



**Testimony of Denise M. Richardson
Managing Director
The General Contractors Association of New York**

**New York City Council
May 12, 2009**

Thank you for the opportunity to comment today. My name is Denise Richardson. I am the Managing Director of the General Contractors Association of New York, a trade association representing New York City's public works and heavy civil construction contractors. Our 125 members employ over 15,000 engineering, construction management, construction trades workers and skilled professionals.

Throughout much of the recent economic downturn, economists and other public commentators have noted that New York City must diversify its economy in order to better weather Wall Street's business cycles. The Fordham University expansion project will do just that, adding to New York City's reputation as one of the world's intellectual capitals.

Fordham's current Lincoln Center campus was built to accommodate 3,500 students. Over the years, as the University's program offerings have grown, the existing campus facilities have managed to squeeze in over 8,500 students. In order to maintain its competitive advantage as of one of the nation's top law schools – ranked # 30 overall by *US*

News and World Report – and to provide adequate facilities to house its other programs.

Throughout the environmental review process, Fordham has shown a keen willingness to partner with the city and the community to address concerns about building density and construction impact on the community, through phasing of the construction and changes to the project's density. Through the use of high-grade exhaust filters on heavy equipment, restricting street closings and requiring the use of noise reduction technology, Fordham will ensure that the construction impacts on the surrounding community are minimized.

At a time when New York City's economy remains on uncertain ground and most private sector commercial construction remains on hold, we cannot afford to lose the opportunity to create a major new development that will provide construction jobs for today and world class university facilities tomorrow.

The Lincoln Center campus development will provide jobs for close to 5,000 skilled construction trades workers and generate a over \$1.6 billion in construction activity over the life of the project: \$1 billion for the campus itself and \$600 million on the Amsterdam Avenue developments. The new Law School alone will entail more than \$300 million in construction. When completed, the Fordham project will provide close to 500 permanent jobs.

The expanded campus will generate additional economic activity for neighborhood businesses and retail establishments. Colleges and universities in New York City currently serve 460,000 students and

employ 91,000 people and contribute more than \$600 million a year to the city's economy.

With the Fordham expansion project, New York City will further its reputation as a university research center to rival Boston, Washington and Atlanta. Since its founding in 1841, Fordham University has played a key role in New York's educational and intellectual history.

The expansion of the Lincoln Center campus will help Fordham maintain and expand that tradition, insuring that both the university and New York City continue to draw the most ambitious and talented students to study, live, work and grow here.

**Testimony in Support of Fordham's Lincoln Center Development Plan
Presented By John Tognino, Chair of Fordham's Board of Trustees
To THE NYC Council Zoning Sub-Committee , 12 May 2009**

Good Morning and thank you for the opportunity to comment.

I am John Tognino, Chairman of the Board of Trustees of Fordham University. I am a product of NY City Public Schools having lived in the Bronx for the first 28 years of my life.

In an attempt to give back to my original community I am the Vice Chair of a large Hospital in the Bronx and also serve as the Chairman of a Large Community Health Center in the Bronx.

I attended Fordham University as an adult in the evening and on Saturdays Fordham opened its doors to me; gave me an opportunity to obtain an Education, and as a Bronx kid never in my wildest dreams would I have thought that I would some day become Chairman of Fordham's Board.

Fordham is vitally important to the economic and cultural well being of the city. The draft plan approved by City Planning is a compromise plan that we all support.

One of today's primary challenges, opportunities, and priorities is in education. Fordham is a component and that priority. Originally planned for 3500 students our Lincoln Center campus now handles almost 8000 students. We desperately need more space if we are to fulfill our mission and continue to provide the same opportunity to others to fulfill their dreams as I had.

To do that we need residence halls, classrooms, and new space for Academics. We employ 2000 faculty plus 500 contract employees.

Our plans for our Lincoln Center will generate about \$13 million a year in new tax revenue for the City from residential buildings built by private developers. The campus development will ultimately mean \$1.6 billion in Construction and translate into approximately 5000 construction jobs.

NYC is the capital of the world, and that includes being its intellectual Capital as well. We are attracting students from all over the world, many of whom stay after graduation and contribute to NY. We pride ourselves on being a good neighbor. Our famed Law School provides free legal clinics, our School of Education is vital to training NY's professional educators and our world renowned School of Social Services stands as a model for all.

There are 4500 Colleges and Universities in the US, only 28 are Jesuit, and of those only one, Fordham, is in NY. 90% of our students receive some form of financial aid. We focus on educating the whole person with an Emphasis on service to others.

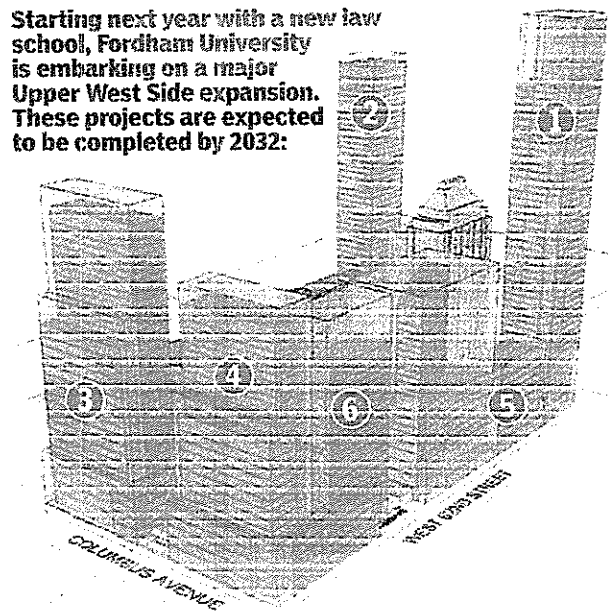
The Lincoln Center project will help Fordham transition from a great regional university to a national university. The transition will strengthen the City's intellectual gravity insuring that, as the nation's college town, New York continues to draw the most ambitious and talented students to live, work and grow here. We strongly urge you to approve Fordham's Plan.

Respectfully submitted John N. Tognino, Chair, Fordham University

Committee For Environmentally Sound Development Inc,
P.O. Box 20464, Columbus Circle Station, New York, Y 10023-1492
Telephone (212)877-4394; Facsimile (212)712-0486; Email Elitfreund@aol.com

Testimony for May 12, 2009 at the NY City Council Zoning and Franchises
Subcommittee

Re: Fordham University Lincoln Center Expansion Plan- ULURP no. C050
260 Z5M



The request by Fordham University to expand its Lincoln Center campus should be denied. It is far too large. The 3 million ZSF of development is actually 4 million GSF of bulk. Sixty story buildings defy zoning criteria as do other special permits requested in the DEIS. There is no advantage to this community to allow for the excessive changes proposed by Fordham University.

Zoning regulations promote good design, safety and sufficient air and light. They should not be overruled. Any proposal that Fordham submits must recognize that the City used eminent domain to make the area available for them and that the parameters for density and design were prescribed. Currently there is ample space for expansion without waivers. There are no provisions for sale to a private developer. The waivers Fordham requests do not promote good design. They only enlarge bulk. There is a legal and profound issue here on just what is the rationale for eminent domain.

A careful reading of the Transportation Section will draw the conclusion that there should be no special permits expanding garage availability. The Draft EIS analyzes existing conditions on our streets and avenues using prescribed guidelines and methodology. The data shows that there is now a failure to meet acceptable standards. The formal analysis tests the value of the ratio v/c (volume over capacity). The volume of traffic must never be greater than the capacity of the road or in numerical calculations never greater than one. Another measurement, LOS (Level of Service) is graded A, B, C, D, E, or F. Gradings of E or F are very bad and indicate traffic is barely moving. Even now there are enough Es and Fs to indicate that there too many cars on the streets. (See page 3.) We must discourage the use of cars in the City. The analysis submitted in the DEIS must be a factor in determining the viability of the plan.

Further the analysis is incomplete. Cars do not just appear two blocks from Fordham. Additional traffic on 57th, 58th, and 59th Streets, and 9th Avenue will extend the traffic congestion all the way over to 3rd Avenue and the Queensborough Bridge. There should be no new garage parking in this area. A parking space is a magnet for more cars which means more congestion, pollution, and CO₂. In this neighborhood all new parking spaces should be disapproved.

EISs should now include a section on the effect of the development on Global Warming.

Sincerely, 
Olive Freud, Vice President

impediment to current efforts to drastically reduce greenhouse gas emissions from tailpipes, and thus to reduce global warming. Passenger cars are responsible for 12 percent of greenhouse gas emissions in Europe and up to 50 percent in some car-intensive areas in the United States.

While there have been efforts in the past two decades to make cities denser, and better for walking, planners are now taking the concept to the suburbs and focusing specifically on environmental benefits like reducing emissions. Vauban, home to 5,500 residents within a rectangular square mile, may be the most advanced experiment in low-car suburban life. But its basic precepts are being adopted around the world in attempts to make suburbs more compact and more accessible to public transportation, with less space for parking. In this new approach, stores are placed a walk away, on a main street, rather than in malls along some distant highway.

"All of our development since World War II has been centered on the car, and that will have to change," said David Goldberg, an official of Transportation for America, a fast-growing coalition of hundreds of groups in the United States promoting new communities that are less dependent on cars. Mr. Goldberg added: "How much you drive is as important as whether you have a hybrid."

Levittown and Scarsdale, New York suburbs with spread-out homes and private garages, were the dream towns of the 1950s and still exert appeal. But some new suburbs may well look more Vauban-like, not only in developed countries but also in the developing world, where emissions from an increasing number of private cars owned by the burgeoning middle class are choking cities.

In the United States, the Environmental Protection Agency is promoting "car reduced" communities. Many experts expect public transport serving suburbs to play a much larger role in a six-year federal transportation bill to be approved this year, Mr. Goldberg said. In previous bills, 80 percent of appropriations have by law gone to highways.

In California, the Hayward Area Planning Association is developing a Vauban-like community called Quarry Village on the outskirts of Oakland, accessible without a car to the Bay Area Rapid Transit system and the California State University's campus in Hayward.

Sherman Lewis, a professor emeritus at Cal State and a leader of the association, says he "can't wait to move in" and hopes Quarry Village will allow his family to reduce its car ownership from two to one or even none

In German Suburb, Life Goes On Without Cars

By ELISABETH ROSENTHAL

VAUBAN, Germany — Residents of this upscale community are suburban pioneers, going where few soccer moms or commuting executives have ever gone before: they have given up their cars.

Street parking, driveways and home garages are generally forbidden in this experimental new district on the outskirts of Freiburg, near the French and Swiss borders. Vauban's streets are completely "car-free" — except

the main thoroughfare, where the tram to downtown Freiburg runs, and a few streets on one edge of the community. Car ownership is allowed, but there are only two places to park — large garages at the edge of the development, where a car owner buys a space, for \$40,000, along with a home.

As a result, 70 percent of Vauban's families do not own cars, and 57 percent sold a car to move here. "When I had a car I was always tense. I'm much happier this way," said Heidrun Walter, a media trainer and mother of two, as she walked verdant streets

where the swish of bicycles and the chatter of wandering children drown out the occasional distant motor.

Vauban, completed in 2006, is an example of a growing trend in Europe, the United States and elsewhere to separate suburban life from auto use, as a component of a movement called "smart planning."

Automobiles are the linchpin of suburbs, where middle-class families from Chicago to Shanghai tend to make their homes. And that, experts say, is a huge

Continued on Page A6

Many residents of Vauban say they like raising their children on streets that are free of car traffic.

said, noting that mortgage lenders worry about resale value of half-million-dollar homes that have no place for cars, and most zoning laws still require two parking spaces per residential unit.

Besides, convincing people to give up their cars is often an uphill run. "People in the U.S. are incredibly suspicious of any idea where people are not going to own cars, or are going to own fewer," said David Ceaser, a founder of CarFree City USA, who said no car-free suburban project the size of Vauban had succeeded in the United States.

In Europe, some governments are thinking on a national scale. In 2000, Britain began a comprehensive effort to reform planning, to discourage car use by requir-

ing that new development be accessible by public transit.

"Development comprising jobs, shopping, leisure and services should not be designed and located on the assumption that the car will represent the only realistic means of access for the vast majority of people," said PPG 13, the British government's revolutionary 2001 planning document. Dozens of shopping malls, fast-food restaurants and housing compounds have been refused planning permits based on the new British regulations.

In Germany, a country that is home to Mercedes-Benz and the autobahn, life in a car-reduced place like Vauban has its own unusual gestalt. The town is long and relatively narrow, so that the tram into Freiburg is an easy walk from every home. Stores, restaurants, banks and schools are more interspersed among homes than they are in a typical suburb. Most residents, like Ms. Walter, have carts that they haul behind bicycles for shopping trips or children's play dates.

For trips to stores like Ikea or the ski slopes, families buy cars together or use communal cars rented out by Vauban's car-sharing club. Ms. Walter had previously lived — with a private car — in Freiburg as well as the United States.

"If you have one, you tend to use it," she said. "Some people move in here and move out rather quickly — they miss the car next door."

Vauban, the site of a former Nazi army base, was occupied by the French Army from the end of World War II until the reunification of Germany two decades ago. Because it was planned as a base, the grid was never meant to accommodate private car use.

ONLINE: GREEN COMMUNITY

A slide show from Vauban, a German community of 5,500 where 70 percent of the families do not own cars:

nytimes.com/science

The original buildings have long since been torn down. The stylish row houses that replaced them are buildings of four or five stories, designed to reduce heat loss and maximize energy efficiency, and trimmed with exotic woods and elaborate balconies; free-standing homes are forbidden.

By nature, people who buy homes in Vauban are inclined to be green guinea pigs — indeed, more than half vote for the German Green Party. Still, many say it is the quality of life that keeps them here.

Henk Schulz, a scientist who on one afternoon last month was watching his three young children wander around Vauban, remembers his excitement at buying his first car. Now, he said, he is glad to be raising his children away from cars; he does not worry much about their safety in the street.

Already, Vauban has become a well-known niche community, even if it has spawned few imitators in Germany. But whether the concept will work in California is an open question.

More than 100 would-be owners have signed up to buy in the Bay Area's "car-reduced" Quarry Village, and Mr. Lewis is still looking for about \$2 million in seed financing to get the project off the ground.

But if it doesn't work, his backup proposal is to build a development on the same plot that per-



THE NEW YORK TIMES



FOR THE RECORD

Sierra Club/New York City Group
40 Exchange Place, Suite 2010, New York, NY 10005-2790

Subj: Fordham motion

Date 4/17/2009 10:56.17 AM Eastern Daylight Time

“Fordham University received land that was obtained through eminent domain, with the land to be used by Fordham for educational purposes. Fordham now proposes to sell some of the land for private development and retain the proceeds. The sierra club opposes this plan because it would violate the purpose of the original transaction and would facilitate further overdevelopment and congestion in the area.”

Edgar L. Freud, Treasurer, NYC Group
(212) 877-4394

Fordham University
Lincoln Center Campus Plan
Lavon Chambers Remarks

FOR THE RECORD

Approx. 300 Words/2 Minutes

DRAFT

My name is Lavon Chambers, and I am the community affairs officer for Greater New York LECET, and I am here to ask you to approve Fordham University's plan to develop its Lincoln Center campus.

This plan is good for labor, good for the City and good for Fordham. As you can imagine, I hear from many out of work members of my union these days, and all of them would like one of the 4,500 to 5,000 construction jobs that will be created under this plan. That's in addition to the more than 700 permanent and contract jobs the university will be able to offer as the plan is rolled out.

The plan will bring more than \$300 million in construction to the City, and will return two parcels of land to the tax rolls—those two residential buildings will generate about \$13 million a year in taxes. The last I heard, the City could use the money and the business.

I've seen Fordham's numbers for its Lincoln Center campus—it was designed for 3,500 students, and now there are almost 8,000. In the next 25 years, the Lincoln Center campus will have about 11,000 students, triple what it was designed for. I don't know anybody who's in favor of school overcrowding. In this case Fordham will fix the problem itself, and all you have to do is let them.

The last thing I want to say is that education is important. Every parent wants their kids to have more opportunities than they had. Every seat that Fordham can add at its Lincoln Center campus is another opportunity for somebody's son or daughter. Besides what's good for labor or the economy, I hope you'll look at what's good for the people who get the benefit of a Fordham education.

TESTIMONY TO THE NEW YORK CITY COUNCIL

Submitted By Michael A. Molina, Director of CSTEP/STEP, ARCC

Tuesday May12, 2009
New York City Council Chambers
City Hall
New York, New York
10:00 A.M.

On behalf of Fordham University STEP and America Reads & Counts Program, I appeal for your support in approving Fordham University's planned expansion of its Lincoln Center campus.

The mission of STEP is to increase minority and disadvantaged student representation in STEM and licensed fields in New York State. As many of you are aware, Fordham's STEP program is part of a highly successful and nationally recognized statewide initiative that currently serves 11,700 undergraduate and secondary school students throughout New York State. Approximately 70% of STEP students pursue graduate and professional degree programs of study in STEM, health and licensed fields. The programs are a recipient of the National Science Foundation: Presidential Medal of Excellence for Science, Mathematics and Engineering Mentoring.

Fordham's STEP program provides academic enrichment and research experience in science, mathematics and technology content areas. The program consists of a summer and academic year components and includes:

- Core subject instruction/Regents exam preparation.
- Supervised training in research methods.
- Internships.
- High school and college admissions counseling.
- Standardized test preparation.
- Career awareness/development activities.

The STEP program is currently located at the Rose Hill campus with a Lincoln Center expansion planned for 2010. In the past two years, STEP has served 662 students in grade 7-12. We also graduated fifty 12th graders that now attend some of the most competitive colleges and universities in our region. Sixty-five 8th grade graduates now attend New York City's specialized high schools and most selective theme schools. We are confident that we will be able to duplicate this success with our planned expansion of STEP to serve the Lincoln Center campus community.

The planned Fordham University Lincoln Center expansion will be particularly important for the long term growth and expansion of our Lincoln Center STEP program. Simply stated the office and classroom space that will be created by the planned Lincoln Center expansion is essential and needed in order for STEP to be able to provide our services and activities.

The America Reads & Counts Challenge program (ARCC) has been in operation at The Lincoln Center and Rose Hill campuses for fourteen years. ARCC represents Fordham's effort to provide undergraduate and graduate mentors and reading and mathematics tutors to children in grades K-6th grade in schools and community based-organizations adjacent to our Lincoln Center and Rose Hill campuses.

In 2007 & 2008, Fordham University spent a total of \$433,722 for 243 Fordham students to provide approximately 43,000 hours of mentoring and tutoring. Of that total, the Lincoln Center ARCC program provided approximately 15,970 hours of mentoring and tutoring at a cost of \$159,702. ARCC mentor/tutors work an average of eight to fifteen hours per week. Among Lincoln Center area schools and community based-organizations where our mentor/tutors are placed are P.S 191, P.S. 51, P.S. 75, P.S. 84, P.S. 208, Lincoln Square Neighborhood Center and the Northside Center for Child Development.

The positive impact of the ARCC mentor/tutors on the children that they are assigned to work with is palpable and apparent. Our mentor/tutors generally work one-on-one with children and provide individual reading and mathematics tutoring and personal attention that teachers are not always able to provide. Our mentor/tutors are an important resource for over-burdened teachers and schools and help children discover the joy of reading and learning. Fordham is proud of the role that its Lincoln Center students have had in helping area children to more fully develop their academic potential.

On behalf of Fordham University and its STEP and ARCC programs, I appeal to you for your support in approving the University's planned expansion of its Lincoln Center campus. Your support will enable us to expand our STEP program to the Lincoln Center campus in 2010, and to continue to serve children in grades K-6th through our ARCC mentor/tutor program. Thank you.

