
**Statement to be submitted by David N. Dinkins
City Council Public Hearing
Columbia University "Manhattanville Expansion Project"
Wednesday, December 12, 2007; 10:00a.m.**

Honorable Council Members, many of you know that I have enjoyed the privilege of voicing my strong support for Columbia's proposed expansion in Manhattanville at two previous public hearings and on many other occasions. I am grateful for the opportunity to do so before you today.

Some of you know me and know that I have some history of representing the Harlem/Morningside Heights neighborhoods and of trying to help to make life better for people who live and work there. I know that you, on this Council, share common purpose in wanting to meet the needs of those communities.

I want you to know that I have studied the University's Manhattanville proposal and am convinced that it can and will be a good thing for both the University and its Harlem neighbors. And the University's responsiveness during this public engagement process has led to an even better proposal going forward.

In the early 1990s, while I was Mayor, the City and local community developed a series of plans to attract responsible growth to those onetime

industrial blocks between the Henry Hudson Parkway and the Broadway IRT viaduct. Unfortunately, those plans didn't work out.

Since then, over my dozen years on faculty at Columbia, I have seen firsthand how essential it is to the City's future that we have great urban universities as engines of not only educational, but economic opportunity.

And I've seen how today's leadership of Columbia takes very seriously the fact that it is Columbia University *in the City of New York...and in the village of Harlem.*

Of course, I know "town-gown" partnerships are not without their stresses and strains, and the relationship between the Harlem community and Columbia University hasn't always been good.

I myself was one of those picketing Columbia back in the 1960s, so I know the history and appreciate the concerns that some Harlem residents may have about the University.

But we should give each other credit where credit is due, and not lose sight of just how much has changed since then and the ways in which the partnership has benefited the partners – the hundreds of public health and human service programs, the educational and cultural exchanges, the workplace experiences and business opportunities that are here because the university and the community have worked together to make them happen.

- From the *Mailman School* partnerships with Geoffrey Canada's *Harlem Children's Zone* to address childhood asthma and obesity to Columbia University Medical Center's staffing of *Harlem Hospital*;
- From Columbia's on-campus *Double Discovery Center* – a program that has given generations of local students a better chance to go to college – to the creation of a new Columbia-assisted local public school for math, science and engineering;
- From cultural partnerships like the *Columbia-Harlem Jazz Project* to the kind of conversation on affirmative action I moderated at the Schomburg Center this spring, co-sponsored by Columbia and the *NAACP Legal Defense & Educational Fund*;
- From the thousands of people who live in the community and work at Columbia in good jobs with good benefits to the millions of dollars in University contracts that now go to local and minority-owned businesses.

Of course, we're proud of the Nobel Prize-winning researchers and great teachers who make our City a center of knowledge and culture. But the fact is that two-thirds of the people who make Columbia work are the payroll administrators and lab technicians, the trained electricians and master carpenters, the clerical staff and dining managers.

A remarkable diversity of working New Yorkers continue to find opportunity at places like Columbia at a time when many such middle-income jobs in the private sector are moving elsewhere.

Those are just a few of the many connections that make good partners of the Harlem community and Columbia. They are the kinds of opportunities that I believe will only grow with the 6,000 new University jobs in Manhattanville. No commercial developer can guarantee that.

I continue to see New York as "a gorgeous mosaic" and believe that places like Columbia are important parts of what makes our City unique.

If we're serious about preserving New York as a place where a diversity of people can come to pursue important ideas and find meaningful economic opportunity, then we want to make a place for Columbia to continue to be a part of this community instead of taking its building projects – and the economic opportunities that go with them – somewhere else.

Columbia University could have no better partners in this venture than the people of Harlem ... and it works the other way around as well.

Thank you again for awarding me this opportunity to add my words of support before you today.

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COLUMBIA UNIVERSITY

IN THE CITY OF NEW YORK

PRESIDENT'S ROOM

**Lee C. Bollinger, President of Columbia University
Statement for the Record to the New York City Council
Joint Hearing of the Land Use Subcommittees on
Zoning & Franchises and Planning, Dispositions & Concessions
December 12, 2007**

Chairman Avella, Chairman Garodnick, Chairwoman Katz, Members of the Committees, and our own Council Members Dickens, Jackson, and Martinez: My name is Lee Bollinger. I am President of Columbia University, and I want to begin by thanking you for taking time to consider Columbia's long-term plan to ensure that Upper Manhattan remains a flourishing center of teaching and research, scholarship and patient care – doing so, all the while, in concert with our neighbors in West Harlem.

I am pleased to be accompanied this morning by Maxine Griffith, Executive Vice President for Government and Community Relations, a onetime member of both the City Planning Commission and of Columbia's urban planning faculty, who will give a brief presentation of the proposal; and by Robert Kasdin, Senior Executive Vice President, who will help us respond to your questions.

We take very seriously the fact that our full and official name is Columbia University in the City of New York. Our identity has always been defined by the City that has been our home ever since the College's founding more than 250 years ago just a few steps down Broadway from here in the schoolhouse at Trinity Church. We are what we are because of New York. And we take special pride in all that Columbians have contributed to the vitality and leadership of this City.

In the hundred years from its inception, Columbia would relocate twice more: First, it was to Park Place and next to 49th Street and Madison. Then, in the 1890s, a momentous decision was reached to move what was then only a small college uptown to eighteen acres on Morningside Heights. In later decades our medical center was built in Washington Heights. This occurred at the start of the era in which American universities grew to become engines of creativity that brought enormous societal benefits, ranging from cures to disease to economic innovation to social justice and equal rights.

By the 1930s and 40s, Columbia was providing the brain trust for FDR's New Deal while helping to develop radar and split the atom, with Nobel Prizes as much a Fall rite for our physics department as Yankee pennants were for former College student Lou Gehrig. It was at this time that Columbia also became a place where young people of modest means could come from across the five boroughs by bus or subway to better their lives through education. In the decades that followed an array of extraordinary young New Yorkers and others came to Morningside Heights – among them the Beat writers, Ruth Bader Ginsberg, Barack Obama, New York Supreme Court Justice Rolando Acosta, and State Lieutenant Governor David Paterson.

Some of us came from across the country, as I did almost forty years ago to attend the Law School known for its leadership in human rights. Among the School's distinguished alumnae was Constance Baker Motley, who after graduating went on to become Manhattan Borough President and the first African American woman to serve as a federal judge, right here in the Southern District.

Now we attract students not only from across our City and country, but also from around the world. We are today the second most international university in the United States, in terms of the absolute number of international students. Our undergraduate college also proudly ranks as one of the most socio-economically diverse among our peers, in significant part because of our firm commitment to provide financial aid that affords young people the opportunity to benefit from a Columbia education, regardless of their wealth or family income.

While our faculty and staff at Harlem Hospital conduct pioneering research on asthma and heart disease, our Mailman School has been a leader in maternal and child health in sub-Saharan Africa and South Asia.

While our Law School is a center for international human rights and gender rights, our students work in community legal clinics helping to assert the rights of tenants and defend the liberties of those wrongfully accused, as I myself once did in a Legal Aid Clinic in the South Bronx.

While our Business School is training the leaders of Wall Street, it also has an admired program in social entrepreneurship as well as partnerships with respected community groups such as Geoffrey Canada's Harlem Children's Zone (which also collaborates with our uptown medical center).

While our Nobel Prize-winning economists consider the pressing issues of global trade, labor, and monetary policy, we are working in a direct way on globalization's impact on U.N. Millennium villages in Kenya, Malawi, Tanzania, and other developing countries, as well as in New York's own immigrant neighborhoods.

While our Medical Center has announced pioneering breakthroughs in the past few months on such areas as the genetic origins of breast cancer, the surprising role of bones in diabetes, and the risks of overusing medical scans, we also bring CUNY undergraduates from underrepresented groups in the sciences into our labs each summer to participate in this research.

While our Earth Institute researchers are responsible for some of the most important breakthroughs in climate science over the past two decades, they are today serving as advisors to Mayor Bloomberg's new Office of Long-Term Planning and Sustainability (whose director, Rohit Aggarwala, has four degrees from Columbia and is the principle author of plaNYC 2030).

While our engineers are working on applications of nano-technology that promise to lead to the creation of individualized drug therapies, our engineering school is partnering with a dozen upper Manhattan public schools, as well as with community groups, to enhance math, science, and technology education in our community. This is part of the University's larger commitment to a public high school for math, science, and engineering, which opened this fall, and will, we hope, one day be located on land we donated in Manhattanville.

Ultimately, the questions we now face are: Whether in the century ahead New York will remain a global capital not only of business and finance but also of intellectual, technical, and scientific discovery; and also whether this will be a City that continues to provide the kind of good, moderate-income jobs for a diversity of people seeking to improve their lives. I hope you will agree that having great universities that are a steady source of both good jobs and great minds is one part of what it will mean for New York to remain such a unique and remarkable place in our nation and our world.

Today, Columbia has only a fraction of the space enjoyed by our leading peers across the country. Our current classrooms and laboratories are woefully inadequate for the new combinations of knowledge that will be essential for attracting talent capable of solving the great scientific challenges of this century.

We believe the campus we hope to build in Manhattanville will respond to these challenges. This will include teams of scientists (two of whom are Noble Prize winners) in our new Mind, Brain, and Behavior Institute in the Jerome L. Greene Science Center. Not only will their research have profound implications for the treatment of mood disorders and brain illness, it will also help us understand the mental processes that permit us to write a novel, paint a masterpiece, patent an invention or lead a business.

In our efforts to plan and build for this future, we will create 6,000 new University jobs for a wide range of experience and education levels, along with an average of 1,200 construction jobs a year for the next twenty-two years; and we have made a strong commitment to hiring minority-, women-, and locally-owned contracting businesses.

We have also committed to take a series of further steps to address local concerns about affordable housing, an issue that affects our entire City and region. In addition to providing \$20 million in seed capital for a revolving loan fund to create and preserve over a thousand units of affordable housing within Community District 9, we are dedicated to addressing the projected housing needs of University employees that may result from the new jobs we create in the area.

With more than 14,000 faculty and staff today, Columbia ranks as New York City's seventh largest non-governmental employer. More than 10,000 of these employees live in the five boroughs, representing more than two-thirds of our workforce. Nearly 30% of our 8,600 administrative and support staff live in Upper Manhattan alone. Then there are our alumni, approximately 65,000 of whom live in New York City today.

Columbia is a New York institution. This is our home. This is where we want to be. I am so pleased this project is in the middle of Congressman Charles Rangel's district and he supports the project in concept. We hope to honor his and others' trust by advancing this community with whom we have lived for over a hundred years; for whom we feel an ever greater sense of responsibility; and from whom we have gained so much in our effort to serve our City, nation, and world.

After four years and hundreds of meetings with elected officials, civic leaders, clergy, community board members, as well as with our own faculty and students, I am pleased to report we have established a broadly shared vision for a shared future that will bring Columbia and Harlem closer together to improve our communities.

It is in this spirit that I ask for your support in approving the University's rezoning proposal, as modified last month by the City Planning Commission. Thank you again for your time and consideration.

It is now my pleasure to introduce Maxine Griffith, Executive Vice President of Government and Community Affairs, who will walk you through a more detailed overview of the proposal.

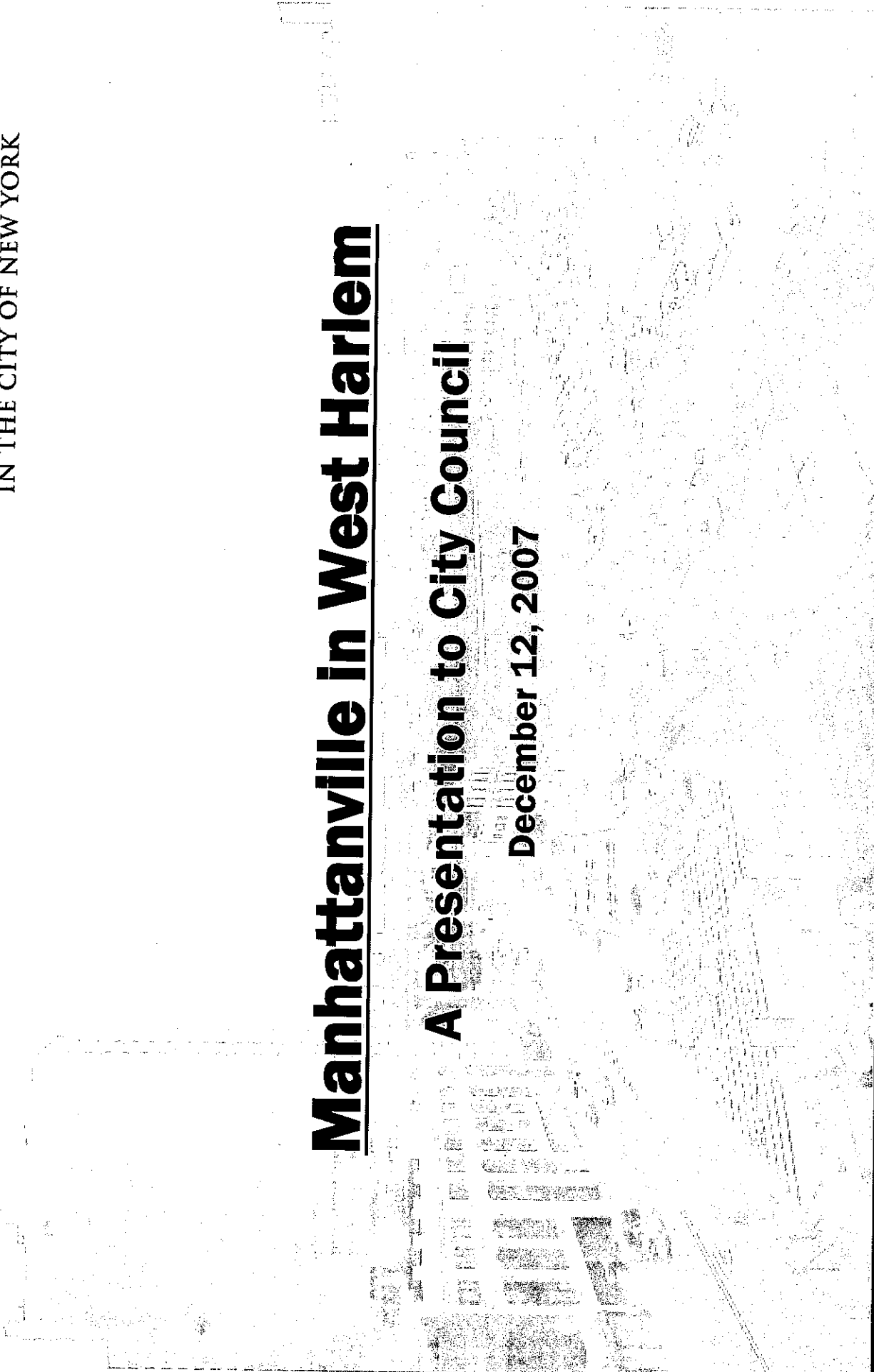
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COLUMBIA UNIVERSITY
IN THE CITY OF NEW YORK

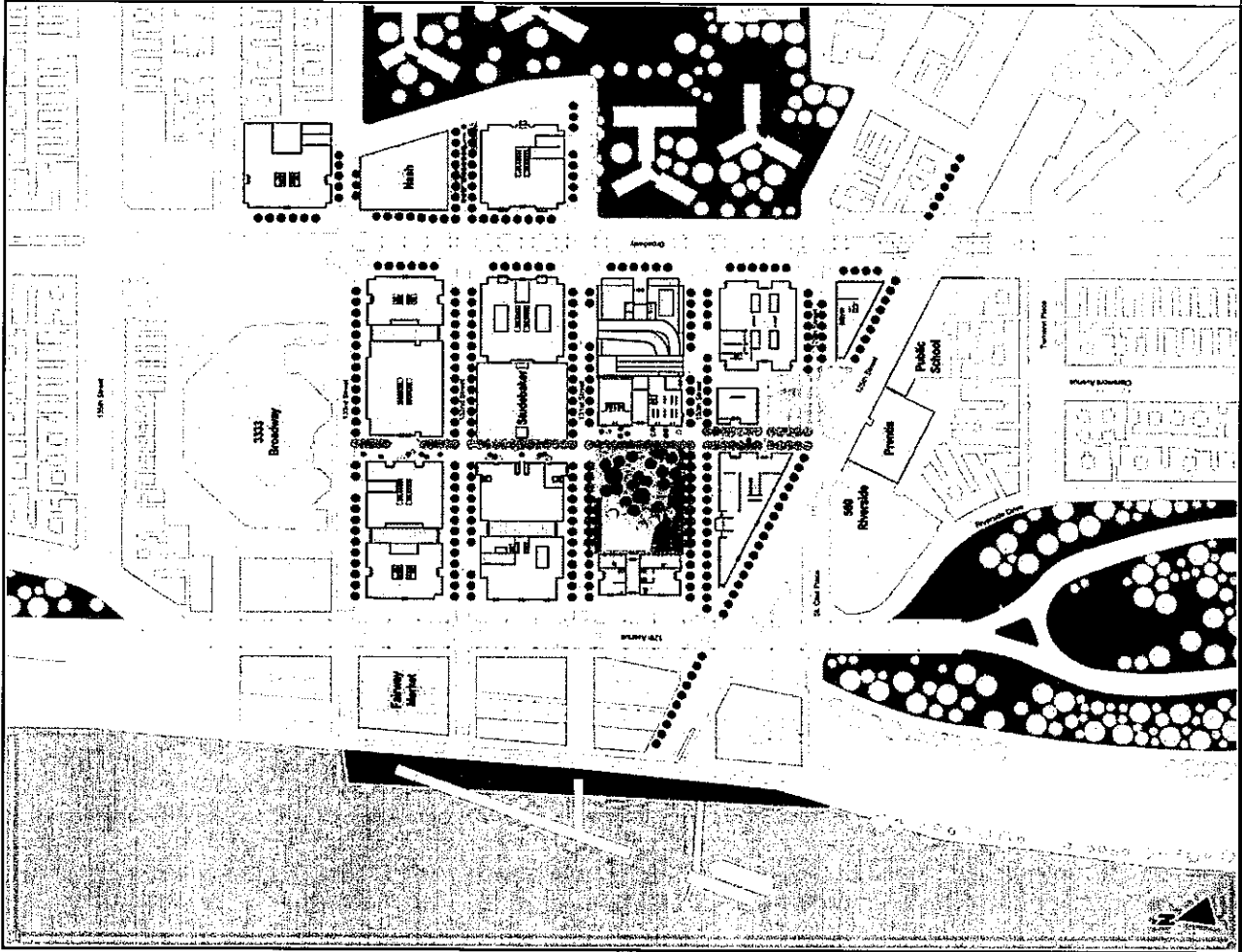
Manhattanville in West Harlem

A Presentation to City Council

December 12, 2007

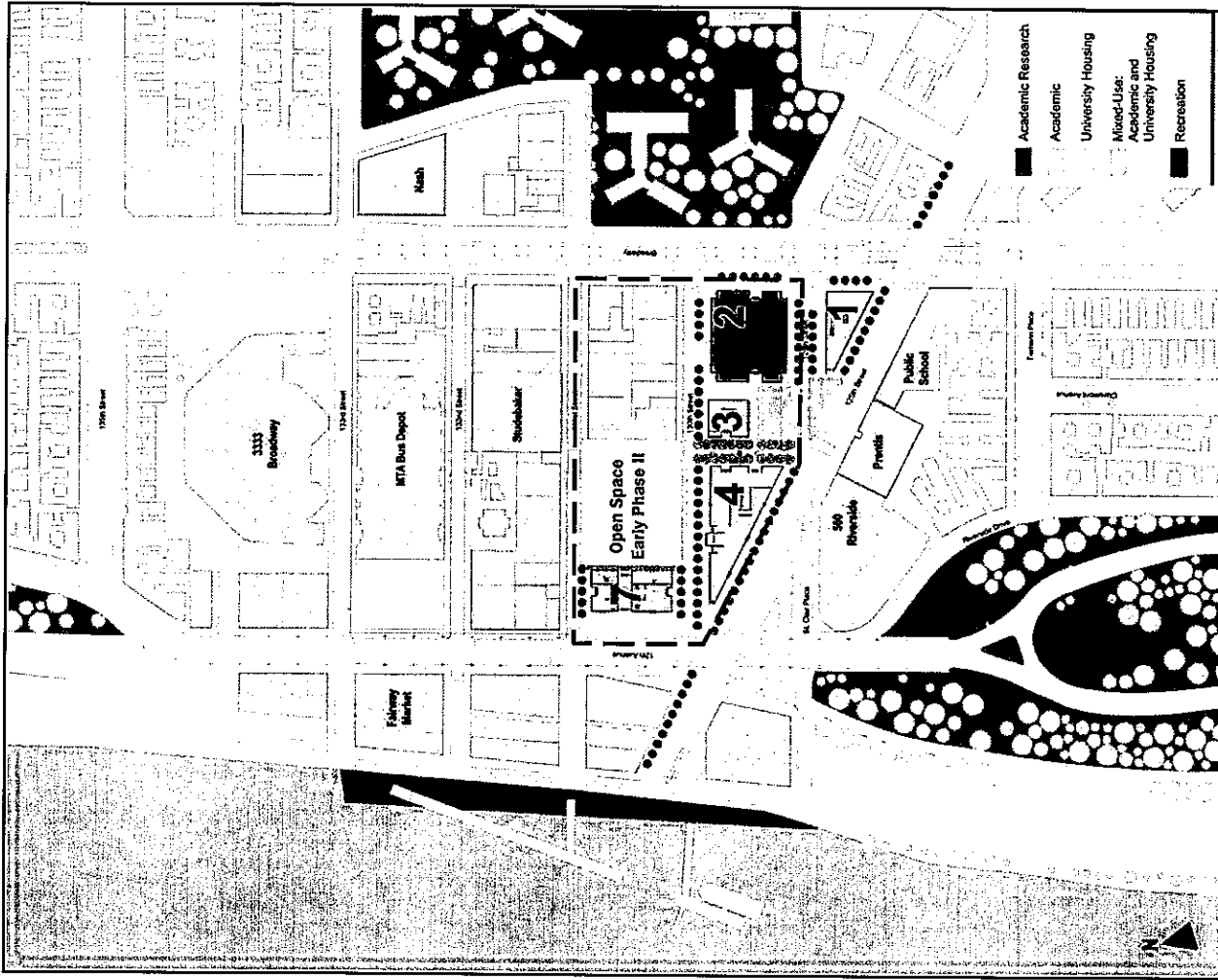


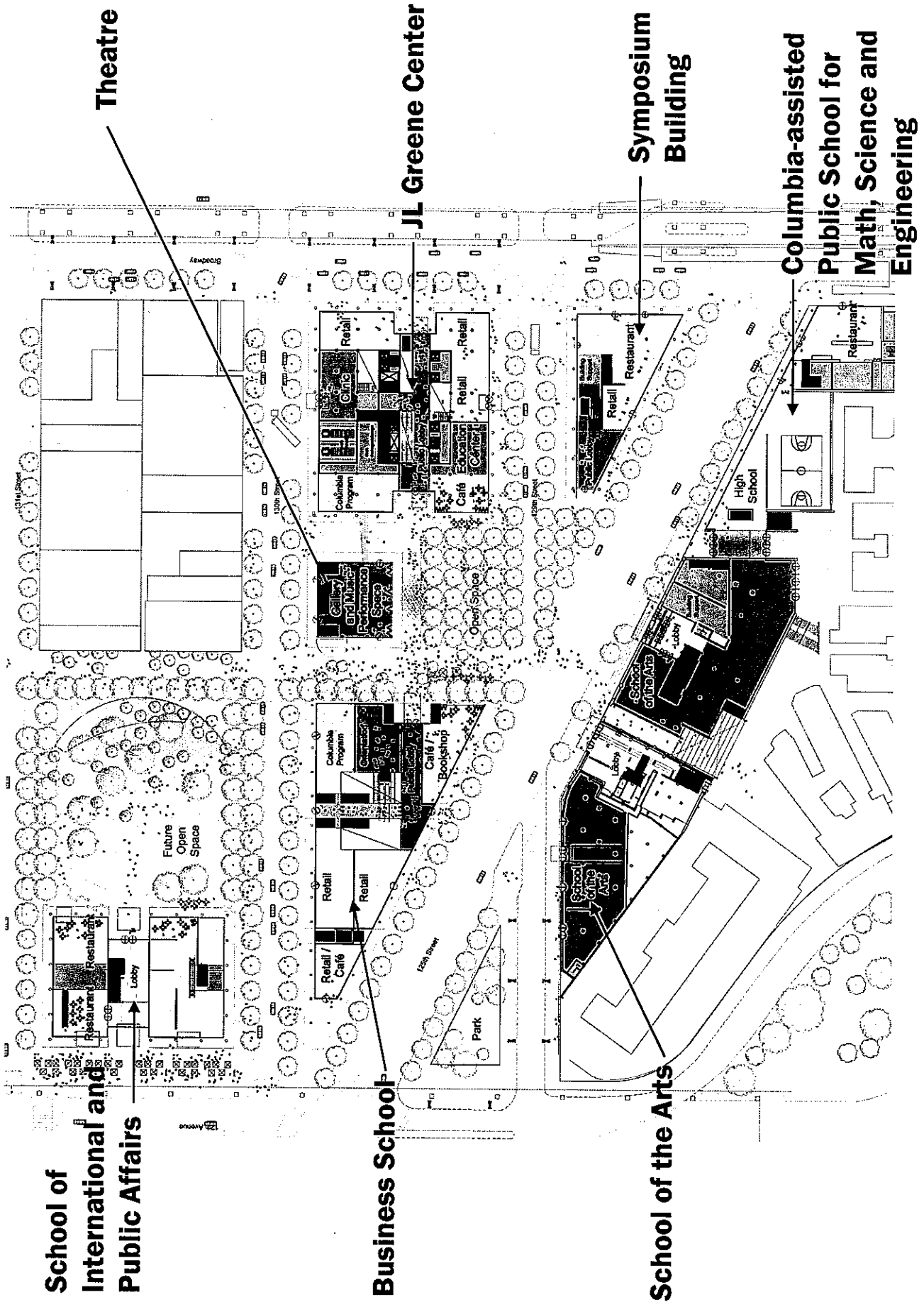




Proposed phase one includes:

- Site 1: Academic:**
School of the Arts, Columbia Business School and JL Greene Center
 - Site 2: Jerome L. Greene Center for Mind, Brain, Behavior**
 - Site 3: Academic:**
Columbia Business School and School of the Arts
 - Site 4: Columbia Business School**
 - Site 7: School of International & Public Affairs and University Housing**
- — —
Boundary of Deep Basement Slurry Wall





School of International and Public Affairs

Theatre

Business School

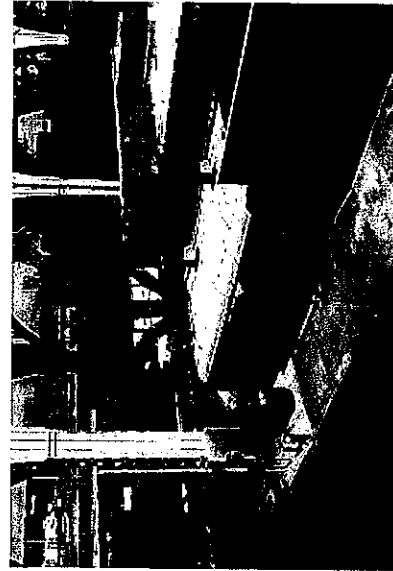
JL Greene Center

School of the Arts

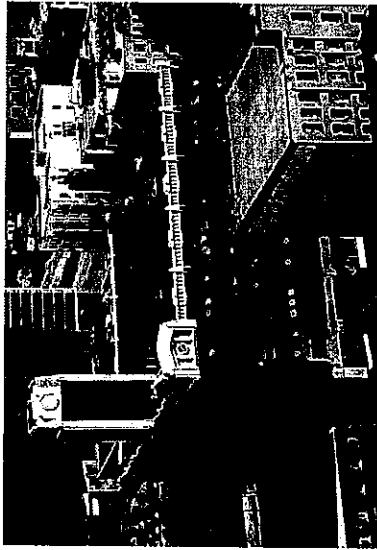
Symposium Building

Columbia-assisted Public School for Math, Science and Engineering

Preserving historical assets



West Market Diner, interior space



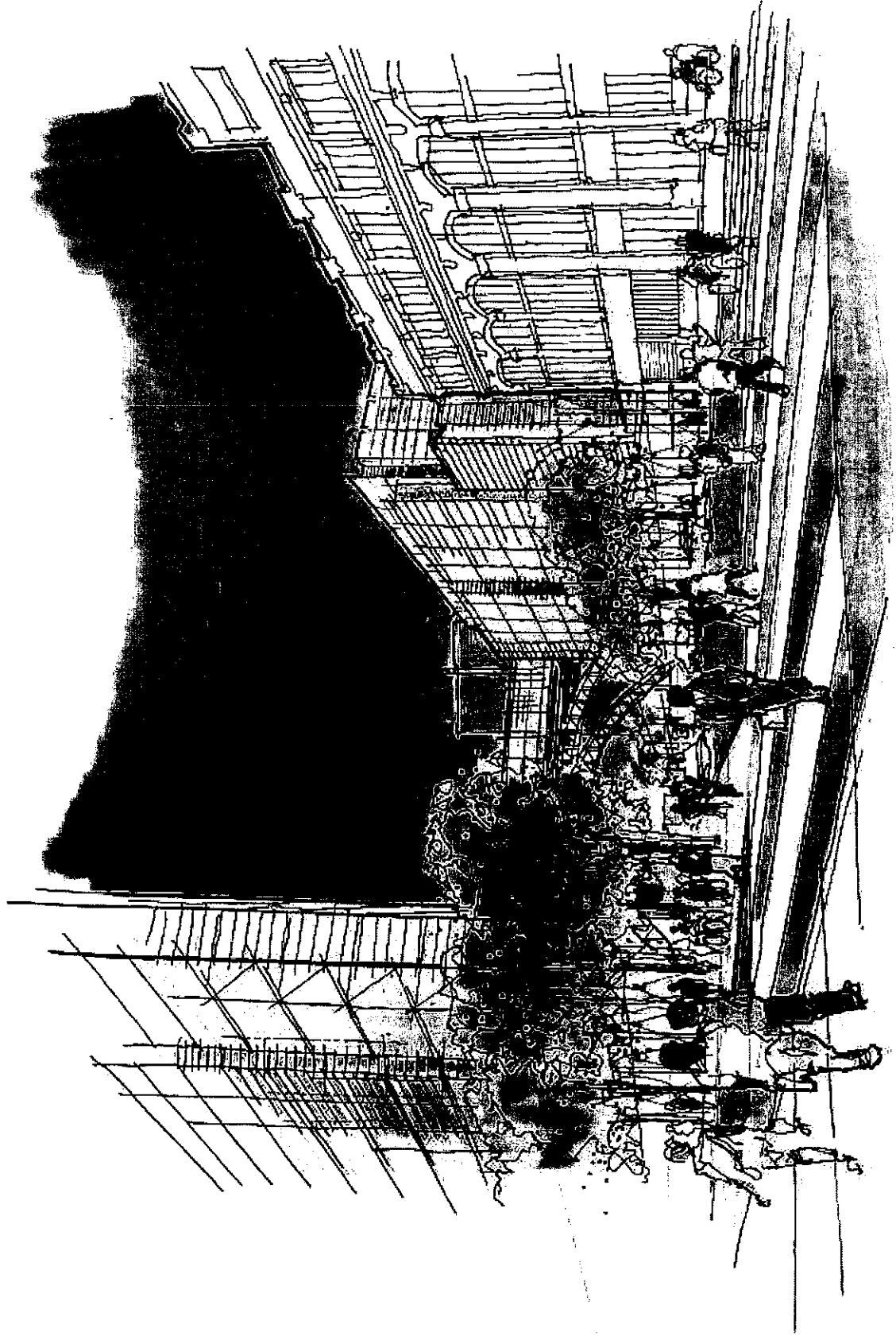
Studebaker

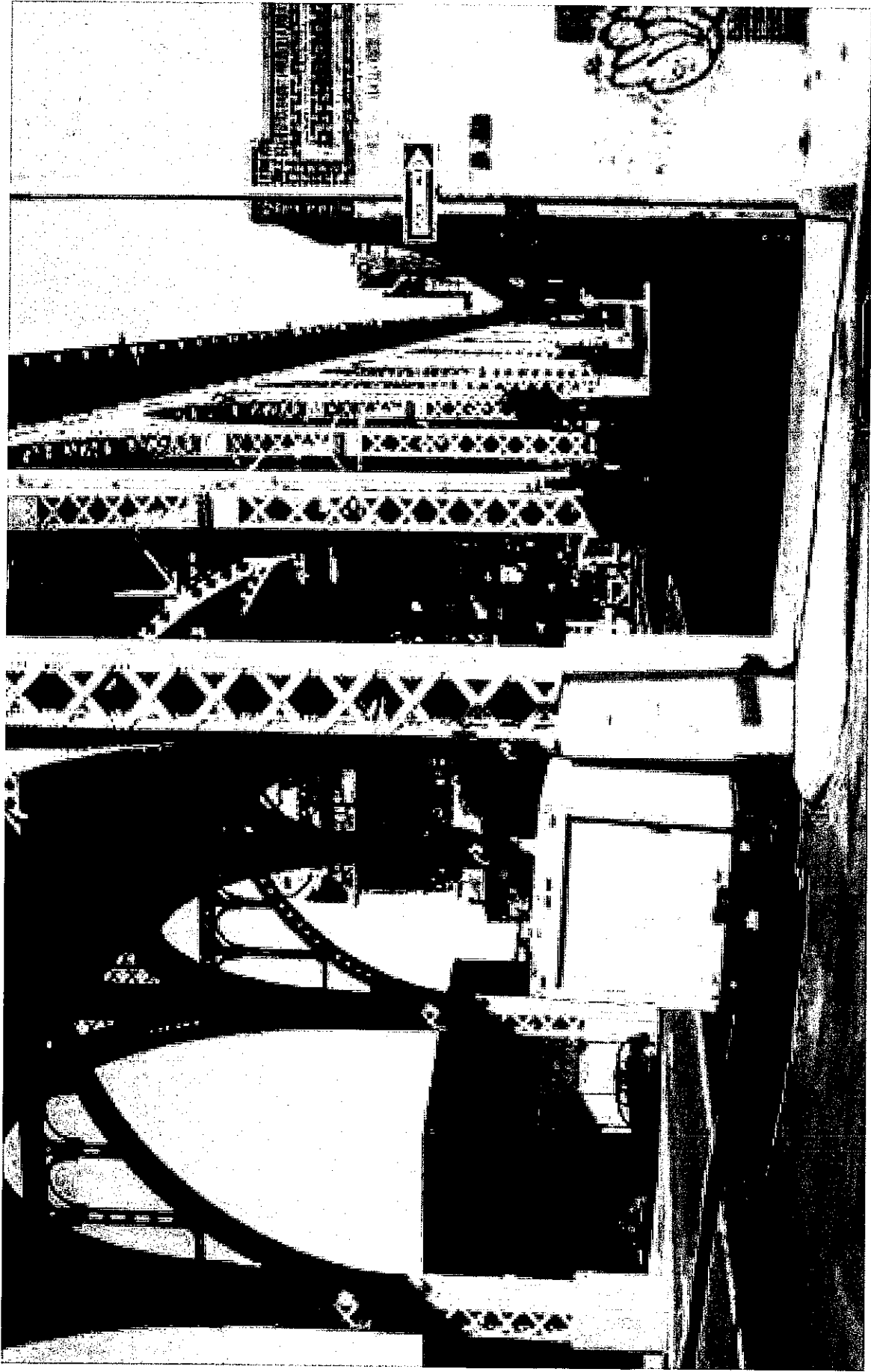


Nash



Prentiss Hall

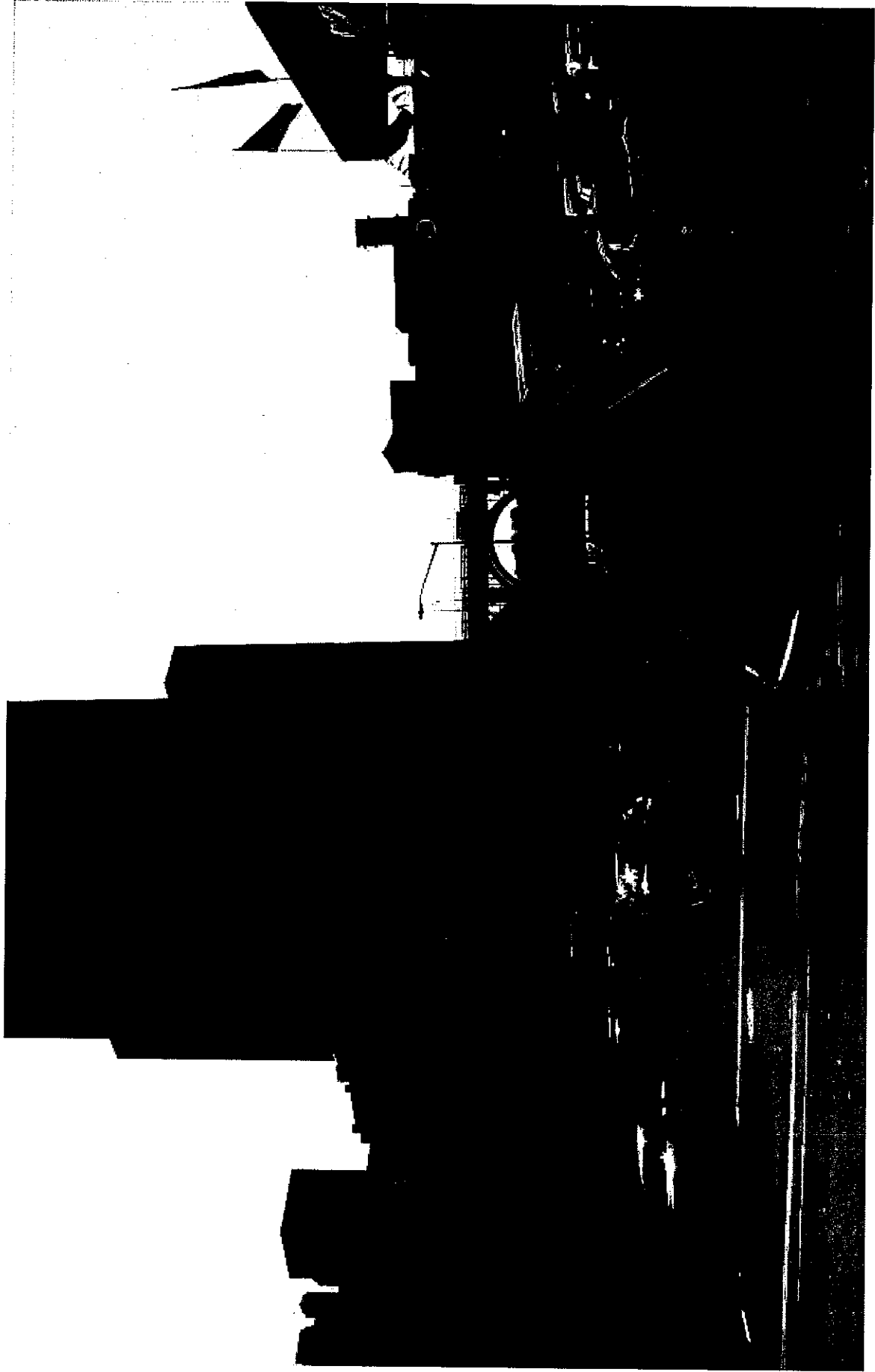




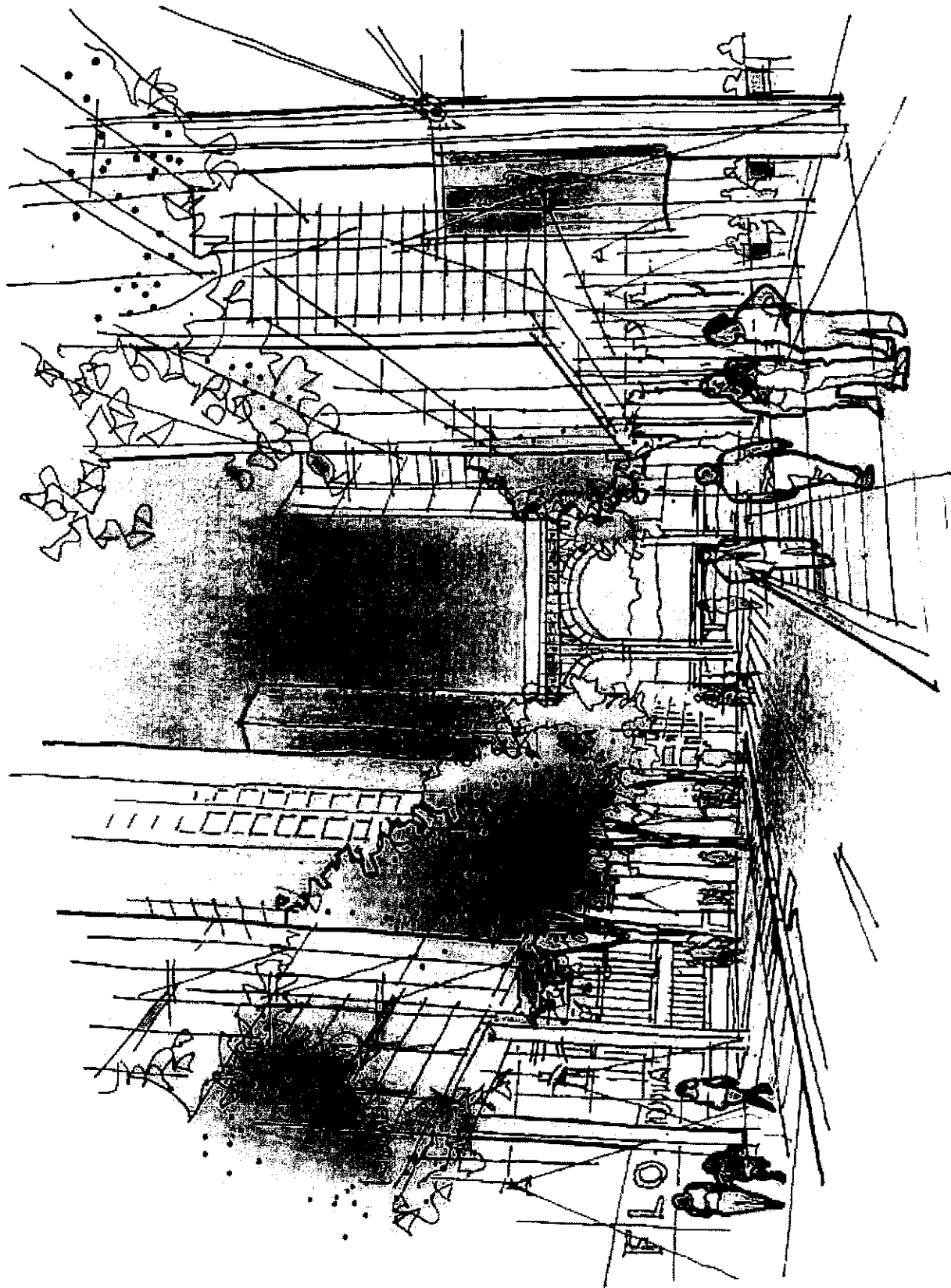
View of 12th Avenue, Looking North



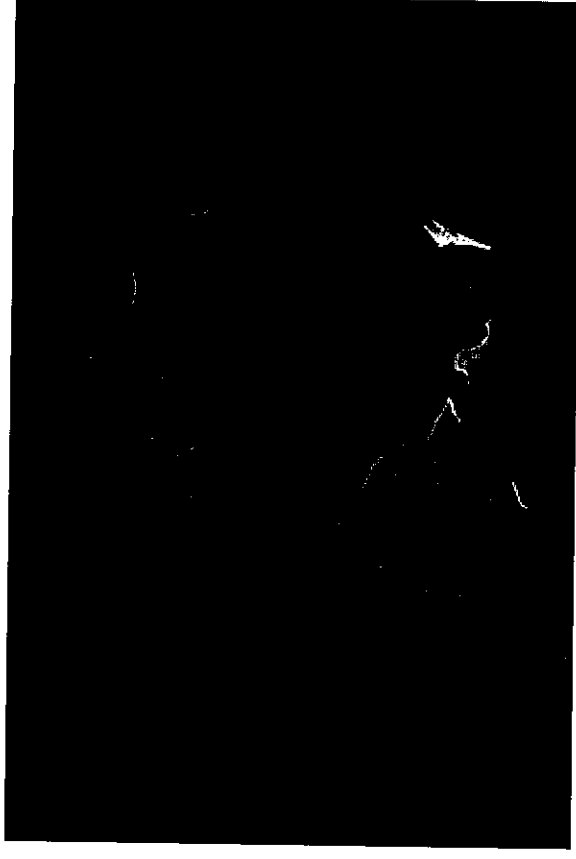
Illustrative View of 12th Avenue, Looking North



