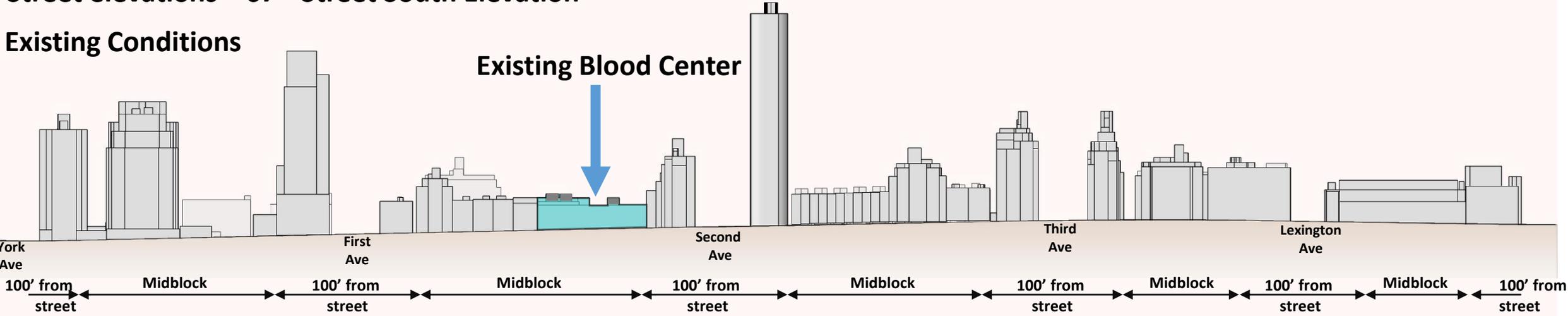
- Building built as a trade school in 1930
- By 1968 it was being used solely as a blood bank with related laboratories and offices
- Zoned R8B, which allows residential and community facility uses
- The R8B district is designed to preserve the scale of the 5-story tenements typically found on UES mid-blocks



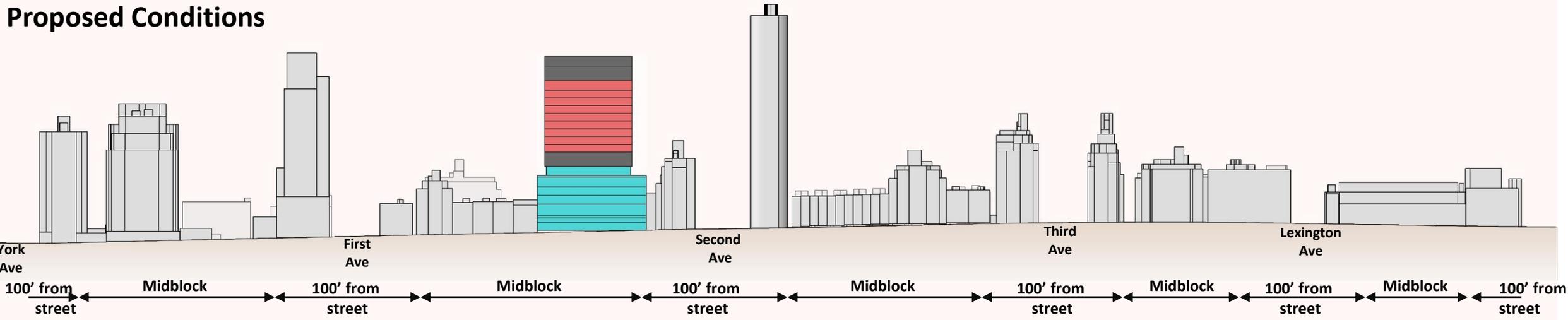
# Tall and large buildings are found on the UES, but not in the midblocks

## Street elevations – 67<sup>th</sup> Street South Elevation

### Existing Conditions

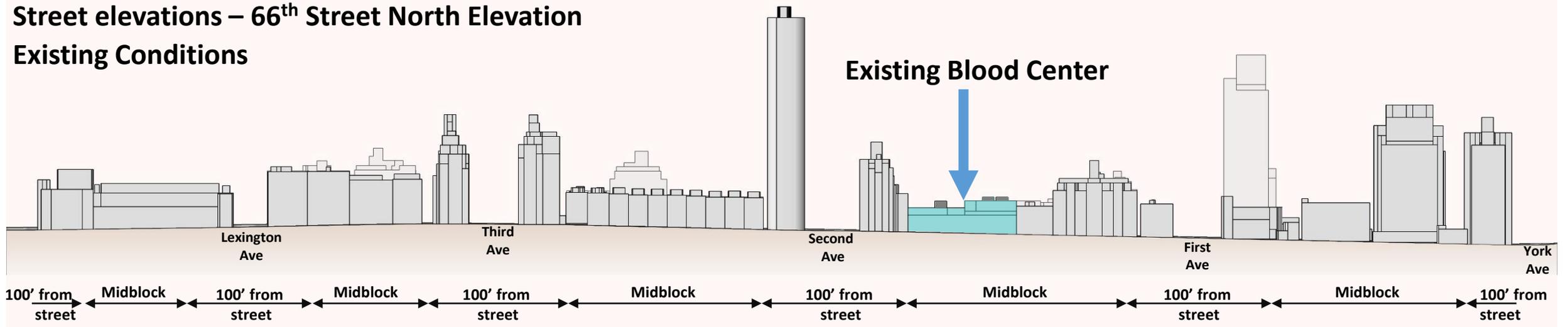


### Proposed Conditions

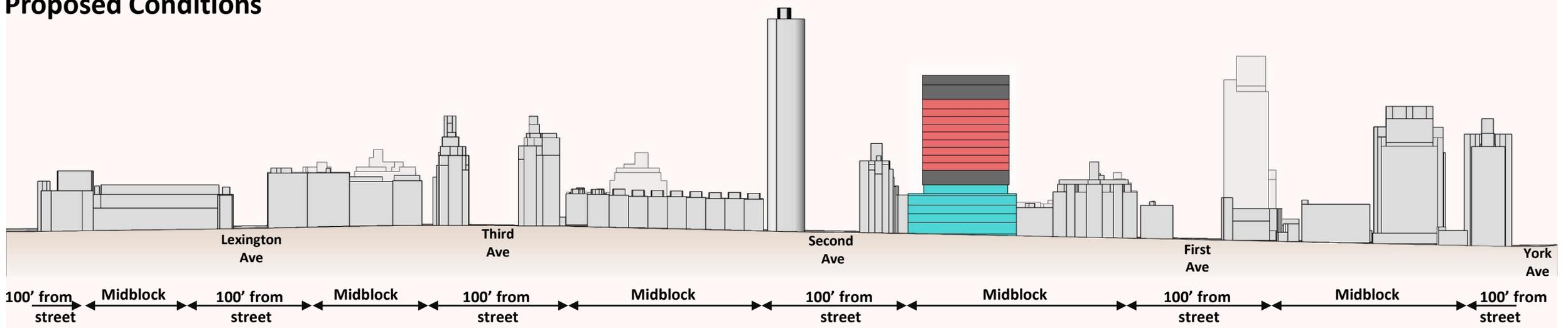


# Tall and large buildings are found on the UES, but not in the midblocks

Street elevations – 66<sup>th</sup> Street North Elevation  
Existing Conditions

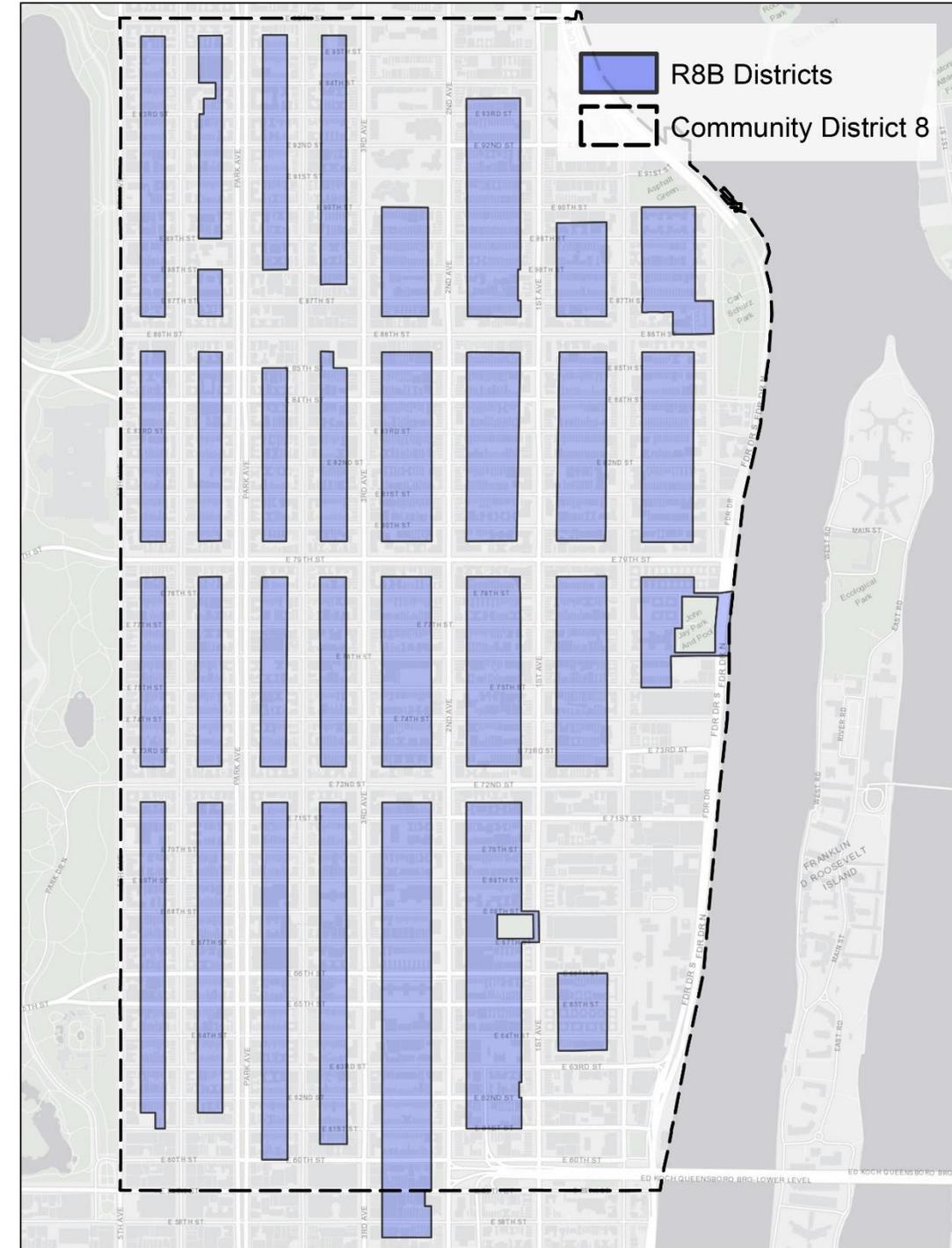


Proposed Conditions



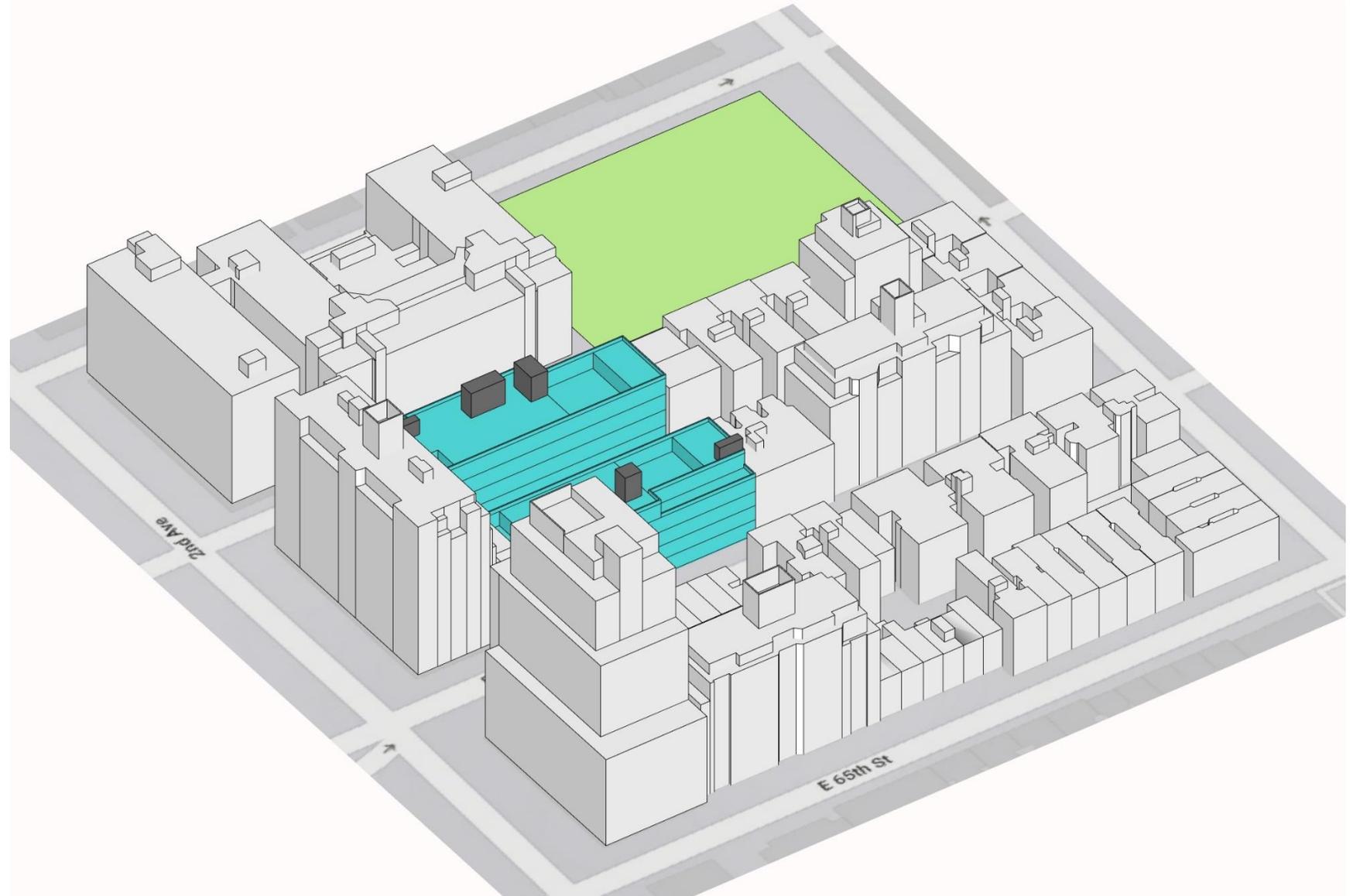
# And that's because of the R8B zoning, which has been in place since 1985

