

CB9 Manhattanville Rezoning Task Force Meeting
August 4, 2004
Minutes

Attendees: List of attendees is attached.

The meeting was called to order by P. Jones, Task Force Co-chair, at 6:45 PM.

CB9M Chair, J. Reyes-Montblanc, provided opening remarks explaining the reconfiguration of the Task Force from a City Planning Task to a CB9 Task Force following discussions with DCP. In order to make the Task Force more accessible to the community, the members of the 197A Plan Committee and the Housing/Land Use/Zoning Committee have been appointed to the Task Force, along with the Chairs, Vice Chairs, and Co-chairs of CB9 committees. Co-chairs of the Task Force will be Pat Jones and George Goodwill, Chairs of 197A and Housing/Land Use/Zoning Committees, respectively. J. Reyes-Montblanc stated that individuals who wish to join as public members should contact the Board. Further meetings will be posted to the CB9 calendar and are open to the public.

Motion to adopt the agenda was made and seconded; Agenda was adopted by Task Force.

P. Jones indicated that the agenda for the evening's meeting would be mainly devoted to a Columbia report on its research activities and related hazards, as a follow-up to one of the topics for which the community requested more details at the June 24th Task Force meeting.

Geoff Weiner, Columbia, started with an overview of the expected timing for submission and certification of its rezoning plan for Manhattanville. CU expects to move into Environmental Review process in the fall 2004. First step would be a meeting for the public input on the scope of the Environmental Impact Statement (EIS), which is currently targeted for late September. Notice for the meeting, which is required to be issued 30 to 45 days before the scoping meeting, will include publication of an Environmental Assessment Statement (EAS) and proposed scope for the EIS. Current target for public notification of scoping meeting is last week of August. Columbia hopes to have finished and certified by the City as complete by early December at which point the formal ULURP process would begin. G. Weiner further stated CU has requested time on future Task Force agendas to review documents associated with the scoping meeting public notice and respond to questions prior to the Scoping meeting. (Also refer to comments made by P. Sears further in the minutes.)

Moving on to Research activities, G. Weiner stated that the Manhattanville Project would contain up to 2 million square feet associated with Research activities. Phase One of project will contain one wet lab building for academic research, most likely bio-medical research (specific programs have not been identified). While CU does not know precisely which research activities they will be conducting in Manhattanville, they currently

assume that activities in Manhattanville will be a continuation of CU's existing research activities. As a result many of the speakers discussed major CU research activities as they are conducted today as a model or example as what is expected to happen in Manhattanville.

Overview: Total Research expenditures were \$436 million in FY 2003, with the major portion being Medical Center bio-medical research (\$284M), followed by Basic Science research (biology, chemistry, physics) at \$57M, followed by Earth and Environmental research (for example climate change, how natural processes effect economies across the world) at \$52.5M, and Engineering and Applied Sciences at \$33M.

Sandra Harris, Director of Community Affairs, Medical Center, provided overview of CU Medical Center and relationship with community. Community Affairs works with research departments at CU and establishes community partners (community based organizations, schools, etc.) to identify needs (i.e., asthma, mental health) in the community so that funding can be focused and/or obtained from government, and directed to either CU or the community partner, as a subcontractor. In addition, community residents are identified and trained to become members of CU Research Review Board, which oversees all research activity conducted at Medical Center.

In response to a question, G. Weiner reviewed preliminary percents associated with source of CU's research funding dollars which he indicated came largely from Federal government. (Open point – CU to return with accurate percents).

Kathleen Crowley, Director of Environmental Health and Safety at the Medical Center campus, for the past 5 years. She has been associated with this department since 1985. She noted the role is to review research programs to ensure compliance with federal, state and city regulations. K. Crowley announced recent partnership that has been developed with EPA to review all practices at CU Medical Center over the next two years. She further noted that an Institutional Biological Safety Committee exists and is part of the Environmental Health and Safety Department and that two Community Board 12 members are voting members of this committee. Lastly, K. Crowley stated that have been no fines or violations associated with Medical Center research activities in at least the past 5 years since she has been Director and she is not aware of any time where Medical Center has received any violation associated with air, land or water at this campus site.

Loretta Greenholtz from the Morningside campus was unable to attend the meeting. She will attend a future Task Force meeting to address EPA violations at that location.

Phil Sears, an environmental consultant from AKRF, specializing in hazardous materials and risks, and preparing the detailed analyses in the EIS. P. Sears first stated that the EAS that will be included with the public notification of the EIS scoping meeting would give an idea of existing conditions in Manhattanville area and proposed changes. Attached will be a draft scope report covering 20 odd study areas to be analyzed (and what analysis will be performed and methodology for analysis, as well as the list of

potential chemicals that will be analyzed). Individuals can provide oral comments at the scoping meeting, or written comments can be submitted within a specified time period. CU must respond to all comments and make changes necessary to scope and analysis to be performed within fifteen days and redistribute a final scope of work to community.

Analyses in EIS are required to look at "reasonable worst case scenarios". Description of potential facilities that could be located in Manhattanville will be included in the EIS. As stated because CU is not now sure of which activities will be conducted, EIS will describe the maximum number of potential activities – medical facilities, chemical labs, geologic labs and a description of steps to be taken to protect against risks associated with these activities. In response to an earlier question, P. Sears stated that for bio-medical research, there is a set series of bio-hazardous containment levels as follows:

- Bio-hazard Level 1(lowest) – represents the most simple straight forward risks typical of all undergraduate chemistry or bio labs;
- Level 2 – type of materials which could be contagious, although more of danger to workers, such as HIV;
- Level 3 – covers hazards associated with things like tuberculosis.
- The highest hazard level 4, which are the extremely hazardous materials with very limited facilities existing in the United States today. EIS does not describe or include bio-hazardous level 4 activities as they are currently not performed by CU and are not currently expected to be performed in Manhattanville. P. Sears stated that if Level 4 activities were to ever be conducted by CU, a new and separate EIS would need to be prepared and move through the same review process as the current EIS.

Written listing of these levels was requested and has been attached as an Attachment to these minutes.

Role of lead agency for Columbia's application for EIS and ULRP was discussed. It was explained by Columbia attorneys that by regulation City Planning is the lead agency for city environmental review to ensure EIS is complete because a private applicant is making an application for a Land Use change that comes under the jurisdiction of City Planning. DCP role is not to be advocate for Columbia, but is responsible to ensure that all guidelines for an EIS are met and ready for public review. In addition, DCP is the city agency that must ensure that the Land Use Rezoning application is ready for public review (known as certification).

In response to a question, DCP (S. Chanda) stated that the process followed for 197A plan reviews and certification is similar to the process for Columbia's application (197C process). However, Ms. Dunn stressed the point that the community wants to ensure there is a level playing field for the community-based plan and S. Chanda assured her that this would be the case. With respect to comments made by S. Chanda relating to the draft 197A plan, P. Jones stated that it would be more appropriate that any comments be addressed to the 197A committee first.

With respect to Old Business, CU was asked to come back with a response to the following question raised at an earlier meeting – As a result of the rezoning to be

requested how much will properties values increase? If CU were not a tax-exempt entity, what is the estimate of property taxes that it would pay?

P. Jones noted that the next meeting of the Task Force would be held on Tuesday, August 17th at 6:30 PM at the offices of CB9 and G. Weiner confirmed that CU would be prepared to discuss Employment Projections.

The meeting was adjourned at approximately 9:00 PM.