View of West 129th Street, Looking West



- **As part of planNYC, Columbia has signed up to be a Challenge Partner**
- **Selected as a pilot project for the US Green Buildings Council LEED for Neighborhood Development**
- **Agreed to obtain at least LEED Silver certification for all academic and residential projects**
- **Commitment to best practices and design control measures to limit construction emissions**





FOR THE RECORD

**Statement to New York City Council Public Hearing
Columbia University "Manhattanville Expansion Project"
Wednesday, December 12, 2007: 10:00a.m.**

Dr. Rafael Lantigua

Honorable Council Members, thank you for this opportunity to share my thoughts with you. I come before you as a supporter of Columbia University's proposed expansion plan for a mixed-use academic community, which I have voiced on several occasions.

My name is Dr. Rafael Lantigua and I am a board member of the Northern Manhattan Coalition for Immigrant Rights and Professor of Clinical Medicine, Associate Director of the Division of General Medicine at Columbia University College of Physicians and Surgeons.

The Columbia University Expansion plan is an important project for New York City and for its future as a global leader in research and education. It is also a critical project for the people of West Harlem and Northern Manhattan in terms of future employment.

For many years, I have worked and fought for the rights of members of the Latino community throughout West Harlem, Washington Heights, and Inwood. During this time, I have seen firsthand the

countless benefits that my community has received because of having Columbia University as its neighbor.

As a Columbia University Medical Center Physician, I am very proud to work and teach at a hospital that not only does Nobel Prize-winner research, Columbia happens to also be an ~~incredible~~ ^{important} community partner.

For decades, the University has collaborated with local community-based organizations to provide nearly 150 programs that help improve the quality of life in Latino and African American communities. Columbia has also provided funding and other resources for programs that continue to make a difference to the people I work with in Upper Manhattan, including such programs as;

- The Northern Manhattan Start Right Coalition, that serves low-income communities of Harlem and Washington Heights and Inwood with free vaccinations to children ages 6-23 months.
- Columbia's also provide free dental care to approximately 3,000 neighborhood children each year throughout Northern Manhattan, as well as providing more than 3,500 students with free eyeglasses through its Center for Community Health and Education.
- In addition, Columbia University Medical Center's commitment to women's health is quite impressive. Through its **Breast**

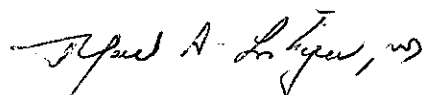
Cancer Screening Partnership, Columbia provides free mammograms, cervical and colorectal screenings, genetic counseling, mental health guidance, and other life-saving preventative health care services to uninsured women over 40 in Upper Manhattan.

- Columbia also provides special scholarships for children who live in Upper Manhattan, including the Dyckman Scholarship, which provides financial support to outstanding students from the Washington Heights/Inwood areas who attend Columbia College. In the current academic year, about 25 undergraduate students from Washington Heights/Inwood are receiving more than \$700,000.

When I consider the large number of community members employed by Columbia University—nearly 30 percent of Columbia staff live in Upper Manhattan—it only bolsters my support of the plan, as the Manhattanville expansion will only increase the number of jobs for members of the community.

Recently, I was very pleased to hear that community concerns about affordable housing and displacement were being listened too and that the University recently announced its commitment to help mitigate those issues, including a large housing fund.

I would like to thank you for your time and please support Columbia's proposal. Our community needs it.





**MANHATTAN CB9 197-A PLAN
Testimony to the New York City Council
Subcommittee on Planning, Dispositions & Concessions; Zoning
& Franchises**

December 12, 2007

Chairpersons and Honorable Council Members, thank you for this opportunity to provide testimony today. My name is Mercedes Narciso and I am a Senior Planner with the Pratt Center for Community Development, assisting CB9 as the lead planner of the 197-a Plan and review of the ULURP process. I am also a member of the Campaign for Community-Based Planning, an initiative seeking to create a more meaningful role for communities in New York City's planning and decision-making processes.

I am here to support the community's 197-a Plan as the community envisioned it -- that is, integrating new academic facilities into the fabric of a mixed-use neighborhood.

Although we feel profoundly rewarded by the approval of the 197-a Plan by the City Planning Commission, the Commission rejected a number of the Plan's recommendations as applied to the area of Manhattanville that is the subject of Columbia University's rezoning proposal.

Specifically, the City Planning Commission rejected measures:

- * proscribing the use of eminent domain and
- * establishing an inclusionary housing program to create affordable housing as part of the Special Manhattanville Mixed Use District.

We urge the City Council to correct this serious omission. Passing the 197-a plan without these provisions will not only substantially change the neighborhood without regard to the needs of the community; it also sets a dangerous precedent in which powerful interests can invalidate urban plans created by citizens under the City Charter.

Eminent Domain

The threatened use of eminent domain to obtain property for Columbia University's expansion not only dismisses the existence of other long-established businesses in the area but would subject their property value to Columbia's needs and on Columbia's terms, since the taking by the Empire State Development Corporation would be granted in stages, according to Columbia's expansion needs. What is the sense in approving a community-based plan whose ultimate beneficiaries are not going to be community residents and businesses but the Columbia University community alone?

Inclusionary Housing

The creation of affordable housing through an inclusionary housing program is needed and should be provided. The Commission disapproved the 197-a Plan's mandatory inclusionary zoning requirement and did not even recommend an existing voluntary program within the proposed Special Manhattanville Mixed Use District. Seeking to maximize the provision of affordable housing units, the existing voluntary program should be used on Subdistrict C (proposed to be rezoned to C6-2, and not owned by Columbia), Other

Area Broadway (proposed to be rezoned to R8A with a C1-4 overlay, in which one of the two lots is owned by Columbia) and Special Amsterdam Mixed Use District or Sub-District 3 of the 197-a Plan, which is outside of Columbia's rezoning area.

Residents of this community have invested years of their lives crafting a plan for their future. The City Council must take decisive action to realize the City Charter's promise of a meaningful role for citizens in shaping the future of their communities.

As a planner, I think that the Department of City Planning and the Commission should demonstrate leadership in planning for the future of New York. Granting all power to institutions without questioning or demonstrating that such actions would lead to a balanced growth for New York City is setting a bad precedent. Can the City afford to grant large institutions power to grow without checking whether such growth would negatively affect or be beneficial to New Yorkers? I think not. However, that's what the Commission has done. Rezoning actions or zoning has been placed above planning, thus, the vision and needs of the rezoning applicants supersede the vision and needs of the communities, and that is against the principles of our City Charter.

Thank you.



Testimony of the Municipal Art Society
Before the Zoning & Franchises and the Planning, Dispositions & Concessions
Committees of the City Council
By Lisa Kersavage, Director of Advocacy and Policy
Regarding Community Board 9's 197-a plan; Columbia University's 197-c action
December 12, 2007

The Municipal Art Society of New York is a private, non-profit membership organization whose mission is to promote a more livable city. Since 1893, the Society has worked to advocate excellence in urban design and planning, contemporary architecture, historic preservation and public art. In 1989, the MAS created the Planning Center to support and provide assistance in the creation of 197-a plans and to find ways to strengthen the role of 197-a plans in the city's overall planning process.

I am Lisa Kersavage, Director of Advocacy and Policy, speaking on behalf of the Municipal Art Society. The MAS is pleased to submit comments on Community Board 9's 197-a plan and Columbia University's 197-c action. The challenge before the decision makers is that the 197-a plan and Columbia's Expansion Plan contain some contradictory visions. While we are strong proponents of community-based plans and the consensus driven process and voices they represent, we also have respect for Columbia University as a stakeholder in West Harlem with a clear and real need to expand its facilities to meet the challenges of a 21st century university.

We appreciate that Columbia has responded to public input and made some changes to their plan. The City Planning Commission has recommended further changes to the plan, some of which bring it more into accordance with the community's 197-a plan. Our hope is that through dialogue, perhaps aided by the City Council, the community and Columbia can agree to important changes to both the 197-a and the 197-c plans, which would accommodate Columbia's growth while being guided by the community's planning goals.

We have a number of urban design recommendations that are intended to enhance the public "feel" of the Columbia campus' streets and public places, to encourage the public on to those streets and to better knit the campus into the surrounding urban fabric. We believe those goals could be achieved through relocating Columbia's primary public

park, maximizing the potential of the Viaduct to create a dynamic urban room, and the need for a public process related to the demapping of the streets. These recommendations are based on planning principles MAS has applied to review of many projects (drawn in large part from Jane Jacobs), including keeping streets and open spaces public, involving the public in the process, keeping a mix of old and new buildings, and a mixture of uses.

Under the grand filigreed arches of the historic viaduct, we see potential for 12th Avenue becoming a new vibrant core of a dynamic neighborhood. The lively mix of relocated park, new campus, dynamic small manufacturing uses like art galleries and printers, would be tied together by the soaring and highlighted viaduct. Twelfth Avenue could consequently become an exciting, stimulating focus of student and community life — in the same way as Union Square in Manhattan— and serve to connect Columbia’s new campus as well as the surrounding community to the waterfront.

Public Open Spaces

Columbia’s plan calls for several small public park spaces, and one larger park between 131st and 132nd Streets. We completely concur with the City Planning Commission’s opinion that it is absolutely essential that Columbia’s proposed parks spaces are “welcoming to any member of the public or community, whether or not they are affiliated with the university.” As currently planned, we do not believe that Columbia’s largest park space, “the square,” meets that standard. The siting of that park in the center of the campus as it is least accessible to the most public and trafficked streets. Furthermore, it will be surrounded by relatively tall buildings, and thus at certain times of the year covered in shadow. Columbia has attempted to increase the visibility of the park through creating a thru-block glass hallway in a building on 12th Avenue, but we don’t believe that is sufficient to increasing the public “feel” of the park.

MAS recommends an alternative location for the “the square,” which would maximize public access. Moving it to the site of buildings #9 and #10 (between 131st and 132nd Streets, 12th Avenue and the pedestrian way) would make it feel far more public, because it opens onto the more heavily trafficked avenue and would be completely surrounded by streets. It would also be more open to light and air because of the relative low height of the Studebaker building and the lack of a building on 12th Avenue. The park would serve to highlight some of the most striking historic features of the district – the Studebaker building and the Riverside Drive Viaduct. And it would create a better link to Riverside Park. The West Market Diner is currently located on the site, and once un-clad, it could remain in the park and be used as originally intended.

We understand from Columbia that moving the park to this location would require the park to be built in phase 2. That is a drawback, but the most important issue is what is actually built, and we think this location best serves the public’s interest. We also understand that Columbia has climactic concerns about the park being closer to the river, but we suspect the buildings on Twelfth Avenue will help shield the park from river winds.

MAS Recommendation: Move the primary park space site of buildings #9 and #10 (between 131st and 132nd Streets, 12th Avenue and the pedestrian way) in order to maximize public access and light and air to the surrounding areas.

Creating an Urban Room Under the Viaduct

One of the most striking visual elements of the neighborhood is the Riverside Drive viaduct above Twelfth Avenue, spanning the ravine that forms Manhattanville. We believe this sculptural piece of infrastructure ought to be celebrated and enhanced as an urban design feature. It doesn't take a great leap of imagination to imagine the structure as a center portion of a basilica, and what should be created is "side aisles," with buildings on either side of 12th Avenue creating an urban "room." The space below the Viaduct is now framed by low-lying buildings that create a public room, yet barely confine the Viaduct itself, allowing light and air to penetrate, and for its sculptural qualities to be fully viewed.

We are concerned that Columbia is pulling their tall buildings away from sidewalk and streetwall in a way that minimizes the opportunity to create a great "room." Their plan to simply set tall buildings well back from the viaduct and the street will not enhance the pedestrian experience. We believe the current street wall should be maintained with lively retail uses in the base of the buildings. Moving the park space slightly north and west to abut the Viaduct, as we would recommend, would allow great views of and an invitation to the viaduct room and the riverfront park just beyond and add to the liveliness of 12th Avenue and the room.

Finally, the viaduct's spatial qualities would be celebrated if Columbia were to light up the filigreed steel arches, perhaps drawing inspiration from lighting design employed at the Coney Island Parachute Jump.

MAS Recommendation: Highlight the area's most striking visual resource, the viaduct. Use the streetwall on 12th Avenue to frame that room. Columbia ought to develop a lighting scheme to highlight the sculptural qualities of the viaduct.

Historic Resources

There are a number of historic buildings and sites throughout Columbia's project area, some that have been identified as significant and others that play a role as contributing to the character of the area. We support Columbia for their plans to retain and reuse some of the most important buildings, including the Studebaker Building (615 West 131st Street) the Former Warren Nash Service Station building (3280 Broadway), the West Market Diner (659 West 131st Street) and the Claremont Theater (3320 Broadway). Columbia plans to move the diner, which we support, but we encourage keeping it in the project area. We recommend that in a separate action the Landmarks Preservation Commission designate those buildings they found eligible -- the Studebaker Building and, just outside of the Columbia project area, the Former Lee Brothers Storage Building (571 Riverside Drive) and others that meet the criteria.

Overall, we urge Columbia to retain as many historic buildings as possible. Doing so would better knit the new campus into the existing neighborhoods and create a more lively development. To that end, we urge the retention of the Former Sheffield Farms Stable (3229 Broadway), which is listed on the National Register of Historic Places. The stable is a companion building to the Sheffield Farms Dairy (632 W 125 Street), currently in use by Columbia and both were designed by the same architect, Frank Rooke.

MAS Recommendation: Retain as many historic resources as feasible, including the former Sheffield Stable building. We urge designation by the Landmarks Preservation Commission.

Public Streets

It is important that the streets through and around Columbia's project area remain legally public, and also "feel" public. To that end, we support both Community Board #9's 197-a plan and Columbia's 197-c application, which call for all east-west streets to be open. To increase access to the waterfront, we urge the city to extend 131st Street west from 12th Avenue to Marginal Street and the park, as recommended in the 197-a plan.

We support Columbia's plan to add a north-south pedestrian way at mid-block between Broadway and 12th Avenue connecting 125th and 133rd Streets. While that would not be a mapped public street, it does accomplish the time-proven goal of creating short blocks that will improve pedestrian circulation and increase the choice of routes. We are concerned that the street will not "feel" public because of the small size of the street, the lack of traditional street features like sidewalks and roadbeds, the concentration of academic uses and lack of retail.

To further the public feel of this private street, we urge Columbia to allow for ground-level retail uses that would encourage people to walk through the campus. Furthermore, we urge Columbia to look to streets that are used in Rockefeller Center, which are private and closed to traffic but read to pedestrians as public streets. While this street can not support heavy concentrations of retail, we urge Columbia to encourage a variety of uses at the ground floor to increase the diversity and liveliness of this pedestrian street.

MAS Recommendation: MAS supports ensuring public access and a public "feel" to all east/west streets and Columbia's plan to add a north south pedestrian way in the proposed Academic Use Subdistrict A, and encourage retail and other uses along that pedestrian way. To increase access to the waterfront, we urge the city to extend 131st Street west from 12th Avenue to Marginal Street and the park.

Public Process

Columbia has chosen to seek ESDC power to override the City map in order to build an extensive below-grade component, which many are referring to as the "bathtub." In order to ensure real community involvement, and ensure that the public streets remain truly public, we recommend that the City demap the volumes for Columbia's cellar, pursuant to ULURP, rather than the ESDC overriding the City Map.

Furthermore, while the proposed “bathtub” may have positive attributes, the community has not been provided any of the details necessary to understand the myriad of environmental impacts of such a substantial underground structure. In order to ensure that those details are brought to the public, we recommend that Columbia release the details, when known, and provide a forum in which the public can comment on the construction of the “bathtub.” We suspect that it will be necessary for Columbia to conduct a Supplemental Environmental Impact Statement, which would further disclose the impacts of the “bathtub” on our environment.

Site acquisition remains something to be addressed through further dialogue between Columbia and property owners. While Columbia has agreed not to pursue eminent domain for the remaining residential properties in its proposed campus, the non-residential properties are still at issue. Every effort should be made by Columbia to negotiate directly with these property owners.

MAS Recommendation: The City demap the volumes for Columbia’s cellar, pursuant to ULURP, rather than the ESDC overriding the City Map. Columbia release the details and provide a forum in which the public can comment regarding the construction of the “bathtub,” perhaps in a Supplemental Environmental Impact Statement. Every effort should be made by Columbia to negotiate directly with these property owners.

Diversity of Uses West of 12th Avenue

We support the City Planning Commission’s recommendation that the 197-c plan be modified to be in accordance with the 197-a plan to rezone the area west of 12th Avenue to a low density, light manufacturing district. We support the 197-a plan’s recommendations because the zoning would better protect those manufacturing uses that remain, increase the likelihood of adding new, high-performing manufacturing uses, and effectively support the existing character and economy of the neighborhood.

The proposed zoning permits a wide range of small high performance manufacturing and related retail uses, such as specialty food manufacturers, brew pubs, set designers and printers photographers, interspersed with restaurants and cafes, all of which would create a vibrant nexus of activity along Twelfth Avenue and enhance the experience of the “viaduct room.”

Twelfth Avenue could consequently become an exciting, stimulating focus of student and community life — in the same way as Union Square in Manhattan— and serve to connect Columbia’s new campus as well as the surrounding community to the waterfront. We further suggest that an incentive for manufacturing use be included in the zoning for the area east of 12th Avenue.

MAS Recommendation: Support the City Planning Commission’s recommendation and 197-a plan’s Manhattanville Special Purpose District for

Subdistrict B (the area west of 12th Avenue). An incentive for manufacturing use be included in the zoning for the area east of 12th Avenue.

Affordable Housing

Community Board #9's 197-a plan has determined that there is a great need for affordable housing in the community, and proposes various approaches to protect existing housing and to add affordable units. Columbia's development will eliminate existing housing in the campus, and may cause its cost to increase.

We understand that Columbia, at the urging of the Borough President's office, has agreed to create a \$20 million affordable housing fund to in part alleviate displacement. While that amount alone will not go very far in addressing local housing need, it can be leveraged with other funding sources to create a bigger pool of funds, and it is a good starting point. The next step is to understand the details of how and when the Columbia fund will be disbursed, managed, and leveraged.

We also support the Borough President's 197-c initiative, which will accomplish many of the recommendations in the 197-a plan concerning housing – including contextual zoning, inclusionary zoning, anti-harassment, and redevelopment of underbuilt sites – apply outside of the project area.

MAS Recommendation: Support Columbia's affordable housing fund and the Borough President's 197-c initiative.

Conclusion

We believe that Columbia and the community working together could create a better urban design solution. While Columbia has a grand vision for an urban campus, it is important that the new development be knitted into the existing urban fabric. This is no small task, but it seems possible that if Columbia adopts some of the goals of the 197-a plan, including maintaining more of a mix of old and new buildings and some mixture of uses, the plan would be improved.

AIA New York Chapter

The Founding Chapter of The American Institute of Architects

FOR THE RECORD



Honorable Christine Quinn
Speaker, New York City Council
City Hall
New York, New York 10007

December 12, 2007

Dear Speaker Quinn:

On behalf of the New York Chapter of the American Institute of Architects and its more than 4,000 architect and public members, we would like to express our continued support for the re-zoning of Manhattanville from a manufacturing district to a special mixed use district. We testified at City Planning on this issue in October, and were gratified to hear of the Commission's decision to support Columbia University's and Community Board 9's modified land use plans, which call for streetscape and buildings in character with the surrounding neighborhoods, changes in use that will animate the area at all times of day and night, and well designed public streets and spaces.

We are cognizant of the importance of Columbia University's future growth and expansion, and believe that this growth can occur in a way that will benefit both the University community and the residents of Upper Manhattan. The wonderful West Harlem Waterfront Park will bring a new focus to this area for residents and visitors alike, and they should be welcomed with a more vibrant, mixed use streetscape such as has been envisioned by both Community Board 9 and Columbia. With the revised land use plans calling for mixed use and public spaces along all the boundaries of the site, including Broadway and 125th Street, we are optimistic that the new campus will be both welcomed by and welcoming for its neighbors.

We hope that Columbia University and Community Board 9 will continue to engage those here today, as well as the architects and planners working on this proposal, to develop greater linkages between the Waterfront Park and the streets running east-west through the site. The opportunity to create a cohesive urban design for the area, one which extends beyond the Columbia campus, cannot be missed. We also hope that the great community amenities of open space, which the Columbia plan addresses with the "Grove" and "Square" definitions, can be expanded upon to the north, in order to create a more extensive, linked network of green, truly public spaces throughout Manhattanville. Design considerations such as these, and ground floor transparency of academic buildings, should be at the forefront of future conversations. We look forward to participating.

Sincerely,

Joan Blumenfeld, FAIA, IIDA
2007 President, AIA New York Chapter

Fredric Bell, FAIA
Executive Director

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FOR THE RECORD

N.Y. Planning Board

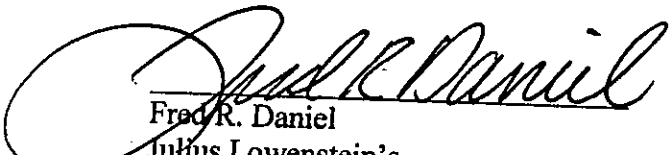
The Midtown Properties LLC - Building (Block - 2004, Lot - 12)
2276 - 12th Avenue, New York, N.Y. 10027

OUR FAMILIES

The building was purchased some 30 years ago by my father-in-law, Julius Lowenstein. He moved his wholesale meat business here from 14th Street, where he rented. He loved his building and his dream was to pass the property down from one generation to another. He passed away on December 17, 2003. I was a farmer most of my life and hardly ever came into New York City. About 6 months before his death, I came in once or twice a week to go over things with him and have emergency repairs done on the building. He let the building get into a rough condition. I had to close the meat business about a month after his death, and then start to look for tenants. We did not want to borrow money to fix up the building in order to get a good tenant.

Columbia showed an interest in renting the building with a long term lease. They would redevelop the building and they had local businesses to relocate into our building. We felt they had the capital to put the building back into top condition, as well as making the area a safer and better place to work and live. While giving local businesses the opportunity of staying in the area, and having a safer and better place to work. Columbia and our family have had a good relationship before and after the lease had been executed. They have been fair and considerate. Our family highly respects Mr. Silverman and all the Columbia individual staff members, we have met.

I feel confident that Columbia will make Manhattanville a safer place to be while supporting the surrounding communities with a better quality of life. Plus my father-in-laws dream will come true. Our Building will be handed down from one generation to another. Thanks to Columbia.


Fred R. Daniel
Julius Lowenstein's
Son-in-Law

My Res Address.

Fred Daniel

PO Box 9

NESHANIC

STA. 1 NJ,
08853

908-369-4784

FOR THE RECORD

To: Zoning and Franchises and
Planning, Dispositions &
Concessions Sub-Committee

From: Susan Rogers - Citizen of
New York City for 21 years;
Member of The Riverside
Church for 17 years

Date: December 12, 2007

I am a resident of Harlem and while I do not live in catchment area for Columbia's targeted expansion (129th to 133rd St) I am an active member of the Riverside Church which has historically sought to protect the interests of the Community members of Harlem. Members of the Church have actively participated in every community meeting on the CB9 197A and Columbia 197C plans and we strongly support the CB9 197A plan and oppose the Columbia 197C plan. The Community Board 9 has worked tirelessly over several years to create a rational plan for land use which

meets community needs while permitting expansion by the University. The Columbia Plan does not. From following the process that has been carried out related to addressing the two plans the City Planning body as well as many elected officials are openly disregarding the will of the community to preserve itself.

The West Harlem LDC was formed as a tool to work out a deal between the community and Columbia but the committees of the LDC were not involved in negotiations in a democratic and good-faith manner. Thus the process from the start did not have grassroots representation of the community at the table when decisions were being made.

The Riverside Church has always been a church to stand for social justice and speak truth to power. We have opposed ~~opposed~~ development/gentrification efforts that displace indigenous populations that have

Historically built and
invested in their communities and
which have most commonly
been low income people of
~~the~~ color. We see the Columbia
expansion plan as just sheer
an unjust activity and stand
with community members of
Harlem to oppose it. We call
upon the members of the
Sub-Committee to also stand
with the community and
vote to accept the CBP 197A plan -
the only just way forward to
preserve a valued Harlem
community with its rich history
of economic and social diversity,
creativity and democratic
inclusiveness.

Testimony before the Zoning Committee of the New York City Council

Joan S. Levine
100 La Salle Street #19F
New York NY 10027

December 12, 2007

Good Morning,

My name is Joan Levine. I am a retired educator. Chair of the Morningside Gardens Community Relations Committee, Co-chair of the Morningside Heights/West Harlem Sanitation Coalition and a member of the West Harlem Local Development Corporation.

I have worked hard as Co-chair of an LDC committee and am passionate about the need for our "asks". Nevertheless, as a 50 year resident of West Harlem, I don't want my Council Member, Robert Jackson, to give Columbia the green light on the backs of our neighbors.

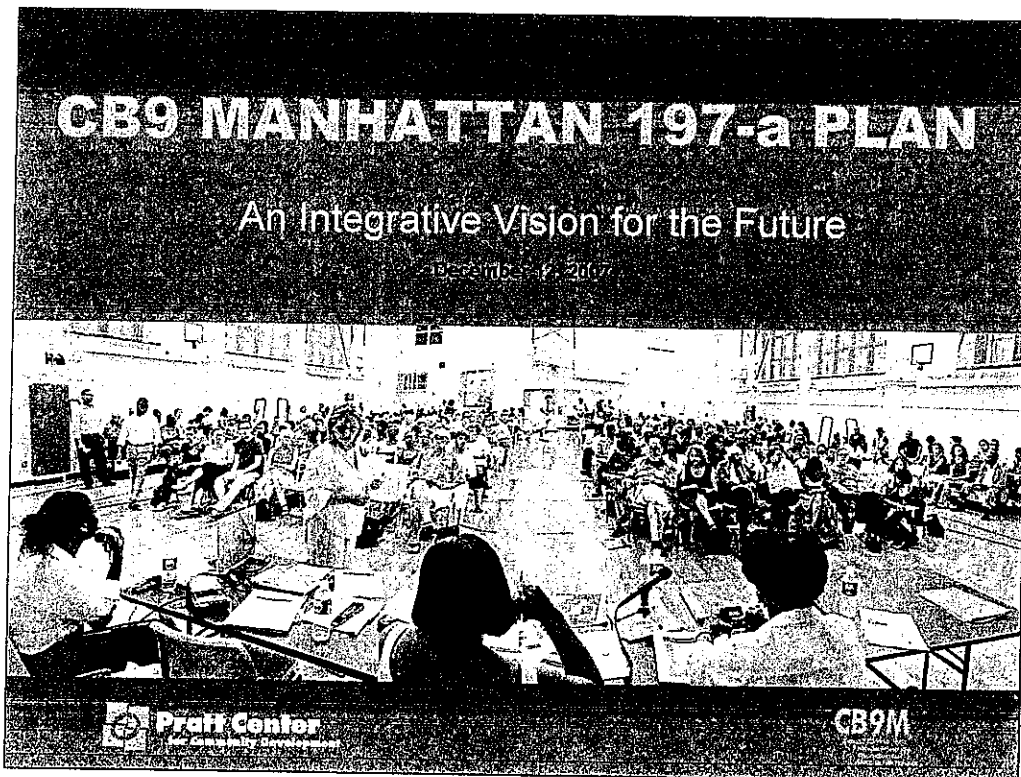
The real test for allowing Columbia's 197C plan to be passed is NOT just the Community Benefits Agreement but the following concessions as well.

1. NO use of Eminent Domain.
2. NO forced removal of tenants in the expansion zone.
3. NO level three biotec labs in the expansion area.
4. NO 7-story "bathtub". This foolish engineering gambit will affect us all as it is in a flood plain as well as an earthquake fault.

Throughout this entire ULURP process, the overwhelming mass of people in the Community Board 9 area have urged Columbia to change its plans in the ways just mentioned, but it has not budged. Therefore, in the strongest way I know, I DEMAND that the Council vote No to Columbia. A CBA is not enough. Columbia must make the concessions I have stated IF the Council is to give its approval.

Thank you.





I am Jordi Reyes-Montblanc, Chair of Community Board 9. I would like to thank the members of the City Council, particularly Council Members Jackson, Dickens, Avella, Katz and Garodnik for giving us the opportunity to present our 197a Plan. I would also like to take this opportunity to acknowledge the hard efforts and support of the staff of the Department of City Planning, in particular Betty Mackintosh and Edwin Marshall. However, I must say that in the end the City Planning Department and the Commission failed to meet their stated objective of trying to reconcile the needs of the community and those of Columbia University. In the time allotted to us, we will try to explain why.

I want to take a few seconds to introduce my colleagues, Patricia Jones, the Board's 197a Plan Committee Chair and co-chair of the Manhattanville Rezoning Task Force and Ron Shiffman, consultant to the Board and to the Pratt Center, which assisted the community in preparing CB9's 197a Plan.

At this point, I would like to hand over the mike to Pat Jones.

CB9 In Brief

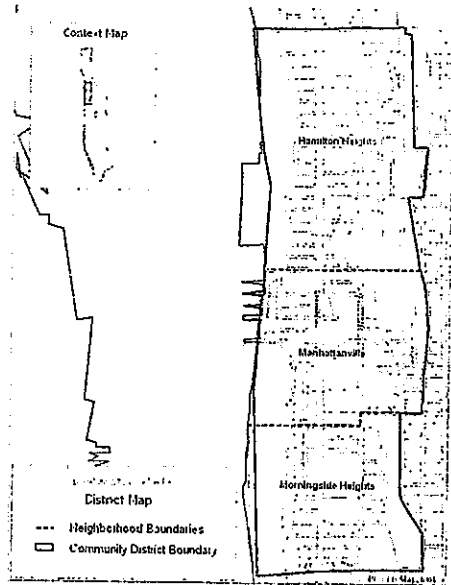
Hamilton Heights



Manhattanville



Morningside Heights



Good morning - Community district 9, bounded by 155th and 110th Streets on the west portion of Harlem, is comprised of 3 distinct yet complementary neighborhoods.

Hamilton Heights to the north is primarily residential and is home to City College, 2 designated historic districts and a National Historic Landmark (Hamilton Grange).

Manhattanville, the oldest town in the district - symbolic of a industrial heritage, contains one of only 2 remaining manufacturing districts in Manhattan. It's also the home to world renowned viaducts and 2 of NYCHA's most successful post-war developments.

The southern portion of the district - known as Morningside Heights - is residentially zoned and is home to Columbia's southern campus, Teachers College, Barnard, the country's largest gothic cathedral and Grant's Tomb.

CB9 197-a Plan

This 197-a plan was developed in consultation with residents and business owners in CB9, and expresses their vision for development within their community.



The 197-A Plan was prepared in consultation with residents from every part of the district, local business owners, workers, as well as students, faculty and staff of the various institutions located in the area. While much of the focus has been on 35 acres located of West Manhattanville (17 of which are to be developed by Columbia), the 197A Plan expresses the collective vision for development across the entire 964 acres for the district.

Planning Process

- 1991 - the process begins, with early drafts, public meetings and community forums
- 2003 - the current plan draft begun by a task force of CB9 members and the Pratt Center for Community Development
- Spring 2003- Columbia University announces plans to expand into Manhattanville.
- October 2005- the City Planning Commission voted unanimously that the plan met "Threshold Review" for sound planning policy
- June 2007- Referred for public review
- The plan has been widely distributed to the public, government agencies and elected officials, and is available on the Pratt Center and CB9 web sites.
- July 2007 -CB9 conducted a Public Hearing attended by over 350 people



A bit of history with respect to the development of the 197A – CB9 officially started its planning process in 1991 with technical assistance from a professor of urban planning at Columbia University. Over the following decade, with the assistance of several consultants and the Manhattan Borough President's Office, a comprehensive draft plan was produced.

After feedback from DCP, the Board began work to revise and update the plan in 2003 with the assistance of planners from the Pratt Center for Community Development and their consultants. Three months into the development of the updated the plan, Columbia announced its intention to expand into Manhattanville. As such the 197A Plan recommendations were framed with an eye towards accommodating such expansion.

In 2005 after close to 200 public meetings and forums to help inform the plan's recommendations, CB9 voted unanimously to approve submission of the Plan to DCP.

In October '05, the City Planning Commission voted unanimously that the plan met "Threshold Review" for sound planning policy. Through the dissemination of over 50,000 newsletters and posting on the CB9 and Pratt websites, the plan has been widely circulated to the public. In July 2007, after a public hearing attended by over 350 area residents representing every corner of the district and after 52 people spoke – all in favor of the plan, the ULURP Committee of the Board voted unanimously to approve the plan. The full Board of CB9 also voted unanimously in support of the plan in August 2007.

It should be pointed out that while the 197A met threshold review standards in October '05, the plan was held up for public review until June of this year when Columbia University's 197C application was certified and deemed ready for ULURP.



Planning Goals

- Maintain community identity
- Build on the strong social, economic, and cultural base of the district
- Create living wage jobs for CB9 residents
- Provide affordable housing and protect existing housing resources
- Prevent displacement
- Respect the right of existing community by proscribing use of eminent domain

We sought to develop a plan which represents "An Integrative Vision for the Future" giving full recognition to several competing and in some cases conflicting needs. The underlying goals of the community's plan are:

•To Maintain the community's identity -- WE can allow for future growth without destruction of the existing and historic community character;

•To Build on the strong social, economic, and cultural base of West Harlem to develop a sustainable agenda that would recognize, reinforce and reinvigorate this ethnically and culturally diverse community. We also envision diversity in terms of the drivers of the district's economy.

•Creation of conditions to generate good jobs for our residents;

•Provision of housing and services that are affordable to the community, and;

•Achieving future development without displacement of existing residents.

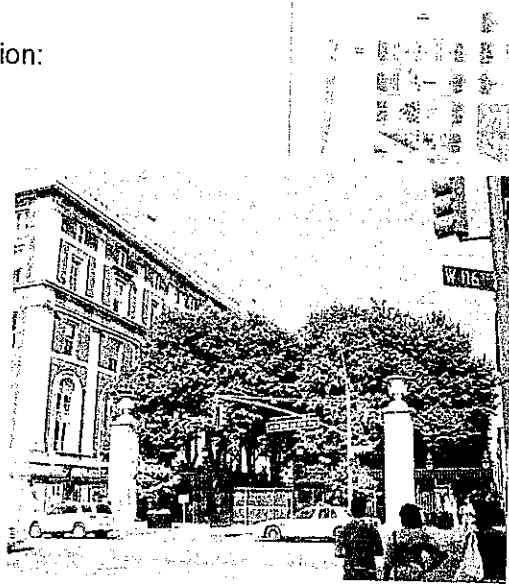
We sought to develop a plan that is also environmentally sustainable, proposing many of the elements of PlaNYC 2030 years before the mayor announced his ground breaking plan.