- Hailed by the *New York Times* as “the most sweeping zoning change in the area since 1961”
- No R8B zoning district on the UES has ever been rezoned
- R8B is a preservation zoning district that mimics the scale of the five story walk-up tenements that dominate the mid-blocks
- The existing Blood Center fits its building envelope



# New development under the existing R8B zoning would be allowed as-of-right, and could still house the Blood Center's program

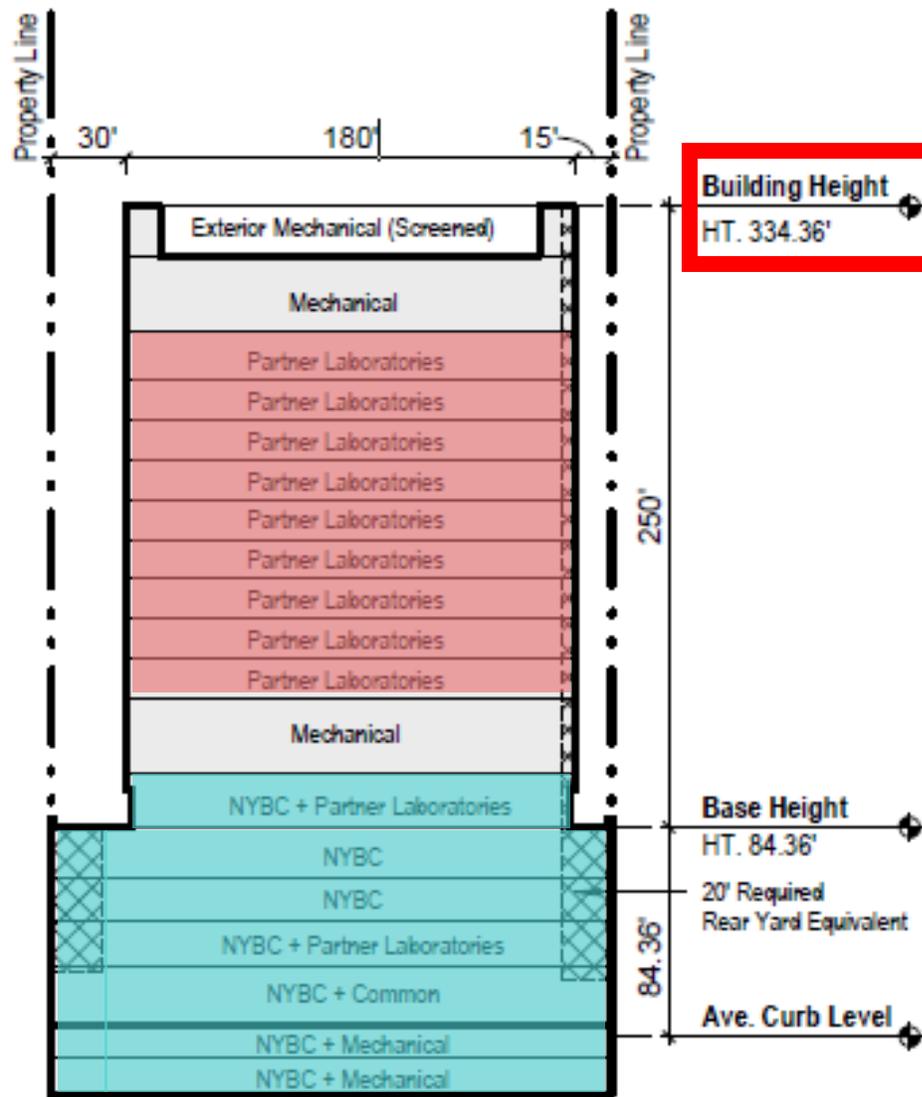
- As-of-right alternative produces 229,092 gsf
- 10% larger than the Blood Center's CF space in the proposal