Respectfully submitted,

Michael A. Molina
Director
CSTEP/STEP, ARCC
Lowenstein Building, Room SL-20A
New York, New York 10023

City Council Testimony
Lincoln Center Campus Development Plan

Mr. Chairman – I am Michael Gillan, Dean of the College of Liberal Studies at Fordham.

My College operates on all three campuses of the University and, at each, is almost exclusively “local” in its mission and its student body. At the Lincoln Center Campus, we serve:

- 500 adult students who live or work nearby, pursuing their undergraduate degrees evenings and weekends;
- another 100 or so in career-specific courses and certificate programs, such as our Executive Certificate in Financial Planning;
- 300 retired New Yorkers pursuing lifelong-learning classes in our daytime College at 60 Program;
- another 500 senior citizens attending one or more of our free lunch-time lectures;
- 300 grade school boys and girls, most within walking distance, brought by their parents to our highly-regarded Reading Enrichment classes each summer.

..... in all, the College of Liberal Studies serves between 1600 and 1700 New Yorkers at the Lincoln Center Campus, and the families of which they are part.

But, beyond the numbers, I daresay that my perspective on the need for campus development is a unique one. I was born and raised eight blocks south of the campus and, when it opened in 1968, was among the first group of graduate students to study in the Lowenstein Building. **The building has essentially the same capacity now as it had then, yet not one of the programs which I administer today existed at that time.**

So, despite the importance of our mission, I have become accustomed – as have all of the deans at the Lincoln Center Campus – to the necessity of planning schedules not only in light of student needs, but also in light of classroom availability. I’ve also become accustomed to the idea that some classes may have to meet in a conference room, in someone’s office, or be postponed to another semester.

Each of the colleges and the graduate schools at the Lincoln Center Campus, and especially their students, will benefit greatly by approval of this plan. In the case of my school – that translates to 1600-1700 New Yorkers improving their lives, the lives of their families young and old, and the life of our City.

Thank you.

Fordham University
Lincoln Center Campus Plan
The Resident Association of Amsterdam Addition
Pat Ryan, President
May 12, 2009

My name is Pat Ryan and I live in the Amsterdam Addition. I also grew up at the Amsterdam Houses and I still have family who live there. I am also the President of the Resident Association for Amsterdam Addition and I'm here to support Fordham University's plan to develop its Lincoln Center campus.

It's nice to live down the street from a college campus, to have the students around, and to be able to visit the garden up on the plaza. For the youth who reside in Amsterdam Addition, it is important that they are provided with a vision to which they can strive – that of a college education. And when they see young men and women, who are not much older than them, studying and reaching for their dreams, it let's them know that the same dream is not only possible – it's attainable. Besides that, Fordham has been a good neighbor to us in other ways. Last year, Fordham provided more than \$340,000 for security cameras at Amsterdam Addition and the Amsterdam Houses. True to its word, the University completed the installation of the security cameras last November and those cameras have made the difference in the morale of our residents. Fordham also provides educational testing for Amsterdam kids through its Graduate School of Education's Rosa Hagin Center. Last year, the University organized and held a weeklong voter registration drive at the Lincoln Square Neighborhood Center; and the University sponsors an after school tutoring program that's staffed by Fordham students from its Community Service Program.

I want to speak a little more about that. The tutoring doesn't just help kids with homework—it gives the children of the Amsterdam houses the chance to spend time with college students. The Fordham students help our children realize that college is possible for them. It gets them thinking like the kind of children who expect to go to college. That's half the battle. If you're serious providing opportunity then the best thing you can do is support higher education.

Fordham needs to develop its campus, and it deserves your approval. Fordham's support for the Amsterdam Addition, and for our children, has been a constant. If you let Fordham develop its Lincoln Center campus, we'll all be the beneficiaries.

Thank you.

**Testimony in Support of Fordham University's Lincoln Center Campus
Redevelopment Plan before the New York City Council Sub-Committee**

Tuesday 12 May 2009

My name is John Feerick. I have been a full time professor at Fordham Law School for 27 years, and served as Dean of the School for 20 of those years, placing my highest priority on the School's diversity and public service programs and activities that responded to needs in New York City. The School grew substantially in both its diversity and the enormity of its public contributions, with more than one half of the students engaged in some volunteer or public service activity in an amount of over 75,000 hours per year by the time I left as Dean.

I was born in the Bronx more than 70 years ago and have ~~lived and~~ worked in the City all my life. I have had many opportunities to serve this City on a pro bono or volunteer basis. These undertakings have included serving from 2003 to 2005 as special master of family homelessness, working with two distinguished social workers. The recommendations of our group became the blueprint for reform of the system. I also served in other volunteer capacities including as a member of the Office of Collective Bargaining in the 1980's and more recently as one of three judicial referees appointed to hear the case involving funding for the public schools of the City. I mention these opportunities because they were made possible by the support of students, graduates, and faculty colleagues.

Since 2005, I have served as the founding director of the School's Social Justice Center. Its mission and intense focus is the City of New York and those who live within it who are poor or trying to stay out of poverty and build a future for their children. We have students involved in many projects, some for academic credit and some as volunteers. We also recruit volunteer lawyers for these projects, and have provided assistance to the courts and bar associations in the City in connection with their community-related activities. One project has assisted over 200 low income debtors in the City in this past year. We also provide assistance to the City itself with its poverty initiative, including significant involvement in the area of consumer debt. We are proud to be among the first academic Centers outside of government to be asked to help with the City's Empowerment Initiative.

Our Social Justice Center is limited in terms of its growth because of space constraints. We occupy space away from the present law school building, which has no space available for us. Our lack of easy access to the law school is not helpful to us in developing programs and activities and in attracting students.

The idea of a new Law School building began in the last years of my deanship, when the School concluded that the promise of its future would be hurt by the limitations of the present building. It served us well in the last century but it does not permit the School to achieve its potential in this century. Consequently, we ask that you approve Fordham's Development Plans for the Lincoln Center Campus.

Thank you. I am happy to respond to questions.

Good morning. My name is George Kottas, and I am a graduating third-year student at Fordham Law. Thank you for allowing me to testify today in favor of Fordham's Lincoln Center expansion plan. My three years at Fordham have been defined by the school's motto of "in the service of others." A significant amount of my time has been spent at the school's Public Interest Resource Center participating in various student groups housed there.

Being a former teacher, I was immediately drawn to and joined one of the Center's groups, the Lincoln Square Neighborhood Children's Law Project. Every Friday, I joined a group of law students as we walked a few blocks to the Amsterdam Houses and worked with the children in the local community center's after-school program, teaching them about civics and the law. Our activities culminated each spring with a mock trial held in Fordham's Moot Court Room, where the children and their families celebrated their accomplishments.

The student groups housed in the Public Interest Resource Center are a focal point for student life. The location of the Center in between student journals and our cafeteria is indicative of the central presence it has on campus. The plethora of opportunities to get involved ensures that Fordham Law School students are not just bodies in a classroom but also active members in our community — and in my experience, students participating in public interest and pro bono work was the norm and not the exception. A new building will help expand the Public Interest Resource Center, where we are currently cramped and in desperate need of more space to do our work.

I also spent a semester in one of our law clinics. Under the supervision of our experienced clinic professors, Fordham students are able to help indigent clients from New York City while getting a unique and rewarding learning experience. My time in the Immigrants' Rights and Access to Justice clinic exposed me to pressing issues that many members of the New York community face. Many of my classmates have taken advantage of the clinics, and Fordham makes certain that every student who wants to has a chance to participate in a clinic for at least one semester.

Fordham has also been an amazing resource in planning my career in public interest. I was able to spend both of my summers working for public defender offices in Brooklyn and the Bronx due to funding that was available to Fordham Law School students. Professors, staff members, and alumni have been a great resource as I plan my future. I am very excited to continue working with the families of the New York City as a public defender starting this October.

By providing new and up-to-date facilities, Fordham will be able to continue what has been central to its work "in the service of others." I thank you for your time and consideration.

Testimony of Caroline Hsu, Fordham Law School, 2009.

Thank you, members of the subcommittee, for this opportunity to be heard on Fordham's development plan- an issue very close to my heart. My name is Caroline Hsu and I will be graduating from Fordham Law School at the end of the week. During the last three years I have had the privilege of attending an institution that lives up to its ambitious motto, "law in the service of others," every day. During that time, I have worked with tenants from the neighborhood Amsterdam Houses, with local neighborhood groups including the Haitian community as part of my work with the Community Economic Development Clinic at Fordham Law, and with numerous advocates in the prisoners' rights and reentry community. Altogether, I have logged close to 2800 hours of pro bono service. Public interest work at Fordham not only provides an opportunity to contribute directly to the communities of New York City, but also provides an opportunity for students to grow and develop life-long habits of volunteerism and civic minded-ness.

I will be speaking briefly today on why the development plan is essential to maintaining and growing our public interest services. First, the development plan will allow Fordham to move more of our public interest offices, students, and faculty, into the same building. Currently, the Public Interest Resource Center, where our twenty-some student organizations work, is separated from our free legal clinics, the clinical faculty, and the various public interest centers that direct their own legal services and policy work. Bringing these offices together will help us develop the sense of community that is so essential to building networks that will increase the number of people we can help and

the quality of our representation in addition to allowing easier access to faculty mentors and advisors for pro bono projects.

Second, the development plan will ease overcrowding and thereby increase our capacity to do our pro bono work in a more efficient and satisfactory manner. Expansion of our public interest efforts is difficult given the tremendous competition for space that currently exists at the Law School. For example, during my first year of school, after realizing that there were no student groups working with criminal justice and reentry issues, I started the Prisoners' Rights Advocates, a group that works with prisoners, their families, and numerous advocates across the city. In anticipation of a Notice and Comment hearing of the City Board of Correction, I had scheduled an interview with a woman who was willing to share her story about her experience on Rikers Island.

I spent over a week trying to secure an empty classroom or office to conduct the interview in but was unable to locate available space. Finally, we had to settle on doing the interview in the Resource Center, which is a public space. During that interview I learned that she was very soft spoken, had a young daughter, was working and going to college at night. She considered her experience on Rikers Island to be deeply traumatic and the interview was very challenging for her at times- especially because we were in a public space. It is very difficult to do good work with the most traumatized and marginalized individuals in our community if we can't even find private space for an hour-long interview. The planned development will greatly ease these types of obstacles to adequate representation.

I truly believe that public service is the highest of callings, a sentiment I am sure the members of this subcommittee share. The development plan will allow us to continue

our pro bono work- but to do it better, to serve more people, and to expose more young lawyers-to-be to the traditions of civic duty and volunteerism.

Testimony of Dr. Howard Tuckman, Dean of the Business Faculty and of the Fordham University Graduate School of Business at Lincoln Center Before the New York City Council: 12 May 2009

Good Morning.

I am Howard Tuckman and I am the dean of the Fordham University Graduate School of Business. I have worked at Fordham for over 3 years and was dean of Rutgers Business School for 8 years before coming to Lincoln Center.

In 1969, the Graduate School of Business opened our doors to a small group of commuter students at Lincoln Center. This location was – and still is – an ideal spot for business education, providing easy access to all the major business areas of New York City.

Since then, our dedication to excellence has resulted in the growth of our programs. We currently serve 1,437 students, over 1,000 of which are part-time, working New Yorkers who are seeking to improve themselves and this City. Our investment in their education has earned

us national and international accolades from prominent publications like *The Wall Street Journal* and *USNews & World Report*.

In the last 40 years, the business school has expanded far beyond our physical space. I am constantly confronted with the considerable challenge of dealing with severe classroom and office limitations. The lack of space hampers our ability to expand on our student base and to deliver a higher-quality education. Our faculty are located in buildings blocks apart, many of our classrooms cannot accommodate our growing student body, and we lack the necessary space for our academic centers, many of which serve targeted business populations in the New York Metropolitan area. For example, our Family Business Center holds educational events for local small business owners; and our Center for Communications brings together New York City media firms, broadcast networks and others at Lincoln Center.

The space hindrance will be addressed by the approval and implementation of Fordham's Lincoln Center Master plan, which is designed to progressively un-cramp our programs, classrooms and

offices over time, until we finally obtain our own building during Phase II of the Plan's implementation.

I urge the New York City Council to approve the proposed Master Plan advanced by Fordham University. Through your actions you will support our goal of keeping Lincoln Center as an important and vital center for both domestic and international students who want the high quality instruction and experiential learning that we provide.

Good morning MR. CHAIRMAN, MEMBERS OF THE COUNCIL

The Fordham Theatre Program Needs Space to Grow

Fordham Theatre has a faculty of working Theatre professionals, including such luminaries as two-time Academy Award winning actress Dianne Wiest teaching Advanced Acting, and OBIE Award winning actor Steven Skybell teaching Acting Shakespeare.

We mount a season of four mainstage productions directed by the full-time faculty and other professionals from the NY theatre, as well as fifteen studio productions written, directed, designed, and produced by individually mentored Theatre majors.

We conduct national auditions/interviews in New York, Chicago, San Francisco, and Los Angeles with over 550 applicants and an acceptance rate of 10% for four pre-professional tracks: performance, playwriting, directing, and design and production.

Our graduates are achieving superb results. Michaela McManus is the assistant D.A. on *Law and Order*, Taylor Schilling is the lead in a new NBC pilot called *Mercy* that is shooting now and will start NBC's fall season. Chris Larkin was just cast in a new musical going to Broadway called *Journey to the West*, about Bruce Lee, directed by Bartlett Scher. Annie Parisse just starred as Becky Shaw in the Off-Broadway hit of the same name at Second Stage. Colin McKenna is writing a screenplay on commission from Dreamworks. Brianne Moncrief has a 4-year principle role on *All My Children*. Justin Sherin just graduated from the Yale School of Drama with an MFA in Playwriting.

Our goal is to make Fordham synonymous with Theatre training in New York and to advance our recognition as the pre-eminent undergraduate Theatre training program in the country. However, we face serious obstacles in our severe space constraints.

There is no dedicated theatre space—The Theatre Program shares Pope Auditorium with all other departments and programs in the University and is often displaced on little or no notice.

We suffer from a lack of rehearsal space. Students push desks aside in classrooms or rehearse their scene work for class in the student lounges.

There is a lack of adequate scene, prop, and costume shop facilities to support current productions. Compounding the lack of shop space is a lack of adequate storage space for production resources.

There is a lack of proper design classrooms for teaching. There is no light lab. There is no room for drafting tables. There is no room for computers for designers to use Vectorworks. There is no model making room.

There is a lack of office space for new and current faculty. Our newest faculty member, Daniel Alexander Jones, has an office that is so small that if a guest is sitting in the single chair, the professor must sit on top of the desk.

Thank you for your consideration,

Matthew Maguire
Director, Theatre Program
Fordham College at Lincoln Center
May 12, 2009

Testimony of Dr. James Hennessy, Dean of Fordham's Graduate School of Education, to City Council in Support of Fordham University's Lincoln Center Master Plan Proposal, 5/12/09

My name is James Hennessy. I joined the faculty of Fordham's Graduate School of Education in 1974 and have served as the Dean since 2004. The Graduate School of Education was founded 92 years in Manhattan, when education programs were first offered by Fordham in space leased in the Woolworth Building in 1916. Since then we have prepared students to be leaders in scholarship and service; especially to and for New York City.

Our education programs are led by a distinguished faculty who are committed to developing well-educated professional teachers, administrators and pupil support personnel. They also make tremendous contributions areas in such as multicultural and urban education, K-12 partnerships and cutting edge research. Fordham is one of the largest – and most reliable—contributors to the corps of professional teachers serving in New York's public schools. We provided over 14,000 hours of service through our students over the

past year in Manhattan alone, and placed 42 students in Manhattan Schools.

GSE provides psycho-educational assessment and psychological treatment to the community at our Early School/School Consultation Centers and the Psychological Services Institute, both of which are housed in leased offices at 33 West 60th St, the same building that houses our National Center for School and Community Relations.

We also are the only school of education in the City to have a contract with DOE to serve as a Partnership Support Organization under the new school management structure at DOE. We serve as the ‘district office’ to 10 schools, including 4 in Manhattan, 4 in the Bronx, and 1 each in Brooklyn and Queens. In the Fall, we will have 16 schools in our PSO network. Our PSO office is located adjacent to our Bronx campus because we had no space here at Lowenstein.

After having leased space in Manhattan office buildings, in 1968 we were finally able to get space in this, the Lowenstein building, when it was first built as part of an integrated developing Fordham Campus, sharing space with our other graduate professional schools and the

undergraduate college. The Law School had already built its own building that opened in 1961, as the first arrival not only on the Fordham Campus, but the first structure completed at the developing Lincoln Center Complex as a whole.

After over 40 years we have certainly outstripped our space resources due to the tremendous demand for our programs and services. This Spring we now have 1,300 students registered in the various programs within our School. The build-out of Fordham's Master Plan is essential for us to continue to deliver the quality programs that are necessary to train the current and future generations of educators. Even during the initial part of the Phase 1 development our School will gain more "elbow room" as either us or one of our sister schools is moved out to the current Law School, along with other program space that will become available there.

I therefore strongly urge you to endorse Fordham University's Master Plan. Thank you.

Testimony of Dean Robert R. Grimes S.J. of Fordham College at Lincoln Center in Support of the Fordham University Lincoln Center Master Plan before the New York City Council Sub-Committee on Zoning, May 12, 2009

I am Robert R. Grimes, a Jesuit priest and Dean of Fordham College at Lincoln Center. I am in my 12th year serving as dean. In the public mind, the professional schools are seen as the chief occupant of the Lincoln Center campus of Fordham, but the undergraduate college is the largest unit with almost 1800 students this semester, about 50% resident and 50% commuter, most of the latter NYC residents. I am very proud of our students who are active in the community, working in such places as the Lincoln Square Neighborhood Center in the Amsterdam Houses or the Momentum Aids Project on the upper West Side. Our theatre and dance departments reach out to city public schools and welcome the neighborhood into their on-campus performances. Seven of our seniors have been awarded Fulbright Fellowships for next year to places such as China and Thailand, Germany and Jordan. Recent graduates are continuing their education at such schools as Harvard Medical, Yale Law School, and Rockefeller University. Our alumni are also a source of pride from author Mary Higgins Clark to actors Denzel Washington and Patricia Clarkson, to Assemblyman Michael Gianaris and NYC deputy mayor Carol Robles Roman.

It is a strange coincidence that from 1916 to 1943 Fordham's Manhattan colleges and graduate schools were located in the Woolworth Building, just a few blocks from here. From 1943 until Fordham's Lincoln Center campus opened in 1968, Fordham's undergraduate education in Manhattan was housed just two blocks away from here, at Broadway and Duane St. Fordham took the bold leap of signing on to the Lincoln Square Renewal Project (indeed, was the first institution to fully sign on), in part to gain greater space for its educational work and service to the city. Forty years after the College moved to Lincoln Center, we are again in dire need of space.

For example, Arthur Barstow, artistic director of the NYU Drama department and Marc Robinson, Director of Theatre Studies at Yale reviewed our theatre program. They found "ample evidence of a vital and ambitious Theatre Department," yet "Every individual and group with ... [whom we] met pointed to the insufficient classroom and performance space for the Theatre Department."

A review of our Natural Science major by scientists from Boston College and The College of the Holy Cross found a strong education, hindered by "the extremely minimal research resources available to the faculty at [Fordham College at] Lincoln Center."

Faculty from Dartmouth and Holy Cross reviewed our Classical Languages department and loved the "smart, articulate, dedicated, hard working, and intellectually alive" students but also noted that "because of the limited facilities of the Lincoln Center

campus, the students we met there were clearly starved for more opportunities to pursue their studies.”