Institutional Expansion

Two Different Modes of Expansion:

#1 Academic Mixed Use Model

- Single Ownership
- Non-academic community members are guests
- Unified architecture and streetscape
- Exclusive turf
- Mixed institutional functions
- Real or perceived barriers
- Private property with private security and services



In preparation of the plan we were very aware of the need of area institutions to expand. On the slide you see the key elements of an academic mixed use model – which is Columbia's selection - for an institution's expansion – (1) single ownership, (2) an environment where community members are guests, (3) exclusivity, (4) unified architecture and streetscape, (5) mixed institutional functions, and (6) real or perceived barriers to entry.

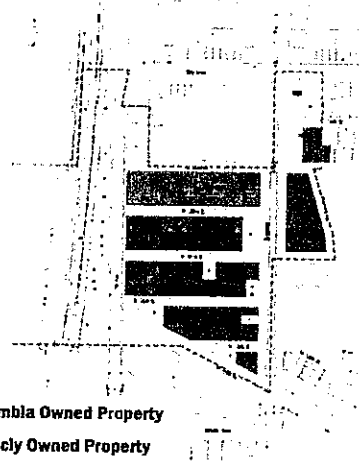
However the community board also acknowledged the needs of the community and sought to reconcile the two. We felt that it was possible for Columbia to meet some of its space needs while expanding into the community – primarily on its own land – rather than transforming the community into the institution.

The issue was never whether or not Columbia should expand, but how they chose to expand.

Institutional Expansion

#2 Mixed Use and Ownership Model

- Institution part of community
- Inclusive of all residents
- Varied architecture and urban streetscape
- Dynamic urban context
- No one's turf
- Mix of old and new with a variety of scales
- Mixed Ownership with public services
- Reduces adverse impacts of expansion



CB9 looked at a number of alternative approaches to institutional expansion – not to replicate their actions, but to learn from their approaches. After some analysis and discussion, we opted for a mixed use, mixed ownership model. If a large institution – of which there are a number in the district – needed additional space, they could adopt the approach of others such as NYU and the New School, which weave their academic buildings into their adjoining neighborhoods. Although these approaches are not without conflict, the benefits can include: (1) inclusive of all residents, (2) a variety of architectural and urban streetscapes – mixing old and new with a variety of scales - as individual owners make individual decisions, (3) and a more dynamic urban context thereby (4) reducing adverse impacts of expansion.

City Planning Modifications Result in Loss of

- **Central business district**
- **1,500 local jobs held by local residents**
- **Opportunity for expansion of industrial jobs**
- **Affordable housing incentives**
- **Value of City property below grade**

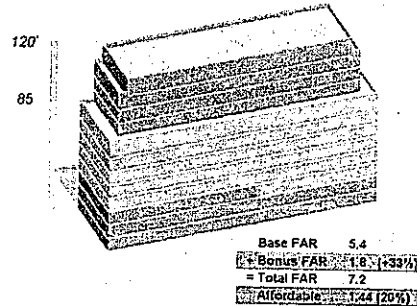


Notwithstanding the community board's attempt to make changes to its plan to better accommodate Columbia's stated expansion needs, the decision was made to favor the Columbia academic mixed use model resulting in significant modifications to the 197A Plan. The plan as now modified destroyed much of the essence of the original plan. The central business district of CB9 will be lost; 1,500 local jobs held by local residents – lost; potential for expansion of industrial jobs sorely diminished; loss of affordable housing incentives; and loss of the value of city property below grade.

CB9 Challenges to City Council

Affordable Housing

- Study the need for meeting the long term affordable housing needs of CB9 residents based on CB9 median incomes.
- Impacting CB9 197-a Plan
 - Include Voluntary Inclusionary Zoning in Manhattanville Special District – Sub-district 2 and Sub-district 3 in CB9 197-a Plan; in addition, any area outside of the Manhattanville Special District to include voluntary inclusionary zoning as a start.
- Impacting Columbia Plan
 - Include Voluntary Inclusionary Zoning in Columbia Sub-district C and Columbia Sub-district Other Area – East of Broadway as a start.



As such, Community Board 9 challenges the City Council to:

Help us meet the need for long term affordable housing for our residents based on affordability defined by CB9 median incomes

An appropriate starting point, would be to reinstate Voluntary Inclusionary Zoning recommendations to the 197A plan. In addition, Voluntary Inclusionary Zoning should be included in Columbia's Sub-district C and Sub-district Other Area, east of Broadway -as a start toward a more comprehensive solution to the issue of affordable housing based on the needs of CB9 residents.

CB9 Challenges to City Council

Landmark Designations

- **Impacting CB9 197A Plan**
 - Covent Gardens Apartments, Convent Avenue to St. Nicholas Terrace,
- **Impacting Columbia Plan**
 - Prentis Hall (Sheffield Farms Dairy)
 - Studebaker Building
 - Nash Building
 - West Market Diner
 - Sheffield Farms Stables (Hudson Moving and Storage)
 - Turnaround site (remaining railroad track), 12th Avenue/St. Clair Place



The modified 197A plan calls for the "preservation of historic resources as have been designated for landmark or historic district designation status."

Our plan should look to the future, which is why we called for the expansion of landmarks and historic district designations that can also serve as a catalyst for new and continued development of the highest architectural and construction quality across the district and identifies over 50 potential designations.

We would start with those listed on this slide.

Note:

Why Covent Garden Apartments? These apartments are currently being considered for designation as a historic district by Landmarks Preservation Commission. These properties have been found eligible for listing on the State/National Registers of Historic Places. LPC began its review of 41 Convent Avenue as a result of CB9's nomination in 1991 and subsequently expanded its scope to the entire Covent Garden Apartments in 2001. CB9 believes this designation should be given highest priority by LPC.

CB9 Challenges to City Council

Environment

- Convert Amsterdam Avenue Municipal Diesel Bus Depot

Eminent Domain

- Clear statement from Council opposing Eminent Domain for private conveyance

No Disposal of City-owned Property without ULURP

- Include land under City streets and requires careful environmental and economic analysis

In the interest of environmental justice for a community with an overabundance of environmentally threatening facilities, we would like to see reinstatement of the recommendation that the Amsterdam Avenue municipal diesel bus depot be studied for conversion to a mixed use facility.

Modifications have also removed an extremely important 197A plan recommendation reflecting the Board's strong opposition to the use of Eminent domain for conveyance of private property to a private party – as such we seek an unambiguous and strong statement from the Council opposing such abuse.

Further, we cannot support the disposal of City owned property, including below-grade property, that by-passes the ULURP process and raises serious environmental justice and safety issues.

CB9 Challenges to City Council

125th Street Rezoning Action (currently in ULURP process)

- Include CB9 New Amsterdam Mixed Use District (Sub-district 3 in CB9 197A Plan) in City Planning 125th Street Rezoning Proposal with CB9 modifications

With regard to the New Amsterdam Mixed Use District (known as Sub-district 3 in the 197A Plan, while City Planning plans to include consideration of our recommendations for rezoning in conjunction with a future Rezoning Study, we at CB9 recommend inclusion of this special district in the 125th Street rezoning action currently in ULURP. Such action is consistent the Board's resolution passed on December 5th.

Other Important Challenges

Significant community facilities in the middle of West Harlem community

- Open campus to community
- Commitments for local residents and businesses
- Significant actions beyond mitigations identified

CB9 is looking at the development of a significant community facility in the middle of our community. At a minimum - The new campus and its resources should be open to the community, Meaningful commitments to local residents and businesses must be made and Significant actions beyond mitigations identified must be achieved.

In summary, we'd it appropriate to end our presentation with the Resolution passed by the Board in August 2007 in opposition to the Columbia University 197C Rezoning application and Academic Mixed Use Plan [by a vote of ___ to ___, with ___ abstentions.]

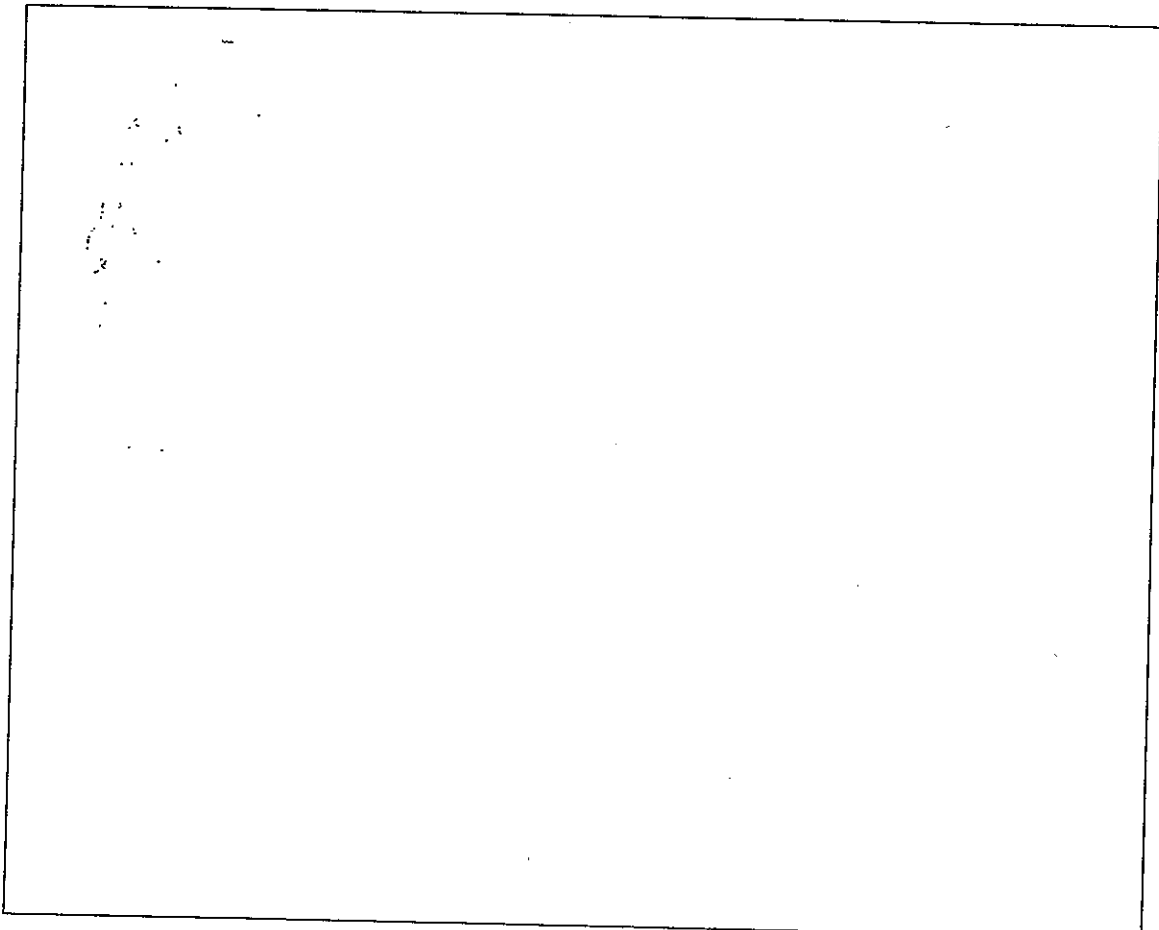
CB9 MANHATTAN 197-a PLAN

An Integrative Vision for the Future



 **Pratt Center**
FOR PLANNING & DEVELOPMENT

CB9M



Tom Kappner

Coalition to Preserve Community

Let's get real for the next three minutes.

Beyond all the technical jargon of zoning and ULURP, you do have a real choice to make.

To put it in the most honest and straightforward way: Will you carry out your responsibilities as the elected representatives of the people, or will you essentially ratify a fundamentally flawed process that has functioned to circumvent and negate the clearly expressed democratic mandate of the public, albeit with perhaps some cosmetic modifications designed to make this obvious perversion of the ULURP palatable.

Determined to prevent the disastrous impact of previous Columbia expansions, the community crafted a 197A Plan that provided for all of Columbia's stated needs while also promoting development meeting the communities needs. In a decade of the most inclusive and intensive process of consultation, every segment and all constituencies participated and their concerns were incorporated. It was the most democratic example of community planning in New York's history. Community Board 9 unanimously adopted the 197A last August.

Because it made absolutely no effort to reconcile its plans with the community, CB9 overwhelmingly rejected Columbia's plans unless 10 conditions summarizing the essence of 197A were incorporated. The vote was 32-2, the two in favor having benefited from past financial dealings with Columbia. We do not need the wrong approach championed by Columbia and the elected officials who have betrayed us—and always remember, they need us more than we need them. We do not need a plan that has the destruction of the existing community at its core; that will continue to diminish housing for our people, create fewer jobs for residents than it eliminates, bring us potential environmental hazards, irreversibly alter our richly diverse socio-economic fabric, and disrespect our historical and architectural integrity. The basic truth is that Columbia's plans are just plain wrong.

OVER

The truth is that our community has played by the rules and done everything right. Yet, at every step along the way, the rules were changed or redefined whenever the outcome did not favor those with money and political influence.

Most recently, the West Harlem Local Development Corporation, with the representatives of the elected officials voting as a block (with the exception of Bill Perkins), have rigged the process of negotiating a Community Benefits Agreement ignoring the overwhelming public sentiment opposing a glorified slush fund in exchange for facilitating plans that reduce the existing housing stock and create fewer jobs than are eliminated. A pot of money and promises to replace what is lost some time in the future is no substitute for the protection of housing and jobs that already exist.

The Columbia 197C and the community's 197A should be sent back to City Planning with instructions to use CB9's resolution as the basis for an honest dialogue leading to some real compromises.

We call upon you to put an end to this sham of the democratic process when it comes to planning for New York City's future. Stop the systematic favoring of mega-developments that only benefit the wealthy and destroy the social and economic fabric that has made New York a great city. No more monolithic and monopolistic Bob Moses developments that can only be achieved by destroying the existing communities. Why not the Jane Jacobs approach as championed in our 197A that builds on the strength of neighborhood and paves the way for a brighter future for our community and for Columbia as neighbors in the same physical and social space. Stop the undemocratic enforcement of policies that produce an ever larger gap between the haves and have-nots. Why not a city in which we all have a stake in our future.

City Council Statement

By Walter South

12 Dec 07

Re: CB#9's 197a Land Use Application and Columbia's 197c Rezoning Application

My name is Walter South. I am a Member of Community Board #9, Co-Chair of their 197-a Committee, Co-Chair of their Housing and Land Use Committee; hold a Master's Degree in Urban Planning and currently a Candidate for a Master's Degree in Historic Preservation.

I testify today very reluctantly. I say this because I have testified throughout the hearings for the EIS, for the ULURP process, for several City Agencies, and for others and frankly not one damn significant change has taken place.

I am a Hoosier, born in Indiana. Unlike a many fancy talking New Yorkers, I tell it like it is.

This is the key to understand this c application is an article which appeared in *The Wall Street Journal* in October of this year. The article reported that Yale had a profit in their last fiscal year of 4.5 billion dollars on their endowment Funds. Yale's profit on their endowment last year almost exceeded Columbia's total endowment!

This is the bottom line rationale for this 197-c application. Columbia was rated this year by the *U.S. News and World Report* as 9th among the best schools in the Nation. They rated behind Princeton, Harvard, Yale, Stanford, University of Penn, MIT, and even Duke. But, Columbia wants to "belly up to the table with the

big boy's". There is only one little problem. Columbia cannot even pick up their own tab.

So they have called for a "Hail Mary Play". Let the Government pick up the tab, so they can score on an end run. Let the City rezone 17 acres for their exclusive use and the City pick up the infrastructure expenses, and let the State ESDC grab the site by Eminent Domain, and then fund the buildings by the NYS Dormitory Authority, and get Federal Research Bio-Tech Grants to pay off the State tax exempt bonds.

And they use as a smokescreen the words "Academic or Campus" to befuddle the City.

What's in this for Columbia? They get 17 acres, on the cheap, plus all the land under all the streets and sidewalks for free, and furthermore they get to keep all income from any future Patents for their endowment fund.

What's in this for New York City? Columbia will pay no property taxes, no expenses for police, fire, or sewage usage.

They have made several claims about jobs. Sometimes it is claimed that 6,000 new jobs will be created, sometimes 7,000 sometimes 9,000. Is this in writing? Is there a contract? No: its puffery; its hot air; it's just a taking point. Are these jobs for the auto mechanics and warehouse employees that are being displaced?

At present Columbia has about 14,000 employees. (According to unpublished internal documents) Of this number about 3,500 teach and about 10,500 are in support and administration. (This includes a very large Patent Office). If they create 6,000 jobs this means an increase of 43% in employees. If the number of students is not increasing how is this increase to be

paid for? It is going to be paid for from Government funds and/or the private business sector: hence their Business Park

Will our kids get a better education? This proposed office park is not about increasing their undergraduate programs. There are no undergraduate class rooms in Manhattanville.

Matter of fact, at present over 27% of Columbia students are foreign students. This is one of the largest percentages of foreign students of any college in this country. Columbia's mission is to educate the elite of the world-not our kids. Would this same amount of money going to City College, make our City better?

Lastly, how does Columbia justify their need to develop this exclusive office park? By claiming that they need to build a seven story deep, 17 acre bathtub, in a known geological fault. We know, in some cases, bedrock is at least 280 feet. In this tub they propose about 18 high rise buildings. (According to the City Planning Web Site.)

Of course, this bathtub is a complete fantasy. When the bill for this tub comes in, and the logistics for moving probably 100,000 trucks of this dirty dirt out of the City is clarified -it will never be built. In the meantime, the City has been snookered!

And of course to guarantee the success of this land grab, the University, has basically paid for much of the work by the State ESDC, and asks for the right to use Eminent Domain to take site control. They want to steal someone's private property for their own exclusive use.

This proposal is unjust, immoral, unethical, and contrary to the rights as set forth in our Bill of Rights and Constitution.

Our Community welcomes Columbia to expand. If they want to go into business, we have no problem. But, let it be a level playing field. Let them buy land on the open market.

Let the market decide if their business venture warrants their investment. After all Harvard is expanding with no Eminent Domain. University of Penn has expanded without Eminent Domain. NYU has expanded without Eminent Domain.

The Council should require City Planning to adopt the 197-a plan of CB#9 which allows the applicant to expand while respecting and preserving a richly diverse community. The Council must eject any forced evictions. The Council should embrace the significance of historic preservation of Old Manhattanville. The Council must require the applicant to integrate within the community, not bulldoze it. We want Columbia to be a part of the Community, not apart from the Community.

Eminent Domain

Walter South

"Government is instituted to protect property of every sort" and for this reason "that alone is a just government, which impartially secures to every man, whatever is his own". James Madison (Berliner p1)

Background

Mayor Marvin Natiss of North Hills, New York announced in March he was going to use eminent domain to take the Deepdale Golf Club. (1)

The Golf Club is on the 175 acre site of the 40 room English manor "Tullaroan" once owned by J.P. Grace. Club members have included Mayor Bloomberg, Tom Brokaw, Sean Connery, Presidents Nixon and Eisenhower.

Oddly enough there are twenty golf courses within five miles of the site and more than fifty courses within fifteen miles. But the town of North Hills lacks a village owned public golf course. Nearby communities such as Lake Success and Sands Point have their own community owned public golf courses.

Deepdale is probably worth 100 million dollars. As an amenity it would raise property values in North Hills, according to the Mayor and would constitute "economic development".

As will be pointed out elsewhere, the Court decision in *Kelo* gave local governments great leeway in determining what is "public use" (2) and what is "economic development".

In an inlet across from Palm Beach, Florida is Riviera Beach. Its Mayor, Michael Brown, has proposed taking a 400 acre site in the town and moving 6,000 residents to build a yachting and residential complex.

The taking by eminent domain in Riviera will be one of the largest takings in the country. (3)

In Jersey City St. Peter's Preparatory School, a parochial school, wants to expand its football field seven yards. To do so it has asked the City to take the Golden Cicada Tavern. The tavern is up against the school's end line and

goal post. The owner is going to court. Father Keenan representing the school stated "I think most would agree that he is trying to get a higher price". (4)

In Cheektowaga, New York (a suburb of Buffalo) more than 300 homes are being taken down for a traditional-style town. In Norwood, Ohio home owners are holding out against a developer's plan to build shops and parking garages on their land, and in Long Branch, New Jersey home owners are fighting a plan to replace their aging beachfront cottages with luxury condos that start at \$550,000.(5)

While it may seem that these examples are somewhat egregious, there are similar cases all over the country; in fact, these cases are far from abnormal. According to the Institute for Justice, a Washington public interest law firm, from 1998 through 2002 there were 10,282 motions filed for or threatened condemnations by eminent domain for transfers from one private party to another private party. There are 4,032 properties currently under the threat of private use condemnations in 41 states. (6)

There is only one problem with this data. It is not accurate. Most motions for eminent domain are usually unrecorded. There is no official data base. Connecticut is the only state that actually records this data. The Connecticut courts recorded 543 eminent domain and redevelopment filings between 1998 and 2002. At the same time only 31 cases were reported in the newspapers. Since the data cited above comes from a search of newspaper articles on a State by State basis this would indicate an error of 17.5 times between actions recorded and reported. The figure of 10,282 is only the reported cases. This figure may only be the visible tip. (6)

Charles Hartman in an article entitled *Relocation: Illusory Promises and No Relief* notes that between 1950 and 1968, 2.38 million housing units had been destroyed by redevelopment projects (probably using eminent domain) and by the mid-1960's 111,000 families and 17,800 businesses were being displaced by eminent domain annually. (7) Eminent domain is in fact a commonplace problem in this country.

Eminent Domain

What exactly is eminent domain?

The power of eminent domain has been assumed to come from the inherent power of the sovereign. The term originated in the mid-19th Century from a legal paper written by a Dutch jurist Hugo Grotius in 1625. In his paper he used the Latin term *dominium eminens* or supreme lordship to explain the concept. (8)

In England it is called "compulsory purchase" and in Australia "compulsory acquisition". In legal systems based on English common law it is basically the power of the state to appropriate real property for its own use without the owner's consent. (9)

Traditionally the use of eminent domain has been for the acquisition of real property when a public project, such as a public school or road is needed. When the owner of the needed real property refused to sell or negotiate, the site could be taken by eminent domain. In most jurisdictions the power of eminent domain requires just compensation be made. (10) (11)

But, the traditional use of eminent domain became greatly altered after the Supreme Court decision in *Berman v. Parker* (348 U.S. 26(1954)). The case was decided in 1954 and underpinned the legal justification for Urban Renewal. (12)

Berman v. Parker involved a thriving department store in Washington D.C. which was a part of a larger parcel that had been condemned by the City's redevelopment agency and had been declared "Blighted" as required by the legislation authorizing urban redevelopment, and slum clearance. Congress had permitted the development of plans for the elimination of blight, and the City developed a redevelopment plan to achieve this purpose. The Plan included the department store.

When the U.S. Supreme Court heard the case they ruled in favor of the City.

Justice Douglas wrote the majority opinion for the Court. He stated that a community could decide to be attractive as well as safe and eminent domain was justified to accomplish this goal. "We deal in other words...with the police power." The Court obviated any need for the public to actually use the condemned property. The property could actually be used by another private party as long as the taking furthered a public purpose. (13)

A second case which the U.S. Supreme Court decision further altered the framework for and use of eminent domain was *Hawaii Housing Authority v. Midkiff* (467 U.S.229 (1984)).

In 1967 the Hawaii State Legislature authorized the Hawaii Housing Authority to use eminent domain to condemn a fee simple interest in land which was leased, for the sole purpose of conveying that interest to another private party, often to the lessee who owned the house on the leased site. The purpose of the authorization was to break the Bishop Trust created by descendents of King Kamehameha the Great, in regard to holding large land holdings which had been inherited. The Trust refused to sell their holdings to lessees. (14)

The lower Court had held that this use of eminent domain was no more than a “naked” transfer from one private party to another private party and had no “public” purpose.

But the U.S. Supreme Court held for the Housing Authority. The Court held that once a legislative body had declared a public purpose there was no reason for the Court to interfere. The effect of the ruling meant that henceforth public purpose became public use. (14)

Ironically the decision in the *Midkiff* case enabled lease holders to buy freehold interests at leaseholder’s values. This was economic nonsense because leasehold values could never be greater than fee simple values. The result was Japanese investors bought up Oahu leaseholds for what the locals felt were fortunes, tore down the aging suburban bungalows and built vacation homes to be used part time. This in turn drove up all housing prices in Oahu. In the end there was an orgy of housing speculation and a transfer of the most valuable land to foreigners. Not at all what was anticipated. (15)

In 2005 the U.S. Supreme Court heard a third case, *Kelo v. City of New London* (545 U.S. ___ (2005) and in essence codified these earlier holdings.

For several years the City of New London had been trying to redevelop land in their Fort Trumbull area. In an effort to do this the City of New London reactivated a private non-profit corporation called the New London Development Corporation to give the City assistance in planning for the redevelopment along the Thames River. The City gave NLDC the power of eminent domain. Aided by grant money, the NLDC held meetings and developed a plan for ninety acres along the river. It was decided that NLDC would continue to own the lands to be developed, but the site was to be leased on a long term. Subsequently Pfizer Inc. entered into a lease for the site after responding to an RFP. (16)

According to the attorney who argued the case for New London, the City had considerable involvement with both the public and the state in the planning process. Pfizer was not the chosen developer when the plan was adopted. The plan was not the result of a favor to someone who was well connected to the City. (Horton p3)

Among the parcels included in the plan were some sites which happened to be in the area plan but which were not “blighted”. These parcels were condemned only “because they happened to be in the development area.” One of the houses belonged to Mrs. Kelo who had lived in the house on the waterfront her entire life. (16)

When the Kelo case was heard by the Supreme Court of Connecticut, the Court held that 11 of the 15 homes could not be taken but for the remainder, including Mrs. Kelo, the taking was constitutional. The court ruled that the

taking was authorized by the state's municipal development statute and was a part of an economic development project and thus qualified as a public use. The Connecticut Court relied on both *Berman* and *Midkiff*(16) in their ruling.

In granting certiorari the U.S. Supreme Court stated that they were "to determine whether a city's decision to take property for the purpose of economic development satisfies the 'public use' requirement of the Fifth Amendment". (16)

The U.S. Supreme Court in *Kelo v. City of New London* (545 U.S. ___ (2005) found in favor for the City. The Court held that "the sovereign may not take the property of A for the sole purpose of transferring to another private part B...it is equally clear that a State may transfer property from one private party to another if future 'use by the public' is the purpose of the taking". (16)

In the *Kelo* ruling the Court relied on their earlier rulings and on the *Berman* and *Midkiff* cases. In these cases the Court allowed the condemnation of private property for the benefit of other private parties based on the assumption that the elimination of social conditions were permissible as a public benefit and as such qualified as a "public use" (kanner p6)

The *Kelo* ruling was a narrow 5-4 decision but it gave very wide latitude to local governments to decide when eminent domain may be utilized for a public purpose for "economic development". (bb)

In this decision the Court stated that there is no difference in current usage between "public use" and "public purpose" as far as the Court is concerned. Condemning land for economic revitalization is nothing more than a public benefit and meets the public use/public purpose requirements for purposes of the Fifth Amendment's Takings Clause.(nn)

In *Kelo* the Court stated that it was no longer going to revisit its present expansive view of the definition of eminent domain between public use and public purpose.(p1 Callies)

Legal analysts who have studied the *Kelo* ruling feel that there are several key factors or elements in the definition as to what constitutes sufficient use by the public. The factors are:

First, there needs to be a rigorous planning process. The Court stated that a private to private transfer alone is unconstitutional and any pretextual purpose merely to accomplish such transfers would also fail. However, when the taking was for the purpose to revitalize the economy by creating jobs, or to generate a significant increase in tax revenue, or to encourage spin-off activities (such as maximizing public access to the waterfront), and if the

plan that was adopted was in accord with a carefully considered and formulated development use in accord to state statute, then eminent domain is justified for economic development. In summary if the plan meets the above criteria it passes the test.

Secondly, analysts point out that the Court now has a policy of deference to legislative judgments in determining what constitutes, or needs justify eminent domain in public takings. In fact, the Court has gone even further and has absolutely declined to require that public benefits could accrue with any reasonable certainty.

Thirdly, in this ruling, the Court refused once again to deal with the issue of what is just compensation.

But the Court did emphasize that their opinion has nothing to preclude any State from placing further restrictions on its exercise of takings. (Calliesp5-7)

Justice O'Conner in the dissent said that if economic development takings meet the test of public use the effect is to "delete the words 'for public use' from the Takings Clause of the Fifth Amendment.(Callies p8)

In other words, according to the analysts, now the only issue is process and process only.(Callies p10)

In summary, the Court decision in *Kelo* validated the City's opinion a new owner would be more productive economically than the existing owner, and this would constitute an economic benefit that could trickle down to the community.(Kanner p1) *Berman v. Parker* basically held that the end justified the means.(Kanner p4) and *Kelo* reaffirmed the opinion.

The battle line is now in the State Legislatures and State Courts. Only the States can now grant their citizens greater Constitution rights than those enshrined in the Constitution but completely eroded by the Supreme Court. (kanner p10)

State Laws

Since the battle is now a State issue, what is the atmosphere there?

Eight states forbid eminent domain when economic purpose is not to eliminate blight. These states are Arkansas, Florida, Illinois, Kentucky, Maine, Montana, South Carolina, and Washington. (MSNBC)

Also, compilations done by Berliner in 2002 show that Alaska, Delaware, Georgia, New Hampshire, and Washington DC do not report any abuses of eminent domain for private parties.(p2) This is not to say it is prohibited by law in these states.

Other states such as Massachusetts would probably not favor condemnations for economic reasons.

At present seven states allow condemnations for private party transfers for "economic" development". These states are Connecticut, Kansas, Maryland, Michigan, Minnesota, New York, and North Dakota. (MSNBC)

Berliner reports that the largest number of condemnations for conveyances to private parties are in the states of: California, Kansas, Michigan, Maryland, Ohio, Pennsylvania, Florida, and New Jersey.

Berliner also states that from a legal point of view the worse state laws for condemnations of one private party to another private party are: Missouri, Kansas, and New York.(p2)

State Responses

With the *Kelo* decision what can be expected in states like New York which permits the use of eminent domain for "economic development". The following changes may be anticipated:

- (a) Continued use of eminent domain to assist commercial development. Look at Brooklyn.
- (b) Increased use of public-private partnerships between developers and government agencies for the use of taking land from recalcitrant sellers and to obtain cheaper financing via municipal revenues and general obligation bonding. Look at Columbia's expansion program.
- (c) Continued use of eminent domain in cases where "last standing parcels" cannot be purchased on the market for "reasonable" prices. Look at the New York Times expansion.
- (d) More emphasis on careful planning and more transparent developments by public agencies to create a façade of fairness in order to meet future court challenges. The Court in *Kelo* placed great emphasis on the process. This is an issue for New York in particular. The Dormitory Authority in New York, for example, holds a "Public Hearing" on proposed bonding two days before the Board's vote to approve the action. It seems at that point to be a foregone conclusion. To further limit attendance at the hearing they are held during the day at their offices. To access the building it is required that your name be on a list with prior approval. (They explain this is because of the need for higher security.)
- (e) It is obvious that the Federal Courts have abandoned civil rights as an issue in property rights. It can be anticipated that in all states

there will be an increase in pressure on State Governments to resolve land use issues. It remains to be seen if, and how states will respond. (NNN)

Problems with Eminent Domain

With the battlefield over eminent domain's private takings moving from the Federal Courts to the State there are several very serious problems with this urban planning/political phenomenon.

The rational problem:

"Public use" has been reduced to a *reduction ad absurdum*. It is difficult to think of any circumstance where the prognosticate economic benefits to a community cannot be related to a conceivable rationality. (Kanner p10)

O'Connor lambasted the logic of the Court's *Kelo* decision by stating that there is "Nothing...to prevent the State from taking a Motel 6 and replacing it with a Ritz-Carlton...."

(Callies p9)

No one is safe, no home will generate more business than a Costco and no small business will generate more jobs than a business park. Thus everything is up for grabs because "economic development" with an increase of taxes and jobs is the justification for eminent domain. (Berliner p5-7)

In addition there is another underlying problem. Why should we assume that the taking of a successful business in a blighted area is going to prevent blight from returning. (Horton p1) Is "blight" being eliminated or merely being pushed to other municipalities?

The decision problem:

First, who makes the initial decision to utilize eminent domain?

The idea implicit in the *Kelo* decision is that municipal political officials and their functionaries will make the initial decision as to where to implement "economic redevelopment" projects and who they want to work with, and when to use eminent domain. The problem is that many of these decision makers are prone to parochialism, cronyism, and political favoritism. And, the current system of campaign contributions and party support has lead to even occasional political corruption. Is it not possible that campaign contributions will now have the last word on the application of the term "public use". (Kanner p17)

Secondly, there is a serious problem when a decision is made how that decision is implemented. After *Kelo* the identification and the elimination of

adverse conditions is no longer needed to justify a private taking provided that the taking is not arbitrary. What is required is a municipal redevelopment plan arrived at by a careful planning process. But it is hard to understand how any functionaries in any municipality could be so stupid as to not resort to some boilerplate language to make the required finding.

Just look at any EIS to understand this. In New York City there are consulting firms who have never seen an EIS they did not like, or a finding that could not be mitigated very inexpensively.

Furthermore, the Supreme Court has stated that it has a policy of deference to legislative judgments in determining what constitutes acceptable criteria or what needs justify use in public takings. (Kanner p7) Just who is going to provide oversight?

In fact as has been pointed out, the Court has gone even further. The Court has declined to require that public benefits could accrue at all with any reasonable degree of certainty. And the Court has held, as in *Berman v. Parker* basically that the end justified the means. (Kanner p4)

Hence, municipalities and politicians encourage the process because they can work with whomever they want and however they want.

And developers love the process since they can now use eminent domain. With eminent domain developers do not have to negotiate, and they don't have to pay actual market value for their new property.

Local bureaucrats who function in the agencies that facilitate the process can praise how many new jobs will be created and how more new taxes will be generated. (Berliner p4)

And all the parties can claim they are working together in a public partnership for civic improvement. (Berliner p5)

And, of course eminent domain will "only be used as a last resort". (Berliner p5)

The Funding Problem:

Most redevelopment schemes contemplate borrowing money by issuing bonds. There are three problems with this funding.

First the agencies who issue these bonds are fee driven. These agencies are not necessarily driven by the needs of the public, nor the good of the public. For example, in the case of the Dormitory Authority of the State of New York, this is an agency which tries to be self-supporting. Its budget is derived from the fees they receive for their efforts. These agencies are "off" budget authorities. DASNY, for example, gets a fee of 2% of the face amount of an issue. On a recent issue for Columbia University for \$500,000,000 the Agency fee would be \$10,000,000. It is in the interest of

the Agency to make the deal, which may or may not be in the interest of the public.

Secondly, since these deals are “off” the books they are able to exceed the borrowing limits of the State government and are hence, not really accountable to the state legislature. State governments love these deals because things can happen with minimal oversight.

Thirdly, the borrowers love the deals because of the deep governmental subsidies which come with the loan. While it is true that the repayment of these bonds is based on the strength of future revenue of the borrower, the state and the Federal Government is in fact subsidizing the borrower and hence insuring repayment. The borrower is obtaining tax exempt bond financing which means paying less than market for funds.

In addition other government agencies are spending money for infrastructure improvements and the borrower is also getting real estate and income tax breaks. Is it any wonder that a new business (such as a Wal-Mart or Columbia) is willing to relocate into the project area? The gainer is the borrower. The losers are the taxpayers. The promise to the public is the trickle down effect from a larger pie. (Kanner p14-15)

Funding helps drive the process. The State government gets the credit for economic development for increased tax revenues without oversight, the state agencies get the fees and the borrower is the recipient of state welfare.

The Blight Problem:

There are two problems with blight. The first problem is the definition of the word. “Blight” can mean anything. But if a word can mean anything then in actuality it means nothing. For example, some of the justifications for a taking involving “Blight” designations have been: single family homes; because their yards were too small; they lacked two car garages; a school bus company because it was “unproductive and stagnant”; “diverse ownership” of tax lots; “inadequate planning”; anything not built in the last few years; areas which have no current blight but could be blighted in the future. In short almost any rationale is rational. (Berliner p3&5)

Secondly blight is self-fulfilling. Hearings are announced and held on the area to be “blighted. Property owners wail, lament and moan, but often a deal has already been made between the city and the developer. In some states, such as New York, the developer has already prepaid the expenses of the condemning agency (The Empire State Development Corporation) well before any public action has taken place.

Once the blighting hearing is announced publicly some owners sell. These sellers have wanted to sell anyway. The developer or the City

immediately boards up or tears down the purchased property. Others then sell and move for the right price. Commercial leases are not renewed. Municipal services are reduced because there are fewer people. Trash moves in and so does crime. Some property owners refuse to sell. Those who refuse are told this is really no problem your property will be taken. Now the area begins to look blighted.

Under the threat of eminent domain no one will invest in their property, no one will rent, nor remodel, and no business will expand. With no hope most cave in. Most eminent domain cases are settled "voluntarily" because of the costs. Any holdouts at this point are characterized as obstacles to progress, and as last men standing and are taken by eminent domain. (Berliner p5-6)

The Compensation Problem:

The word "just" as used in "just compensation" used to imply fairness or justice, as in adequate or as made whole. But today its meaning is closer to the phrase it is "just money" meaning its real value is nil. Professor Merrill has stated that "The most striking feature of American compensation law...is that just compensation means incomplete compensation." (Kanner p5)

The term fair market value fails to consider factors normally considered in negotiations between a buyer and a seller which would take place in a voluntary transaction. For example, a manufacturing site being sold for a commercial development is valued as a manufacturing site and a single family home being condemned as a site for Costco is a single family home. Bottom line, just compensation is neither compensation nor just. (Kanner p5)

Furthermore, compensation in eminent domain does not pay for all improvements, loss of business goodwill, pays nothing for lost business, nor business goodwill, nor for losses while the business is closed, pays very little for relocation expenses, nor the cost of opening a new business. Hence, most businesses fail to reopen after condemnation. (Berliner p7)

In the *Kelo* decision the Court declined to discuss the compensation issue. (Kanner p5) The Court jettisoned the applicable precondition of the benefit to private parties. (Kanner p3)

The decision in *Kelo* was not a constitutional decision it was a decision about the definition of the English word "Public" as found in the Fifth Amendment "Public Use".

In a term straight out of Orwell, "Private Use" of another's private property now means "Public Use". (Kanner p2) And, the difference in value belongs to the new private use owner.

Defenses to Eminent Domain

How can an owner of real property in one of seven States, such as New York, who is facing an eminent domain action for reasons of "economic development" (ie a case where a private party is being force to give his property to another private party) defeat the process?

(1) Non Legal Defense;

The best defense is not to let the case get to court. Most defeats of eminent domain threats never get to court. Grassroots organizing and local political pressure and even forced ballot initiatives can kill many of the projects. But saying enough is enough isn't enough. A successful defense requires much more effort, much more time and much more money. And in most cases those who begin the fight will not be there for the end. Eminent domain can be defeated but have no illusions. (Berliner p3)

(2) Legal Defense:

Eminent domain can be fought in the courts. But this strategy depends on the state in which the action is initiated. If such a case is brought in Massachusetts, one of the states which may not favor a private taking for another private party, maybe the taking can be defeated. But if the case is in New York and the case were to be appealed to the Supreme Court it would probably not be given certiorari.

In some cases it may be possible to prove no "economic development" is taking place. For example, if the State is contributing large amounts for infrastructure, is giving huge tax concessions, and grants, it maybe that there is in actually no growth at all.

