

Appendix E:

Comments on the DEIS¹

¹ This Appendix is new to the FEIS.

APPENDIX E-1

WRITTEN COMMENTS

Borough President Recommendation

City Planning Commission
22 Reade Street, New York, NY 10007
Fax # (212) 720-3356

INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.
2. Send one copy with any attachments to the applicant's representative as indicated on the Notice of Certification.

Application: C 120029 ZSM, C 120030 ZSM, C 120031 ZSM, C 120033 ZMM and N 120032 ZRM

Docket Description:

C 120029 ZSM - IN THE MATTER OF an application submitted by RSV, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permits pursuant to the following sections of the Zoning Resolution:

1. Section 74-743(a)(1) – to allow the distribution of required open space under the applicable district regulations without regard for zoning lot lines;
2. Section 74-734(a)(2) – to allow the location of buildings without regard for the height and setback requirements of Sections 23-632 and 33-432, the rear yard setback requirements of Section 23-663, and the inner court recess requirements of Section 23-843; and
3. Section 74-743(a)(4) – to allow the maximum floor area ratio permitted pursuant to Section 23-142 for the applicable district without regard for the height factor or open space ratios (as amended under related concurrent application N 120032 ZRM);

in connection with a proposed mixed use development on property located at 133-147 West 11th Street a.k.a. 1-19 Seventh Avenue a.k.a. 134-178 West 12th Street (Block 607, Lot 1), in R8 and C6-2 Districts, within a Large-Scale General Development bounded by West 12th Street, a line 475 feet easterly of Seventh Avenue, a line midway between West 11th Street and West 12th Street, a line 425 feet easterly of Seventh Avenue, West 11th Street, Greenwich Avenue, and a line 147.29 feet westerly of Seventh Avenue (Block 607, Lot 1 and Block 617, p/o Lot 1), in R8, C6-2 and C2-7 Districts (these districts are proposed to be rezoned under concurrent related application C 120033 ZMM), in the Borough of Manhattan, Community District 2.

(See Continued)

COMMUNITY BOARD NO:

2

BOROUGH: Manhattan

RECOMMENDATION

- APPROVE
- APPROVE WITH MODIFICATIONS/CONDITIONS (List below)
- DISAPPROVE
- DISAPPROVE WITH MODIFICATIONS/CONDITIONS (Listed below)

EXPLANATION OF RECOMMENDATION – MODIFICATION/CONDITIONS (Attach additional sheets if necessary)

See Attached


BOROUGH PRESIDENT

11-25-11
DATE

Rudin West Village Project - Cover Sheet

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C 120030 ZSM - IN THE MATTER OF an application submitted by RSV, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-744(b) of the Zoning Resolution to modify the use location requirements of Section 32-422 (location of floors occupied by commercial uses) to allow Use Group 6 uses (offices) on portions of the 3rd floor of the proposed building at 1-15 Seventh Avenue, in connection with a proposed mixed use development on property located at 133-147 West 11th Street a.k.a. 1-19 Seventh Avenue a.k.a. 134-178 West 12th Street (Block 607, Lot 1), in R8 and C6-2 Districts, within a Large-Scale General Development bounded by West 12th Street, a line 475 feet easterly of Seventh Avenue, a line midway between West 11th Street and West 12th Street, a line 425 feet easterly of Seventh Avenue, West 11th Street, Greenwich Avenue, and a line 147.29 feet westerly of Seventh Avenue (Block 607, Lot 1 and Block 617, p/o Lot 1), in R8, C6-2 and C2-7 Districts (these districts are proposed to be rezoned under concurrent related application C 120033 ZMM), in the Borough of Manhattan, Community District 2.

C 120031 ZSM- IN THE MATTER OF an application submitted by RSV, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 13-561 of the Zoning Resolution to allow an enclosed attended accessory parking garage with a maximum capacity of 152 spaces on portions of the ground floor and cellar of a proposed building at 140 West 12th Street, in connection with a proposed mixed use development on property located at 133-147 West 11th Street a.k.a. 1-19 Seventh Avenue a.k.a. 134-178 West 12th Street (Block 607, Lot 1), in R8 and C6-2 Districts, within a Large-Scale General Development bounded by West 12th Street, a line 475 feet easterly of Seventh Avenue, a line midway between West 11th Street and West 12th Street, a line 425 feet easterly of Seventh Avenue, West 11th Street, Greenwich Avenue, and a line 147.29 feet westerly of Seventh Avenue (Block 607, Lot 1 and Block 617, p/o Lot 1), in R8, C6-2 and C2-7 Districts (these districts are proposed to be rezoned under concurrent related application C 120033 ZMM), in the Borough of Manhattan, Community District 2.

C 120033 ZMM- IN THE MATTER OF an application submitted by RSV, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 12a and 12c:

1. changing from an R6 District to an R8 District property bounded by West 12th Street, a line 475 feet easterly of Seventh Avenue, a line midway between West 12th Street and West 11th Street, a line 425 feet easterly of Seventh Avenue, West 11th Street, a line 100 feet northeasterly of Greenwich Avenue, and a line 100 feet easterly of Seventh Avenue;
2. changing from a C1-6 District to an R8 District property bounded by a line 100 feet northeasterly of Greenwich Avenue, West 11th Street, and a line 100 feet easterly of Seventh Avenue; and
3. changing from a C2-6 District to a C6-2 District property bounded by West 12th Street, a line 100 feet easterly of Seventh Avenue, West 11th Street, and Seventh Avenue;

in the Borough of Manhattan, Community District 2.

N 120032 ZSM- IN THE MATTER OF an application submitted by RSV, LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning section 74-743(a)(4) (special provisions for bulk modification within a Large-Scale General Development) in the Borough of Manhattan, Community District 2.



THE CITY OF NEW YORK
OFFICE OF THE PRESIDENT
BOROUGH OF MANHATTAN

SCOTT STRINGER
BOROUGH PRESIDENT

November 25, 2011

Recommendation on
ULURP Application Nos. C 120029 ZSM, C 120030 ZSM, C 120031 ZSM, C 120033 ZMM,
N 120032 ZRM – Rudin West Village Project
by Rudin Management Company, Inc.

PROPOSED ACTION

The Rudin Management Company (“the applicant”) seeks a rezoning, a text amendment, and a series of special permits associated with Large Scale General Developments (“LSGD”) to facilitate the development of a mixed-use, primarily residential project on two parcels of land located within the Greenwich Village Historic District in Manhattan’s Community District 2. The project site is comprised of two parcels of land: one triangular parcel bounded by Seventh Avenue, West 12th Street and Greenwich Avenue (the “Triangle Site”), and the other parcel located east of Seventh Avenue between West 11th and 12th streets (the “East Site”).

Specifically, the applicant is seeking a **Zoning Map Amendment (C 120033 ZMM)** to rezone within 100 feet from Seventh Avenue on the East Site from a C2-6 to a C6-2 zoning district, and to rezone the midblock portion of the East Site from R6 and C1-6 districts to an R8 zoning district. The rezoning will facilitate the development program on the East Site, namely allow for a higher residential density and commercial uses in portions of the building that would not be otherwise permitted under the current zoning districts.

The applicant seeks approval of a **Zoning Text Amendment (N 120032 ZRM) to Zoning Resolution (“ZR”) Section 74-743(a)(4) to allow the City Planning Commission (“CPC”) to grant height factor and open space ratio requirement waivers to LSGD projects in Manhattan Community District 2.** This special permit is currently only available to LSGD projects in Manhattan Community District 7. In granting this special permit, the CPC has to find that a minimum of 50 percent required open space would be provided within the LSGD project boundaries. Additionally, the proposed open space shall be of sufficient size and accessible to all residents of the new and enlarged buildings providing appropriate access, circulation, seating, lighting and paving on the site. Lastly, in granting this special permit, the CPC shall find the open space for the proposed project to have superior landscaping.

The applicant additionally seeks **special permits (C 120029 ZSM) pursuant to ZR § 74-743(a)(1), ZR § 74-743(a)(2) and ZR § 74-743(a)(4) (as amended) to modify provisions set forth in ZR §§ 35-33 and 23-142 (open space ratio requirements); 23-632 and 33-432 (height and setback regulations); 23-663 (rear setback regulations); and 23-843 (outer court regulations).** The CPC may grant these bulk waivers provided that these modifications satisfy certain findings set forth in ZR § 74-743(b), including that the modifications will result in a better site plan and a better relationship between the proposed development and its surrounding buildings and open space than would be possible, and will thus benefit the occupants of the project, the neighborhood, and the City as a whole; that the modifications will not obstruct access to light and air; that the surrounding streets will be adequate in handling resulting traffic flow; that the LSGD site plan shall include *superior landscaping* for the open space, and that the open space shall be accessible to all residents of the new and enlarged buildings.

The applicant also seeks **special permit (C 120030 ZSM) pursuant to ZR § 74-744(b) to modify requirements set forth in ZR § 32-422 (location of floors occupied by commercial uses) to allow Use Group 6 uses (offices) on portions of the third floor at 1-17 Seventh Avenue, one of the buildings on the East Site.** The CPC may grant this use modification provided that the commercial use has a separate entrance from the residential portions of the building; that the commercial use is not located directly above any story with residential units; and that the modification would not have any adverse impacts on other uses located within the building.

Finally, the applicant seeks **special permit (C 120031 ZSM) pursuant to ZR § 13-561 to allow a 152-space accessory parking facility in the cellar level of a proposed building at 140 West 12th Street, one of the buildings on the East Site.** In order to grant this special permit, the CPC must find that the requested parking spaces are needed and will be used by the occupants and visitors of the proposed project; that there are insufficient parking spaces around the project site; that the new parking facility will neither create or contribute to traffic congestion nor inhibit vehicular and pedestrian flow; that the location of the facility will draw minimal traffic to and through local residential streets; and that adequate reservoir space is provided at the vehicular entrance that is 20 percent of total number of parking spaces.

Additional approvals from other city and state agencies were required for the proposed project. As the location of the site is within a historic district, the New York City Landmarks Preservation Commission (“LPC”) has jurisdiction over the design of the residential mixed-use development on the East Site and the open space design on the Triangle Site. The LPC issued an approval for the design of the East Site buildings in 2009 and will need to approve the Triangle Site design. Further, the proposed Center for Comprehensive Care on the O’Toole Building Site recently received an approval of its application for a Certificate of Need (“CON”) from New York State Department of Health. The CON public hearing was held September 22, 2011, and the application was approved this November.

PROJECT DESCRIPTION

The proposed actions facilitate the reuse and redevelopment of the East Site (Block 607, Lot 1) and the Triangle Site (Block 617, part of Lot 1) that were part of the Saint Vincent’s Hospital

campus in the West Village. The project site is bounded by Sixth Avenue, West 11th Street, Greenwich Avenue, and West 12th Street, within Community District 2 and the Greenwich Village Historic District.¹ The Rudin West Village Project is a mixed-use development with a maximum of 450 residential dwelling units, 11,200 GSF of ground-floor retail, 25,094 GSF of medical office space, and a 152-space parking facility on the East Site. The project will also include approximately 15,102 SF of publicly-accessible open space on the Triangle Site.

The area surrounding the project site consists primarily of residential uses with ground-floor retail uses mostly located along the avenues and wide streets. Larger retail stores and offices are located in the area north of the site along West 14th Street. Community facilities, including the Salvation Army to the north, the New School to the east, Public School 41 directly to the southeast, the Lesbian, Gay, Bisexual and Transgender Community Center directly to the northwest, and a mix of churches and schools are located throughout the nearby area.

The project site is located within cross sections of R6 and C2-7 zoning districts. Surrounding the project area is a patchwork of residential and commercial zones. Directly south of the site along Seventh Avenue is a C2-6 zoning district; west of the site are R6 districts; north of the site has several R8 and R8 equivalent districts; and northeast to the site is a mix of C6 zoning districts. As a result of these zoning designations, midblock buildings are mostly between three to six stories high, book-ended by taller structures along the avenues. In particular, the buildings directly north of the East Site on Seventh Avenue and Sixth Avenue are 19 and 21 stories tall, respectively.