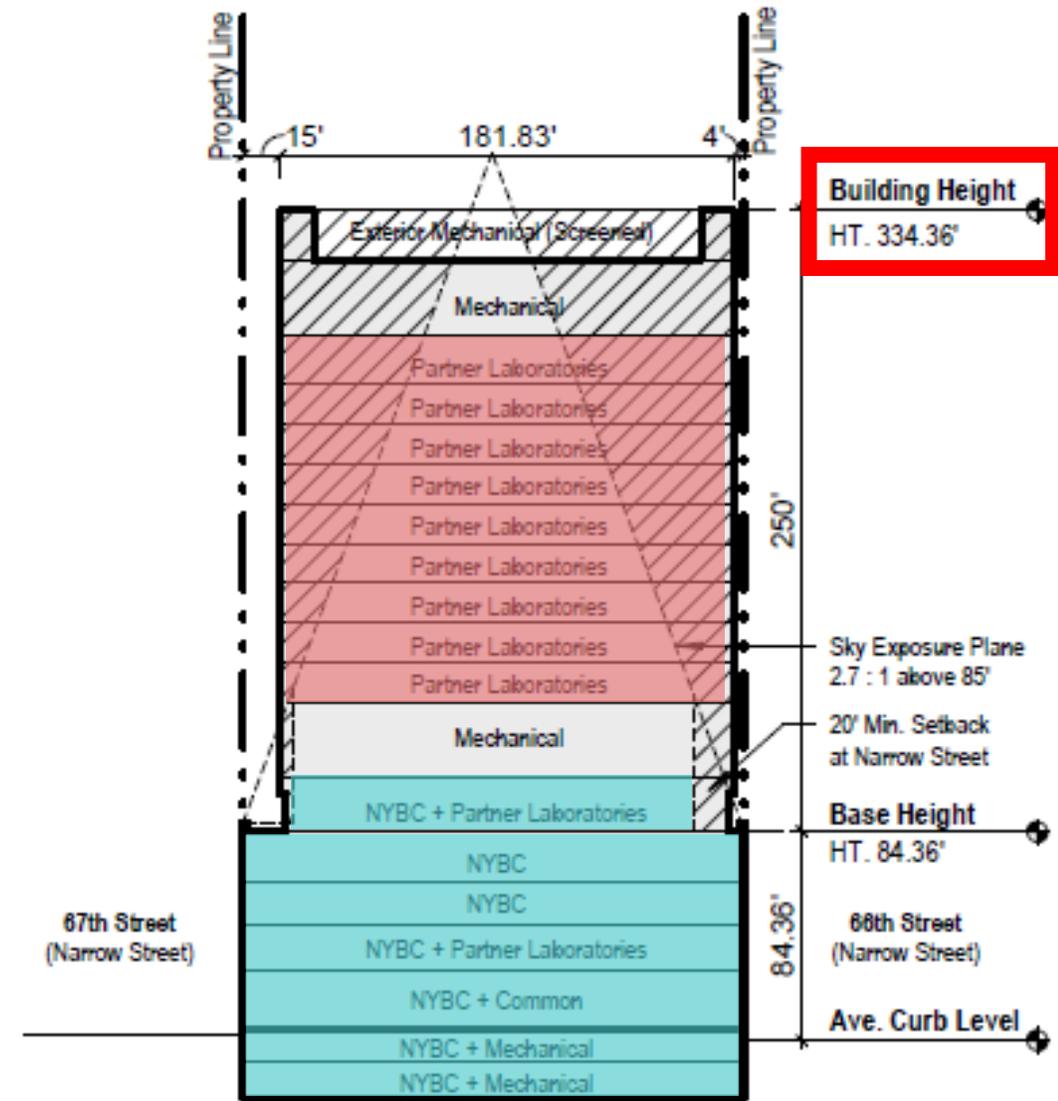
Axonometric View Looking North

# The Blood Center wants to redevelop their property with a very large commercial large building (~600,000 SF)

Blood Center will occupy **only 35%** of the building



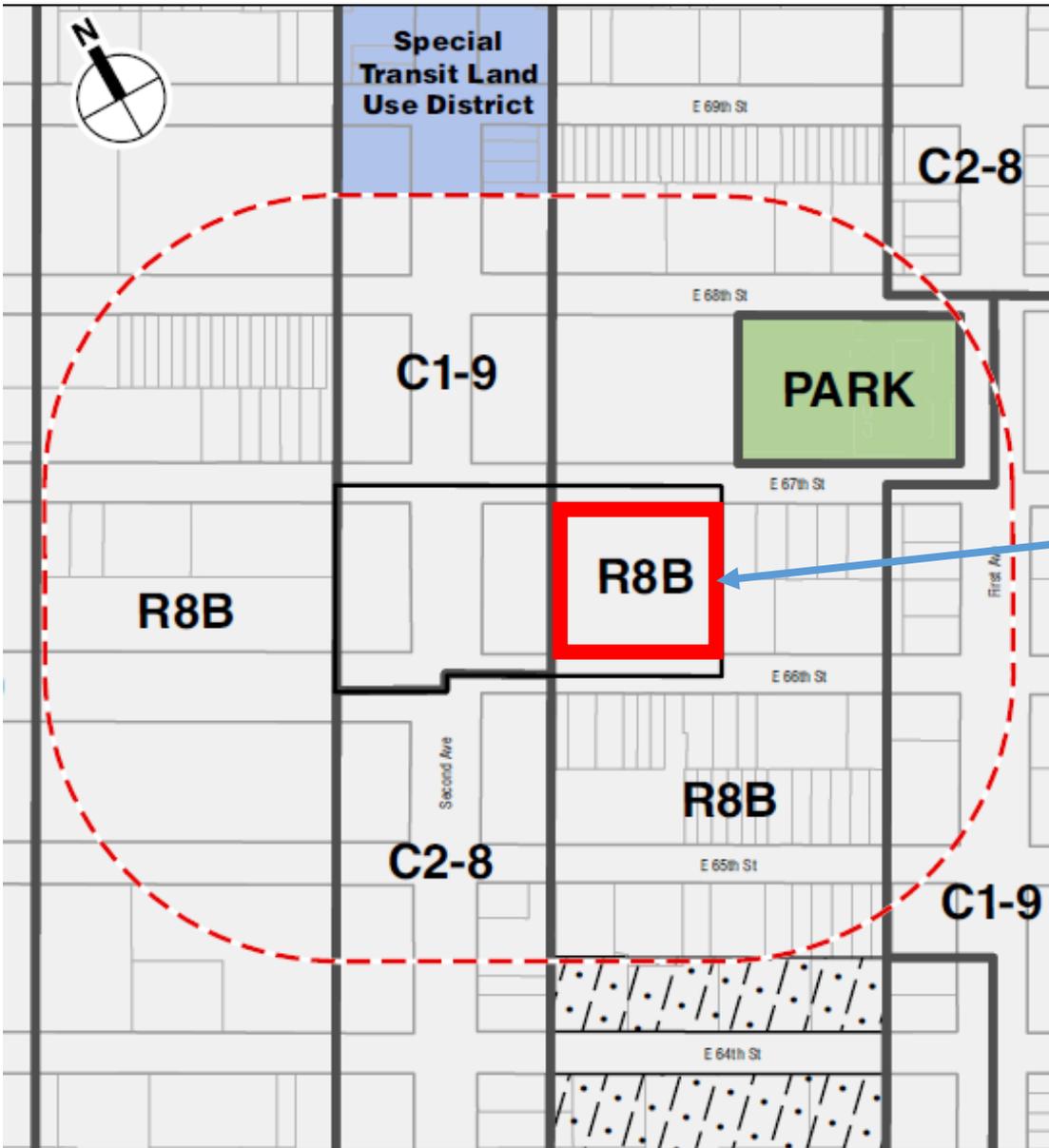
EAST-WEST SECTION



NORTH-SOUTH SECTION

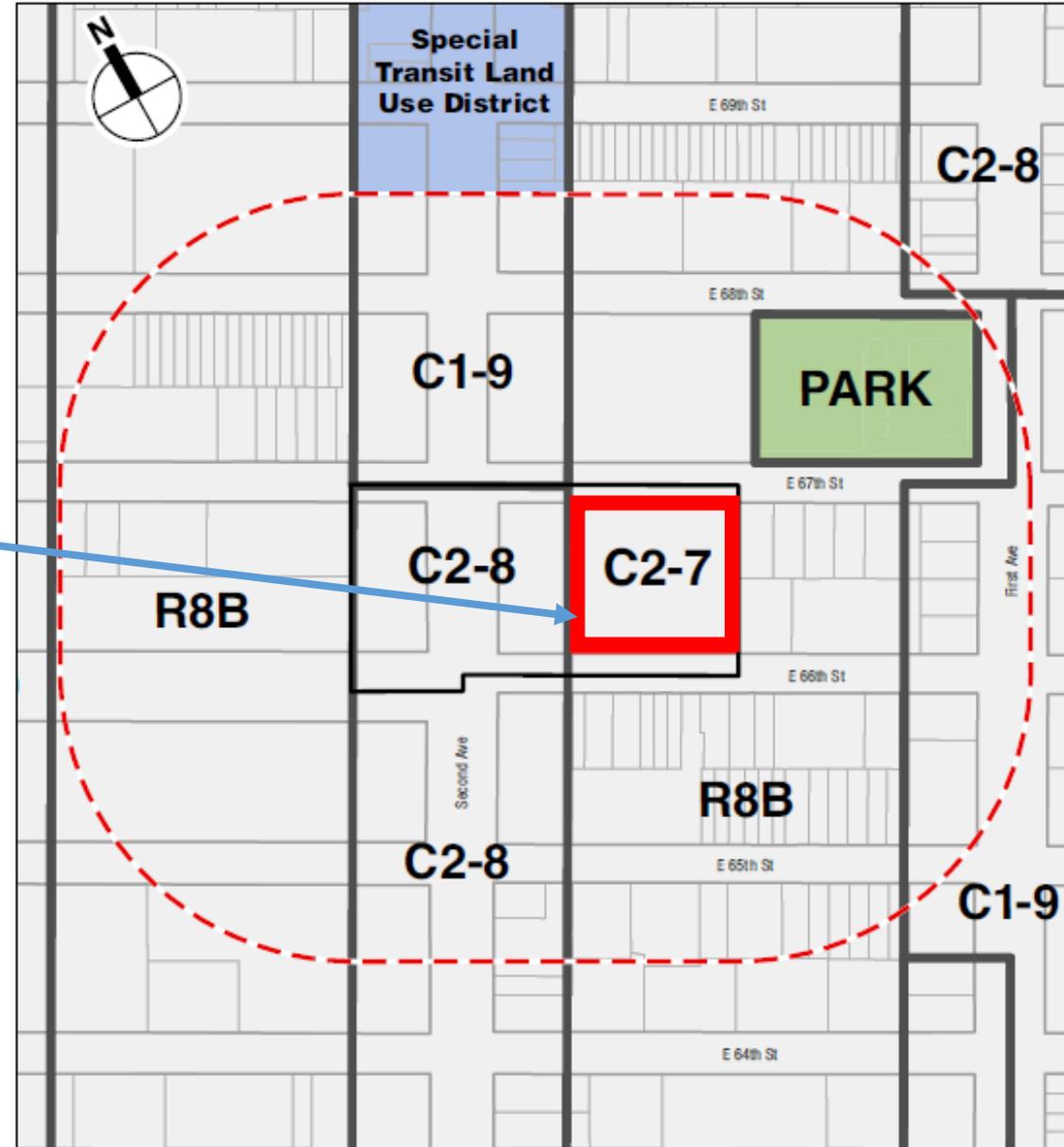
# The proposal needs a zoning change to modify the bulk and use regulations

## Existing zoning

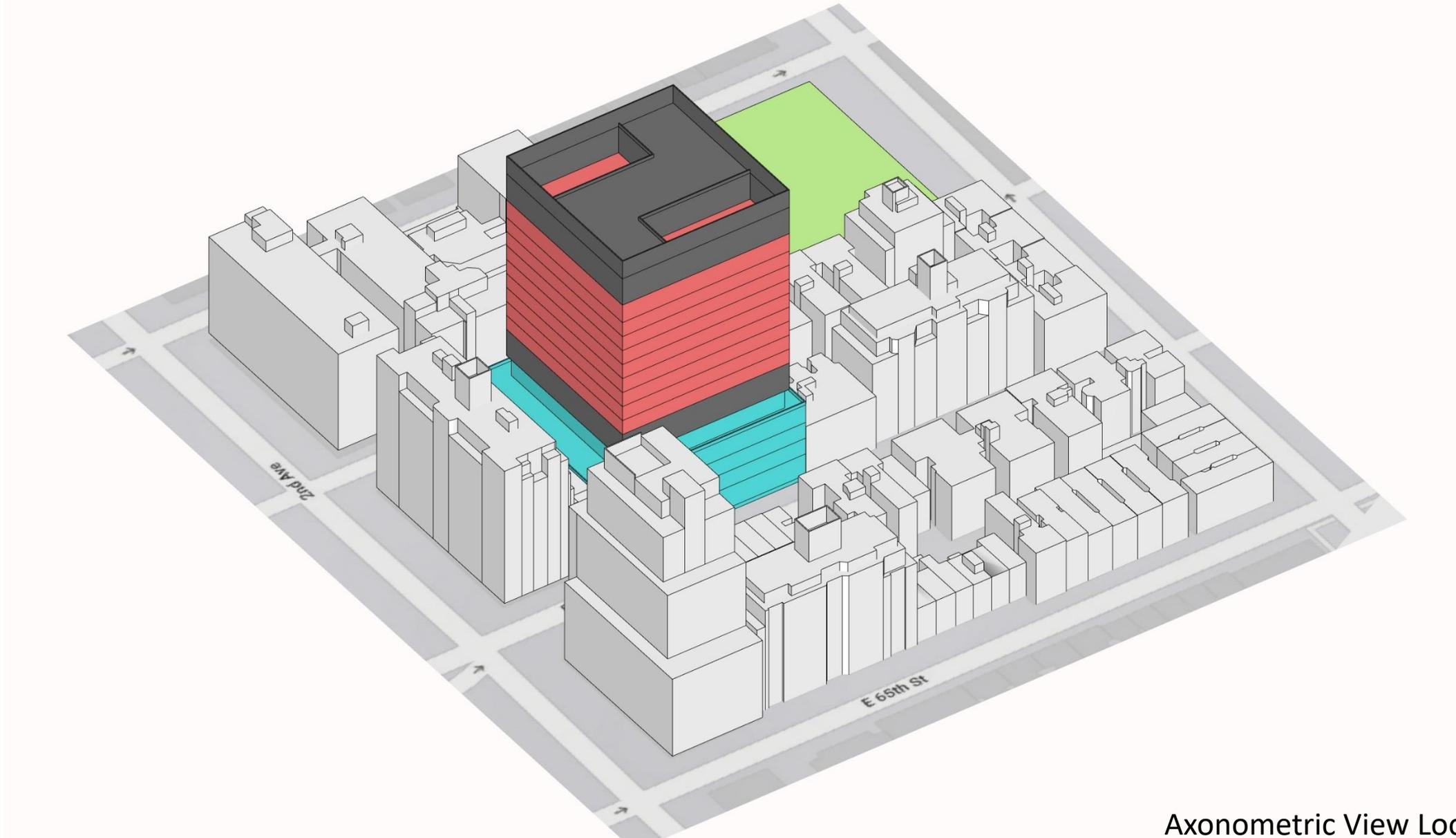


NY Blood Center site outlined in red

## Proposed zoning



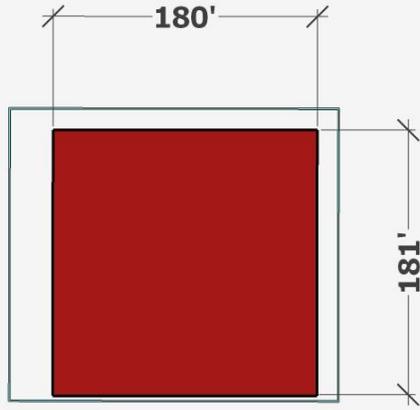
**Current R8B zoning limits height to 75 feet, with allowances for mechanicals up to 100 feet. The current proposal is for 334 feet to its highest point**



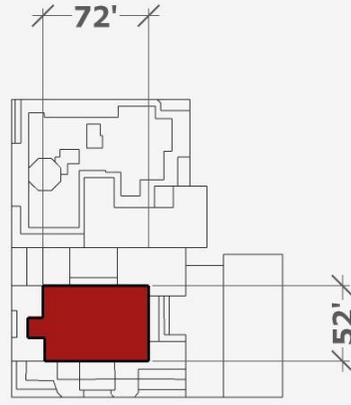
Axonometric View Looking North

# Considering the height, the proposed floor plate is exceptional for the UES

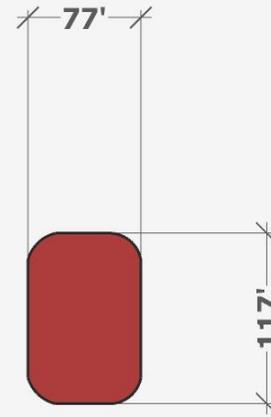
Floor plates of UES buildings at 280 feet



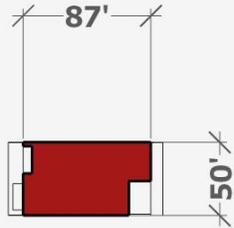
**Proposed NY Blood Center**



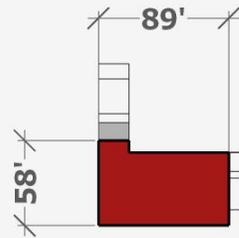
**Carlyle Hotel**



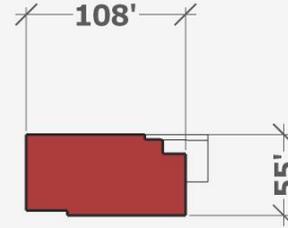
**265 East 66th Street  
(Solow Tower)**



**1059 Third Ave  
(at 63<sup>rd</sup> Street)**



**180 East 88<sup>th</sup> Street  
(at Third Avenue)**



**360 East 88<sup>th</sup> Street  
(at First Avenue)**

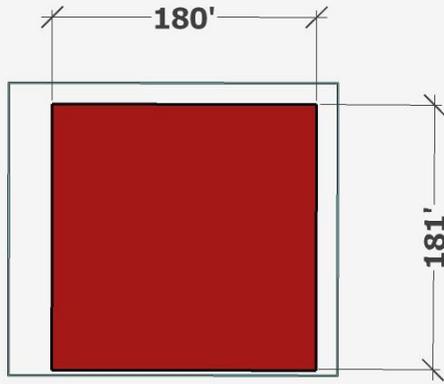
While floorplates can be quite large in lower parts of buildings, zoning requires most towers on the UES to have small floor plates

While they can get tall, towers are slender; usually no more than 8,000 SF, and usually much less

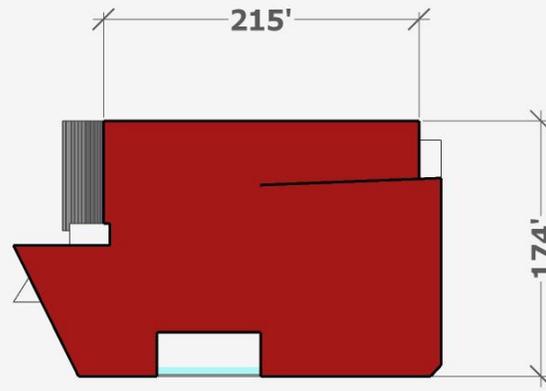
The Blood Center proposal shows a tower floorplate of 32,600 SF

# The proposal is closer to large floor plates found in commercial office towers

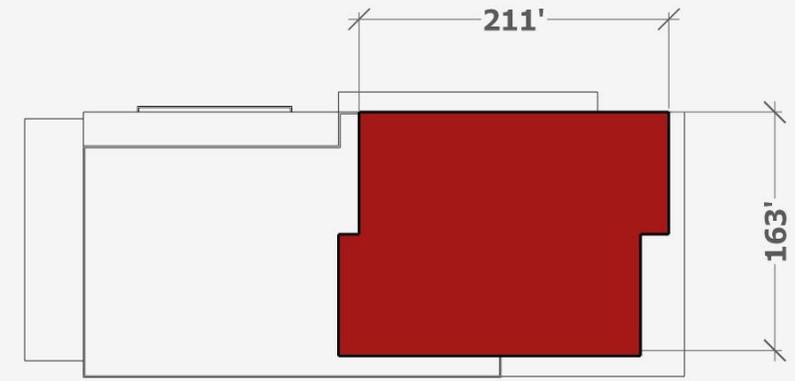
Floor plates of selected commercial buildings at 280' Height



