

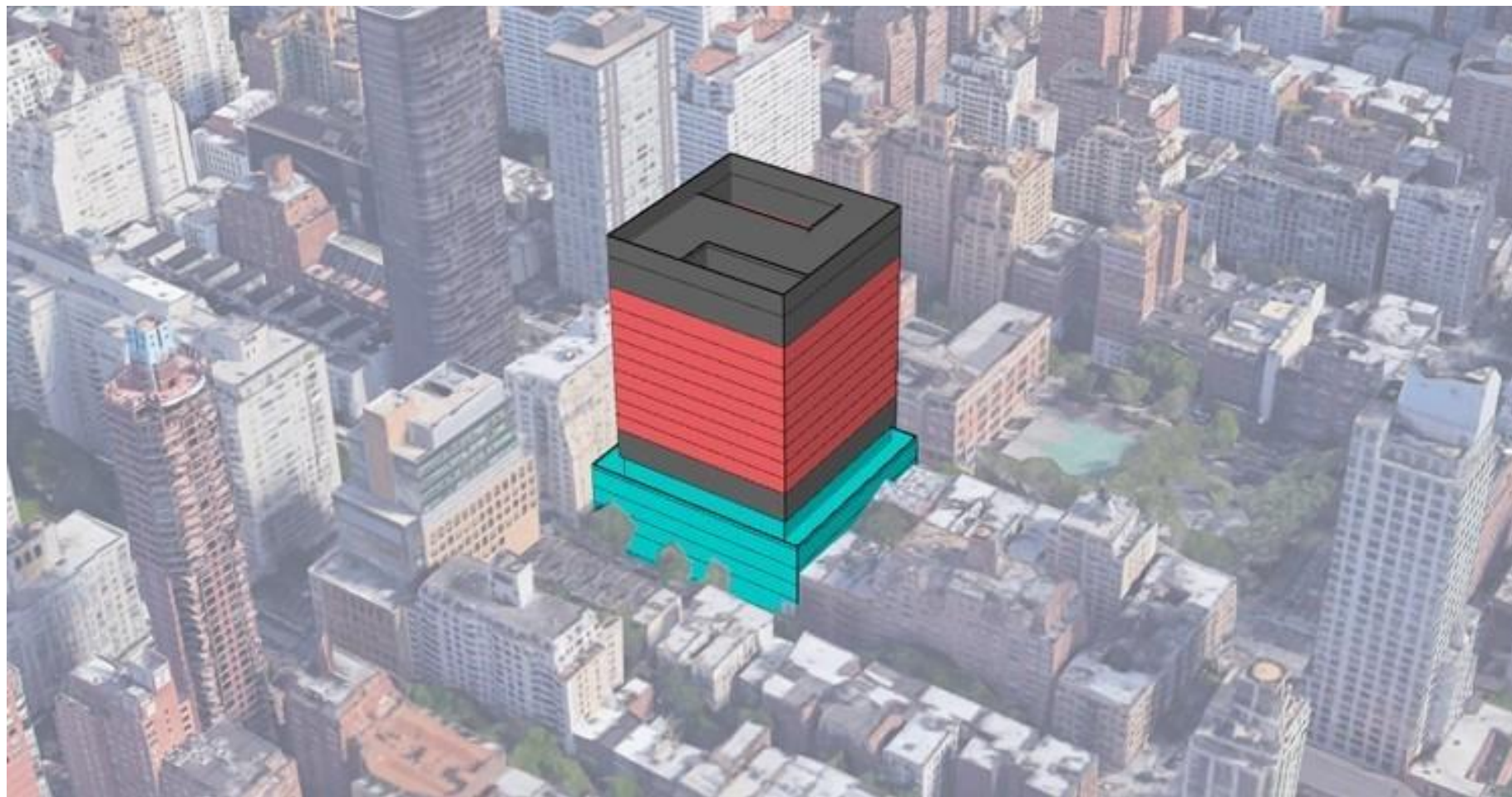


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FRIENDS
of the UPPER EAST SIDE
HISTORIC DISTRICTS

Comparisons to the NY Blood Center Proposal



September 10, 2021

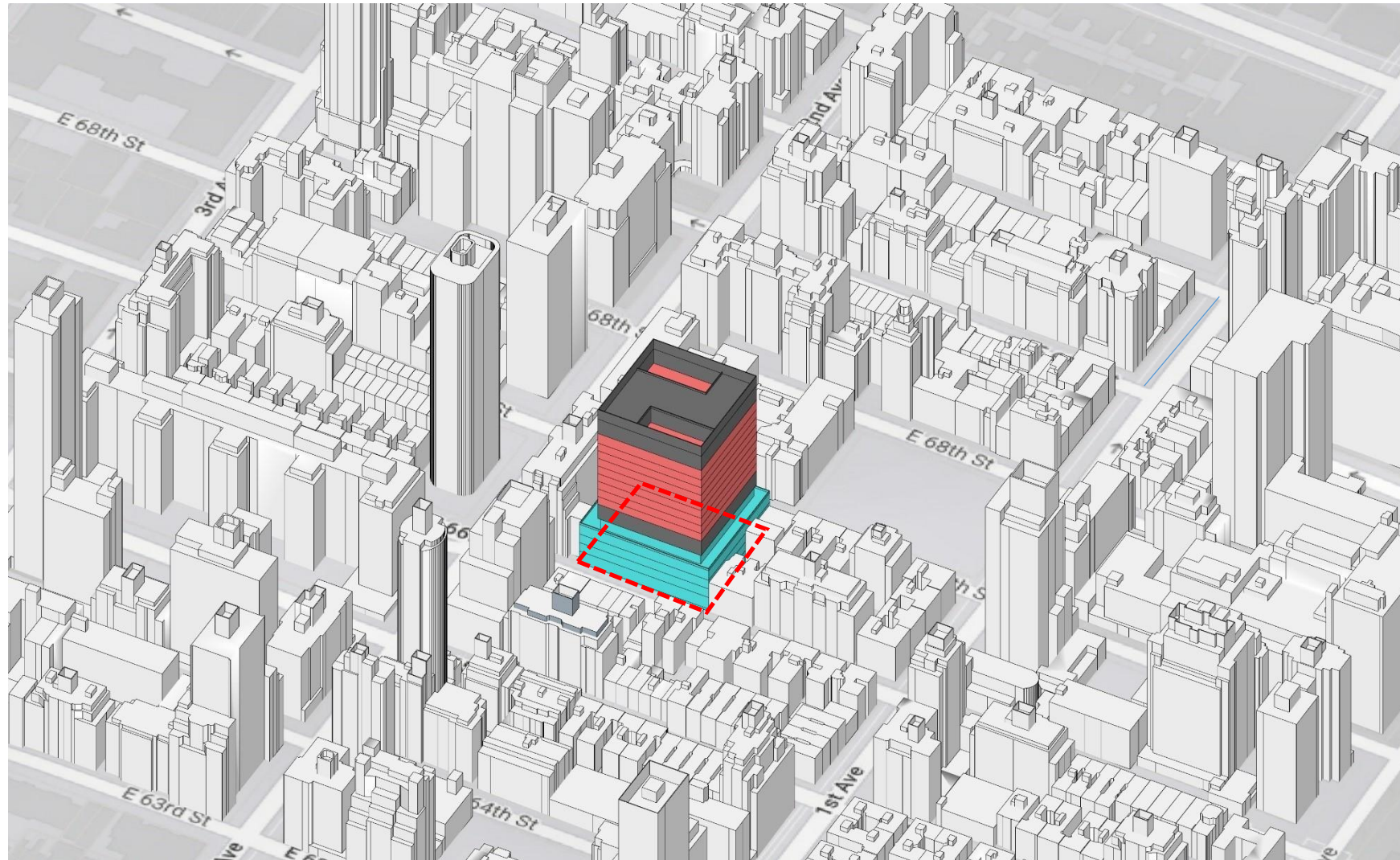
The Blood Center proposal is not similar to other projects using the same special permit

- 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



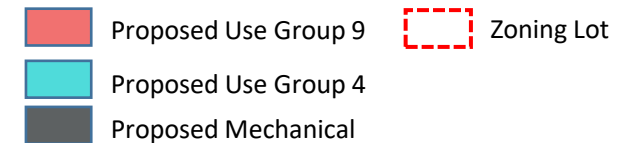
Zoning District: R8B (existing)
C2-7 (proposed)