Several off-street parking garages are located on and near the block of the proposed project. According to the DEIS, there are 17 off-street parking facilities within ¼ mile of the project site; three of them are situated on West 12th Street, directly north of what would be a new 152-space parking garage being proposed in this project.²

History of the Site

Saint Vincent's Hospital ("Hospital") began its operations at the project site in 1849 and closed in 2010. Over different periods of time, the campus expanded to three properties in the West Village: the East Site, the Triangle Site and the O'Toole Building. The East Site consisted of eight buildings that were built between 1900 and 1980 and were occupied by the Hospital's emergency department, diagnostic, operating and research facilities, and administrative offices. The Triangle Site contained a Materials Handling Facility, a gas storage facility, and a raised landscaped area. The O'Toole Building Site, located directly north of the Triangle Site on Seventh Avenue was acquired by the Hospital in the 1970s, and held medical and clinical offices. These three parcels together were designated as a Large Scale Community Facility Development ("LSCFD") in 1979. The designation facilitated the Hospital's expansion, namely the development of Coleman and Link Pavilions located on Seventh Avenue between West 11th and 12th streets through the use of height and setback waivers and development rights from the Triangle and O'Toole Sites.

¹ The Greenwich Village Historic District was designated in 1969 by the New York City Landmarks Preservation Commission.

² One of the three is an existing garage in the O'Toole Building Site which will be closed.

In 2009, the Hospital put forth a plan to construct a new 19-story acute care hospital and emergency department at the O’Toole Building Site. The 2009 plan proposed the demolition of four of the eight buildings on the East Site (Refer to **Table 1** below) for a primarily residential development, as well as the demolition of the O’Toole Building to allow for the development of a new acute hospital center. LPC approved the proposed East Site redevelopment plan and issued a Certificate of Appropriateness in 2009.³

In 2010, however, the Hospital declared bankruptcy. Consequently, the Hospital closed and no longer pursued the construction of a new hospital facility on the O’Toole Building Site. All buildings on the East Site have remained vacant since the closing of the Hospital, while the O’Toole Building was occupied by doctors’ offices until September 2011. In 2011, Saint Vincent’s Campus was sold to the applicant to facilitate the mixed-use development on the East Site that is being proposed today. **Table 1**, listed below, compares earlier versions of the project proposal to the current proposed redevelopment.

Table 1: Comparison of project proposals since 2007

	2007 Design	2009 Design ⁴	Current 2011 Proposal ⁵
<i>Project Site:</i>			
Buildings to be Demolished	Coleman-Link; Reiss; Cronin; O’Toole; Raskob-Smith; Spellman; Nurses	Coleman-Link; Reiss; Cronin; O’Toole	Coleman-Link; Reiss; Cronin; Materials Handling Facility on the Triangle Site
Buildings to be Reused	Materials Handling Facility	Raskob-Smith; Spellman; Nurses; Materials Handling Facility	Raskob-Smith; Spellman; Nurses; O’Toole
<i>East Site:</i>			
Total GSF	664,250	645,000	635,290
Total ZSF	625,000	608,000	590,660
Parking Spaces	NA	250	152
<i>Open Space:</i>			
Triangle Site	NA	8,573 SF	15,102 SF

While the O’Toole Building Site is not part of the proposed project site, it will be redeveloped as a comprehensive health care center by North Shore Long Island Jewish Health System (“NSLIJ”). The building will maintain its envelope with changes to the exterior to facilitate new entrances,⁶ and the interior will be retrofitted to accommodate a state-of-the-art emergency

³ The East Site redevelopment plan approved by LPC in 2009 is consistent with the design of the current 2011 project proposal.

⁴ 2009 data found in the *Environmental Assessment Statement for the Saint Vincent’s Hospital Manhattan – New Acute Care Hospital and Emergency Department and Residential Development* proposal submitted on November 6, 2009.

⁵ 2011 data found in the *Draft Environmental Impact Statement for the Saint Vincent’s Campus Redevelopment* submitted August 19, 2011.

⁶ On August 2, 2011, LPC issued an approval of the proposed exterior changes to O’Toole Building.

department to be situated on the ground floor with other health care services on the upper floors. The Center for Comprehensive Care (“the Center”) will be an as-of-right project, and does not require any land use actions.

Existing Conditions

East Site: The East Site lot is approximately 92,925 SF and is occupied by eight existing buildings that were once part of the Hospital campus. The buildings were built from different periods and have varying heights and setbacks. The buildings on the East Site include: Coleman and Link Pavilions, Cronin, Spellman, Reiss, Nurses’ Residences, and Smith/Raskob Buildings. Refer to **Table 2** for building details. The total area of existing buildings on the East Site is approximately 763,115 GSF.

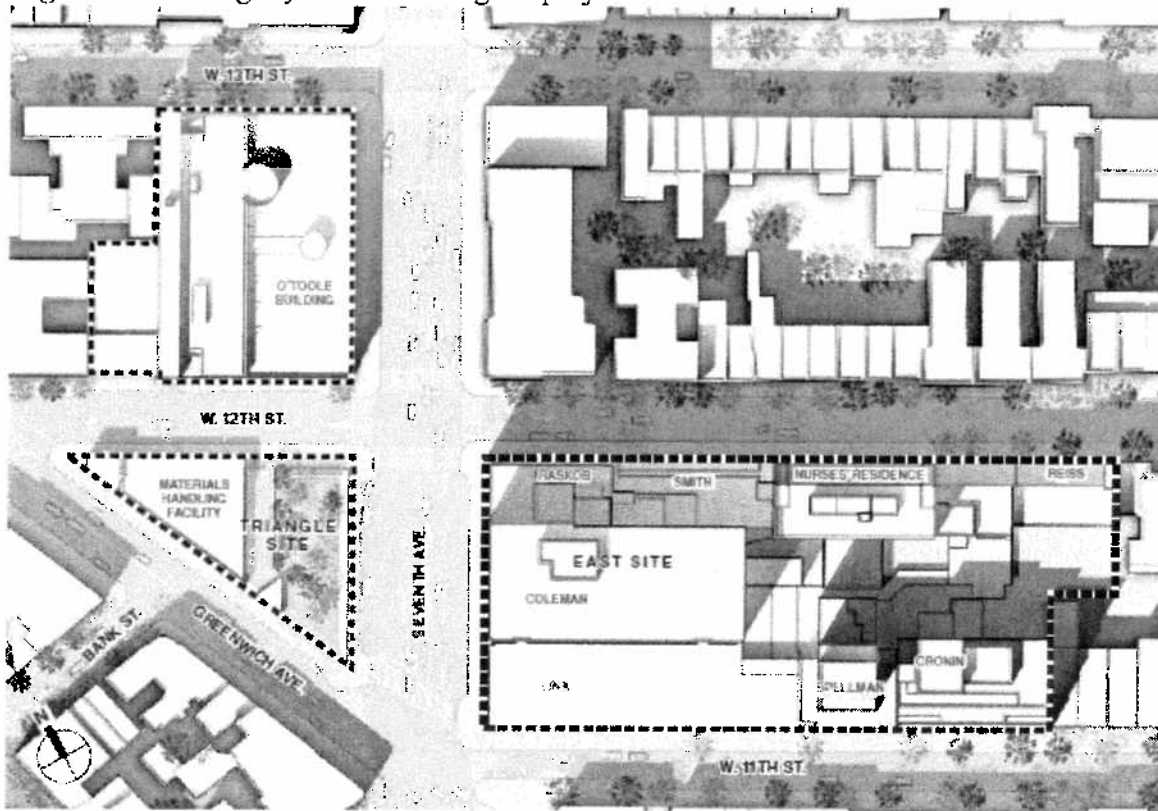
Triangle Site: The Triangle Site’s lot is approximately 16,596 SF and is occupied by a raised landscape area bordering Seventh Avenue on the west, the Materials Handling Facility, and a gas storage facility on the eastern point of the Triangle Site where West 12th Street and Greenwich Avenue meet. The gas storage facility (approximately 1,494 SF) is planned to remain on the site and is not included as part of the application.

Table 2: Existing buildings at project site

	Address	Year Built (Expanded)	Height in FT (Stories)	Area in GSF
<i>East Site:</i>				
Coleman/Link	1 Seventh Ave	1983/ 1987	190 (17)/ 59 (4)	356,013
Cronin	133 West 11 th St	1941 (1961)	151 (14)	88,170
Spellman	143 West 11 th St	1941	135 (11)	63,582
Smith/Raskob	170 West 12 th St	1950/ 1953	146 (13)/ 168 (15)	114,326
Reiss	148 West 12 th St	1955	109 (9)	67,120
Nurses	158 West 12 th St	1924	140 (14)	73,903
<i>Triangle Site:</i>				
Materials Handling Facility	76 Greenwich Ave	1988	10 (1)	26,320
<i>O’Toole Building Site:</i>				
O’Toole	20 Seventh Ave		66 (6)	162,020

Source: Saint Vincent’s Campus Redevelopment DEIS (CEQR No: 10DCP003M), Table 1-1

Figure 1: Existing layout of buildings at project site



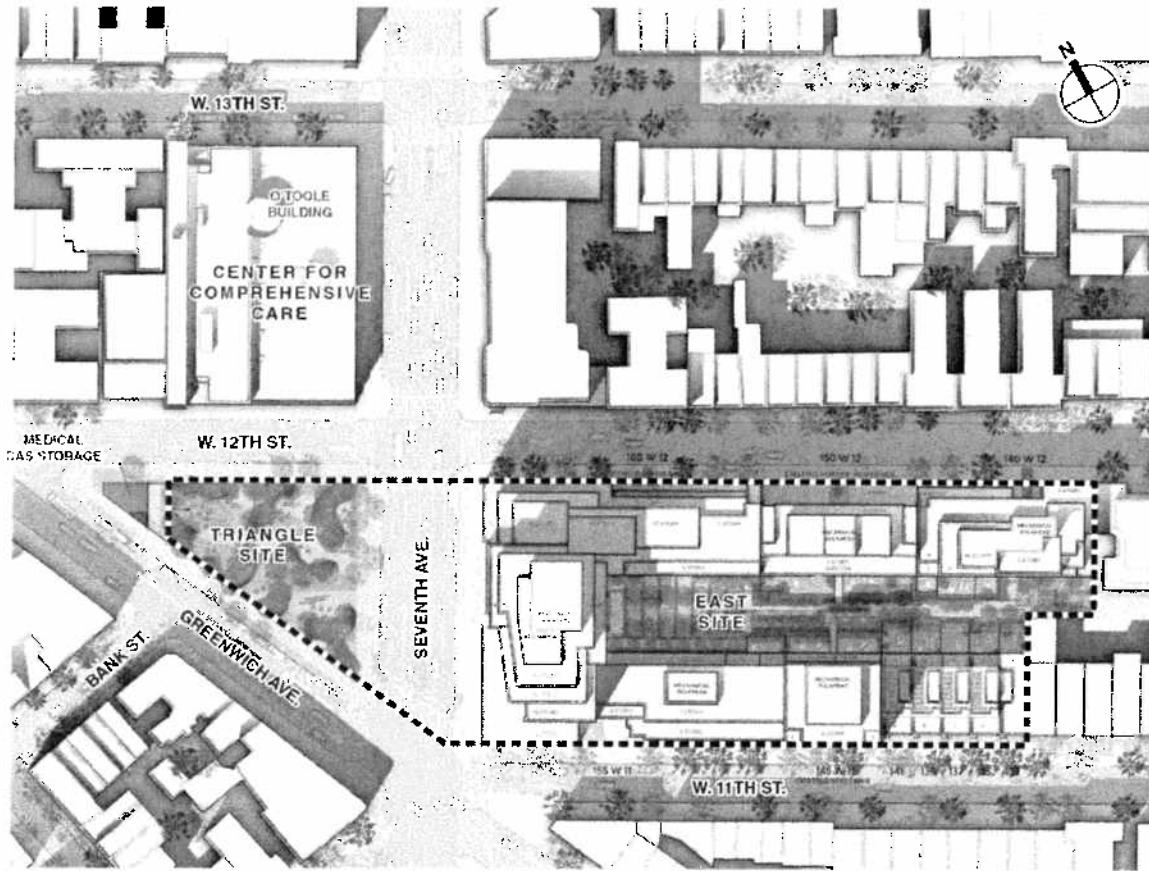
Source: Saint Vincent's Campus Redevelopment DEIS (CEQR No: 10DCP003M), Figure S-6

Proposed Development

The proposed project site consists of the Triangle Site and the East Site. The site will be developed as a LSGD and the applicant will be restricted to developing under the proposed development plan. Any future modification to the plan would require the project to enter the public review process. Further, the approval of this current LSGD proposal will negate the controls set under the 1979 LSCFD.