In the case of Columbia University's expansion into 18 acres in Manhattanville the City is actually taking all of the site off of the tax rolls, while still providing municipal services such as fire and police, and at the same time giving the College tax exempt bond financing as well as giving free all of the land under all of the streets and sidewalks. The question arises, how many years before this corporate subsidy shows black ink for the City?

(3) The Hands-Off Defense:

In this case the owner finds a reason for *not my property*. The owner obtains Landmarking or Historic Significant designation for his property. He

finds a rare animal or insect or extremely toxic pollution problem. This may not stop the process but will certainly slow it and create publicity.

(4) Poison Pill Defense:

In this case the owner makes a deal with a speculator and gives up a percentage of the profits if the property is acquired. The speculator develops an alternative plan for redevelopment of the site, files for permission to rebuild, and obtains a financing commitment under the proposed rezoning. The real intent here is to drive up the price, there is no real intent to develop. Now the property, if condemned, is worth several times more than the pre-condemned value.

The developer now has to eat the drastic increase in value and give new value to the owner who splits with the speculator. (There are actually people in this business.)

(5) The Embrace Defense:

In this case the owner says that he has been waiting for this chance to redevelop and he makes a deal with another investor who is a competitor with the private party selected by the government.

(6) The Offense Defense:

In this case the owner demands the sites which abut his site be condemned by eminent domain and be given to him for his proposed development rather than redevelopment proposed by the City's developer. It is even better if the owner can claim his proposal is actually better because it is for a greater benefit to the community such as affordable housing or greater tax returns to the municipality.

(7) The Church Defense:

In this case the owner sells the property to a Church before condemnation. The Church claims because of the separation of Church and State the property may not be taken, of course for an outrageous amount maybe a deal can be made in which the original owner is compensated for his trouble.

(8) The Legislative Defense:

This defense is both difficult and expensive but it is to get the State Legislative in those States which permit takings for economic development to change the state statutes

Changes in eminent domain

Can changes be made to eminent domain which would make it more equitable? It is obvious in modern urban society there remains a need for eminent domain. When a community needs a school, a utility line, or a road, it seems hardly reasonable that a few can hold up the needs of many.

When the taking is clearly for a public purpose and there is a clear transparent process which is agreed to by a majority then why cannot the public pay twice or even triple value for private property taken for such a public purpose. If an individual owner has to sacrifice for the public why not reward the individual for his contribution for the good of the community?

Other countries, for example Australia, provide extra compensation when a home is condemned. Australia pays up to 10% in addition to market value in these cases. (Callies p7) May be payment could be increased based on based on tenure.

The Takings Clause largely permits "the government to do what it wants so long as it pays the charge" (p4 Callies/Berliner Public Power.) A reform would be to require more complete compensation for taken property (Merrill p3)

Providing greater compensation would also discourage local governments from takings without prohibiting it all together. (Merrill p4)

There is obviously a need for growth and renewal in all communities. If the taking is from to be even more subject to the approval and rewards process. It seems in these cases, if permitted, then a more extensive public approval process needs be undertaken to be certain that the Community approves. In these cases perhaps a referendum should be required and when the land is taken the owners should receive maybe five times the appraised value for their sacrifice to the public good.

After all, it appears that some of these condemnations are little more than land grabs by politically well connected developers at bargain prices, if the prices were not bargains then the grabs would seriously slow.

Justice Thomas in his dissenting opinion said that the history of urban renewal in this country has been a history of discrimination against the oppressed.... politically powerless, urban ethnic and economic minorities...to make room for upscale commercial facilities. (Kanner p11) The recent history of eminent domain abuses clearly continue to reflect his words.

With *Kelo* the word "public" now actually means "private" and 2006 is actually 1984. (Kanner p16)

The New York Times reported in January (a) that more than enough needed signatures had been submitted to the Town of Weare, New

Hampshire to bring to the voters a petition to have a private home in the town seized by eminent domain for “economic development”. The purpose of the petition was to build an Inn called the “Lost Liberty Hotel”. The site for the proposed inn was the home of Supreme Court Justice David Souter. Souter had voted with the 5-4 majority for *Kelo v. City of New London*.

Footnotes on eminent domain

- (1) *The New York Times* 24 Mar 06
- (2) *The Wall Street Journal* 28 Mar 06
- (3) *Los Angeles Times* 29 Nov 05
- (4) *The New York Times* 29 Oct 05
- (5) *The New York Times* 30 Jun 05
- (6) Dana Berliner, Public Power. Private Gain
Published by the Institute for Justice, Arlington,
Virginia, April 2003
- (7) *Charles W. Hartman* Relocation: Illusory Promises
and No Relief 57 Va.L. Rev. 745,745-746 (1971)
- (8) Eminent Domain from Wikipedia
@<http://en.wikipedia.org>
- (9) Ibid
- (10) Ibid
- (11) Note: Frequently in the context of eminent domain takings the word "condemnation" is used when property is taken. But its use in this context should not be confused with the use of the word when a building is subject to condemnation on the grounds of health or safety issues. In the former case the owner loses his real property, in the later he retains the real property but is required to rectify the offending situation.
- (12) Gideon Kanner "*Kelo v. New London-Brave New World, or the Return of the Robber Barons?*" A

paper presented on 13 Jul 05 at the American Bar Association Teleconference entitled "The Supreme Court Rules on Eminent Domain for Private Redevelopment: Kelo v. City of New London"

(13) David L. Callies "*Kelo v. New London: A Requiem for Public Use* in "The Supreme Court Rules on Eminent Domain for Private Redevelopment: Kelo v. City of New London" Published by the American Bar Association 13 Jul 05

(14) Ibid Callies page 3

(15) Ibid Kanner pages 5-6

(16) Ibid Callies pages 4-5

(x) The New York Times 23 Jan 06

The rejection of the proposed 197-c by Columbia University is based on the following objections:

The principal reason this application should be rejected is the applicant's intention to use Eminent Domain.

Eminent Domain is the taking of one person's private property and conveying it to another private party. At present, according to the Castle Coalition in Washington D.C., this abuse is occurring in the United States in over 10,000 cases. The victims are always the same. They are the meek, the weak, and the small business owner. The losers are the minorities of our society. The winners are the same: the aristocratic, the strong, and the rich.

The winners seek to unjustly enrich themselves with unearned income which has stripped from the victim. They have no intention to pay full market value. They seek to merely give meager "just" compensation and to reap for themselves the difference between price and worth.

This practice is immoral, unethical, unfair and contrary to the principles in the Constitution and the Bill of Rights of this country. Simply put: it is wrong.

Institutions of higher learning in this country carry the responsibility to provide us with a moral compass. This application is a perfect example of the failure to discharge this duty.

This application needs to be voted NO.

In addition, there are several other serious concerns raised by this application which requires its withdrawal.

- (1) While there have been “informative” meetings with the community, there have been no meaningful negotiations between the applicant and the Community.**
- (2) There must be a guarantee from the Trustees of the University that the University will work with the Community.**
- (3) There is no proof given as to the need for this expansion. While there are vague statements as to their perceived needs the applicant has ignored giving hard data which would warrant their conclusion.**
- (4) To call this proposal a mixed use proposal is a complete misnomer. It is in fact an exclusive use plan and should be renamed to reflect its intention.**
- (5) Basically this is a Spot Zoning for one applicant.**
- (6) There has been no RFP for this proposal. This is exclusive for the benefit of only one party.**
- (7) This proposal is based on the planning principals of Robert Moses. Modern City Planning has moved beyond these retro ideas since Jane Jacobs. This proposal has to be recast as an infill project and not as it is, an exclusive business park which will soon have the not welcome sign on every building and street.**
- (8)The proposal to permit Public Streets and Public Sidewalks to become a “Publicly-Accessible, Privately-Owned Area” is contrary to public policy and is not acceptable. All streets and sidewalks should be owned by the public.**
- (9)The proposal to give to the applicant, free of charge, all of the Land under all of the streets and sidewalks in the center of the project is contrary to State Law and not acceptable.**
- (10)The proposed plaza and other green spaces in the application must include its conveyance to the City Department of Parks and**

not be held privately. All upkeep of these sites must be funded by the University and access be always open to the public.

(11) There is no guarantee that any new construction will be Green. This is contrary to CB#9's 197-a, and public policy of the City and the Mayor's Office. There must be a guarantee that all construction will meet Leeds Platinum Standards.

(12) There is no commitment to a zero waste plan.

(13) There is no attempt to provide affordable housing. This is contrary to public policy. All affordable housing should be in the rezoned area and in CB#9.

(14) There are no plans and there is not program to improve public transit in the area. Why should the taxpayers provide for their increase in density when 125th Street needs a BRT system to handle their increase in density? The proposal to only upgrade an escalator at the 125th Street subway station is about their only solution for increased usage. Can this be serious?

(15) There is no proposal to provide for neighborhood parking and over 600 public parking spaces are being eradicated by this rezoning. The EIS states that "market forces" should solve this problem. The Final Scope (p19) calls for 2,300 new parking spaces for the applicant and not even one new space for the community. "Public parking" in their terminology means the public is welcome to pay in their space until someone at the Institution makes an application for that space. This is unreasonable?

(16) There is no proposal to pay property taxes on this taking and in fact the City will lose tax base with the scheme. Since this is not an expansion for academic use but instead for patent income this rezoning should pay full property taxes.

(17) There is no evidence that any contracts exist between the applicant and any adjacent property holders to mitigate damage to property or noise problems during construction

(18) There are no sewage impact fees being offered or even proposed in this application.

(19) There is no serious attempt to deal with the increase of traffic in the area and no commitment to improve public transit.

To wit:

(20) There is no commitment to build a new access ramp at 134th Street to cope with the increase in traffic on 12th Avenue.

(21) There is no proposal to cope with the increase auto and truck traffic in the area and no money to alleviate this problem. The proposal to time the traffic lights to solve the problem is laughable.

(22) There is no commitment to an Intermodal Transit Center at 12th Avenue and 125th Street.

(23) There is no commitment to help provide for the new passenger train station at 125th Street.

(24) There is no commitment to provide help for the new ferry terminal or ferry service at 125th Street.

(25) There is no funding for private parking at the Intermodal Center. This will be needed as congestion pricing comes into effect.

(26) In addition there are any number of very vague promises which are not backed with any kind of viable commitments. To wit:

(27) There is no commitment that the applicant has any funding for this proposal private or otherwise (save for one building). In

the past the applicant has used public funding such as the State Dormitory bonding. Why should this project be built when the basic expense be paid for by the taxpayers of this City and State?

(28) There is no realistic use program for the majority of the proposed new buildings.

(29) What guarantee has been given that no research beyond Level One will be used?

(30) What guarantees have been given that these properties will not be rented for profit and that full real estate taxes will be paid for such use?

(31) How many new classrooms for higher education will the site contain?

(32) What guarantee has been given that anything will be built? Many cases of Eminent Domain have resulted in empty sites.

(33) What guarantee is there that anything proposed now will actually materialize? What will prevent the applicant from merely reselling the rezoned sites.

(34) There are no Community Benefits in this proposal and no Community Benefits agreement. To wit:

(35) There is no attempt to assist in the education of the community's children and to assist in the increase of the new families moving into the neighborhood. The proposed new school will be for faculty children only. What will the impact be on grade schools in the area with all the new jobs.

(36) The University plans to open a secondary school in Manhattanville for Math, Science and Engineering. What this proposal fails to mention is that at present there is not any commitment to accept a single student from CB#9. Why should

we rezone a site for their use when there is lacking any commitment from them to educate any of our local students?

(37) There are no programs to train community residents for the new jobs.

(38) There is no protection of the existing historic urban fabric of the area other than a vague statement in regard to the Nash Building, for example protection for other area structures ie: the Riverside Viaduct, Studebaker Building, Prentiss, Hudson Storage, etc. These buildings need to be Landmarked.

(39) There are no plans to create new Historic Districts such as in Morningside, or in Manhattanville or on Broadway. The area needs new Historic Districts.

(40) What protection will be given to the stone pavers on nearly all the streets in the area which date from 1800?

**(41) Then there is the question of costs
Who is going to pay these costs? To wit:**

(42) Who is going to pay for all new streets, new curbs and sidewalks in the area and how much will this cost? This needs to be clarified.

(43) Who is going to pay for other infrastructure such as sewers, water mains, and storm drainage and other utilities and at what cost?

(44) What user impact fees will be paid for the use of the new waterfront park?

(45) There is no cost analysis as to how much the State or the City will be expected to pay for this project.

(46) In addition there are any number of other serious concerns which also needs be addressed. To wit:

(47) There are no set back requirements for 12th Avenue. This will compromise the light under the viaduct.

(48) The 197-a plan calls for a walking street on 12th Avenue. Where is a commitment to this amenity?

(49) There also is a very serious concern as to who paid for the work on this proposal, which in theory was done by various State and serious Agencies. Were the fees for consultation work paid by the applicant? Did the applicant also pay the expenses of the Empire State Development Corporation, for City Planning, for the State Dormitory Authority? Did the applicant do the work for these Agencies?

(50) The 197-a calls for mixed use in the area. Where is the mixed use? The Plan submitted calls for exclusive single party use with some commercial lease space on the ground floors. The term mixed use in this context is a misnomer.

(51) What protection is there for any lease holders in the area? In fact the applicant is proposing to take it's own buildings to terminate any existing lease rights.

(52) What provision has been made for the MTA Bus Garage? The Final Scope calls for it to be buried underneath a new building. Does it make sense for a bus garage to be in a seven story basement? Has there been any studies on air quality to warrant this burial.

(53) Has there been any commitment from MTA to relocate their property?

(54) What plans have been provided for the MTA Maintenance Garage?

(55) There is no provision to prohibit Community Facilities Bonuses in the proposed text amendments. These building are already too large.

(56) There is no provision to prohibit transfer of air rights to increase FAR's.

(57) Where is the Developers Contract with the City?

(58) There is no attempt to stem the collateral secondary displacement damage to CB#9. There is no protection proposed for the existing community fabric.

(59) There is no General Blight in this area. The only Blight in the area is in buildings owned by the Applicant. The Blight designation must be withdrawn.

(60) The proposed DIES is to be prepared pursuant to CEQR by CPC the lead Agency, according to the Final Scope Page 1. It would appear that nearly all the work has been prepared by the applicant at the applicant's expense and submitted as the work of CPC, this application should not move forward until an impartial lead agency is found who will represent the public.

(61) Page 2 states that deed restrictions and other mechanisms will be enforceable by NYC or ESDC to administer and enforce the GPP. Why are these documents not made a part of this rezoning application?

(62) The application states that approximately 6.8 million gross square feet are to be built. This gives a false and misleading picture as the MacDonald and Prentiss sites on the other side of 125th Street are also proposed to be built by the applicant. The actual amount of proposed new building in the area is actually greater.

(63) Since the MacDonald site has not been included in their speculated future needs, the square footage of this site needs to be subtracted from their anticipated future needs.

(64) Page 6 of the Final Scope calls for a permit to use the abandoned outfall for storm water discharges into the Hudson River. Why should the community permit the University to further add to the pollution of the River?

(65) The proposal to add two new central energy plants one on 125th Street and the other further north as proposed on page 6 of the Final Scope. This most certainly will not improve the air quantity of the community. This is not acceptable.

(66) Where is the sign off of the NYC Local Waterfront Revitalization Program of CPC. Why is there a rush to rezone before all necessary approvals have been submitted? Such behavior compromises the independence of these approvals.

(67) It is stated that Columbia believes that physical proximity is the best way for faculty and students. (Final Scope p10) If this be true why do other institutions of higher learning use scatter site mixed use settings. Can NYU, Penn State be wrong? This premise is far from proven.

(68) Columbia states that its leadership in graduate and post graduate education is depended on appropriate space(Final Scope p10) then why is only one or two of the proposed buildings for academic use and the vast majority for offices, conference centers, and bio-tech research while the number of under grads and grad student have remained about the same over the years.

(69) Columbia claims they want a partnership with the Community (Final Scope p11). Is there any evidence of this other than rhetoric?

(70) The applicant claims this action will result in 6000 new jobs. Where is the proof for this claim?

(71) Will the applicant bond a guarantee for all new jobs which they claim will be created?

(72) How many of this jobs will go to community residents and what will these jobs be?

(73) The applicant claims they are space challenged. How much growth has the University seen in undergraduate students in the pass ten years?

(74) Where is the commitment in writing that the Graduate School of Business is going or even wants to move to 125th Street.

(75) Does the Graduate School of Art have the funds committed to build the new facility? Where is this commitment?

(76) The EIS proposes using settlement tanks for ground dewatering during construction. How large and how many of these tanks will be required? How will this water and waste be removed? It will not be permissible for this toxic water to be flushed into the Hudson River?

(77) The applicant has placed gag orders on all purchase contracts for sites in the area. This gag orders need to be lifted so that their efforts are transparent.

(78) The applicant has not proven the need for any Bio Tech labs. What is the purpose of building these at all in a densely populated community?

(79) How are the employees for the proposed 6000 new jobs going to get to work?

(80) Why is the rezoning taking place before the approval of the EIS? There are any number of issues in the EIS that needs to be resolved before there is any rezoning. This application is obviously a premature rush to judgment.

(81) The applicant has apparently paid for the work of the Empire State Development Corporation. The applicant needs to clarify

what has been paid, for what, and to whom before this application can proceed.

(82) There is no commitment to alternative forms of transportation in this proposal. Don't students, for example ride bikes? Why is there not a new bike path up to City College and over to Central Park from the new Hudson River Park on 125th.

(83) Where is any commitment to the new proposed kayak center at 135th Street on the River.

(84) There is no commitment for a new egress ramp at 133th and a new entrance ramp at 134th Street to facilitate the traffic pattern on the West Side highway and the flow on Broadway at 125th Street.

(85) The proposal to fix the escalator at the 125th Street station as a solution for inadequate subway service does not really address the problem of the lack of decent subway service.

(86) There is no commitment to pay for the upkeep of the new Hudson River Park at 125th Street. In the meantime their construction for the next twenty years will limit most of the public access to this park from Manhattanville Houses.

(87) There must be provisions that CB#9 community residents will have free access to the University libraries, gyms and other facilities. At present it is an embarrassment to be denied access to these facilities within our community.

(88) There must be a guarantee that all residents in the proposed expansion can buy and live in their housing units.

(89) There needs to be a mortgage program sponsored by the University which will enable CB#9 residents to buy their apartments. This is to compensate the community for the effects of secondary displacement.

(90)The University must give up their option to build on the site of Saint John the Divine and support the community's desire to have the entire church close Landmarked.

(91)The University must guarantee that it will support the proposal to 197-c to rezone all of CB#9 contextual.

(92)The University needs to fund a Housing Trust Fund which will buy sites in CB#9 for affordable housing which will be affordable forever.

(93) There needs to be a commitment to the community to improve all of the pre-school's and grade school within CB#9.

(94) If the University is honest in their commitment to small businesses and minority owned business that they will begin to pay their bills on a timely thirty day basis.

(95) The construction hours have to be modified. We find that 7-3 hours not acceptable. This means that the noise begins at 6am when the workers mill about on the streets and the site is being prepared for the days work and trucks are idling at the site to be offloaded. This presents the community with unacceptable noise levels.

(96) The University has to provide off-street parking for their construction workers. At present these workers drive in from out of the City and park on the streets at 5 in the morning and sleep in their cars until 6 when they walk to work. In the meantime residents can do without places to park their cars. The community needs street parking reserved for the community. This is even more important with the proposed congestion pricing policy.

(97) The EIS needs to be modified to reduce the noise during construction to acceptable levels.(89) The University needs to make a written commitment to all buildings within the impacted

area to replace windows and AC units to mediate unacceptable construction noise.

(98) The University needs to make a written commitment to monitor all buildings within the impacted area for cracking from the proposed construction and to pay for all increases in insurance expense for these buildings. This includes all buildings on 125th Street, Tieman Place, Broadway, and 134th Street and 12th Avenue. The proposed limits of 90 feet for responsibility is not acceptable.

(99) To call this proposal a mixed use proposal is a complete misnomer. It is in fact an exclusive use plan and should be renamed to reflect its intention.

(100) The EIS is entirely too vague. This has not been clearly thought through and it has not been any negotiations with the community on the details. This is not acceptable.

(101) The commitment by the University to guarantee local affordable housing for those who now live in the 132 apartments in the proposed expansion area is a complete sham. The University has also stated publicly that they will not use eminent domain on these sites. This also is a ploy. The University is currently negotiating with the City to acquire these sites by private purchase and they thus with this private deal they feel they will not have to use eminent domain. They are seeking to move these tenants outside of the expansion area. At present these tenants have an opportunity to buy these apartments at affordable prices. If the University were honest and not trying to mislead the public they would help these tenants buy their property, stop all quiet negotiations with the City, and amend the GPP Plan and proposed Eminent Domain proceedings to exclude these sites.

(102) The University plans to open a secondary school in Manhattanville for Math, Science and Engineering. What this proposal fails to mention is that at present there is not any

commitment to accept a single student from CB#9. Why should we rezone a site for their use when there is lacking any commitment from them to educate any of our local student.

(103) Columbia has stated that they will clean up the “waste left by past decades of industrial and automotive uses” in Manhattanville. This sounds very benevolent on their behalf. But this is only half true. They fail to mention that they are required by law to do this! And furthermore, they expect the taxpayers to actually pay for this effort through various tax programs and governmental grants. They are actually telling owners of property they have bought that they do not want the sellers cleaning up past pollution. They are telling sellers that they want the opportunity to do this.

(104) How will the material extracted from the eighteen acre site of five to seven stories deep be removed from the City and where will it be taken? The Final Scope estimates this to be in excess of 2.0 million gsf of material.

(105) Columbia states that their proposed expansion will be a “hub of jobs and economic activity, education and affordable housing for the residents of Manhattanville and West Harlem”. At the same time there are no guarantees at all of any jobs to community residents, nor educational opportunities to members of the community, and diffidently no affordable housing within the expansion zone. What is in the hub for the community.

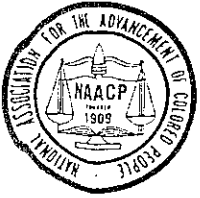
(106) While comments on this proposal from people who live outside of our community are always welcome, it is the comments from individuals within our community who will be affected by this proposal that must be listened to by the City.

This list was developed by Walter South

Dictionary of Modern English Usage

Edited by the Department of English, Columbia

1. Campus: An office Park.
Explanation: If an animal is 80 percent cow and 19 percent horse then the animal absolutely can be called a horse even if it can be milked.
Reference: See *Brave New World* by Aldous Huxley.
2. Business Park: Leases offered, long term only. You pay, you play.
3. Our mission: Maximize our returns.
4. EIS: The biggest fish story ever. Reference see *Moby Dick* by Herman Melville.
5. Our New Plan: The fantasy life of well-known architects.
6. The phrase "We will look into it": Behavior engaged before flushing the loo.
7. The phrase "Consulting with the Community": A dog and pony powerpoint presentation where the indigenous populace is advised what is going to happen to them and why its actually for their good. (See Medicine Show or Tent Meeting)
8. Affordable Housing: New construction, one and two bed suites available, full or partial meal plans optional, TV lounge and gym on premises, gated community, hi-tec security, all doors and windows with steel bars.
9. Community Facility: A grossly oversized building. A facility which absolutely bars the community.
10. Eminent Domain (syn. Mugged); Forceful and Unsolicited, Carnal, Knowledge.
11. The phrase "We need more space": We are too big for our britches.
12. Privately Owned, Publicly Accessible: Don't even go there!



**New York State Conference of N.A.A.C.P Branches
NATIONAL ASSOCIATION FOR THE ADVANCEMENT OF COLORED PEOPLE**

December 12, 2007

HAZEL N. DUKES
President

Statement of Hazel N. Dukes, President of the New York State Conference
Of Chapters of the NAACP before the Zoning & Franchising and
Planning, Dispositions and Concessions Subcommittees of the Land Use
Committee, NY City Council,

Good Morning, distinguished members of the City Council, ladies and gentlemen of the gallery. My name is Hazel Dukes. I am president of the New York State Conference of Chapters of the National Association for the Advancement of Colored People (NAACP).

I am here to express my support of the proposed Columbia University Expansion, which you are considering today in the subcommittee of the Council Land Use full committee. This proposed campus expansion is important to West Harlem because of the myriad economic and social benefits it will offer Harlem as a whole, and because of the expressed need to find new space for research, instruction and other facilities that will allow the university to keep up with its peer institutions such as, Harvard, Yale, Princeton and the University of Pennsylvania. The Harlem community will benefit from a partner that shares our commitment to job creation, affordable housing, education and health care to help shape Harlem's future. Columbia University can be that partner.

Over the course of the ULURP process, there have been many voices speaking to this project's potential benefits or negative impacts to the community. However, under the strong leadership the Community Board, Borough President Scott Stringer and the City Planning Commission, there has been a more collaborative approach to craft a proposal that will clearly benefit both the community and Columbia University. Those voices who continue to criticize the proposal do so have little or anything to do with the real needs of the community.

I was pleased that Columbia University announced publicly that it would not seek to use eminent domain against any residential rental dwellers in the expansion area. This commitment has reduced community anxiety and illustrates the University's responsiveness to community voices. It is this spirit of collaboration that gives us confidence that constructive conversations can produce mutually favorable results.

Page Two, Statement of Hazel Duker

Over the past few months, Columbia and the West Harlem Local Development Corporation have begun to craft a community benefits agreement that expands the many benefits that the local community will gain from this expansion. As the university has put forth, this project will create some 6,000 new University jobs and an average of 1,200 construction jobs a year for the next quarter century, along with enhanced education and health care, cultural and civic spaces for Upper Manhattan which are all beneficial ways the University and West Harlem can grow together in the decades ahead.

I am a member of Community Board 10 and want council members to know that they can vote honestly and comfortably for both 197a plan and the 197c plan and encourage Columbia to work together where they can.

Columbia University is committed to working with the local community to address issues related to health care, affordable housing, job creation and increasing educational opportunity for the children of Harlem. While no one institution can solve the problems of any community by itself, Columbia University is committed to being "part of the solution."

The proposal before the City Council and the community benefits agreement being negotiated by the West Harlem Local Development Corporation provide a wonderful roadmap to a vision of Harlem where a great university flourishes along side a vibrant community – not simply as neighbors but as partners.

I strongly urge you to support this proposal with the appropriate modifications agreed upon by the City Planning Commission and Borough President Scott Stringer.

Sincerely,


Hazel N. Duker
President

NAACP

NYS Conference of Branches



*Louis J. Coletti
President & CEO*

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**TESTIMONY ON
COLUMBIA UNIVERSITY'S
MANHATANVILLE PROJECT
TO THE NEW YORK CITY
COUNCIL**

By:

**James Coletti, Assistant Vice President
Building Trades Employers' Association**

December 12, 2007



Good Morning.

My name is James Coletti, Assistant Vice President of the Building Trades Employers' Association of New York City.

I am testifying on behalf of the Building Trades Employers' Association in support of Columbia University's proposed Manhattanville Project.

The BTEA is America's largest association of union construction contractors, including 25 individual trade associations and 1,200 construction managers, general contractors and subcontractors that operate in New York City. Our members range in size from multibillion dollar international corporations to mid-size and small firms.

It is indisputable that Columbia University exists as a world class institute of higher learning. In order to continue to hold its place among the world's great universities, Columbia must have an ability to grow and expand. Columbia's proposed long term growth in Manhattanville in West Harlem will create the academic space needed to maintain this status. With this project will come the creation of additional local jobs as well as cultural and community benefits.

The proposed 17 acre Manhattanville redevelopment would undoubtedly provide a boost to the local economy. Full construction as proposed under the revitalization plan would generate an average of 1,200 construction-related jobs in New York each year over the next twenty five

years and inject literally billions of dollars into the local economy. Additionally, in constructing the Manhattanville Project's new academic and community facilities, Columbia University would generate an estimated \$5 billion in compensation for workers in New York and create approximately \$11 billion in local economic activity. Over the next twenty five years, the Manhattanville project would generate nearly \$430 million in tax revenues for New York City as well as the State of New York.

In creating the space needed to maintain a major academic center in upper Manhattan, Columbia University's plan preserves two of the things that have always been at the heart of what makes New York City so special...good jobs that provide opportunity for people of diverse income levels, and great ideas that come from an open and creative university community.

The planners involved in the development of the Manhattanville project have taken great pains to arrive at a design that will benefit not only the immediate community in which Columbia University is located, but also the greater community that is New York City. Columbia University is not your typical gated and self contained campus. As currently planned, it does not appear that Columbia University will be abandoning its long standing policy of interaction with the surrounding community. All streets will remain open to people and traffic and improved sidewalks and locally owned stores and commercial establishments will create a lively, human scale environment that links West Harlem neighborhoods to a revived Hudson River waterfront.

In addition, Columbia will provide the greatest benefit in land uses within the project area while attempting to minimize negative impacts to residents living in this neighborhood. The four main blocks of the proposed expansion between 12th Avenue and Broadway are currently the location for numerous warehouses, parking lots and auto repair shops. It has been estimated that there are only 132 apartment units (not all occupied) on the 17 acre development site. Columbia University has done the right thing in guaranteeing these Manhattanville residents new housing options that are as good as or better than their current residences.

In summary, the BTEA and its members believe that the benefits of the Manhattanville project far outweigh its liabilities. We believe that Columbia University has exhibited a sensitivity to the needs and views of its neighbors in designing this project. Consequently, the BTEA urges that you act so as to allow this project to move forward in as expeditious a manner as possible.

CIVITAS

A Union of Citizens

1457 Lexington Avenue New York NY 10128-2506

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August Heckscher
1914-1997

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Genie Rice

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Administrator/Office Manager
Trayco Belopopsky

December 7, 2007

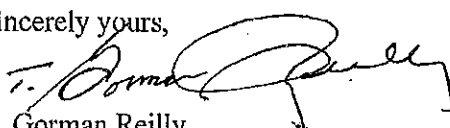
Ms. Victoria Mason-Ailey, AICP
Assistant Vice-President for Planning and Project Co-ordination
309 Low Library
535 West 116th Street - MC4319
New York, NY 10027

Dear Ms. Mason-Ailey:

CIVITAS Citizens, Inc. supports the proposed Columbia University campus expansion plans in Manhattanville, conditioned on the University's adherence to the following:

- a. **Sustainable Design** — reuse existing distinctive buildings to the maximum extent possible, preservation being the ultimate in recycling and sustainability.
- b. **Urban Design Context** — maintain the ground floor of its campus buildings open and available to the community, encouraging ground floor uses to promote street activity and safety and preserving ready access to the river and park.
- c. **Indirect Neighborhood Displacement** — prepare a strategic plan to provide more affordable housing to mitigate the direct and indirect displacement of households within the surrounding community.
- d. **CB 9 197A Plan** — support the goals of the local community board's 197A Plan in a negotiated community benefits agreement.

Sincerely yours,


T. Gorman Reilly
President

Voice: 212-996-0745

Fax: 212-289-4291

civitascitizens@yahoo.com
www.civitasnyc.org



**BUILDING &
CONSTRUCTION
TRADES COUNCIL
OF GREATER NEW YORK**

EDWARD J. MALLOY
PRESIDENT

AFFILIATED WITH THE
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OF WASHINGTON D.C.
—
BUILDING AND CONSTRUCTION TRADES COUNCIL
OF NEW YORK STATE
—
AMERICAN FEDERATION OF LABOR OF CONGRESS
OF INDUSTRIAL ORGANIZATION

TESTIMONY OF PAUL E. FERNANDES
BUILDING AND CONSTRUCTION TRADES COUNCIL OF GREATER NEW YORK

COLUMBIA UNIVERSITY EXPANSION
SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND CONCESSIONS
SUBCOMMITTEE ON ZONING AND FRANCHISES

DECEMBER 12, 2007

Good morning, Chairman Gardonick, Chairman Avella and Members of the Subcommittees. My name is Paul E. Fernandes. I am the chief of staff of the Building and Construction Trades Council of Greater New York, an organization consisting of local affiliates of 15 national and international unions which represent 100,000 members in the five boroughs.

We are pleased to testify in support of Columbia University's expansion in Manhattanville. This long-term plan will allow this major research institution to maintain its competitiveness in higher education to the benefit of its faculty, employees, students and alumni. Perhaps most importantly for the concerns of the City and local community, this expansion will create thousands of good construction jobs and permanent jobs.

We ask the Council to consider that, unlike many entities which come before this body in pursuit of rezonings and development plans, Columbia University has a long record and continuing commitment to utilize union labor in the development of its major facilities. This fact means that those employed on such projects enjoy good wages, health insurance and pension

benefits. It should certainly be the case that all entities which come before this body should have a similar record and commitment, but they often do not. So we hope and expect that the Council will view Columbia University's record and commitment in this regard favorably.

We also ask the Council to consider that as the projects in this expansion will be built using union labor, they will avail themselves of proven efforts to provide meaningful training and career opportunities to local residents both in terms of new members of the industry and existing members of the industry.

Through our apprenticeship and training system, and our pre-apprenticeship programs including Construction Skills, Inc. (formerly Construction Skills 2000, Inc.), Nontraditional Employment for Women and Helmets to Hardhats, we offer thousands of real opportunities to compete for long-term employment not only on projects in upper Manhattan, but in lower and midtown Manhattan, the Bronx, Brooklyn, Queens and Staten Island. It is our intention to work to assure that residents of the community in which the expansion will occur will share in these opportunities.

We strongly believe that, in an industry prone to steep peaks and valleys, the City must support the long-term planning decisions that allow major private investments to maximize our ability to meet market challenges which arise and take advantage of favorable market conditions like those we have enjoyed during the last decade. By supporting Columbia University's expansion, we will lay a foundation on which we can build thousands of opportunities for middle class families.

We therefore again express our support for Columbia University's expansion and ask for the Council's support as well. Thank you.

LLOYD DOUGLAS CONSULTANT COMPANY ___ 165 West 127th Street Suite 2J
New York, N.Y. 10027
212/222.1610
718/292.3113 ext. 7550
718/292.3115 Fax

December 12, 2007

NEW YORK CITY COUNCIL LAND USE COMMITTEE HEARING

THE COLUMBIA UNIVERSITY MANHATTANVILLE – HARLEM EXPANSION PROJECT

My Name is Lloyd Douglas, The Owner Of Lloyd Douglas Consultant Company, A Small Business That Designs & Implements Minority Business Programs. I Am Also, A Member Of The New York State Minority Business Leadership Council, Member of The Coalition For The Future of Manhattanville and A Long Time Resident Of Harlem.

THE POTENTIAL BENEFITS OF THE COLUMBIA MANHATTANVILLE EXPANSION PLAN TO MINORITY & WOMEN OWNED BUSINESSES IN HARLEM & NEW YORK CITY.

Mayor David Dinkins, Bill Lynch Associates, Lloyd Douglas Consultants and Many Others Are Working With Columbia University To Prepare For Significant & Meaningful Minority & Women Business Participation In the Design, Construction & Post Construction Phases Of The Project.

The Modified Columbia 197C Plan & The Community Planning Board 197A Plan, Offers An Opportunity For A Meaningful Partnership With Harlem & The Minority Business Community Of New York City.

There Are Opportunities For Doing Development, Contracting, Vending, Retailing, For Profit, Not For Profit, Cultural As Well As Educational Ventures; All As Various Components Of An MWBE Community Inclusion Program. There Are Many Local, Capable & Qualified Minority Owned Businesses that Can Participate In A Significant Way On A long Term Project Of This Nature.

This Kind Of Historical & Relevant Partnership Would Lend Credence To The Movement, Growth & Development Of A Vital & Emerging Sector Of The Business Community of Harlem & New York City. When Opportunities Are Created For Minority Owned Businesses To Participate In The Process, They Hire From The Community, Create Jobs, Stimulate The Economy, Revitalize Neighborhoods And They Create Value.

Lloyd Douglas Consultant Company

December 12, 2007

NEW YORK CITY COUNCIL LAND USE COMMITTEE HEARING
THE COLUMBIA UNIVERSITY MANHATTANVILLE - HARLEM EXPANSION PROJECT
Pg 2.

In New York City, Minority Owned Businesses Need To Be Supported, To Be Aided & To Be Abetted By LEADING INSTITUTIONS SUCH AS COLUMBIA UNIVERSITY.

For Example, along with:

- * **The Proposed Affordable Housing Trust**
- * **A Diverse Cultural Center**
- * **A Not-For-Profit Office Building Center**
- * **A Minority Business Incubator**

Our Esteemed ELECTED OFFICIALS Have Been Doing Just That For A Long Time. An Example is The Inclusion Legislation That Was Enacted On The New York State, As Well As The Recent New York City Council MWBE Law.

The Minority Business Community Welcomes This Once In A Long Time Opportunity To Partner With Columbia University, Our Elected Officials, The Community Leaders, And Others As Well As The Coalition For The Future Of Manhattanville.

I Respectfully Urge The New York City Council Land Use Committee To Approve The Modified Columbia University Plan, with the Strong Community Benefits Program.

Thank You.

**TESTIMONY OF CHRISTINA WALSH
CASTLE COALITION COORDINATOR
INSTITUTE FOR JUSTICE**

NEW YORK CITY
JOINT MEETING OF ZONING & FRANCHISES AND
PLANNING, DISPOSITIONS & CONCESSION SUBCOMMITTEES

DECEMBER 12, 2007

Testimony of Christina Walsh
Castle Coalition Coordinator, Institute for Justice
New York City Joint Meeting of Zoning & Franchises
and Planning, Dispositions & Concession Subcommittees
December 12, 2007

I thank the members of the subcommittees for allowing me time to comment on the proposals currently before this body.

My name is Christina Walsh and I am the coordinator of the Castle Coalition, a project of the Institute for Justice. The Castle Coalition is a nationwide network of grassroots activists and property owners committed to ending eminent domain abuse. The Institute for Justice is a non-profit public interest law firm dedicated to defending the fundamental rights of individuals and protecting the basic notions of a free society. One of the Institute for Justice's core issues is private property rights. We are the nation's leading critic of and legal advocate against the abuse of eminent domain laws.

We represent home and small business owners across the country whose property is being taken by eminent domain to be handed over to another private party. We represented the homeowners before the U.S. Supreme Court in *Kelo v. City of New London*, and I personally work with property owners throughout the country to combat eminent domain for private development and that's what brings me here today.

I was invited here to speak by property owners in West Harlem who, despite owning thriving businesses and for no fault of their own, reside in the footprint of where Columbia University wants to expand. As you have seen and will continue to see, it is not only the property owners that are concerned. The overriding interest of everyone involved, even those who are not directly affected by the plans being considered, is to live in a city that respects the right of property owners to keep what is theirs.

In 2005, the U.S. Supreme Court ruled in *Kelo* that private property may be seized for private development on the mere prospect of increased tax revenue or jobs. Eminent domain has traditionally been used for public uses—things like roads and schools—but the Supreme Court gave a green light to municipalities to use eminent domain simply to transfer property from one private owner to another, the antithesis of what our Founding Fathers intended. This decision put everyone's home and business at risk, because anyone's property can generate more tax dollars as something bigger and newer.

Even before *Kelo*, cities across the country, especially New York City, have abused eminent domain to steamroll over small, defenseless businesses that have been the backbone of America—like those in West Harlem—in favor of *any* enterprise that might create more tax dollars for the government. Between 1998 and 2002, the Institute for Justice found that over 10,000 properties were threatened or condemned for private development, and in the year immediately following *Kelo*, that rate nearly tripled, with almost 6,000 properties being threatened or condemned.

To say the least, this decision was not well received by the public. Every poll taken after *Kelo* demonstrated that over 80% of the public disapproves of eminent domain for private gain. 42 states have since limited their condemnation powers to some extent—yet New York, a state that has led the nation into modernity, is far behind the trend. New York has not passed reform and continues to be the worst abuser of eminent domain in the country—and New York City is leading the charge.