Year Built: Proposed

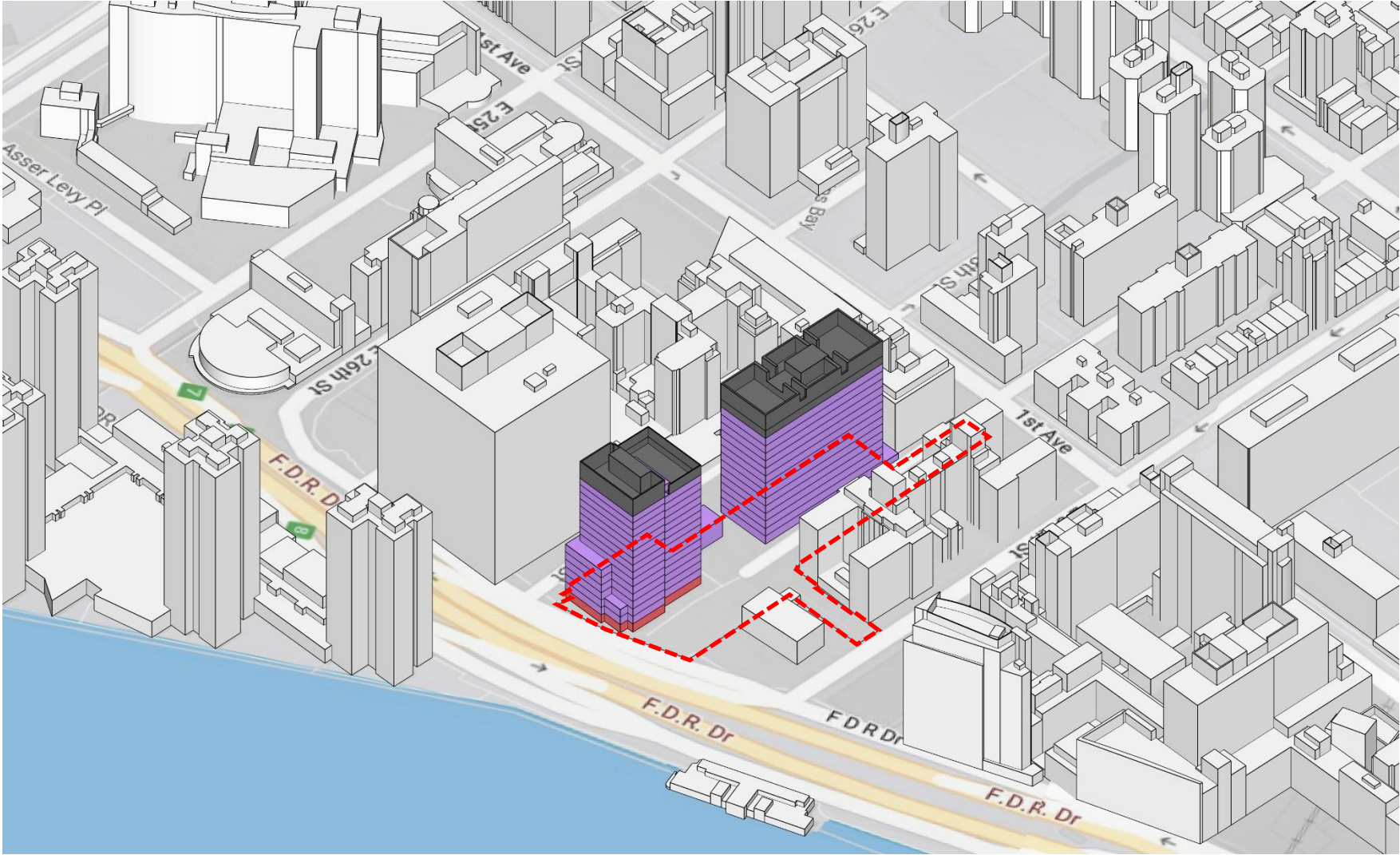
Proposed Use Group 4 and 9

Proposed Typical Floor Plate: 32,600 sf

Zoning Lot Size: 45,187 sf










Alexandria Center



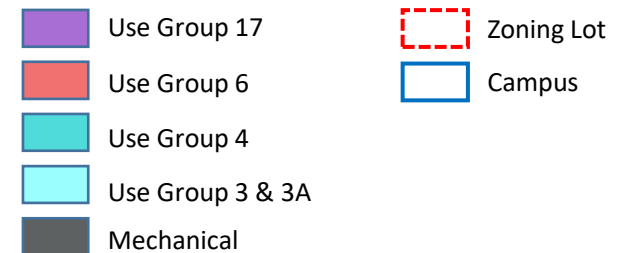
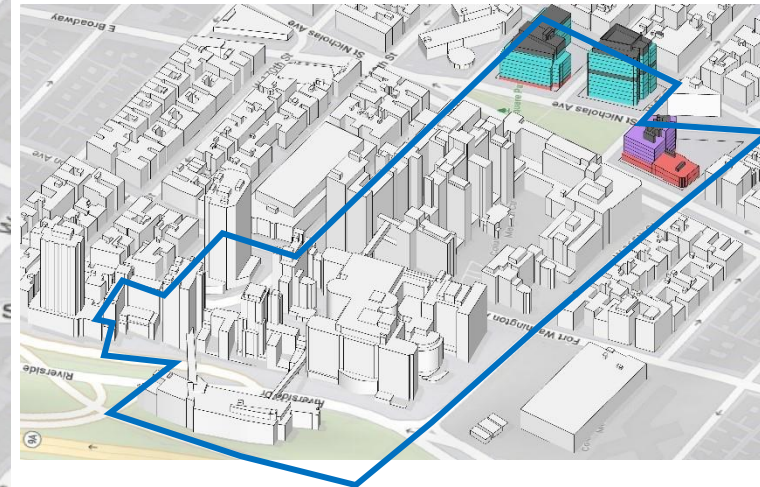
Zoning District: C6-2 (R8 Equivalent)
Year Built: 2008-2011
Use Group 17
Typical Floor Plate: 25,120 sf (west)
18,105 sf (east)
Zoning Lot Size: 129,000 sf



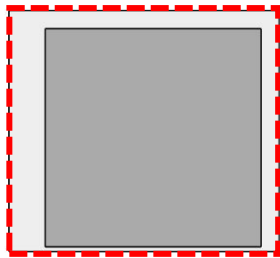
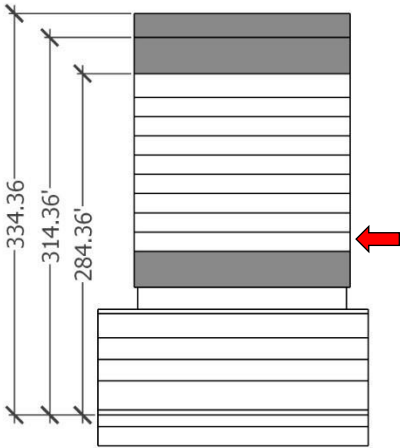
- | | |
|--|--|
|  Use Group 17 |  Zoning Lot |
|  Use Group 6 |  Campuses
(NYU & Bellevue) |
|  Use Group 4 | |
|  Use Group 3 & 3A | |
|  Mechanical | |

An aerial, isometric view of a city block. The streets are labeled: St Nicholas Ave, Amsterdam Ave, W 170th St, W 169th St, W 168th St, W 167th St, W 166th St, W 165th St, W 164th St, W 163rd St, W 162nd St, W 161st St, W 160th St, W 159th St, W 158th St, W 157th St, W 156th St, W 155th St, W 154th St, W 153rd St, W 152nd St, W 151st St, W 150th St, W 149th St, W 148th St, W 147th St, W 146th St, W 145th St, W 144th St, W 143rd St, W 142nd St, W 141st St, W 140th St, W 139th St, W 138th St, W 137th St, W 136th St, W 135th St, W 134th St, W 133rd St, W 132nd St, W 131st St, W 130th St, W 129th St, W 128th St, W 127th St, W 126th St, W 125th St, W 124th St, W 123rd St, W 122nd St, W 121st St, W 120th St, W 119th St, W 118th St, W 117th St, W 116th St, W 115th St, W 114th St, W 113rd St, W 112nd St, W 111th St, W 110th St, W 109th St, W 108th St, W 107th St, W 106th St, W 105th St, W 104th St, W 103rd St, W 102nd St, W 101st St, W 100th St, W 99th St, W 98th St, W 97th St, W 96th St, W 95th St, W 94th St, W 93rd St, W 92nd St, W 91st St, W 90th St, W 89th St, W 88th St, W 87th St, W 86th St, W 85th St, W 84th St, W 83rd St, W 82nd St, W 81st St, W 80th St, W 79th St, W 78th St, W 77th St, W 76th St, W 75th St, W 74th St, W 73rd St, W 72nd St, W 71st St, W 70th St, W 69th St, W 68th St, W 67th St, W 66th St, W 65th St, W 64th St, W 63rd St, W 62nd St, W 61st St, W 60th St, W 59th St, W 58th St, W 57th St, W 56th St, W 55th St, W 54th St, W 53rd St, W 52nd St, W 51st St, W 50th St, W 49th St, W 48th St, W 47th St, W 46th St, W 45th St, W 44th St, W 43rd St, W 42nd St, W 41st St, W 40th St, W 39th St, W 38th St, W 37th St, W 36th St, W 35th St, W 34th St, W 33rd St, W 32nd St, W 31st St, W 30th St, W 29th St, W 28th St, W 27th St, W 26th St, W 25th St, W 24th St, W 23rd St, W 22nd St, W 21st St, W 20th St, W 19th St, W 18th St, W 17th St, W 16th St, W 15th St, W 14th St, W 13th St, W 12th St, W 11th St, W 10th St, W 9th St, W 8th St, W 7th St, W 6th St, W 5th St, W 4th St, W 3rd St, W 2nd St, W 1st St. Three buildings are highlighted with red dashed boxes and labeled: 'a' is a building with a black roof and blue walls; 'b' is a building with a black roof and blue walls; 'c' is a building with a black roof and red walls. The surrounding area is filled with other buildings of various heights and colors (grey, white, blue, red, purple).

Sum of Zoning Lots Size: 110,751 sf

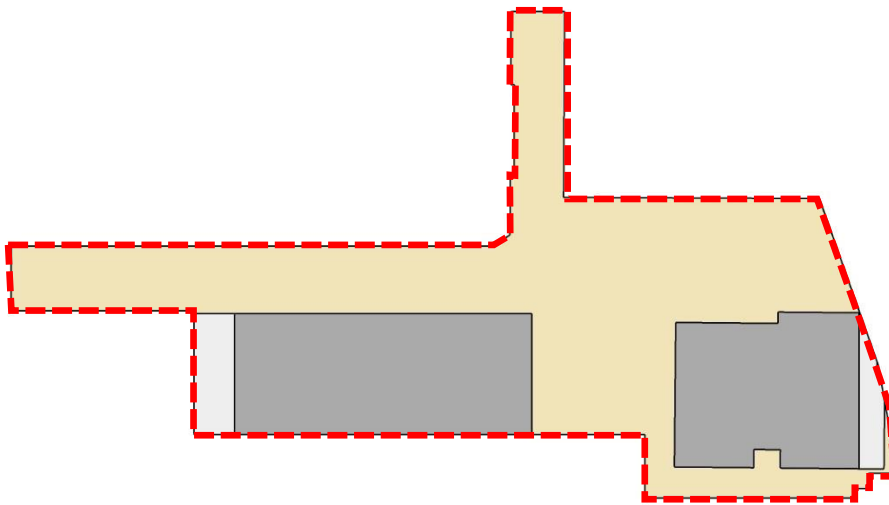
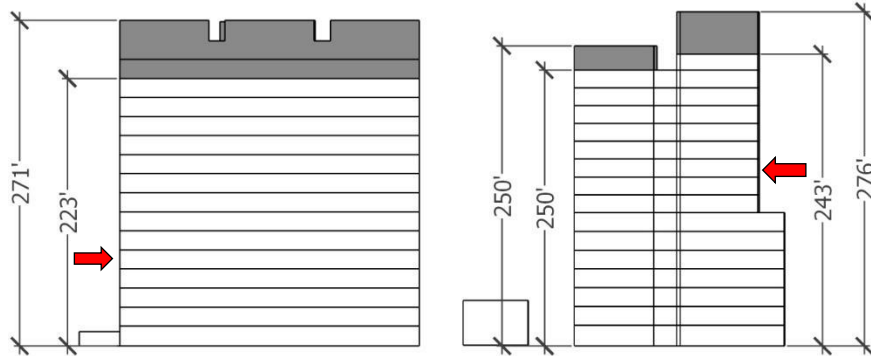