As proposed, the East Site will be redeveloped into a mixed-use, primarily residential development. Four of the buildings (Smith/Raskob, Nurses, and Spellman) were determined by LPC to have similar architectural styles to the surrounding neighborhood. These buildings will be preserved and reused in this project. The remaining four buildings (Cronin, Reiss, Link, and Coleman) are comparatively more recent additions and proposed to be demolished. The demolition was also approved by the LPC.

Figure 2: Proposed layout of buildings at project site



Source: Saint Vincent's Campus Redevelopment DEIS (CEQR No: 10DCP003M), Figure 1-6

Under the proposed plan, a new 16-story mixed-use building will replace the existing 17-story Coleman and portions of Link along Seventh Avenue. A seven story building will be constructed along West 11th Street on Link's footprint. Cronin, located midblock between Seventh and Sixth Avenues, will be replaced with five townhouses of four to five stories. Reiss, adjacent to the 14-story Nurses' Residence on West 12th Street will be replaced by a 10-story building.

Table 3: Comparison of existing and proposed buildings on the East Site

	Address	Existing Area in GSF	Proposed Area in GSF	Proposed Height in FT (stories)
Coleman/Link	1 Seventh Ave	356,013	260,297	189 (16)
Cronin	133 West 11 th St	88,170	33,166	54, 63 (4, 5)
Spellman	143 West 11 th St	63,582	50,162	--
Smith/Raskob	170 West 12 th St	114,326	134,771	--
Reiss	148 West 12 th St	67,120	79,043	112 (10)
Nurses	158 West 12 th St	73,903	77,851	--
Total		763,114	635,290	

The development program on the East Site will be characterized by residential uses. There will be a distribution of no more than 450 market-rate residential dwelling units in the East Site buildings.⁷ Retail uses will occupy the ground floor of the building along Seventh Avenue up to 100 feet in from the Avenue, and medical offices will be located on the second and third stories and cellar level of the same building. A 152-space accessory parking facility is also being proposed for the cellar level on the East Site with its entrance and a curb cut located on West 12th Street. Additionally, the proposed project will include a central and uniformly-shaped courtyard in the rear of all the buildings (approximately 15,131 SF). The courtyard will be accessible to all residents of the new development at the project site. Additionally, the applicant intends to construct courtyards only accessible to residents of the new townhouses (approximately 9,530 SF), which does not count towards the applicant's open space requirements.

The Materials Handling Facility on the Triangle Site will be demolished in the proposed project. In its place, and that of the raised landscaped area on the site, will be an improved open space, approximately 15,102 SF, and it will be open to the public. The open space will be restricted from development in the future. The design of the proposed open space is under review as part of this action and as such has not been finalized.

Proposed Actions

To facilitate the proposed project the applicant seeks a Zoning Map Amendment, a zoning text change, a set of special permits associated with Large Scale General Development and an accessory parking garage special permit.

Zoning Map Amendment

The applicant proposes to rezone within 100 feet from Seventh Avenue, from C2-6 to a C6-2 zoning district. Approval of this map amendment maintains the maximum FAR of 6.5 allowed for community facility uses, but raises allowable density for residential uses from 3.44 to 6.02 and commercial uses from 2.0 to 6.0. The amendment will also permit additional commercial use groups including large retail establishments, large entertainment facilities and custom manufacturing facilities that are not allowed under current zoning. The midblock portion of the East Site will be rezoned from R6⁸ to an R8 district. The approved rezoning will raise the FAR for community facility uses from 4.8 to 6.5, and will increase residential density from 2.43 to 6.02 FAR.

The approval of these map amendments will give the East Site a maximum development potential of approximately 604,013 SF. While the proposed districts will result in a lower density than the East Site's existing area (763,114 SF), the map amendments will more than double the residential development potential on the site from an approximate 246,499 SF to 562,196 SF. The applicant does not anticipate using the existing density from the Triangle Site.

⁷ The maximum number of residential dwelling units allowed in the project will be written in a restrictive declaration.

⁸ A small portion of the East Site is mapped C1-7 which will also be amended to an R8 district in this application.

Rezoning the C2-6 portion on the East Site to a C6-2 zoning district allows flexibility in the location of commercial uses and medical offices, which are anticipated to occupy the first three floors of the project along Seventh Avenue. The C6-2 designation also permits the modification of open space ratio and height requirements within this LSGD that is not allowed under a C2 zoning district.

Zoning Text Amendment

The applicant is proposing to amend the zoning text for special permit pursuant to ZR § 74-743(a)(4) to allow maximum floor area ratio on the LSGD site without regard to the underlying height factor and open space ratio requirements in the district. The special permit is currently available to LSGDs that are located partially within a C6-2 district within Manhattan Community District 7, provided a minimum of 50 percent of required open space is located within the LSGD. The text amendment will extend open space allowances to LSGD projects in Manhattan Community District 2. Absent the special permit, new construction buildings for this project will have to comply with height factor and open space ratio requirements which may result in building forms different from what is being proposed.

Pursuant to Large-Scale General Development

Open Space Ratio: ZR §§ 35-33 and 23-142 require that a minimum open space ratio be provided for buildings located within an R8 zoning district based on the buildings' height factors. The proposed development on the East Site requires 59,857 SF of open space. To fulfill open space ratio requirements, the applicant proposes to reduce the required amount of open space by 50 percent (a minimum of 29,928 SF). The proposed project currently contains 15,131 SF of common open space on the East Site, and 15,102 SF of publicly-accessible open space on the Triangle Site.

Height and Setback: ZR §§ 23-632 and 33-432 require that buildings located in R8-equivalent districts have a maximum street wall height of 85 feet, and setback distances of 20 feet on a narrow street and 15 feet on a wide street. Further, the buildings are not permitted to penetrate the sky exposure plane.⁹

Based on these conditions, portions of the proposed buildings on the East Site will encroach upon the required setback areas. The new encroachments are at different depths and varying heights, as listed in **Table 4** below. As such, the proposed special permit is necessary to facilitate the design of the East Site as approved by LPC.

⁹ The sky exposure plane begins at 85 feet above curb level and continues to rise at a ratio of 2.7 to 1 ratio along a narrow street and a 5.6 to 1 ratio on a wide street.

Table 4: Maximum Height and Setback New Encroachments of Proposed Project

Address (by location of existing building)	On 7 th Avenue (wide street)		On 11 th or 12 Street (narrow streets)	
	Maximum encroachment depth in feet	Maximum encroachment height in feet	Maximum encroachment depth in feet	Maximum encroachment height in feet
155 W 11 th Street (Coleman and Link)	15	103.79	6.24	67.04
133, 135, 137, 139, and 141 W 11 th Street (Cronin)	--	--	--	--
145 W 11 th Street (Spellman)	--	--	--	--
160 W 12 th Street (Smith and Raskob)	4.42	10.92	12.92	46.33
140 W 12 th Street (Reiss)	--	--	20	19.04
150 W 12 th Street (Nurses)	--	--	--	4.63

Rear Setback: ZR § 23-663 requires that any portion of a building above 125 feet in an R8 district be setback 20 feet from the rear yard line. Three buildings in the proposed project will have heights greater than 125 feet. 160 West 12th Street (Smith and Raskob) will have 36.6 SF., 145; West 11th Street (Spellman) will have 122.7 SF; and 150 West 12th Street (Nurses) will have 108.6 SF encroach upon the required rear setback.

Outer Court: ZR § 23-843 requires the width of an outer court recess (portion of a building that touches the court) to be twice its depth without exceeding 60 feet. 140 West 12th Street (Reiss) will have an outer court recess with a dimension of 8 feet by 26.96 feet; a complying outer court with a width of 8 feet can only have a depth of 4 feet.¹⁰ Therefore, a waiver is needed for the balance of the depth.

Accessory Parking

ZR § 13-12 requires the number of accessory parking spaces at the proposed residential development be no more than 20 percent of new dwelling units, and ZR § 13-133 requires that the number of accessory parking spaces not exceed one space for every 4,000 SF of floor area of new commercial and community facility area. Both sections require that the parking facility be located within an enclosed building and that it be used exclusively by the residents and tenants of the development.

The proposed development permits 98 as-of-right accessory parking spaces. The applicant proposes to have 152 accessory parking spaces (approximately one space for 33% of the

¹⁰ Approximately 22.96 feet of depth are not in compliance with the outer court requirements.

proposed development). In order to achieve the proposed 152-space accessory parking facility on the project site, the applicant requires the approval of special permit pursuant to ZR § 13-561.

Anticipated Impacts under the Reasonable Worst Case Scenario Development

The Draft Environmental Impact Study (“DEIS”) indicates that the proposed actions would lead to a number of construction-related impacts under the Reasonable Worst Case Scenario Development. Other than the unavoidable noise impacts on the surrounding neighborhood, these impacts can be mitigated.

According to the DEIS, the proposed project would not result in other significant adverse impacts, but it indicates that several categories present data that approaches conditions that may impact the surrounding neighborhood:

- Public School: The proposed project will be introducing a new population of school-aged children to schools that are already at over-capacity in the district. Specifically, the project would introduce 54 grade school students to Sub-District 2 of Community School District 2 where the proposed project is located. While this only increases the elementary school utilization rate by 1.5 percent, they would be in schools that are already at over-capacity.
- Open Space: While the project will introduce 0.35 acres of public open space to the area, there would a 0.81 percent drop in active recreational open space with the proposed project.
- Shadows: The proposed project will introduce shadows that will impact the new publicly-accessible open space at the Triangle Site. No mitigation is proposed for this impact because the new open space will not be created without the proposed project.
- Transportation: The proposed East Site project would bring 194 person subway trips during the evening peak hours. The projected number of passenger trips does not meet the threshold number of 200 trips, and therefore, impacts on transit were not further studied.

COMMUNITY BOARD’S RECOMMENDATION

At its Full Board meeting on October 20, 2011, Community Board 2 (“CB 2”) unanimously voted (40-0 with 1 abstention) to **conditionally disapprove** the proposed actions unless specific community concerns, discussed below, are addressed.

In its resolution, CB 2 listed the concerns over the proposed project. Specifically, CB 2 found an increase in allowable development rights on the East Site for residential uses inappropriate on land that was previously used solely for community facility use. The Board also voted to eliminate the parking facility planned for the East Site buildings as it would become the third public parking garage, or fourth general garage on the proposed block, and would further worsen traffic congestion and quality of life in the nearby area. To maintain the residential character of West 11th and 12th streets, CB 2 disapproved any extension of retail shop windows from Seventh Avenue onto the side streets. The demolition of Reiss was also disapproved by the Board. The

Board also voted against relocating a bus stop from its current location in front of the O'Toole Building, which the applicant has since agreed to withdraw from the proposal.

In its vote, the Board advocated for the inclusion of community benefits including the provision of permanent affordable housing in the neighborhood, and the financing for additional public school seats in the district. CB 2 identified 75 Morton Street as a potential public school site. The Board also made a request for the installation of an elevator or escalator at the IRT station entrance and exit at the corner of West 12th Street and Seventh Avenue to provide access to seniors and riders with special needs.

CB 2 provided specific requests to the proposed park at the Triangle Site, which included: removing the oxygen tank facility at the Western-most tip of the Triangle Site; creating a publicly-controlled open space that would become a community park accommodating families and active uses for neighborhood children; and incorporating design features and elements suited for the location, such as the placements of the entrance, fences and permanent seating. Additionally, CB 2 voted in favor for an AIDS Memorial to be located on the park site, but without compromising the passive and active uses of the park.

Environmental issues were also noted in CB 2's resolution for stronger government oversight of hazardous materials during construction phase of the project, and proper waste treatment from the hospital and the residential site when the project is complete. There was also a request to carefully monitor dust particles especially in the area where Public School 41 is located as to not negatively impact student health.

BOROUGH PRESIDENT'S COMMENTS

The closing of Saint Vincent's Hospital in April 2010 left an unmistakable void in the West Village. The closure of the Hospital not only left a hole in healthcare services, but it also resulted in nine vacant buildings in a neighborhood that has long been characterized by vibrant streetscapes and historic architecture. Over 30 businesses that previously served the workers and visitors of the Hospital have closed, further adding to the inactivity surrounding the site. The ongoing vacancy in these buildings risks creating a blighted condition, which discourages pedestrian traffic and may overtime create an unsafe environment.

A development to reactivate and beautify the project site and its surrounding area is, in general, appropriate. The redevelopment of the Hospital campus has the potential to provide benefits to the local community and broader public. The proposed residential and ground-floor commercial uses are compatible with surrounding neighborhood character, and will help attract new residents and pedestrians to the area. These types of uses, which activate the streets and create safer conditions for the community, should be encouraged.