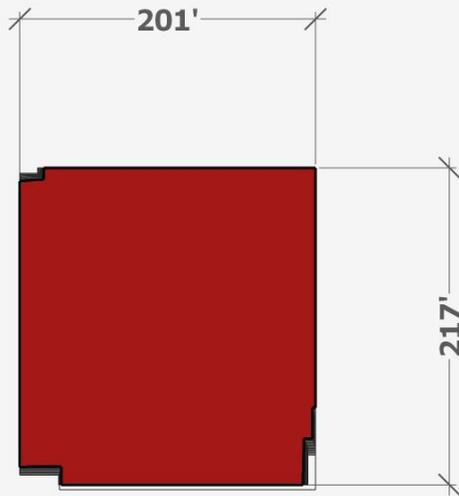
**Proposed NY Blood Center**



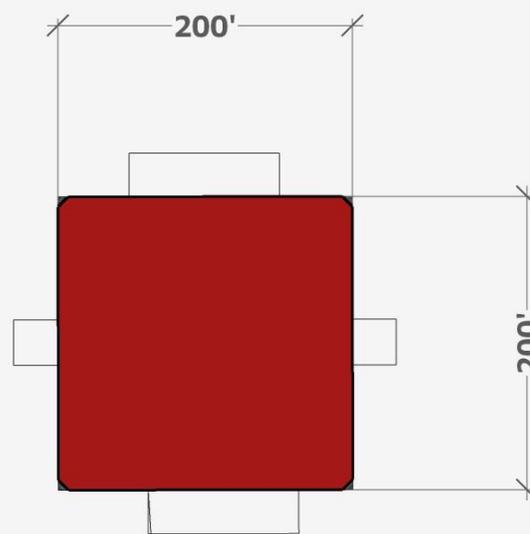
**10 Hudson Yards**



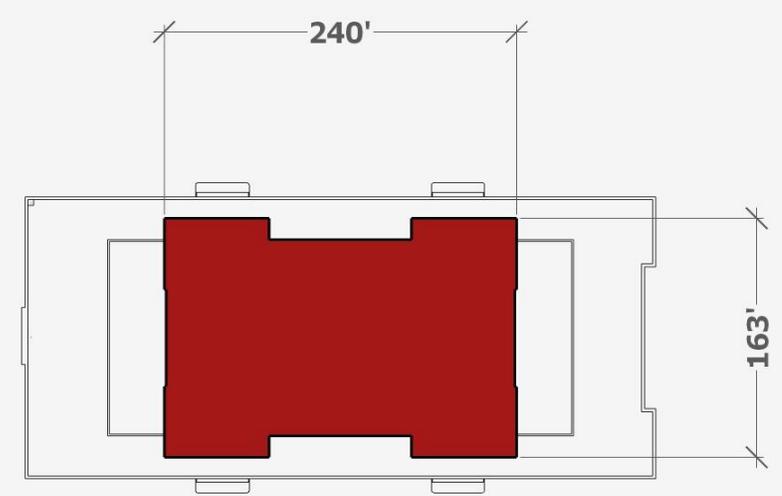
**One Vanderbilt**



**One Bryant Park**



**Freedom Tower**



**Empire State Building**

# The R8B zoning has not been an impediment to similar medical uses



Memorial Sloan Kettering  
327 East 64<sup>th</sup> Street



Memorial Sloan Kettering  
353 East 68<sup>th</sup> Street

# St. Catherine's Park is across the street



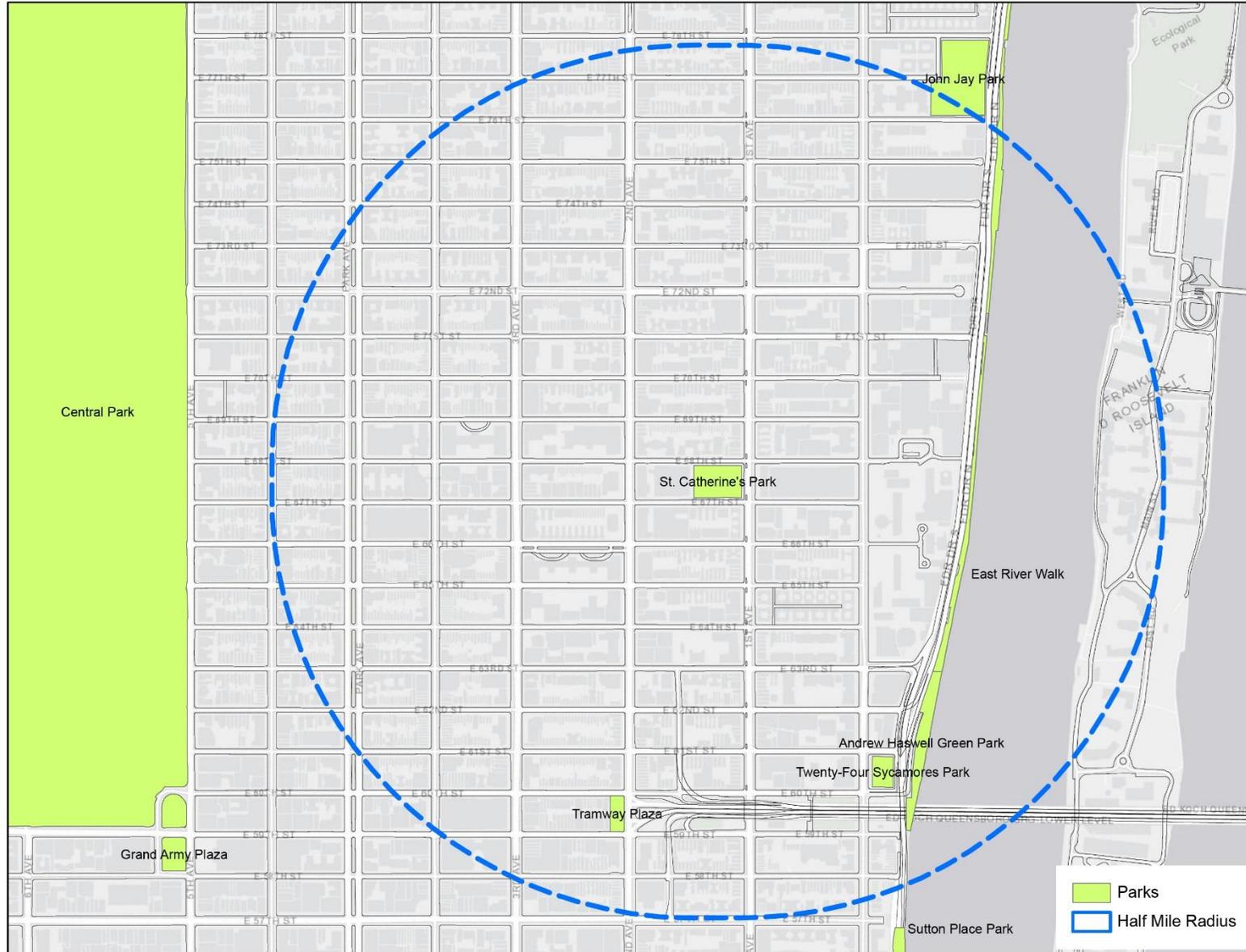
St. Catherine's Park



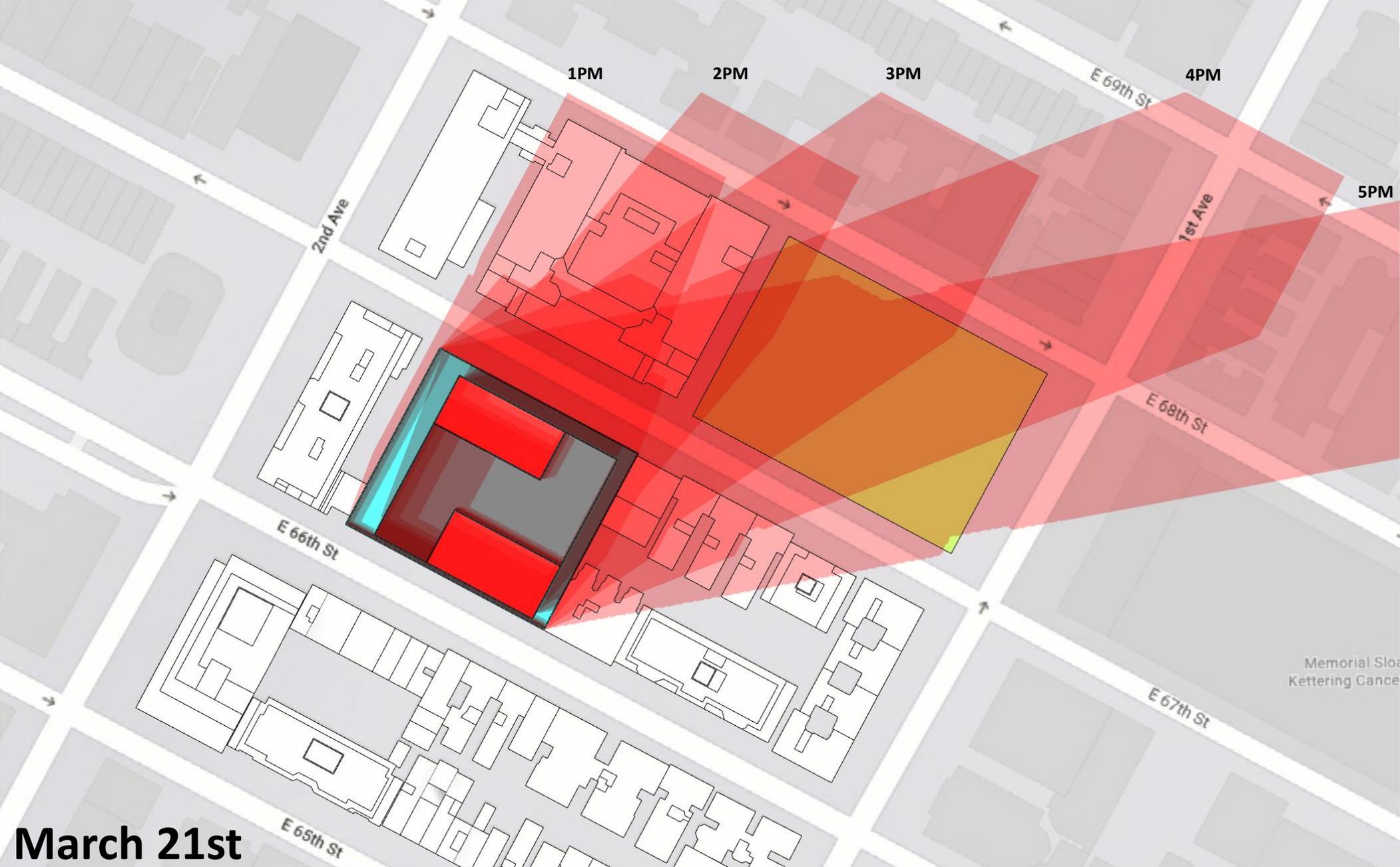