Blood Center



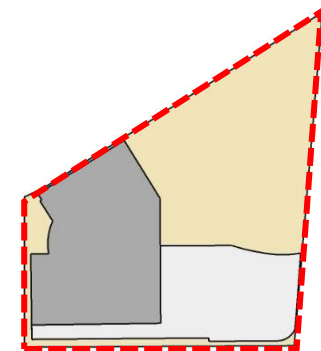
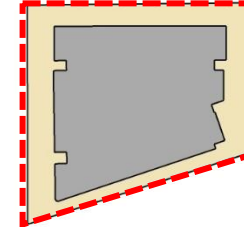
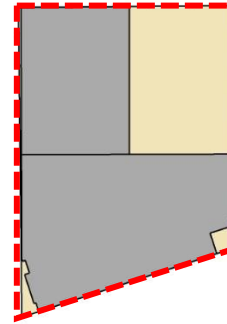
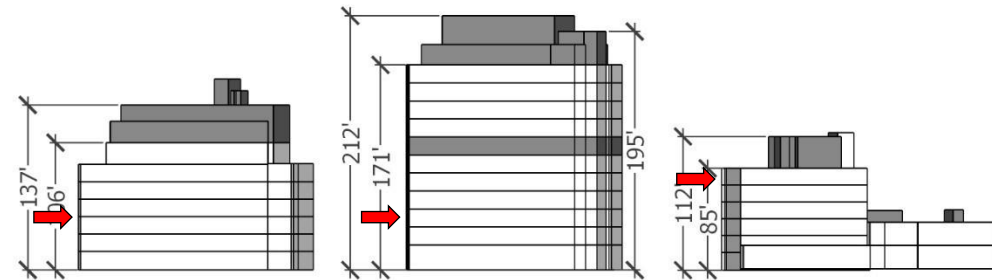
Existing Zoning District: R8B
Proposed Zoning District: C2-7 (R9 Equivalent)
Proposed Floor Plate: 32,600 sf
Zoning Lot Size: 45,187 sf
Typical Floor Plate Coverage: 72%

Alexandria Center

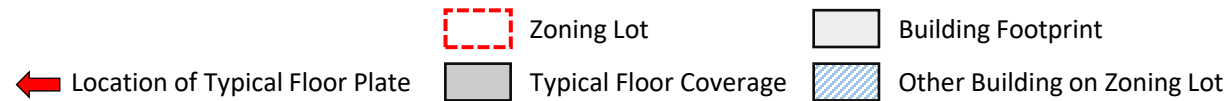


Prior Zoning District: R8
New Zoning District: C6-2 (R8 Equivalent)
Floor Plates: 25,120 sf (west)
18,105 sf (east)
Zoning Lot Size: 129,000 sf
Typical Floor Plate Coverage: 34%

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%

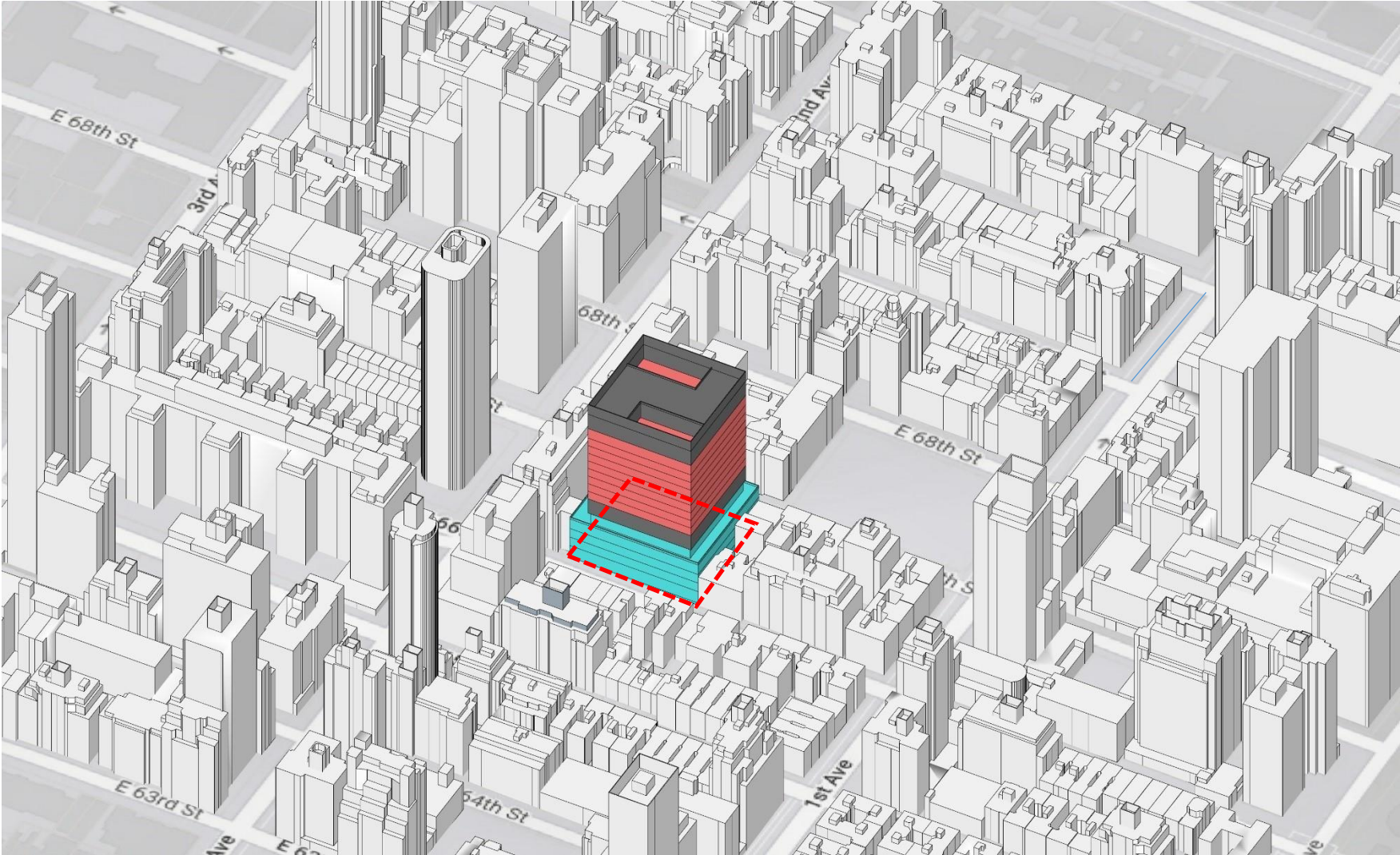


The applicant also compares other medical facilities to the Blood Center.

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.