Nowhere in the country are so many abuses of eminent domain simultaneously occurring. Eminent domain is being used for private development across Brooklyn, Queens, and Harlem—and now officials are considering bowing to the desires of yet another private entity, Columbia University, and sacrificing the dreams, hard work, and welfare of the businesses that made New York City into the great place that it is today.

But private property rights shouldn't depend on where you live or whether your land could make more money as something bigger and newer; or, in the instant case, whether you happen to own property that Columbia University wants.

Worldwide, New York City is regarded as a beacon of hope and endless opportunity. Approving the use of eminent domain for this project will send a message, loud and clear, that in this city, the American Dream is subject to the whim of large corporations and city officials—making New York City just like the places our ancestors fled with an earnest yearning to be free.

We urge you to vote against any plan that would require the condemnation of any private property for the expansion of Columbia University. Surely, Columbia can provide the expertise to pursue its expansion without trampling on the rights of the surrounding community. By disallowing eminent domain, New York City can trumpet its desire to govern under the law, not outside of it. By disallowing eminent domain, New York City can restore a sense of community in West Harlem, remove the threat of litigation and regain the confidence of the people, which is sorely lacking.

Further, seizing private property for Columbia University's growth will benefit neither the city nor the school. While Columbia is trying to establish its own legacy, its students will regard the school with shame as it is remembered solely for destroying West Harlem and participating in one of the most egregious civil rights abuses of our time. The history of eminent domain abuse in the 21st century is already being written, and New York City is the main antagonist. It is in your hands to rewrite that history before it's too late.

The Institute for Justice has been monitoring this situation for some time and will continue to do so. Indeed, our very involvement indicates the vital importance of this issue, not just to Harlem and New York City, but to the entire country. The tide has turned against the abuse of eminent domain—in both the courts of law and public opinion—as more people have realized how wrong the abuse is. Approving eminent domain will simply attract more negative attention to New York City—national attention that can be avoided, but will invariably arrive in the wake of such a decision.

Thank you again for the opportunity to speak here today.

FOR THE RECORD

Floridita Restaurants Inc.

3219 Broadway

New York, NY 10021

212 662 0090

Good Evening, My name is Ramon Diaz, I am owner of Floridita's restaurant and Floridita's Tapas Bar & Restaurant, both located on the corner of 125th and Broadway.

As a present tenant of Columbia University and a business owner in Manhattanville, I just recently expanded my business and am writing to support Columbia University's expansion into Manhattanville, and share with the Community Board 9 my experience working with the University.

In my dealings with the University I have found them to be reasonable, fair and indeed a partner in helping me develop my business, which has been family, owned since 1969 and at this location for 29 years. While much has been reported regarding Columbia University's "all or nothing approach," I don't feel that my negotiations are in any way reflective of that position.

Floridita is a landmark that has been a part of West Harlem for several decades and is known by all residents in the area. I expect to continue to work with Columbia University in the decades to come as we work together to shape a neighborhood that I have grown to love.

I truly believe that the Columbia University expansion will help revitalize the area and increase street life in a neighborhood that has been underdeveloped for years. I look forward to continuing to work with Columbia University as we work together to develop a new West Harlem that would be beneficial to old and new residents alike.

Respectfully,



Ramon Diaz

Charles Zhang
Columbia University
6685 Lerner Hall
New York, NY 10027

**Statement Submitted to the New York City Planning,
Dispositions and Concessions; Zoning and Franchises
City Council Subcommittees Joint Public Hearing
Columbia University "Manhattanville Expansion Project"
Wednesday, December 12, 2007
Charles Zhang**

Honorable Members of City Council

I support the Manhattanville expansion. Columbia desperately needs more campus space and the expansion into Manhattanville is currently the most viable solution.

-Charles Zhang

FOR THE RECORD

Rose Voisk
80 La Salle St., #6E
New York, NY 10027
rvoisk@yahoo.com
(212) 663-3771


December 10, 2007

To Honorable Members of the City Council:

My name is Rose Voisk. I came to U.S.A. in 1968, and I have been affiliated with Columbia University threefold. First, I worked at Barnard College as an Administrative Assistant for foreign language departments for 28 years. I retired in 2001 with good retirement benefits. Second, as a full-time employee, I got tuition exemption that enabled me to study at the graduate school of Teachers College where I earned my M.A. degree in Teaching English to Speakers of Other Languages, in 1979. Third, as a full-time office employee and a graduate student, I was entitled to reside in Columbia Housing, in Butler Hall, on 119th Street, for 15 years. Since 1990 to this date, my home residence has been in one of the Morningside Gardens apartment buildings on 80 La Salle Street.

As you can guess, this country and particularly Columbia University have been unusually good to me. Therefore, I fully support Columbia's proposal for expansion because I would like to see other people have the same opportunity as I did to work with good, reliable benefits in the 6,000 new jobs, including academic, administrative, maintenance and security jobs that the new campus will provide. Furthermore, Columbia's project will benefit tremendously Columbia University and enrich the neighborhood with cultural offerings and enhanced civic life. I hope that the City Council will endorse Columbia's evolution that is very important and indispensable for the future of the University, our community, and our great New York City.

Sincerely,



Rose Voisk

*George VanAmson
210 West 90th Street
New York, NY 10024*

**Statement for Council Hearing
December 12, 2007**

Thank you for the opportunity to share my thoughts with you about Columbia's proposal for a mixed use academic community in West Harlem.

This careful proposal will allow Columbia to continue to serve as a vital center for education and research. It also will bring real, tangible benefits to the people of West Harlem and will be one of the cornerstones of New York City's continuing national and global leadership in the decades ahead.

Columbia is proposing to build this new campus in a community about which I care deeply. I have worked in New York City throughout my life. I went to school here. I grew up in the Bronx and I know the kinds of struggles that families with limited incomes face in this city.

I'm proud to say that I'm a Columbia man; I like to say that if you cut me, I bleed Columbia blue. I have sought to help, in my own ways, the community that remains a part of me to this day - and have worked to support groups dedicated to serving upper Manhattan, including the Riverside Church, the Amsterdam Nursing Home, Harlem Little League and Columbia's Community Impact.

Community Impact is one example of the commitment that Columbia has made to its neighbors. The Double Discovery Center is another. DDC is a model of providing academic support to help students, who otherwise might not graduate from high school, go on to success in college. And Columbia's wide array of medical, dental, legal, education, and other services further exemplify the spirit of community service that flourishes among faculty, staff, and students on Morningside Heights and at Columbia's Washington Heights Medical Center.

I graduated from Columbia in a different era - just as the tumultuous 1960's were ending. It's no secret that Columbia stumbled in its relations with the community in those days. But I also have had the privilege of serving as a Trustee of the University much more recently.

Today's Columbia is an institution whose leaders know how inextricably the University's future is tied to that of the City as a whole of the neighborhoods of which Columbia is a part, in particular.

George VanAmson
Statement for Council Hearing
December 12, 2007
Page -2-

We all know that New Yorkers face an economy today in which dependable, well-paying middle income jobs are harder and harder to find. The very blocks in which Columbia proposes to build once were home to businesses where New Yorkers could find jobs in the automotive industry, the dairy industry, and other sectors. These jobs have long since left New York for lower production costs and cheaper labor.

Today, higher education offers the prospect of stable employment that long-gone manufacturers no longer provide. 14,000 people-two-thirds of them, New York City residents - are building careers in administration and support services, as well as teaching and research, at Columbia today. With the Manhattanville campus, another 6,000 such jobs will be available in the decades ahead.

Our economy now rests on scientific research, innovation, new knowledge, and creativity in every facet of life-from the arts and business to basic science and medicine. In every one of these areas, New York City continues to lead the nation and the world-and at the heart of the leadership are our colleges and universities, from CUNY to New York University to Columbia. Each of these universities - along with their counterparts here in New York and around the country - is looking for the space it will need to continue to play this vital role of driving research and innovation in the decades ahead.

I have had the pleasure of working with Lee Bollinger and his leadership team at Columbia. I know first - hand the commitment the Trustees, the president, and the senior leaders at Columbia have made to doing this right. The University has listened-really listened - to our neighbors and elected officials.

I want Columbia to expand in this community. I can only imagine what people would have said if the University had decided to take its jobs and students outside the area or outside the city as some have suggested. I want Columbia to stay here, grow here and create opportunity for people here.

From experience, I know the kind of impact that Columbia can have-the ways that it has opened doors in my life and the ways that it can create new opportunities for my fellow New Yorkers. Whether providing medical care in the world's finest hospitals and community clinics, offering academic programs on campus or in our public schools, or creating reliable jobs with good salaries, benefits, and career potential, Columbia will be a partner New York City can rely on in the decades ahead.

I hope you will support Columbia's proposal and I thank you for your time.

Testimony of Jacob Press on behalf of WEACTION for Environmental Justice

**Sub-Committees on Zoning and Franchises and Planning, Dispositions and
Concessions, Daniel R. Garodnick, Tony Avella, Chairs
December, 12, 2007**

WEACTION is extremely concerned that the affordable housing proposal advanced by Columbia before the City Planning Commission does not adequately address the true costs the University's expansion will impose on the community. A closer inspection of Columbia's modified plan shows that the "concessions" it has offered so far are little more than cosmetic adjustments which cost the school almost nothing beyond what it has previously promised and which will do little to help local residents remain in their homes.

Affordable housing is already disappearing from West Harlem, and, with over 10,000 affluent, educated University faculty, staff and students slated to arrive, mass displacement is certain to follow. The City Council should not approve the proposed expansion without requiring Columbia to provide a sufficient number of residential units on campus to absorb a substantial portion of the new arrivals and enough units off-campus to offset secondary displacement in the surrounding neighborhood.

The City Council is in the unique position to stand up for the rights of moderate and low income residents threatened by this controversial project. WEACTION expects that leaders who have advocated for affordable housing throughout the city will not let this development proceed without extracting significant and meaningful concessions which protect vulnerable residents.

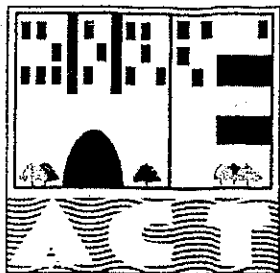
WEACTION makes the following recommendations:

Require the University to provide housing to at least 2,500 faculty and students who use the new campus. The plan approved by the City Planning Commission includes residential space for only a small fraction of the population that will use the campus, which means that thousands of incoming academic affiliates will have no choice but to seek housing in the surrounding neighborhood. Local residents already facing the threat of displacement will stand no chance of competing with the new affluent University population. The City Council can moderate Columbia's impact on the local housing market by requiring that the plan contain more designated sites for residential space on the campus itself.

In addition, WEACTION recommends that the proposed housing fund established under the University's agreement with Borough President Stringer be increased substantially. Furthermore, we recommend that the plan be given teeth to ensure that it effectively combats secondary displacement. The \$20 million loan fund proposal suggested by the University would do very little to create permanent affordable housing opportunities for displaced community members. Columbia claims that the fund can create or preserve

1,110 units in West Harlem, but given the rising costs of construction and land in the city, the diminished value of the fund after 20 years of inflation, and the fact that a loan cannot be leveraged to nearly the same extent as a grant, a \$20 million fund is unlikely to amount to more than a token gesture. WEACTION asks that the fund be increased to correspond with the real needs of the community and that Columbia be held to its promise of creating or preserving 1,110 units of *permanent* affordable housing with binding language in its agreement with the city.

The written testimony which we are now submitting contains specific policy recommendations which we hope this committee will seriously consider. Thank you for your time.



HOUSING RECOMMENDATIONS FOR MANHATTANVILLE REZONING PLAN

WEST HARLEM ENVIRONMENTAL ACTION

WEACT is extremely concerned that the affordable housing proposals advanced by Columbia before the City Planning Commission do not adequately address the true costs the University's expansion will impose on the community. A closer inspection of Columbia's modified plan shows that its "concessions" are little more than cosmetic adjustments which cost the school almost nothing beyond what it has previously been promised and which will do little to help local residents remain in their homes.

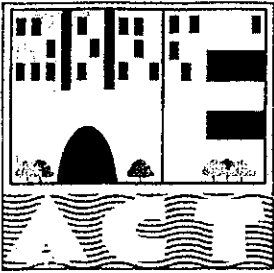
The city cannot afford to grant a wealthy private institution a blank check for 17.5 acres of land in a low-income neighborhood where affordable housing is vanishing commodity and underdeveloped parcels are even more scarce. The affordable housing shortage will only be exacerbated by the influx of over 10,000 affluent Columbia affiliates who will be seeking to live in the neighborhood. The City Council should not approve the proposed expansion without requiring Columbia to construct a sufficient number of residential units on campus to absorb a substantial portion of the new arrivals.

WEACT has identified two areas of Columbia's housing plan which the City Council should modify in order to meet West Harlem's affordable housing needs: increase on-campus housing and expand the University's proposed housing fund. WEACT recommends that:

- 1) Columbia must provide on-campus housing for at least half of the faculty and students who will use the new campus in order to decrease demand for existing units in the surrounding community, and
- 2) Columbia must increase its contribution to the proposed housing fund from \$20 million to \$200 million with a promise to allocate these resources for the development of income-targeted affordable units within Community District Nine.

WEACT strongly believes that Columbia should be held responsible for all residents displaced directly and indirectly by the construction of the proposed campus. The City Council is in the unique position to stand up for the rights of moderate and low income residents threatened by this expansion. WEACT expects that leaders who have advocated for affordable housing throughout the city will not let this development proceed without protecting the interests of West Harlem's most vulnerable residents.

Considering that the 17.5 acres Columbia hopes to develop could have been used to meet important community needs such as affordable housing, WEACT insists that no plan be ratified which leads to a net displacement of local residents. West Harlem's low and moderate income population should not have to bear the cost of Columbia's expansion.



WEST HARLEM ENVIRONMENTAL ACTION

Recommendation 1: Require Specific Development Sites for On-Campus Faculty and Student Housing

The City Council should mandate that Columbia's development plan include housing for a substantial percentage of students and faculty who use the new campus. The current plan only designates two medium size residential buildings, both on Broadway at the northern end of the project site. Based on the City Planning Commission's FAR recommendations, the two buildings are unlikely to accommodate more than a small fraction of the new University affiliates.

The City Council should modify the plan to 1) require Columbia to dedicate a greater proportion of the project site to faculty and student housing and 2) increase the allowable FAR for these residential sites so that they can accommodate many more units. WE ACT recommends that at least 3000 University affiliates can be housed on campus to relieve pressure on the surrounding neighborhood.

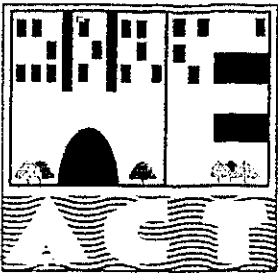
Furthermore, Columbia should be required to construct at least half of the residential buildings in the first phase of development so that incoming faculty and students are not forced into the neighborhood to look for housing once the campus is operational in 2015.

Recommendation 2: Expand Columbia's Proposed Housing Fund

As part of the "agreement" with Borough President Stringer, Columbia has promised to contribute \$20 million to a housing fund, which it claims will create or preserve 1,110 affordable units. However, a closer look at the details of this plan reveals how little it does to create *permanent* affordable housing in West Harlem. Under the current fund structure, Columbia would consider "preserving" a unit of affordable housing as any small contribution it makes to building or renovating a building – and most of the contributions detailed are made through low-rate 15-year loans, not grants. Such slapdash remedies to West Harlem's severe affordable housing shortage are not sustainable over the long term.

WE ACT recommends that the City Council build upon the Stringer agreement to expand the housing fund. WEACT offers the following recommendations to achieve these goals:

- Increase the fund from \$20 million to \$200 million. The West Harlem Local Development Corporation has worked with housing advocates and financing consultants for more than a year and has called for a \$200 million fund, which could be used to acquire property and construct permanently affordable units. With projected construction escalations of over 12% per annum, the current \$20 million mostly in loans will barely cover the cost of creating or preserving a few **hundred** units, not the 1,110 that Columbia promises. Given the high cost of construction and scarcity of developable land in West Harlem, a much greater fund will be required to offset the significant impact of 10,000 new affluent arrivals on the community's already vulnerable housing market.



WEST HARLEM ENVIRONMENTAL ACTION

- Contributions by Columbia must be made in the form of grants, not loans. A loan is extremely difficult to leverage and would limit the fund's potential to create new affordable units.
- Contributions promised for each phase of the development must be made before the issuance of any construction permit.
- Contributions must be made in the early stages of construction of the first phase of development, because this is the period when the most residential displacement will take place.
- Contributions must be adjusted to reflect construction cost escalations over the course of the project's life, which is projected to be 12% per annum. The amount Columbia promises to contribute will not go nearly as far in 2030 as it does today.
- Affordability should be defined based on the median income of Community District Nine, not New York as a whole. Because median income for CD9 is less than half of that of the rest of city, using the latter measure would allow for the development of housing well out of the reach of local residents.
- All of the 1,110 units Columbia has promised to create or preserve should lie within Community District Nine. If the University truly intends to preserve the community, it cannot be allowed to push residents out of their neighborhoods. WEACT strongly believes that any plan should place a high priority on maintaining existing community social networks and should therefore ensure that displaced residents can resettle close to where they currently reside.
- Columbia should be required to publish an annual report detailing how its housing fund contributions have been spent and to what extent they have offset displacement brought about by the new campus. This means that the University must continue to assess its impact on the community over the next twenty-five years and adjust its figures in the event that the EIS's secondary displacement estimates prove to be too low. The City Council should designate a government agency to conduct oversight and empower that agency to take punitive measures against Columbia should it fail to fulfill its commitments.



WE ACT COMMENTS ON COLUMBIA'S UNIVERSITY MANHATTANVILLE REZONING APPLICATION DRAFT ENVIRONMENTAL IMPACT STATEMENT

CITY COUNCIL LAND USE COMMITTEE HEARING
City Hall
December 12, 2007

TESTIMONY OF CECIL CORBIN-MARK, WE ACT for ENVIRONMENTAL JUSTICE

My name is Cecil Corbin-Mark. I am Director of Programs for WE ACT for Environmental Justice and an expert on issues of sustainability and green building principles. I am accredited by the Environmental Protection Agency's as an environmental steward and the Leadership in Energy and Environmental Design Standards Program developed by the U.S. Green Building Council as a green building professional.

I am deeply concerned about Columbia's impact on the community's municipal infrastructure, and particularly its air and water pollution loading. The expansion as planned poses a tremendous threat to the local air quality because of its needs for electricity, HVAC, and fuel for transportation and other uses. Columbia discloses in the draft Environmental Impact Statement that it plans to construct two "energy plants" and hints that they could be fitted to become cogeneration plants as a potential "mitigation" measure to decrease the University's dependence on New York City's power grid. While cogeneration plants can be efficient electricity generators, such facilities are only as "clean" or polluting as the fuel that is used to run them. The University is ambiguous as to the facilities' fuel source. Despite the increasing popularity and economic feasibility of new alternative energy sources such as geothermal energy, solar power, fuel cells, and other technologies that be used to run the power plants, Columbia makes no mention of having studied these. In fact, the only two fuel sources mentioned are polluting fossil fuels including fuel oil, the dirtiest fuel of all.

Furthermore, the 17-acre campus will be put to very energy- and materials-intensive uses, including biological research and performance spaces. Although the University describes design measures that will somewhat decrease energy use, missing from this discussion is a *conservation* strategy – a plan for using less energy period. The University's energy needs will certainly not be limited to electricity. Therefore, it will need to educate University affiliates as well as contractors to decrease their energy footprint through, among other things,

consuming less electricity in their professional and personal spaces; curtail use of disposable products in dining, residential, and administrative facilities; increase use of reusable and/or recyclable products; and local purchasing and avoidance of foreign imports whenever possible to decrease shipping and delivery demands (cargo transport use some of the most polluting fuels). Government regulators and developers the world over are giving increasing consideration to the contributions of their actions on climate change and are working to reduce their energy and emission footprint, WE ACT finds it remarkable that a university of Columbia's stature in the science of climate change cannot make a commitment at the administrative level to implement the plans that its researchers have identified as the way to reverse these detrimental climate trends.

We can start to feel the impacts I just described as early as next year when construction is slated to begin. Therefore, I urge the Council to vote no on the expansion proposal unless Columbia makes fundamental changes to the plan to address the needs of our community first!



WE ACT COMMENTS ON COLUMBIA'S UNIVERSITY MANHATTANVILLE REZONING APPLICATION DRAFT ENVIRONMENTAL IMPACT STATEMENT

CITY COUNCIL LAND USE COMMITTEE HEARING

City Hall

December 12, 2007

TESTIMONY OF ANA PARKS, WE ACT for ENVIRONMENTAL JUSTICE

My name is Ana Parks, and I am WE ACT's Lead Outreach Program Manager. I have conducted community health outreach and education in Harlem for over 10 years. I am here to express my immense concern over the increase in pollution loading that Columbia's expansion will effect on the West Harlem community.

Columbia's expansion will stress the City's existing sewage treatment and water delivery infrastructure, increasing stormwater overflow events that will further degrade the West Harlem section of the Hudson River. In addition, the expansion campus threatens to increase diesel truck traffic through Northern Manhattan neighborhoods. This will increase particulate pollution that will exacerbate Harlem's already high rates of asthma and other respiratory diseases.

I ask the Council to require Columbia to develop a water conservation, storage, and recycling plan that will ensure the storm water runoff and sewage treatment needs of the expansion-associated population will not endanger the river-based recreational opportunities of residents or place additional pollution burdens on the West Harlem community. Columbia must also implement a zero-waste policy aimed replacing resources that the University and its affiliates consume so that West Harlem will not be burdened with increased diesel garbage truck traffic and its results diesel pollution. Additionally, I ask the Council to require Columbia to limit its delivery activity and effect best efforts to use alternative fuels in delivery trucks so as to limit West Harlem's exposure to particulate matter arising from diesel pollution.

Finally, I ask that the Council require Columbia to disclose fully the progress of its talks with the MTA to rebuild and relocate MTA Manhattanville Bus Depot. The bus depot has been a source of deadly particulate pollution and greenhouse gases in West Harlem for nearly 20 years. Columbia's plan to relocate the depot underground threatens to concentrate and exhaust diesel pollution near residential and school uses. The Council should require that any relocation and rebuilding of the MTA depot must:

1. Be built to LEED Gold standard with particular emphasis on Best Available Technology emission controls;

2. Direct exhaust away from residences, schools, and parks;
3. Prevent the reopening of the Amsterdam Bus Depot; and
4. Include a bus reassignment plan that would not burden other Northern Manhattan or Bronx bus depots.

I ask that the Committee and the Council vote "No!" on the expansion proposal unless the above modifications are made to Columbia's current plan.



WE ACT COMMENTS ON COLUMBIA'S UNIVERSITY MANHATTANVILLE REZONING APPLICATION DRAFT ENVIRONMENTAL IMPACT STATEMENT

**CITY COUNCIL LAND USE COMMITTEE HEARING
City Hall
December 12, 2007**

TESTIMONY OF ANHTHU HOANG, WE ACT for ENVIRONMENTAL JUSTICE

My name is Anhthu Hoang. I am WE ACT's General Counsel and I hold a Ph.D. in biology. In our community dialogues over the years since Columbia University revealed its intentions to expand into West Harlem, we have found that most residents feel the University has been secretive about its specific research plans and fear that Columbia will seek funding to construct BSL-4 units, which may study potentially deadly, infectious disease-causing organisms or toxins for which there are no treatments, in its research buildings.

As public health advocates, WE ACT supports biological research because such work is vital to building our knowledge base about disease risks and uncovering cures and treatments for some of our most dreaded health problems such as HIV-AIDS. Moreover, we believe that as taxpayers and citizens, communities of color and low-income should engage in the dialogue that shapes our national research funding agenda and policy priorities. This seat at the policy table is important because it ensures health issues that impact our community most will be addressed. While WE ACT supports public health research, we cannot support Columbia's plan to study deadly and/or potentially deadly infectious diseases in dense urban areas like Manhattanville.

We ask that the Council restrict any biosafety research to Level 2 operations and require, as conditions to issuing the Special Permit for commercial biotechnology operations, for Columbia to take the following measures to ensure the health and safety of the West Harlem community:

- Provide enforceable assurance that **no research above BSL-2** research will ever be conducted in Manhattanville
- Be responsive & accountable to the community by providing prompt information regarding containment and/or safety breaches
- Provide transparency of operations posting its research programs on the internet on a dedicated website that is easily accessible by the public

- Give regular reports at the Community Board about its research programs
- Provide for community oversight and public information dissemination of research activities
- Implement safety measures beyond those required by the federal agencies and statutes

Such action would of course preclude the University's request in the draft environmental impacts statement Section 104-17 of exempting the expansion from the City Planning Commission's requirement for review and issuance of Special Permits for commercial research.

Columbia should notify, **in plain language** and in a forum and media **accessible to community members** and the appropriate public safety and law enforcement body of any research above BSL-1. Notification should include, among other things, the following **Biosafety Neighbors' Bill of Rights**:

1. Right to Know the type of research conducted in a given BSL facility
2. Right to Know Containment measures required under the NIH Guidelines
3. Right to Know the *Actual* Containment measures implemented and how they are maintained
4. Right to Know the Monitoring and reporting mechanism to Ensure Effectiveness of Containment measures
5. Right to Know the plan to enforce relevant safety requirements
6. Right to Know environmental contamination risks associated
7. Right to Know Signs and/or symptoms associated with infection
8. Right to Know Treatment necessary for individual infectious agents
9. Right to Know Names & contact information of nearest facilities with appropriate expertise where treatment may be obtained
10. Right to Know procedures ensuring public safety and health

Please vote "No!" on the expansion proposal unless the above modifications are made to Columbia's current proposal.



WE ACT COMMENTS ON COLUMBIA'S UNIVERSITY MANHATTANVILLE REZONING APPLICATION'S ENVIRONMENTAL IMPACTS

**CITY COUNCIL LAND USE COMMITTEE HEARING
City Hall
December 12, 2007**

TESTIMONY OF JULIEN TERRELL, WE ACT for ENVIRONMENTAL JUSTICE

My name is Julien Terrell, and I am WE ACT's Housing and Health Coordinator. Since 1988, WE ACT has been a leader in both community health research and policy advocacy, helping to bring asthma and other environmental health issues to the forefront of the national discussion around air pollution. In addition to its work to expose and curtail transportation-related air pollution impacts, WE ACT has been a pioneer in developing policy initiatives involving indoor and housing-related air pollution environmental health issues.

WE ACT is concerned about the public health impacts that Columbia's expansion plan will have on the West Harlem community, because construction will last in excess of 22 years. During this time, the West Harlem community will have to contend with the detrimental health impacts of air, water, and noise pollution. First, Columbia will worsen West Harlem's already poor air quality with the addition of diesel emission from construction and delivery vehicles, fugitive dust from demolition and construction activities, and hazardous material and soil remediation work. Second, Columbia will cause additional water pollution loadings to the Hudson River through runoff of construction material and the excavation of the seven-story underground support structure, which will be constructed below groundwater level. Third, Columbia's excavation and pile driving during construction will generate noise and vibration pollution disturbing the residents' right to quiet enjoyment of their community and contribute to deterioration of residents' and school children's mental health. Once construction is complete, emissions will continue from increased traffic and the power plants and other emission sources the University plans to construct. This environmental assault will occur even as Columbia's construction activities obstruct the community's access to one of the waterfront park, which we fought so hard to win and which many of the Council's helped us to build.

But physical pollution is not the only health impact Columbia will have on our community. The massive residential and job displacement the expansion will, indeed is already causing, will wreak havoc on the mental health and stability of our resident, leading to greater rates of depression, obesity, and other health problems.

I am here to ask the Committee and the Council to vote "No!" on the expansion proposal unless Columbia commits to using the best available **NEW** technology (not just retrofits) on all construction equipment, maximize use of alternative fuels and site electrification where possible and as early as possible, to employ best practices on all aspects of construction in order to minimize health impacts on the West Harlem community, develop a \$200 million housing fund that will ameliorate residential displacement, and implement programs that would promote community sustainability.



WEST HARLEM'S KEY CONCERNS REGARDING COLUMBIA'S EXPANSION

As West Harlem confronts the environmental impacts Columbia's expansion plan, WEACT asks that the community's representatives use their authority to ensure that local needs are addressed before the University is allowed to go forward with its development.

ENVIRONMENTAL SUSTAINABILITY

▪ Air Quality

Impact: Columbia's operation of the expansion campus and its efforts to accommodate the anticipated eleven thousand new users (e.g., through additional vehicle trips from diesel delivery trucks and campus-operated bus service as well as automobile users) will degrade West Harlem's already polluted air.

Solution: Columbia must use alternative fuels and the most advanced technology available to control all University-associated emission sources, including the proposed power plants, its cogeneration facility, its emergency generators, maintenance vehicles, and its campus vehicle fleet.

▪ Increased Stress on Overburdened Municipal Waste Processing Infrastructure

Impact: Columbia's expansion will stress West Harlem's existing sewage treatment and water delivery infrastructure of West Harlem, increasing stormwater overflow events that will further degrade the Hudson River. In addition, the expansion campus threatens to increase diesel truck traffic through Northern Manhattan neighborhoods.

Solution: Columbia must develop a plan that ensures the storm water runoff and sewage treatment needs of the expansion-associated population will not endanger the river-based recreational opportunities of residents or place additional pollution burdens on the West Harlem community. Columbia must also implement a zero-waste policy that will ensure West Harlem will not be burdened with increased diesel garbage truck traffic.

▪ Blocked Access to the Waterfront

Impact: Columbia's expansion campus will block community access to the new waterfront park (that will open in Spring 2008) and recreational amenities.

Solution: Columbia must change its campus design to promote easy public access to open spaces in and around the project area, especially the waterfront park.

PUBLIC HEALTH AND SAFETY

▪ Biosafety Research on Infectious Diseases

Impact: Columbia plans to construct and operate Biosafety Level 3 facilities, laboratories that will study and store highly infectious diseases that could pose a threat to the health and safety of this very densely populated urban community.

Solution: Research facilities in Manhattanville should be restricted to Biosafety Level 2, and Columbia must provide a mechanism for community notification and oversight of its operation in order to ensure the effectiveness of all necessary safety measures.

- **The MTA Bus Depot Relocation and Rebuilding**

Impact: Columbia's relocation and rebuilding of the MTA Manhattanville Bus Depot threatens to concentrate and exhaust diesel pollution near residential and school uses.

Solution: Relocation and rebuilding of the MTA depot must:

- a. Be built to LEED Gold standard with particular emphasis on Best Available Technology emission controls;
- b. Direct exhaust away from residences, schools, and parks;
- c. Prevent the reopening of the Amsterdam Bus Depot; and
- d. Include a bus reassignment plan that would not burden other Northern Manhattan or Bronx bus depots.

- **Construction-Related Pollution**

Impact: Construction of the expansion campus will bring 22 consecutive years of vibration, noise, and air and water pollution to West Harlem. The scope and duration of the construction activity threaten the health and safety of West Harlem residents by increasing respiratory problems, degrading the mental health through residential and job displacement, increasing obesity and related diseases by limiting outdoors activity, and increasing the chances of pedestrian and traffic accidents.

Solution: Columbia must be required to use the best available new technology (not just retrofits) on all construction equipment, maximize use of alternative fuels and site electrification where possible, to employ the best practices on all aspects of construction in order to minimize health impacts on the West Harlem community, and implement programs that would promote community sustainability (see below).

COMMUNITY SUSTAINABILITY

- **Residential Displacement**

Impact: Columbia's expansion proposal will displace thousands of local residents.

Solution: Columbia must provide enough high quality, area-directed low-income housing units in West Harlem to offset displacement in exchange for the windfall Columbia is receiving through floor area bonuses and build more on-campus residential units in order to reduce its impact on West Harlem's affordable housing supply.

- **Job Displacement**

Impact: Columbia's expansion will eliminate hundreds of manufacturing jobs and replace them with positions that require highly specialized technical skills.

Solution: Columbia must reach out to the community to provide residents and displaced workers with the education, skills, and technical training necessary to obtain University positions, especially technology-based positions, at all levels of operation.

For information contact Charles Callaway 212 961-1000 ex 304 / Charles@weact.org



WE ACT COMMENTS ON COLUMBIA'S UNIVERSITY MANHATTANVILLE REZONING APPLICATION DRAFT ENVIRONMENTAL IMPACT STATEMENT

**City Council land use Committee Hearing
City Hall
December 12 2007**

TESTIMONY OF CHARLES CALLAWAY, WE ACT for ENVIRONMENTAL JUSTICE

My name is Charles Callaway. I am WE ACT's Community Organizer. I grew up in Harlem and have worked in community for many years. I am here to ask the City Council to vote no on the Columbia's application unless the University takes measures to ensure that high-quality housing that is free of pest and environmental health dangers like mold, pests, and lead will be affordable to West Harlem's low- to moderate-income residents. I support the Borough President's West Harlem Special District; we need to ensure that our community members will not be disproportionately impacted by the expansion's gentrification effects.

I have learned that residents worry the expansion will add to the health problems they already suffer from living in neglected housing stock and introduce waste management and pest control problems to exacerbate these conditions. Housing lead exposure is a leading cause of lead poisoning in the West Harlem community. Although federal, State, and City health officials have all prioritized the prevention of this major public health threat and New York City has enacted the strongest anti-lead poisoning legislation of any other municipality in the country, resource limitations have forced agencies to invest in public education and outreach rather than enforcement of housing codes.

Since Columbia announced its ambitions in 2003, West Harlem residents have informed WE ACT that landlords have increased their harassment of tenants, many of whom fear demanding repairs or reporting violations would prompt landlords to retaliate by finding ways to evict them from their homes. The dilapidated housing stock combined with neighborhood gentrification creates a dangerous mix that threatens the public health of West Harlem residents, especially where lead, mold, and pests are concerned.

To add insult to injury, while the expansion is under construction, residents will not only have to endure the harassment from their landlord and the unhealthy pollution from noise and particulate matter emitted by construction vehicles, they will face increased garbage and infestations of roaches and rats be escaping the construction area. According to the draft environmental impact statement, the University will only bait for rodents around the construction area; this is

insufficient to control pests that have thrived in urban environments precisely because they are good at evading human barriers, even chemical pesticides. Columbia must provide pest control services for residents whose homes will be invaded by pests as a result of the additional construction activity.

Columbia will also have to re-examine its pest control strategy to use Integrated Pest Management, or IMP, strategies first before resorting to chemical pesticides. Use of even "approved" chemical pesticides may pose a health danger, often a lethal one, to children, especially in an area as densely populated as Manhattanville – the Riverside Park Community alone has 1190 units of housing. As WE ACT made clear in our 2005 lawsuit against the Environmental Protection Agency, curious children are often attracted to the novelty and appearance of many pesticide formulations – so even baiting stations have to be protected so that persistent minds and small hands cannot get to them. Harvard University has issued guidance on IPM for use in all its construction activities. Columbia would do well to review and adapt this for its own use.



Manhattan Borough President **SCOTT M. STRINGER**

Contact: Eric Pugatch 212-669-7085 or Carmen Boon 212-669-3882

BP STRINGER ANNOUNCES AGREEMENT WITH COLUMBIA UNIVERSITY TO PROTECT AND ENHANCE WEST HARLEM COMMUNITY AS PART OF COLUMBIA EXPANSION PROPOSAL

Historic Agreement Includes Significant Investment by Columbia in Affordable Housing, Open Space, Sustainable Development and Community Resources

Stringer Issues Official ULURP Recommendation in Support of Columbia Expansion While Supporting Principles of Community Board 9 Plan

September 26, 2007 (New York, NY) – Manhattan Borough President Scott M. Stringer and Columbia University President Lee Bollinger today announced that they have reached an agreement on a series of steps to benefit the West Harlem community as it relates to Columbia's planned expansion of their Manhattanville campus. The agreement contains a series of commitments from Columbia that will directly address community needs including affordable housing, open space, sustainable development, community resources, and greater accommodation of the local Community Board's 197-a plan for the area.

Today's agreement comes one day after Borough President Stringer and City Planning Director Amanda Burden announced the City's intention to rezone the area of West Harlem surrounding the expansion zone in order to maintain the neighborhood's character and put in place protections to mitigate secondary displacement impacts the Columbia expansion could potentially cause.

Borough President Stringer and President Bollinger made the announcement at a press conference in the Borough President's office on the day Mr. Stringer issued his official recommendation in support of the required zoning changes needed for the expansion to move forward. Stringer's advisory opinion came at the conclusion of his 30 day review period as mandated under the City's Uniform Land Use Review Process (ULURP).

The historic agreement includes commitments from Columbia University to:

- Create a **\$20 million affordable housing fund** to be leveraged by affordable housing developers towards a much larger sum.
- Abide by best practices for **environmentally sustainable construction and design**, ensuring that all academic and residential projects in the area will meet a minimum of LEED (Leadership in Energy and Environmental Design) v 2.2 "Silver" Certification.

MUNICIPAL BUILDING ONE CENTRE STREET NEW YORK, NY 10007

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- Seek to create **new public parkland** at 125th Street and Twelfth Avenue on a property previously slated for development under the plan. On this site, CU would develop a 6,300 square foot park, and provide funding for site maintenance at a cost of \$30,000 per year for 25 years.
- Fund significant **neighborhood open space improvements** including \$500,000 for playground and schoolyard enhancement at IS 195; a commitment to work with NYCHA and tenants to fund walkway and grounds improvements at Manhattanville Houses and General Grant Houses; and \$11,250,000 over 25 years towards the upkeep and maintenance of the new West Harlem Waterfront Park.
- Create a **Community Information, Opportunities, and Resources Center** to provide one stop access for community members seeking information about employment opportunities; construction schedules, site safety and mitigation, community-oriented service programs, housing opportunities created by the affordable housing fund, and other community resources. Columbia will create a 24 hour hotline providing information relating to construction activity and employment opportunities and a community alert system that will notify subscribers about construction issues.
- Implement a comprehensive **construction mitigation plan** using practices designed to reduce environmental and health impacts of construction. Columbia's website will feature a comprehensive communications strategy including information on the construction schedule and site safety.
- **Better accommodate the community's plan for the area** by establishing a community access policy for new amenities in the proposed campus, and promoting a retail strategy that prioritizes local, small, non-chain, neighborhood-based businesses.

"This is an historic day for the future of West Harlem and all of New York City," Borough President Stringer said. "Columbia's expansion will enable Northern Manhattan to remain a global center of higher education while bringing benefits in the form of affordable housing, jobs, sustainable development, economic opportunity and scientific research that will have a far reaching positive impact on the local West Harlem community and our city as a whole. I have sought to play a role in this process that would lead to a clear understanding that any expansion proposal must work to enhance the lives of those who will be directly impacted by its effects and today I am confident that we have reached an agreement that will do just that."

"We are pleased to have earned the Borough President's recommendation," said Columbia President Lee Bollinger. "We understand that the public review process has several steps to go; and we look forward to working with the City Planning Commission as well as the City Council to complete that process. Our goal is to continue to respond to the concerns of our neighbors and their representatives to make sure that Columbia's long-term growth in Manhattanville brings the widest possible benefit to the people who live and work in West Harlem and our whole city."