The current proposal also preserves five of the nine buildings that made up the historic Hospital campus, four of which will be reused on the East Site. Protecting the existing buildings maintains the architectural continuity and the physical character of the surrounding neighborhood. Additionally, the proposed uses on the East Site will be mainly residential, which is consistent with the surrounding neighborhood character. The development, therefore, by and

large will not detract from the historic nature of this landmarked district, nor will it introduce new uses that are incompatible to the neighborhood.

The approval of the proposed project will also introduce new publicly accessible open space on the Triangle Site, enlivening a site that has been fenced off from the community for several decades. Community District 2 has a dearth of parkland – less than many neighborhoods in the City. The proposal presents an opportunity to add open space that will potentially accommodate community-oriented activities, which will alleviate some of the open space needs in this community. Further, the inclusion of a well-designed park will help enliven immediate and nearby streets.

The redevelopment of the site also has the potential of positive economic impacts. During the construction phase of the project, the site is estimated to create 1,200 jobs. According to the DEIS, the site is anticipated to create 391 jobs in the O’Toole Building Site, and 139 in the East Site after construction is completed. During an economic down cycle, the creation of good-paying and long-term employment should be encouraged. Furthermore, the project is anticipated to be the first in the City to qualify under the Green Building Council’s LEED-Neighborhood Development criteria creating new opportunities to not only improve the environment, but also support and attract the green infrastructure economy.

Although the development of the Center for Comprehensive Care by North Shore Long Island Jewish (NSLIJ) is not part of the proposed actions, the planned project will help facilitate its creation and restore a medical emergency department in the Lower West Side. The Center will include an emergency room, a state of the art diagnostics and imaging center and medical office space. The new emergency room, while short of the full service hospital that the community needs, will fill a critical gap in the Lower West Side’s health care infrastructure.

Additionally, the proposed redevelopment has been the subject of heightened public scrutiny and was modified to meet community concerns over the past four years. Since the first redevelopment plan proposed in 2007, a total of 65 public meetings have been held by the community board, LPC and CPC. During this period, the applicant met with various neighborhood associations, preservation groups, community organizations and representatives of elected officials in presenting the development and updates of the proposal. As a result of the public process and to being responsive to community concerns, the current plan has significantly evolved from the original 2007 proposal. Notable changes to the 2007 plan include reducing the total density on the East Site, rehabilitating four buildings on the East Site rather than razing the block, and nearly doubling the amount of open space on the Triangle Site. The current plan also includes the preservation of the O’Toole Building which would have been demolished under the original plan. Further, the number of parking spaces proposed on the site has decreased from 250 to 152.

Despite these changes, CB 2 and local community groups have expressed legitimate concerns about the development’s impacts including the density, the proposed ground-floor retail, the proposed parking garage uses, and the ownership of the park on the Triangle Site. Generally, the community board’s conditions to the proposed project aim to mitigate negative impacts and strengthen the project’s contribution to the well-being of the overall community.

The Manhattan Borough President's Office recommends several modifications to the proposed development in order to address impacts identified in the DEIS, as well as to address general concerns about the project's proposed uses, site planning, and public policy considerations.

Zoning and Density

The applicant proposes new zoning districts to permit greater residential and community facility development than what the existing zoning districts allow. However, the application will also extinguish the development rights transfer previously granted from the Triangle and O'Toole Building sites. As a result, the net change in maximum permitted density on the East Site will be less than currently built.

Further, while the proposed rezoning will allow more residential density on the site than currently permitted, the applicant proposes to build no more than 450 residential units. This maximum number of residential units is enforceable, and will be included in the restrictive declaration associated with the special permit. The proposed limit on residential units will minimize the potential impact on public facilities and services.

Without the approval of the rezoning, any development on the East Site will be restricted to densities and uses of the LSCFD, which limits mainly to community facility uses. A likely as-of-right development scenario on the East Site is an educational institution occupying the buildings with classrooms, dormitories and other related uses. This alternative, as studied in the DEIS would utilize existing allowable community facility densities of up to 725,000 GSF. Classroom, dormitory and conference room uses generally produce greater pedestrian and traffic patterns and could create a set of undesirable impacts to the neighborhood's residential character. The DEIS identifies that this scenario would generate a greater population at the site, therefore, increasing the number of peak hour person trips and vehicle trips by approximately 3,600 and 320, respectively, than what the current proposal will produce.¹¹

Although the rezoning technically increases the allowable development, the reality is that the proposed project will result in lower densities than what is currently on the East Site, and allows for uses that are more compatible in a residential district by restricting and removing the incentive for dormitories and other similar uses.

However, if the special permit was not used or allowed to lapse, the zoning would permit development rights on the Triangle Site to be used on the East Site. This potential scenario would result in an increase in density overall for the neighborhood. Such an increase in density would be inappropriate. As such, any redevelopment plan for the sites should extinguish the air rights over the Triangle Site in perpetuity. The applicant currently anticipates eliminating the density through the restrictive declaration; however, the applicant should also explore transferring the unused development rights over the Triangle Site to the City. Additionally, if the special permit is not used, the applicant should be limited to the densities that existed on the site

¹¹ Page 22 of Chapter 21 in the *Draft Environmental Impact Statement for the Saint Vincent's Campus Redevelopment*.

prior to the rezoning. These provisions will allow the proposed development to occur without resulting in an increase in density for the neighborhood.

Open Space - General

The applicant proposes to provide approximately 50 percent of required open space within LSGD boundaries. The open space will be distributed between two locations; half will be located behind the private residences on the East Site, and the other half will be located on the Triangle Site. Additionally, another 8,000 SF of rear yard space will be provided, but will be accessible only to the proposed row houses, and therefore will not count towards the total open space.

The common area site plan on the East Site includes seating and uniform lighting in a landscaped space predominantly used for passive recreational activities. While the East Site open space will be available only to the residents of the new developments, it will help meet the open space demand generated by the development – alleviating some demand on parks space in the neighborhood.

More importantly, the proposed Triangle Site open space has significantly increased since 2007 through the removal of the Materials Handling Facility. The open space will occupy nearly the entire parcel with the exception of the medical gas storage facility located at the westernmost point of the Triangle. While the expansion is an improvement, the continued retention of the medical gas storage facility, with its blank brick walls, detracts from creating a truly relaxing and accessible open space to the public. Further the facility obstructs views corridors and eliminates the potential egress at the West 12th Street and Greenwich Avenue corner.

In order to meet the finding of the large-scale development special permit, the applicant should reconsider the retention of the oxygen tank facility. Removal of the structure would lead to a better site plan and allow for superior landscaping, while providing the maximum amount of open space on the site.

Additionally, the applicant has, to date, made a good faith effort to meet with the community and modify the open space design. In the review process, CB 2 has made several specific recommendations regarding the open space's design. The applicant should continue to work with the community to meet their overall design requests. Additionally, the community has acknowledged the desire to see a commemorative feature included in the park due to the site's unique historic role in the Village's history. As the commemorative element is a relatively recent suggestion, no specific designs have been generated for such a feature. The applicant should continue to work with the community and the wide array of local stakeholders to create a commemorative feature design that meets the larger community's priorities.

Furthermore, the open space represents a true public benefit and the applicant or their successor should contribute not only to the open space's construction but its continued maintenance. To ensure that this public space remains public, the applicant should provide an easement to the City which will allow City Planning and the Department of Parks to enforce the park's accessibility.

AIDS Memorial Park Concept Alternative

Since certification, an alternative concept for the open space on the triangle site has been presented by the Queer History Alliance. The proposal includes creating a significant AIDS Memorial in the open space and using the existing basement under the Triangle Site as an education and exhibition space. The Queer History Alliance hopes to recognize the role Saint Vincent's played in the AIDS epidemic including opening up the first AIDS clinic in the City. The proposal does not currently include a specific design or concept drawings as these would be developed in a future design competition.

The AIDS epidemic has had an immeasurable effect on the lives of New Yorkers. Over the past thirty years, more than 100,000 people in the City have been lost to this terrible disease, most significantly in our LGBT community. But the devastating effects were not only felt by those infected; an incalculable number of individuals dedicated their lives to taking care of their friends and neighbors – many of whom were lost. Their kindness not only demonstrated the resolve of the human spirit, but also what it truly meant to be a community.

AIDS, however, is not just a historical occurrence as over 100,000 New Yorkers are currently living with the disease. New York City has almost three times more HIV/AIDS case rates than the rest of the country, and the disease is the third leading cause of death for New York City residents ages 35 to 54, after heart disease and cancer. In 2009, gay and bisexual men still accounted for a disproportionately high percentage (33%) of the population of people living with HIV/AIDS. However, the disease affects all genders, races and sexual orientations. Women account for 33% of the new HIV/AIDS cases and Blacks/African Americans account for 50% of all new AIDS cases. Further, the epidemic is not confined by location – Manhattan, Brooklyn and the Bronx each account for 25% of all new AIDS/HIV diagnoses.^[1]

It is, therefore, not only an appropriate but a laudable endeavor to find a way to commemorate those who have been lost to, those who lived through and those who continue to live with the epidemic. Furthermore, placing a strong emphasis on education and awareness is critical to stopping the spread of the illness.

There is strong reason to seek an AIDS memorial and education space in New York City. Some of the proposed alternatives could be realized in the current public process, such as the inclusion of a memorial or commemorative feature in the Triangle open space. Other aspects are, unfortunately, not likely in scope for review under this application. Proposals to introduce a new use on the Triangle Site or to significantly redesign the park after a design process will require the modification of the special permit in a follow-up action. Additionally, any proposed park design will have to balance the memorial features with the community's desired park amenities as outlined in CB2's recommendation. As this open space is directly linked to the development of the new residential project, all stakeholders should work together to quickly evaluate the feasibility of the proposal. Such an analysis should include an accurate assessment of the overall timeline, costs and legal constraints.

While the need for follow-up action presents a challenge for the proposal, it also creates opportunities. During the comment period, the Manhattan Borough President's office has

received calls and letters in support from individuals and organizations across the City. As the proposal is being studied, all stakeholders should continue to engage more groups affected by AIDS ensuring that the memorial's design, location and intent are generated through as inclusive a process as possible.

While the feasibility of the underground space and the redesign has yet been fully determined, the Queer History Alliance has made a compelling case for a Memorial and AIDS education and exhibition space. As such, City agencies and relevant groups should continue to evaluate the space as well as other potential spaces in the surrounding community should the Triangle Site be determined infeasible. The Manhattan Borough President's Office is committed to working with all involved to realize this necessary memorial to one of the most tragic epidemics to affect our City.

Parking Facility

The proposed 152-space parking facility will be located on a residential block on West 12th Street where two other public parking garages exist.¹² The proposed garage will be placed midblock in the cellar of where the Reiss building is located today.

Case law establishes that applicants for a special permit are generally entitled to favorable consideration of their applications if they have demonstrated that they have met the specific findings identified in statute. In order to meet the findings of the special permit, the applicant needs to demonstrate that the requested parking spaces will be used by the occupants of the new development, that there is a need for parking around the project site, and that the new facility will not create traffic congestion nor hamper vehicular and pedestrian flow in the nearby area.

As the applicant is allowed 98 spaces as-of-right, the DEIS finds no significant adverse impacts from the proposed addition of 44 spaces, suggesting there will be no traffic congestion as defined under the City's Environmental Quality Review. Additionally, the applicant's proposal accommodates enough spaces for 33% of the anticipated 450 residential units. This rate is similar to the car-ownership rates in the census district, which suggests residents will use the garage. Additionally, the DEIS table 14-22 identifies a maximum parking demand of 1,174 parking spaces with the proposed development during the midday, weekday peak hour. The table also indicates that there will be 1,328 parking spaces with the proposed facility resulting in 88% utilization. If the proposed garage was not built, the total number of available spaces would be 1,176 or 1,284 with an as-of-right garage. Utilization rates midday would be between 98% and 91% respectively, which implies that there is not enough parking in the surrounding facilities to accommodate demand without the proposed garage.

The garage's current location is as-of-right and current City policy favors placing garages on the mid-block. However, the community has been vocal about shifting the facility's entrance from West 12th Street to Seventh Avenue as well as reducing the number of spaces proposed in this special permit application. The community remains concerned the action will increase the

¹² A third garage located at 100 West 12th Street is accessory to the residential, coop building. Additionally, another garage located at O'Toole Building will be closed as part of NSLIJ's redevelopment plans.

number of vehicles traveling through this street. The increased vehicle traffic will combine with ambulatory traffic from the new NSLIJ facility.