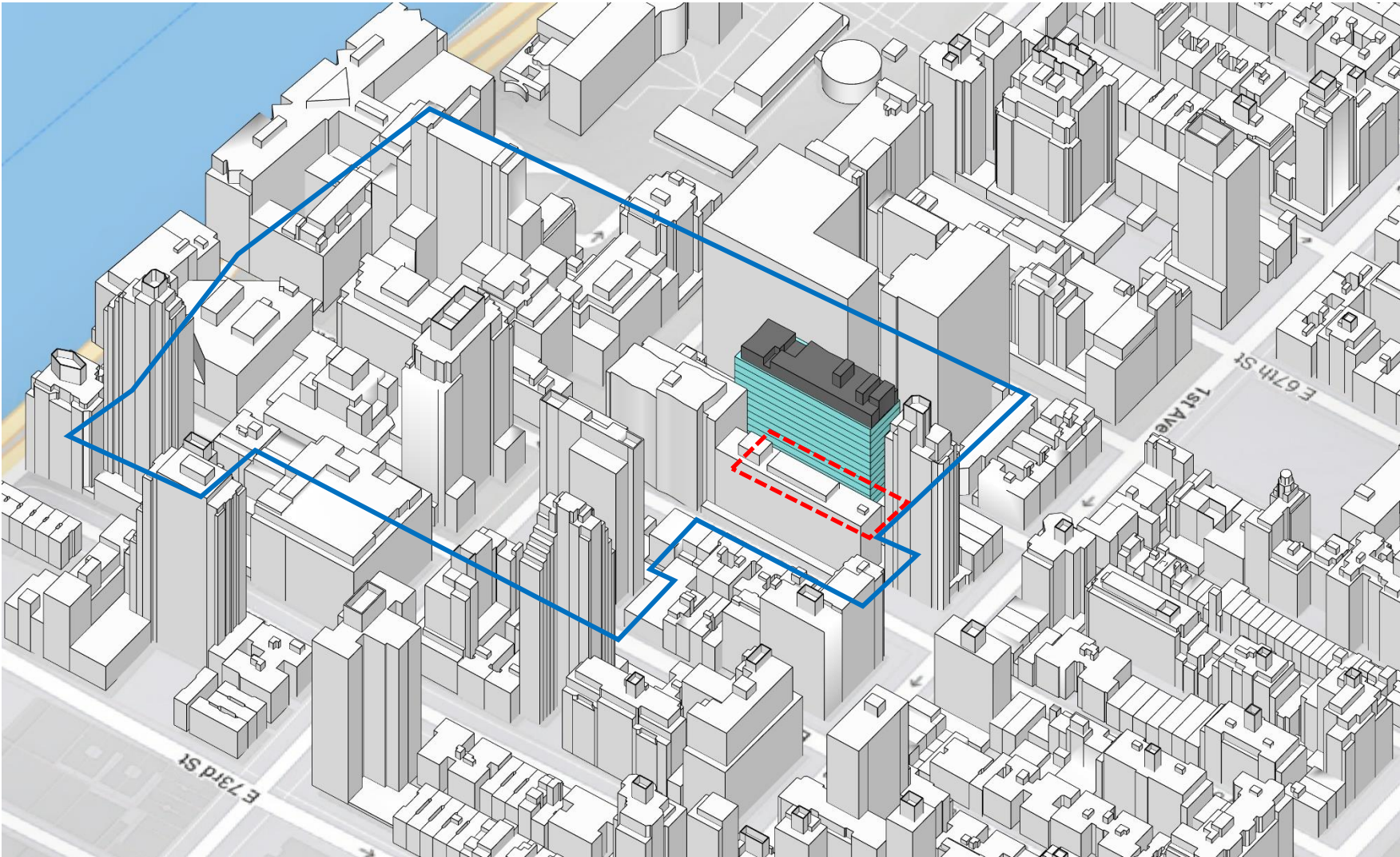
Proposed Blood Center



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

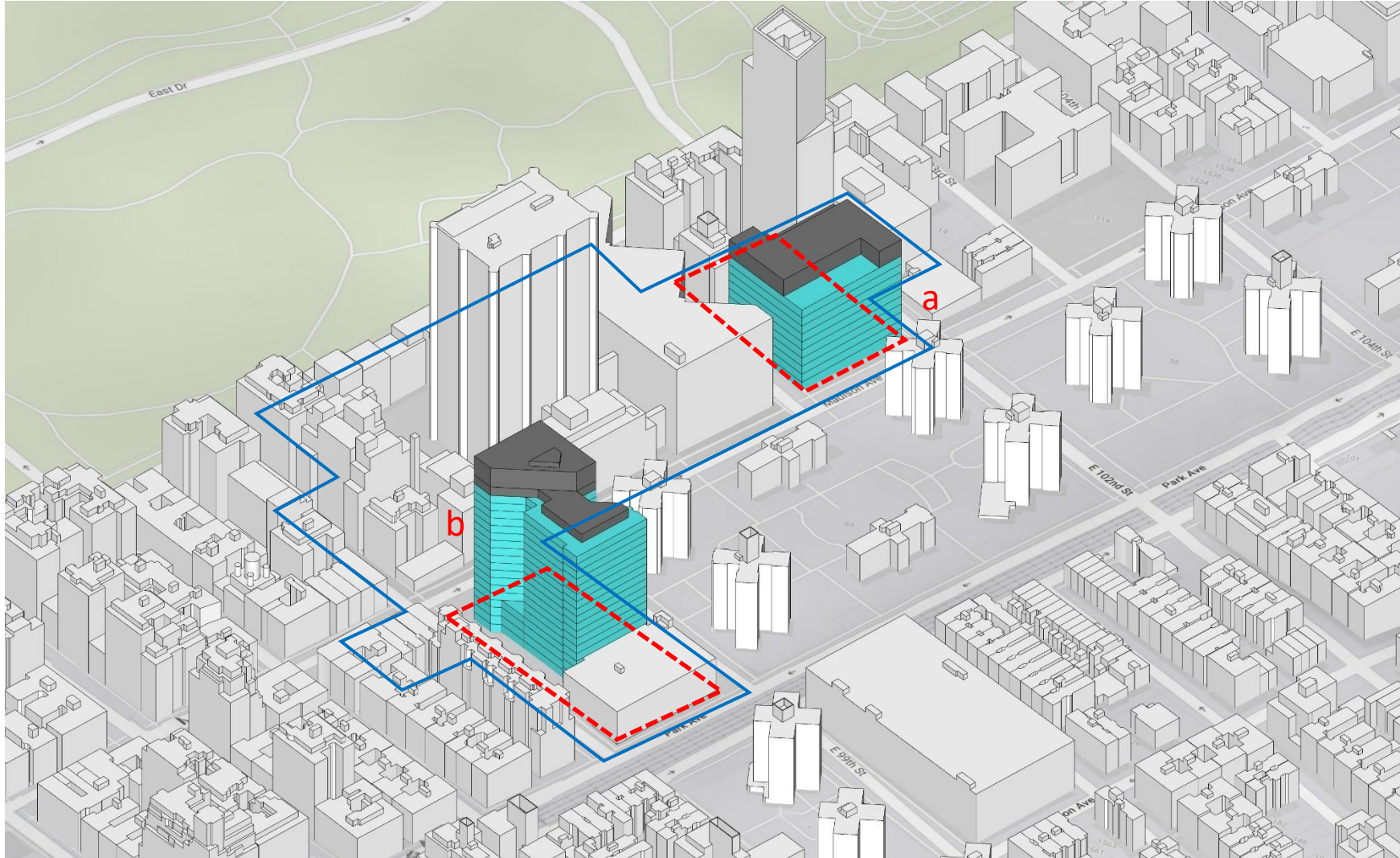


Zoning District: R8
Year Built: 2011
Use Group 3
Typical Floor Plate: 22,536 sf
Zoning Lot Size: 26,117 sf *

- 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

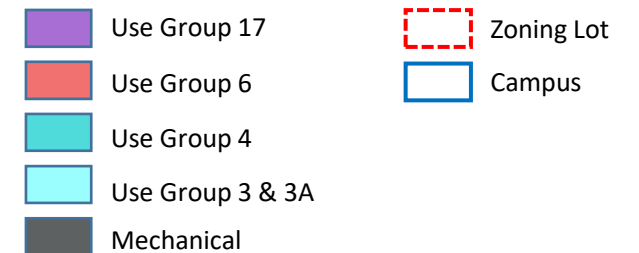


Leon and Norma Hess Center for Science and Medicine (a)

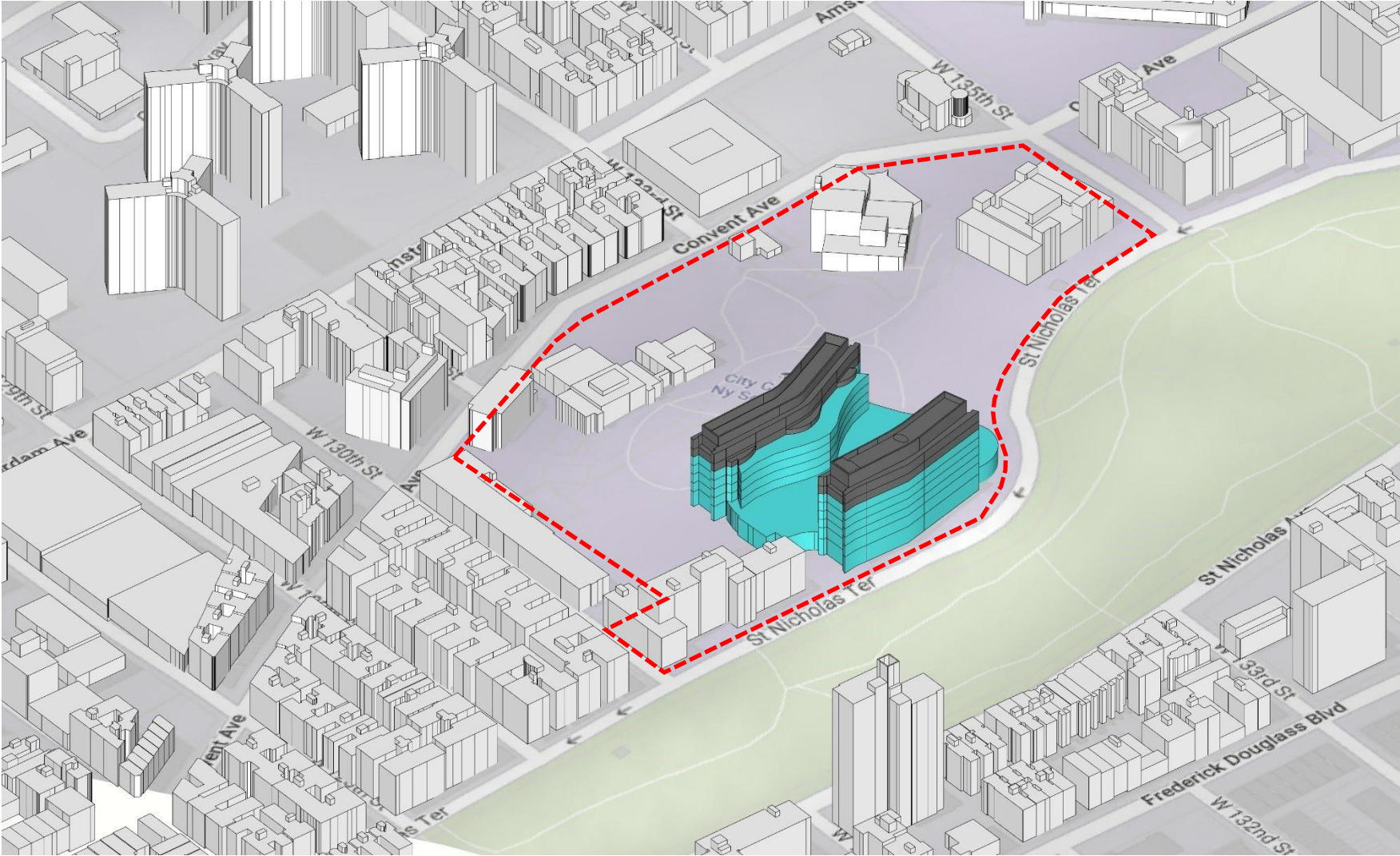
Zoning District: R9 & P1
Year Built: 2012
Use Group 4
Typical Floor Plate: 29,830 sf
Zoning Lot Size: 48,082 sf

School of Medicine Icahn Medical Institute (b)

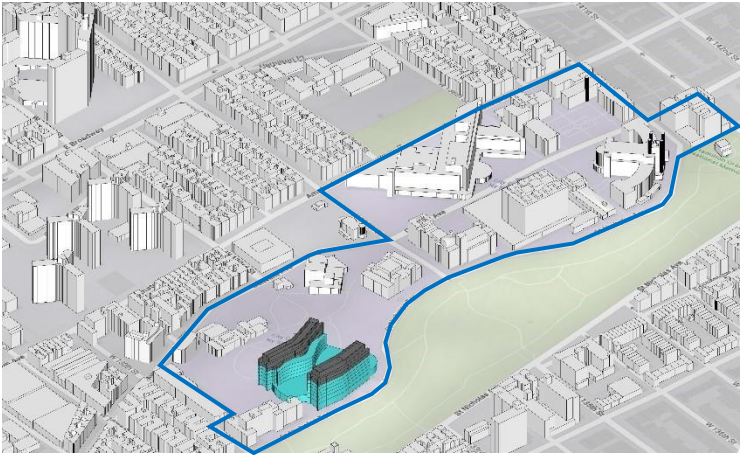
Zoning District: C1-5 & R7-2
Year Built: 1997
Use Group 4
Typical Floor Plate: 27,961 sf
Zoning Lot Size: 80,732 sf