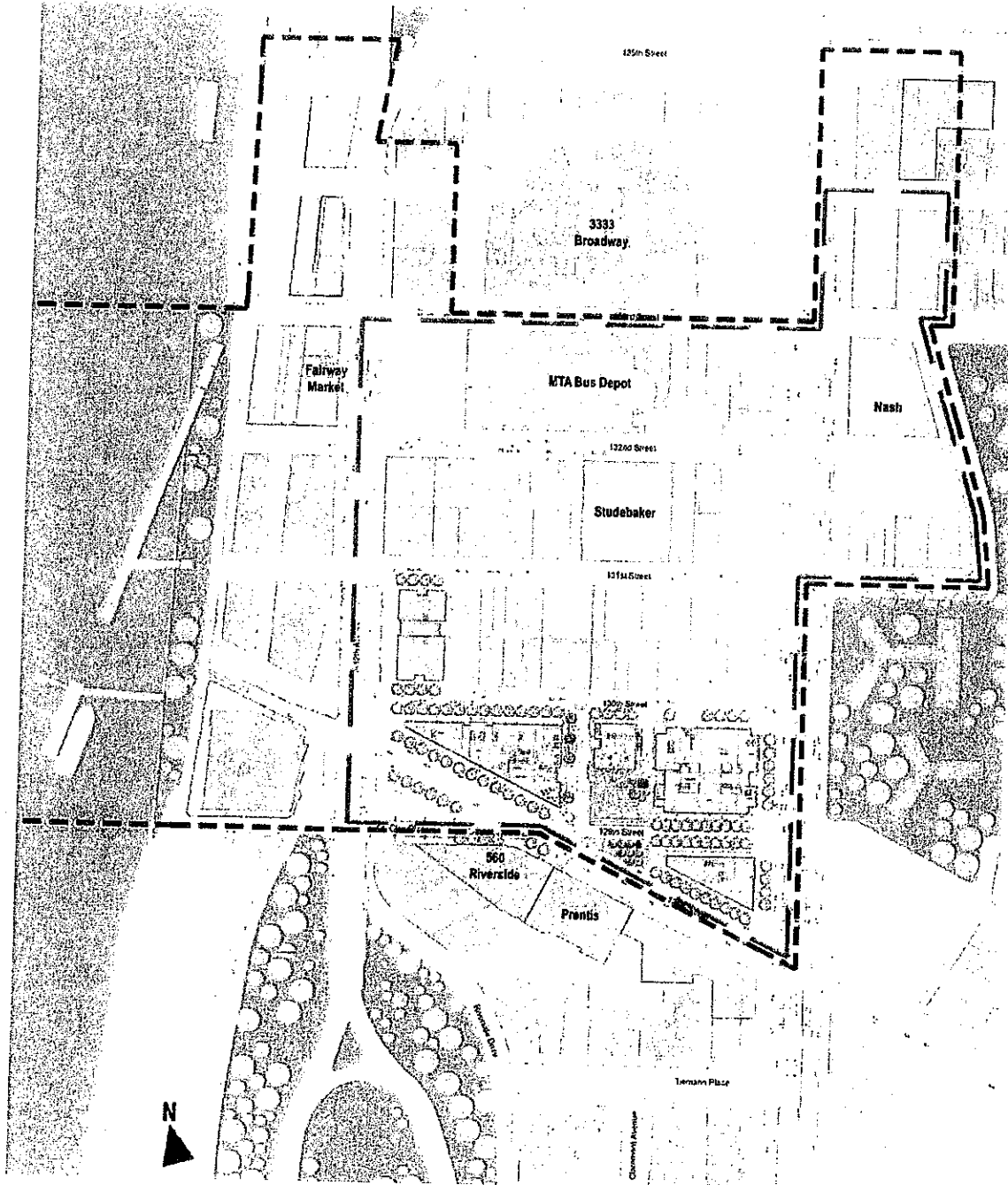
Borough President Stringer will submit his official recommendation to the City Planning Commission today, bringing the Columbia University expansion project to the next step in the ULURP process. The proposal now moves to the Department of City Planning for a 60 day

review period and then to the New York City Council for a 50 day review period before it can ultimately be voted on and become law.

As part of his review process Borough President Stringer held a public hearing where more than 700 people showed up to voice their opinions on the expansion. He sought public input throughout his review and has worked closely with the local community, Community Board 9, Columbia University, local elected officials and the Bloomberg administration throughout the process.

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Proposed Manhattanville Expansion

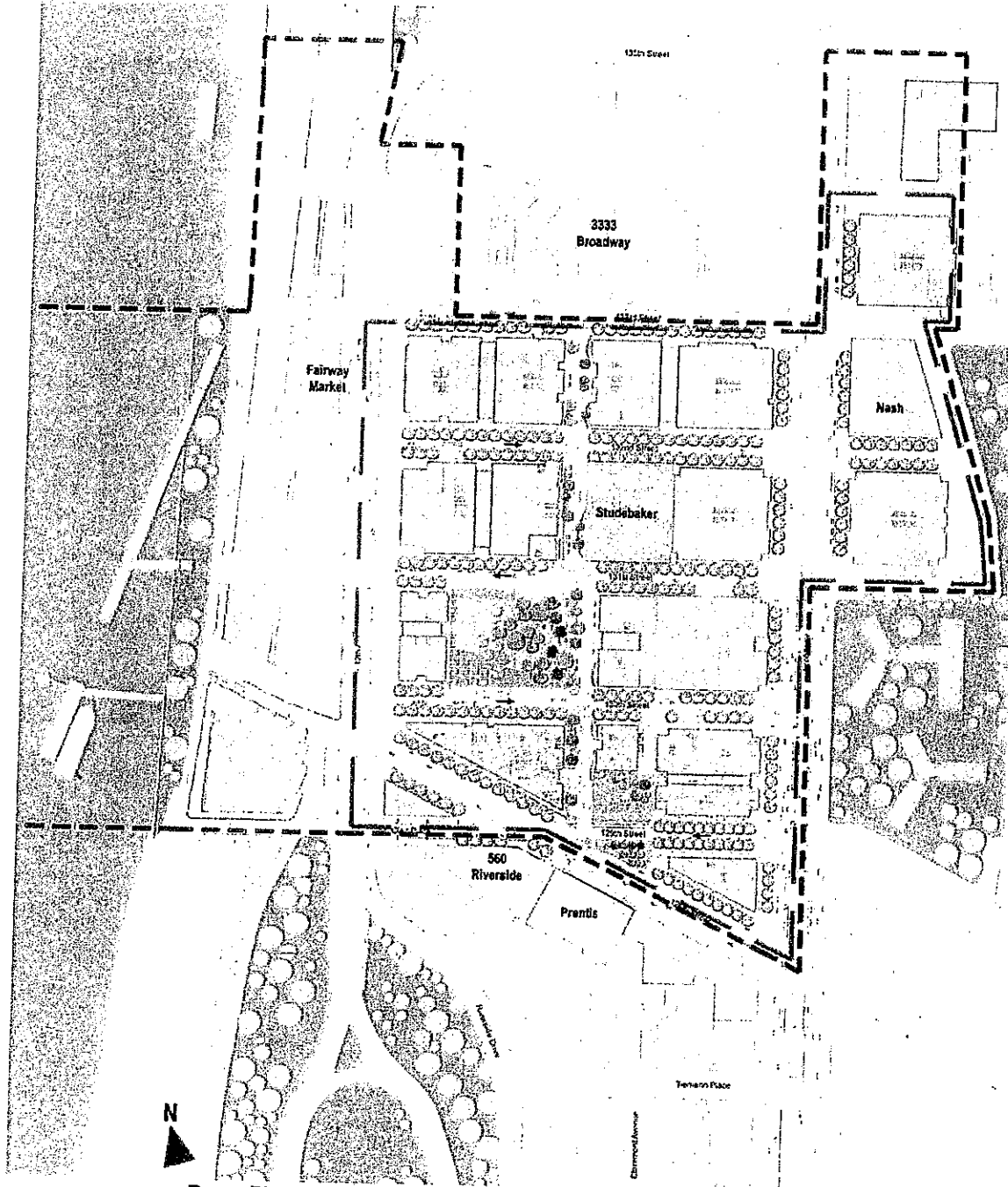


Renzo Piano Building Workshop, Architects and Skidmore, Owings & Merrill, Urban Designers

Ground Floor Plan - Phase One

The red dashed line represents the 35-acre rezoning proposal, while the blue dashed line represents the 17-acre project area where Columbia is proposing to expand.

Proposed Development Over The Next Quarter Century



Renzo Piano Building Workshop, Architects and Skidmore, Owings & Merrill, Urban Designers

Ground Floor Plan - Full Build

The red dashed line represents the 35-acre rezoning proposal, while the blue dashed line represents the 17-acre project area where Columbia is proposing to expand.^a

COLUMBIA UNIVERSITY *NEWS*

Office of Communications and Public Affairs

www.columbia.edu/news

FOR IMMEDIATE RELEASE

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COLUMBIA UNIVERSITY'S MANHATTANVILLE EXPANSION PROPOSAL SELECTED FOR ENVIRONMENTALLY SUSTAINABLE NEIGHBORHOOD DESIGN PILOT PROGRAM

NEW YORK, June 14, 2007 – The U.S. Green Building Council has chosen Columbia University's proposed Manhattanville expansion plan for a new "smart growth" pilot program.

The plan – developed by the University, with Renzo Piano Building Workshop and Architects/Skidmore, Owings & Merrill, Urban Designers – was selected by USGBC because it commits to incorporating smart growth, new urbanism, and green building design principles. The planning design represents the best of Leadership in Energy and Environmental Design (LEED) standards, the nationally accepted benchmark for green construction and design.

By 2025, population forecasters predict two-thirds of the world's population will reside in cities and towns. As a result, urban planners have emphasized the need to think long-term.

"Columbia's selection for the LEED for Neighborhood Development pilot program shows our commitment to planning and building in a way that will not only fulfill our academic mission, but also our responsibility to building a more environmentally sustainable future," President Lee C. Bollinger said. "We have an obligation to future generations of young people, not only for their education but also for the kind of world they will inherit. This is another good step toward meeting that obligation."

"I have been involved in development projects for more than 25 years," Vice President for Manhattanville Development Philip Pitruzzello said. "What excites me so much about this project is our ability to put into practice the environmentally sustainable planning principles that will benefit all of us for years to come. Manhattanville will serve as a model for urban development in a changing world," he added.

Acceptance to the program provides the University with the support and verification needed to play a pioneering role as it works with the USGBC to help set the standard for future urban planning. The program was developed as a partnership between the USGBC, the Center for New Urbanism, and the Natural Resources Defense Council. It recognizes

sound planning in areas such as proximity to mass transit; mixed uses such as art, community, academic, retail and residential; open neighborhood access and walkable streets; and green construction.

“LEED-ND will set the standard for sustainable neighborhoods for decades to come,” says Nilda Mesa, director of environmental stewardship at Columbia. “We get the benefit of outside experts giving us input on best planning practices, and what we learn in this project will contribute to the USGBC’s knowledge base in setting the final standards. It’s a real opportunity for us to give back, and for us to learn and improve.”

Acceptance into the program comes on the heels of last week’s news that Columbia has accepted the challenge posed by Mayor Bloomberg to join New York City’s goal in pledging to reduce greenhouse gases 30 percent by 2017. Columbia, along with eight other New York City universities, joined as a Challenge Partner in Mayor Bloomberg’s PlaNYC 2030, the city’s comprehensive plan to create a more sustainable New York.

About Columbia University

A leading academic and research university, Columbia continually seeks to advance the frontiers of knowledge and to foster a campus community deeply engaged in understanding and addressing the complex global issues of our time. Columbia’s extensive public service initiatives, cultural collaborations, and community partnerships help define the University’s underlying values and mission to educate students to be both leading scholars and informed, engaged citizens. Founded in 1754 as King’s College, Columbia University in the City of New York is the fifth oldest institution of higher learning in the United States. For more information, visit www.columbia.edu.

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The New York Times

Sunday, May 27, 2007

OP-ED

Don't Fear Columbia

By David N. Dinkins

THIS city has always been a place of constant change, and one of the challenges that we who live and work here face is ensuring that the changes generated by growth and development in the city benefit all New Yorkers.

Columbia University's proposal to develop the old Manhattanville manufacturing zone of West Harlem over the next two decades is the perfect example of a change that will generate growth and benefit all.

Back in the early 1990s, during my administration, the city and the West Harlem community developed plans to attract responsible growth to the blocks between the Henry Hudson Parkway and the area around the subway station on Broadway and 125th Street. Unfortunately, those plans didn't pan out, and employment in the area continued to languish.

Columbia's Manhattanville proposal takes the best of these ideas to gradually create a new kind of open, urban campus that will improve local streets; bring back commercial life to Broadway, 125th Street and 12th Avenue; and better connect the residential areas of Harlem with the waterfront park now under construction along the Hudson River. This kind of long-term institutional growth will provide more jobs and entrepreneur-

David N. Dinkins, the mayor of New York from 1990 to 1993, is a professor of public affairs at Columbia.

ial opportunities, as well as cultural and open space, to the diverse group of people who live in the area.

Of course, town-gown partnerships are not without their stresses and strains, and the relationship between Harlem residents and Columbia has not always been the best. Indeed, I was one of those picketing Columbia back in the 1960s, so I know the history and appreciate the concerns that some Harlem residents may have about the university's plans.

But we should give each other credit where credit is due, and not lose

Why the university's expansion plans will benefit West Harlem.

sight of the ways in which the partnership has benefited both groups and provided hundreds of public health and human service programs, educational and cultural exchanges, and workplace experiences and opportunities. For instance, Columbia University Medical Center provides summer research fellowships to minority students from the City University of New York, enabling them to participate in innovative research at Columbia's medical labs and receive mentoring from leading scientists at the College of Physicians and Surgeons.

Columbia's Mailman School of Pub-

lic Health has a variety of public health clinics, outreach programs and research studies that serve the neighborhood, working with places like Geoffrey Canada's Harlem Children's Zone, which is also now in an educational partnership with Columbia Business School. The Mailman School has also joined with the Columbia-affiliated Harlem Hospital Center and the Harlem Children's Zone to tackle the problem of asthma among overweight children in the community.

For more than four decades, Columbia's Double Discovery Center has provided on-campus after-school enrichment and college readiness programs to hundreds of local students from low-income families. Double Discovery participants have consistently achieved high school graduation rates and college enrollment rates of 97 percent. These are but a few of the many collaborative efforts that have helped to make the Harlem community and Columbia University institutional partners, and to make friends and neighbors of Harlemites and Columbians.

New York is a gorgeous mosaic, and an institution like Columbia is an important part of the vibrant mix that makes our city unique. The university's expansion project will broaden its mission of teaching and academic research, patient care and public service, and enhance the quality of life for those who live and work in Harlem and across our city. And Columbia University could have no better partners in this venture than the people of Harlem.

July 25-31, 2007

Letters

Encouraging development

I believe that open and robust dialogue is important, especially when the topic of discussion is the future of my home, Manhattanville. That's why I was incredibly disappointed that Laura Conway's article "Big in Yonkers" (July 18-24) failed to include voices from the community and instead highlighted the self-serving agenda of Nick Sprayregen, who stands to profit handsomely at our expense. I am part of an extensive coalition of businesses, landowners, religious leaders, and concerned individuals who support Columbia University's Manhattanville Proposal. We welcome the thousands of jobs, economic growth, educational opportunities, and cultural enrichment that the expansion plan brings. While Sprayregen is using his personal wealth and business interests to make himself the public face of those opposing the plan, many, including other religious leaders, question who and what he really represents. As Conway's article mentions, Sprayregen is a real estate investor, king of a storage empire, and a newspaper owner. But he's not a resident; he's a businessman. A businessman busy negotiating commercial development and luxury condo deals in Yonkers and selling off property in upper Manhattan to the tune of tens of millions of dollars. Columbia University's proposal is a chance to revitalize our neighborhood. If Sprayregen actually lived here or really cared about it, maybe he could see that.

Reverend Reggie Williams

UNITED MISSIONARY ARTIST ASSOCIATION

DAILY NEWS

Monday, January 8, 2007

BE OUR GUEST

Universities power city's economy

It was recently reported that some 280,000 workers in New York's thriving financial sector collect more income than the other 1.5 million people working in Manhattan put together. Another recent report found that while a growing number of CEOs are relocating their offices back to Manhattan, many support jobs that used to come with corporate headquarters remain elsewhere.

We want New York to be a desirable location for global business leadership. But with so many manufacturing and back office jobs having largely left the city for lower-cost regions in recent decades, where are the new opportunities for those in the middle — and those seeking an upward path there?

One local economic sector continues to create a range of such jobs: higher education. The city has some 116 degree granting colleges and universities, including a resurgent CUNY system and two of the most respected research universities in the world, NYU and Columbia. Collectively our local independent colleges and universities generate some \$9.1 billion in direct spending and \$21.2 billion in economic activity. As a result, our colleges and universities are critical not just to the city's intellectual life, but to its long-term economic vitality.

With approximately 14,000 employees, Co-

lumbia is the seventh largest nongovernment employer in the city. These jobs aren't moving out of the city or abroad because our mission of teaching and academic research is inherently rooted in a shared sense of place that allows ideas to thrive. That's why Columbia has proposed long-term growth of our existing academic community in the old Manhattanville manufacturing zone in west Harlem.



By Lee Bollinger
President of
Columbia University

The fact is, institutions of higher education employ more than just neuroscience Ph.D.s on the one hand and unskilled, entry-level workers on the other. Two-thirds of our employees work across every level of support and administration: as accountants and human resource professionals, administrative and clerical staff, lab technicians and trained electricians. Our employment base is broadly reflective of the kind of mixed-income economy that used to exist in the manufacturing lofts and offices that once hummed in many of Manhattan's older business districts.

At Columbia, more than two-thirds of our employees live in New York City. And nearly a third of our staff, not including faculty, live in Harlem, Washington Heights and other upper Manhattan neighborhoods. Minority-, women- and locally owned businesses earn more than a

third of our major construction contracts.

Through the next quarter century, Columbia's planned growth into west Harlem would create about 6,000 new jobs in an area that has been losing private sector employment for decades. Such growth is important to us because academic researchers, especially in medicine and science, need modern laboratory space to pursue innovative research. If universities in New York cannot provide such facilities, we will increasingly find that the best researchers will go to places that can.

Mayor Bloomberg has challenged us all to consider the public investments needed to sustain our city's projected growth in the decades ahead. But universities can help address two of the city's important long-term economic challenges: the need to create more middle-income jobs, and the need to attract the most pioneering thinkers who provide the intellectual capital so essential for any thriving world city.

We are a city that has always run on big ideas and that has always provided an engine of economic opportunity for people at every rung of the income ladder. Having research universities of the first rank that are a steady source of both good jobs and great minds is clearly one part of what it will mean for New York to maintain that kind of leadership.

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BEST COLLEGE

New York

Showing the Way to Truth and Justice

May 17 - May 23, 2007

Columbia selects leading firms to help guide expansion process

Columbia University has selected Bovis Lend Lease as the lead construction management (CM) firm and the McKissack Group as a core team member for the preparation, approval process, and construction of the first phase of Columbia's proposed expansion in the Manhattanville section of West Harlem.

"After an extensive review process, we have selected two of the nation's leading construction management firms to help us in the next steps of the proposed long-term expansion of our urban academic community," University President Lee C. Bollinger said.

"Bovis brings significant experience not only with large-scale projects but also with the inclusion of minority-, women- and locally-owned businesses as part of their team. McKissack, the oldest minority-owned construction firm in the country, has a strong track record in higher education projects. Their unique role in the planning and potential construction of part of the first phase in Columbia's proposed expansion will be used as a benchmark in a comprehensive approach to the participation of minority, women and local businesses in major development efforts."

It is important to note that the proposed expansion plans have not yet received the relevant public approvals, but having a construction management firm on board is a necessary first step in the public approval process for such a significant proposal, according to Columbia's Vice President for Manhattanville Development Philip Pinzullo.

"It was critical that Columbia move forward with the selection of a construction manager for the earliest stages of such a complex project. Bovis and McKissack will help with preconstruction services including site logistics, planning, estimating, scheduling, and environmental impact analysis," Pinzullo said. "They are integral members of our team and from my previous experience working on major construction projects, I know how important it is to have their expertise involved during the planning and public approval stage of a development of this scale."

Cheryl McKissack, president and chief executive officer of the McKissack Group, said that she is "proud to play such a critical role in the continued growth of Upper Manhattan as a world-center for higher education." Nothing that her company has worked in partnership with Bovis in the past, she said that Columbia's commitment to a strong minority, women and local presence in both the construction and employment market sends a powerful message to others. "It is important for institutions like Columbia to set an example in their commitment to minority- and woman-owned enterprises. Together, we can create new opportunities for many in the local community, and everyone can share the benefits of growth in the decades ahead."

It is the intent of Bovis Lend Lease, along with the McKissack Group, to attract, assist and facilitate minority, women, and local business enterprises as well as community residents seeking construction-related employment to participate in all phases of the Manhattanville project," said Peter A. Marchetto, chief executive officer of Bovis Lend Lease. Marchetto pointed out that Bovis and McKissack will assist M/W/LBE participants in order for them to gain the necessary experience and understanding of Columbia University's construction requirements, project administrative process, and at the same time, increase their future business and bid

Columbia selects leading firms to help guide expansion process

(From page 16)

opportunities throughout the program's curriculum.

The site of the proposed expansion of university facilities is a 17-acre area just north of Columbia's historic Morningside Heights campus and consists primarily of the four large blocks from 129th to 133rd streets between Broad-

way and 12th avenue, including the north side of 125th street. The new facilities would also include three properties on the east side of Broadway from 131st to 134th streets. The majority of the construction in the initial phase of the project will occur on the block bounded by 129th and 130th streets on the south and 130th street on the north, between 12th avenue and Broadway. The

scope of work slated for this block includes construction of three new buildings: the Jerome L. Greene Science Center, the Columbia Business School and an academic mixed-use facility known as the Lantern Building.

Columbia projects that the expansion in Manhattanville will create 6,000 new university jobs, as well as an average of 1,200 construction jobs per year for nearly a quarter century. The university has a strong record of employing community residents with a wide range of skills and experience in the workforce, as well as the engagement of minority-, women- and locally-owned contractors. For ex-

ample, in 2006, Columbia contracted more than 565 million in construction, repair, and maintenance services with minority-, women-, or locally-owned firms, representing more than one-third of university spending on these services.

(Continued on page 35)

(From page 31)

Monday, June 19, 2006

DAILY NEWS

EDITORIAL

Columbia, gem of West Harlem

Columbia University is on the brink of a multibillion-dollar expansion aimed at maintaining the school as a preeminent 21st century institution while transforming a tattered swath of West Harlem into a vibrant source of learning — and jobs.

The university has purchased most of the properties west of Broadway between 125th and 133rd Sts. and is seeking to have the area rezoned. Where there are now shopworn warehouses, auto repair shops and a couple of gas stations, Columbia would erect an open campus, including a world-class center dedicated to studying the brain in the hope of finding cures for Parkinson's, Alzheimer's and other diseases of the mind.

Columbia's expansion would be a boon to the city at large and to Harlem in particular. The university, occupying chronically tight quarters, needs room to attract tomorrow's scholars to New York. And the benefits to the locals start with land on which the city Education Department could open a competitive high school with seats reserved for the neighborhood's best and brightest.

In the first phase of Columbia's plan, which is still being shaped in discussions with the city and the Harlem planning board, the university would build the mind-brain institute, relocate its business school, construct housing for faculty and students, and open a square block of public space, modeled on Bryant Park. The streets would remain open to the public, facilitating access to the Hudson River. Retail stores would line the ground level in many places.

All in all, Columbia President Lee Bollinger has devised the outlines of a campus that would mesh nicely with the community and has acquired the tract with a minimum of fuss. The university is negotiating to buy more properties, and Bollinger says he intends to do so without asking the state to step in and exercise the power of eminent domain. That is as it should be at the moment.

Now it's time for Harlem leaders to help shape the future of an important corner of the city. Community Board 9 has formed a local development corporation that will negotiate a so-called community benefits agreement with the university. The group's 13-member board already has representatives from property owners and tenant associations, with about half the seats remaining to be filled.

The board will have much to discuss with the university — for example, employment on the new campus for Harlem residents or access to superior health care services. So far, all players seem to be proceeding in good faith. Here's hoping that progress continues, in what could be a win-win-win for Columbia, Harlem and the city.

DAILY CHALLENGE



NATIONAL NEWSPAPER PUBLISHERS ASSOCIATION

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Final

United Missionary Baptist Ministers Association supports Columbia proposal to revitalize old Manhattanville manufacturing zone

The Board of the United Missionary Baptist Association has unanimously resolved to endorse and work with Columbia University on the university's proposal to expand upper Manhattan's urban academic community in the old Manhattanville manufacturing zone of West Harlem.

"Our members believe in effective partnerships built on mutual trust and commitment to our community," said Rev. Reginald Williams, pastor of the Charity Baptist Church and chair of the association's Commission on Human and Economic Development. "We are convinced that the current leadership at Columbia has approached this process in a spirit of consultation, a desire to be an integral, supportive part of this community, and a recognition that the university's future is, and should be, linked to Harlem in ways that make new growth into a win-win situation for the people who live and work here."

More than 200 pastors, members and delegates present at the Macedonia Baptist Church on Tuesday evening, January 30 officially voted the following:

Be it resolved that the officers and members of UMBA supports the proposed expansion and development of Columbia University in Harlem and Upper Manhattan and that we will continue our collaborative working

relationship and on-going discussions to ensure that both the community's and Columbia's issues and concerns are appropriately addressed and mutually resolved.

"We know this area is going to be developed," said Rev. Isaac B. Graham, moderator of UMBA and pastor of the Macedonia Baptist Church. "We want to work with a partner whom we know brings a commitment to education, health care and public service to shaping Harlem's future. Unlike commercial development, we know Columbia is in this for the long-haul and is willing to work with us as a partner to make sure this is a win-win process for both the university and the Harlem community."

"Of course, there may be a past history of differences between campus and community, but there is a positive wind blowing now," said Rev. Lee A. Arrington, First Vice Moderator of UMBA and pastor of the Paradise Baptist Church. "This comes down to a matter of trust. And Columbia University President Bollinger and his team have satisfied us that they are committed to helping protect and provide for the residents and businesses that will be affected by the university's proposal. We also believe that the elements of the expansion that will provide street level activity, retail opportunities

arts and other community facilities makes this a very good project for the local community overall."

"There may be issues we are concerned about going forward," said Rev. Carl Washington, second Vice Moderator of UMBA and pastor of the New Mt. Zion Baptist Church. "But Columbia is already a major employer in our neighborhood and this project will result in many more such good jobs with good benefits for our neighbors. Because we think this growth can be such a good thing for Harlem, we want to be part of guiding this project. We are impressed with the way Columbia is willing to work with us and we look forward to working together with Columbia in the months and years ahead to help the university and community thrive together."

"After much deliberation and prayer, we have faith that this can be a great development for our community," said Rev. Williams. "But faith without works is dead. That's why we believe it's important to be part of this work in progress and why we plan on sharing our views with our colleagues in other congregations and associations. Because the more we engage community, consulting with different groups with different perspectives, the better the result will be for everyone. We know that together we can all win."

NEW YORK OBSERVER

NEW YORK'S WEEKLY NEWSPAPER

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ONE DOLLAR

DECEMBER 4, 2006

COLUMBIA'S \$7 BILLION PLAN: A WIN-WIN

The presence of a great university does much to burnish a city's image and its talent pool. For 250 years, Columbia University has been a magnet for thousands of America's smartest students and professors and has been a crucial cog in New York's intellectual infrastructure, as graduates fan out and become leaders in government, public policy, banking, the law, arts organizations and, yes, even journalism.

Now, like its fellow Ivy League institutions, Columbia needs to expand to accommodate growth and remain competitive. Toward that end, the university is planning a \$7 billion expansion into its surrounding West Harlem neighborhood, with 17 acres of property along the Hudson River earmarked for state-of-the-art science labs and new facilities for the arts and business schools. While the project's vast scope and ambition have generated some robust local opposition, the end result looks to be a win-win for the university and its neighbors.

For the plans to go forward, Columbia must navigate the local community board and win the blessings of the City Council, the City Planning Commission and the Mayor's Office. The community board has made its distrust of the project known, and has vowed to oppose the expansion if Columbia pursues the option of trying to seize the land by eminent domain. That tactic—in which the university would ask the state to declare the area “blighted”—is surely not the most agreeable way to proceed, but Columbia president Lee Bollinger is right to keep it on the table. The area is home to about 400 residents, and the university has offered to pay their relocation costs. Commercially, the site is occupied by auto-repair shops, warehouses, meatpacking plants and a bus depot, and almost all of those buildings would be demolished, and their owners compensated, in Columbia's blueprint. The resulting complex would be completed over 25 years and would include new parks open to the public.

The project is eminently sensible and intelligent. New York's economy is driven by ideas and information, and universities such as Columbia are vital to the city's long-term future. The only question is: Why didn't Columbia pursue this expansion decades ago, when they could have bought the land for peanuts and the city was desperate for new investment in West Harlem?

DAILY NEWS

EDITORIAL

Sunday, June 3, 2007

Final exam for Columbia

Nearly four years ago, Columbia University announced plans to turn an underused swath of West Harlem into a multibillion-dollar 21st century campus. Now, the City Planning Commission is to start a formal public review process, leading, it is hoped, to approval by the City Council and Mayor Bloomberg.

Lamentably, Columbia may face a nasty fight. On Friday, neighborhood representatives, including members of Community Board 9 and the West Harlem Local Development Corp., joined a mini-protest at City Hall during which the commission's looming action was branded "unconscionable," "underhanded," "conniving," even "racist."

The pretense for such a descent into the rhetorical gutter was the claim that the commission scheduled summer hearings to sneak the matter through the oversight process. This was cynical posturing; Columbia has met at least 40 times with community groups, including the West Harlem LDC, which has held weekly sessions since early this year.

The university has bought nearly all the property west of Broadway between 125th and 133rd Sts., and it envisions an open campus on sites occupied by warehouses and auto-repair shops. Columbia's plan also includes major benefits for its West Harlem neighbors, including a high school, greenspace and walkways connecting to the Hudson River. Thousands of jobs will be created. Perhaps, Columbia can do more. The way to find out is through civil negotiations rather than overheated obstructionism.

The Metro Section

The New York Times

Wednesday, July 4, 2007

At Yale, a New Campus Just for Research

By KAREN W. ARENSON

It has been a long time since college biology meant simply dissecting frogs and squinting at paramecia under the microscope. Now the field is one of the hottest areas of competition among top universities, which are under pressure to hire big-name scientists and find space for their research.

Yale took what it hopes will be a giant step forward in that race with its announcement last month that it would buy the 136-acre campus of Bayer HealthCare, which straddles the line between West Haven and Orange, Conn., seven miles from downtown New Haven and the university's main campus.

Along with the land, Yale will acquire 17 buildings that include about 550,000 square feet of laboratories, offices and warehouse space, as well as a day care center.

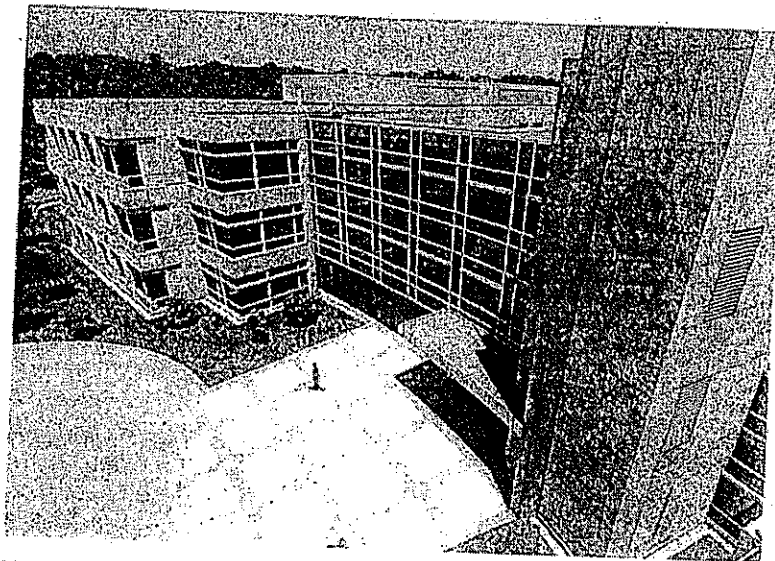
Yale's president, Richard C. Levin, said in an interview that the property would allow the university to begin science and medical research in the next few years that otherwise would have been delayed 10 or 15 years, until new buildings could be erected.

"The cost of building new science buildings is very high," he said. "We are able to get state-of-the-art, terrific new buildings at considerably less than they would cost us to build."

Across the country, research universities are vying to add acreage to their campuses, often at substantial cost and over the opposition of local residents.

Harvard, for example, spent \$1.2 billion to acquire more than 300 new acres in the Allston neighborhood of Boston. It plans to break ground there on a life sciences building this fall, the first project in a new research complex. Columbia is seeking to get New York City to rezone 100 acres just north of its 38-acre main campus so it can build science labs and other buildings. And the University of Pennsylvania will acquire 24 acres in Philadelphia in the United States Postal Service this summer, part of which will be used for research space.

"Major urban research institutions like Penn are frequently challenged to find contiguous space for facilities, and room to expand is a short supply," said Penn's president, Amy Gutmann. Despite Yale's high profile, its reputation in the sciences is lower than in some other academic areas. It ranked 10th, for example, in the amount of grants from the National



The 136-acre Bayer complex, which is seven miles from Yale's main campus in New Haven, will be used for science and medical research.

Dr. Levin said those plans would remain on track, even with the purchase of the Bayer campus.

Bayer HealthCare, a subsidiary of the German pharmaceutical giant Bayer A.G., announced its decision to leave the New Haven area in November and put the site up for auction. Mark C. Bennett, a Bayer spokesman, said there were 17 bidders. Both he and Dr. Levin declined to say how much Yale was paying for the property, but a Yale official confirmed an Associated Press report that the price would be about \$100 million. Dr. Levin said that money was not a problem and that Yale would pay cash.

Dr. Robert M. Berdahl, president of the Association of American Universities, a group of top research institutions, called Yale's purchase "a real boost" for its scientists. Dr. Berdahl said that although the University of California, Berkeley, started a biomedical initiative eight years ago, when he was chancellor there, the first significant building in that project was just now being completed.

"Acquiring the right kind of laboratory space to allow people from different disciplines to work together is critical," he said. "Virtually all this new space that Yale is acquiring has that character."

Yale's core academic campus, including its medical complex, occupies nearly 300 acres in New Haven — more than eight times the size of Columbia's main campus in Manhattan — but Dr. Levin said that it was still not enough space for Yale's needs.

"Sure, you could build a lot more on our land," he said. "But you'd have to go vertical. We have lots of blocks of old Victorian houses, buildings that are landmarks. We have lots of building that are small-scale. They are part of the fabric of New Haven. So from an urban planning point of view, building skyscrapers is not attractive."

There has been little discussion of how to use the Bayer complex, which was built between 1968 and 2002. The Yale School of Medicine will conduct some research there. Yale's provost, Andrew D. Hamilton, said he envisioned using the campus for a range of purposes, like turning the warehouse into storage space for Yale's museums.

Dr. Levin said that he did not anticipate moving undergraduate classes to the site, but that undergraduates might work in labs there.

Institutes of Health in 2005, receiving \$337 million. (Johns Hopkins University was first, with \$607 million in grants.) Yale also was 19th on the National Science Foundation's list of universities based on the total amount of federal research and development money received in fiscal 2005.

Under Dr. Levin, Yale has been working to build its reputation in science and engineering. It committed \$1 billion for new science and medical buildings seven years ago and has added five of them since then, with others under way.

Money for Science

Universities and colleges ranked by the amount of federally financed research and development money they received in the fiscal year 2005 in millions.

1	Johns Hopkins	\$1,277
2	U. of Washington	606
3	Stanford	575
4	U. of Michigan (all campuses)	555
5	U. of Wisconsin, Madison	478
6	U.C.L.A.	470
7	U. of Pennsylvania	465
8	U. of California, San Diego	464
9	M.I.T.	457
10	Columbia	453
19	Yale	333

Source: National Science Foundation

Diverse[®]

ISSUES IN HIGHER EDUCATION

A Degree of Transparency

By Jamal Watson

Feb 22, 2007

Columbia's Lee Bollinger has been central in healing tensions between the university and one of America's most historic Black neighborhoods.

When Lee C. Bollinger arrived in New York City in 2002 to take the helm of Columbia University, he was treated as a hero almost immediately by the city's Black community.

Within days of his appointment, word spread across Harlem, just a few blocks to the north and west of Columbia's Morningside Heights campus. The general feeling was that Bollinger — a noted legal scholar of the First Amendment and well-known defender of affirmative action — was someone who could be trusted.

"He's a friend to the civil rights community," a Black city councilman told a crowded room of activists at a meeting several years ago. "He's a real decent man. Let's give him a chance." The meeting had been called to discuss the best way to curtail Columbia's plans to expand into Harlem. And there were plenty of reasons for the neighborhood's residents to be suspicious.

Activists had spent years locked in a contentious battle with the Ivy League university over its expansion plans. Harlem residents complained that Columbia was quietly gobbling up land and forcing poorer residents to flee.

Today, Columbia is expanding farther into Harlem, but there seems to be a degree of transparency that was not present a decade ago. The shift in attitude among locals may represent the inevitable realities of gentrification, but many concede that Bollinger's charisma has gone a long way toward healing whatever tensions still exist between the university and its neighbors.

He has courted political leaders like U.S. Rep. Charles B. Rangel, D-N.Y., and has created partnerships with many of the same grassroots community organizations that once protested the university. At times, those groups likened Columbia to an imperialist dictator intent on seizing land.

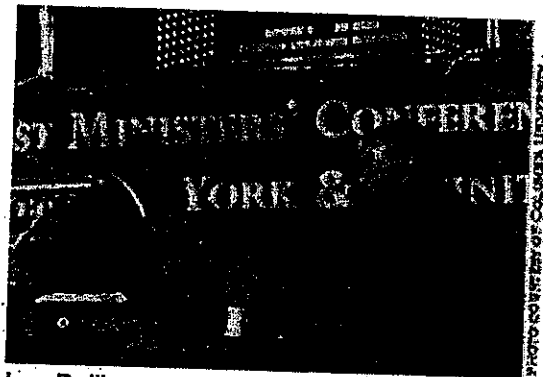
Since Bollinger's tenure began, the university has been proactive in fixing its image. The school has invested thousands of dollars into luring new minority faculty members, some of whom have deep roots in the nearby community.

"I have been impressed with what I've seen so far," says Woody Henderson, a long-time Harlem activist and resident who has been critical of Columbia in the past. "But as the old folks say, 'I still got my eye on him.'"

Henderson and others say that Bollinger has distinguished himself from most White university presidents by taking on civil rights as a personal concern. His ardent defense of affirmative action while president of the University of Michigan made him a household name. Three White students sued after being denied admission to UM's law school and its undergraduate program. His defense of the university's affirmative action policies generated intense pressure from conservative groups, who wanted desperately to dismantle such programs. Some critics even called on him to resign.

"I don't think that history will look back on Mr. Bollinger's actions and judge him very kindly," says Roger Clegg, the president and general counsel of the Center for Equal Opportunity, a conservative think tank that opposes affirmative action programs. "Mr. Bollinger should not be lauded for his role in defending a policy that most Americans disagree with."

Legal scholars and academicians viewed the UM cases as the test for how the U.S. Supreme Court would rule on affirmative action lawsuits in the future. In a 5-4 ruling — with Justice Sandra Day O'Connor casting the deciding vote — affirmative action was preserved, at least for now.



Lee Bollinger takes the podium to speak at the annual Martin Luther King Jr. worship service and celebration during the Baptist Minister's Conference in New York.

But now, Bollinger cautions, is not the time to become complacent.

The 60-year-old is not the most eloquent public speaker. His voice is monotonous and his speeches are often filled with long words and sentences. But he becomes animated and passionate when discussing his views on affirmative action.

"I think we are locked in a titanic struggle over the legacy of *Brown v. Board of Education*," he tells *Diverse*. "The people who want to end affirmative action are determined and committed to this in the long term, and unless we have a real, open debate it may well be that we wake up in 10 or 15 years having totally forgotten what *Brown* was supposed to teach us."

Racial injustice, he says, still exists, and it is the responsibility of academia to offer remedies.

"I worry deeply that we are going to, mostly by neglect, let the legacy of *Brown* slip," he says. "I genuinely feel that it is our duty to help improve individuals' chances in life. If we take that away — the feeling that there is no mobility — it will be really tragic for those affected."