St. Catherine's Park



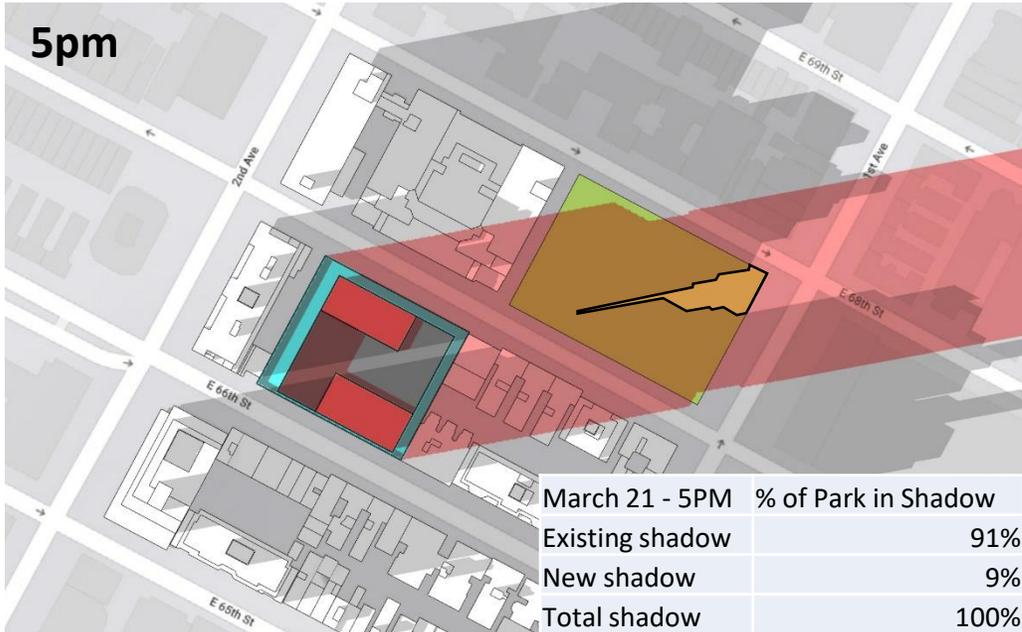
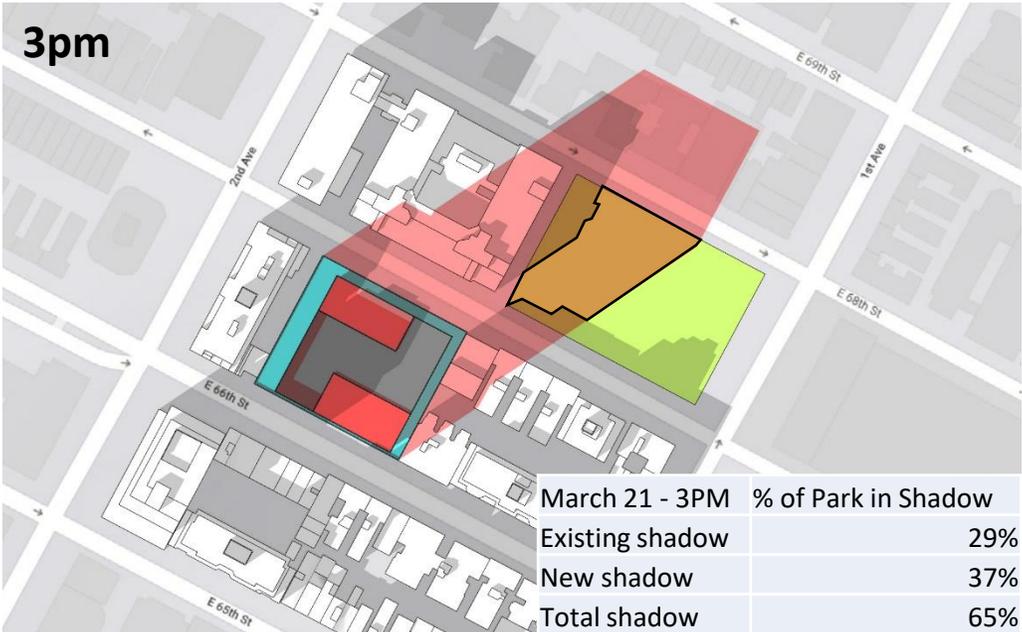
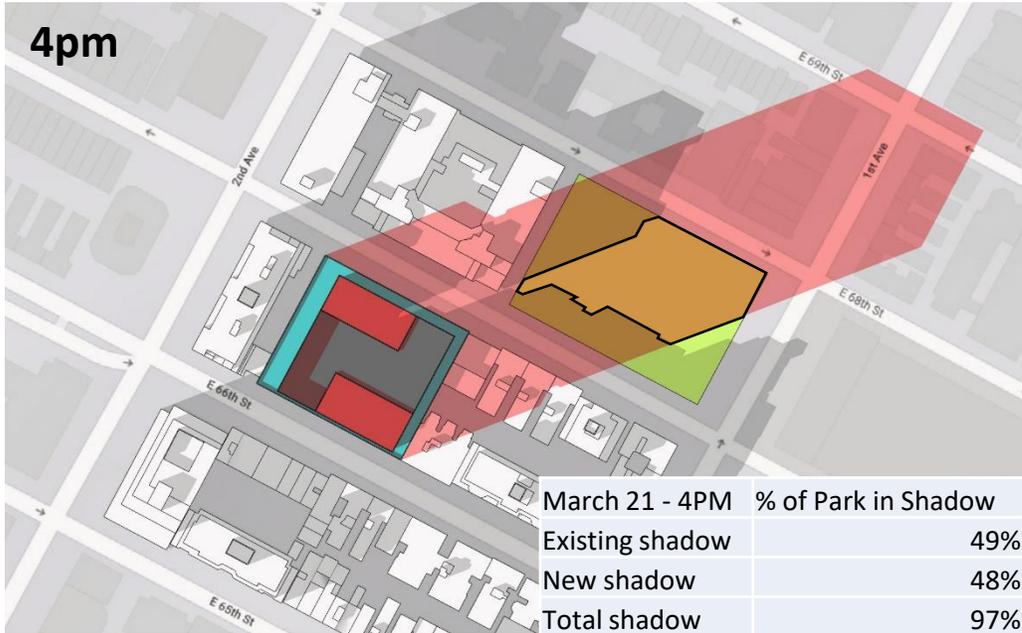
It is a very heavily used, 1.4 acres of parkland, in a neighborhood where there is almost no parkland



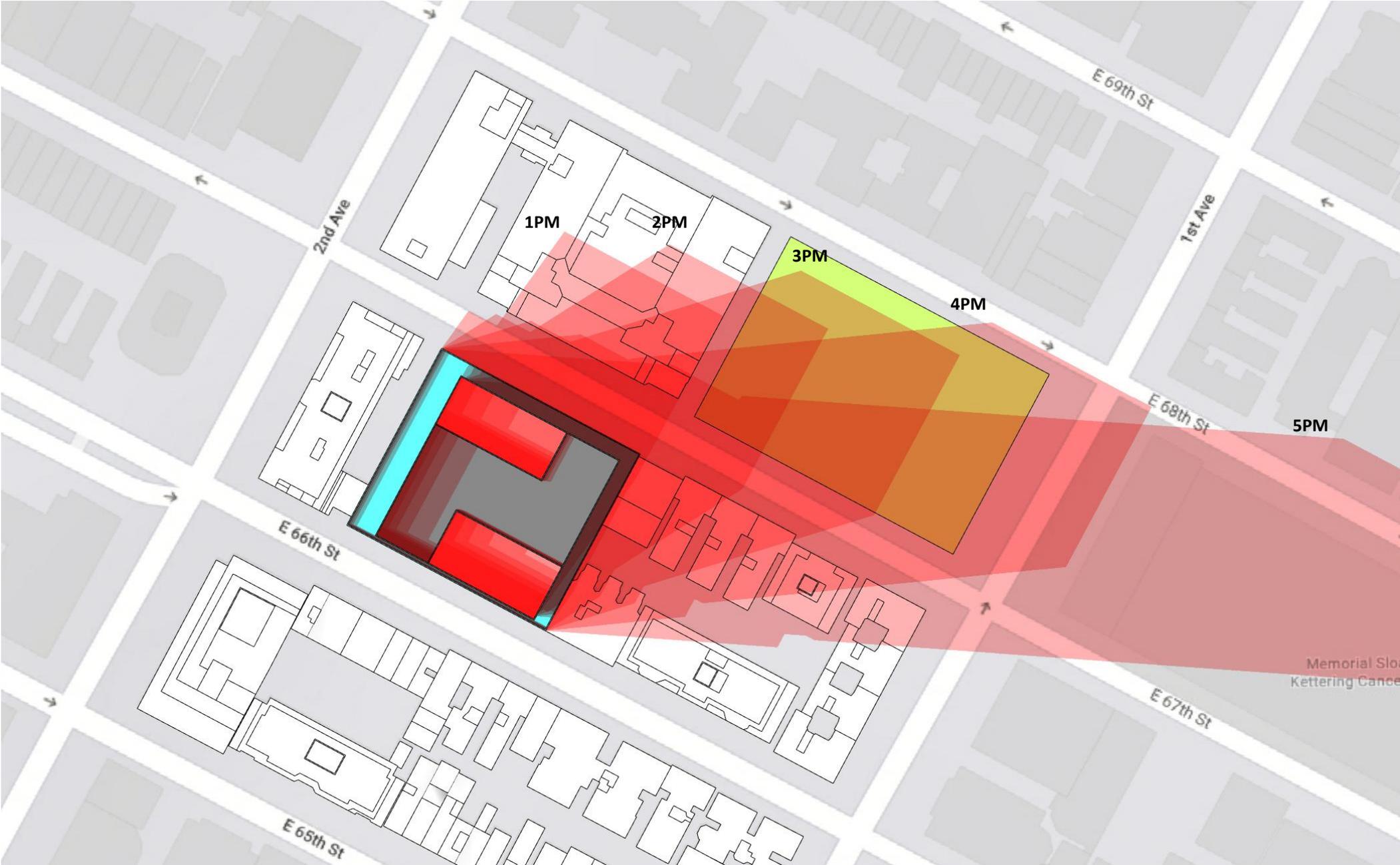
# The proposed building will cast huge afternoon shadows on the park



# New shadow from the building would be substantial in the afternoons

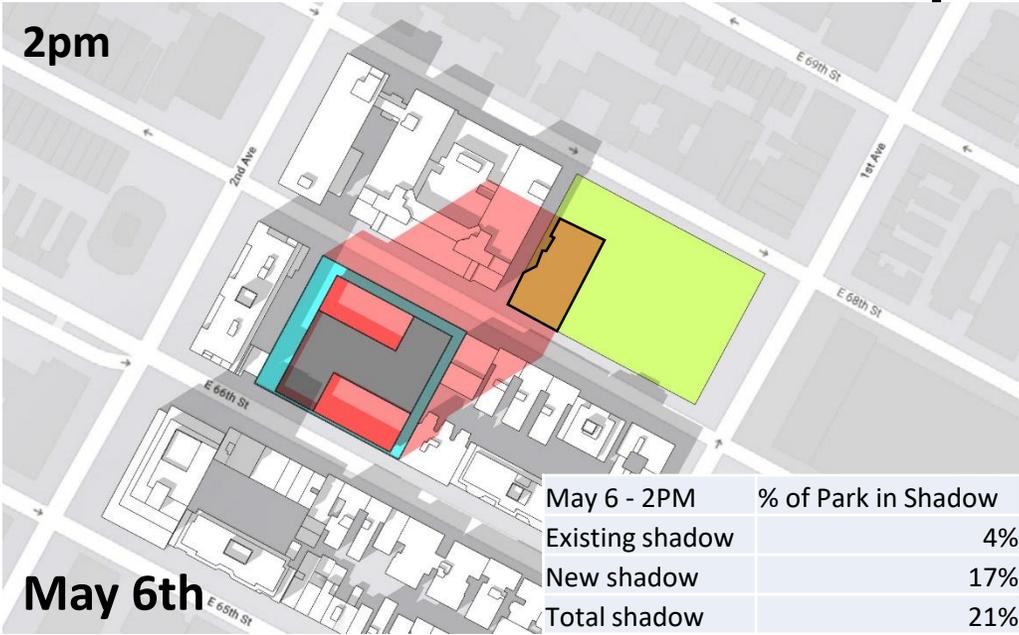


# May 6<sup>th</sup> shows a more substantial impact



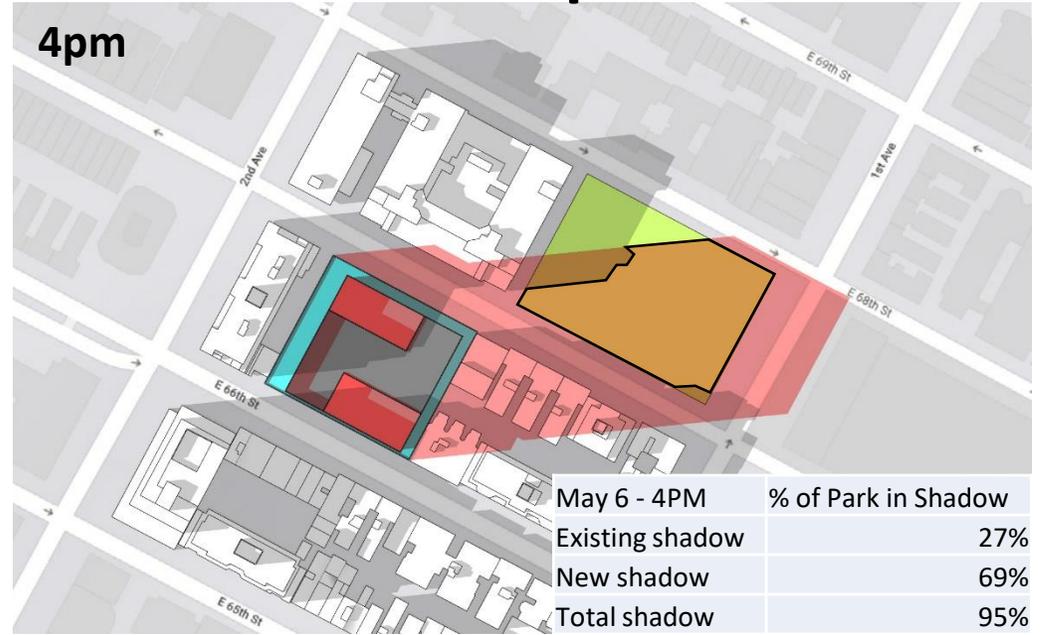
# New shadow casts most of the park in shadow from 3 to 5pm