CUNY Advanced Science Research Center

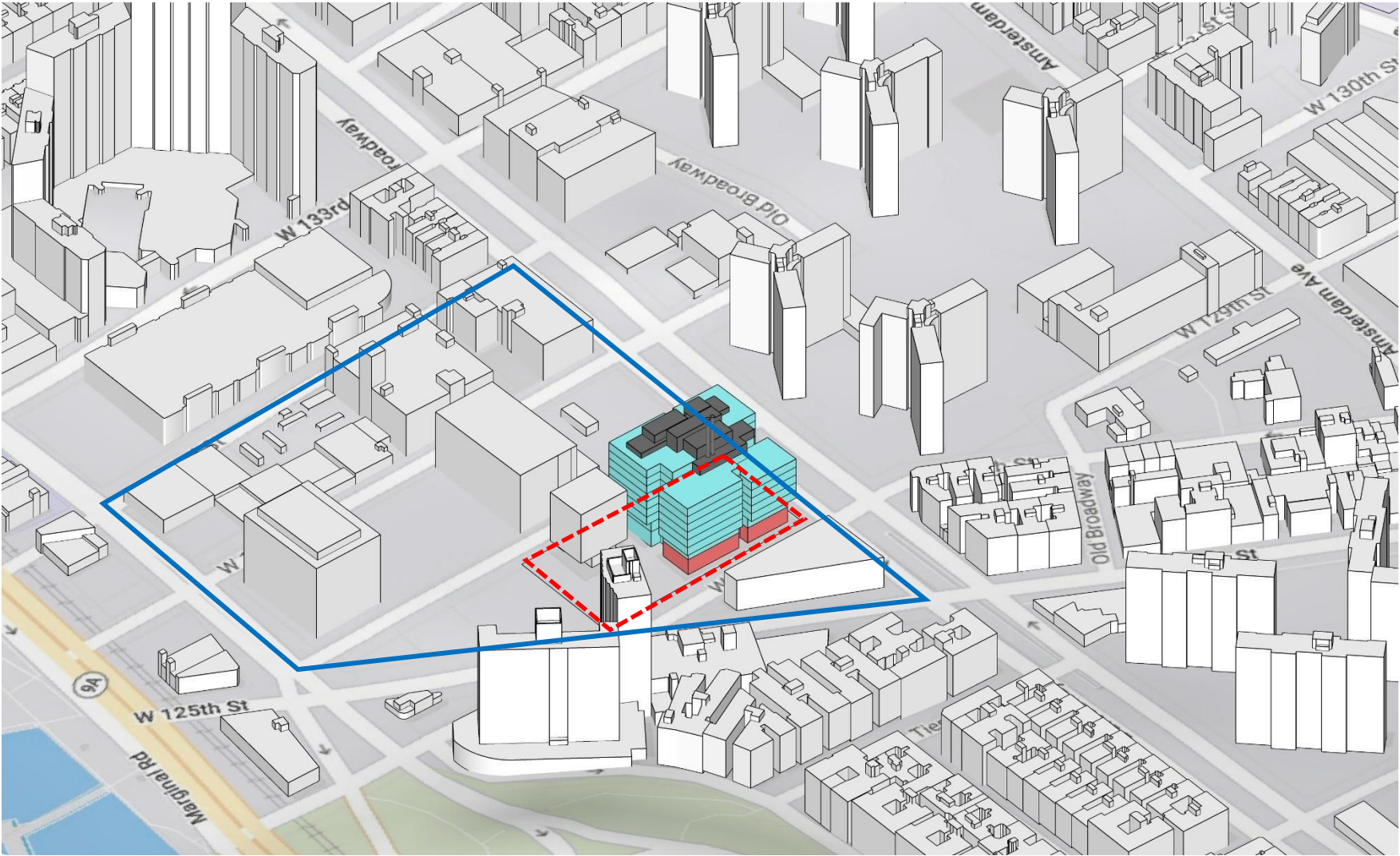


Zoning District: R7-2
Year Built: 2014
Use Group 4
Typical Floor Plate: 25,120 sf (west)
30,448 sf (east)
Zoning Lot Size: 760,840 sf










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|--|--|
|  Use Group 17 |  Zoning Lot |
|  Use Group 6 |  Campus |
|  Use Group 4 | |
|  Use Group 3 & 3A | |
|  Mechanical | |

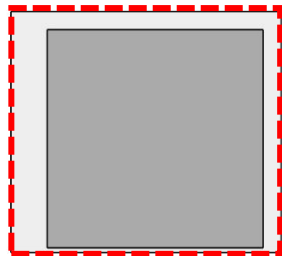
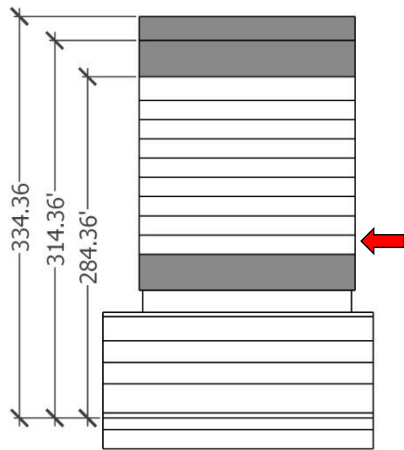
Jerome L. Greene Science Center



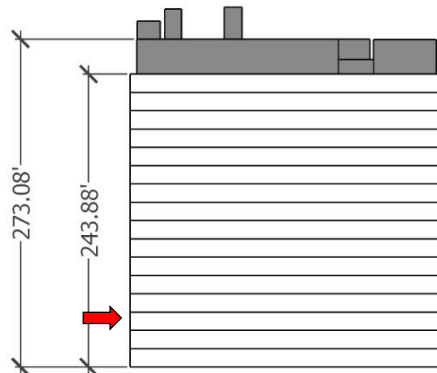
Zoning District: C6-1 & MMU
Year Built: 2014
Use Group 3A
Typical Floor Plate: 38,096 sf
Zoning Lot Size: 96,621 sf

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|---|------------------|---|--|
|  | Use Group 17 |  | Zoning Lot |
|  | Use Group 6 |  | Campus
(Owned by Columbia University) |
|  | Use Group 4 | | |
|  | Use Group 3 & 3A | | |
|  | Mechanical | | |

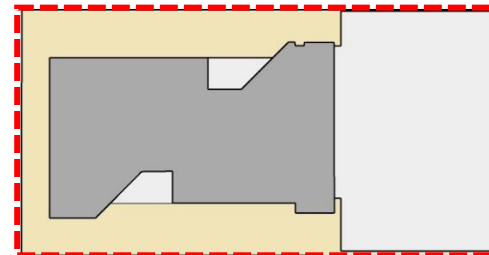
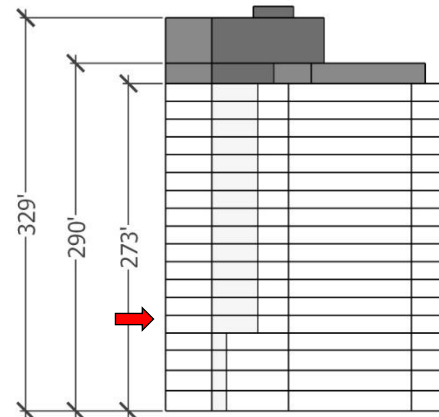
Blood Center



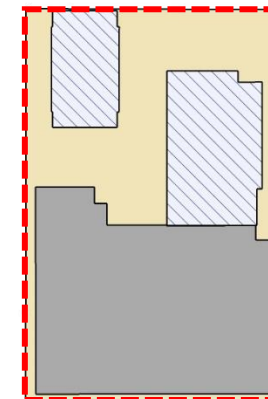
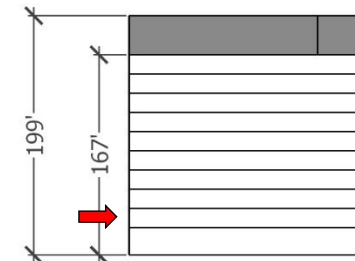
**Weill Cornell Belfer
Research Building**



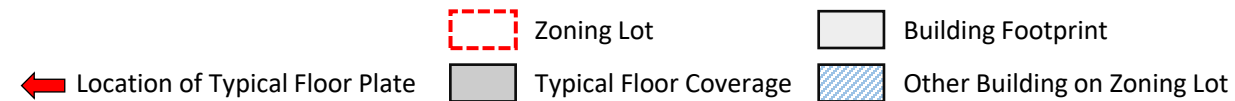
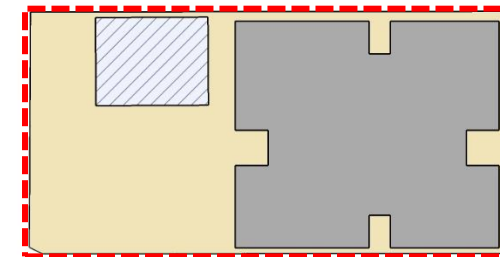
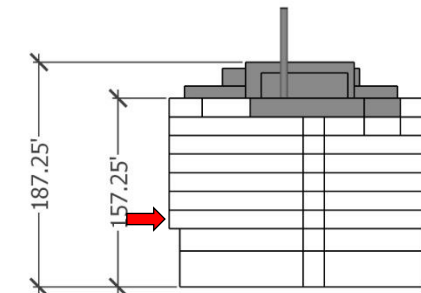
**School of Medicine
Icahn Medical Institute**