For his part, Bollinger has ordered the university to become more visible in one of America's most historic Black neighborhoods. Over the past five years, Columbia, which boasts an endowment in excess of \$5 billion, has launched legal aid clinics and has provided needed medical services through its partnerships with Harlem Hospital. Bollinger has also initiated several job-training programs, and the school has offered financial incentives to faculty and staff who buy homes in the area.

"When I arrived, I was shocked to see how few members of the community were getting jobs at Columbia," says Bollinger, who graduated from the university's law school in 1971. The university has since relocated its job placement center from an obscure location to a bustling thoroughfare in the heart of Harlem.

When the university built a private K-8 school, Bollinger demanded that half the students come from Harlem. All of the students, who are chosen by lottery, receive full scholarships to offset the \$25,500 annual tuition.

"It's really impressive what we're doing, but we can do more," says Bollinger, who has convened several community advisory committees to discuss growth and construction plans in the area. He says he's resisted opportunities to relocate parts of Columbia's campus to the busiest section of mid-town Manhattan.

"I did not want Columbia to feel as if it was moving away from its community," he says.

Bollinger's next task is to assist the New York City Department of Education with the construction of a public high school in Upper Manhattan that would focus on math, science and engineering. He wants to draw a significant number of the school's students from Harlem.

Despite his accomplishments, he has been the subject of criticism, particularly from some faculty members, who claim that his leadership style is very much top-down. Bollinger also faced fierce resistance from Columbia's Graduate School of Journalism after he suspended the search for a new dean in 2003. He instead formed a committee to re-evaluate the school's core mission, which many had derided for being too centered on craft at the expense of theory. Following an uprising by students, alumni and faculty, an overhaul of the program was dropped and a new master of arts program was created. Nicholas Lehmann, a former writer for the *New Yorker*, was named dean in 2004.

Although his name has been floated as a candidate for the Harvard University presidency, Bollinger says he still has much work to do at Columbia and in the surrounding community.

"I love it here," he says. "Columbia has to be an advocate for the surrounding area and an asset for the community."

THE MAGAZINE OF COLUMBIA UNIVERSITY

SUMMER 2006

COLUMBIA

SMART

A REPORT FROM MANHATTANVILLE

GROWTH

ALSO –

Perl's Wisdom

Comic Excess

Climate of Change

West End Blues

By **EMILY KRENG**

Smart GROWTH

COLUMBIA'S got a long-range plan
TO ADVANCE ACADEMICS and
REVITALIZE WEST HARLEM

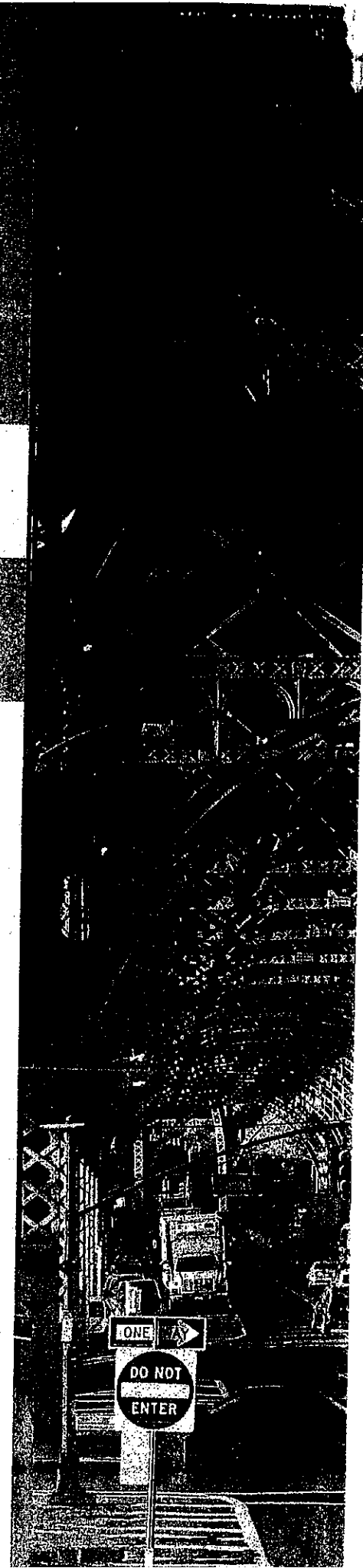
Standing atop a spacious, grassy plateau in northern Manhattan in the early 1890s, Columbia officials liked what they saw: ferryboats creeping up the Hudson, farms scattered across the lush Harlem lowlands to the northeast, and the city grid just a few blocks away to the south. The city would come within a stone's throw in a few years, and yet, up here, the University could be set off slightly from the noisy urban bustle and provide a measure of tranquility.

Also alluring was a rustic village nestled in a deep valley a quarter mile upriver. Long known as a summer getaway for wealthy merchants, Manhattanville prospered as a trade and transportation hub, too, in the late 19th century. Here, barges could deliver, and local tradesmen could work, the massive quantities of limestone, granite, lumber, and steel necessary to build what writers soon would call the "Acropolis of America."

And so it happened that over the next decade, Columbia, along with the Cathedral Church of St. John the Divine and a handful of other institutions, built

one of the city's most architecturally stunning neighborhoods, Morningside Heights, on a rocky hill where farms and an insane asylum once stood. The construction rush, which accelerated when the subway was extended to the area in 1904, transformed Manhattanville as well. By 1910, its streets were crammed with warehouses and tenements and its middle and upper classes had fled to newer, quieter neighborhoods on the valley's crests. Swallowed up by West Harlem in the 1920s, Manhattanville remained a working port for a few more years, says local historian Eric K. Washington, but by mid-century it went the way of most manufacturing enclaves on the Hudson River waterfront, declining in prominence.

Today, walking north on Broadway, away from Columbia's tidy Beaux-Arts campus, you know that you've left Morningside Heights when this industrial tract appears beneath the iconic subway viaduct at 125th Street. Manhattanville, like most of New York City, is much safer now than it was a couple decades ago, but some things haven't changed. Its eerily quiet cross streets, dominated by ware-



Photography by **Vernon Osofsky**

houses and auto repair shops, indicate that the burst of economic investment that affected many parts of Harlem in recent years skipped this area.

When Columbia officials look down these streets now, out toward the slow-moving Hudson framed by the gigantic arches of the Riverside Drive viaduct, they see big-time potential. They envision glass-sided academic buildings whose ground-level shops are woven into the fabric of the surrounding community, a place that's part academic enclave, part

which currently is being weighed by the city and neighborhood groups, will help improve the University's historically strained relationship with Harlem. They point to the thousands of local jobs and new town-gown partnerships that could be created and to the tens of millions of dollars that would be funneled to the city in annual payroll tax revenue.

"We want to build in a way that matches the sensibility of our time," says President Lee Bollinger. "That means merging physically with the surrounding

tance, is a very meaningful and important task for us."

Case for space

At the corner of Broadway and 129th Street today is an Amoco gas station flanked by a storage facility and a pay-by-the-day parking lot. Ten years from now, a neuroscience research and teaching center could stand here. The Jerome L. Greene Science Center, to be led by renowned neurobiologist Thomas Jessell and Nobel laureates Richard Axel and Eric Kandel, all Columbia professors, will advance the University's interdisciplinary studies on the mind, brain, and behavior. It is already supported by a \$200 million gift from Dawn Greene and the Jerome L. Greene Foundation in memory of Dawn's late husband, a prominent lawyer who graduated from the College in 1926 and from the School of Law in 1928. The center is the best example of "a crucial academic initiative that will exist finally because we have space for it," says Robert Kasdin, the University's senior executive vice president.

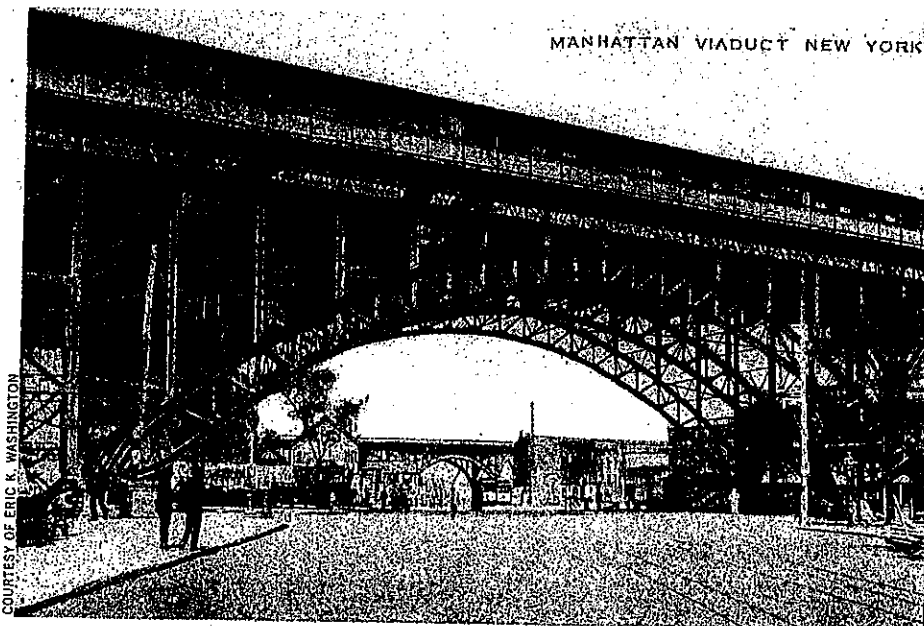
Space is a precious commodity for urban universities these days, and for none more so than Columbia. Among the Ivies, CU has the fewest square feet per student, with just half that of its most space-constrained peer, Harvard. Despite its cramped Manhattan surroundings, Columbia has managed to acquire about 200,000 square feet annually since 1994, but that hasn't kept pace with the University's institutional growth. Faculty and students have inadequate facilities, classes are packed, and academic departments are being shuffled to outlying properties as the University buys them, one by one.

Campus construction around the country, meanwhile, has exploded. Annual spending on building projects at U.S. higher education institutions nearly tripled between 1993 and 2003, according to an analysis last year by *American School & University* magazine, and the trend has barely slowed since. The growth is fueled in part by the need to replace or renovate facilities built during the enrollment boom of the 1960s and '70s, the desire to devel-

Columbia officials envision a place that's part academic enclave, part town square, where professors and students mingle with local residents in shops, in arts centers, and on lawns.

town square, where professors and students mingle with local residents in shops, in arts centers, and on lawns. The \$7 billion, 18-acre project that Columbia has proposed building here would solve a critical space crunch for the University, which has all but built out its Morningside Heights campus. Columbia officials also hope that the development,

community rather than being isolated from it. To do that in Harlem, with its distinctive arts and culture and its legacy of social engagement and achievement, is a great opportunity for Columbia. It's also a challenge, because sometimes Columbia is seen as being up on a hill. So to go out into Harlem successfully, in a human way that doesn't reinforce that sense of dis-



COURTESY OF ERIC K. WASHINGTON

Upon opening in 1904, the elevated subway station at West 125th Street "drew a fateful dash through Manhattanville's rural past and ushered in its urban future," writes local historian Eric K. Washington in *Manhattanville: Old Heart of West Harlem* (Arcadia, 2002).





The Riverside Drive viaduct, which runs parallel to the Hudson, would form the western edge of Columbia's development. The surrounding area was a bustling trade and transportation hub 100 years ago.

plans to operate jointly with the city and to open in a temporary location in fall 2007. The magnet school for high-performing students will reserve space for youngsters from northern Manhattan, above 96th Street.

In contrast to the inward-looking campus on Morningside Heights, with its gates, stone walls, and tall fences, Columbia would create in Manhattanville a "light, inviting, and transparent" public realm, says architect Marilyn Taylor, a partner in Skidmore, Owings & Merrill. She is planning the campus with Renzo Piano, the renowned Italian architect who created the Pompidou Center in Paris, renovated New York City's Morgan Library and Museum, and is designing a new skyscraper on 8th Avenue for the New York Times Company. Their design for Columbia's new campus calls for all streets to remain open to traffic, but with wider sidewalks and pedestrian-friendly landscaping. One goal is to encourage public access to a long corridor of green space that eventually would

op biotechnology research parks, and favorable economic conditions. Among Columbia's peers, Harvard and Penn currently are undertaking massive expansions, of 200 and 40 acres, respectively.

When Bollinger became president in 2002, he ranked space acquisition among his top priorities. He also decided that future growth should follow a comprehensive, long-term strategy. "The University's growth in recent decades had an ad hoc quality, picking up a building here, a building there," he says. "If that's the only way your institution grows, it stifles your imagination and intellectual agenda."

Columbia commissioned a planning study in 2003 that identified Manhattanville as the best area for a full-fledged campus extension. A key selling point was its locale, nearly adjacent to the Morningside Heights campus and between it and the CU Medical Center at 168th Street. The University previously had considered developing a satellite campus in New Jersey, in Westchester, N.Y., or on Manhattan's West Side below 72nd Street, but Bollinger wanted to stay in this community.

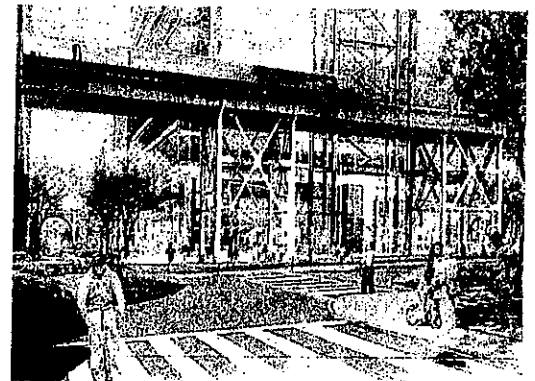
"I have a strong belief in the virtue of proximity for a university," he says. "It's important for scholars to feel that they are part of a community that values what you might call an 'academic temperament,' which is difficult to sustain in the

modern world. If we start having suburban satellite campuses, the numbers of people there would be too small to sustain that kind of community."

Another factor in choosing Manhattanville is that the 18-acre area Columbia would develop is sparsely populated. University officials say significantly fewer than the existing 140 residential units in the project area are occupied. They have said that Columbia will relocate the residents to similar or better apartments nearby if the city gives the project a green light.

In the City of New York

Starting at 125th Street and extending north about four blocks and one block west from Broadway to 12th Avenue, parallel to the Hudson, Columbia's new complex would consist of 16 to 18 buildings, to be developed gradually over the next 30 years. The project's first phase, which Columbia hopes to complete by 2015, would be situated on the southern end of the proposed expansion area, near 125th Street. According to preliminary plans, it would include the Jerome L. Greene Science Center, new School of the Arts facilities, an academic conference center, and at least one other major academic building. Also part of the first phase will be a new public secondary school for math, science, and engineering, which Columbia



The bottom two floors of most buildings on Columbia's new campus would house shops, restaurants, and community centers. This rendering shows the intersection of 129th Street and Broadway, facing west.

stretch the north-south length of campus, as well as to a new \$18 million public waterfront park the city is building directly west of 12th Avenue.

Columbia's buildings would be 12 to 25 stories tall, matching the height of the high-rise housing across Broadway, but they would be set back from the street with green space, Taylor says, creating a

spacious atmosphere and offering expansive views of the Hudson. The bottom two floors of most buildings would be designated for restaurants, shops, and community centers, and would feature all-glass exteriors to emphasize their accessibility.

The plans are inspired by Manhattanville's history, embodied especially by a few old buildings that Columbia would preserve and by two immense barriers that dramatically frame the area — the viaduct

boats, and trucks. But now it will be for people. It's really a wonderful land resource. The way the sunlight falls on this area from behind the Hudson in the afternoon and early evening really is one of the city's finest moments."

According to preliminary plans, the campus eventually would also include CU housing, athletics and recreation facilities, a retail center, additional academic and research buildings, and a huge subterranean complex for swimming and

"This area has always had a hard, industrial quality to it. It was for trains, boats, and trucks. But now it will be for people," says architect Marilyn Taylor.

that carries the subway above Broadway and, running parallel to it, the Riverside Drive viaduct above 12th Avenue, nearer the Hudson. "Both were built in the first decade of the 20th century, and I think that they speak to man's ability to bring places together, to make connections," Taylor says. Columbia's new campus, she points out, will help connect the thousands of local residents living east of Broadway to the waterfront just west of the development. "This area has always had a hard, industrial quality to it," she says. "It was for trains,

diving pools, parking, and maintenance facilities. An important function of the deep basement, Kasdin says, is keeping unsightly mechanical equipment like cooling and heating systems and truck docks below ground, thus preserving the scenic and pedestrian-friendly character of the public spaces above. The entire development would give the University an additional 6.8 million square feet.

"We can't say precisely how Columbia will use some of these buildings because our successors will determine that, in accor-

dance with their research agendas," says Kasdin. "Part of our goal is getting future generations the resources they'll need."

Columbia now owns more than half the properties in the proposed expansion zone and is negotiating for others. It would remove most of the red brick and concrete buildings in the area, but properties not needed in the project's first phase likely would remain standing for several years and continue to support commercial and other uses. Columbia will preserve three historic properties: the Nash Motor Car Company on Broadway, which Columbia already owns, and the Studebaker Building on 131st Street, for which it holds a long-term lease with an option to buy, will be used partly for offices; and Prentiss Hall, an old milk-bottling plant on 125th Street that Columbia has owned since 1949 and already houses CU art studios, will be renovated. Work on these buildings is moving forward, as they don't require rezoning.

When finished, the new campus, together with existing University facilities in the immediate area, would directly support about 9000 jobs, primarily administrative, technical, clerical, and support positions at the University, as well as retail and restaurant jobs. According to an Appleseed survey of employers, approxi-

TURNING THE PAGE ON '68

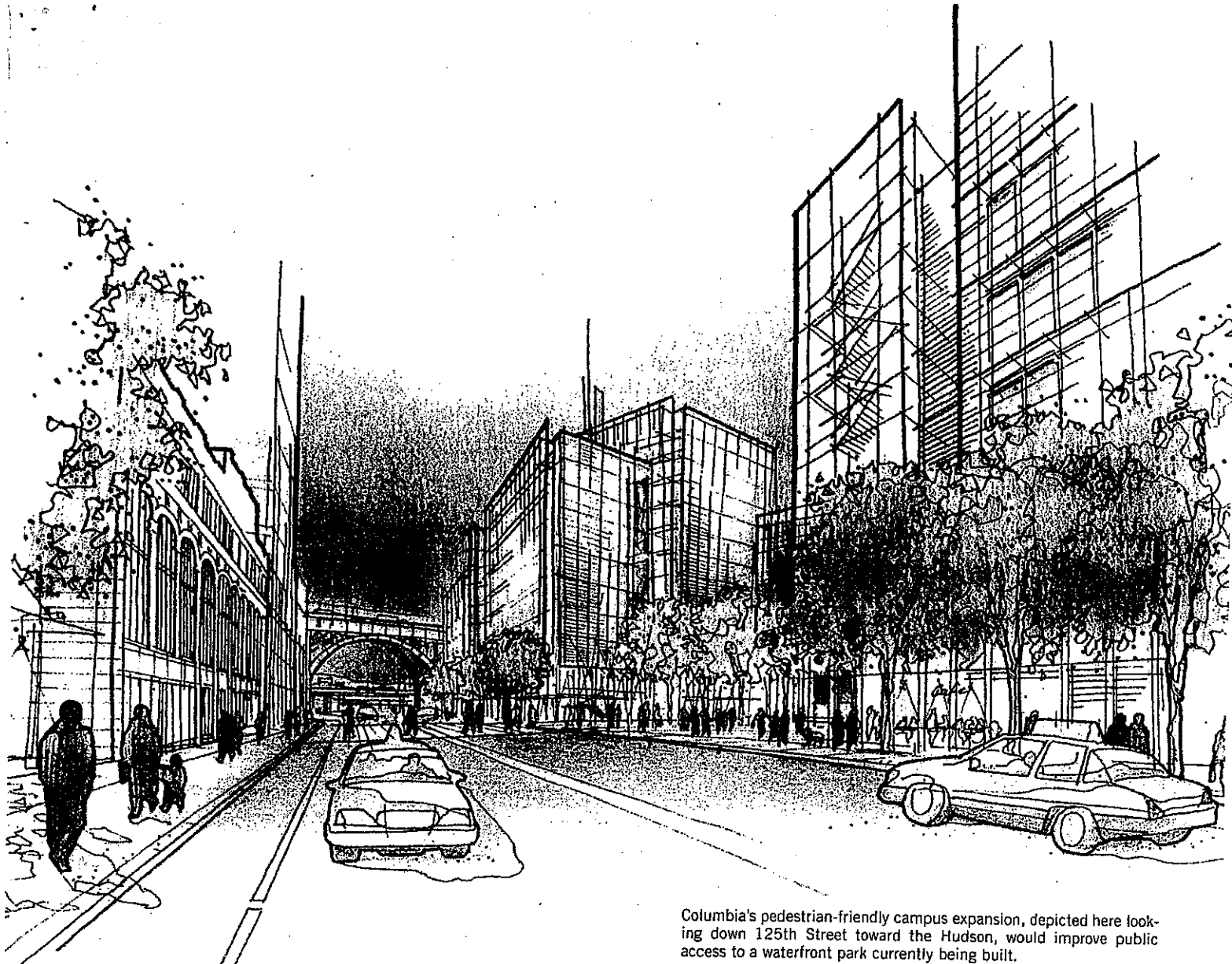
As Columbia officials and representatives appointed by Community Board 9 prepare to negotiate a community benefits agreement as part of the University's proposed redevelopment of Manhattanville, there is a specter in the background: the historic tension between CU and Harlem, embodied most famously by the University's ill-fated plans in 1968 to build a gym in Morningside Park, with a separate entrance for local residents. The anger that boiled over then toward Columbia, from both student activists and Harlem residents, was caused in part by the University's disengagement from the local community.

"[Then president] Grayson Kirk's attitude was that Columbia was an international institution that happened to be in this neighborhood, and that it wasn't appropriate for Columbia to focus on the areas immediately surrounding it," says Roger Lehecka '67CC, '74GSAS, a former dean of the College who

retired last year after 30 years at CU. As a student in 1965, Lehecka helped found the Double Discovery Center, which every year brings more than 1000 public school students from Harlem and surrounding communities to Columbia to be tutored by undergraduates. Back then, he says, Columbia provided little institutional support for such projects.

That began changing soon after 1968, Lehecka says, and by the 1980s, Columbia and Harlem were collaborating extensively. "Michael Sovern was the first Columbia president to have really meaningful community outreach planning, and George Rupp took it a notch higher," he says. "Lee [Bollinger] and his team now are building on those changes."

Today, Columbia offers hundreds of programs and services targeting the needs of Harlem, Manhattanville, and Washington Heights. The Public School Teacher Development Project, for



Columbia's pedestrian-friendly campus expansion, depicted here looking down 125th Street toward the Hudson, would improve public access to a waterfront park currently being built.

instance, provides technical assistance and training to public school teachers in the community; law students provide a wide variety of free legal aid services there; and through Community Impact, undergraduate students serve 8000 people each year, providing food, shelter, clothing, job training, and companionship. In addition, the University opened a career center at Broadway and 125th Street last year to help place local residents in Columbia jobs. Columbia researchers also address the needs of the local community: for example, the Center for the Health of Urban Minorities in 2003 received a \$6 million grant to study health challenges faced by minorities in northern Manhattan.

"I'm sure that as part of the new campus, Columbia will invest more resources in Harlem," says David Maurrasse, a CU faculty member who heads the nonprofit management consulting firm Marga Incorporated. "And it's important that Columbia does that

the right way, by taking inventory of what the community wants, assessing which programs work best and which do not, and generally establishing a cohesive strategy for communicating with Harlem about its needs. The fact is that people in Harlem still don't expect much of Columbia. There is residual tension from 1968, and there is a sense that communication between Columbia and Harlem still is not great. So it's good that their relationship is in the spotlight. For both sides, it's a teachable moment."

For Columbia, "building a strong, lasting, and beneficial relationship with our neighbors is tremendously important," says Maxine Griffith, CU's executive vice president for government and community affairs. "Preliminary discussions . . . have led us to appreciate the wide range of [new] partnerships and collaborations possible with our community and neighbors, and we're eager to move these discussions forward."

mately 1200 people worked in the proposed expansion zone as of February 2004, which is about 35 percent fewer than in 1984. (CU officials say that about 700 of those 1200 jobs are with public agencies or large private employers, including Columbia, whose jobs likely would be relocated or, in the case of the University's jobs, remain.) Preliminary estimates indicate that the construction would support the equivalent of more than 1000 full-time jobs annually; CU would continue its current practice of contracting with companies that are owned by and employ minorities, women, and local residents. Operating expenses for the completed campus would provide the city \$33 million in annual tax revenue, and the state \$29 million.

Commoner ground

Columbia's plan likely will be submitted to the city for rezoning approvals this fall, and urban planning experts say it has a lot going for it. "The area is ripe for redevelopment, and Mayor [Michael] Bloomberg has been very supportive of large revitalization projects," says Susan Fainstein, a Columbia urban planning professor. "Manufacturing is not among his top priorities, and he values the role of higher education in the city's economy, which makes him different from some previous mayors."

Columbia, in fact, paid nearly \$720 million to New York City vendors for goods and services in 2004, not including construction. The University has spent more than \$200 million annually on construction in recent years, with more than 80 percent of contracts going to firms based in the city. CU is the city's seventh-largest nongovernmental employer, with 31 percent of its 15,000 employees residing in northern Manhattan.

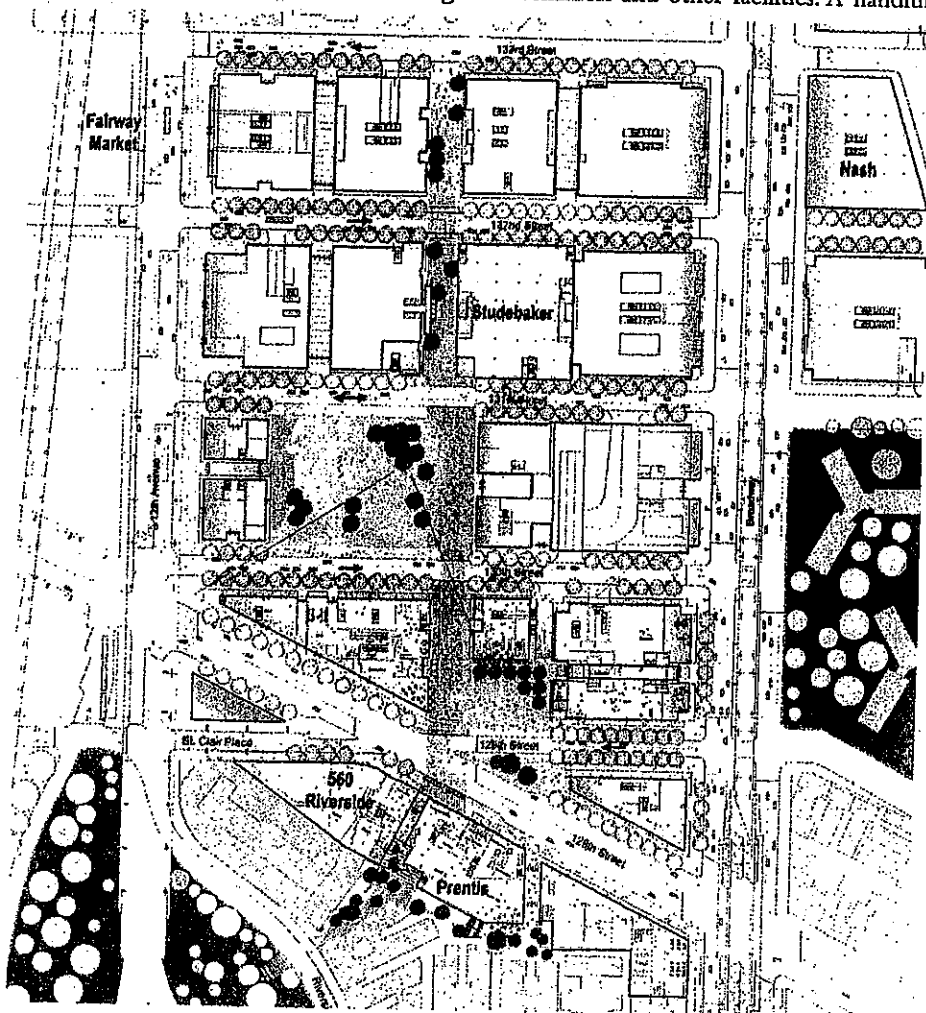
Speaking at a Columbia press conference on March 20 to announce the \$200 million gift for the Jerome L. Greene Science Center, Bloomberg said the center "will make a major contribution to the city," and he credited Columbia with helping lead a bioscience boom in

Manhattan. U.S. Representative Charles Rangel also spoke to praise the center.

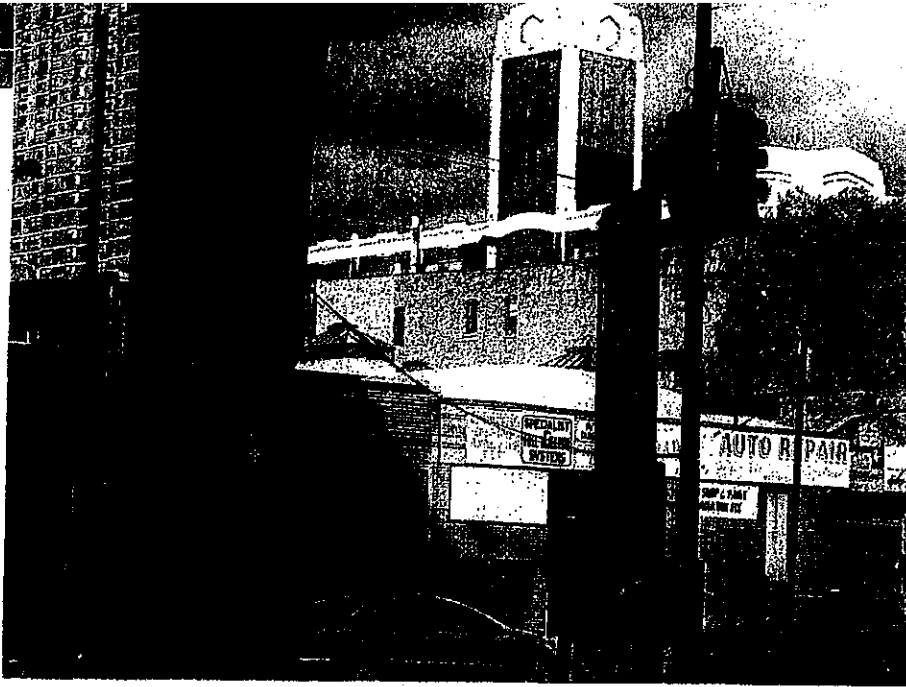
The tricky part now is gaining the support of neighbors. The University convened a 38-member community advisory committee to get feedback in 2003 and has since held more than 100 town hall-style meetings, open houses, and walking tours, but there is vocal opposition to some of the plan's details. Neighbors want Columbia to erect shorter buildings than its plan calls for and to preserve more architecture, and they want to attract manufacturing back to the area. A pervasive concern is that Columbia's development would alter the character of the area because rents would escalate, edging out longtime residents and business owners. A booming real estate market has dramatically transformed Manhattan in recent years, and Harlem, with its large

stock of century-old brownstones, is changing rapidly. "The overwhelming majority of Harlem residents are renters, and that's certainly true in the West Harlem neighborhoods just north of where Columbia would develop," says David Maurrasse, a Columbia adjunct assistant professor of public affairs and the author of the recent book *Listening to Harlem: Gentrification, Community, and Business*. "There's little public housing in those areas, as well. You've got an open market, and the susceptibility to gentrification and displacement is high."

Another matter of contention involves Columbia's desire to have all the land in the four-block area in question to create a cohesive campus and to make room for the underground complex that will house mechanical and other facilities. A handful



Columbia's development would extend from West 125th Street to 133rd Street, between Broadway and 12th Avenue. The University already owns more than half the property in that area.



Columbia plans to preserve the historic Studebaker building, pictured here in the background, and to soon relocate CU administrative offices there.

of property owners don't want to sell, and the University has said that it is unwilling to take off the table the possibility of asking the state to exert its authority on eminent domain. Bloomberg has strongly supported the use of eminent domain for private development, but many community members are opposed to its use in Manhattanville. "The sticking point has always been eminent domain," says Maritta Dunn, a member of the neighborhood's official planning group, Community Board 9 (CB9). "That is what originally marshaled the community so hard."

Columbia officials say that they are still working to negotiate the purchase of the properties that they do not yet own in the expansion zone.

Currently, the University is working with CB9 to find compromises on several matters. The University also is preparing for the city the required environmental impact statement on how its development might affect the neighborhood's physical and socioeconomic environment, examining everything from air quality and traffic to housing and gentrification. The report will detail what steps Columbia will take to offset any detrimental effects, including the potential displacement of nearby residents whose rents increase as a result of the area's revitalization. In addition, the University will negotiate with neighbors a

legally binding community benefits agreement; through these agreements, developers outline benefits such as those involving employment preferences and job training for local residents or affordable housing initiatives. Community leaders currently are organizing a local development corporation, a legal entity to negotiate with Columbia. The University has already promised that the campus will not contain a Level 4 biocontainment lab,

"Bloomberg has been very supportive of large revitalization projects," says Susan Fainstein, an urban planning professor. "And manufacturing is not among his top priorities."

where research is conducted on the most hazardous materials, such as biotoxins.

And how might local residents benefit from the educational and cultural resources on the new campus? Informal discussions between University officials and community leaders about potential town-gown collaborations have already begun. Columbia currently has hundreds of outreach programs in Harlem, and the Manhattanville campus is expected to generate new ones.

"We expect to have a major arts presence on the campus, and we've already had preliminary conversations with peo-

ple from the Harlem Arts Alliance about the range of possibilities," says Maxine Griffith, Columbia's executive vice president for government and community affairs. Developing collaborative science programs with local schools, she says, is another possibility. "There's going to be a lot of energy directed at working with children in Harlem, and we're eager to have broader conversations about other types of community benefits."

The development's ultimate success, say Columbia officials, depends on balancing the University's responsibility to its immediate neighbors with its commitment to the larger public good, exemplified by its research and teaching mission. "Columbia has been in this neighborhood for 100 years, and the new campus will show our continuing commitment to the area," says Robert Kasdin. "It also will give us the laboratories we need to continue making discoveries that, for example, improve health and patient care through neuroscience research."

Those discoveries, Bollinger says, are waiting to be made. "Universities live on dreams," he says, "dreams about what knowledge can be, about what students can learn, and about what the next generation can do. But dreaming is a lot harder

if you constantly confront the question, Where are we going to get the space? When I arrived as president, it became clear to me that Columbia's need for space, if not addressed, had the potential to inhibit the evolution of the institution, and that if it were addressed in a major way, it could unlock incredible potential. In Manhattanville, we have an opportunity to do that — to serve society by advancing education and research, while also contributing to the surrounding community and creating the intellectual capital that is essential for New York City to remain an economic and cultural leader." ☛

Columbia University in the City of New York

Planning Update



A new hub of education and economic opportunity, culture, and community—weaving together the urban fabric of West Harlem with a revitalized Hudson River waterfront

Nearly 6,000 new University jobs with reliable health, educational, and retirement benefits

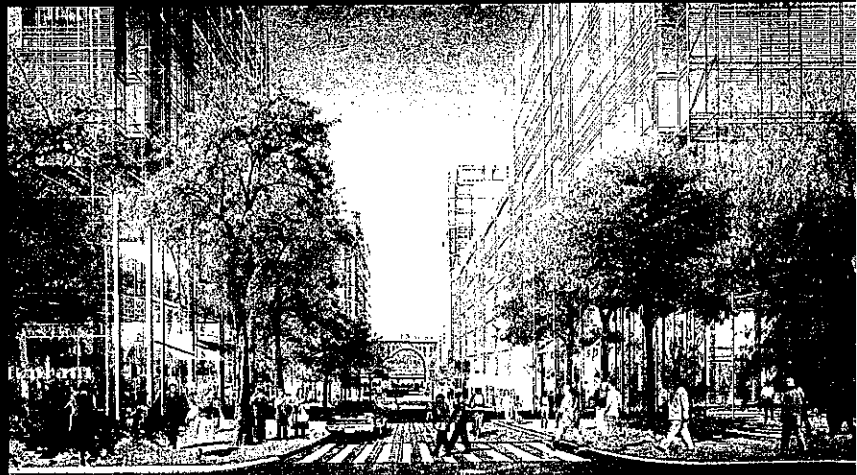
On average, 1,200 construction-related jobs per year for the next quarter century

Enhanced public arts and culture venues building on Harlem's unique history and strengths

New commercial life for local shopping, dining, and community services

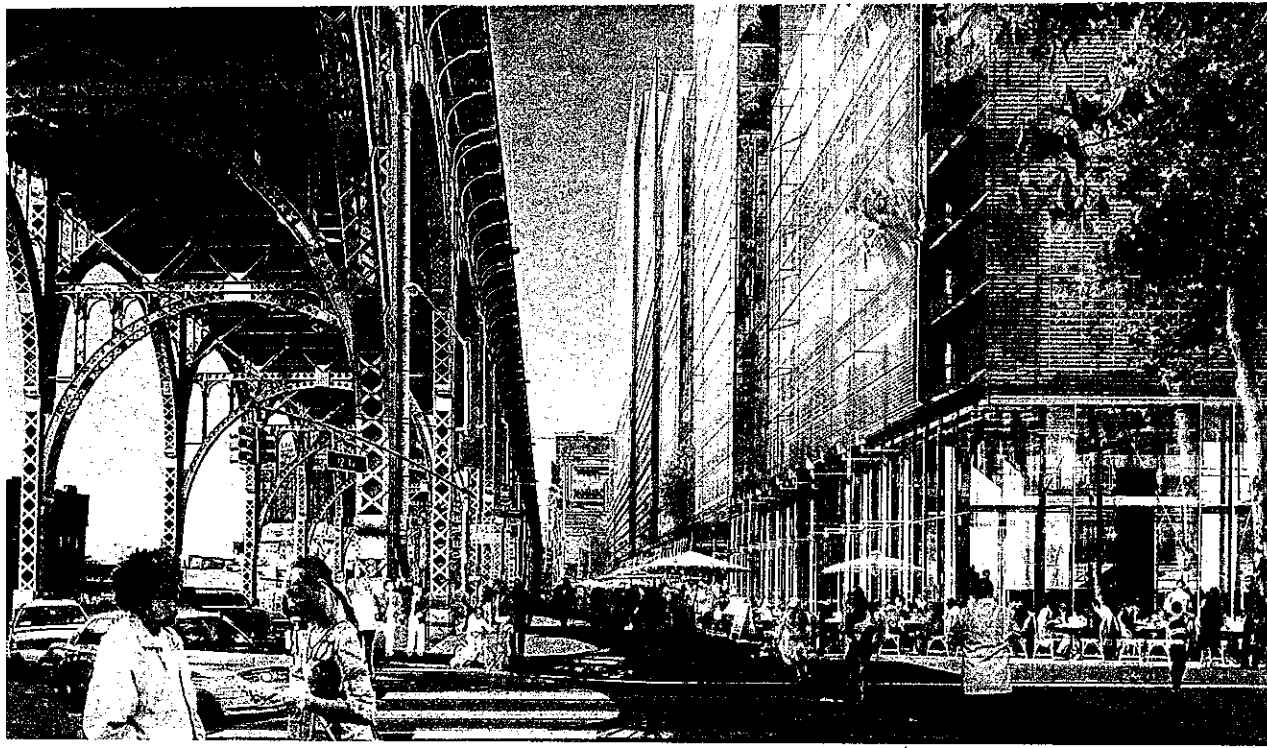
Landscaped open spaces and improved, pedestrian-friendly streets

A permanent site for the Columbia-assisted public secondary school for math, science, and engineering, slated to open in 2007, would be part of the new academic community.