2pm

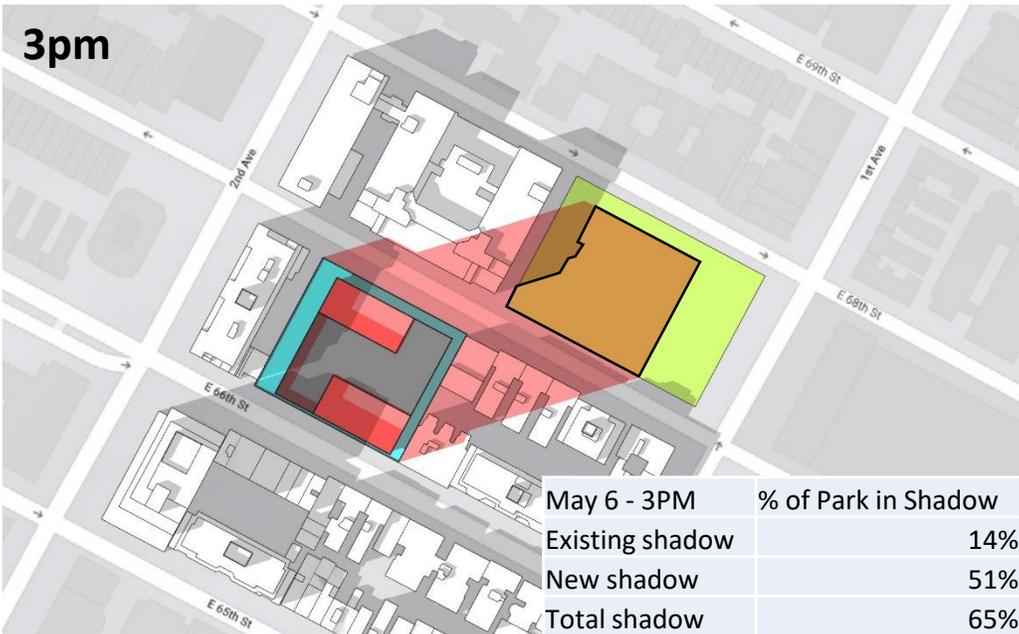


May 6th

4pm



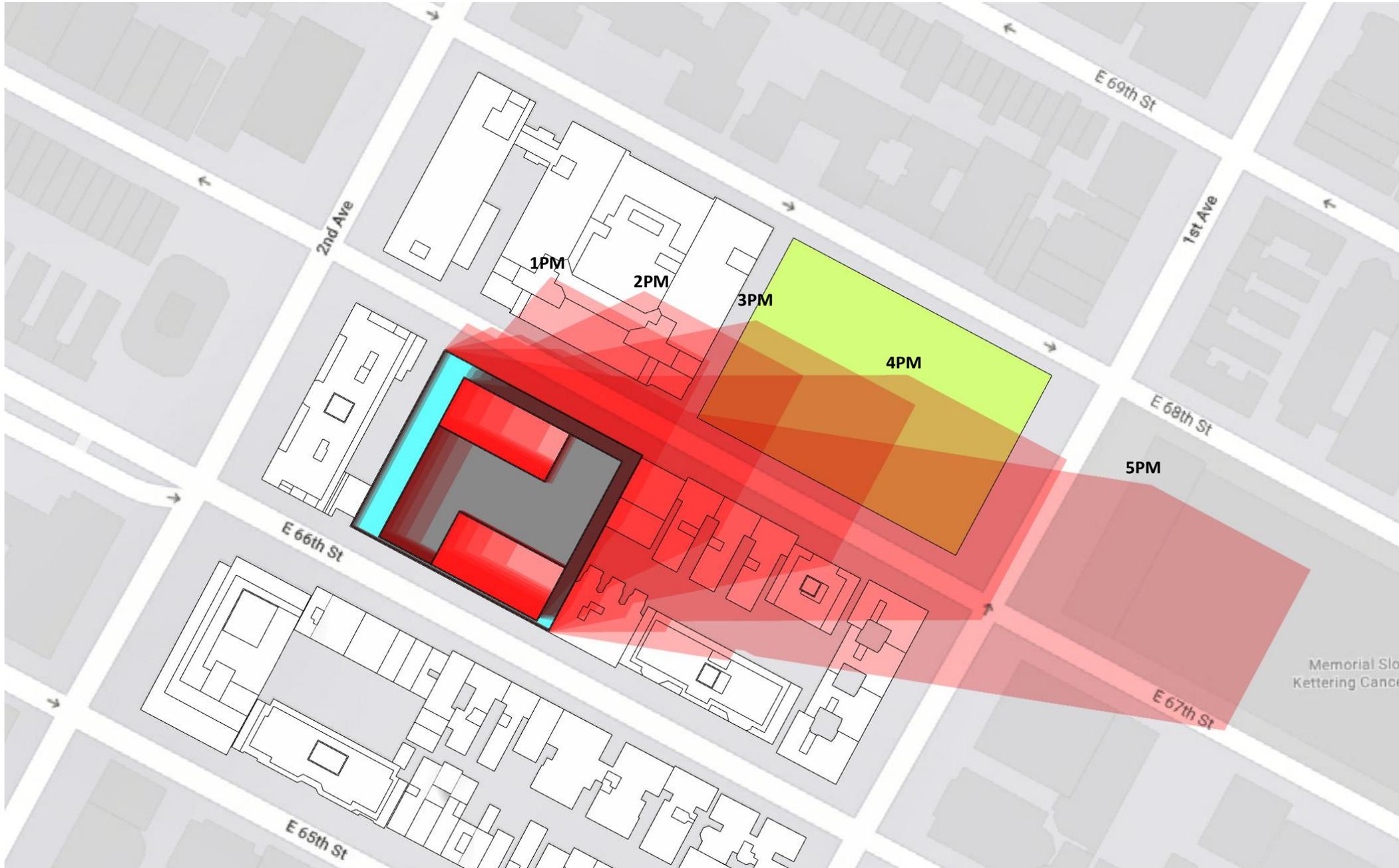
3pm



5pm



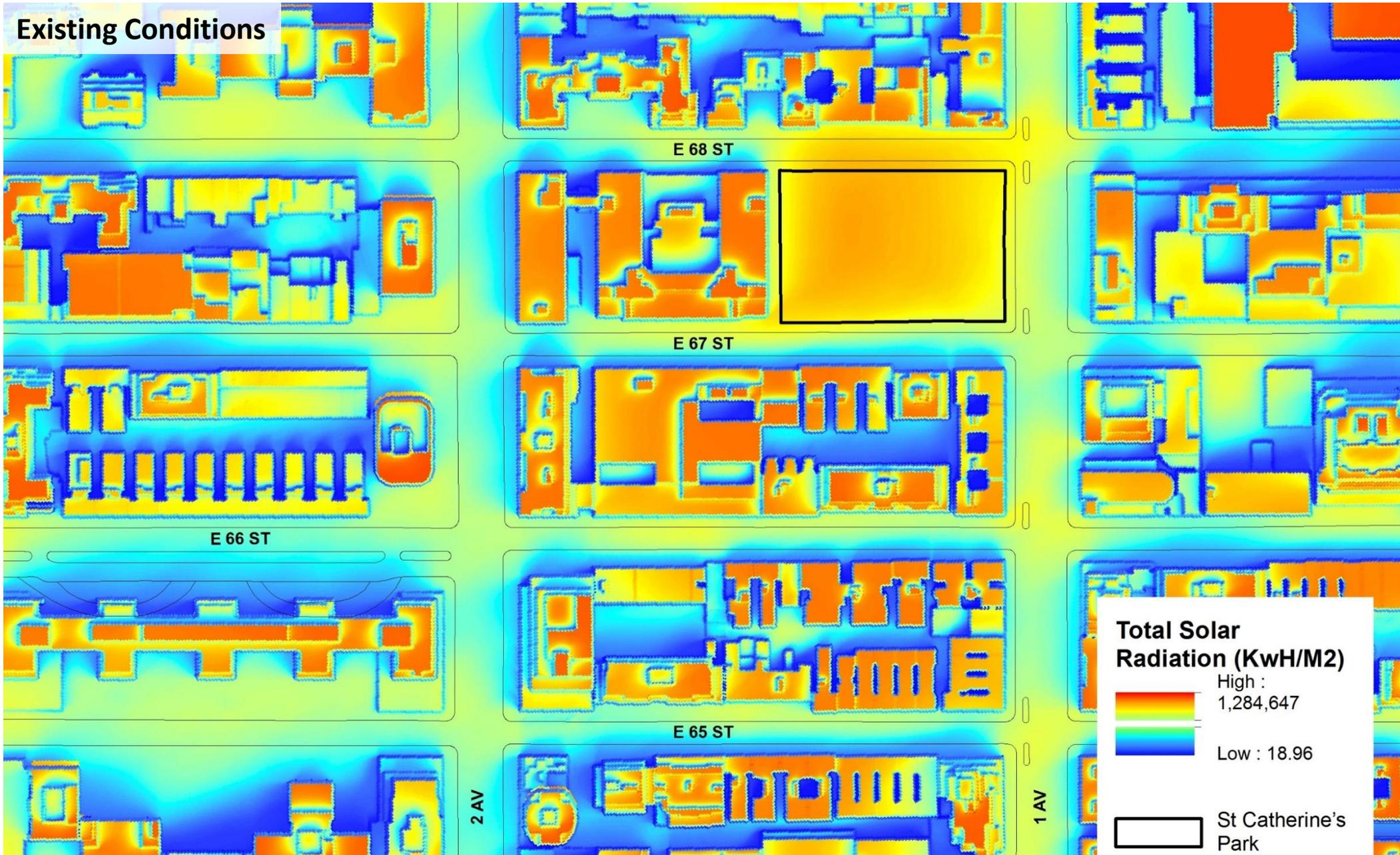
# June incremental impact is not as large on the park, but heavily impact 67<sup>th</sup> St.



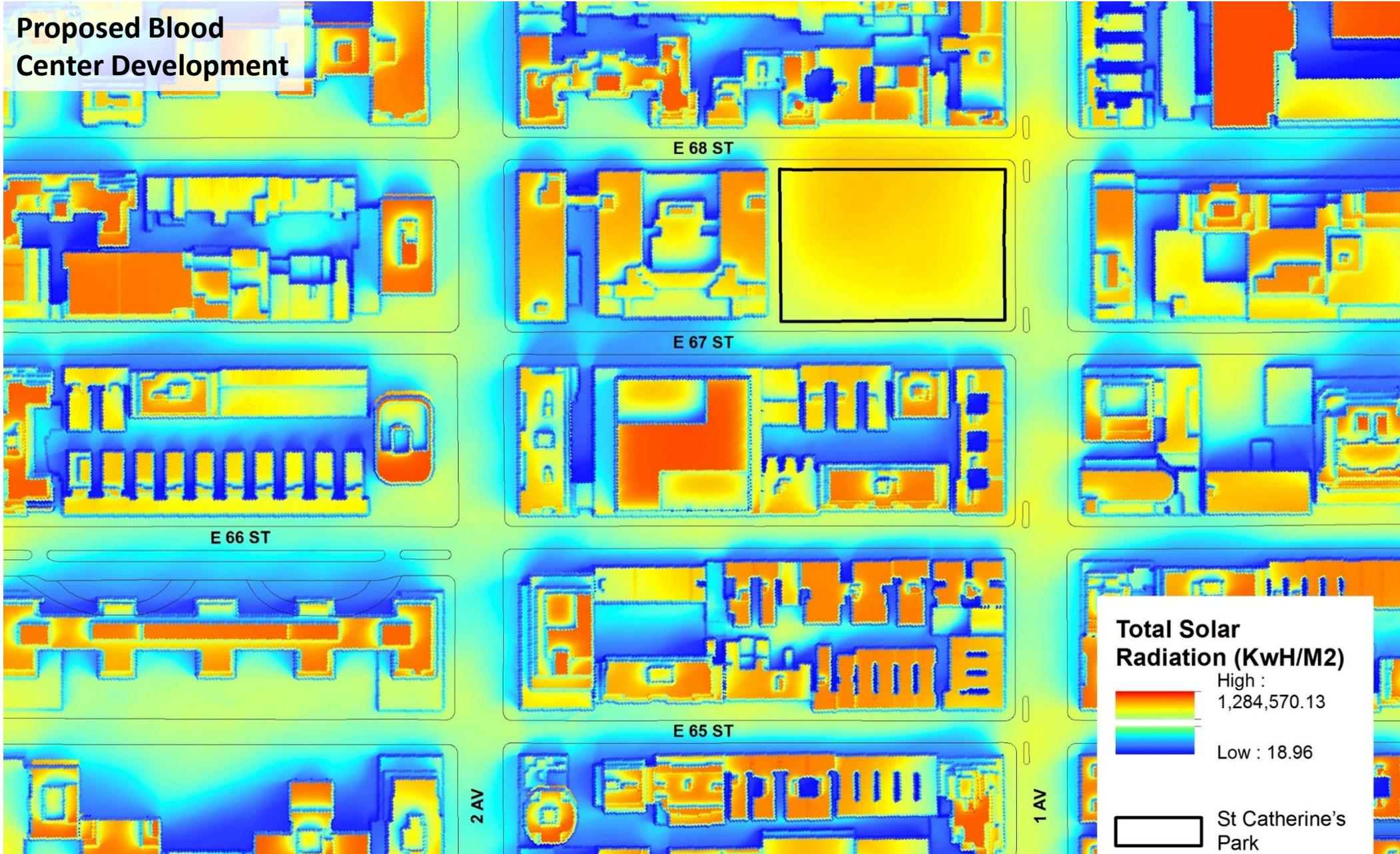
# But there is still substantial new shadow impact, even in June