The community's desire to see the garage relocated or eliminated stems from real concerns over traffic and safety impacts. As such, at minimum, strict safety measures should be implemented to address this concern. To mitigate potential accidents, the applicant should implement added safety measures such as installing audio and visual signals to notify pedestrians of vehicles exiting the garage, and a mirror or video system to inform drivers of oncoming pedestrians and street traffic.

Ground Floor Retail

The applicant proposes a C6-2 zoning designation along Seventh Avenue that permits ground floor retail uses. While a C6-2 designation is necessary to waive the open space ratio requirement, the proposed commercial district will also permit a wider range of commercial uses that are less compatible with the residential character in the area. A C6-2 zoning district allows use groups that include retail and service establishments that serve local shopping needs (Use Group 6 uses), as well as large retail establishments such as department stores (Use Group 10 uses), and large entertainment facilities (Use Group 12 uses).

The amount of available retail space in this project is approximately 11,200 GSF. The applicant intends to divide the ground-floor space into three separate retail units and the retail space on Seventh Avenue and West 11th Street is separated from the other two retail spaces by a residential lobby, which will eliminate the potential of a big-box retail store. However, the approval of the map amendment would permit the potential of a nightclub establishment or large format bar to occupy the ground floor.

The development of these as-of-right uses would alter the historic character of the West Village neighborhood that consists primarily of small-scale neighborhood stores. To prevent impacts from incompatible uses, the applicant should limit the types of retail use groups allowed on the ground floor such as nightclubs and large format bars found in Use Group 12, which are not currently allowed under the existing zoning.

The community has additionally expressed concerns over the retail windows wrapping onto residential side streets on West 11th and 12th streets as they believe it will alter the residential character of the blocks. This concern is particularly pronounced on West 12th Street, which has a predominately residential character. The southwestern corner of the development site is an intersection of three streets: Seventh Avenue, Greenwich Avenue and West 11th Street. Greenwich Avenue and Seventh Avenue are defined by a strong retail presence, while West 11th Street is a traditional residential block. The three-way intersection reduced the size of the block immediately to the south of the site and as such, the proposed West 11th Street retail will face the three-way intersection and not on any residential buildings located on West 11th Street. The retail on West 12th Street, however, will face residential buildings. This would create the possibility that retail lighting and signage will be placed on the side streets, which could disrupt the residential character of West 12th Street. Further, some types of retail establishments, such as pharmacies and banks, are characterized by bright fluorescent lights and signs, which often emit

light onto the street at night. This light projection onto the street can cause light pollution and could negatively impact the predominate character of the street.

While removing the retail windows on West 11th and 12th streets would eliminate any possibility of inappropriate lighting and store displays, any re-design of the development as proposed would require further LPC approval. To mitigate the potential unintended impacts on the residential character, the applicant should limit the signage of the retail windows to regulations set under commercial zones that are more appropriate in residential districts. Specifically, the applicant should commit to signage regulations on the side street that conform to the existing C1 district, which allows signs of a smaller size with less illumination and at lower heights than the proposed C6 zoning district. This restriction, along with the signs requiring LPC approval, will help prevent the commercial signage from altering the residential character of the street. Finally, the applicant should work to restrict light emissions from the proposed retail store to prevent light pollution from the proposed stores. These restrictions will help mitigate community concerns and produce a more amenable streetscape.

Construction Impacts

The construction of any significant development project impacts the quality of life of surrounding residents. The DEIS identifies construction as a potential adverse impact category. The potential impact is particularly acute given that the construction will occur in a historic district. Several residents have emphasized a concern that the demolition of midblock buildings, like Reiss, may have an impact on the structural stability of the surrounding structures as it fronts on a narrow street. These impacts, however, are temporary and can be mitigated. As the LPC has authorized the demolition of these buildings, it is important that construction activities are planned to be as minimally invasive as possible, and adhere to all necessary safety measures.

To provide a reasonable assurance of safe construction, the applicant should commit to implementing all construction mitigation measures identified in the DEIS. More specifically, the applicant should prepare a construction mitigation plan that includes measures for dust control, air quality, vibration control, delivery staging, noise reduction, and rodent control. Additionally, the applicant should continually inform neighborhood residents on the building process by creating a website that tracks and notifies neighbors on construction activities, and to provide a liaison to the community as a point of contact who will resolve any construction-related questions, inquiries and complaints. Finally, as this area has several construction projects the applicant should agree to participate in construction coordination meetings with the community.

Affordable Housing

The proposed project will increase the residential development potential in the area, and as such it is appropriate to consider opportunities for the creation of affordable housing. Affordable housing helps preserve the social character of neighborhoods and stabilizes communities. Further, the need for affordable housing borough- and city-wide is well documented. As such, the community and community board's desire to see affordable housing created is appropriate.

New York's tools for providing affordable housing range from providing financial incentives to density increases. However, their applicability on the site, which is currently planned as condominiums and lies within a historic district, is not known. As such, the inclusion of affordable housing may require developing creative solutions, such as exploring off-site options and unique financing mechanisms. All stakeholders involved should continue working to explore if this critical need can be met in relation to this development proposal.

Residential Infrastructure

Comprehensive planning must be greater than any single rezoning proposal as it requires the coordination of multiple City agencies and services. While the proposed rezoning is not anticipated to have significant negative impacts on residential facilities, the Rudin Management Company helped secure a new public school in 2008 at the former Foundling Hospital. The partnership was welcome news to a community that has faced severe school overcrowding in recent years. It is particularly notable as the applicant worked to relieve school overcrowding in the area despite the project not having a significant impact on the public school system. The Rudin Family should be commended for their work on this issue.

However, the community has expressed a valid concern that more needs to be done to meet the residential infrastructure needs of the community. Specifically, the board has raised the need to improve ADA access to the Seventh Avenue subway station at 14th Street and the need for a middle school in the neighborhood. The need for more public school seats is particularly pronounced in Community District 2 – one of the most overcrowded districts in the city. To meet these needs, all the local elected officials along with the community have been working for years to secure 75 Morton Street as a middle school space.

All stakeholders in the neighborhood, City agencies and the elected officials have the responsibility of meeting the infrastructure needs of the community. This planning effort does not simply extend to this rezoning process, but must continue long after the consideration of this proposed action. As such, continued conversations with the City regarding school space needs must occur with a focus on 75 Morton Street. Only through these efforts can the City alleviate overcrowding and provide the infrastructure needed to support residential neighborhoods.

Health Care

The current proposal by NSLIJ presents the community with a facility that offers emergency department services, one of the most utilized clinics of Saint Vincent's Hospital. These services will include a 24-hour emergency department, a full-service imaging center, a specialized ambulatory surgery facility and ambulance transport services. NSLIJ should be commended for offering these much needed services to the community. If the Center for Comprehensive Care can help alleviate the overcrowding conditions that our city's emergency rooms are experiencing, it will offer much value. However, more work must be done to address the range of outstanding health care needs in the Primary Service Area.

When Saint Vincent's closed in April 2010, the Greenwich Village community was left with a significant gap in vital health care services. Specifically, the community lost a Level-I Trauma

Center, 758 hospital beds, inpatient services, outpatient clinics, 3,500 jobs, and the capacity to deal with a widespread public health emergency. Saint Vincent's provided a safety net for especially vulnerable populations, including seniors, those requiring continued managed care for a range of issues, and those with an inability to pay for care.

This community has tirelessly advocated for the need to restore these services and bring back a full service hospital to the neighborhood – and rightfully so. The City's first priority must be finding a mechanism to restore full health care services. Since Saint Vincent's closure, the Manhattan Borough President's office has worked closely with advocates, the local community boards and fellow elected officials to provide the State Department of Health with the necessary documentation to show the need for these vital services in this neighborhood. Unfortunately, to date, no one has come forward with a financially viable proposal that can meet all of the community's health care needs.

This experience has demonstrated that our current health care planning processes are flawed. Since 2007, New York City has seen the closing of nine hospitals equating to a loss of over 2,255 beds and 11,750 jobs. In that time, Manhattan has lost 750 beds – second only to Queens. However, no transparent long-term processes exist at the State to monitor the loss of services, emerging health care gaps and proactively seek solutions. The State's Certificate of Need process provides an opportunity to evaluate whether an individual facility's proposed services are warranted, but it does not provide the opportunity to discuss or advocate for larger health care needs. It is insufficient to evaluate the merits of a proposed replacement facility without any parallel process to comment on those health care needs that would remain unmet. In the absence of a comprehensive evaluation effort by the State Department of Health, there is no public process to evaluate and attempt to meet these needs beyond the efforts of individual elected officials.

Therefore, the State Department of Health needs to create an overarching planning process to evaluate the health care needs of this community, and every community that suffers the loss of a hospital in New York State. This process should:

- Identify lost services, service gaps and imbalances
- Proactively identify service providers that can address the emerging gaps
- Require public hearing(s) for soliciting community input after a hospital's closure
- Require the State to issue a report of a hospital's closure that includes findings, community recommendations and action plan for addressing lost services

According to recent media outlets, it has reported that as many as nine New York City hospitals are at risk of closing in the near future. The proposed reforms to the State Department of Health would ensure that lessons learned from the Saint Vincent's process help mitigate the impacts of future hospital closings in the City and facilitate a replacement of lost services.

Conclusion

In a letter dated November 23, 2011, the applicant has committed to meet many of the concerns outlined above. While more work can be done, these changes significantly improve the project

and bring it closer in line with community priorities and sound planning. Specifically the applicant committed to:

- Improve the open space by:
 - increasing the size of the open space by removing the gas storage facility;
 - creating an ongoing maintenance plan for the open space in accordance with Parks Department standards;
 - providing an enforceable easement to the City; and
 - including commemorative elements in the park and agreeing to work with the community and elected officials on the further development of those features.
- Prevent an increase in density in the neighborhood through:
 - eliminating the density over the triangle in the restrictive declaration and agreeing to explore transferring the development rights to the city to ensure they are not available to the project site; and
 - restricting the site to only the densities and uses permitted under the existing zoning if for any reason the special permit is not used.
- Protect pedestrians by including safety measures in the public parking garage including an audio/visual warning system and mirrors or cameras to notify vehicles of pedestrians on the street;
- Limiting the types of uses allowed in the retail stores by agreeing to no Use Group 12C clubs or bars;
- Prevent night-time light pollution on West 12th Street by controlling the light levels within four feet of the retail windows to no more than allowed in a typical commercial use (50 foot- candles);
- Restrict signage on the side streets to only signage found in local retail zoning districts (C1);
- Provide construction mitigation including protective measures for dust control, air quality, vibration control, delivery staging, noise reduction, and rodent control;
- Delay noisy construction activities and deliveries on side streets until 8:00 AM;
- Create a website with regular construction updates and have a single community liaison to address community questions and complaints; and
- Ensure community consultation during the construction process.

BOROUGH PRESIDENT'S RECOMMENDATION

Therefore the Manhattan Borough President recommends conditional approval of C 120029 ZSM, C 120030 ZSM, C 120031 ZSM, C 120033 ZMM based on the above outlined conditions. Specifically that the applicant will follow through on commitments to:

- increase the size of the open space by removing the gas storage facility; create an ongoing maintenance plan for the open space; provide an enforceable easement to the City; and include commemorative elements in the park and agreeing to work with the community and elected officials on the further development of those features; and
- prevent an increase in density in the neighborhood through eliminating the density over the triangle in the restrictive declaration and agreeing to explore transferring the development rights to the city to ensure they are not available to the project site; and

- restrict the site to only the densities and uses permitted under the existing zoning if for any reason the special permit is not used;
- protect pedestrians by including safety measures in the public parking garage including an audio/visual warning system and mirrors or cameras to notify vehicles of pedestrians on the street;
 - limit the types of uses allowed in the retail stores by agreeing to no Use Group 12C clubs or bars;
 - prevent night-time light pollution on West 12th Street by controlling the light levels within four feet of the retail windows to no more than allowed in a typical commercial use (50 foot- candles);
 - restrict the signage on the side streets to only the signage found in local retail zoning districts (C1);
 - provide construction mitigation including protective measures for dust control, air quality, vibration control, delivery staging, noise reduction, and rodent control;
 - delay noisy construction activities and deliveries on side streets until 8:00 AM;
 - create a website with regular construction updates and have a single community liaison to address community questions and complaints;
 - ensure community consultation during the construction process.