**Leon & Norma Hess Center
for Science and Medicine**

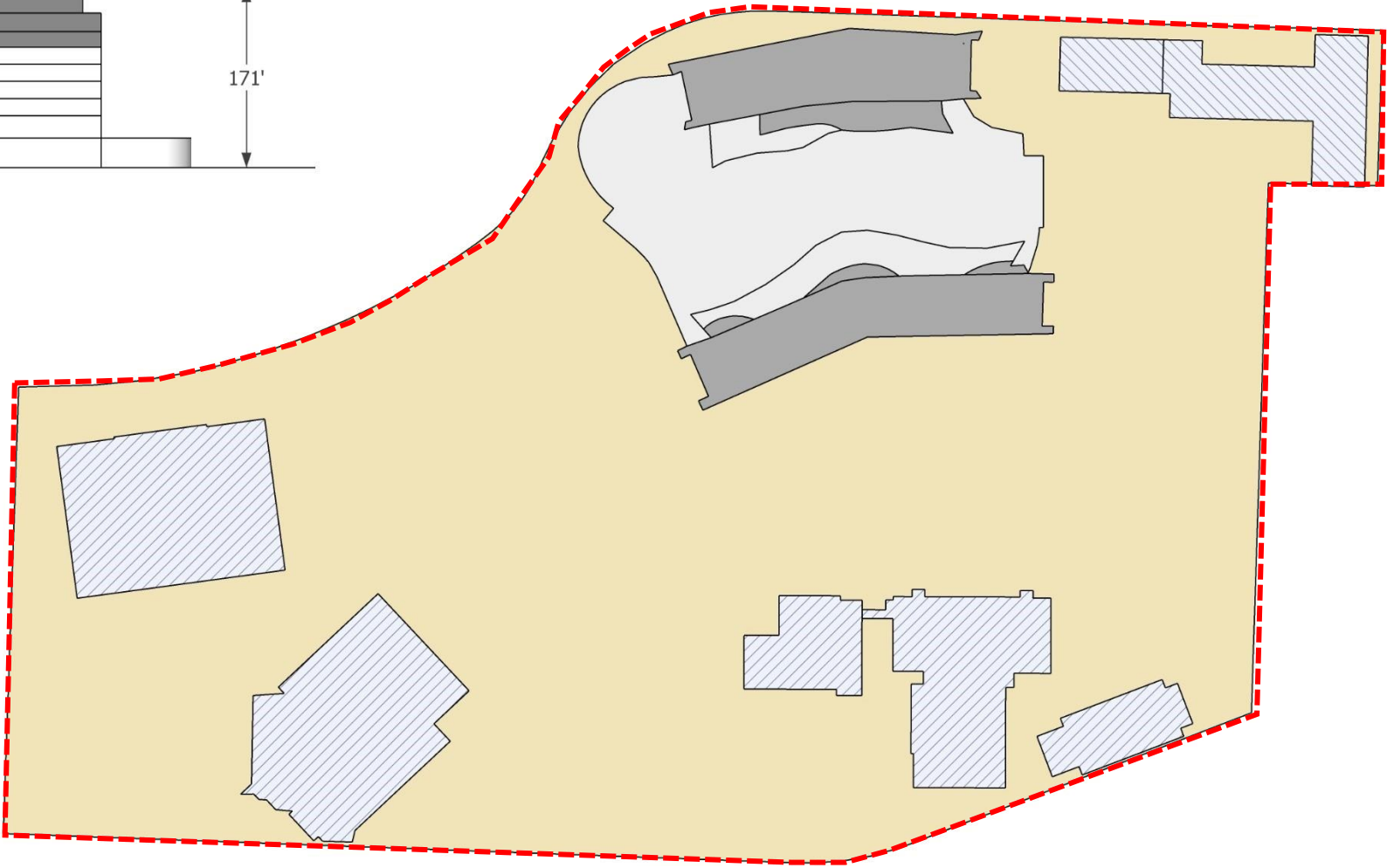
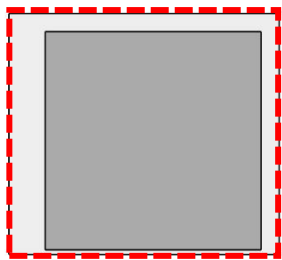
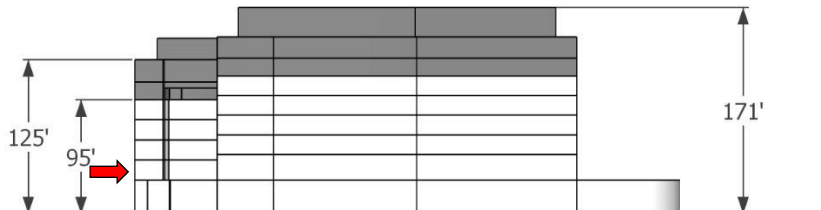
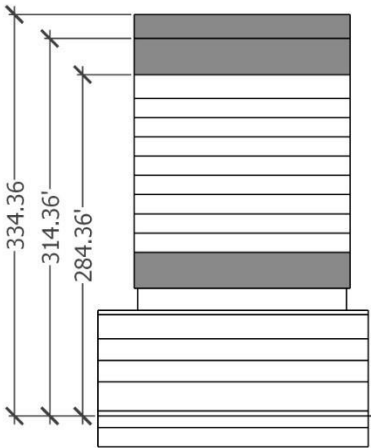


**Jerome L. Greene
Science Center**



Blood Center

CUNY Advanced Science Research Center

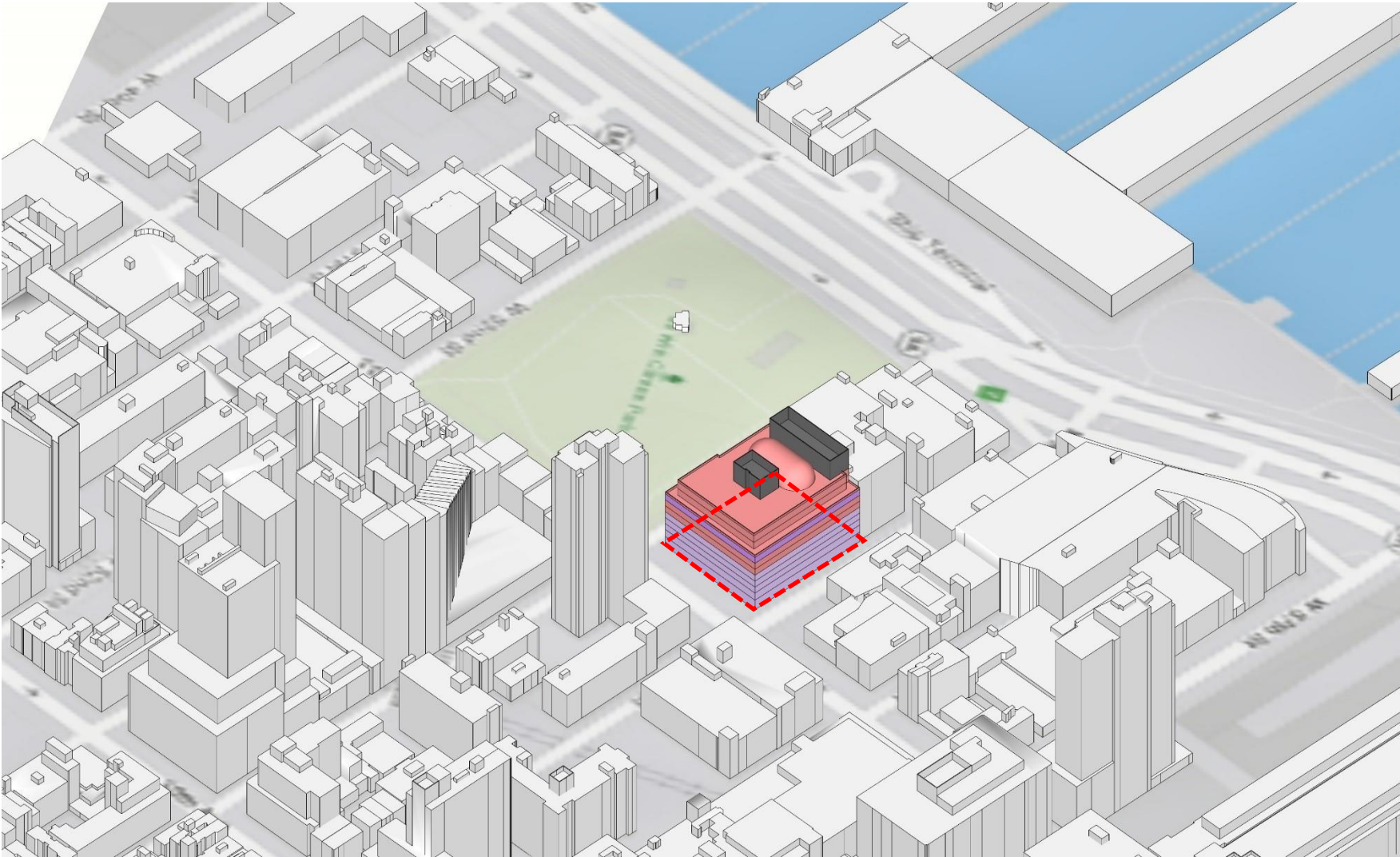


- ← Location of Typical Floor Plate
- Zoning Lot
- Typical Floor Coverage
- Building Footprint
- Other Building on Zoning Lot


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



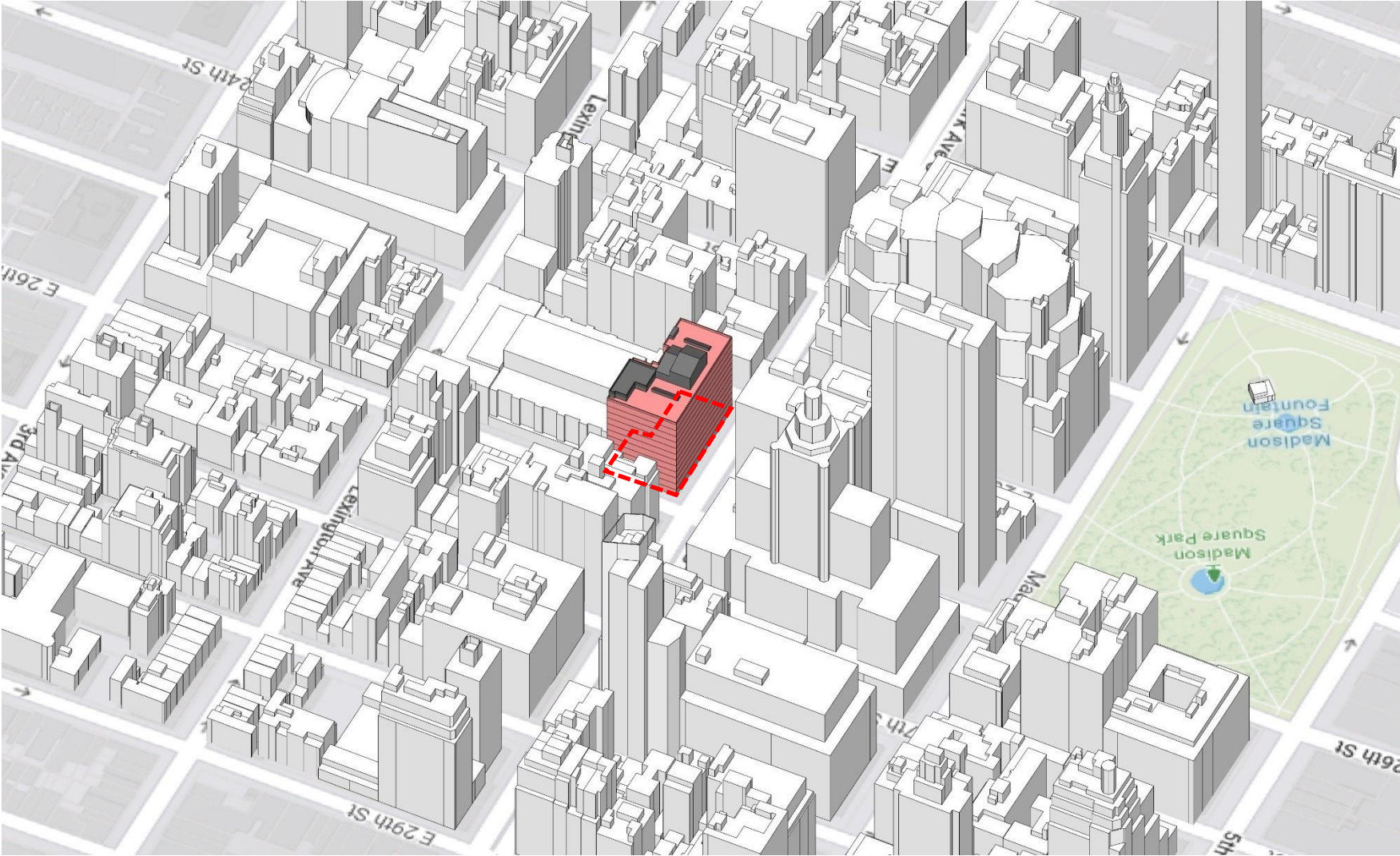
Zoning District: M2-4
Year Built: 1929
Use Group 6, 16, 17 (A,B,C,D,E)
Typical Floor Plate: 45,077 sf
Zoning Lot Size: 45,187 sf

