

Housing Land Use Committee
Tuesday July 11, 2006

Minutes

Attendance: Committee Members, and Quorum Committee Present; Jordi Reyes-Montblanc, co Chair, Yvonne Stennett, co Chair, Ernestine Welch, Patricia Lewis, Anne Whitman, Tamara Gayer, Chista Giesecke, Martha Norrick, Norma Ramos, Walter South, Brad Taylor, Diane Wilson, Patricia Jones, Carolyn Kent, Theodore P. Kovaleff.

The Hearing on Columbia University North West Science Building located at 3030 Broadway was called to Order By Chairman Montblanc at 6:35 P.M..

Presentation by Marcello Velez, Columbia University Facilities. This was the fourth presentation on this project. The first part of the presentation was to outline the construction as it relates to the variance request, followed by continued discussion of the buildings design as it relates to community comments from the June 20th meeting. Mr. Velez started by introducing the team to give answers to questions asked.

The building will allow interdisciplinary research with labs able to support Chemistry, Biology, and Physics research. This building will link physically with Chandler Hall, and Pupin Hall. It will allow students access to the building and combined research Library, which will be on the campus level. Based on the construction it will have a portal to allow access to the Northern end of the campus.

Will Paxon of Davis, Brody, & Bond gave the variance presentation. He indicated there were two variances that had been requested. Under zoning law the area under guidelines is from West 120th to West 116th streets, Amsterdam to Broadway some 734,000 square feet. As of Right with air space is 1.75 million Sq. feet, with the building space at 163,000.

The first variance is lot coverage specifically on the corner 100 x 100 feet with the As of Right tradition that the building WOULD NOT cover more than 75% of that corner which would set it back 10 feet from Broadway, and 23 feet from 120th street. The variance if the facility is built to the street in line with the other buildings is about 2,000 square feet.

The other variance is the Height & Set Back. If the buildings conform to as of right as opposed to the variance they would be able to go straight up to a height of 317 feet, but without the set back the floor space can be larger limiting the Science Building to 270 feet more in line with the operational lab and professorial oversight which Columbia seeks.

There was a series of questions from the Quorum Committee with Ms. Lock who performed the shadow study indicated that there would be far less shadows. There were questions as to how the design would interact with Historic Buildings on nor off campus.

There were comments from the audience about the actual design as to it's attractiveness, up to including the stone coloring. That Mr. Paxon could be taken in to consideration. After an explanation of the BSA process a motion was made to approve the application with conditions. The motion carried with the recommendation to be forwarded to the Executive Committee (acting for the Full Board) on July 13th.

That ended the Hearing portion and the Housing Committee was called to Order.

The Agenda was adopted and the meeting moved to presentations;

- 1) 640/644 Riverside Drive – Roberta Gold of 640, Chair of Renovations Committee, expressed concern that the budget provided by H.P.D. was not adequate. They were brought resolution which they asked Board 9 Manhattan to support (attached)

There followed a discussion of loan and Grant options explained by Zully Rolan of UHAB., and renovation plans.

A motion of support was made seconded and approved by the committee.

Chairman Montblanc asked UHAB to return to the committee to give an update on their cluster of buildings to which they agreed.

Old Business;

Broadway Housing - Ellen Baxter

She reported that they resubmitted their RFP for the site at old P.S. 186 (West 145th street), controlled by the Boys & Girls Club on June 15, 2006. The proposal hand out was distributed to the committee, and public. The projected budget is between 45 to 48 million dollars. She indicated that the plan remained true to the 197A Plan in that 80 % of the affordable units be targeted to the median income to residents in Community Board 9 Manhattan. Chairman Montblanc the plan was available to review. On a question from Ms. Welch the Chair indicated that the Club had not followed the guidelines of MOU calling for Board 9 Manhattan to be consulted and to obtain a letter of support.

After further discussion and with no other business to discuss the meetinh adjourned at 9:00 P.M..

Submitted By



Lawrence T. McClean
District Manager