Many other examples could be cited.

Fordham College at Lincoln Center stands to benefit directly from the very early stages of the implementation of the Master Plan. The City of New York stands to benefit directly from Fordham Lincoln Center’s expansion. Almost fifty percent of our student body comes from this city; the other half is comprised of students drawn to New York City from around the country and around the globe. Many of them remain here, giving life and vitality to the city, in the arts, business, law, the public sector, and many other areas as well.

I therefore urge the Planning Commission to recognize the desperate need we have for additional space for current and future needs, and the quality of Fordham’s service to society as an educational institution, and I urge you to support this Fordham Plan for the future, considerably modified after consultation with the community, and to support our students’ future as well.

Thank you.

Baker, Bill

To... Leatherwood, Evan

Cc...

Bcc...

Subject: RE: 5/12 City Council

Attachments:

FOR THE RECORD

William F. Baker, Ph.D.

Testimony to City Council:

One of the lessons I learned as President of New York City's public television station for over thirty years, was that you need more than just a profit motive to sustain an institution. You need strong values.

Our recent economic collapse is a powerful lesson in how valuing next quarter's profits over all else can be harmful. In other words, how what may seem smart in the economic short-term can blind people to what is wise in the long term.

Our universities are the ultimate long term investments. Their values are education, the arts & sciences, and the public good. They can shape the minds of generations, and, as institutions, they can enrich their home cities for centuries.

Giving Fordham the space to expand and grow is not just a boon for the university itself, but for the future of the City.

My office is located at Fordham's Lincoln Center Campus, so I see on a regular basis how critical Fordham's need to expand has become.

This development plan will allow the university to plant deeper roots in the surrounding community, giving the future teachers, lawyers, ^{social workers} doctors, artists, & writers who graduate from Fordham a stronger connection to this part of the city. A city whose day-to-day operations they'll someday help sustain.

For these reasons and those attested by the other supporters present, I strongly endorse the Fordham Lincoln Center Development plan.

**Testimony of Ana Marie Forsythe representing the Alvin Ailey Dance Theater
Foundation and The Ailey School on behalf of Fordham University
before the New York City Council Sub-committee on Zoning
12 May 2009**

Good Morning to the City Council Members present today.

My name is Ana Marie Forsythe and I am the Co-director of The Ailey School/Fordham University Bachelor of Fine Arts Program. I have been teaching at the Ailey School since 1972 and I am chair of the Horton department. I am here representing Judith Jamison, the Artistic Director of the Alvin Ailey American Dance Theater and Denise Jefferson, the Director of The Ailey School. The entire Ailey organization is in full support of Fordham University's development plan for Lincoln Center.

The Ailey/Fordham B.F.A. program was begun in 1998 and has been a tremendous success. Our dancers work hard academically at Fordham and artistically at The Ailey School. For many of our B.F.A. students, they are the first member of their family to attend a university and more than 70 % of the graduates of the program have jobs in dance, either in their senior year or shortly after graduation. For this current senior class, the percentage is 83%. These dancers graduate with a Fordham degree which will serve them well now and after they retire as performers.

In my position as Co-director of the B.F.A. program, I am in charge of the day to day operations of the program, and I also teach all of the B.F.A. students. I am able to see first hand the dire space concerns that Fordham University is trying to remedy with their re-development plan. Our program has been limited in the number of students we are able to accept because of insufficient housing spaces available. In addition, The Ailey School has allocated space in our building, built in 2004, at 405 West 55th Street to house 3 B.F.A. academic courses which might ordinarily be held at Fordham. We have also moved several important performances to The Ailey Citigroup Theater because our facility is especially suited to dance and Fordham does not have sufficient space to accommodate both the Ailey/Fordham program and the theater department's need for a performance space at Pope Auditorium. To put the issue plainly, Fordham's current facility was designed to handle 3,500 academic students; it now has almost 8,000. Fordham has grown in popularity since it began, not only with New York City students, but because the B.F.A. dance program and the theater program has attracted student nationally and internationally. Many of those students choose to stay in New York City after graduation and live their lives as New Yorkers, improving the financial outlook for the city.

Fordham is a good neighbor. Our partnership began more than 15 years ago with Ailey students taking courses at Fordham and Fordham students taking courses at The Ailey School. Most of the performances that both the B.F.A. dancers and the theater students present are open to the public. Additionally, The Ailey and Fordham students contribute to the economic base of the Clinton neighborhood.

I hope you will grant Fordham the approval it needs to improve and upgrade its facility. They are a valued institution to the city of New York and to the Clinton neighborhood. I am confident they will continue to provide the excellent Jesuit education they are noted for. The Alvin Ailey Dance Theater Foundation gives its enthusiastic support for Fordham's plan.

CORNERSTONE

LEARNING CENTER INC

A Not-for-Profit
Organization
Established 1994

March 10, 2009

Board of Directors

James Bremner
EnQi North America Inc.
David Bruhowzki
Morgan Stanley
Robert F. Harmon, Jr.
*Paul, Weiss, Rifkind,
Wharton & Garrison LLP*
Jenny Y. Lee
J. P. Morgan Securities Inc.
Elizabeth S. McDonald
Deloitte Tax LLP
Rocco Macri
NYC Department of Education
Jonathan Reiss
Analytical Synthesis LLC

Hon. Amanda Burden, Chair,
NYC Planning Commission
22 Reade Street
New York, NY 10007

FOR THE RECORD

Re: Fordham University – Lincoln Center Campus

Dear Honorable Burden:

I am writing in support of Fordham University's plan to build additional buildings on its Lincoln Center campus.

The Cornerstone Learning Center is a grassroots, educational non-profit organization, with a primary program of providing one-to-one tutoring in reading and math skills to struggling adolescents in this community. Most of our students have come from Community Action School, MS44, Manhattan School for Children, Hudson Honors, Mott Hall II, MS 256, Computer School, West Side Collaborative, and others. Our volunteer tutors come from the community, here in CB7 and beyond, from Beacon, Trinity, and Calhoun High Schools, CB7 residents attending other high schools, local working and retired adults, and many students attending Fordham University.

Fordham University is a great neighbor and fantastic partner to Cornerstone.

- Volunteers – Since the fall of 2000, Fordham students have been volunteering to help our students. Most volunteer in our Tutoring program, providing weekly private tutoring to at-risk 6th-12th graders. Some have led weekly clubs in our AfterSchool. Fordham volunteers are students seeking to give back to the community in which they live and students fulfilling service requirements in courses. Several volunteers have participated for their full four years in college. They are helping youngsters living and going to school in CB7.

Literacy is the Cornerstone of Life

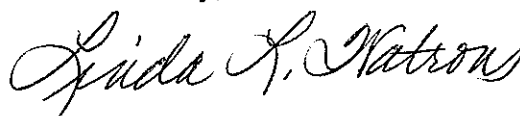
- Space – For the third year, Fordham is providing space to Cornerstone for its weekly Tutoring program. This is FREE space for our program to continue after the church in which we were located wanted its space back for its own programs. For the second year, we also have FREE space for our high school discussion program helping at-risk high school students to graduate, continue on to college, and live healthy lives.

However, space at Fordham-Lincoln Center campus is becoming very tight. The hours for our Tutoring program were cut this fall because a Fordham group needed the space, with a possibility of losing the space altogether in January. Fortunately a way was found for us to continue using the lounge in the dormitory building so that our services to adolescents in our community can continue.

I work in the CB7 community, serve students and schools of this community, and live in this community. Fordham University has proved itself as a friend and neighbor to Cornerstone, and through Cornerstone to this community. I urge you to consider Fordham's request to the Land Use & Zoning Committee.

Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Linda L. Watrous".

Linda L. Watrous
Executive Director

Testimony Of Peter Vaughan, Dean of the Fordham Graduate School of Social Service Supporting the Fordham Lincoln Center Master Plan before the City Council of New York City

I am Peter Vaughan, Dean of Fordham's Graduate School of Social Service. This school has been located in Manhattan since its founding in 1916, first at the Woolworth Building downtown, then at East 39th Street, and since February 1969 it has been located at Fordham University's Lincoln Center Campus.

The Graduate School of Social Service is ranked 18th in the United States, among all 196 graduate schools and M.S.W. programs in the country by US News and World Reports. And, we are the largest school of social work in the nation each year graduating more than 500 persons with M.S.W. degrees. It is of note that we are the only ranked school without our own building.

There are 1,343 students enrolled this year. Each of our students is required to complete at least one field practicum of 630 hours (equivalent of 3 days a week for 30 weeks). The majority of our students complete two such field experiences. Every year there are more than 950 students from the Graduate School of Social Service placed in the courts, health, mental health, aging, school, child welfare, and corrections agencies in supervised field experiences. The number of professional service hours contributed by these students is in excess of one half million hours per year, and the majority of those hours are in the five boroughs of the City of NY, more in Manhattan than any of the other boroughs and a significant number of these on the West Side. This year we placed 407 students in NYC field placements, and by May 2009 they will have provided 256,000 hours of supervised professional social work services to clients at field placement agencies city-wide, and over 131,000 hours at Manhattan social service agencies alone, including 130 field placements on the Upper West Side.

Annually, the School has been a sponsor of four to six conferences in collaboration with city agencies and social welfare organizations. It has been viewed as an opportunity for the School of Social Service to give back to the professional community, the members of which frequently cannot afford the cost of professional regional or national professional conferences. For instance, last year marked the 26th addictions conference, the 19th mental health/mental retardation conference, and the 25th Manhattan Children's Conference. All these conferences are usually over subscribed and often include consumers. There is only space available for 400 attendees, because Fordham at Lincoln Center does not have an auditorium that will accommodate more than that. As a consequence we have had to turn away a number of service providers and consumers from these conferences. Every person who was shut out of enrollment at those conferences represents a service provider or consumer advocate who was denied updated information necessary for the direct provision of service or

information for effective advocacy for that category of service recipient.

Faculty and students of our school have been instrumental in developing new services and demonstrating innovative models of care. Unfortunately our faculty, students and potential recipients of vital services have had to forego opportunities to create and expand service demonstration projects and conduct applied research projects, because there was not space available at our Lincoln Center campus to carry out these initiatives, and rental space near the campus is prohibitive.

When we have or have had sustained such research and demonstration efforts on our campus they have existed at cost of using classroom space which generates income for the School. We are very committed at GSSS to providing an essential community service to our neighbors, the City and the region to the extent that we are able, but to do this we need adequate meeting and program

space. With expanded facilities at Lincoln Center space provided for community service, will not be in competition with space for our other educational programs.

The Graduate School of Social Service is a good neighbor. In addition to very full work assignments many of our faculty members live in neighborhoods near our Lincoln Center Campus and as responsible and responsive citizens of New York they participate in the cultural, social and political life of our City through volunteer and civic activities.

TESTIMONY BY BRIAN J BYRNE

Fordham University/Lincoln Center Campus Master Plan

New York City Council
May 12, 2009 Public Hearing,
Zoning & Franchises Subcommittee of
The Land Use Committee

Chairman Avella and Honorable Council Members:

My name is Brian Byrne and I am the Vice President for the Lincoln Center Campus of Fordham University. Having marshaled the campus master plan's development over the past 12 years through the university's internal deliberative processes, multiple discussions with the Community Board and other community residents and now the public review processes, I am very familiar with the many changes the plan has undergone and the many constituencies whose interests it is expected to serve.

Today I want to highlight certain elements in the plan's evolution. These changes reflect comments received from the community, the NYC Planning Department and Commission, and the Manhattan Borough President and are focused on three particular aspects. We believe that these changes have resulted in a much improved plan that meets the pressing needs of the University to expand the campus while addressing community concerns.

First, we were mindful of our immediate neighbors' request that the bulk and height of the two graduate schools to be constructed on Columbus

Avenue be reduced. We reduced the overall heights of the envelopes for those buildings even before our application was certified into ULURP, by relocating dormitory floor area and support space to Sites 3a, on Amsterdam Avenue, and 5 on West 62nd Street.

Second, we were challenged by the community and the Department of City Planning to promote public use of the plaza quadrangle around which the university will be developed by enhancing public access. In a related request, we were asked to make the street presence of the University more permeable and engaging to the public.

The University responded by widening stair openings to the central plaza area, providing landscaping that carries the quadrangle's greenery to the street, gentling the rise to run, and providing "terraced" stair conditions that allow for seating at intermediate levels on the path from the street to the top of the plaza. In addition, we removed elements of the buildings on either side of each stair that would have enclosed them overhead. We also agreed not only to enhance the glazing of the buildings at street level along the avenues, beyond what is required by the special district regulations, but also to introduce new glazing through structural walls on West 60th Street and to extend the district's glazing standard along West 62nd Street.

Third, we were asked to vary the rhythm of the street walls along both Columbus Avenue and West 62nd Street by breaking up the massing of those buildings and creating visual interest, and to find ways to maximize light and air to the existing Alfred Condominium.

Fordham responded not only with changes in the plan, but also with a design for the first building it proposes to build - the new Law School and dormitory. Fordham agreed to limit the width of the street walls of buildings proposed along Columbus Avenue and proposed a variety of distances between buildings on West 62nd Street, coupled with variations in height and placement of street walls. This variety is particularly exemplified by the Law School design of Pei Cobb Freed. For the benefit of the Alfred Condominium, Fordham restricted the height of the Law

School's academic component, angled the dormitory portion to preserve as much as possible views from the Alfred and pulled the entire Law School building 12 feet away from the side lot line that Fordham shares with the Alfred creating a 20 foot gap between the two buildings.

Our recent agreement with the Manhattan Borough President embodied in the plans approved by the City Planning Commission, build upon and enhance these design modifications. The agreement requires the University to surrender a portion of the as-of-right floor area of the Lincoln Center campus - a total of 144,074 square feet of actual floor area. To accomplish this Fordham agreed to give up 265 underground parking spaces; over half of those originally proposed. Most of the floor area reduction will occur along Columbus Avenue, directly benefiting many of the project's critics. A mandatory 10 foot sidewalk widening along Columbus Avenue, providing a sort of funnel up into the campus through the Columbus Avenue stair for people travelling to the campus from the nearby 59th Street subway station, will also be provided. Design guidelines for the Columbus Avenue buildings will eliminate the perception that the street walls are unrelieved and excessive in width. A mixture of program reduction and reduction in floor to floor heights will also occur in the proposed residential buildings on Amsterdam Avenue bringing the heights of those buildings down by over 30 feet in one case and 20 feet in the other. Setbacks also will be required for the lower University buildings along Amsterdam.

Finally, Fordham will provide an access passageway at grade through the area between Sites 4 and 5a for the Alfred Condominium, to enable residents of that building to have direct access to West 62nd Street from their building, an amenity they have long requested from Fordham.

These and the other design elements of the modified plan will be described in visual detail by Don Clinton of Cooper Robertson shortly.

We wish to thank all of those who participated in the conversations which took place over the past three years to improve the plan, especially the members of Community Board #7's Land Use Committee,

the staff and Director of the Department of City Planning and Borough
President Scott Stringer and his staff.

Thank you.

Fordham University
Lincoln Center Campus Plan
Greg Murphy Remarks

FOR THE RECORD

Approx. 300 Words/2 Minutes

DRAFT

My name is Greg Murphy, and I am managing director of Skanska USA, one of the 10 largest construction firms in the world.

I am here today to speak on behalf of Fordham University's plan to develop its Lincoln Center campus. As someone not affiliated with the University, it is difficult for me to understand how there could be any question about approving its plan: Fordham isn't asking for more land, nor invoking eminent domain. They aren't displacing any residents nor businesses.

In fact, the plan is *GOOD* for business: it will bring more than \$300 million in construction to the City. At a time when the economy is weak, Fordham's plan will create 4,500 to 5,000 construction jobs, and more than 700 permanent and contract jobs. Once finished, the campus will be able to accommodate 3,000 more students than it does today.

Those workers and students mean more patrons for local business, and more taxes for the City. Speaking of taxes, at the current rates, the proposed residential buildings will put about \$13 million a year in the City's coffers. And you couldn't ask for a greener use for the land than a University.

Fordham needs to grow: the Lincoln Center campus was designed for 3,500 students, and it now has almost 8,000. Think about more than doubling the occupancy of your homes and offices, and imagine what it's like to try and educate young people under those conditions. By 2032, the campus will have slightly more than 11,000 students—more than three times the number it was designed for.

Education is important: it's a way out of poverty for individuals, and its benefit to society is incalculable. Beyond that, universities are the new economic engine of New York; they put more than \$600 million a year into the City's economy.

Fordham's plan deserves your support, for the sake of the City and the University.

May 12, 2009

Testimony by Sandy Pope, President

Teamsters Local 805

44-61 11th Street

Long Island City, NY 11101

Members of City Council Zoning Sub-Committee: I have been the union representative for the blue collar workers at Fordham University for 10 years. I am currently the President of the Local. I would like to focus on a very specific and important piece : the more than 500 permanent jobs that will be created by allowing this full proposal to go through.

Our Local represents workers such as custodians, grounds people, skilled trades and food service workers. Our union contracts provide for wages from \$30,000 to \$60,000 per year. All the workers, including part time cleaners, are covered for full family health benefits and retirement benefits.

In addition, each of our Fordham employees, his or her spouse and children are entitled to full tuition to attend if they are accepted.

One of the most important aspects of our contract is the individual's ability to move up into more skilled and higher paid positions. Tuition reimbursement at trade schools is available for all covered employees and there is a process to gain experience while on the job.

Our members are diverse in ethnic backgrounds, race and sex. Many started as cleaners and moved up into trades positions or from the dish room to lead cooks.

Our Union is committed to working with the University to insure that members of the community are aware of available opportunities to get these excellent jobs.

S. Pope

We will work with community groups and organizations such as Non-Traditional Employment for Women (NEW) to develop training programs to prepare a diverse group of workers for not just entry level jobs, but skilled jobs as well.

While I am sympathetic to those in the community who object to the size of the project, I urge them to look at the very bright side of this – hundreds of neighbors and their children who will gain decent incomes, educational and advancement opportunities, and health and retirement benefits – I don't know about you, but I think having good neighbors is about the best way to enhance the quality of life where I live.

I urge you to approve this project in its entirety. Thank you.



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

GARY LaBARBERA
PRESIDENT

AFFILIATED WITH THE
BUILDING CONSTRUCTION TRADES DEPARTMENT
OF WASHINGTON D.C.

BUILDING AND CONSTRUCTION TRADES COUNCIL
OF NEW YORK STATE

AMERICAN FEDERATION OF LABOR OF CONGRESS
OF INDUSTRIAL ORGANIZATION

**TESTIMONY OF GARY LABARBERA
PRESIDENT**

BUILDING AND CONSTRUCTION TRADES COUNCIL OF GREATER NEW YORK

PUBLIC HEARING ON

FORDHAM UNIVERSITY'S LINCOLN CENTER MASTER PLAN

COUNCIL OF THE CITY OF NEW YORK

SUBCOMMITTEE ON ZONING AND FRANCHISES

MAY 12, 2009

Good morning, Mr. Chairman and Members of the Subcommittee. My name is Gary LaBarbera. I am the president of the Building and Construction Trades Council of Greater New York, an organization that consists of local affiliates of 15 national and international unions representing 100,000 members in the five boroughs.

We are pleased to testify in support of Fordham University's Lincoln Center Master Plan, as approved by the City Planning Commission. Initial work on the first phase of this plan, which includes the development of a new law school and 400-room dormitory, will invest \$250 million into a construction market badly in need of new projects. The plan will ultimately represent an investment of \$1.6 billion and create 5,000 construction jobs. Perhaps most importantly for the long-term needs of the city, this plan will allow Fordham University to increase its enrollment and provide more opportunities in higher education.