Scott M. Stringer
Manhattan Borough President

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Testimony of Congressman Jerrold Nadler
Before the City Planning Commission
Regarding the St. Vincent's campus redevelopment ULURP application
November 30, 2011

Thank you for the opportunity to testify today regarding the ULURP application by Rudin Management Company ("the Applicant") to redevelop the former St. Vincent's Hospital campus located at 7th Avenue between Greenwich Avenue, W. 11th St and W. 13th St. This redevelopment proposal has a complicated history in the Village community, with much of the debate focusing on the appropriate size of new residential development in a historic district, as well as the provision of health care services tied to this development. I have heard extensively from the community about their anger over the loss of a Level I Trauma Center in April 2010, and the current redevelopment proposal of the St. Vincent's campus has elicited an emotionally charged debate in the wake of losing these health care services. I share the disappointment of the community at the loss of this crucial community resource, and will continue to advocate for the expansion of health care services in the Village. My testimony today before the City Planning Commission will focus on the land use issues in this application, and the major concerns that I share with the community about the proposed development on the St. Vincent's site.

I share many of Community Board 2's (CB2) concerns about this application. In particular, there are four key concerns that must be examined in detail: the height and bulk of the proposed development; the impact of the residential development on school overcrowding; the lack of affordable housing; and the need for public open space. I appreciate the work that Community Board 2 and the Applicant have done to reach common ground on these concerns, and applaud the progress that has been made to find solutions. However, there are still serious gaps in agreement, and I call on the Applicant to continue negotiations on these critical issues, which I outline below.

There are major concerns about the height and bulk of the proposed residential development on the East site, which is located in the Greenwich Village Historic District. The Greenwich Village Historic District, first designated in 1969 and extended in 2006 and 2010, is an important landmark district that preserves the low-rise architectural integrity of the Village and ensures the neighborhood's unique historical character is maintained. I originally supported

the redevelopment of St. Vincent's Hospital campus in 2009 because that proposal was intended to make the renovation of St. Vincent's Hospital possible, and there was the critical need for a state-of-the-art 21st century hospital in lower Manhattan. While I shared the community concerns about the impact of the height and bulk of the proposed residential buildings, as well as the proposed demolition of a landmarked building, on the historical character of the neighborhood, I believed along with many others that the development of a new hospital, which depended financially on having a large scale development attached, required our support for the proposal. I appreciate that the Applicant has partnered with North Shore UJ to make the Center for Comprehensive Care possible, which will occupy the O'Toole site and provide some relief for our community's urgent health care needs. However, the current proposal includes the same bulk and height for the residential buildings, but does not include a new hospital and so my understanding is that it does not present the same financing issues. I share Community Board 2's concerns about including a development of this scale in the Greenwich Village Historic District. The Applicant has been in negotiations with the Manhattan Borough President to limit the density of the proposed development and I am eager to see the outcome of these discussions.

The issue of school overcrowding is one that has plagued Community Board 2 for years, and current school overcrowding will be exacerbated by the addition of the 450 proposed residential units. The community has asked the Applicant to come to the table to find locations for potential schools in order to address the impact this residential growth would have on public schools, which are already at or above capacity. I appreciate the commitment Rudin made in 2008 to secure the Foundling Hospital site for a future elementary school, and am encouraged by their willingness to engage in discussions to secure another site for a public school. Along with the other elected officials, I have advocated for the sale of 75 Morton Street from New York State to NYC Department of Education. I encourage the Applicant to examine this possible location, and to stay engaged in such discussions. I urge them to help secure a location for a new public school in whatever way they can.

Like CB2, other elected officials and the community, I call on the Applicant to examine the feasibility of creating permanently affordable housing on-site, or off-site within Community District 2. As rents in New York City continue to rise, and apartments in neighborhoods like the Village become increasingly unaffordable for the working and middle class, it is critical to work at every level to secure new affordable housing, and to work to retain the mixed income levels that have made the Village such a unique neighborhood throughout its history. The current proposal does not include any affordable housing, and building on-site affordable housing may not be possible due to the need to keep bulk and height to a minimum on-site. I am encouraged that the Applicant has indicated a willingness to look at off-site affordable housing possibilities. I support the development of as much affordable housing as possible and urge the Applicant to study off-site locations.

The final major concern with this UJURP application is the provision of public open space in a Community District with one of the lowest rates of green space per resident in Manhattan. The Applicant has agreed to create a community park on the Triangle site and to allow for a permanent public easement of this private park space. Community Board 2 made extensive recommendations about the design of the park, and I support these recommendations. In addition to discussions between CB2 and Rudin over the design of the park, a community

advocacy group called the Queer History Alliance has proposed the creation of an AIDS memorial and museum/learning center to be built at the Triangle site. This memorial and museum would honor those who lost their lives to HIV/AIDS as well as the contributions of St. Vincent's Hospital, which played a unique and significant role in the medical care of those living with HIV/AIDS over the past quarter century. While there is widespread support for creating such a memorial and museum, there are many logistical questions about locating it on the Triangle site. I am supportive of an AIDS memorial and museum/learning center, and while the feasibility of locating a memorial and/or museum on the Triangle site is examined, I will continue to work with the other elected officials to determine other suitable locations for this proposal.

The public debate over the redevelopment of the St. Vincent's campus has been a difficult and emotional process. I want to commend CB2 for hosting dozens of meetings on this proposal and preparing thoughtful recommendations on the ULURP application. I am hopeful that the concerns I have raised today will be worked out in the final plan for the redevelopment of St. Vincent's campus. Thank you again for the opportunity to testify today.



**Testimony of New York State
Senator Thomas K. Duane
and
Assemblymember Deborah J. Glick**

November 30, 2011

**Regarding Applications:
C120029 ZSM, C120030 ZSM, N120032 ZRM, C120033 ZMM**

Thank you for the opportunity to testify before you today. As you are aware, the complex application for redevelopment of the St. Vincent's Hospital campus, submitted by Rudin Management Company ("the Applicant"), has not only provoked considerable community concern about its land use implications, but is also overshadowed by the community's loss of St. Vincent's Hospital, which has been devastating on many levels. We will not stop advocating for the health care needs of this community to be addressed, including the return of a full service hospital to Manhattan's Lower West Side. However, we will focus our testimony on what falls within the purview of the New York City Planning Commission ("CPC"). That said, we have strong reservations about the project as it stands now. We request that you deny this rezoning unless concerns we outline below are addressed in full.

Reduced Height and Bulk

The Applicant has argued that the two zoning map amendments it seeks for the East Site would reduce its combined maximum floor area by more than 70,000 zoning square feet from what currently exists. Yet the original 1979 up-zoning of the area was granted by the City specifically to serve the public purpose of facilitating the growth of St. Vincent's Hospital. The zoning map changes the Applicant seeks would increase the allowable Floor Area Ratio ("FAR") for residential use by 175% on the Seventh Avenue frontage and by over 200% on the mid-block, without serving a similar public purpose. We do not think it is appropriate for the Applicant to use the excessive height and bulk allowed to the former hospital as the basis for constructing a luxury condo development larger than the site's current zoning would permit. Again, the critical issue is that allowances granted to the hospital should not constitute a baseline for private, market-rate residential development. Rudin Management should only be allowed to build within the pre-existing zoning for residential development on this site.

Furthermore, the Applicant seeks a zoning text amendment extending to Manhattan Community District 2 ("CD2") a special permit currently only available in Manhattan Community District 7. This would allow development "without regard to height factor or open space ratio requirements." As a result, the proposed new buildings would be even more markedly out of scale and context with the surrounding historic district than they would be under the Applicant's proposed new zoning alone. Extending this special provision, which allows Large Scale General Developments to both increase density and reduce open space, to CD2 would set a terrible precedent and would irrevocably change the nature of the historic district in which the proposed development is located. Again, we

object strongly to this text amendment and we agree with the excellent points on this matter made in Community Board 2's ("CB2") October 26, 2011 resolution.

Community Benefits

The Applicant has enumerated various positive impacts of its proposed development. Nonetheless, we believe this application fails to include the significant community benefits that ought to be associated with a project of such a large scale and that requires so many discretionary actions. As such, we are proposing that the Applicant also substantially invest in the establishment of a new public school, include on- or off-site affordable and/or special needs housing and provide elevator/escalator access to the subway below the property.

It is impossible to estimate the number of children this project will bring to the community because the Applicant has not provided the community with information about the exact size of the proposed apartments. Regardless of the number of units built, it is certain that any additional families will add to the current overcrowding that schools in the area already face. As CB2 noted in its October 26, 2011 resolution, the Applicant is to be commended for its assistance in 2008, prior to the current application, in securing space for a school in the Foundling Hospital building in Manhattan Community Board 5. However, no capital or expense funds from the Applicant were used to buy, lease, or renovate the property, and it is ultimately being paid for by the City of New York. Therefore, we request that a substantial capital investment be made towards the construction of new public school seats, such as through the purchase and renovation of 75 Morton Street for use as an already needed public middle school.

The creation of new, permanent affordable and/or special needs housing is also vital, with or without City, State or Federal incentives. This application would significantly increase the residential population of the area, with the proposed condominiums being offered for sale at prices ranging from \$1.395 million to \$12.875 million. These apartments are out of reach economically for all but very high-net-worth individuals who far exceed the neighborhood's area median income. Inclusion of affordable housing would not only help to address the chronic shortage of affordable housing stock in New York City, but it would help balance the impact that high-end luxury condos would have on the community.

Currently, the neighborhood contains a mixture of housing, ranging from market rate co-ops and condos to those bought at insider prices when they converted from rentals, to rent-regulated units and the renowned artist housing Westbeth. This provides a healthy, vibrant neighborhood population. Sadly, this development would exacerbate the already tremendous pressure to displace longtime, low- and moderate-income members of our community. Affordable housing should be provided but not as a bonus for additional height and bulk. As noted, we believe the proposed height and bulk is too high and would not support additional FAR for the inclusion of affordable housing.

We are disappointed that the Applicant and North Shore Long-Island Jewish Health System ("NS-LIJ") have declined to consider the installation of an elevator and/or escalator to facilitate access to the subway station at 7th Avenue and 12th Street for mobility impaired riders. We cannot emphasize strongly enough that many of the people using the new health care facility as well as members of the community would benefit from expanded accessibility. We request that the Applicant reconsider their decision, as we

believe increasing access to public transportation immediately below the property is part of the Applicant's responsibility.

No Retail on Side Streets

We are also opposed to the Rudin's plan to introduce retail entrances on side streets as this will change their residential character and therefore should not be allowed. West 12th Street in particular would be negatively impacted. Retail spaces bring with them brightly lit window displays, signage and additional commercial traffic. Although this proposal might benefit the Applicant's bottom line it will not enhance the community in any way. There is already an abundance of vacant retail space available in the area, caused by both the hospital closure as well as difficult economic conditions.

Elimination of the Parking Garage

We understand that the accessory parking garage proposed on West 12th Street between 6th and 7th Avenue is as-of-right for just under 100 spaces, but we do not see the need for any additional parking structure to be added to this block, which already contains three garages. With each garage comes an entrance onto the sidewalk and curb cuts, which jeopardize the safety of pedestrians. Also, this street may be marked as a cross-town ambulance route to and from NS-LIJ Center for Comprehensive Care. As such, the addition of more vehicles entering and exiting garages on 12th Street may negatively impact public health and well being. Additionally, the Applicant's requested increase in the number of accessory parking spaces is based on a formula linked to the number of units within the yet-to-be-finalized condo plans. As we, along with CB2, other elected officials and community members, have raised serious concerns and requested that the height and bulk of these buildings be decreased, it seems unwise to assume that the number of units is fixed, or that the need for these spaces is fixed. If, however, this parking facility is allowed then we believe it should include spaces for a car-share program.

Public Park

The triangle space, which has been endured for some time and is understandably a sore point for the community, should become open, public, green space, deeded to the City. The financial maintenance for this space should be the responsibility of Rudin Management. We understand there might be some logistical concerns regarding mapping the space as parkland. Historically in New York City, publicly run, privately owned space, although supported by the City in exchange for bonusable development rights, has had many legal and logistical challenges. We want this space to be fully operated by the New York City Department of Parks and Recreation, which should oversee decision making in consultation with CB2, the community and local elected officials regarding hours, signage and maintenance. Should it be feasible, we request that the oxygen tanks be removed, or at least reduced in size.

