

*In response to questions raised by members of the public on January 17, 2012 at a meeting of Manhattan Community Board 7 (“CB7”) regarding Jewish Home’s planned relocation to 125 West 97th Street, Jewish Home has prepared the following Q&A document. Each of the questions below was posed by members of the community to Jewish Home. Jewish Home will continue to be responsive to all questions from community residents both leading up to and throughout the construction of its new facility.*

### **Why is Jewish Home not planning to have Adult Day Care in the new facility?**

Jewish Home eliminated Adult Day Care from the new facility to reduce the height of the building and eliminate the significant traffic that would have been generated on 97<sup>th</sup> Street by eight vans dropping off and picking up Adult Day Care participants multiple times per day.. Jewish Home remains committed to Adult Day Care and will continue to operate the program at its current 106th Street campus for the next several years until the expected opening of the new skilled nursing facility at 97th Street in 2017. Jewish Home will select a new location within its catchment area at which it will continue the Adult Day Care program when it has more information regarding future program reimbursement and its impact on program design.

### **Where is the trash for 784 Columbus going to go?**

We respectfully refer questions regarding trash collection or removal for surrounding buildings to the building owner responsible for providing this service.

### **Has a transportation study been conducted?**

Yes. Jewish Home engaged a leading traffic consulting firm, Sam Schwartz Engineering, to study traffic and parking activity along 97th Street and in the surrounding area. A comprehensive study was conducted which found that the number of vehicle trips generated by the site would be relatively low and can be accommodated by the surrounding traffic network (see below for more information). Further, to improve traffic flow, Jewish Home has asked to work closely with CB7, the Park West Village residents, and the NYC Department of Transportation (“NYC DOT”) to discuss improvements that can be made, including adjusting the signal timing of the traffic light at West 97th Street and Amsterdam Avenue as well as re-striping the lane lines on 97th Street to encourage two lanes of traffic.

### **Has an air quality study been conducted?**

No. Neither the City of New York nor the New York State Department of Health (“NYSDOH”) requires an air quality study to be conducted for this project. There is not expected to be any

significant effect on air quality, since the facility is not expected to generate a large number of vehicle trips. As noted above, Jewish Home has modified its original building program to remove the Adult Day Care program from the new facility—meaning that eight passenger vans that would have made multiple scheduled stops throughout the day will not be dropping off and picking up passengers on 97th Street. This change further decreased the potential traffic generated by the new facility, and thus further decreased the potential for air quality impacts.

### **Is Jewish Home willing to conduct a land-use analysis?**

Given that the new Jewish Home is an as-of-right project that fully conforms to the requirements of the applicable (R7-2) zoning there is no need to conduct a land use analysis.

### **Is there any possibility of narrowing the sidewalk on 97th Street?**

Jewish Home will work with CB7 and all relevant stakeholders to explore various options for improving pedestrian and vehicular access on 97th Street. We have been told that the north sidewalk along 97th Street was previously widened in the 1970s to calm traffic between Amsterdam and Columbus Avenues. If the community believes that narrowing the sidewalk is beneficial from a public safety and/or transportation standpoint, Jewish Home will be glad to explore this possibility with CB7 and NYC DOT.

### **Is Jewish Home willing to offer space in the new facility to area schools?**

For budget and programming reasons there is no space in the proposed building for school uses.

The building plan that Jewish Home will submit to NYS DOH for 97th Street has been lowered by more than 50 feet (four stories) and cannot accommodate a school on the ground floor.

Jewish Home has been in close contact with P.S. 163 to share its plans for the new facility and be responsive to all questions regarding the construction and operation of the new facility.

There will be strong interaction between Jewish Home and the nearby schools in having a center for the elderly as a neighbor, and Jewish Home looks forward to sharing its programs with P.S. 163 and other neighboring schools. Many of Jewish Home's residents, families and staff have extremely close ties to schools in this area, and Jewish Home anticipates working with parents and administrators to establish intergenerational learning programs for local students at the new facility.

### **Jewish Home previously secured a Certificate of Need (CON) to build a Green House at 106th Street. Now Jewish Home says it cannot build a Green House there. How is this possible?**

Jewish Home has never applied for a CON for a Green House model building. In fact, although Jewish Home Lifecare has long indicated its desire to base its new skilled nursing facility on a person-

centered care model, the CON Jewish Home will submit for 97th Street will be the first time it has applied to NYSDOH to construct a Green House.

**Why has Jewish Home not conducted an Environmental Impact Statement (EIS)?**

An Environmental Assessment or Environmental Impact Statement (EIS) is not required by the City Of New York for Jewish Home to relocate from 120 West 106th Street to 125 West 97th Street because the building is as-of-right under the New York City Zoning Resolution. Jewish Home has instructed its architects to design a building that incorporates sustainable, green technology to the maximum extent feasible.

**Is there any possibility of removing all street parking on 97th Street to provide better access to all?**

Jewish Home believes the question of possibly removing all street parking on 97th Street is one for the larger community to discuss with the NYC DOT. Jewish Home is open to participating in such a discussion if the community wishes to explore the matter further.