We ask the Council to consider that, unlike many entities which come before this body, Fordham University has made a strong commitment to utilize union labor in the expansion of its Lincoln Center campus. This fact means that those employed on the expansion will enjoy good wages with health insurance and pension benefits. All entities which come before this body should have a similar commitment, but they often do not. We therefore hope and expect that the Council will view Fordham University's commitment in this regard favorably.

We also ask the Council to consider that because this expansion will be built using union labor, it will avail itself of proven efforts to provide meaningful training and career opportunities to New York City residents in terms of new members of the industry and existing members.

Through our apprenticeship and training system, including our preferred access programs – The Edward J. Malloy Initiative for Construction Skills (formerly Construction Skills 2000) for public high school youth and public housing residents, Nontraditional Employment for Women and Helmets to Hardhats for veterans of the US Armed Services – we offer thousands of opportunities for New Yorkers to compete for meaningful careers.

We strongly believe that the city must support long-term planning decisions to prepare us for the future and mitigate the effects of an expected contraction in our industry of as much as 30% in the coming year. This contraction would represent unemployment for as many as 40,000 individuals working in our industry. 76% of the work force in our industry resides in the five boroughs and 53% are African American, Hispanic, Asian and other minorities. Acting to save and create jobs in our industry is therefore acting to save and create jobs for the diverse array of New York City residents from every Council district who comprise our work force.

By supporting Fordham University's Lincoln Center Master Plan, we can act responsibly to create significant employment opportunities for middle class families at a time when they are desperately needed. We therefore again express our support for this plan and ask for the support of this subcommittee, the Committee on Land Use and the entire Council. Thank you.

Coalition for a Livable West Side
PO Box 230078
New York, New York 10023
livablenewyork@erols.com
212-580-9319

City Council
Testimony: Fordham University Master Plan
Fordham DEIS
May 12, 2009

Sewage:

In Chapter 13: Solid and Sanitation Services, the EIS says that the CEQR technical manual "states that projects with a generation rate of less than 10,000 pounds per week are not considered large and do not require detailed analysis".

Table 13-1 predicts an estimated solid waste generation of 14,115 pounds of solid waste produced per week for the build year 2014 and 2032 predictions of 29,414 pounds.

This is the equivalent of 2-8 additional sanitation vehicles depending on recycling; which is not considered as part of the traffic analysis.

Additionally, neither Chapter 13, nor the Mitigation or Alternative section say that this additional solid waste would pose any problem. In fact, the alternative section says that "no adverse impacts are anticipated".

So while the EIS states that the CEQR manual requires no analysis for projects less than 10,000 pounds per week, this project is 50% and 200% over that weight, but there is no analysis on how this will impact the overall per day sanitation and waste water treatment systems as they currently exist.

The Council must address immediate the community's concerns for public health on the larger environmental impact this project will have in conjunction with other projects occurring inside and outside of the 1/2 mile buffer.

Respectfully submitted,
Batya Lewton, VP Coalition for a Livable West Side

Coalition Against Lincoln West, Inc - Coalition for a Livable West Side
PO Box 230078 New York, New York 10023
livablenewyork@erols.com
212-580-9319

May 12, 2009
City Council
Review of Fordham University Master Plan

Honorable members of the Council:

I am Madeleine Polayes, President of the Coalition for a Livable West Side. As there are a number of speakers, I will briefly address two important points:

One: The Fordham campus was originally condemned for academic use, displacing over 1,000 families. The land was sold to Fordham by the City for substantially below market rates for academic use. The price was \$6.75 per square foot, as opposed to a market rate of 2.5 times that amount.

Fordham is now proposed to sell two sites on Amsterdam Avenue for market rate residential development. The floor area for residential development would be around 700,000 square feet, which is roughly one-third of the new floor area Fordham proposes to construct.

Fordham must prove to the City Council that selling its western property to a private developer is a necessity. It has studiously avoided this issue and the Commission did not so much as raise it at the public hearing. The Commission should not take Fordham's word that it needs to sell 700,000 square feet of floor area for market rate development to "let Fordham grow." In fact, the Law School is proceeding in the absence of these funds.

Two: Our only hope is that the City Council can improve the design of the plan to make it more palatable and less overwhelming to our neighborhood. Specifically, the Council should reduce the amount of new residential development and spread Fordham's academic bulk more evenly over the campus. If this requires a new ULURP, there is plenty of time given the state of the economy. There is no need to rush this project when the educational facilities being proposed will not be built for 15 years.

We thank you for considering these points and we look forward to witnessing your leadership in addressing these matters.

Respectfully,
Madeleine Polayes

WHY IS FORDHAM'S MASTER EXPANSION PLAN UNACCEPTABLE?

A review of the problems associated with Fordham's expansion and the history of the campus.

The basic concept behind the Master Plan and its current execution are totally inconsistent with the letter and spirit of the basic principles upon which the campus was created and therefore is fundamentally flawed. Consequently, any attempts to improve the Fordham Master Plan by mere modifications are destined to be inadequate and futile. The Plan must be redrawn to conform to the fundamental principles enunciated by the City Planning Commissioner, Robert Moses, whose key role in the creation of the Lincoln Center campus is universally recognized. Fordham University itself showed its profound appreciation for his contribution by naming its central plaza in his honor and erecting a monument that names Robert Moses as the "Master Builder."

Commissioner Moses in his pioneering report to Mayor Wagner in May of 1956, at the onset of the Slum Clearance Project, best described what the city intended for Lincoln Square. **"Here, adjoining an area devoted to music, art and the opera, will be erected a harmonious group of school buildings which will ... comprise the Schools of Law, Education, Business and Social Service....With buildings of three and four stories to provide this space it will be possible to create a landscaped campus in midManhattan."**¹

Moses' plan required the forced removal of 1158 working class families from their homes in Lincoln Square to make it possible to erect "school buildings." Not a single square inch of land was to be set aside and banked for future profiteering resale to private developers. Such an immoral prospect for this precious campus site was inconceivable.

The wall of skyscrapers and high rises that Fordham hopes to build on West 62 Street will break forever the link between the Collegiate Center and the Center for Performing Arts. This symbiotic relationship, envisioned by Moses and the city's planners, was defined and hailed in a January 21, 1959 New York Herald Tribune editorial, **"The proximity of a university to a center devoted to such arts as the theater, the opera and the symphony is no accident, for each of these in its own way contributes to the mainstream of enlightenment that flows through and gives meaning to human history."**²

¹ Lincoln Square Slum Clearance Plan, May 28, 1956. Submitted to Mayor Robert Wagner, The Board of Estimate and the Slum Clearance Commission By Robert Moses, City Planning Commissioner, page 13.

² The New York HeraldTribune, Jan. 21, 1959, editorial.

Critical questions related to Fordham University's unethical and profiteering master plan that will demolish a green campus and bring massive congestion, traffic and pollution to Lincoln Center

- Fordham claims that it **desperately** needs more space and is planning a 180% in academic space to accommodate a 25% increase in students from.

What is the justification for this extraordinary disparity?

- Fordham justifies the huge height of the new academic buildings by its desperate need for more teaching space.

How can an academic institution that desperately needs more space be permitted to sell portions of its campus to a private developer for luxury condominiums?

Out of respect for the environment why doesn't the university use that land for academic buildings and consequently provide for its students in lower, greener and humanly scaled buildings?

- The City created the Fordham campus under **eminent domain** by evicting thousands of poor families and demolishing their homes. The entire campus was "sold" to Fordham for \$2,250,000 under a covenant that **restricted its use to educational and community purposes, not for land-banking and commercial exploitation**. The sale of two campus lots that cost \$135,000 for \$300,000,000 gives the appearance of blatant profiteering.

Is it ethical to now use such properties for real estate speculation?

- New York City paid \$16.75/sq.ft for the property and "sold" it to Fordham for \$6.75 /sq.ft. to be used only for educational purposes, not for real estate speculation and not for multi-million dollar condominiums. The sale was further subsidized by additional government grants.

If Fordham's educational programs have no use for the land why does it not behave responsibly and return the land to the city for community purposes such as desperately needed affordable middle-class housing?

- Fordham pleads that it is "essential" that it sell land to raise the funds to expand the campus. It made the identical "essential" claim in 1989 when the University sought permission to sell even more land on West 62 St to raise money to build a dormitory. That sale collapsed (along with the real estate market) and Fordham built the dormitory with conventional N.Y. State bonds and philanthropic funds.

Why doesn't Fordham finance its current expansion the same old-fashioned way, rather than try to trump Trump?

- Fordham's Master Plan will reduce open green space from 65% to 37% of the campus. The remnant of its beautiful campus gardens (ostensibly open to the public but effectively concealed and rarely used) will be walled off by massive high rises.

As the city struggles to preserve a green environment how can a university countenance the massive destruction of a precious green oasis in an overcrowded neighborhood?

The site plan for the Fordham campus drawn by Voorhies, Walker et al, Fordham University's architects, was printed in the New York Times that same day in an article reporting university president Very Rev. Laurence J. McGinley's speech at a banquet celebrating the forthcoming ground breaking and is reproduced on page 6.³ **The approved plan is entirely consistent with Moses' concept of a street level urban campus composed of low lying academic buildings set back from the sidewalks, surrounded by landscaping and open and accessible to the community.**

At the onset there was considerable opposition to the city's transfer to Fordham of two square blocks of midtown Manhattan. Many citizens believed that it was a gift from the government to a religious institution and therefore violated the constitutional separation of church and state. The city paid approximately \$16.50 a square foot for the land and sold it to Fordham for \$6.50 a square foot. The land was sold to Fordham for a predetermined total price of \$2,241,600 at a public auction in 1958 at which Fordham was the only "bidder". Curiously, Fordham had actually been identified as the recipient of the land in 1956 and the winner of the auction in 1957, long before the auction. Fordham was also given a federal grant for that amount so its cost was essentially nil.

Some Catholic clergymen who believed that, "one man's slum was another man's home" also opposed the project. Msgr. John J. Egan, executive director of Cardinal Stritch's Committee on Community Conservation, alarmed by the disruption of lower-class Catholic neighborhoods that were bulldozed by urban-renewal projects wrote, "No churchman, of whatever faith, be he pastor or bishop, can look with equanimity at this destruction of healthy social cells."⁴

If Fordham had been willing to listen to its neighbors and treat their concerns with respect the current conflict would not have occurred. The university's contemptuous attitude towards the community was expressed at its first meeting in the winter of 2005 and repeatedly reiterated. That meeting began with a disingenuous statement by Fordham's counsel that Fordham had purchased the land in the open market and that, "It is our land and we will build what we want, where we want and when we want." Counsel's remarks were seconded by a vice president who told us that, "the University did not welcome and would not entertain any suggestions as to what it should do on its property." This was hardly the basis for a free exchange of ideas.

Alarmed that this attitude would inevitably lead to a painful, expensive and unnecessary confrontation community representatives repeatedly requested a meeting with the president of Fordham University, Father Joseph McShane, in which it hoped to contribute to an expansion plan that would satisfy Fordham's needs and also be acceptable to the community. These solicitations began in November 2005. The initial and all subsequent requests were denied; even worse, they were ignored. It was not until February of 2008

³ The New York Times, Jan.21, 1959, pp 1 and 33.

⁴ Fordham, A History and Memoir, by Raymond A. Schroth, S.J. Loyola Press. Chicago. pp 240-244.

before community representatives were permitted to meet with Father McShane and express their most critical concerns. He was attentive and cordial and promised a prompt response. The response never came.

Nevertheless, it is possible that an ethical and workable compromise may yet be attained. Such compromise requires that the letter and spirit of the plans and contracts that created Lincoln Center and the Fordham campus and which have been totally ignored must now guide the University's expansion. It also requires that the destruction of working class homes and the forced removal of more than a thousand families from their homes be memorialized by new educational or community facilities and not by two 60 stories luxury condominiums.

Towards that end the expansion must conform to the principles and conditions set forth in the Robert Moses' Lincoln Square Urban Renewal Plan⁵ and the contract approved by the Board of Estimate on November 26, 1957 regulating both the physical determinates governing bulk, height and open green space and conditions under which campus land could be sold.⁶ Such a solution is a reasonable compromise between Robert Moses' original concept and Fordham's current concept of massive buildings in a fortress-like configuration. The requirements that 65% of the campus remain open space and that no building be more than 20 stories is reasonable and will provide for sufficient space for realistic expansion.

This compromise may require that Fordham make better use of its spacious Bronx and Westchester campuses in the future, but that is not unreasonable. Fordham in Lincoln Square was conceived as a commuter college for New York City students, massive dormitories do not belong in Lincoln Center. The single largest component of Fordham's expansion is not new laboratories, classrooms or lecture halls, but rather 435,629 square feet of new dormitories creating a total 722,807 sq ft. That is three times the amount of space to be allotted to Fordham College, twice the size of the Law School and seven times the space to the School of Education (see page 7). Adding the additional 742,449 square feet allotted to the condominiums results in the incredible sum of 1,465,256 square feet of residential space of the contemplated total of 3,020,480, or 48% of the proposed new "campus." The proposed campus will have much more in common with a Trump or Extell development than a collegiate center.

The future of the Podium continues to be, but cannot be ignored. The arguments for its demolition are persuasive; (1) the Podium has totally isolated the campus from the community (2) its configuration and central location severely limit an architect's ability to design an open campus that does not resemble a fortress and (3) Fordham never applied for permission, as required in its 1957 contract with the city, to build

⁵ Lincoln Square Urban Renewal Project, 5th Amended Urban Renewal Plan, March 1988, pp.11 nad 13.

⁶ Calendar No. 241. Board of Estimate; Committee on Slum Clearance; Fordham University-Approval of Contract Relating to Lincoln Square Urban Renewal Project, Manhattan. Feb. 27, 1958. pp. 1985-2004. Articles 302,304,405, 506 and 507.

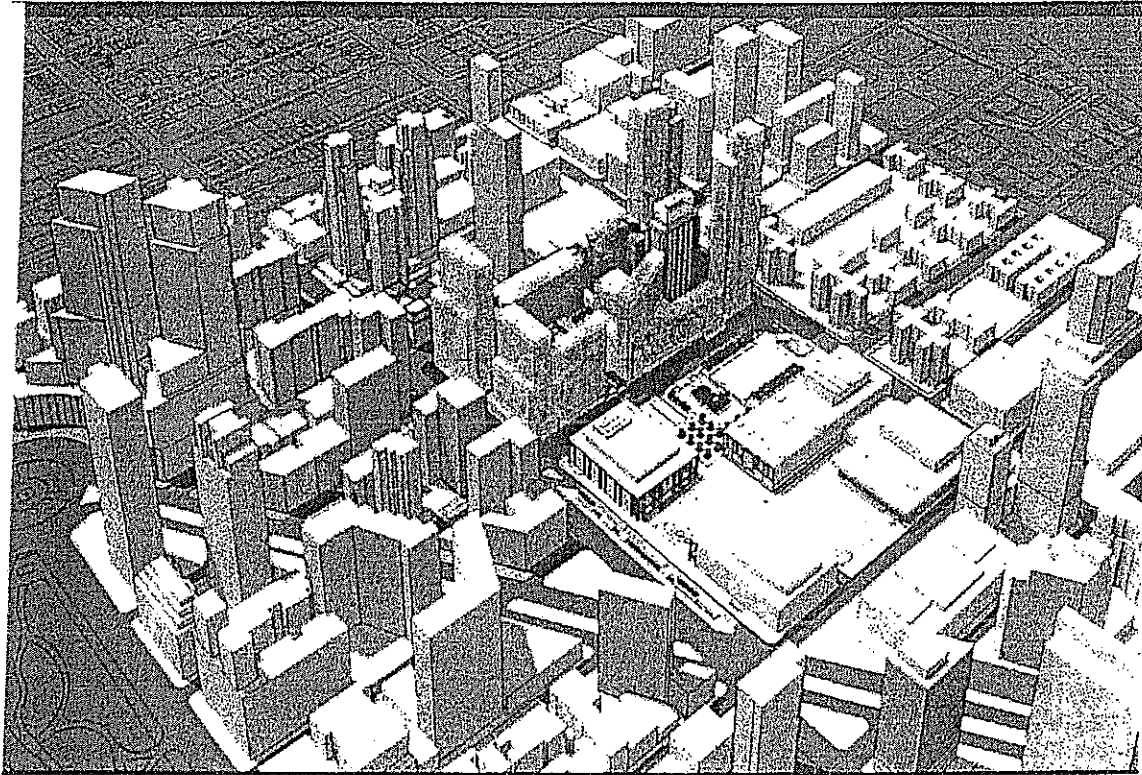
the Podium and the Podium was not in the approved Site Plan (see page 6). Fordham insists on its retention because it claims that it would cost \$300,000,000 to demolish. This figure has never been substantiated as the University and Fordham has not replied to Congressman Nadler's request for an opportunity to review the engineering estimates on which this figure is based.

The list of flaws in massive Fordham Master Plan is long. These include:

- 1) massive bulk and height of the buildings (see page 5),
- 2) unacceptable residential density resulting from 1,465,000 sq.ft. of housing.
- 3) retention of the Podium that separates the campus from the community.
- 4) no provision or concern for the lack of elementary and middle school facilities.
- 5) three new garages and replacement of 35 parking spaces with 470 new parking spaces.
- 6) aggravated traffic congestion.
- 7) insufferably overcrowded public transportation.
- 8) overcrowded sidewalks.
- 9) dangerous crosswalks.
- 10) overburdened sewers and sanitary services.
- 11) egregious environmental insults including destruction of St.Peter's garden and two extraordinary stands of white birch trees.
- 12) the immoral abuse of eminent domain by the sale of land specifically assigned to desperately needed educational facilities to private developers of condominiums.
- 13) waivers to overrule elemental zoning regulations designed to enhance good design, protect public safety and the environment and access to air and light.
- 14) construction of buildings such as a new library for which there is no use and forty stories buildings on Columbus Avenue for which there are no defined educational programs.
- 15) the inappropriate isolation of the campus from Lincoln Center for Performing Arts with which it was designed to be integrated.

Rectifying the above requires far more than minor cosmetic changes. It requires a return to the fundamental principles and design that led to the creation of the collegiate center. If Fordham refuses to consider the basic documents and Agreements cited above as a basis for compromise and continues to maintain that it is not subject to any restraints and is free to build what it wants, where it wants and when it wants it will not be possible to attain a reasonable compromise.