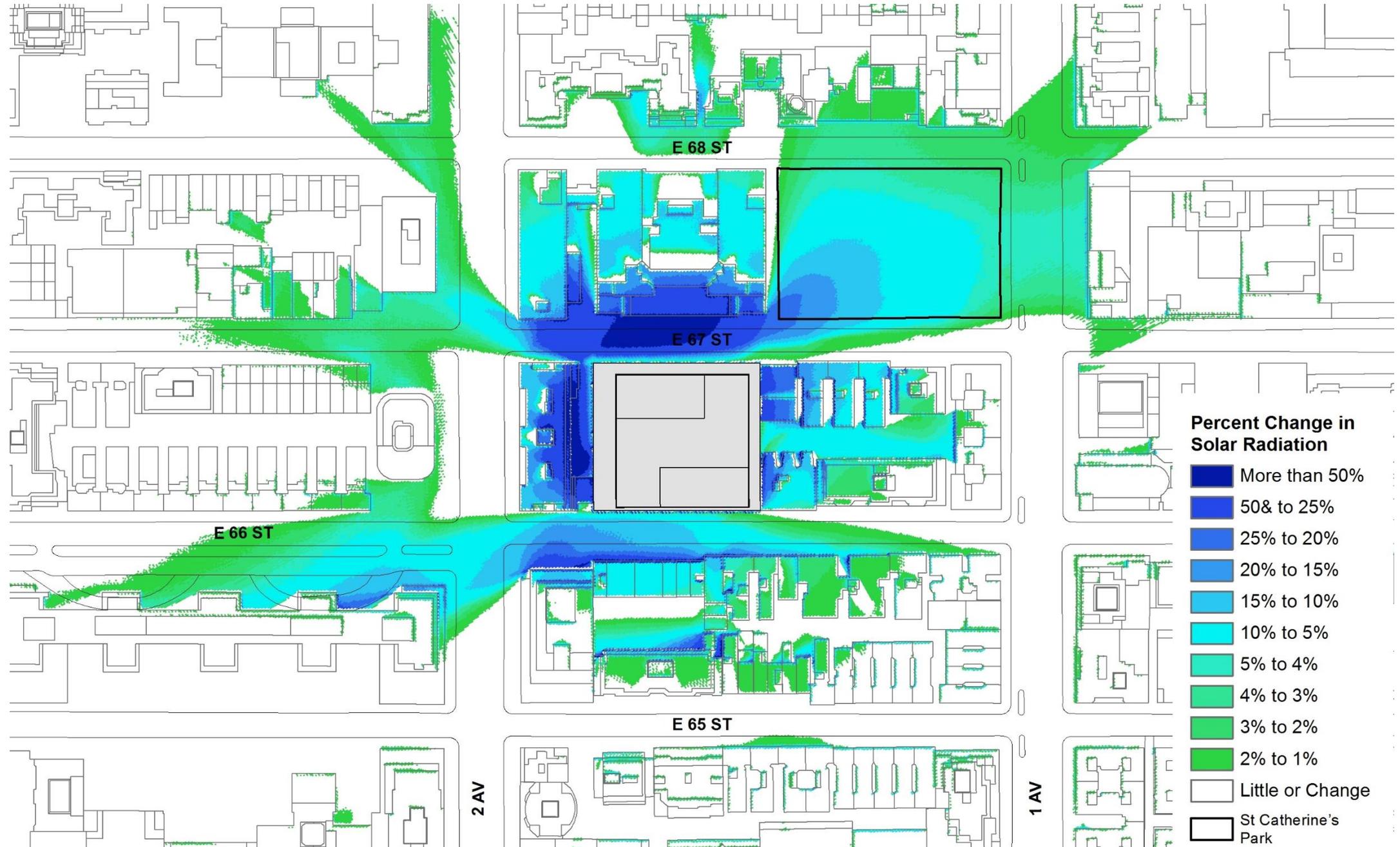
# Shadows show direct sun, but we can also measure the change in all natural light



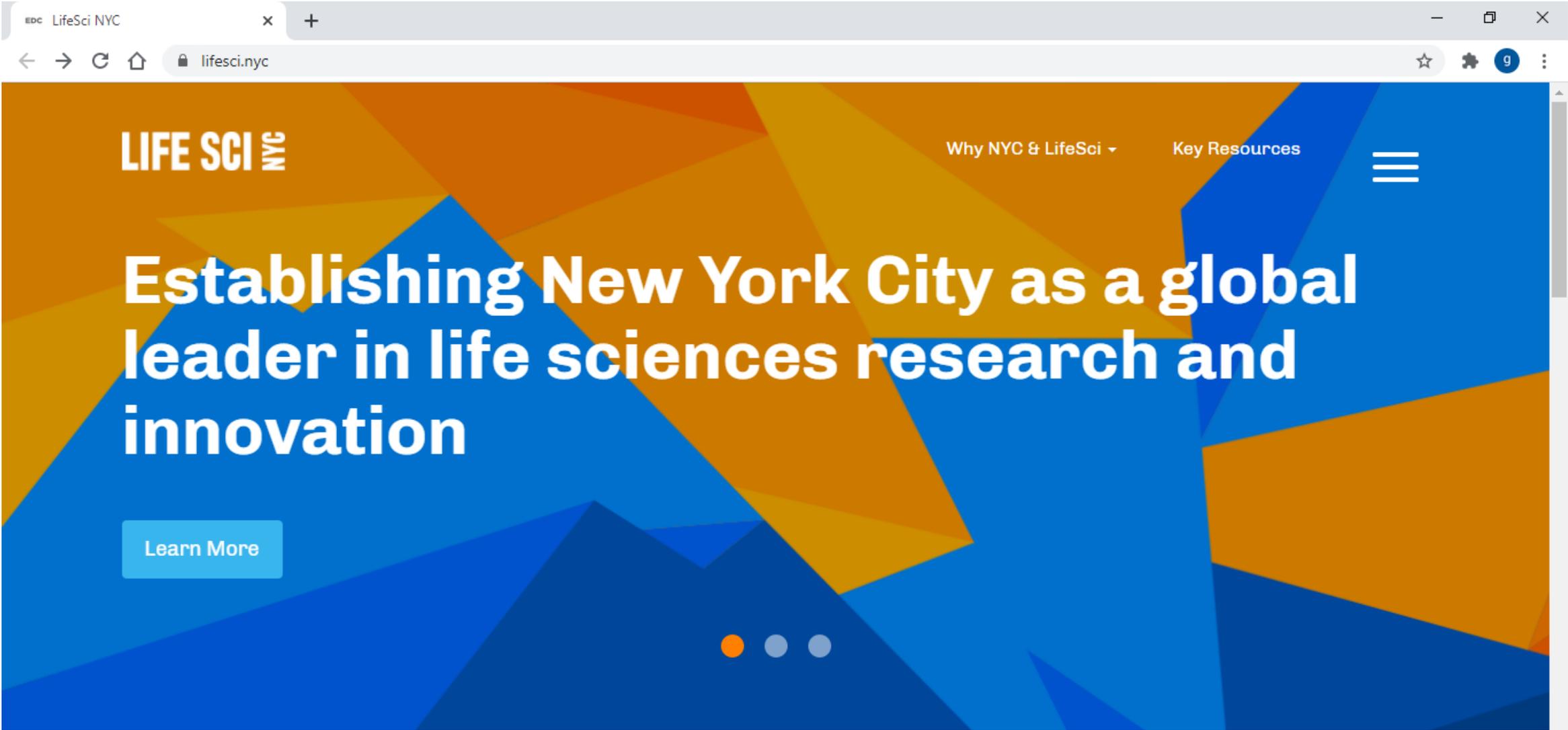
# Shadows show direct sun, but we can also measure the change in all natural light



# Difference between existing conditions and proposed Blood Center development



**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 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**
- Hub may be located on a **City-owned site(s)** or a **privately-owned site(s)**

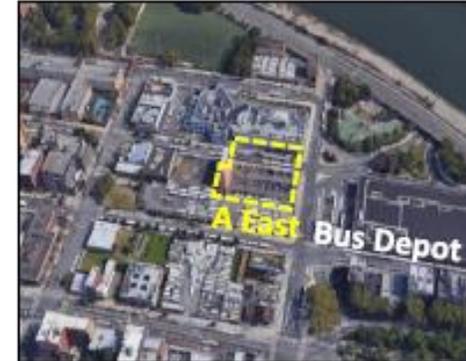
# The 2018 RFEI identified three City-owned sites where these uses could go