A proposed view of West 131st Street and Broadway, looking west, illustrates tree-lined streets with improved access to the new West Harlem Piers waterfront park.

Please note: The illustrations depicting the proposal are sketches for concept and do not reflect the final architecture.



In shaping Columbia University's proposal for an expanded presence in the Manhattanville area of West Harlem, we have sought to work with our neighbors and community leaders to build a broad consensus on a shared future that will guide us in the decades ahead.

Emerging from more than a hundred meetings with community members, civic leaders, faculty, and students are the outlines of a vibrant center not only for education and academic research, but also for expanded economic opportunity, enriched cultural offerings, and enhanced civic life. This new academic center would strengthen links with our neighbors in Upper Manhattan. World-class academic research and teaching in Manhattanville would add to the intellectual capital that helps make New York City an international center of business, finance, and ideas and innovation.

The proposal continues to evolve. In response to community suggestions, it now includes more varied building heights consistent with surrounding blocks and relocates the open space farther to the west, improving public access. We are now in conversation with the newly created West Harlem Local Development Corporation to identify new community partnerships and programs that could further benefit the neighborhood. We are also engaging in New York City's rigorous Uniform Land Use Review Procedure, or ULURP, which provides for extensive public comment.

We welcome these opportunities for active citizen engagement in a project that is important to the future of the University, our community, and our city. I hope you will join us in this ongoing conversation to help ensure that northern Manhattan can continue to be a local, national, and international center of education and opportunity for generations to come.

Lee C. Bollinger
President, Columbia University



Every street would remain public and open to pedestrian and vehicular traffic

This new academic community would maintain the existing street grid. New buildings would be set back and sidewalks widened on cross streets opening onto Twelfth Avenue, improving access to the new Hudson River waterfront park now under construction by the city. New trees, lighting, street furnishings, public art, and publicly accessible open space would invite people to the entire area.

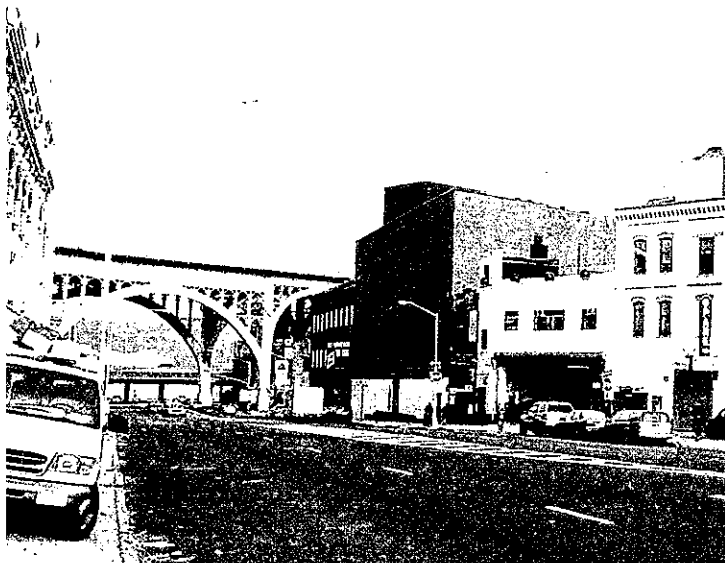
Human-scale urban design that honors the past

New buildings would not only be open to the public but would also look and feel open because of active ground-floor uses. They would be designed in consideration of distinctive architectural features of the historic Riverside Drive and Broadway viaducts. The University would continue to promote responsible sustainable design in construction and energy efficiency in new and renovated buildings.

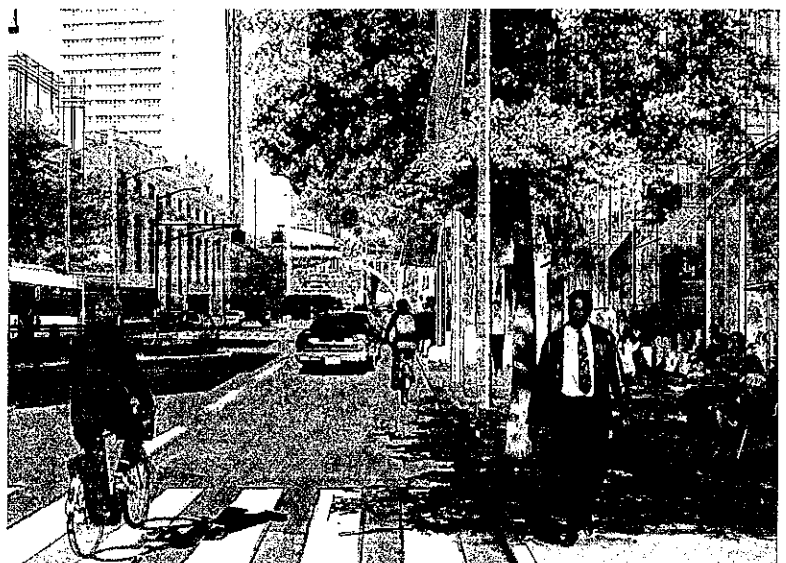
Revived street life and stores for local consumers and local business

Stores, restaurants, and other community amenities would fill the ground floors of buildings along West 125th Street, Broadway, and Twelfth Avenue. In leasing these spaces, the University would maintain its long-standing policy of favoring local entrepreneurs serving local consumer needs.

As proposed, West 130th Street would provide access to an approximately one-acre square that would add publicly accessible open space where none currently exists and provide an outdoor setting for University and community use.



Looking west on 125th Street from Broadway today



West 125th Street as proposed: Pedestrians would have a welcoming path from Broadway to the new West Harlem Piers waterfront park.

Creating Jobs with Good Salaries and Benefits

Columbia University's academic expansion has the potential to create an estimated 6,000 local jobs that would represent a diverse population of new hires. In addition to professors and academic researchers, almost 3,300 of these jobs will need to be filled with people who offer a wide variety of skills and tal-

ents, including managers, supervisors, administrative assistants, and other support staff and service-oriented positions. These jobs of the future would provide competitive health and retirement benefits as well as offer on-the-job training and career development opportunities.

In addition, new local businesses in University buildings would create retail and restaurant jobs, and the resulting increase in economic activity at Columbia could indirectly generate hundreds of additional jobs citywide.

Engine of Urban Economic Growth

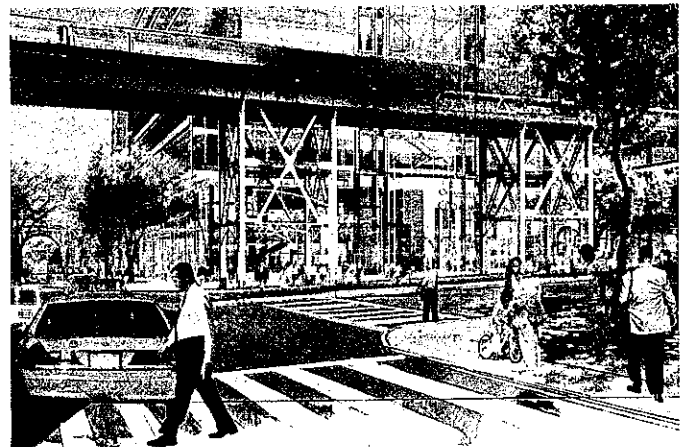
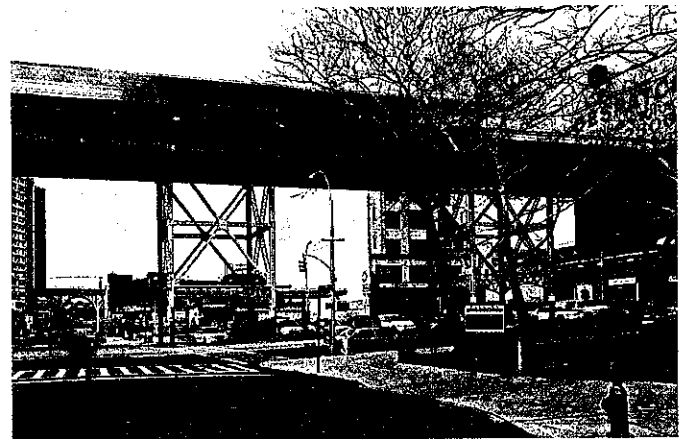
Full construction of the revitalization plan would generate an average of 1,200 construction-related jobs in New York each year for nearly a quarter century and inject billions of dollars into the local economy. From 2002 to 2005, more than \$112 million—about 36 percent—of Columbia's major construction contracts went to minority-, women-, or locally owned (MWL) firms. In 2006 alone, Columbia contracted for more

than \$65 million in small construction projects, repair, and maintenance services with MWL firms—more than one-third of total spending for these purposes. The University has a 25 percent MWL goal on all construction contracts and plans to continue this strong record of seeking construction firms based in New York City, with a significant percentage of MWL firms from Upper Manhattan and the South Bronx.

In constructing these new academic and community facilities, Columbia would generate an estimated \$5 billion in compensation for workers in New York and create approximately \$11 billion in local economic activity. Over the next quarter century, it would also generate nearly \$430 million in tax revenues for New York City and the state.

Columbia Employment at a Glance

- Columbia University is the seventh largest private employer in the City of New York.
- Nearly 30 percent of Columbia's 8,600 administrative and support staff live in Upper Manhattan.
- From 2002 to 2005, more than \$112 million—about 36 percent—of Columbia's major construction contracts went to minority-, women-, or locally owned (MWL) firms.
- In fiscal year 2006, Columbia contracted for more than \$65 million in small construction projects and repair and maintenance services with MWL firms, representing more than one-third of such spending.
- Expansion in Manhattanville has the potential to create 6,000 new University jobs that will require a highly diverse mix of skill, talent, experience, and education.
- Columbia jobs offer very competitive salaries and health and retirement benefits.

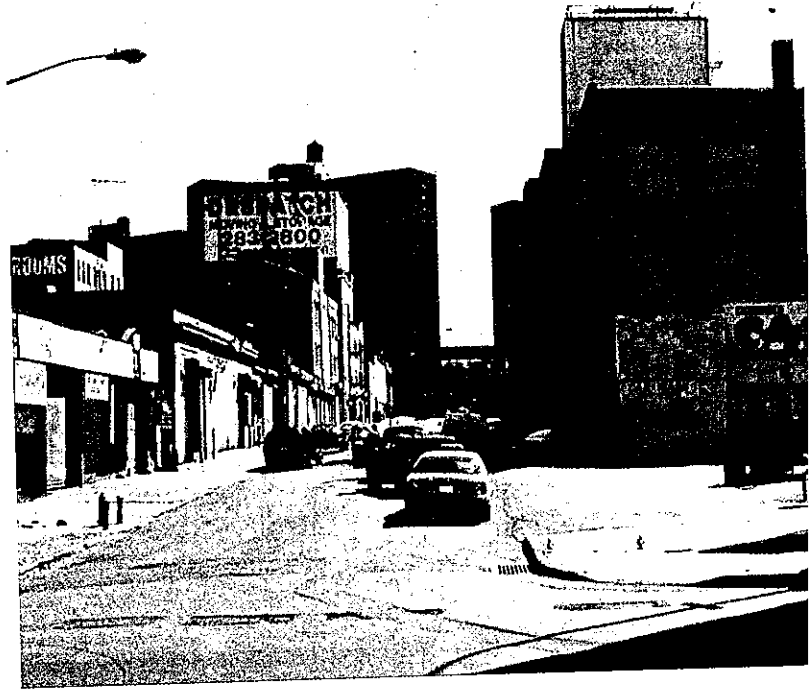


The images to the right show the existing view from 129th Street and Broadway looking west (top) and a proposed view in 2015.

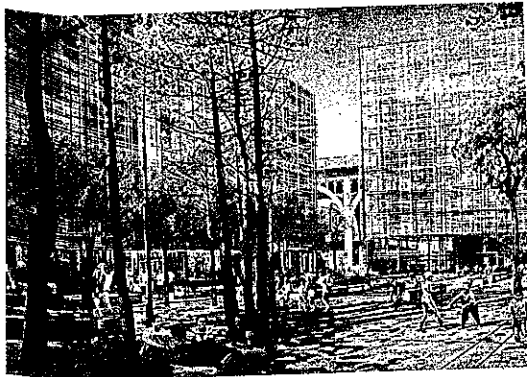
Creating Common Ground for Campus and Community

Because Columbia University is dedicated to fulfilling its role as a globally respected academic institution that is also committed to the economic, intellectual, social, and cultural vitality of its local community, it has proposed long-term expansion in the old Manhattanville manufacturing zone in West Harlem.

The goal of a comprehensive proposal limited to these blocks is to move away from past ad-hoc growth of University buildings and instead create a wisely thought-out, transparent, and predictable plan for the next quarter century that gradually creates a new kind of urban academic campus that is woven into the fabric of the surrounding community. This would produce more than 6.8 million square feet of space for teaching, research, underground parking, and support services, while creating new facilities for civic, cultural, recreational, and commercial activity—as well as improved pedestrian-friendly streets and new publicly accessible open spaces—that reconnect West Harlem to a new Hudson River waterfront park. This kind of smart growth would not only generate some 6,000 new University jobs but also result in many more local economic opportunities in the decades ahead.



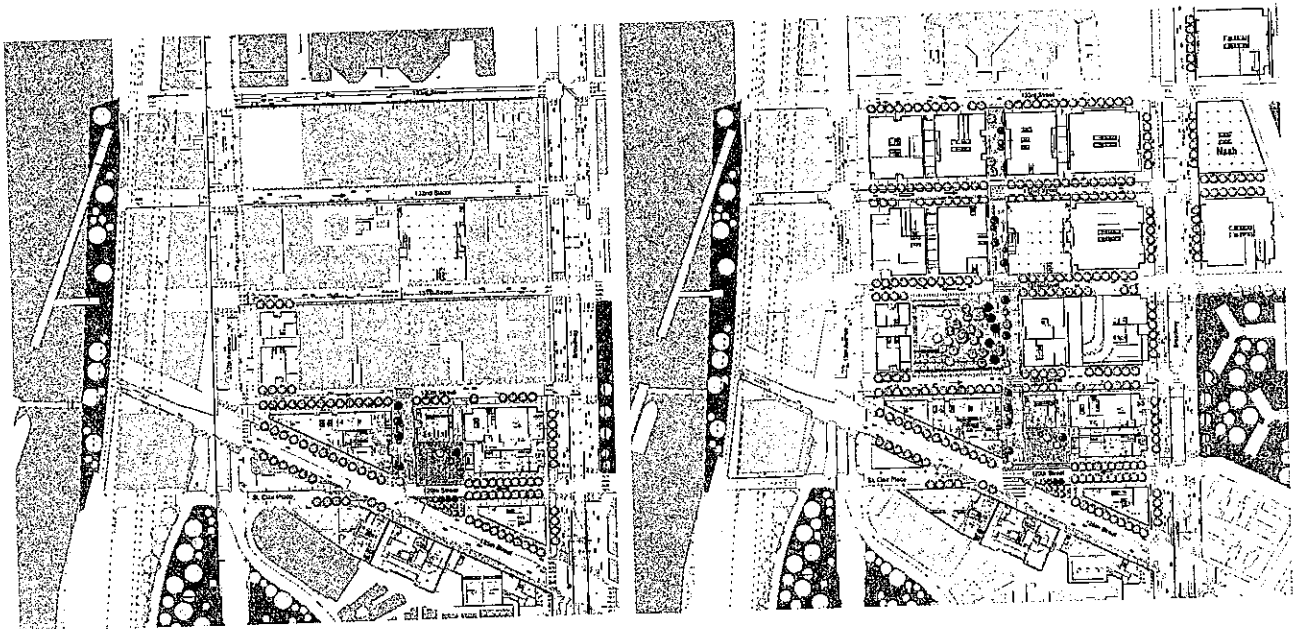
West 130th Street between Broadway and Twelfth Avenue today



An open and welcoming environment

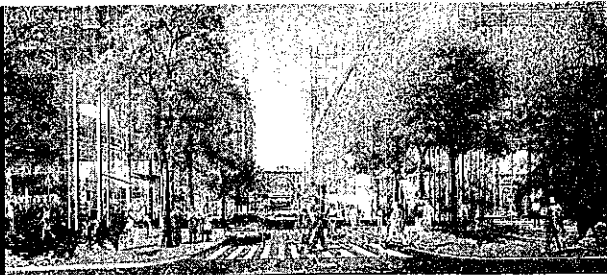
The proposed 17-acre redevelopment would be a multiuse center for teaching, academic research, and the arts that would include new retail, cultural, and community facilities along Twelfth Avenue, Broadway, and 125th Street. The plan would transform what is now a largely isolated, underutilized streetscape of garage openings, empty ground floors, roll-down metal gates, and chain-link fences on the blocks from West 125th to 133rd Streets into a cohesive, reanimated center for educational, commercial, and community life.

Under the proposal, construction would occur in gradual phases, primarily on the four large blocks from 129th Street to 133rd Street between Broadway and Twelfth Avenue. Also included are properties on 125th Street and on the east side of Broadway from West 131st to 134th Street.



First Phase: Proposed growth by 2015

Final Phase: Proposed growth by 2030



Uniform Land Use Review Procedure (ULURP)

Since early 2003, Columbia representatives have held more than 100 meetings with community members, students, and faculty and incorporated many of their ideas into refinement of the Manhattanville proposal. The planning and design that the University has set forth seek to create a lively, welcoming urban environment for graduate students, faculty, staff, and community members and to promote employment opportunities for local residents. Columbia is committed to ongoing consultation and encourages community participation in New York City's Uniform Land Use Review Procedure (ULURP), the official forum for public review and comment.

Area Proposed for Rezoning

While the proposed rezoning area consists of approximately 35 acres, only 17 of these—from West 125th Street to West 133rd Street between Broadway and Tweelfth Avenue, plus three blocks immediately east of Broadway from West 131st Street to West 134th Street—comprise Columbia's proposed development. The University is requesting that the area, which is currently zoned as light manufacturing, be rezoned for mixed-use development, a designation proven to contribute to economically diverse, vibrant neighborhoods.

What is the city process for rezoning?

New York City's Uniform Land Use Review Procedure (ULURP) sets a prescribed path for examination of applications for rezoning and dictates the steps in the six-month time frame within which approval or denial must occur. Here's how the process works:

- At the outset of this process, the Department of City Planning certifies the completion of a draft environmental impact statement (DEIS), which discloses in great detail the potential effects of the project.
- Next, the City Planning Commission sends the certified DEIS and all backup material to the community board with jurisdiction over the area in question, in this case, Manhattan Community Board 9 (CB9). The board has up to 60 days to notify the public, review the proposal, hold a public hearing, and make a written recommendation to the City Planning Commission either in favor of or against the proposal. The recommended resolution must be ratified by a quorum of the board. The board also has the right to waive the right to make a recommendation.
- The borough president has up to 30 days from the expiration of the community board's review period to perform the same steps.
- Next, the City Planning Commission has up to 60 days from the expiration of the borough president's review period to approve, deny, or recommend modifications to the proposal. During that time, City Planning also holds a public hearing.
- When a DEIS accompanies the ULURP application, as is the case here, a City Environmental Quality Review (CEQR) public hearing is held jointly with the ULURP hearing.
- Comments made at the public hearing are incorporated into a final environmental impact statement (FEIS).
- The FEIS must be completed at least 10 days before any action is taken by the City Planning Commission on the ULURP application.
- In the event of an approval or an approval with modifications, the City Planning Commission then sends the application to the City Council, which has 50 days to review it, subject to a 65-day extension if the council proposes modifications.
- Following the council's vote, the mayor, at his or her discretion, may choose to veto the action. The City Council can override that veto.

For More Information

For more complete information on ULURP, meeting dates, and opportunities for public comment, visit www.nyc.gov/dcp. To learn more about Columbia's proposal, visit www.campusplan.columbia.edu or send an e-mail to campusplan@columbia.edu.

health and safety risks in all research settings, including all laboratories on its campuses.

Columbia has a team of 30 specially trained professionals who inspect our facilities, identify and control hazards, plan for emergencies, and provide training and education to the University community.

University research facilities are regularly inspected by the New York City Fire Department and are subject to inspections by other city, state, and federal agencies. Columbia University Medical Center recently partnered with the U.S. Environmental Protection Agency (EPA) and conducted an environmental review of all its facilities, including laboratories.

Because the University takes seriously its role as a member of the community, it has a longstanding practice of including community consultation in review of academic research, and community representation in research oversight. This means an independent community member sits on each of Columbia's four Institutional Review Boards and the Institutional Biological Safety Committee.

Northern Manhattan is home to nearly one-third of our non-teaching staff. Hundreds of Columbia faculty and their families already live adjacent to the area in 560 Riverside Dr. And thousands more Columbians would work and study in the area. So maintaining a safe environment is a concern and value we all share at the most personal level.

Laboratories

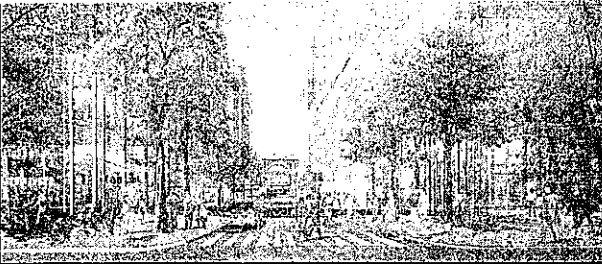
Federal and professional standards define four biological safety levels (hazard categories), Level 1 indicating the least hazardous and Level 4 the greatest in the use of infectious material.

Columbia currently has two Level 3 labs that have specially designed ventilation systems to prevent the release of any infectious materials. At this time, no decision has been made on whether Columbia would build a Level 3 lab at the expansion site. However, the proposal does allow for the opportunity to incorporate such a lab in a building, if needed.

Level 3 labs are present in most leading academic medical research institutions, including at peer institutions in densely populated areas of New York City. The proposed expansion will not include any Level 4 labs.

For More Information

To learn more about Columbia's proposed urban academic community, visit www.campusplan.columbia.edu or e-mail us at campusplan@columbia.edu.



Research at the Proposed Manhattanville Academic Community

As one of the world's leading institutions of medical and scientific research, Columbia University has achieved breakthroughs in public health, diabetes and asthma treatment, surgical procedures, and many other lifesaving therapies. Numerous professors have won Nobel Prizes and are on the forefront of such areas as neurobiology, medicine, and physiology. Academic research and scholarship are central to the University and reach beyond science and medicine into other key areas such as the arts, business, social work, and more. Columbia's development of a new urban academic community in the old Manhattanville manufacturing zone of West Harlem is vital to enhancing this important public service mission and continuing its leadership in New York City and around the world.

Research, Studies, and Discoveries

The research that would take place in new facilities in Manhattanville would advance Columbia's tradition of discovery and scientific breakthroughs that have in the past led to such innovations as:

- the first clinical use of penicillin
- the first successful model of the El Niño climate pattern
- development of the world's first human blood bank
- the first successful pediatric heart transplant
- fundamental insight into how memory works

The University proposes to develop new academic research facilities over the next quarter century. Because knowledge continues to grow, the type of research activities cannot all be known today but will likely be an extension of studies currently under way at the University. Examples include:

- identifying a possible cause of an inherited form of Parkinson's disease
- investigating new ways to convert waste to energy and clean up the Hudson River
- leading national efforts to identify new genetic risk factors for Alzheimer's disease
- developing treatments and therapies for diabetes in patients of all ages

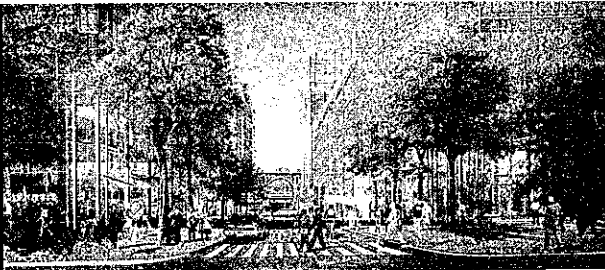
The Jerome L. Greene Science Center

A centerpiece of the first phase of Manhattanville's proposed revitalization would be the Jerome L. Greene Science Center, a new research and teaching facility that will serve as the intellectual home for Columbia's expanding initiative in mind, brain, and behavior. The center will include laboratories in which Columbia scientists will explore the causal relationship between gene function, brain wiring, and behavior. This research will play a key role in helping to fight such devastating diseases as Parkinson's and Alzheimer's and will be instrumental in helping to improve the lives of those suffering from autism, dementia, and schizophrenia.

The center is made possible by a gift from Dawn M. Greene and the Jerome L. Greene Foundation to honor her late husband, Jerome L. Greene (Columbia College '27, Columbia Law School '28), a prominent New York lawyer, real estate investor, and philanthropist. The center will be led by renowned neurobiologist Thomas Jessell and will include Richard Axel and Eric Kandel, both of whom have won the Nobel Prize in physiology or medicine.

Safety, Responsibility, Community Involvement

Columbia is committed to the highest standard of health and safety in the workplace, environment and in the community. Guidelines and policies are in effect to reduce or eliminate



Procedimiento Uniforme de Revisión del Uso del Terreno (ULURP)

Desde principios de 2003, los representantes de Columbia han llevado a cabo más de 100 reuniones con miembros de la comunidad, estudiantes y profesores y han incorporado muchas de sus ideas para el mejoramiento de la propuesta de Manhattanville. El objetivo de la planificación y el diseño propuestos por la Universidad es crear un entorno urbano lleno de vida y acogedor para estudiantes de posgrado, profesores, personal y miembros de la comunidad, y promover oportunidades de empleo para los residentes locales. Columbia ha asumido el compromiso de brindar un asesoramiento continuo y promueve la participación de la comunidad en el Procedimiento Uniforme de Revisión del Uso del Terreno (Uniform Land Use Review Procedure, ULURP) de la ciudad de Nueva York, el foro oficial para la revisión y los comentarios públicos.

Área propuesta para rezonificación

Si bien el área propuesta para rezonificación está formada por aproximadamente 35 acres, solo 17 de estos acres —desde West 125th Street hasta West 133rd Street entre Broadway y Twelfth Avenue, además de tres cuadras inmediatamente al este de Broadway desde West 131st Street hasta West 134th Street— están incluidos en el desarrollo propuesto por Columbia. La Universidad solicita que el área, que en la actualidad está zonificada para industria ligera, sea rezonificada para el desarrollo de uso mixto, una designación que ha demostrado contribuir con vecindarios económicamente diversos y cambiantes.

¿Cuál es el proceso municipal para la rezonificación?

El Procedimiento Uniforme de Revisión del Uso del Terreno (ULURP) de la ciudad de Nueva York recomienda una manera de examinar las solicitudes de rezonificación y establece los pasos que deben darse en el período de seis meses dentro del cual deben aprobarse o rechazarse las solicitudes.

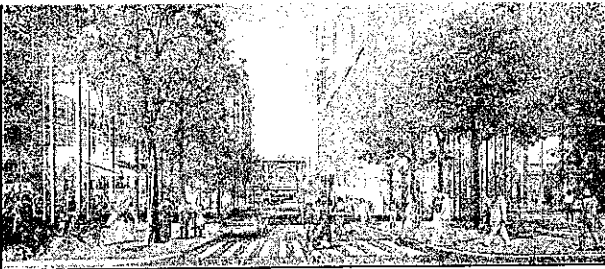
A continuación, se explica cómo funciona el proceso:

- Al comienzo de este proceso, el Departamento de Planificación Municipal (Department of City Planning) certifica la finalización de declaración preliminar de impacto ambiental (draft environmental impact statement, DEIS), que revela detalladamente los posibles efectos del proyecto.
- Luego, la Comisión de Planificación Municipal (City Planning Commission) envía la DEIS certificada y todo el material de respaldo a la junta de la comunidad que tiene competencia sobre el área en cuestión, en este caso, la Junta 9 de la Comunidad (Community Board 9, CB9) de Manhattan. La junta tiene hasta 60 días para notificar al público, revisar la propuesta, celebrar una audiencia pública y redactar una recomendación por escrito para la Comisión de Planificación Municipal, ya sea a favor o en contra de la propuesta. Debe obtenerse el quórum de la junta para que se ratifique la resolución recomendada. La junta también tiene derecho a renunciar al derecho de realizar una recomendación.

- El presidente del municipio tiene hasta 30 días a partir del vencimiento del período de revisión de la junta de la comunidad para dar los mismos pasos.
- Luego, la Comisión de Planificación Municipal tiene hasta 60 días a partir del vencimiento del período de revisión del presidente del municipio para aprobar, rechazar o recomendar modificaciones a la propuesta. Durante ese período, Planificación Municipal también celebrará una audiencia pública.
- Cuando se incluye una DEIS en la solicitud del ULURP, como sucede en este caso, se celebra una audiencia pública de Revisión Municipal de la Calidad Ambiental (City Environmental Quality Review, CEQR) junto con la audiencia del ULURP.
- Los comentarios realizados en la audiencia pública se incorporan a la declaración final de impacto ambiental (final environmental impact statement, FEIS).
- La FEIS debe completarse al menos 10 días antes de que la Comisión de Planificación Municipal pueda tomar alguna medida con respecto a la solicitud del ULURP.
- En caso de aprobación o de aprobación con modificaciones, la Comisión de Planificación Municipal envía entonces la solicitud al Consejo Municipal, que cuenta con 50 días para revisarla sujeta a una extensión de 65 días si el consejo propone modificaciones.
- Después del voto del consejo, el intendente, a su entera discreción, puede decidir vetar la medida. El Consejo Municipal puede anular ese veto.

Para obtener más información

Para obtener información más completa acerca del ULURP, tener acceso a las fechas de las reuniones y realizar comentarios públicos, visite www.nyc.gov/dcp. Para obtener más información sobre la propuesta de Columbia, visite www.campusplan.columbia.edu o envíe un correo electrónico a campusplan@columbia.edu.



Nueva escuela secundaria pública con énfasis en matemáticas, ciencias e ingeniería

Columbia University está comprometida a ayudar a las escuelas públicas de la ciudad de Nueva York a mejorar la vida de niños y familias. La educación superior, a través de la enseñanza, la investigación académica, la atención a los pacientes y el servicio público, es la misión central de Columbia. Sin embargo, el profesorado y los estudiantes de la Universidad también participan en programas educativos y extra curriculares que involucran docenas de escuelas públicas y miles de niños en el Alto Manhattan. En octubre de 2005, el alcalde Michael Bloomberg anunció que el Departamento de Educación (Department of Education) de la ciudad ayudaría a la Universidad a expandir su compromiso, un ejemplo es el lanzamiento de una nueva magnet school pública asistida por la Universidad con énfasis en matemáticas, ciencias e ingeniería en Manhattanville.

Las asociaciones

La escuela secundaria pública asistida por Columbia con énfasis en matemáticas, ciencias e ingeniería fue aprobada por la Oficina de Escuelas Nuevas del Departamento de Educación (Department of Education's Office of New Schools) de la ciudad de Nueva York como parte del compromiso del alcalde Bloomberg y el vicerrector Joel Klein de aumentar la cantidad de opciones excelentes de escuelas secundarias en toda la ciudad. Puesto que la escuela asistida por Columbia es una escuela pública, todas las decisiones administrativas y de admisiones las toma el Departamento de Educación (Department of Education), no Columbia University.

Además de ofrecer un riguroso programa de estudios y atención personalizada para los estudiantes, las escuelas nuevas de la ciudad están obligadas a crear asociaciones con instituciones y organizaciones locales que proporcionen una amplia gama de recursos, apoyo y servicios que mejoren la calidad educativa.

El papel de Columbia en las asociaciones es brindar su pericia académica para la elaboración de los programas de estudio, proporcionar un lugar a largo plazo para la escuela en el área de Manhattanville como parte de la comunidad académica expandida de la Universidad y crear conexiones constantes entre la Universidad y la escuela. La intención es que el profesorado y los estudiantes de posgrado, particularmente los de la facultad de Fu Foundation School of Engineering and Applied Science, Teachers College, Graduate School of Arts and Sciences y los de ciencias básicas en Columbia University Medical Center en Washington Heights participen en el programa académico de la escuela.

Apertura de la escuela

Las clases en la escuela asistida por Columbia están programadas para empezar en septiembre de 2007 con aproximadamente 80 a 100 estudiantes de 6to. grado del Alto Manhattan. La escuela estará ubicada en un local temporal seleccionado por el Departamento de Educación hasta que se termine un nuevo edificio en el lugar propiedad de la Universidad en Manhattanville. Columbia espera que la escuela pública forme parte de la fase inicial del desarrollo propuesto por la Universidad para la antigua área manufacturera de Manhattanville en el oeste de Harlem, junto al nuevo Centro de Ciencias Jerome L. Greene.

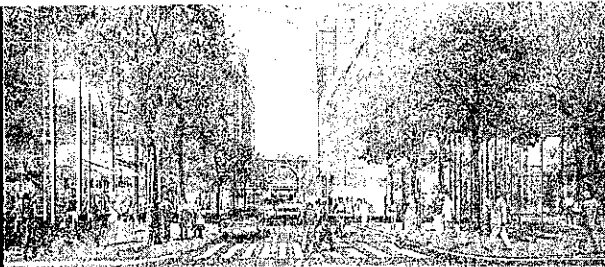
Para los futuros estudiantes

La nueva escuela dará servicio a aproximadamente 650 a 700 estudiantes de los grados 6to. a 12avo. La escuela comenzará con una clase fundadora de 6to. grado y añadirá un grado por año hasta llegar al tope de inscripciones. Los estudiantes aceptados para admisión en la escuela media serán escogidos de entre estudiantes de alto rendimiento que residan después de la calle 96. Se espera que alrededor de la mitad de los estudiantes aceptados en la escuela secundaria vengan de la escuela media y que se acepten estudiantes de toda la ciudad para cubrir la capacidad restante.

La meta de proporcionar una experiencia académica desafiante que prepare a los estudiantes para carreras en ciencias, matemáticas e ingeniería, así como para una vida de ciudadanía activa y responsabilidad ética, es fundamental para la misión de la escuela como escuela selectiva, pública y preparatoria para la universidad.

Para obtener más información

Si desea enterarse mejor acerca de las escuelas públicas, visite www.nyc.gov/schools. Para obtener más información sobre



New Public Math, Science, and Engineering Secondary School

Columbia University is committed to helping New York City public schools improve the lives of children and families. Higher education—through teaching, academic research, patient care, and public service—is Columbia's core mission. But University faculty and students are also engaged in educational and after-school programs involving dozens of local public schools and thousands of children in Upper Manhattan. In October 2005, Mayor Michael Bloomberg announced that the city's Department of Education would help the University expand this commitment by launching a new, University-assisted public magnet school for math, science, and engineering in Manhattanville.

The Partnership

The Columbia-assisted public secondary school for math, science, and engineering was approved by the New York City Department of Education's Office of New Schools as part of Mayor Bloomberg and Chancellor Joel Klein's commitment to increasing the number of excellent secondary school options throughout New York City. Because the Columbia-assisted school is a public school, all administrative and admissions decisions are made by Department of Education, not Columbia University.

In addition to offering a rigorous curriculum and personalized attention for students, the city's new schools are required to create partnerships with institutions and local organizations that provide a broad array of resources, support, and services that enhance educational quality.

Columbia's role in the partnership is to lend its academic expertise to the development of curricula, to provide a long-term site for the school in the Manhattanville area as part of the University's expanded academic community there, and to create ongoing connections between the University and the school. The intent is that faculty and graduate students, particularly from the Fu Foundation School of Engineering and Applied Science, Teachers College, the Graduate School of Arts and Sciences, and the basic sciences at Columbia University Medical Center in Washington Heights, would participate in the school's academic program.

School Opening

The Columbia-assisted school is scheduled to begin classes in September 2007 with roughly 80–100 sixth graders from Upper Manhattan. The school will be housed in a temporary

location selected by the Department of Education until a new building is ultimately completed on a University-owned site in Manhattanville. Columbia hopes that the public school will be part of the initial phase of the University's proposed development in the old manufacturing area of Manhattanville in West Harlem, adjacent to the new Jerome L. Greene Science Center.

For Future Students

The new school will serve approximately 650–700 students from grades 6 through 12. Beginning with a founding sixth grade class, the school will add one grade per year until it reaches full enrollment. Students accepted for admission to the middle school will be chosen from high-performing students who reside above 96th Street. It is expected that about half of the students accepted for the high school will come from the middle school and that students will be accepted citywide for the remaining seats.

Central to the school's mission as a selective, public, college preparatory school, is the goal to provide a challenging academic experience that prepares students for careers in science, math, and engineering, as well as a life of active citizenship and ethical responsibility.

For More Information

To learn more about public schools, visit www.nyc.gov/schools. For more info on the Columbia-assisted school and the application process, visit www.columbiasecondary.org.

To learn more about Columbia's proposed urban academic environment, visit www.campusplan.columbia.edu or email us at campusplan@columbia.edu.

Education and Engagement across Traditional Borders

Over the next three decades, Columbia's proposed development of the old Manhattanville manufacturing area in West Harlem would transform underused blocks into a new center for academic and civic life.

The proposal is based on the understanding that it is impossible to know today all the new areas of learning and discovery that might arise decades into the future.

What is known, however, are elements of the first phase of the proposed development. They include:

- the Jerome L. Greene Science Center, led by Nobel Prize-

winning scientists who will conduct research with implications for the treatment of neurodegenerative diseases such as Parkinson's and Alzheimer's and motor neuron diseases, among others

- a new site for Columbia Business School
- Columbia's School of the Arts, which would partner with local arts and cultural organizations, adding to one of Harlem's historic strengths
- New publicly accessible open space for use by the community and the University

Columbia is also working in partnership with the New York City Department of Education to develop a University-assisted

public math, science, and engineering secondary school that will serve some 650 high-performing local students. The project area would include a new site for the school, which is slated to open for some grades in September 2007 in temporary space.

Learners of all ages could participate in continuing education programs provided by the University, local schools, and community organizations.

And local residents and other New Yorkers would work here, shop here, and travel across open, lively streets connecting Harlem to a revitalized Hudson River waterfront.



Public Review and Community Consultation

Since early 2003, Columbia representatives have held hundreds of meetings with community members, students, and faculty, and incorporated their ideas into continuing refinements to the Manhattanville proposal.

The University is committed to ongoing consultation and encourages community participation in New York's Uniform Land Use Review Procedure (ULURP), the official forum for public review and comment. At the outset of this seven-month public process, the City Planning Commission certifies a draft environmental impact statement

that discloses in great detail the potential effects of the proposed expansion. The statement also includes proposals by Columbia for reducing or eliminating potential negative impacts on the surrounding community.

For example, while there are relatively few residents on the 17-acre project site, Columbia has pledged to ensure that they also benefit from this revitalization proposal. There are approximately 132 apartments, some unoccupied, located on the northern-most blocks of the project area. First, because no construction is proposed there for at least another decade, current residents will not be

immediately affected by this plan. Second, for those current residents who continue to live there a decade or more from now, the University has made a public commitment to ensuring they have new homes in the community—at equally affordable prices—that are as good as or better than their current apartments.

Columbia is also working with the recently formed local development corporation to identify initiatives that would best tap the University's strengths and serve the health, education, social, and economic needs of local citizens as part of a community benefits agreement.

To Learn More

We invite you to learn more about Columbia's proposal for a revitalized urban academic community in the old Manhattanville manufacturing area in West Harlem and share your ideas, concerns, and questions with us. Please contact the Office of Government and Community Affairs by phone at (212) 854-2871, by e-mail at campusplan@columbia.edu, or on the Web at

www.campusplan.columbia.edu

 **COLUMBIA UNIVERSITY**
IN THE CITY OF NEW YORK

COLUMBIA UNIVERSITY

IN THE CITY OF NEW YORK

Proposed view of 12th Avenue
looking north



OFFICE OF GOVERNMENT AND COMMUNITY AFFAIRS