CB2 had many months of public hearings about the Triangle Site and went into great detail in its resolution on this proposed redevelopment regarding specific preferences for design of the park itself. We support many aspects of the CB2 resolution including the desire for a community park that accommodates everyone, ranging from those who enjoy passive space to families with active children, and commemorates the history of St. Vincent's Hospital and the ongoing AIDS crisis.

Below the proposed Triangle Park is an underground storage space connected by a tunnel across Seventh Avenue to the former hospital campus. The use of the space under the park should be evaluated to determine if it viable for use as public space without inhibiting the park above. Should this space be deemed viable for occupancy, without interrupting the opening of the park or diminishing the amount of useable open space above ground, we would like this space to be maintained as a community space for educational use, such as the Queer History Alliance's (QHA) proposed AIDS learning center and museum. Should this space be deemed non-viable as public space, we share CB2's desire to work with all stakeholders to find an appropriate space, either in or around this development, for the proposed learning center and museum.

Construction and Monitoring

Should this project move forward, we have serious concerns regarding its logistics that we would like the Applicant to plan for and address prior to the start of construction. Scheduling of truck deliveries and pickups is a particular concern. NS-LIJ has said that it will consolidate deliveries to the Center for Comprehensive Care to minimize the number of trucks needed on a weekly basis. However there will also be a significant increase in the number of tenants -- both commercial and residential -- as a result of this project and they too will generate attendant truck traffic. The complex "five corners" intersection that is formed by the meeting of Greenwich Avenue, 7th Avenue South and West 11th Streets at the southern end of the development site, as well as the proximity of a public school, increases the safety concerns regarding traffic and delivery trucks. We request that for recurring deliveries and pick-ups, such as solid waste and sanitation, attention be paid to avoid scheduling these hazardous activities around school drop-off and pick-up times in an attempt to minimize safety risk to children and delays in students getting to school. These must become the formal responsibility of the developer.

Like CB2, we have key concerns regarding the need for environmental monitoring during construction itself. In meetings with the community, the Applicant has indicated that it would agree to certain construction related monitoring and community notification, such as publishing weekly air quality reports on a website. There were also conversations about installing noise and air quality monitors within the schools in the surrounding area during construction. This too is of critical importance.

Conclusion

Rudin Management is asking the community to make large concessions for its own enrichment and financial gain. We believe that granting these upzonings are certainly in the best interest of the Applicant, but are not in the best interest of the community in the current form. We call on CPC to ensure that the Applicant gives back to the community of which it is asking so much and make modifications to the application as outlined above, prior to approval.

We would like to formally thank CB2, which has put in countless hours of time to engage in a public dialogue that resulted in a thoughtful, well-reasoned resolution on this proposal. We strongly urge the Commission to give its recommendations great weight. We also thank CPC for the opportunity to testify and for its consideration of our remarks.

Brad Hoylman, *Chair*
Bo Riccobono, *First Vice Chair*
Alison Greenberg, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
Susan Kent, *Secretary*
Keen Berger, *Assistant Secretary*

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October 26, 2011

Amanda M. Burden, FAICP
Chair
NYC Department of City Planning
22 Reade Street
New York, New York 10007

**Re: St. Vincent's Campus Redevelopment Project; ULURP Applications No. #C120029ZSM,
#C120030ZSM, #1C20031ZSM, #N120032ZSM, and #C120033ZSM**

Dear Chair Burden:

At the recommendation of its St. Vincent's Omnibus Committee, Manhattan Community Board No. 2 (CB 2), having held a duly noticed public hearing on ULURP application numbers #120029ZSM, #120030ZSM, #120031ZSM, #120033ZSM, adopted the following resolution at its meeting on October 20, 2011 with 40 in favor, 1 opposed, no abstentions and no recusals.

The resolution recommends **denial** of each application unless the Community's Concerns detailed below are addressed.

BACKGROUND

The Applications, submitted by RSV, LLC ("Applicant"), proposes the creation of a primarily residential development and new publicly accessible open space to be located on two of the three blocks of the former campus of Saint Vincent's Hospital Manhattan (the East Site and the Triangle Site) fronting on Seventh Avenue between West 12th Street and West 11th Street/Greenwich Avenue.

Contemporaneously, although not part of this application, North Shore-Long Island Jewish Health System (NSLIJ) would develop a health care facility—referred to as the Center for Comprehensive Care—on the third block of the former campus of Saint Vincent's Hospital Manhattan in the O'Toole Building. The O'Toole Building would be renovated for this purpose.

CB 2 has been reviewing this proposed redevelopment for five years. Representatives from St. Vincent's Hospital came to CB 2 in December 2006 to announce their intention to build a new "state of the art" acute care replacement hospital and Level 1 trauma center. They created a Community Working Group, in which CB 2 participated. In May 2007, St. Vincent's announced that they had chosen the Applicant as their development partners in the project. CB 2 formed a special oversight committee, the St. Vincent's Omnibus Committee, comprised of chairs of committees relevant to the application and local residents who would be most directly affected by the development. Over the proceeding several months, CB 2 held a series of public information meetings, so that the community would be fully aware of the proposal. The board also met numerous times with

stakeholders, including the local block associations and community groups, elected officials, organized labor, and representatives of St. Vincent's and the Applicant, in order to better understand the project and community concerns. The following issue areas were identified:

- Height and bulk
- Zoning
- Historic buildings/historic artifacts
- Community amenities
- Health care delivery
- Public school space
- Affordable housing
- Streetscape
- Open space in the adjacent triangle park
- Impact of ambulance and parking access on side streets
- Effect of project on current infrastructure
- Construction and demolition protocols
- Financial solvency of project

In December 2007, the Applicant and St. Vincent's Hospital filed with the New York City Landmarks Commission (LPC) with a request for five Certificates of Appropriateness to demolish buildings in the Greenwich Village Historic District, build a replacement hospital on the O'Toole Building site, redesign the open space on the Triangle site, and to build a complex of luxury apartments and townhouses on the East Campus, in preparation for the ULURP process.

CB 2 held a series of public hearings where testimony was taken from hundreds of stakeholders in order to formulate the board's response to LPC application. Two separate resolutions were passed and presented to the LPC. In December 2009, CB 2 held a public hearing in order to respond to an Environmental Assessment Statement and Draft Scope of Work, as a prelude to ULURP. In both resolutions and in our response to the Draft Scope of Work, CB 2 strongly supported the proposed replacement hospital as vital to meet the health care needs of the residents in our district and surrounding communities.

In January 2010, St. Vincent's announced that it faced possible closure. For four months, CB 2 worked closely with our elected officials, St. Vincent's and the Applicant to strategize on ways to save the hospital. Unfortunately, no viable plan was identified and on April 7, 2010, St. Vincent's announced it would close. It ceased all operations on April 30, 2010.

The closure of St. Vincent's Hospital resulted in the community's loss of an emergency room, in-patient hospital, Level 1 trauma center and the capacity to address a widespread public health emergency (such as a natural disaster or act of terrorism), and created a significant gap in the health care services available to the residents of this community board area and the entire Lower West Side of Manhattan.

In response, in June 2010, CB 2 advocated for the creation of a community health care assessment to systematically identify the health needs of the residents of the West Side of Manhattan. CB 2 chaired the Community Health Assessment Steering Committee along with Community Board No. 4 and worked with our elected officials, the CUNY School of Public Health at Hunter College, the nonprofit Commission on the Public's Health System and NSLIJ to develop quantitative and qualitative data for a report that was issued by the Steering Committee in September 2011.

In the absence of a sponsor for a full service hospital, the Applicant partnered with NSLIJ to propose a free standing emergency department in a renovated O'Toole building, which required approvals from both LPC and the New York State Department of Health (NYSDOH), and additional hearings to prepare a response. The reports from the Community Health Assessment served as the basis for CB 2's testimony on September 22, 2011 to the NYSDOH on the Certificate of Need application. The CB 2 response stated: "As CB 2 has learned throughout many hours of public testimony on this important issue, nothing less than another full service, acute care hospital providing high quality care to all patients who come to its doors would be sufficient to replace St.

Vincent's. We will continue to work with our local elected officials and community members to advocate for such a facility.”

For the current proposal, the Applicant filed its Environmental Assessment Statement and Draft Scope of Work in May 2011. CB 2 held public hearings in order to formulate the community response (for a second time, since another EAS and Draft Scope was filed for the original project), which was presented to New York City Department of City Planning on June 24, 2011

CB 2's resolution below is based on twelve public hearings over the last two months. The community board has worked very hard to fully understand all aspects of this proposal and to consider the potential impacts, both positive and negative, of the Applicant's proposal on our community. CB 2 wishes to thank the Department of City Planning, our elected officials, the Applicant, NSLIJ, and most of all, our fellow community members, for their assistance in this effort.

THE PROPOSED ACTIONS

The actions necessary for the proposed projects include zoning map amendments, zoning text amendments, and special permits for the East Site and Triangle Site. The Center for Comprehensive Care would be as-of-right under the New York City Zoning Resolution and would not require any approvals pursuant to ULURP; however, a Certificate of Need approval from the New York State Department of Health (NYSDOH) is still pending. In addition, the New York City Landmarks Preservation Commission (LPC) will also review certain aspects of the proposed projects.

ZONING MAP AMENDMENTS

1. Rezoning of the East Site within 100 feet of Seventh Avenue from C2-6 to C6-2. This map amendment would increase the allowable Floor Area Ratio (FAR) for residential use from up to 3.44 to up to 6.02 and would maintain the current FAR of 6.5 for community facility. It would also increase the allowable FAR for commercial use from 2.0 to 6.0. The rezoning would also allow the East Site and a portion of the Triangle Site to be treated as an LSGD and allow for the grant of the LSGD special permits.

2. Rezoning of the midblock portion of the East Site from R6 and C1-6 to R8. This rezoning would increase the allowable FAR for residential use from up to 2.43 to 6.02 (3.44 to 6.02 for the small C1-6 district) and the allowable FAR for community facility or mixed use residential/community facility from 4.8 to 6.5. The two zoning map amendments would allow for a combined maximum floor area of 604,013 zoning square feet (zsf), at least 73,400 zsf less than exists on the East Site today.

ZONING RESOLUTION TEXT AMENDMENTS

A zoning text amendment pursuant to ZR 74-743(a)(4) is proposed to make a special permit currently available only for LSGDs in Manhattan Community District 7 also available for LSGDs in Manhattan Community District 2. The special permit allows the floor area ratio available for new development to be used without regard to height factor or open space ratio requirements and allows for a reduction in open space requirements for appropriate open space with superior landscaping. This would permit a reduction in the required open space obligation for the residential portion of the project by up to 50 percent for appropriate open space with superior landscaping.

LARGE-SCALE GENERAL DEVELOPMENT SPECIAL PERMITS

The East Site and a 15,102-square-foot portion of the Triangle Site would be developed as a LSGD, and several special permits available to LSGDs would be requested, as follows:

- LSGD special permits pursuant to ZR 74-743 as follows:
 - ZR 74-743(a)(1) to allow for distribution of total open space required by ZR 35-33 and 23-142 without regard for zoning lot lines or district boundaries. This would allow for approximately 15,102 square feet of the open space required as part of the East Site development to be located on the Triangle Site rather than on the East Site. No floor area or lot coverage distribution is being requested as part of the proposed East Site project.

- ZR 74-743(a)(2) to allow the location of buildings without regard for the applicable court and height and setback (including rear yard setback) regulations set forth in ZR 23- 632, 23-663, 23-84, and 33-432. This special permit would allow for modification of height and setback regulations, including rear setback controls, and outer court recess regulations for additions to the existing buildings and for certain of the proposed buildings.

- ZR 74-743(a)(4) (as amended) to modify the open space regulations by reducing the open space requirement to 50 percent and permit the maximum residential FAR to be applied to development. This special permit would allow for the maximum residential FAR of 6.02 to be applied to development on the East Site and reduce the amount of required open space from 59,857 square feet to 29,928 square feet for appropriate open space with superior landscaping.

- LSGD special permit pursuant ZR 74-744(b) to allow commercial uses on the third floor of a building in the C6-2 district portion of the LSGD without regard for the location restrictions set forth in ZR 32-42. This would allow doctors' offices proposed for the East Site within the C6-2 district to occupy a portion of the third floor of the development, with residential uses located on the second story and the remainder of the third floor.