## 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

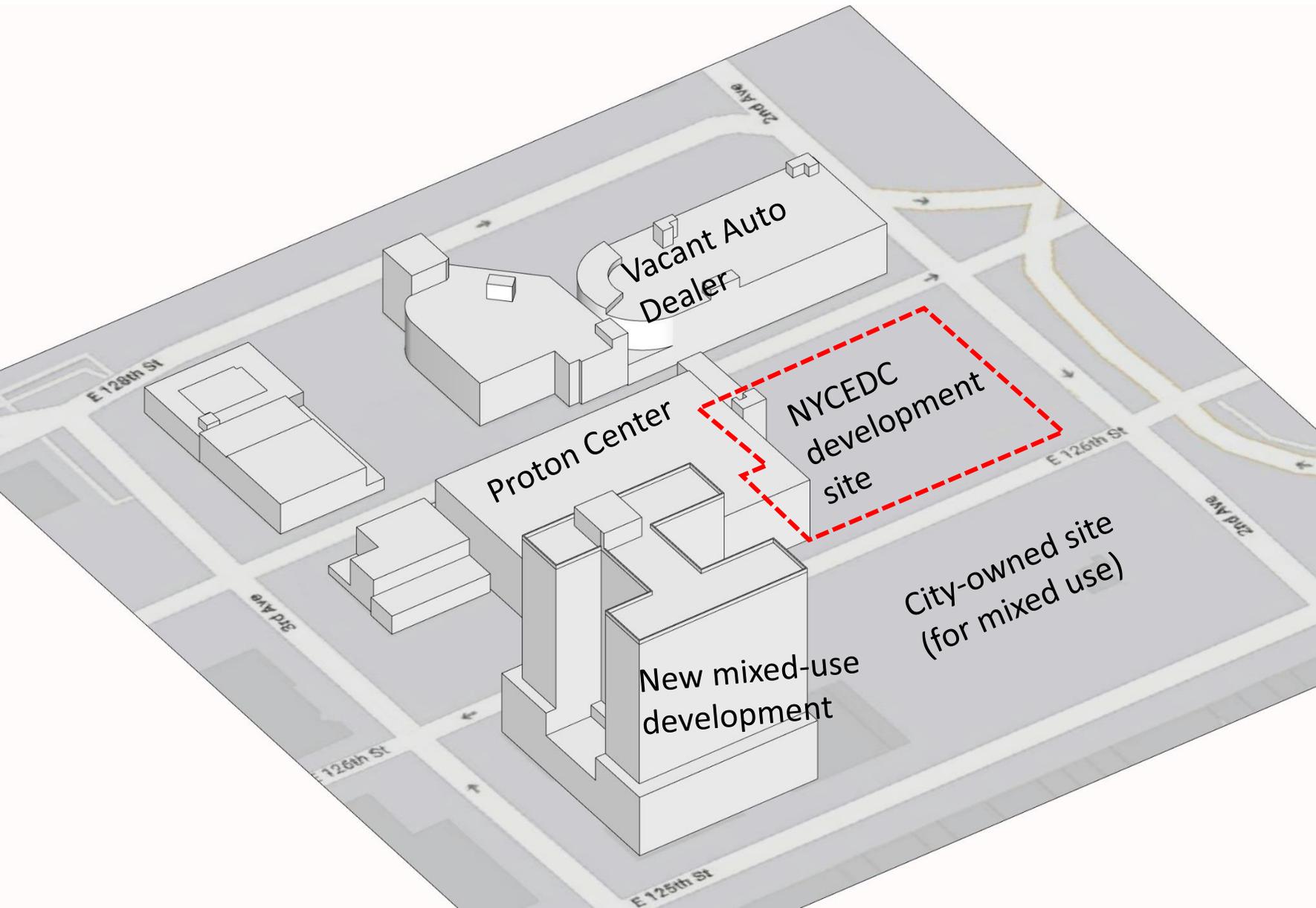


### Site 3 – Long Island City Site (DOE)

- Fully entitled; suitable for life science conversion

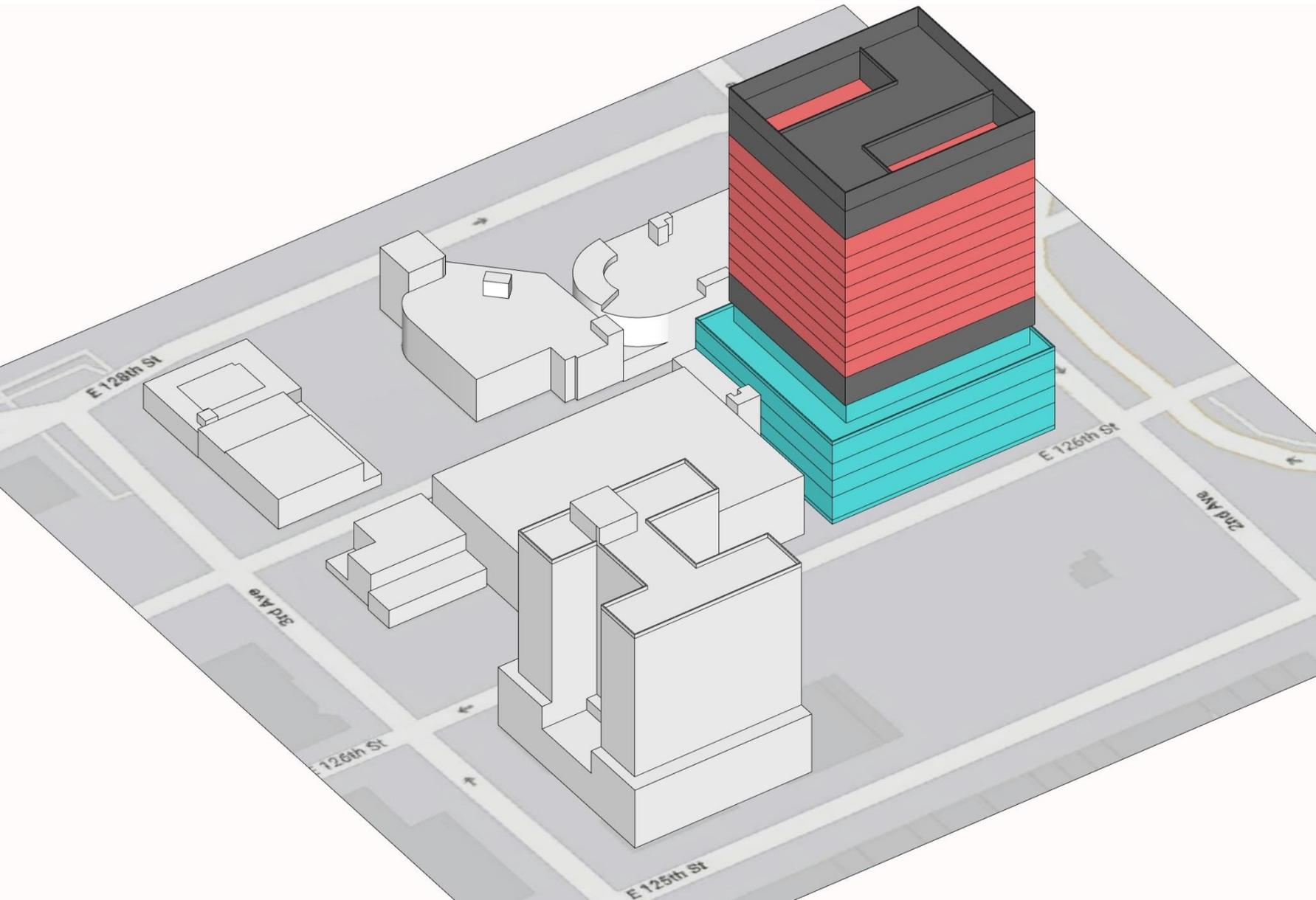


# The East Harlem site on 126<sup>th</sup> Street is slightly larger than the Blood Center site (48,462 SF vs 45,187 SF)



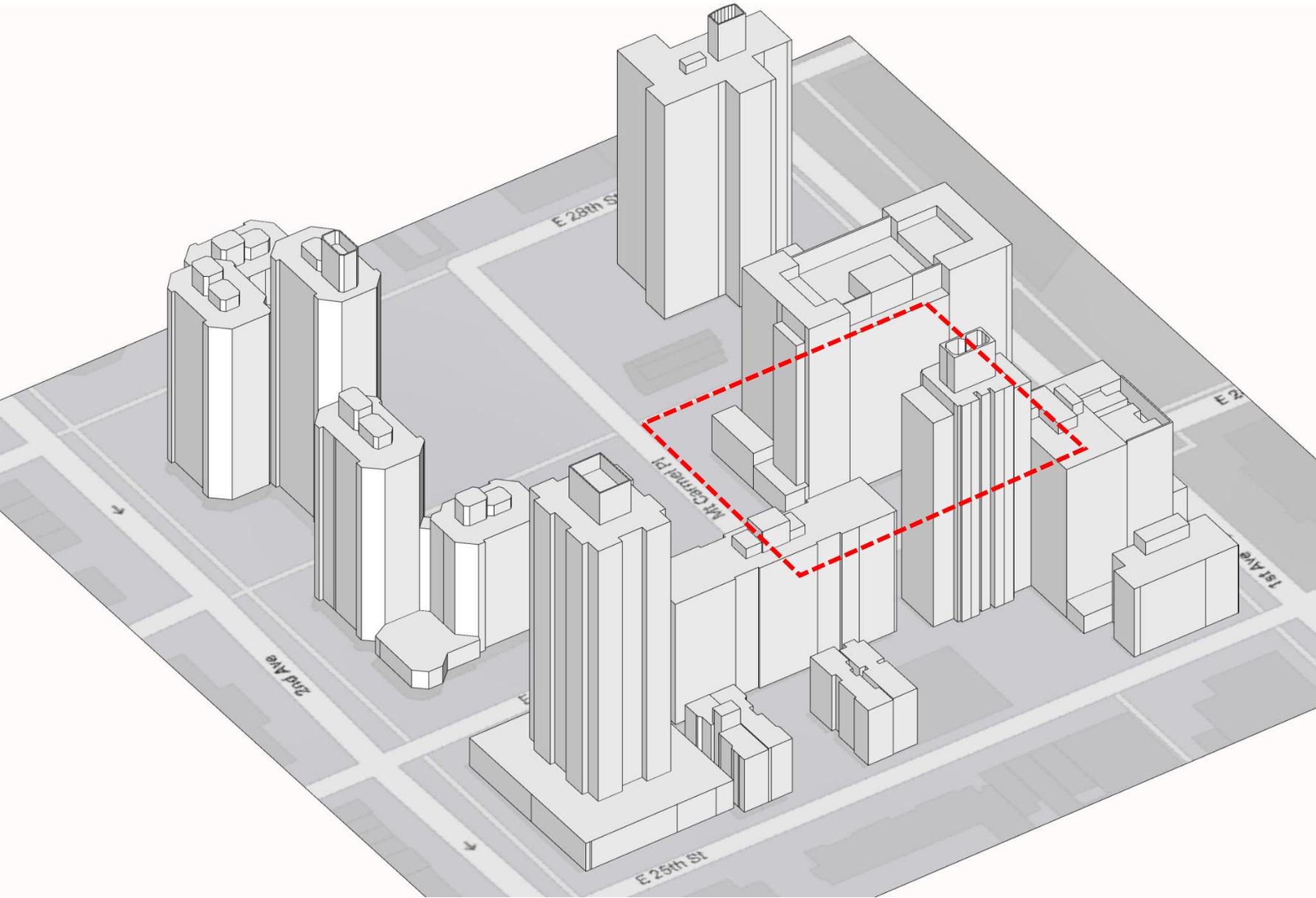
- Located directly next to a new life sciences facility (Proton Center)
- Appropriately zoned (C6-3) with additional development rights from Proton Center
- Direct access to a wide street (Second Avenue)
- Vacant

# The East Harlem site can better accommodate the proposed program



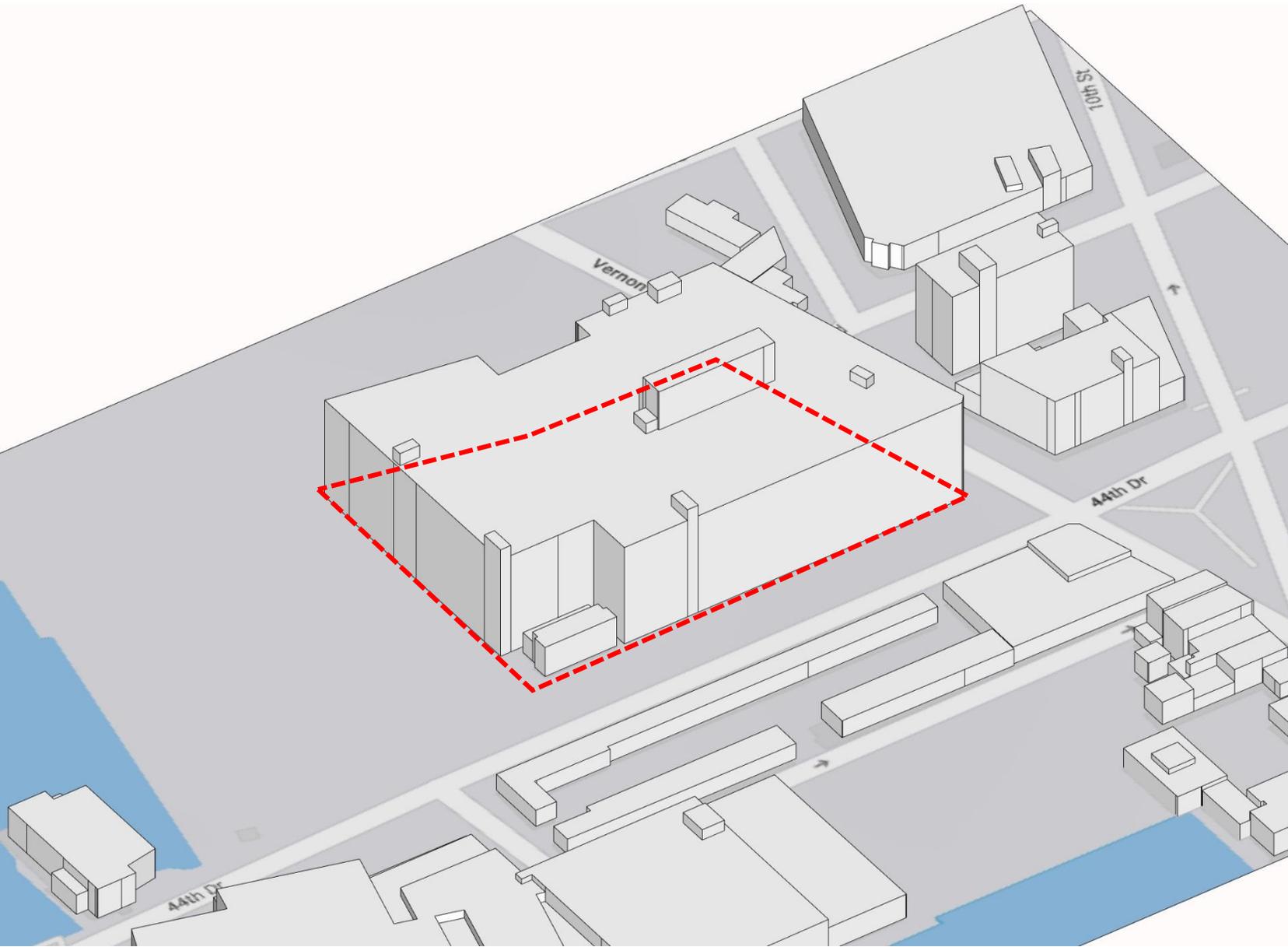
- The Blood Center facility could have standard 10 and 15 foot setbacks because the site is larger
- Easy access to subway and Metro North
- At the foot of the Triboro and Willis Avenue Bridges, easy access to I-87 and the FDR
- Part of a larger commercial district with several new offices planned

# 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

# 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 New York Blood Center is a private, not-for profit corporation

- Produces blood and stem cell products
- Conducts blood-related research
- In 2018:
  - Employed 1,266 people
  - Had \$391 million in revenue and \$388 million in expenses
  - Had net assets of \$475 million
  - Paid its highest paid employee \$1.8 million

efile GRAPHIC print - DO NOT PROCESS		As Filed Data -		DLN: 93493045019780		
Form <b>990</b> Department of the Treasury Internal Revenue Service	<b>Return of Organization Exempt From Income Tax</b> 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 <a href="http://www.irs.gov/Form990">www.irs.gov/Form990</a> for instructions and the latest information.				OMB No 1545-0047 <b>2018</b> Open to Public Inspection	
<b>A For the 2019 calendar year, or tax year beginning 04-01-2018 , and ending 03-31-2019</b>						
<b>B</b> Check if applicable: <input type="checkbox"/> Address change <input type="checkbox"/> Name change <input type="checkbox"/> Initial return <input type="checkbox"/> Final return/terminated <input type="checkbox"/> Amended return <input type="checkbox"/> Application pending		<b>C</b> Name of organization NEW YORK BLOOD CENTER % JOON MOON Doing business as		<b>D</b> Employer identification number 13-1949477		
		Number and street (or P O box if mail is not delivered to street address) Room/suite 310 East 67th Street		<b>E</b> Telephone number (212) 570-3100		
		City or town, state or province, country, and ZIP or foreign postal code New York, NY 10065		<b>G</b> Gross receipts \$ 505,009,741		
		<b>F</b> Name and address of principal officer Dr Christopher Hillyer 310 East 67th Street New York, NY 10065		<b>H(a)</b> Is this a group return for subordinates? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>H(b)</b> Are all subordinates included? <input type="checkbox"/> Yes <input type="checkbox"/> No If "No," attach a list (see instructions) <b>H(c)</b> Group exemption number ▶		
<b>I</b> Tax-exempt status <input checked="" type="checkbox"/> 501(c)(3) <input type="checkbox"/> 501(c) ( ) ◀ (insert no ) <input type="checkbox"/> 4947(a)(1) or <input type="checkbox"/> 527		<b>J</b> Website: ▶ nybloodcenter.org		<b>L</b> Year of formation 1959 <b>M</b> State of legal domicile NY		
<b>K</b> Form of organization <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Trust <input type="checkbox"/> Association <input type="checkbox"/> Other ▶						
<b>Part I Summary</b>						
<b>Activities &amp; Governance</b>	<b>1</b> 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					
	<b>2</b> Check this box <input type="checkbox"/> if the organization discontinued its operations or disposed of more than 25% of its net assets					
	<b>3</b> Number of voting members of the governing body (Part VI, line 1a)				<b>3</b>	23
	<b>4</b> Number of independent voting members of the governing body (Part VI, line 1b)				<b>4</b>	22
	<b>5</b> Total number of individuals employed in calendar year 2018 (Part V, line 2a)				<b>5</b>	1,266
	<b>6</b> Total number of volunteers (estimate if necessary)				<b>6</b>	200
	<b>7a</b> Total unrelated business revenue from Part VIII, column (C), line 12				<b>7a</b>	312,306

# It is tempting to use the zoning resolution to subsidize important organizations

- But land use decisions should be made according to land use plans: zoning should not be used as a replacement of taxes or to subsidize private organizations
- Such use undermines the very purpose of zoning: “to promote an orderly pattern of development and to separate incompatible land uses to ensure a pleasant environment”
- All the space the Blood Center needs can be built on their site as-of-right
- If the City wants to build this industry, it should, but it should focus on the sites already identified by the NYCEDC and build in areas where this use and mass is appropriate



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HISTORIC DISTRICTS

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12/8/2020