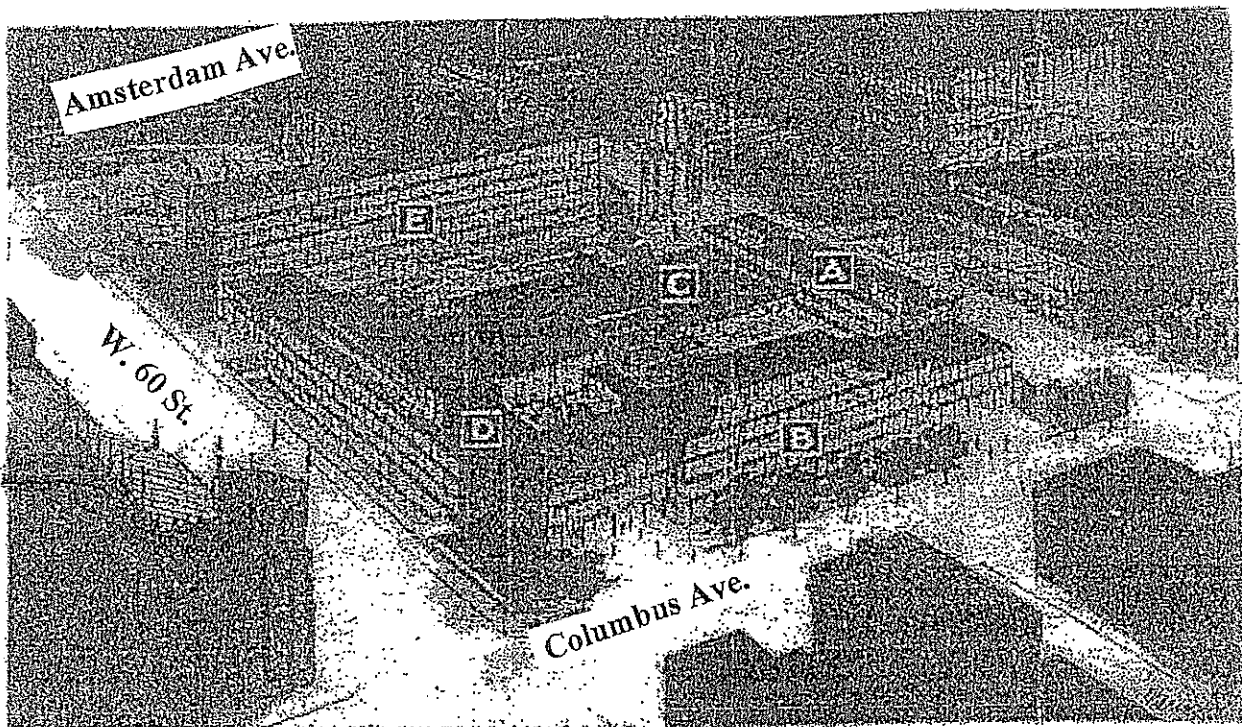
Sidney Goldfischer, MD
The Alfred Condominium
sgoldfischer@nyc.rr.com
212 262 0619



The massive size of the proposed campus buildings dominates and overwhelms the neighborhood. They dwarf the Center for Performing Arts to the north and the Amsterdam Houses to the west. This will be built on a site that Robert Moses created to build a “harmonious group of school buildings.... With buildings of three and four stories to create a landscaped campus in mid Manhattan.”⁷

The approved site plan for the campus, which is consistent with Moses’ vision, as drawn by Fordham’s architect, is reproduced on the next page.

⁷ Lincoln Square Slum Clearance Plan, May 28, 1956. Submitted to Mayor Robert Wagner, The Board of Estimate and the Slum Clearance Commission By Robert Moses, City Planning Commissioner, page 13.

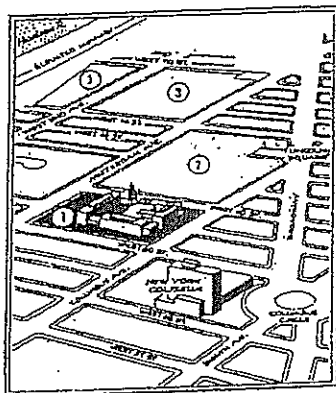


Plans for buildings labeled A to E, as well as the hall tower at upper right corner, were announced yesterday by Fordham University. New Law School will be at A. Buildings B and D will house the Schools of Business, Education, Social Studies and General Studies. Law and general

studies, student lounge and auditorium are to be at C. Additional classrooms and laboratories will be in E. Design by Voorhes, Walker, Smith, Smith & Haines. At top right will be new home of Metropolitan Opera, with Grand Theater below it. At left is Church of St. Paul.

Plan of Fordham University's Lincoln Center Campus, N.Y. Times Jan 21, 1959, pp. 1 & 33.

A - Law School. B and D - Schools of Business, Education and Social Services.
 C - Libraries, student lounge and auditorium. E - Classrooms and laboratories



1- Fordham Center.
 2- Center for the Performing Arts.

Under the terms of its Agreement with NYC, Fordham was obliged to complete the Lincoln Center campus as shown before it would be permitted to sell any land to a for-profit entity.

NOTE:

- 1-No building is taller than 7 stories
- 2-No podium
- 3-Landscaping in front of all buildings
- 4-No 20 foot concrete wall on W.60 St.
- 5-No parking on Columbus Ave.
- 6-No buildings on Amsterdam Av.

WELCOME TO THE FORDHAM HILTON

Fordham's Current Campus Space Allocations and Projected Growth

Program <small>(Program subtotals expressed in sqft)</small>	Current	Growth	Total
School of Law	159,921	229,615	389,536
Graduate School of Social Service	29,696	66,182	95,878
Graduate School of Business Administration	35,634	228,455	264,089
School of Education	49,261	53,125	102,386
Fordham College	93,444	139,315	232,759
Quinn Library	72,821	101,982	174,803
Shared Space	92,038	206,973	299,011
Dormitories	287,178	435,629	722,807
Program Contingency	—	163,799	163,799
Developer Residential (62nd Street)	—	434,089	434,089
Developer Residential (60th Street)	—	308,360	308,360
Totals	791,075 zsf	2,229,405 zsf	3,020,480 zsf

The largest component of Fordham's expansion is not new laboratories, classrooms or lecture halls, but rather 435,629 square feet of new dormitories creating a total 722,807 sq ft. That is three times the amount of space to be allotted to Fordham College, twice the size of the Law School and seven times the space to the School of Education.

Forty-eight percent of the construction will be residential, overwhelming the space allotted for academics.

Hobbs Court

ULURP #090125ZMM



East Harlem RFP – Project Overview

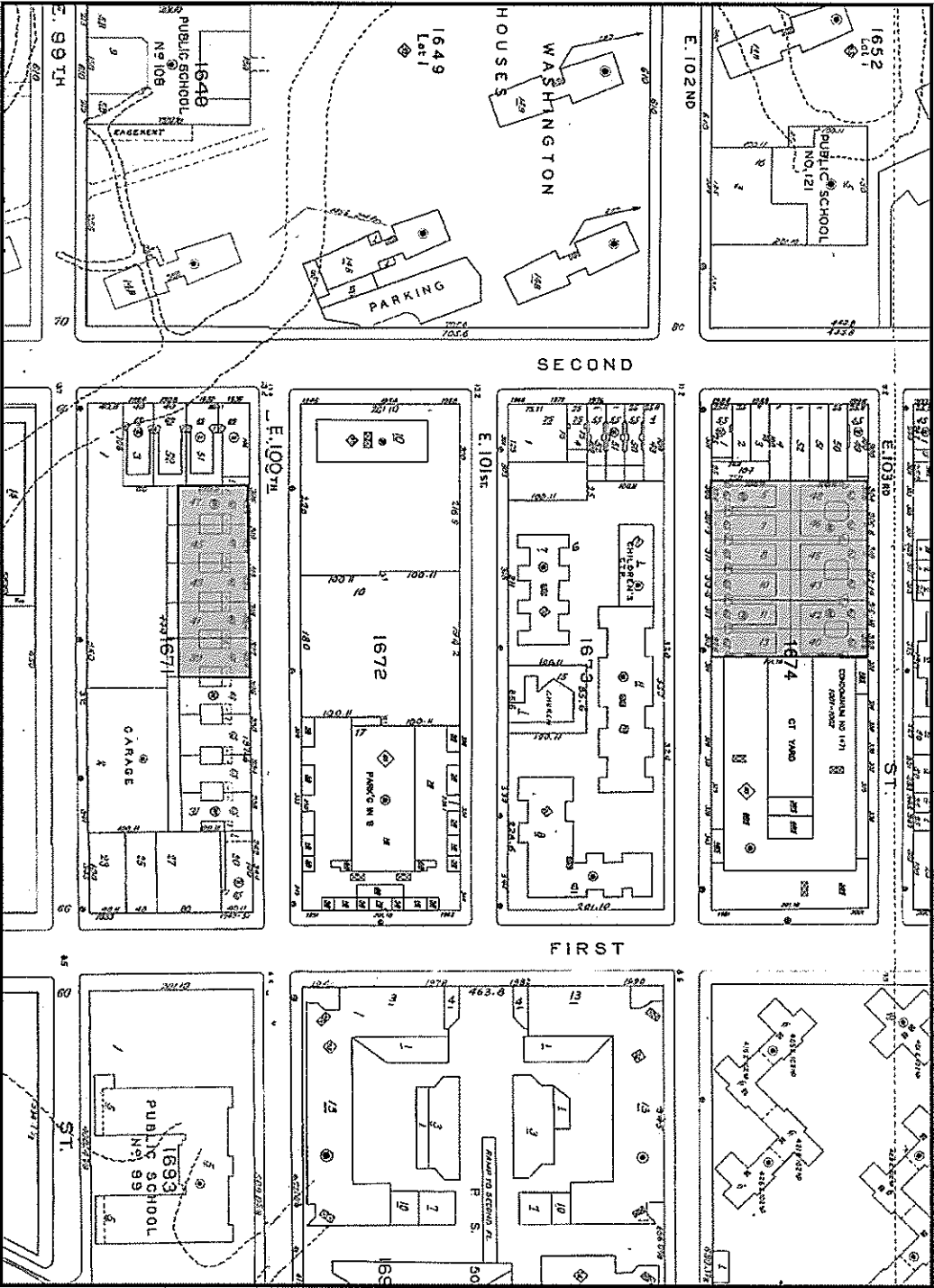
- East Harlem RFP issued by NYCHA & HPD in 2006 for 2 sites in E. Harlem
 - **Site #1: Hobbs Court**
 - New Construction of one (1) 9-story building with 259 units
 - **Site #2: The Ciena (not subject to ULURP)**
 - Rehab of five (5) vacant 6-story walk-up buildings with 81 units
- Phipps Houses/Urban Builders Collaborative, LLC selected in 2007
- **Hobbs Court & The Ciena** together will produce 340 units of affordable housing
- RFP required rezoning of E. 102nd and E. 103rd St. site (**Hobbs Court only**)

East Harlem RFP - Aerial Image



Metro North Rehab | East Harlem, Manhattan | Aerial Image View North

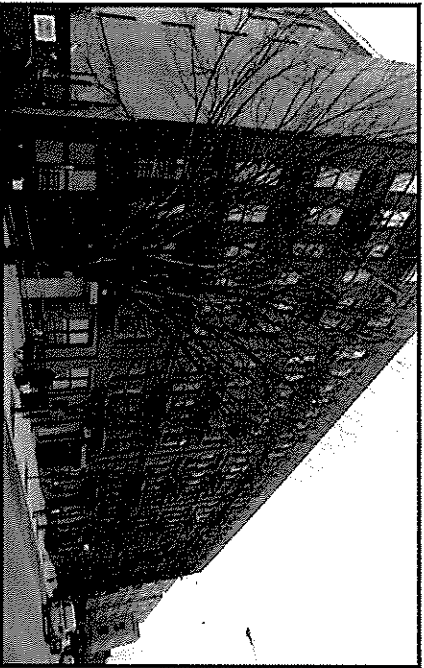
East Harlem RFP - Sanborn Map



Metro North Rehab* | East Harlem, Manhattan | Sanborn Map
* Shown in red on map

East Harlem RFP - Existing and Proposed

Hobbs Court

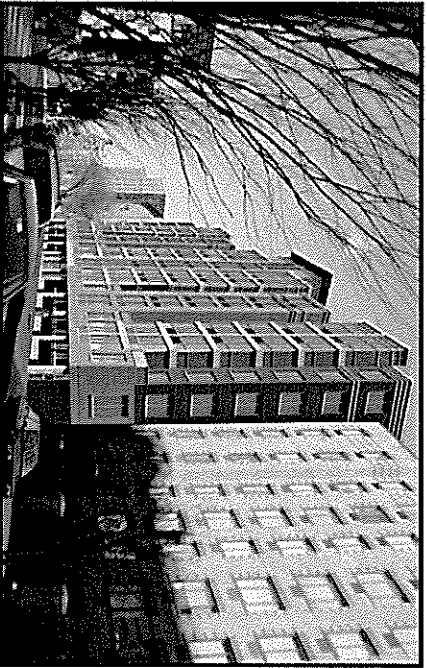


East 102nd Street Facing East - BEFORE

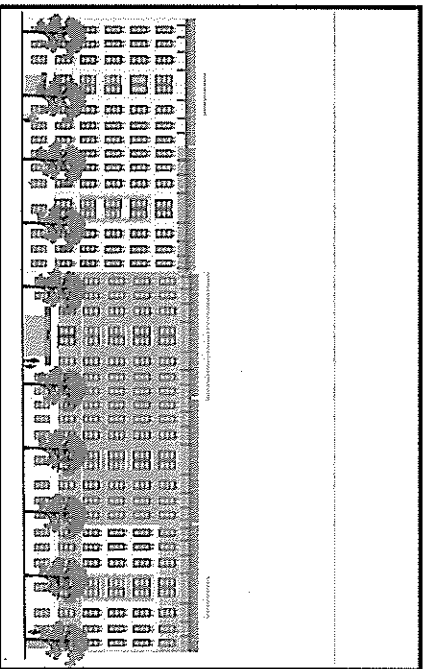
The Ciena



East 100th Street Facing West - BEFORE



East 102nd Street Facing West - AFTER (Illustrative Rendering)



East 100th Street Facing North - AFTER (Illustrative Rendering)

East Harlem RFP - Affordability & Tenants

- Former residents of NYCHA's Metro North Rehabs in good standing will have the option of returning to the new development (Metro North Rehab residents were relocated in 2003 due to deteriorating building conditions. They were offered Section 8 vouchers or priority transfers to the public housing development of their choice)
- Up to 300 Section 8 Vouchers will be made available to former Metro North Rehab residents as well as families on the NYCHA Section 8 waiting list (60% AMI = \$46,080 for family of 4)
- 18 units will be made available to households not exceeding 60% AMI
- 20 units will be made available to households with income greater than 60% AMI
- 2 units will be reserved for the superintendents

Hobbs Court - Rezoning Overview

- Actions: Zoning Map Amendment
- Applicant: New York City Housing Authority
 - Co-applicants: Phipps Houses & Urban Builders Collaborative, LLC
- Lead Agency: New York City Housing Authority
- Area to be rezoned: Hobbs Court
 - Mid-block between E. 102nd and E. 103rd Street, between First Avenue and Second Avenue from R7-A to R8-A

Hobbs Court - Rezoning Goal

The proposed rezoning will allow Phipps/UBC to replace NYCHA's Metro North Rehabs with a greater number of new construction affordable housing units at Hobbs Court

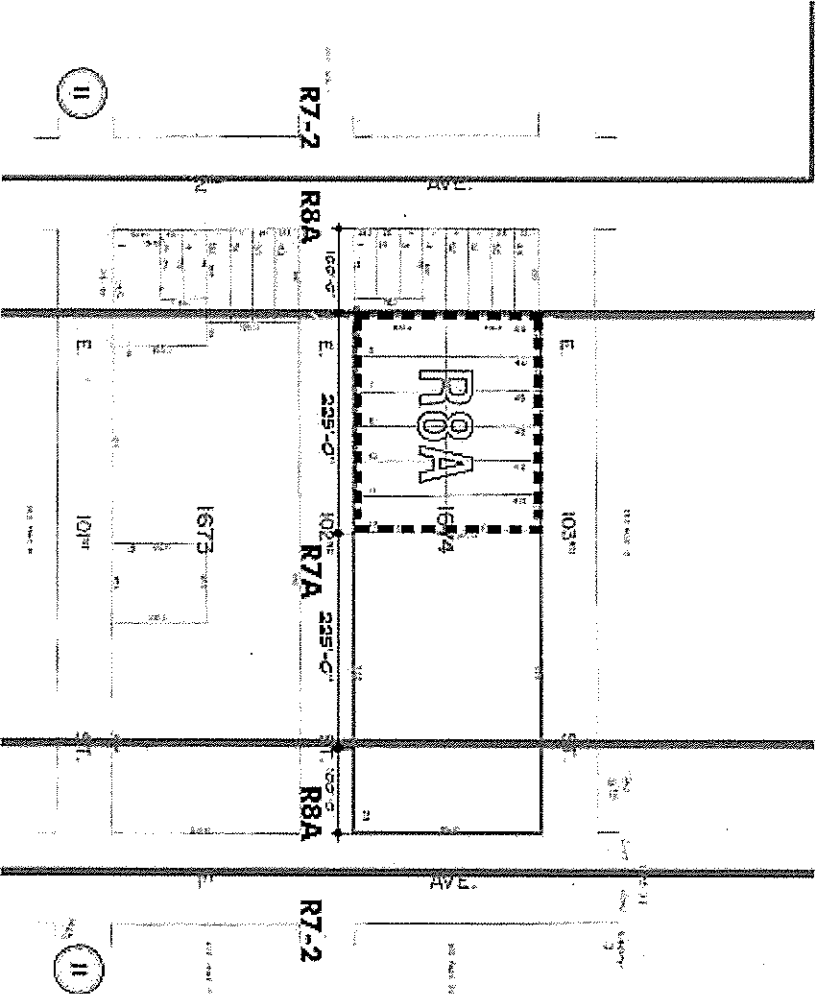
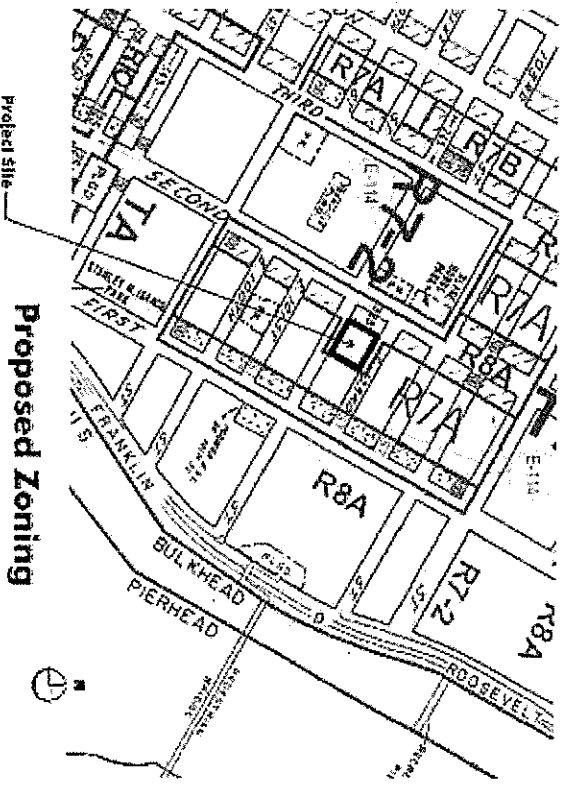
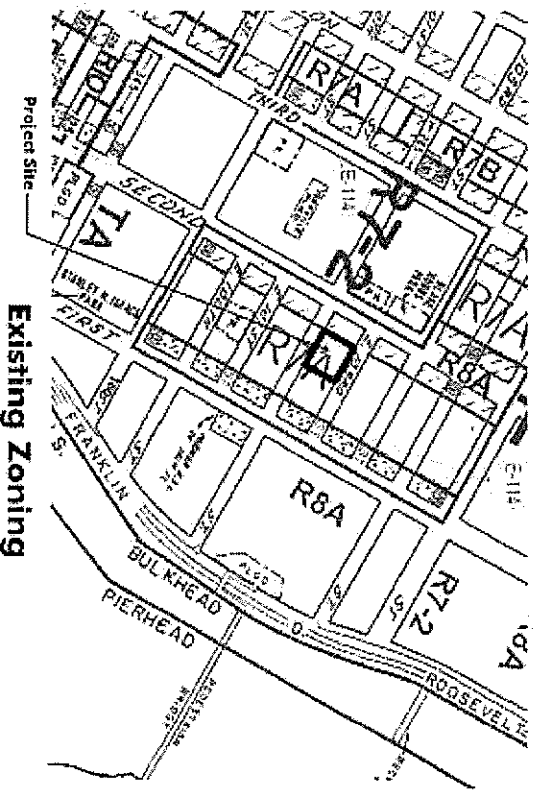
Existing Conditions