**How does Jewish Home explain the low marks it has received in the past from the Center for Medicare and Medicaid Services (CMS)?**

We do not agree with the premise of the question. The Center for Medicare and Medicaid Services (“CMS”) ranking system for nursing homes, implemented in late 2008, has been the subject of widespread national criticism. The system does not have the backing of Leading Age (formerly AAHSA, the American Association of Homes and Services for Aging) and thirty-one state Attorneys General have requested that the CMS system be suspended until it is revised to more accurately assess the quality of nursing home care. In addition, the new federal Health Care Reform Act calls for the re-evaluation of the CMS ranking system.

Notwithstanding the CMS flawed rating system, Jewish Home’s Manhattan campus received four out of five possible stars from CMS for “Quality” for the clinical care it provides. And notwithstanding the pervasive objections to CMS’s ranking system, with respect to any criterion for which Jewish Home did not receive a high score, Jewish Home views the CMS ratings as helpful benchmarks for the development of Best Practices. Indeed, Jewish Home already has implemented concrete measures to review and revise procedures and policies in connection with the CMS ratings. In any case, Jewish Home looks forward to relocating its nursing home to West 97th Street to pioneer an innovative model for elder care.

**The traffic study commissioned by Jewish Home shows that there is ample parking space in the area—this is incorrect and calls into question the entirety of the traffic study.**

The traffic study commissioned by Jewish Home surveyed parking availability within a ¼ mile of the planned facility on 97th Street. This includes not only on-street parking on 97th Street but also off-street parking and all public garages in this area. The study looked at the maximum number of parking spaces required by the new facility and compared it with the number of available parking spaces within walking distance of the new Jewish Home, and found there to be sufficient parking to accommodate the new Jewish Home's parking demand.

During its presentation to Community Board 7 on January 17<sup>th</sup>, Jewish Home regrets that it was not made clear to members of the community that the traffic study's finding that there is available parking in the area included **all** parking within walking distance of 125 West 97th Street, including off-street parking and garages. The conclusion that there is sufficient parking was not keyed to on-street parking along 97th Street.

### **How will Jewish Home ensure the safety of its resident population in the event of a fire, natural disaster or other emergency requiring evacuation?**

The construction and operation of Long Term Care facilities, such as the one Jewish Home plans to build, is one of the most intensely regulated building types. There is a substantial checklist of federal, state and local regulations that focus on life safety issues in Long Term Care. These regulations specifically address the fragility of the residents and their limited ability to evacuate.


The new building will be designed according to the latest fire and life safety codes, which organize each floor into two fire safe areas that allow all residents to be evacuated horizontally to a safe area. In addition to being constructed of non-combustible materials, the entire building will be fully protected by an automatic fire alarm and sprinkler system and will be constructed with an emergency power system that will supply power to all key elements of the building, including the elevator system.

In addition to these construction elements, Jewish Home will have staff that is trained to respond to emergencies and will have a NYSDOH-approved Emergency Management and Evacuation Plan.

Vertically-oriented nursing homes are not unusual in urban environments—many have been successfully operating in NYC for decades, including Isabella Home(13 stories), Amsterdam House (13 stories), Jewish Home, Bronx (10 and 12 stories), Jewish Home, Manhattan( 7 and 9 stories), Terence Cardinal Cooke (9 and 10 stories), and Mary Manning (14 stories). Furthermore, there are also numerous vertically-oriented acute care hospitals in New York City, including Bellevue Hospital Center (23 stories), NYU Langone Medical Center, Memorial Hospital, New York Weill Cornell Medical Center, Harlem Hospital Center and Beth Israel Medical Center. Finally, all of the emergency management systems at the new Jewish Home will be reviewed regularly in accordance with State requirements for all hospitals and nursing centers with frail or elderly populations.

### **Will people be encouraged to take public transportation to the new facility?**

Yes, all Jewish Home staff will be encouraged to use public transportation. There is a station for the 1, 2, and 3 lines on 96th Street and Broadway (one avenue west of the site) and for the A, B, and C lines on 96th Street and Central Park West (one avenue east of the site). Additionally, the M7 and M11 bus lines run along Columbus Avenue, the M104 bus line runs along Broadway, and the M96 and M106



bus lines run along West 96th Street. The new facility is easily accessible by public transportation, which is how the overwhelming majority of Jewish Home's staff commutes to work each day.

**Open space seems to be an issue on this project. Specifically, the way in which the lots are broken up there does not seem to be enough open space.**

This project conforms to open space requirements established by the City's Zoning Resolution. The new Jewish Home will feature a plaza and public garden, a café, as well as indoor and outdoor seating and activity areas—all accessible to residents of Park West Village.

**What are the distances between the JHL facility and the surrounding buildings?**

The distance between the new Jewish Home and 784 and 788 Columbus Avenue is 64 feet and 59 feet, respectively. The distance between the new Jewish Home and P.S. 163 is approximately 62 feet.