- 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

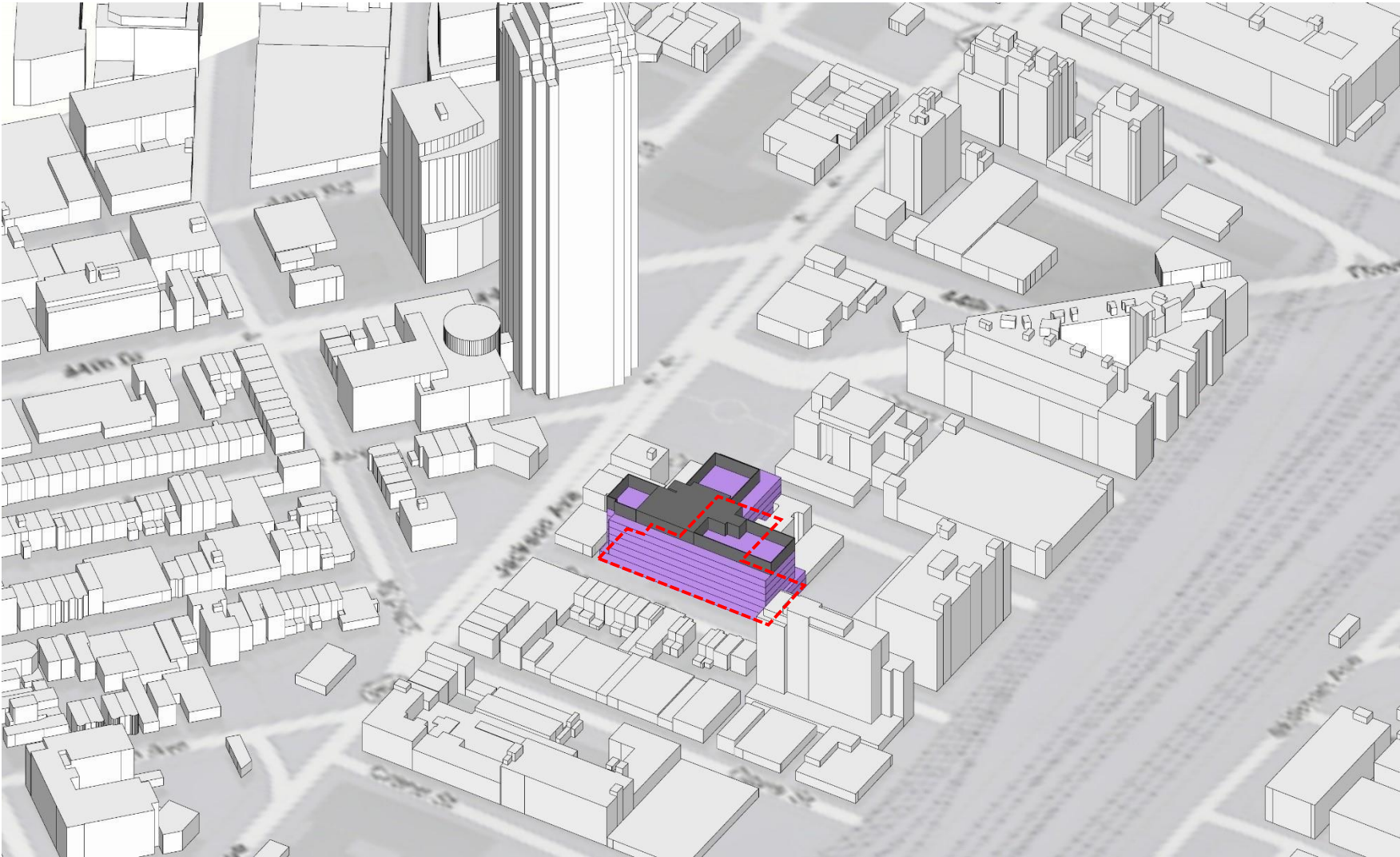
Mechanical

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



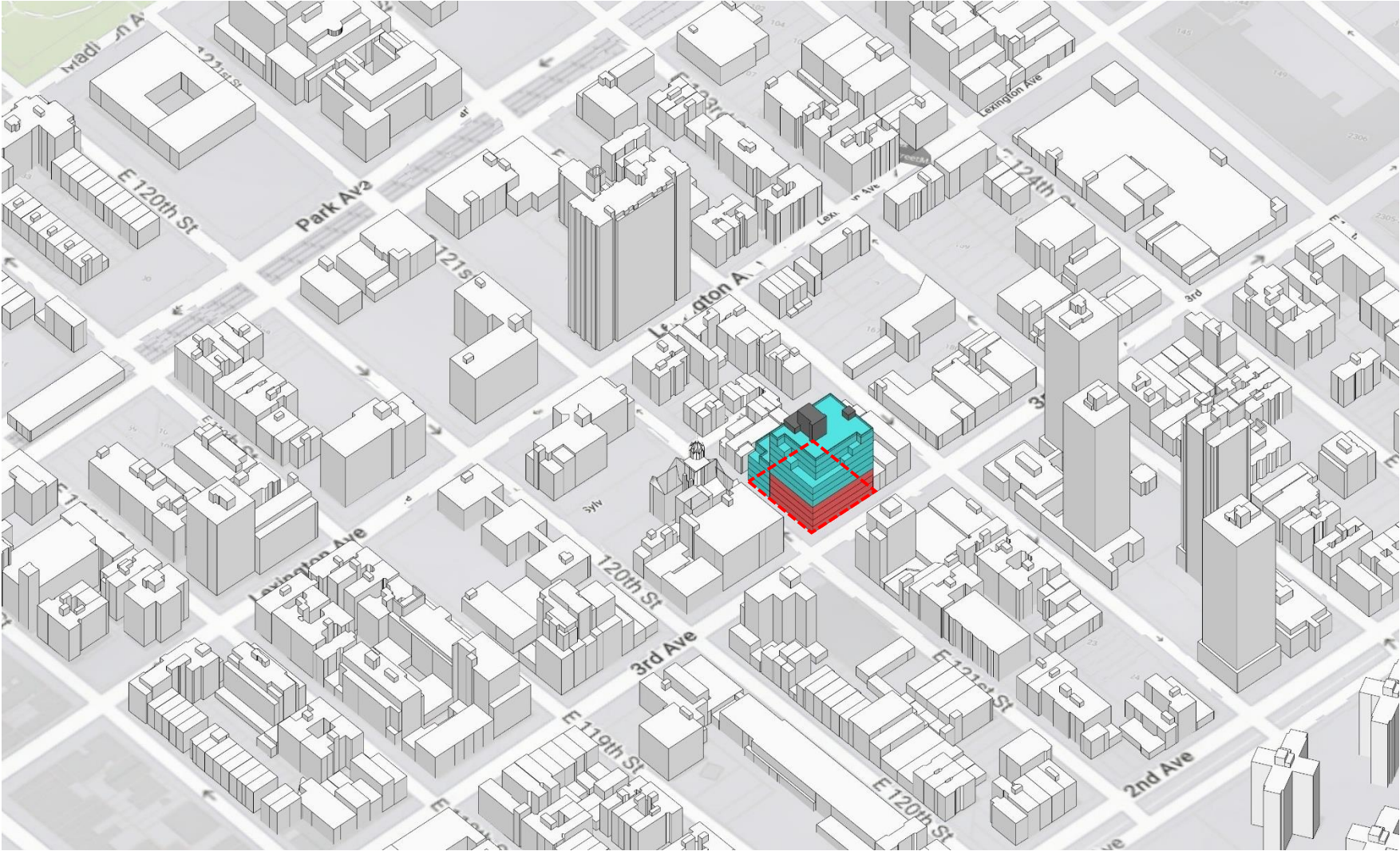
Zoning District: M1-5 / R7-3 & LIC
Year Built: 1920
Use Group 6
Floor Plate: 32,618 sf
Zoning Lot Size: 36,875 sf

- 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

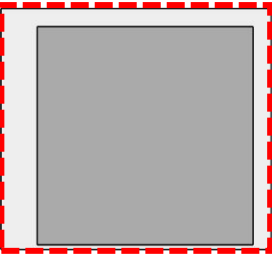
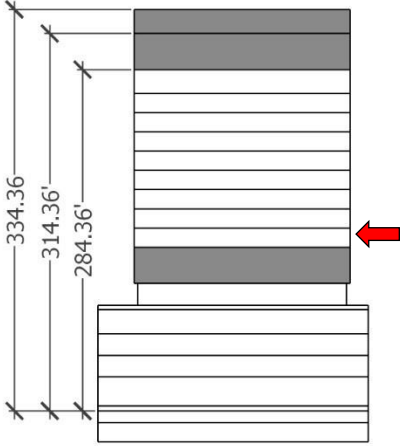
2226 Third Avenue



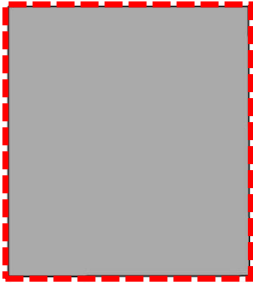
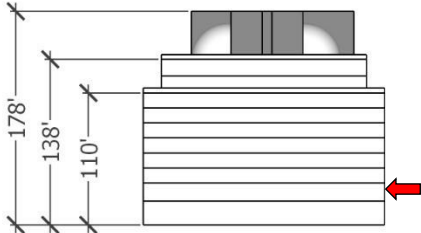
Zoning District: C4-6 / R7B
Year Built: Proposed
Use Group 4, 9
Floor Plate: 12,585 sf
Zoning Lot Size: 18,973 sf