- **158 units**
- Nine (9) vacant 6-story walk-up buildings
- Three (3) vacant lots
- No community facility space

Proposed Development

- **259 units**
- One (1) 9-story elevator building (new construction)
- Landscaped open space
- 500 sf community facility space
- Meets NYSERDA Multi-Family Performance Program Standards
- Underground parking
- Security personnel, cameras and lighting

Hobbs Court - Zoning Map

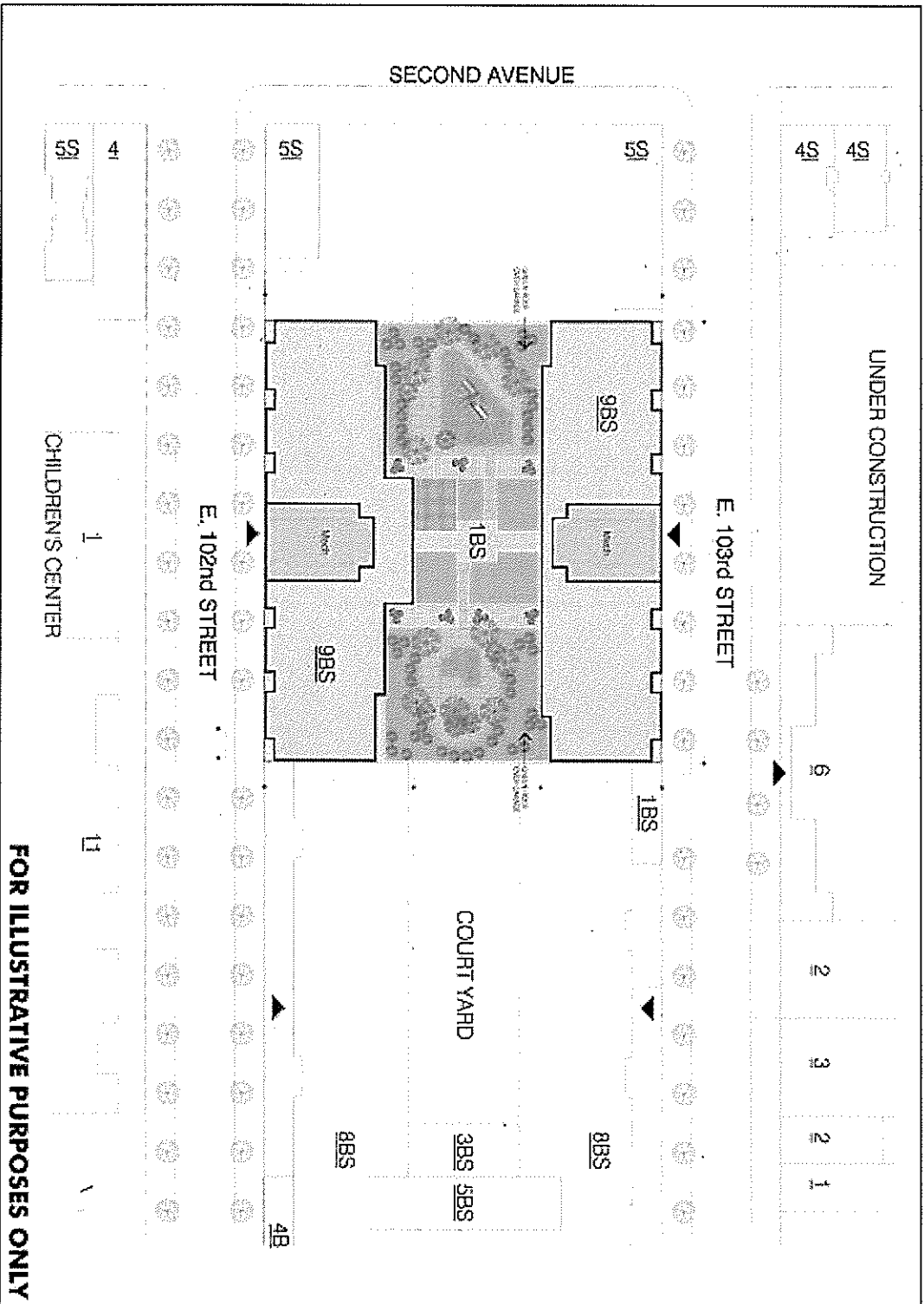


R8A - Proposed District



Proposed Zoning & Development Site

Hobbs Court – Site Plan



FOR ILLUSTRATIVE PURPOSES ONLY

MHG

10000 10th Avenue, Suite 100
 Denver, CO 80231
 Phone: (303) 733-1000
 Fax: (303) 733-1001
 Website: www.mhg.com

Project Name: Hobbs Court
Address: 10000 10th Avenue, Suite 100
City: Denver, CO
State: CO
Zip: 80231

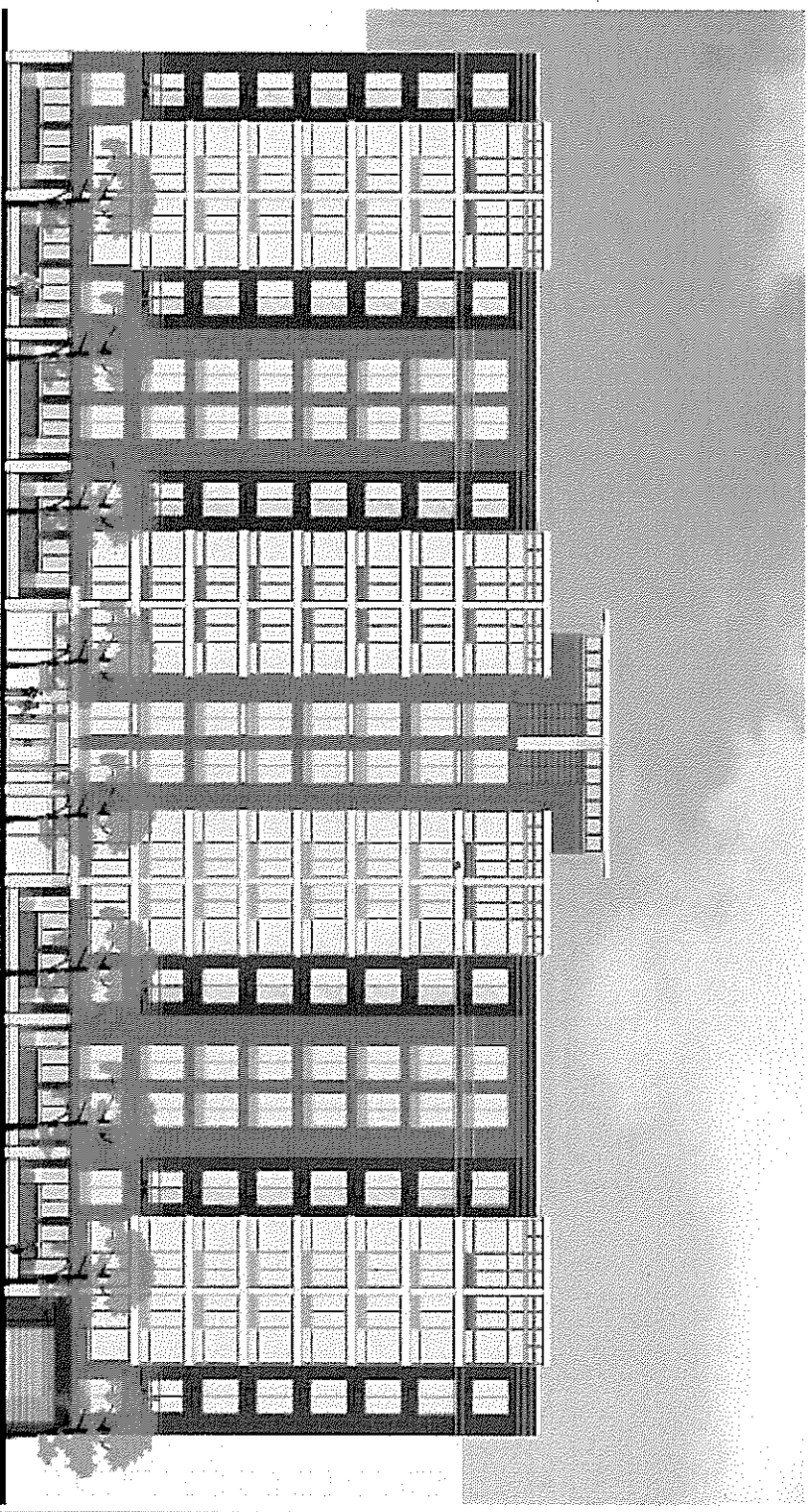
Project Type: Residential
Phase: Construction
Scale: 1" = 10'-0"

Site Plan

DATE: 02/21/14
BY: NTS
SCALE: 1/8" = 1'-0"

A-1

Hobbs Court - Elevation



FOR ILLUSTRATIVE PURPOSES ONLY

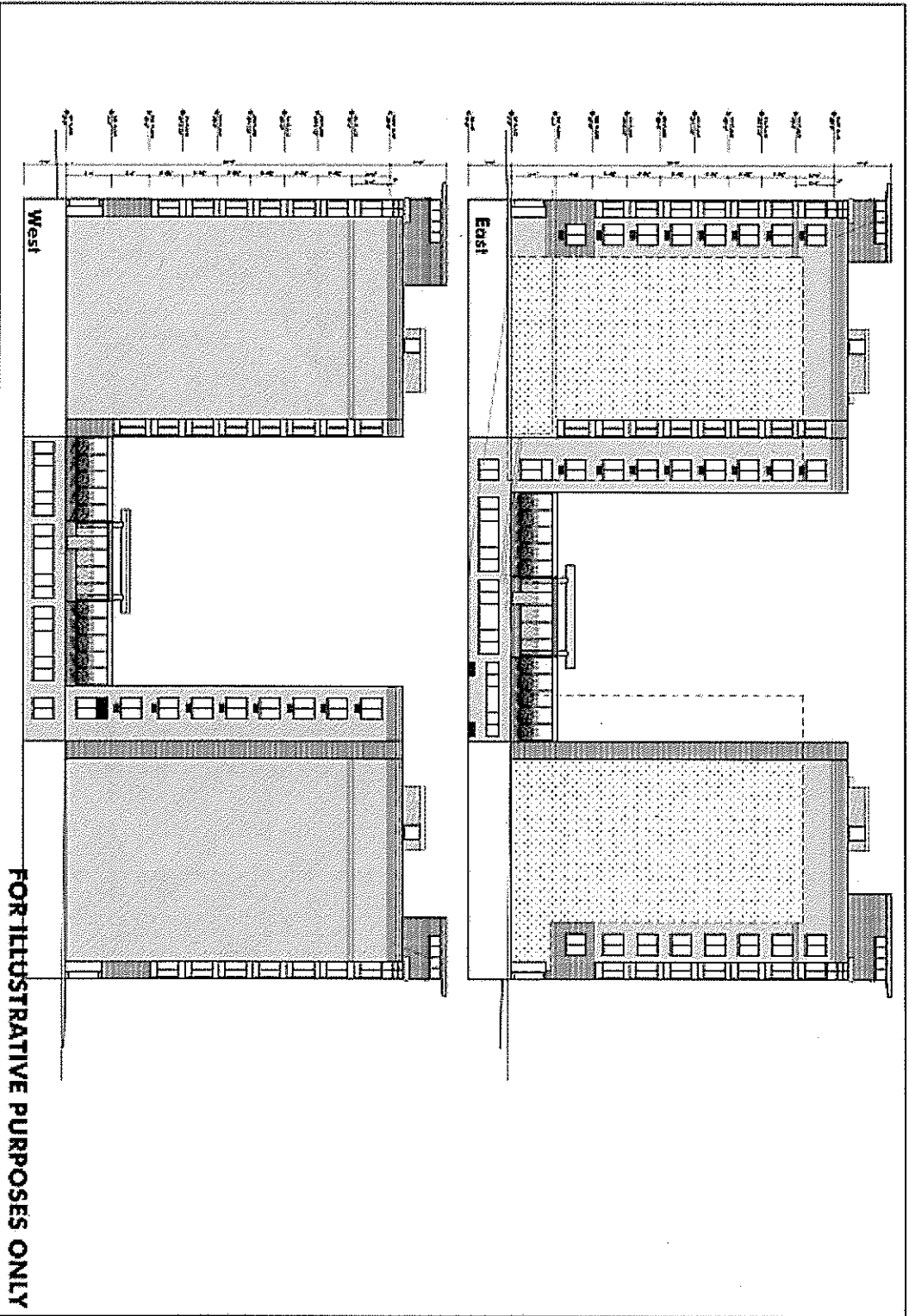
MHG
 MILLER HUGHES GROUP
 1000 17th Street, N.W.
 Washington, D.C. 20036
 Tel: 202.462.1000
 Fax: 202.462.1001
 www.mhg.com

Project Name: Hobbs Court
Client: [Redacted]
Architect: [Redacted]
Interior Designer: [Redacted]
Contractor: [Redacted]
Phase: [Redacted]
Date: [Redacted]

**102nd STREET
 ELEVATION**

HOBBS COURT

Hobbs Court – Courtyard Elevations



FOR ILLUSTRATIVE PURPOSES ONLY

MHG

11/11/14

1415 Hobbs Court
 Hobbs, NJ 07030
 Tel: 908.426.1000
 Fax: 908.426.1001
 www.mhg.com

Project: Hobbs Court, NJ

Client: Hobbs Court, NJ

Architect: M.H.G. Architects, Inc.

Scale: 1/8" = 1'-0"

Date: 11/11/14

Sheet: A-9

Project No: 1415

Client No: 1415

Architect No: 1415

Scale: 1/8" = 1'-0"

Date: 11/11/14

Sheet: A-9

Project No: 1415

Client No: 1415

Architect No: 1415

Scale: 1/8" = 1'-0"

Date: 11/11/14

Sheet: A-9

Project No: 1415

Client No: 1415

Architect No: 1415

Scale: 1/8" = 1'-0"

Date: 11/11/14

Sheet: A-9

Project No: 1415

Client No: 1415

Architect No: 1415

Scale: 1/8" = 1'-0"

Date: 11/11/14

Sheet: A-9

Project No: 1415

Client No: 1415

Energy Efficiency and Environmental Stewardship Elements

Building Envelope

- Cavity wall insulation will serve as a moisture and air barrier and will provide an
- R-value of 22
- Well-insulated roof with an R-value of 36 will reduce heat loss
- Air-sealing in both exterior walls and interior partitions will reduce drafts and heat loss and maximize tenant comfort
- High-albedo reflective roofing materials on the top of buildings will reduce heat island effect

Windows

- Double pane windows with low-e glazing and thermally broken aluminum frames will reduce heat loss and maximize tenant comfort

Heating and Domestic Hot Water Equipment

- High efficiency condensing boiler
- Thermostatic controls in each apartment will provide individual tenant comfort & control

Energy-efficient Appliances

- Energy-Star dishwashers in every apartment will reduce electricity and water usage
- Energy-Star refrigerators and lighting fixtures in every apartment
- Energy-Star washing machines and dryers in the laundry room will reduce electricity and water usage
- Bi-level lighting with occupancy sensors will be installed in hallways, common areas and stairwells will reduce electricity usage

Water conservation

- Low-flow showerheads
- Low-flow faucets in kitchens and baths
- High-efficiency toilets and
- Energy-Star dishwashers in every apartment

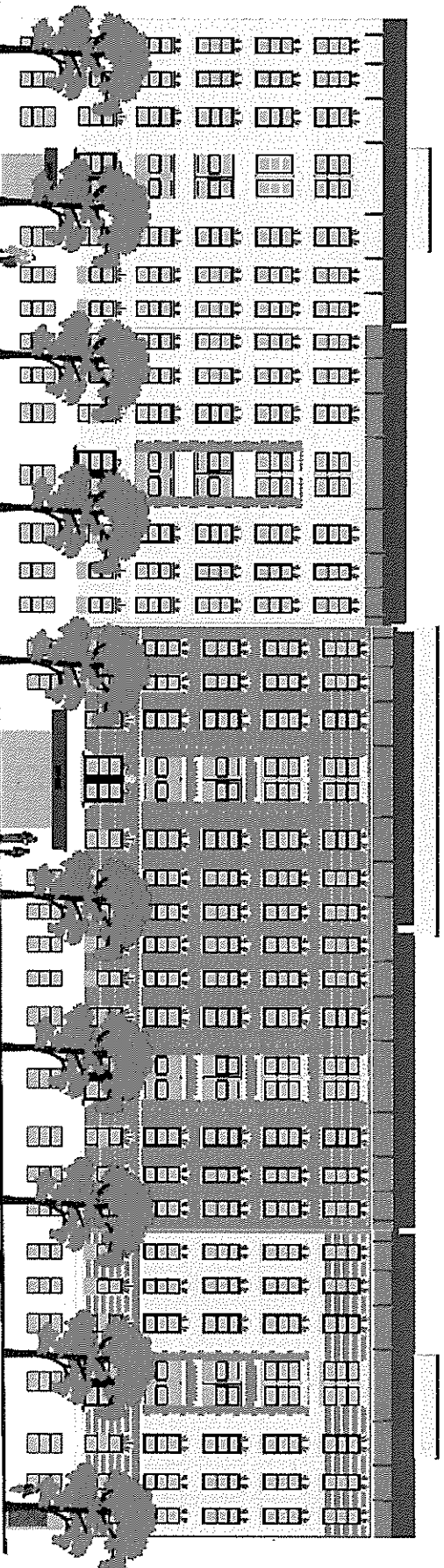
Indoor Air Quality

- Low-VOC paints, sealants and caulks will be used throughout the building
- Well-balanced and designed apartment ventilation system to reduce moisture and promote indoor air quality

Outdoor Recreation Space on "green roof"

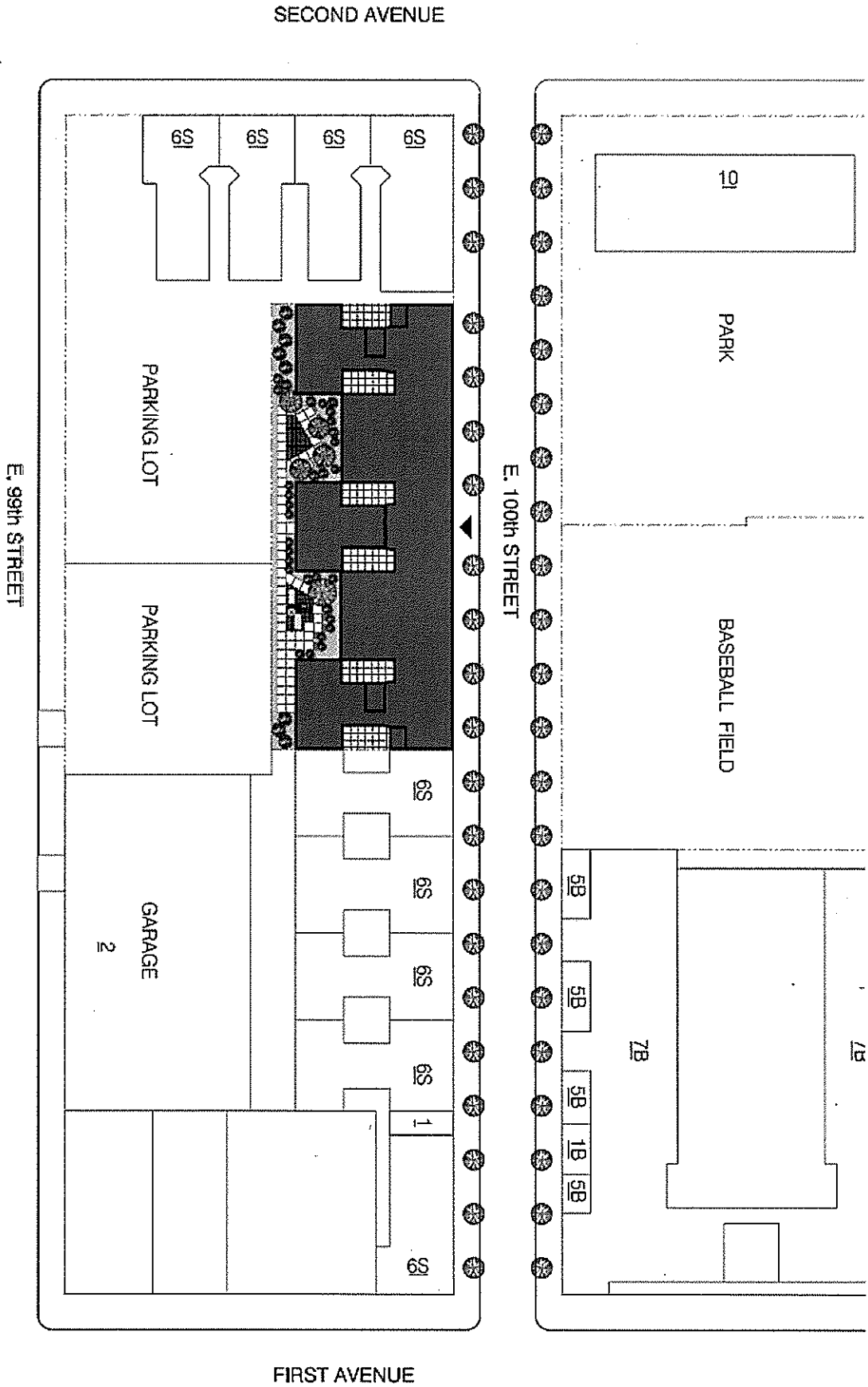
- 14,570 SF landscaped, outdoor passive recreation area in private courtyard will also serve as a green-roof over the community facility and underground garage spaces
- Green roof will retain rainwater and reduce groundwater run-off from the site

The Ciena* – E. 100th Street Elevation



* The Ciena is not the subject of this ULURP

The Ciena – Site Plan



SECOND AVENUE

E, 99th STREET

FIRST AVENUE

E, 100th STREET

10

PARK

BASEBALL FIELD

PARKING LOT

PARKING LOT

GARAGE
2

6S
6S
6S
6S

6S

6S

6S

6S

1

6S

5B

5B

5B

1B

5B

7B

7B

Testimony of Edward C. Wallace

Before the Land Use Committee and the Subcommittee on Zoning and Franchises

Chairman ^(W. G. M. W.) ~~W. G. M. W.~~ Katz, Chairman Avella and Members of the City Council.

My name is Edward C. Wallace. I represent Fordham University together with my colleague from Greenberg Traurig, Deirdre Carson, who is the zoning lawyer for this application. I am here with Father Joseph McShane, President of Fordham; Brian Byrne, Vice President for Administration, who for ten years has overseen the Master Plan application process before you; Don Clinton of Cooper Robertson the firm which has developed the Master Plan. They will describe the plan and answer any questions.

Also available to answer your questions are Tom Dunne, Vice President of Government Relations and Urban Affairs; many of you know Tom in his former life. He joined the Fordham team last September. With Tom is Leslie Massiah, Assistant Vice President for Government Relations who can describe Fordham's longstanding as well as current involvement in its community--not just as a good neighbor, but as a true part of the fabric of the Lincoln Center neighborhood.

Let me say, I am honored, as a former member of the this body, to appear before you and to help Fordham (my law school alma mater) respond to your questions and present its

plan for its students, its faculty and the West Side Community which it has called its Manhattan home for almost fifty years.

I present Father Joseph McShane.



Kevin Doyle
Executive Vice President
SEIU 32BJ

Testimony to the New York City Council
Committee on Zoning and Franchises
Public Hearing on Fordham University Lincoln Center Master Plan
May 12, 2009

Thank you to Chair Councilmember Tony Avella, and to the entire Zoning Committee for hearing my testimony today.

My Name is Kevin Doyle and I am the Executive Vice President for SEIU 32BJ. Local 32BJ is the largest property services union in the Country. Our union represents over 100,000 members across seven states, including 70,000 here in New York. Our members include janitors, doormen, custodial workers, porters and security officers.

I am here today to support Fordham's effort to expand its Lincoln Center campus to include two new towers between Amsterdam and Columbus Avenues. As the economic downturn forces the City to pursue new avenues for growth, higher education institutions will reap a strong return on investment. The expansion of Fordham University's Lincoln Center campus will create opportunities for job growth and neighborhood improvements, as well as further establish New York's leadership in the field of higher education. As we attempt to stabilize our economy and provide new opportunities for both students and workers, New York City should look to its institutions of higher education as potential engines of responsible economic growth.

While hard-working New Yorkers all over the City are facing uncertain futures, potential job losses, and reductions in hours, Fordham University has shown true commitment and dedication to their workers—both those employed by the university directly and those employed through contractors. For example, Fordham recently worked with 32BJ

to provide pay raises and benefits that have improved the lives of the Summit security officers employed on their campus.

Approximately 150 Fordham security officers, some of whom have joined us today in support of the expansion project, now receive family healthcare and higher wages. They can go to the doctor without worrying about the high cost of health insurance, and they will receive training to better protect Fordham students and staff. Over the next few years they will see their hourly rate increases. They will also gain access to additional benefits including legal service and retirement. Fordham University has been a leader in the professionalization of the security industry, and in creating opportunities for workers with the wages and benefits they need to raise families and flourish.

During these difficult economic times, we need responsible economic development that creates the good jobs New Yorkers need to get their families and the City back on solid ground. We also need developers who are honest and open to working with labor, the community, and elected officials to reach compromise. Fordham has done this.

I ask the City Council to approve this rezoning. A prompt and favorable vote will allow Fordham to quickly move forward with a development that will help our City grow and create new jobs New Yorkers need.

Thank you.

Good morning. My name is Bill Treanor. I am the Dean of Fordham Law School. I joined the law school's faculty in 1991 and have lived on the Upper West Side since that time, except for the years from 1998 until 2001 when I worked in the Clinton Justice Department as a Deputy Assistant Attorney General in the Office of Legal Counsel.

I would like to speak to you this morning about the mission of Fordham Law School and about how the planned law school building is essential to that mission.

Fordham Law has earned widespread acclaim as a leader in American legal education.

- In the latest *U.S. News and World Report* ranking, we are not only in the top tier overall, several of our specialty programs were singled out and our Evening School was ranked 3rd in the nation. We have eight specialty programs ranked in the top 20 nationally.
- We are one of the top 15 most selective schools in the nation, measured in terms of the LSAT scores of our most recent graduating class.
- We also have more graduates working at the nation's 30 most successful law firms than all but four other schools.

But I believe it is our commitment to be "In the Service of Others"—which is our motto—that truly captures who we are.

This commitment is reflected in our admissions process. For more than 100 years, Fordham has prided itself on being a gateway law school. We are, for example, one of the few top-rated law schools to have an evening program—and this has helped so many people make their dreams of becoming lawyers a reality.

We also are a diverse school, with students from varied racial, ethnic and religious backgrounds. Generally, more than a quarter of our entering classes are minority students from the top schools around the country.

Our commitment to service is also reflected in the ways our students help others while in law school. Our graduating classes contribute, on average, more than 100,000 hours of public service work—an achievement that earned the American Bar Association’s national pro bono award this past year, only the second time in history that the award has gone to a law school.

But even as Fordham Law is recognized as one of the nation’s top law schools, our educational mission is undermined by space limitations. Of the almost 200 law schools in the country, only a handful have so little space per student. The space constraints are so severe that it has become an issue with our accrediting authorities.

In our most recent accreditation report, the Association of American Law Schools expressed “concerns” about our “compliance with specific membership requirements . . . relat[ing] to physical facilities.” They stated that the “lack of space [is] . . . stifling what is otherwise a vibrant academic community”—and they required us to document our plans to address this issue.

Our plans, put simply, are centered on the new law school building that is part of Fordham University’s master plan for the Lincoln Center campus. The new building will provide us with an adequate number of classrooms for our students. It will allow us to have a library where students will have the space they need to study. And it will enable us to give our clinical programs the room they need to serve the underserved.

The new law school building is critical to our important work, and so I ask that you support Fordham’s Master Plan for Lincoln Center.

FOR THE RECORD

Antonia Bryson, Esq.
321 West 78th Street, #4B
New York, NY10024
212-787-6283/abryson@earthlink.net

March 4, 2009

Amanda Burden, Chair
City Planning Commission of the City of New York
22 Reade Street
New York, NY 10007

Re: Fordham Lincoln Center Master Plan
C 050260 ZSM, C 050269 ZSM, C 050271 ZSM, C 090173 ZSM, N
090170 ZRM, CEQR No. 05DCP020M

Dear Chair Burden:

I represent the Committee for Environmentally Sound Development (CFESD), a nonprofit organization composed of residents of the Upper West Side which has been operating for over fifteen years. CFESD advocates for responsible development that will not strain local services or aggravate pollution, with the aim of keeping the Upper West Side a hospitable and environmentally sound place for people to live and work. CFESD submits this letter to urge the Commission to deny the special permits and zoning text amendment requested by Fordham University in its Master Plan, and to supply comments on the Draft Environmental Impact Statement (DEIS) that is intended to disclose the environmental impacts associated with approval of those waivers and permits.

The Commission should not grant the special permit relating to height, setback and minimum distance waivers because it is requested for the purpose of maximizing the financial return that Fordham will receive when it sells the two corner parcels on Amsterdam Avenue to private developers, and not for the purpose of facilitating "good design", as is required by ZR 82-33. The special permit will enable the erection of 50 and 60-story buildings across from Lincoln Center, the Amsterdam Houses and several public schools that are grossly out of scale and context with the existing neighborhood and that will inevitably cause additional serious traffic congestion, will overload local transit, streets and schools, and have a dramatic and negative effect on Lincoln Center.

Moreover, the Commission must recognize that Fordham acquired these parcels through the use of the government's exceptional power of eminent domain, for what was presumably less than market value at the time, because of the educational function Fordham is established to pursue. Their sale for private development is a betrayal of the compact between the City and the community that eminent domain will be used for

public purposes and not to enrich private parties, be they nonprofit institutions or otherwise. Zoning special permits should not be used to facilitate this end.

The Commission should not grant the special permits authorizing new parking garages and associated curb cuts. The DEIS shows plainly that there is sufficient available nearby parking capacity and absolutely no need to add any parking supply.

There are 37 public garages and lots in the area with a combined capacity of 11,217 spaces. Currently, these facilities are 39, 74, 50 and 32 percent utilized, with 6,798, 2,930, 5,660 and 7,667 available spaces during the morning, mid-day, pre-theater and overnight time periods, respectively.

DEIS, page 15-19. Thus any showing by Fordham that "such parking spaces are needed for...the occupants, visitors, customers or employees of the use to which they are accessory", and that "within the vicinity of the site, there are insufficient parking spaces available", as required by ZR 13-561 in order to grant the special permits, is fallacious and presumably based on an erroneous interpretation of the data.

Furthermore, adding parking supply to this heavily congested area just north of the Midtown core runs counter to the principles adopted in Planyc2030 and the City's desire to reduce traffic congestion. The Commission cannot and should not make the findings necessary to support the grant of these permits.

Finally, the special permits and zoning text amendment should be denied because none of the serious effects on the neighborhood and the City should this Plan be authorized are disclosed in the DEIS, primarily because the methodologies used are designed to hide impacts or minimize their significance. Specific illustrations are set forth below in the comments on individual sections of the DEIS.

Chapter 1—Project Description

1. The justification for undergraduate expansion and dormitories is inadequate

Fordham claims to need additional space for all its programs, both to meet current academic standards and to provide for expansion. However, Table 1-2 shows that the Phase I Plan primarily involves an expansion of the undergraduate college, and that even by Phase II, the Education and Business Schools will be expanding far less than the undergraduate school, and the Law and Social Work Schools hardly at all. Table 1-3 shows that almost a third of the new space will be dormitories for undergraduates, and that roughly two-thirds of the new academic space will not be built until Phase II.

There is no explanation in the DEIS as to why the undergraduate expansion at this campus is necessary. It mentions the 85-acre undergraduate campus at Rose Hill, but

does not discuss whether any of the undergraduate growth can be accommodated there. It emphasizes the historic nature of the Manhattan location for the graduate schools, but the amount of additional development needed for those schools appears to total one million square feet or less. A scaled-down undergraduate expansion with a lesser amount of dormitory space would presumably lessen the need for the outsized private development on the Amsterdam Avenue sites, and might be able to be accommodated in buildings at heights and bulk more in keeping with its Lincoln Center neighbor and with less strain on community resources. The need for the project is not properly disclosed without a discussion of these factors.

2. The framework for analysis is improper

Fordham claims that if the Plan is not approved, it will still dispose of portions of its site for private development, which it can do as of right. The DEIS thus includes 736,000 square feet of development on the campus, producing 876 residential units, in the future no build scenario. As a result, the impacts of the private residential development are not analyzed in the DEIS, only the impacts from the Fordham portion of the Plan.

Yet the private residential buildings will not be built and standing in 2014 if Fordham is going ahead with the Plan, because the Plan includes buildings on those same sites. The future build scenario should not assess alternative scenarios for the same site.

According to the CEQR Technical Manual, in a phased project, the first phase is not counted in the future no build scenario for the second phase. The no action condition is always without the proposed project. *See* Ch.2, Section 400, p. 2.6. This makes sense, as otherwise there would not be a true representation of the project's total impacts on the existing condition. The Manual further directs that "expected development" to be included in the no build are developments that are "under construction, planned or proposed." *Ibid.* The Fordham as of right developments are not planned or proposed if the Plan is going forward.

The full impact of the private residential buildings must be included in the EIS—not just the impact of the Fordham campus construction on some hypothetical future scenario. The traffic, transit and pedestrian, shadow and open space analyses must reflect the addition of the 876 new dwelling units. Otherwise there will not be the required disclosure of the Plan's environmental impacts.

Chapter 2—Land Use and Public Policy

The DEIS concludes that the Plan will have no significant impact on land use in the area because

Overall, development resulting from the proposed action would be similar to existing development in the superblock.

The project site is currently occupied by a university campus with academic and dormitory facilities, and, as described above, would also contain residential buildings... The new academic, residential and open space uses planned with the proposed action would expand the campus facilities and would be compatible with existing academic, dormitory and open space uses on the project site.

Page 2-15. There is no discussion or consideration of the bulk and height of the proposed buildings, the number of buildings, and the total square footage proposed to be developed on the site—a tripling of the current condition. Similar use should be only one factor in considering whether the buildings will have an impact on land use.

This Commission expressed its views concerning excessive building heights in the Special Lincoln Square District when it amended portions of the Zoning Resolution relating to it in 1993. Focusing on several potential development sites, the amendment sought to establish “building heights that are compatible with the character of the district.” In its 1993 report, the Commission noted

Several buildings in the district have exceeded 40 stories in height, and are out of character with the neighborhood. Current district requirements do not effectively regulate height.

CPC Report, December 20, 1993, p. 3. It adopted urban design controls for the potential development sites that it emphasized would produce building heights ranging from the mid-20s to the low-30 stories. Yet this DEIS simply assumes that 30 to 60 story buildings are “compatible” with the site and the neighborhood, without any further discussion or any reference to the Special District’s mission to preserve the architectural integrity of Lincoln Center and of Fordham itself.

Further, the DEIS does not mention that Fordham would not have been permitted to develop this much floor area under the controls of the Lincoln Square Urban Renewal Plan. Although its controls may have expired, the LSURP is an expression of the public policy that governed the site at the time it was disposed of to Fordham, and no subsequent statement of policy exists. This Commission should confront this policy vacuum and the substantial public concern that has arisen over Fordham’s ability to pursue development on its campus that would not have previously been allowed by waiting more than forty years to undertake it. Clearly this was not the anticipated outcome at the time the site was virtually donated to Fordham for educational purposes and as a complement to the Lincoln Center campus. It is an abdication of responsibility for the Commission to default to the existing zoning as the policy governing the site without any further comment.

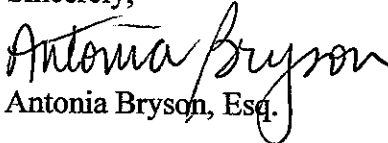
Chapter 15—Traffic and Parking

The impacts from additional traffic generated by the Plan will occur beyond the study area, which is too narrowly defined, and the intersections chosen for analysis within the study area are insufficient. The DEIS considers impacts on 57th Street only at its intersection with Ninth and Tenth Avenues. Traffic congestion on 57th Street spills over, at a minimum, to Eighth Avenue, and can reach as far as the East Side. There is also no analysis of the intersections at Broadway and 66th or 72nd Streets.

The DEIS shows that in 2014, the build year for the first phase of the Plan, levels of service at several of the intersections chosen for analysis will be unacceptable. For example, at the intersection of 57th Street with Ninth and Tenth Avenues, the levels of service receive an "F" grade for some of the movements, and a similar condition will exist at Broadway, Columbus and 65th Street, and at Columbus and 60th Street, and volume to capacity ratios will exceed 1.0. Level of Service "F" and these v/c ratios indicate the poorest quality service, with vehicles waiting for more than a minute to pass through. Many other intersections and movements will experience LOS "E", which also indicates "poor" services levels with frequent cycle failures (where motorists have to wait more than one green cycle to clear the intersection). Although CEQR practice permits traffic from a new development to add some seconds of delay to the intersection without finding a significant impact, the Commission should take into account the severity of the projected future no build condition in assessing whether and under what conditions to approve this project.

Standard mitigation measures such as offered here--changes in signal timing and daylighting of parking spaces--will not be enough to cure the impacts of the Plan, especially as the analysis does not fully disclose impacts by virtue of the inclusion of the as of right condominiums in the no build condition. The City has never done any post-development monitoring to determine whether these standard mitigation measures actually deliver as promised, relying solely on modeling. Without such validation, and/or a cumulative analysis of all projected development in the area, the traffic it will generate, and the area's capacity for handling such traffic, it should not continue to approve projects such as this one.

Sincerely,


Antonia Bryson, Esq.

Good morning. My name is Sheila Foster. I am the Associate Dean for Academic Affairs at Fordham Law School and co-director of our Stein Center for Law & Ethics. I joined the law school in 2001, and I was named the Albert A. Walsh Chair in Real Estate, Land Use, and Property Law in 2006.

My work in Environmental Justice and Sustainable Urban Development has been supported and nurtured during my time at Fordham Law. I have worked with local, community-based organizations in New York City to support their efforts to create healthy, more livable communities. These efforts have included negotiating with the Metropolitan Transit Authority to put cleaner fuel buses on the streets and to retrofit bus depots in communities with high asthma rates.

I am not alone at Fordham in working with and supporting our most under-served communities around the city. Many of my colleagues and our students collaborate daily to provide legal advice to individuals and organizations who would otherwise forgo legal representation. There are many opportunities across our curriculum in which Fordham law students discover the myriad ways that the law can make a real difference in people's lives.