- Use Group 17
- Use Group 9
- Use Group 4
- Use Group 3 & 3A
- Mechanical
- Zoning Lot

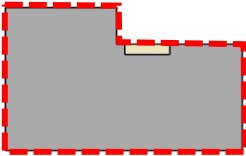
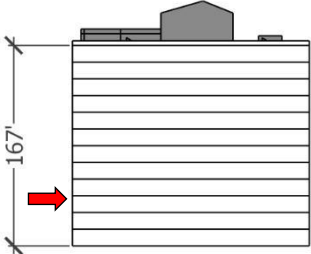
Blood Center



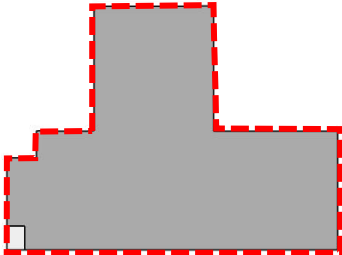
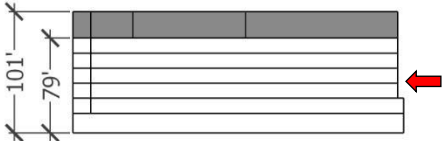
787 Eleventh Avenue



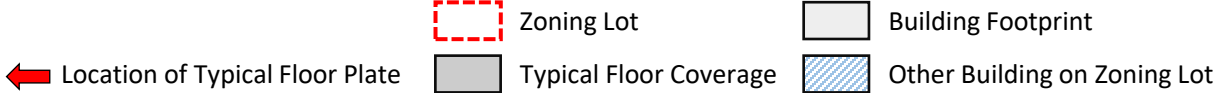
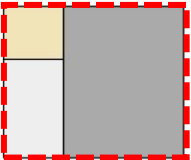
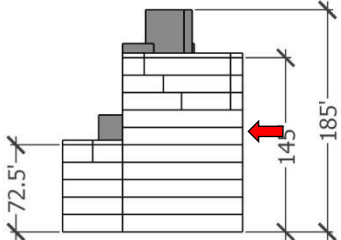
**345 Park Avenue
South – Cure Building**



**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;

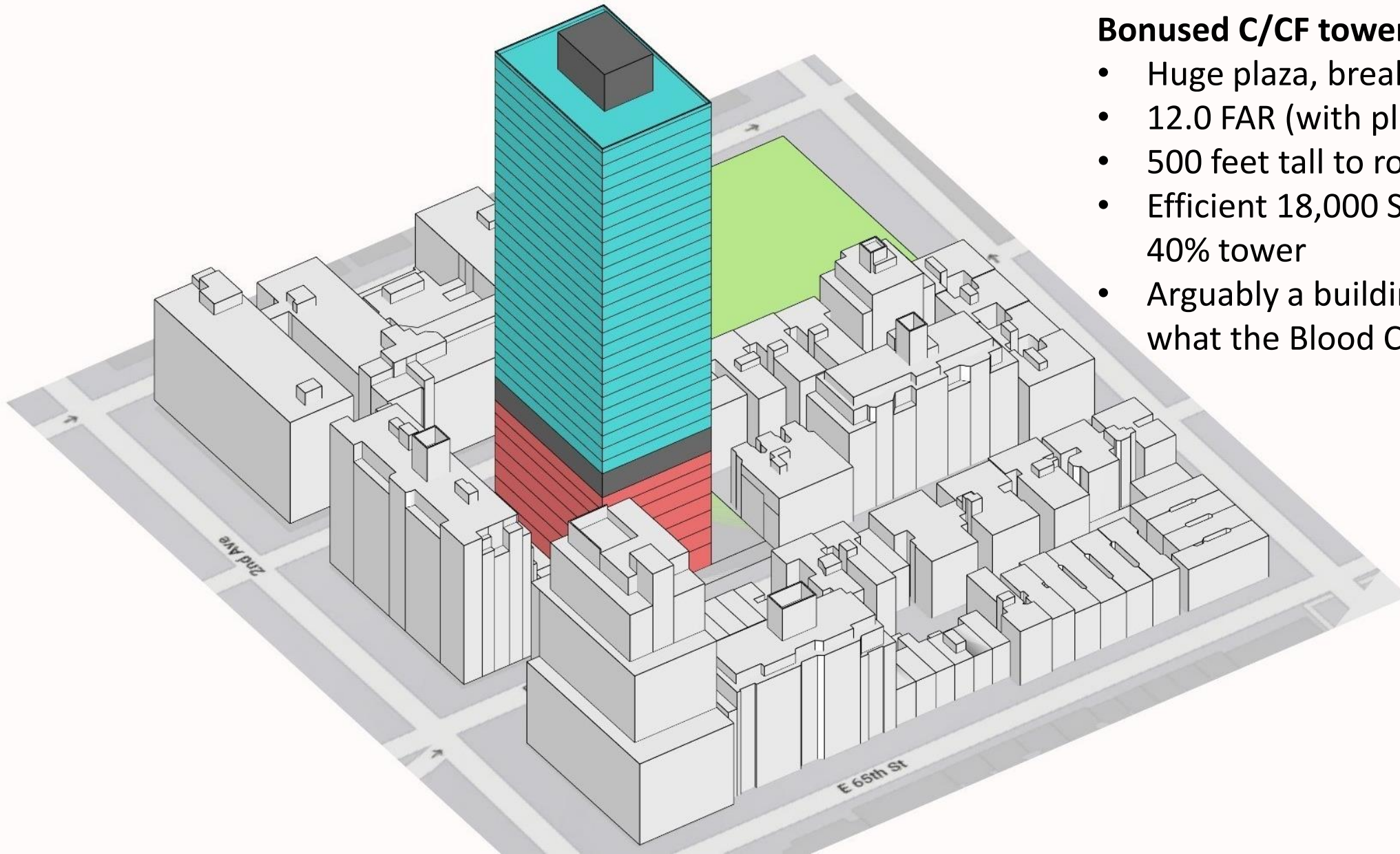
- They are all parts of larger campus environments;
- Almost all have smaller floorplates, and the exception (Jerome Green) has only 39% lot coverage, fronts a wide street and is only 187' to the top of its mechanicals;
- The typical floor plates of all but one of these examples cover much less of their 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

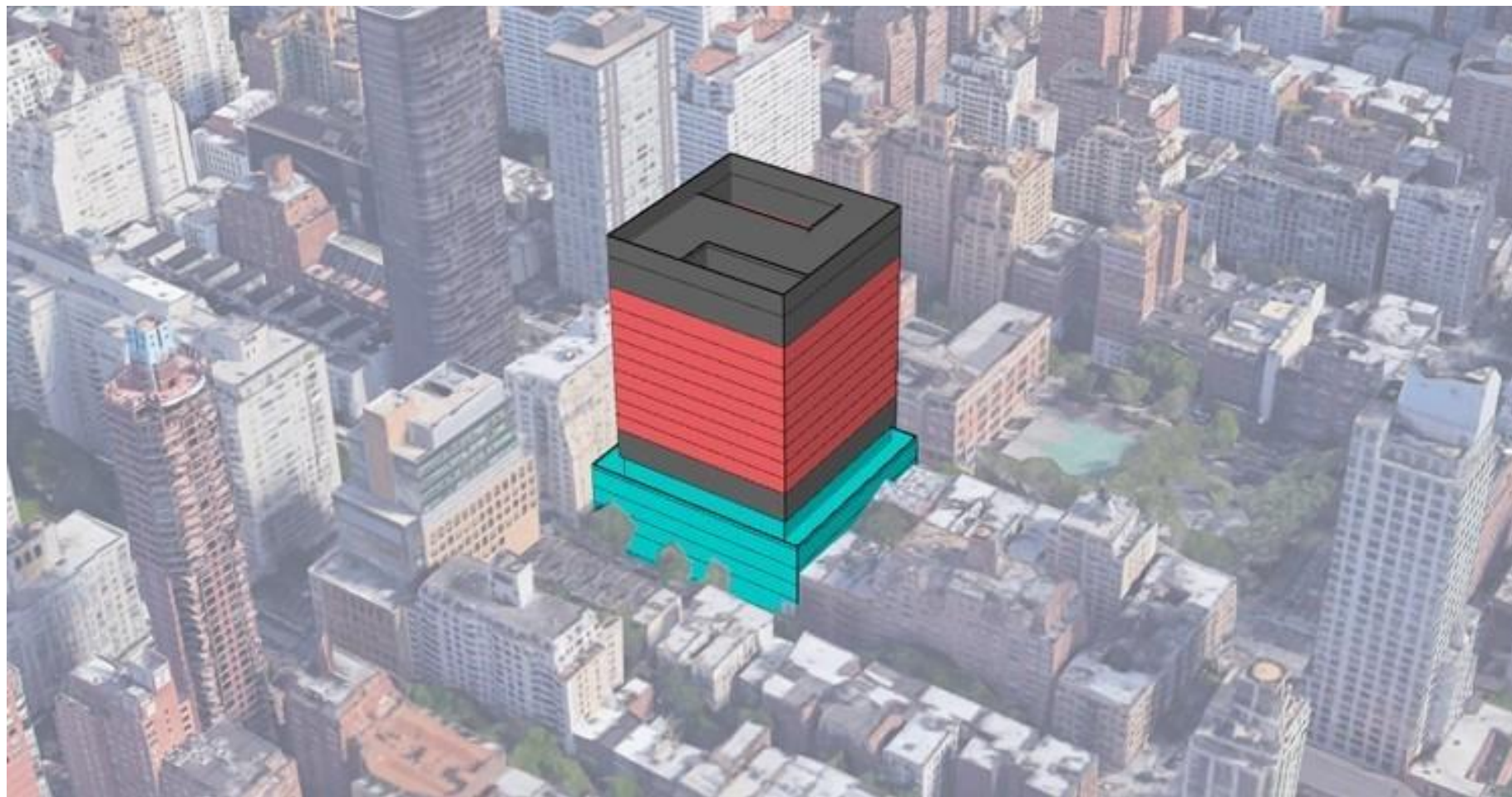


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FRIENDS
of the UPPER EAST SIDE
HISTORIC DISTRICTS

Comparisons to the NY Blood Center Proposal



September 10, 2021