Our students are engaged in public service work on a level that is virtually without parallel in American legal education. On an annual basis, more than 200 students handle about 200 pro bono cases and mediations through our 14 legal clinics. And each year, nearly 300 Fordham Law students provide a range of legal services at more than 100 nonprofit, governmental, and non-governmental organizations, as well as in state and federal courts.

Through these opportunities, our students gain hands-on experience performing lawyering functions in the kind of problem-solving settings they will encounter throughout their professional careers.

These are not the only ways that Fordham Law serves its neighbors in New York City.

A cursory glance at the school calendar on our web site reveals the richness of public events that we offer each year. The Forum on Law, Culture & Society, for example, offers a number of programs which explore the relationship between law and culture. This year, the Forum featured influential artists and public figures—from Sam Waterston to Brooklyn DA Charles Hynes to Sidney Lumet—who spoke to a diverse audience about their work. And our amphitheater is regularly used for community events, including a high school moot court competition and an annual conference on domestic violence that we co-host with various city and state groups.

We also host a number of “pipeline” programs focused on increasing the number of minorities in the profession by outreach to junior high and high school students.

The new law school building planned for Fordham’s Lincoln Center campus will enhance all of these public service efforts. In addition to providing more space for classes and our library, it will expand the space available for our 14 legal clinics and for the superb public programming that enriches the community in which we live.

I ask that you support Fordham’s Master Plan for Lincoln Center.

TESTIMONY BY DEIRDRE CARSON
Before the New York City Council
Subcommittee on Zoning and Franchises
May 12, 2009

Good morning Chair Avella, Councilmember Brewer and Members of the SubCommittee. I am Deirdre Carson from Greenberg Traurig, Fordham's land use counsel.

My task this morning is to describe the land use context in which the actions you are reviewing are requested, as well as to provide a brief description of the actions themselves.

Preliminarily, we note that the Fordham Master Plan will be carried out on land that Fordham has owned for more than 50 years, without any expansion into the community. Fordham's applications do not require any change in the zoning map for the district in which Fordham is located; nor do they call for any waivers of the uses permitted in the district or the amount of floor area permitted on the Fordham campus. The only text amendment that is before you is one that will clarify existing text as to curb cuts, to facilitate construction of an otherwise permitted loading dock on West 62nd Street.

Although Fordham was subject to special development restrictions during the 40-year life of the Lincoln Square Urban Renewal plan, those restrictions expired, under the terms of the City's land disposition agreement with Fordham, on January 26, 2006.

The Fordham campus is situated on a superblock, surrounded on four sides by wide streets. Since enactment of the 1961 Zoning Resolution, the area in which the campus is located, like much of the Lincoln Square area that surrounds it, has been mapped as a C4-7 zoning district. Within this district, development of residential, community facility and commercial buildings is as of right to a base floor area ratio, or FAR, of 10.

The City Planning Commission has carefully reexamined the zoning for the area twice - once in 1969, when the Special Lincoln Square District was mapped and its associated regulations were adopted, and then, again, in 1994, when the special district regulations were reexamined and substantially rewritten. Both times it left that original zoning designation in place. Indeed, both the report issued by the Commission in support of the 1994 amendments and the report of Community Board 7 in connection with that action affirmed the propriety of continuing the C4-7 zoning designation.

The special district regulations contemplate the construction of a variety of building types, including towers. No absolute building heights are established; however, the regulations include a "bulkpacking" requirement, which mandates that 60% of a zoning lot's floor area be located below 150 feet. The regulations also require active uses along the Avenue frontages and establish minimum glazing requirements and ground floor use restrictions.

In its ULURP applications, Fordham is not seeking any modifications of district regulations as to use, floor area ratio, bulkpacking, or glazing and use along the Avenues. In some instances, Fordham intends to improve upon the district standards. In the plan, as modified, Fordham will not merely meet the bulkpacking requirement of 60% of floor area below 150 feet, but exceed it.

The building envelopes Fordham is proposing in the Master Plan, in each case, do require modifications of height and setback regulations, as well as of regulations concerning minimum distances between buildings, distances between legally required windows and lot lines and inner and outer court regulations. Section 82-33 of the Zoning Resolution authorizes the City Planning Commission to modify these bulk parameters in order to "facilitate good design," which the City Planning Commission interprets to mean good urban design, rather than individual building design. This special permit is like the permits

authorized elsewhere in the Zoning Resolution that allow bulk modifications for large-scale developments, when the buildings in a large-scale project have not yet all been designed.

Donald Clinton of Cooper Robertson will explain why the proposed bulk modifications will facilitate good design.

Fordham is also asking for special permits to permit the construction of accessory parking garages in each of the two residential towers proposed for construction on Amsterdam Avenue. No accessory parking is permitted as of right within the Lincoln Square Special District. If approved, the garages would contain a maximum of 68 and 137 parking spaces, respectively, but in any event not more than 35% of the total number of dwelling units in each building. This ratio of spaces to dwelling units is the same as would be permitted in residential buildings in CB 7 outside of the Special Lincoln Square District, and it should be noted that Fordham's parking request is consistent with the recommendations adopted by the Transportation and Land Use Committees of Community Board 7.

Finally, Fordham has obtained an authorization for a curb cut from City Planning for the new loading dock on West 62nd Street. In a technical action, Fordham is requesting a text amendment of Section 82-50 of the Zoning Resolution that clarifies the applicability of the authorization procedure for curb cuts accessing as of right loading docks.

Thank you for this opportunity to address the Subcommittee.



EXCELSIOR | EVER UPWARD | THE CAMPAIGN FOR FORDHAM

**Joseph M. McShane, S.J., President
Fordham University
Testimony before the New York City Council
Tuesday, 12 May 2009**

Good morning Chairman Avella, members of the Subcommittee and Councilmember Brewer. I'm Joe McShane, the president of Fordham University.

I wonder if I could begin my testimony to you this morning with a story, my father's story. The son of Irish immigrants, my father was born in Hell's Kitchen and raised in Vinegar Hill in Harlem and Marble Hill at the northern end of Manhattan. He graduated from Xavier High School in Manhattan in January of 1929, and at the age of 16 entered Fordham College as a freshman. The first member of his family to go to college, he worked his way through college by working as an attendant in the City's parks. When he graduated, he gave himself to a life of service--first as a high school teacher and coach, and later as a civil servant. When my brothers and I were growing up, he stressed over and over again that Fordham changed not only his life, but the life of his entire family. My friends, my father was a Fordham Everyman. His life story has been repeated countless times in the 168 year history of the University. It has always been an institution with a deep devotion to the City and its people. It has always had a special love for and mission to the children of immigrants.

I am happy to be able to tell you that Fordham continues to be the same kind of institution that it was when it welcomed my father to its student body in January of 1929. That is to say, it remains devoted to the City; it continues to have a special fondness for first-generation college students (and especially the children and grandchildren of immigrants); and it continues to help first generation college students realize the American Dream both for themselves and for the members of their families. In addition, it continues to educate men and women for others, men and women who use their considerable talents to help others and to strengthen the City.

A few observations and/or statistics will serve to make my point. More than 90 percent of our students receive financial aid from the University; 30 percent of our undergraduate students come from minority backgrounds; and in the Jesuit tradition, all of our students are taught to become "men and women for others."

Allowing Fordham to develop the Lincoln Center campus according to the plan you have before you will let us continue to serve the students, community and City more effectively in the coming decades. Other Fordham supporters who will testify today will tell you why the campus should be developed, not only for the good of the University, but also for the economic and educational vitality of the City. I will just share a few particulars with you now.

The facilities constructed at the Lincoln Center campus over the next few decades were designed to accommodate approximately 3,500 students. The student population at Lincoln Center, however, has grown over the years to approximately 8,000 students today. They are not well-served by our current facilities, which provide about 106 square feet per student while comparable schools nationwide offer more than 380 square feet per student. Therefore, the Lincoln center campus is inadequate to our current needs, much less those we project over the next two decades. You will be hearing today from the deans of the various schools at Lincoln Center, who will explain in greater detail how the physical limitations of the campus's existing buildings sorely challenge us in the delivery of quality educational programs.

Unlike some of its sister institutions in the City, Fordham is a tuition-supported school. Since its endowment is modest, the University will need to capitalize on its real estate assets; continue its aggressive fundraising campaign; and acquire Dormitory Authority financing.

Finally, in developing this plan, we have consulted with our neighbors and the community board and heard their concerns and requests. We have been extraordinarily responsive to their requests for changes on many fronts because it is the right thing to do, and we take seriously our responsibility to be a good neighbor. While we have adopted many of our neighbors' proposals, it has not been possible to accommodate every single request. That said, we think the changes we've made have resulted in an improved plan that better serves the community and the University. I will leave it to Dr. Brian Byrne, vice president for Lincoln Center, to tell you more specifically how we have addressed these concerns, most recently with the able assistance of Borough President Scott Stringer and his land use staff.

Thank you, in advance, for your thoughtful consideration of Fordham's plan to develop its Lincoln Center campus. We believe its approval is critical not only to Fordham's mission, but to the intellectual, cultural and economic health of the City.

###



crain's new york business.com

Fordham's lessons for NY

April 12, 2009

Wall Street's recovery is in serious doubt. Clearly, New York City's economy must become more diversified. But do New Yorkers understand what it will take to help make that happen? A key test comes in the next few weeks, when the Planning Commission and the City Council vote on Fordham University's \$1.6 billion proposal to expand its Lincoln Center campus. This is exactly the kind of big thinking on which the city's future depends.

The importance of higher education to the local economy can't be overstated. In the last 10 years, employment at New York City colleges and universities has grown by more than 20%, to more than 90,000 full-time employees, and the jobs total easily surpasses 150,000 when contract workers are counted. These are just the sort of middle-class jobs—from highly educated teachers to entry-level support staff—that New York needs.

Fordham offers both immediate and long-range boosts for the city with its plan to revamp the Lincoln Center campus to alleviate overcrowding—its space per student is half that at other New York City schools—and expand enrollment to 11,000 from 8,000. It could break ground a year from now, providing 5,000 desperately need construction jobs, and the additional students will create an estimated 500 permanent Fordham jobs and 200 contract positions.

The university has already significantly changed its original proposal to help ease community concerns about neighborhood density. It has sacrificed 144,000 square feet that could have been developed under current regulations. It is spending more than \$5 million on a temporary park for residents and permanently opening much of its Lincoln Center campus to the neighborhood. The school has also agreed to consult community groups as the design evolves.

Yet neighborhood opposition persists in a so-yesteryear way, with some activists pressing for further reductions in building heights and density and others demanding a veto over future alterations. While there is always room for negotiation, the fact is that further changes—especially downsizing two residential towers that help finance the plan—could hurt other parts of the city. For example, Fordham might have to delay planned construction on its Bronx campus. Robbing Peter (the Bronx) to pay Paul (the West Side) makes little sense for anyone. A community veto would set a dangerous and unneeded precedent.

Fordham's plan should be approved on its merits—and to send a signal to other universities that the city stands behind them, because they hold an important key to New York's future.



FORDHAM

THE JESUIT UNIVERSITY OF NEW YORK

NEWS

NEW YORK POST

24 HOURS A DAY

LET FORDHAM GROW

February 16, 2009

OK, it wouldn't be New York if the mal contents didn't pipe up whenever someone proposes building something to make for a better city. The grumblers' latest target: Fordham University's redevelopment plans in Manhattan.

Yet those plans will help Fordham - an excellent university - and greatly enhance New York City.

So municipal officials need to ensure that a few local Luddites don't manage to pull the project down into the muck.

Fordham hopes to build several buildings on land between Columbus and Amsterdam avenues, next to Lincoln Center. Its ultimate goal: some 3 million square feet of space, enough to comfortably handle 11,000 students by 2032.

(It now serves some 8,000 students on a severely overcrowded campus there.)

Fordham believes the extra elbow room will help catapult it into the uppermost echelons of higher education. The expansion would also reinforce New York's status as an intellectual capital - and shore up the city's capacity to churn out a sufficient supply of talented labor to satisfy the businesses that rely on it.

The project also means 5,000 construction jobs before the final coat of paint goes on - and 500-plus permanent jobs.

The foes' gripe? Some fret that the new buildings may mar their spectacular views; others simply fear change.

Last month, the local community board officially nixed the idea - though its verdict isn't binding.

The simple truth is that development refreshes and revitalizes neighborhoods - and this one is no exception. The community would greatly benefit.

City Councilwoman Gale Brewer, who represents the area, and Borough President Scott Stringer should rally behind the school and lend the project their enthusiastic support. As should the entire City Council, which ultimately must vote on the plan.

If they do, they'll be acting in the interests of not just Fordham and the neighborhood - but of the whole city.



DAILY NEWS |

Ram this one through

February 8, 2009

Fordham University has plans to create a jewel of a campus on its Lincoln Center property - and the city government must get foursquare behind this project.

The continued health of New York's institutions of higher learning is vital to the city's future. They are a growing source of economic activity and of the intellectual smartsthat keep the town on top.

The need to boost the vast array of schools that populate the five boroughs is all the more important with the demise of Wall Street as an engine of growth. And here comes Fordham with plans to spend \$1.6 billion to upgrade a tract devoted largely to graduate schools of law, education, social service and business.

Talk about a shovel-ready, jobs-producing project.

Current zoning allows Fordham to erect what would be sky-high towers on the two-square-block tract. But instead, the university wants to build eight less imposing structures and help finance construction by selling two parcels to residential developers. The city planning department has given an initial nod to a waiver needed for the plan.

The concept makes sense on numerous levels. By relieving severe crowding and creating first-class facilities, Fordham's respected professional schools would be poised to gain elite status. At the same time, the public would benefit nicely from the real estate levies generated by placing two privately controlled parcels on the tax rolls.

This being the persnickety West Side of Manhattan, the community board refused a stamp of approval. It has had its say and now the matter is in presumably wiser hands, including those of Manhattan Borough President Scott Stringer.

Fordham needs a big yes. New York needs a strong Fordham. Let's make this a win-win.



FORDHAM
THE JESUIT UNIVERSITY OF NEW YORK

NEWS

crain's new york business.com

NY's economic success stories

February 1, 2009

Believe it or not, there is good news about the New York economy. Although we're in the worst national economic downturn since the Great Depression, three industries in the city are doing well. And therein lie a number of important public-policy lessons.

SUCCESS STORY: Colleges, universities and professional schools will be bulwarks during the downturn. The higher-education field now employs more than 91,000 people in the city and is likely to add jobs, as enrollment swells during the recession. This group, more than almost any other, can provide good jobs for the middle class. While professorships may require advanced training, schools employ thousands of support people who have earned more modest degrees.

THE LESSON: Help universities expand. Too few politicians were willing to publicly support Columbia University in its multiyear effort to win approval for a new campus in West Harlem, despite the project's enormous potential for the economy. The opponents may have been loud, but they put parochial interests above the needs of all New Yorkers. The scenario threatens to repeat itself on the West Side, where Fordham University is mired in another battle in which the city's future is at stake.



FORDHAM NEEDS TO GROW

January 29, 2009

In the latest of many development debates facing the Upper West Side, Fordham University has asked the city to grant it several variances so that the school can expand its Lincoln Center campus. Important questions about the project have been raised during recent community board meetings, but we believe that with some key modifications, the school should be permitted to move forward with the plan.

The need for Fordham's growth is clear. The school says it currently handles almost 8,000 students on a campus designed for 3,500; by 2032, that number is expected to grow to more than 11,000 students. The amount of space per student here is exceptionally low as well: only 106 square feet per student, compared with 388 square feet per student at Columbia, and a national average of 360 square feet per student.

And these students serve the community well. Fordham hosts free legal clinics, sends teachers into public schools and brings expertise to various social service outlets throughout the city.

The expansion would add nine new buildings for Fordham, two luxury apartment towers to help fund the school's endowment and commercial space. The center of the campus, bordered by West 60th and 62nd streets and Columbus and Amsterdam avenues, would offer space accessible to the public.

Administrators appear to be sensitive to the fact that the neighborhood has been nearly inundated with development projects in recent years—Fordham has not asked for additional square feet beyond what zoning allows, but instead has focused on seeking variances for building heights and setbacks, as well as curb-cuts.

Still, Community Board 7 has highlighted some problems with the plan. With buildings as tall as 550 feet along the avenues, Fordham's project has the potential to become an imposing wall separating the community, especially along Amsterdam Avenue. The project is also fairly dense, adding more than 2.2 million zoning square feet to a plot of land that currently has less than 800,000 zoning square feet. The addition of two apartment towers also raises significant concerns about increased crowding at already overburdened public schools.

Fordham has already made some concessions regarding design and bulk; this is a good start, but more reductions are needed. The school might also assure the community that it will have a say in what sort of buildings will eventually rise at the site, as the master plan currently under consideration does not specify design elements.

We are confident that Council Member Gale Brewer, will be apt mediators for the discussion. With a little compromise and creative thinking, Fordham should be granted the right to move forward with this important plan.

Fordham University
UNITED STUDENT GOVERNMENT



In Support of New Development at the Lincoln Center Campus

Recognizing that the United Student Government, serving as the elected representatives for the student body of Fordham University's Rose Hill and Lincoln Center campuses, is charged with the responsibility of addressing complex issues, providing for the needs of our students, and advocating on behalf of our peers as a means of enhancing our university community,

Opposing the most recent resolution passed on January 21, 2009 by Manhattan Community Board 7 (CB7) which disapproves of Fordham University's ambitious efforts to take the necessary and appropriate steps required in order to expand its overpopulated Lincoln Center campus and further rejuvenate the surrounding area,

Rejecting the unjust and ill informed accusation by Manhattan Community Board 7 which wrongly states that Fordham University will "be creating a campus which, in most of its particulars, radiates hostility towards its neighbors and isolates itself within the community.",

Calling to mind the fact that Fordham University has called Manhattan's West Side its home since 1961 and that since its establishment, the University always has and will continue to contribute to the intellectual vibrancy, social service, and cultural enrichment of the Lincoln Center community,

Affirming that as part of Fordham University's "Master Plan" for the Lincoln Center campus, there are a large number of substantial improvements, which will immediately enhance the quality of life for our neighbors including additional areas for public green space, continued resources for community service initiatives, and new venues for publicly accessible high quality events,

Understanding that the severely weakened state of the job market coupled with the current national recession further underlines the necessity of the new opportunities for economically stimulating construction, specialized job creation, local business rejuvenation, and infrastructure development that will undoubtedly arise as a direct result of Fordham's planned expansion,

Bearing in mind the reality that as foreign countries become more competitive and rise in the global economy, increased investment in American educational projects and the intelligence of the future becomes increasingly more important not only to our continued financial prosperity, but to our intellectual base and, most importantly, our national security,

The United Student Government of Fordham University's Rose Hill and Lincoln Center campuses see a great opportunity for Fordham University to develop its Lincoln Center campus in order to meet the educational and structural needs of its growing population, while providing numerous benefits to the local community, New Yorkers of all 5 boroughs, and the scores of visitors who find joy in their travels to Lincoln Center. We, the assembled members, committed to the advancement of our university and the improved prosperity of our West Side neighbors ask that New York City Council Member Gale A. Brewer recognize this; and hereby implore her to:

1. Understand that the future of the very features that make Fordham University unique, including small class sizes, close knit communities, highly accessible faculty are all linked to the approval of this project;
2. Recognize that vital services to the Fordham community, such as increased health center capacity and an improved student center, necessitate the approval of the Fordham University "Master Plan";
3. Approve of the Fordham University "Master Plan" for the redevelopment of the Lincoln Center campus;
4. Support the future of Fordham University and the continued revitalization of Lincoln Center by recommending that the development plans be approved by the New York City Council.