As part of the LSGD special permits, the maximum amount of zoning floor area that would be allowed on the East Site would be limited to 590,660 square feet. Of this amount, no more than 31,251 square feet of zoning floor area would be available for community facility and commercial development, limited to the first three floors of the Seventh Avenue buildings on the East Site. Of this amount, commercial use would be limited to no more than 20,390 square feet of zoning floor area. The LSGD special permit would also limit the number of dwelling units to a maximum of 450. In addition, the zoning floor area that would be allowed on the Triangle Site would be limited to the existing gas storage area.

On the East Site, the LSGD special permits would establish a development envelope for the existing buildings and new development, and would also introduce a central courtyard running the length of the East Site.

THE COMMUNITY'S CONCERNS

I. No Increase of the Allowed Development Rights

CB 2 notes that this application is a proposal by a private developer wishing to build in a landmark district and requesting a significant upzoning. The applicant requests a rezoning for their LGSD, from R-6, bypassing the R-7 district limitations, to an R-8 in the midblock and from C2-6 to C6-2 on the avenue. The requested zoning would allow a residential FAR of 6.02, which is 175 percent higher than the existing Seventh Avenue frontage and over 200 percent higher than the allowable FAR on the mid-block. Further, a C6-2 designation is an egregious stand-alone commercial zone to be permitted immediately adjacent to a residential area, because it allows for a wide range of commercial use groups that include big box stores, clubs and discos, and automotives repairs shops, among others. CB 2 suggests that a commercial overlay zone would be more appropriate.

The applicant puts forth the case that five properties (Cronin, Spellman, Reiss, Nurses, and Smith/Raskob) were built prior to the 1961 Zoning Resolution ("ZR"), and therefore their entire bulk is permitted "as of right" to be converted to residential use. CB 2 asserts that this was not the intent of the ZR, because it specifically defined the East Site as R6 and C2-6, even though the existing buildings would be out of compliance if ever there were a change to residential. Further, in 1979, CB 2 contends that the City reaffirmed this intent, with the approval of the Large Scale Community Facility Development ("LSCFD") that permitted the Coleman and Link buildings as part of an upgrading of a medical complex. The excessive height and bulk of these buildings was allowed only because they were deemed necessary to create a then 'state of the art' acute care hospital and Level 1 trauma center, and was clearly a community benefit.

Residential Greenwich Village is built to a lesser bulk and density than other neighborhoods in New York City, and that is part of its unique charm, making it a special and desirable area with high per square foot real estate values. CB 2 believes the decisions by previous Department of City Planning actions reaffirm the intention that Greenwich Village should remain low-scale.

Further, the Proposed Zoning Text Amendments would allow development “without regard to height factor or open space ratio requirements.” The applicant has stated that the height factor rules, which are part of the proposed zoning districts, are not appropriate for the buildings they intend to build. CB 2 would like to note that the context is very low density historic townhouses and low-density apartment buildings on 12th Street to the north and 11th Street to the south, and that they do not exceed the current zoning FAR levels. The existing density is very appropriate for a historic district and, CB 2 contends, was zoned such well after the larger East Site buildings existed. The aggregate contextual density of the surrounding area is significantly less than the zoning districts that are proposed. The existing zoning designations in the requested proposal, R6 and C2-6, would be more compatible with the historic district and would have bulk rules that are more consistent with the surrounding zoning districts of Greenwich Village.

This application asks to cede square footage (in buildings that CB 2 values) that was deemed allowable only because they were for the “public good” (i.e., a hospital), to a private developer for monetary gain. CB 2 has determined that this is not acceptable. While, absent a viable plan for a hospital on the East Site, CB 2 supports residential development on the site, the requested Zoning Map Amendments should not be approved as proposed.

It must be noted that the Federal Bankruptcy Court valued the properties on the East Site “as is” under the current zoning without regards or contingency of any zoning changes. The applicant is not arguing a hardship of any kind. Indeed, a more limited zoning change would largely have the effect of the Reiss building being re-used or made smaller rather than being demolished, and a smaller 7th Avenue/11th Street building than is being proposed.

II. Creation of Affordable Housing

This application will substantially increase the residential population of this area. In the recent past, the CB 2 district has seen many rezonings and special permits, and the result has been an erosion of the economic and social diversity that has historically defined Greenwich Village. CB 2 is committed to making every effort to ensure that our district retains the essential character of the Village. Statements by the applicant note that the apartment sale prices will be start at \$1.2 million rise significantly higher thereafter. Higher income residents will occupy all of the new apartments. Without provision for middle and low-income residents, this will be a major demographic shift for the neighborhood.

This applicant has a unique opportunity to create permanent affordable housing in our district, in order to help retain social and economic diversity. We ask that they research any mechanism that could provide affordable units, either on-site or off-site, including consideration of housing for seniors and individuals with special needs.

If there is a proposal for affordable units on-site, CB 2 requests that they be included only at a maximum density which is consistent with the currently allowable residential FAR for the sites. CB 2 finds any upzoning of the residential density of this site completely unacceptable and contrary to the wishes of the community. Even remaining within the current allowable bulk for residential development, the applicant will be allowed to add a significant number of market rate housing units where they did not exist before. This comes on top of the unfortunate elimination of affordable housing that existed for nurses before the purchase and conversion of the Martin Payne building.

III. Financial Support for New Public School Seats

CB 2 finds that the Applicant has failed to include significant community benefits in their proposal, such as providing affordable housing or public school seats. Offices to be rented by physicians may technically be considered a health benefit and a community facility, but that does not begin to compensate for losing a Level 1 trauma center, and a full service hospital with an emergency department. Further, despite repeated requests, the Applicant has not provided CB 2 with information about apartment size, which would indicate how many additional children the 450 units of housing will bring. Such children would add to current overcrowding in schools and parks, a problem made even greater since CB 2 recently lost its only middle school and its largest early childhood center.

CB 2 is grateful for the Applicant's assistance in securing space for a school in the Foundling Hospital building in Community Board No. 5. However, that school site was secured in 2008, before this current project was conceived. At that time, the Applicant agreed that the Foundling school was not contingent on any application. Further, no funds from the Applicant were used to buy, lease, or refurbish Foundling. Instead, the Applicant provided a financial guarantee during the closing of the property, which was ultimately paid for by the City of New York. At this time, CB 2 strongly urges that the Applicant make a substantial capital contribution to the establishment of a new public school in the CB 2 area, such as at 75 Morton Street.

CB 2's desire to have Applicant redress the shortfall in school seats caused by the proposed development does not in any way indicate that CB 2 would support an upzoning in exchange for this support, but thinks it is the Applicant's responsibility, even if the project is built at the existing zoning.

IV. Triangle Site Park

CB 2 requests the following in connection with the proposed new open space at the Triangle Site.

- 1) Community Park - The Triangle Site park should function as part of the successful and beloved network of small parks in the area and the design and use of this new park should relate to and enhance this network. The park is a triangle where the old village street pattern meets the rectangular city grid. The look and feel should be 100 percent "community park." It should feel like it is part of the more intimate character of the Greenwich Village streets to the southwest and should not reflect the more commercial feel of 7th Avenue. Stepping into the park should transport one away from urban intensity. While the park should welcome lunchtime use by workers in the surrounding area, it should represent the special character of the Village and it should not expose the residential areas to traffic and undesired activity. The current uses of the space provide no park use, but do provide a buffer that should be retained.
- 2) Should Accommodate Families - With only 0.4 acres of parks and playgrounds per 1000 residents compared to a standard of 2.5 acres, CB 2 ranks 48th out of 51 citywide. The first service of the park should be to the adjacent park-starved residential communities where the population of families with children is growing steadily, as evidenced by overflowing nearby playgrounds, and the new development to the east will increase this trend. While the park may be too small to provide a full playground and also other uses, it may be too big to function well simply as a sitting area with planting beds. Bringing children to the park also provides a lively and attractive aspect for a nearby sitting area. This idea, if affirmed, would mean the design should create an attraction for children and provide opportunities for active play. One suggestion was for a sand play area. Another was for sculptures that children can play on. A water play element can work for children and also be visually attractive and provide white noise to counter the cacophony on the avenue.
- 3) Design Elements - Design elements of the park should be standardized and easily maintained. Paving materials should be easily maintained, and not subject to staining and cracking. There should be sunny areas as well as areas shaded by trees. The park perimeter should include large tree species spaced as evenly as possible. A feature to give the park identity is desirable. A water feature to provide white noise may help create a peaceful area within the park. Facility to provide irrigation as needed should be provided and the park is large enough that it is desirable to have a place to store maintenance materials, possibly utilizing a small part of existing structures.
- 4) Commemoration - A very strong case has been made for the idea of an AIDS memorial to provide an important resource for remembering those who were lost and celebrating the response of our community. This idea is welcomed. The park could have a strong theme or identity related to the continuing story of AIDS. Other ideas for commemoration in the park have been mentioned. However, any of these potential uses need to be carefully developed so that it does not conflict with active and passive community uses, and the park should not become a regional destination. The design process could engage and seek to incorporate this idea, but should not be led by it. While memorials are usually monumental and less cheerful and intimate than the features of community parks, there is no reason why successful commemoration cannot be designed and placed in a way to coexist with and enhance a community park, especially where the history is so deeply connected to the community and the site.

(Using the 7th Avenue park perimeter directly opposite the hospital site could provide a powerful memorial presence while retaining more typical park use and feel inside the park.)

- 5) Oxygen Tanks - The availability of the Triangle Site for a public park is a huge opportunity for the neighborhood. Retention of the oxygen tank structure at the western tip will significantly diminish the value of the space as a public square and will be harmful to the park as experienced from the outside as well as the inside. If the tanks cannot be removed from the site, they should be reduced in size and moved to a location less important to the park than the western tip.
- 6) Fence - The debate about perimeter fences always brings a passionate response from both sides. There is a strong feeling among many that parks should be open and that fences compromise public access. There are concerns, sometimes overstated, but still credible, that the lack of a fence invites inappropriate and problematic use. While inappropriate use of public areas is lower now than at times in the past, times change, and the concerns are not unwarranted. There are many parks, including some in our neighborhood, where fences do not appear harmful to openness, and there are many public plazas throughout the city that are fenceless but forbidding. The lack of separation between park and street can lead to a plaza-like character. CB 2 favors a very low fence with gates that are locked at night to allow for effective closing without harming the public use and feel of the park.
- 7) Entrances - Placement of entrances has a major impact on the use and feel of a small park. Entrances should be placed at corners, such as at Abington Square, as compared to Jackson Square, which retains an older design with mid-block gates discouraging walk-through use and creating a sense of isolation inside the park. In this case, there are obvious locations at the two 7th Avenue corners, but other locations need to be more carefully considered. If the gas tank structure at the northwest tip can be removed or moved, this is another obvious location. The perimeters along West 12th and Greenwich are long, and people walking on those sidewalks are likely to want to cross through the park. Bank Street may seem like a natural place for a Greenwich Avenue entrance, but this would expose a very quiet street to unwanted activity so a Greenwich Avenue entrance should be placed farther east or west even if this disrupts a natural “desire line”. Entrances should be relatively narrow and unadorned to reflect the interior character of the park.
- 8) Different Grades - Without considering a separate question of whether existing underground space should be retained, the raised area above this space provides interesting opportunities. While the existing view of the garden above the space from the street is unattractive, there is a pleasant feel inside the garden and an interesting perspective and surprising sense of separation is provided by the small elevation. This separation is very different from what would be experienced from the top of a mounded lawn in the middle of a sitting area at street grade. Keeping the higher grade could also help to retain the beneficial visual buffer between Greenwich Avenue and Seventh Avenue. The existing site plan is also interesting because, with the removal of the building and the tanks, it would create an opportunity for two distinct areas, with a more natural raised area near Seventh Avenue, possibly a tree grove or an intensely planted garden, providing a buffer for a more active use area to the west. A design using the concept of a park with two distinct areas on different grades could be explored as a way of emphasizing the transitional character of the site, but only if there is adequate accommodation for disabled access, and sufficient visibility around the perimeter to avoid hidden activities.
- 9) Existing Underground Space - Retaining the underground space for future use is not accepted or rejected at this time, but its retention cannot be a consideration in developing or approving a design for the park and cannot delay or interfere in any way with the opening of the park. For example, if the roof of the underground structure cannot support large trees that are important to the desired design of the park, then the underground space cannot be retained. There are also potentially difficult design problems related to the impact on the park of access/egress requirements, mechanical systems, and ventilation that may constrain the use of the underground area. The reuse of the underground space also raises administrative and funding issues and potential environmental impacts were not studied as part of the scope of the EIS. The occupancy of the associated residential development must remain firmly coupled to the opening of the park.

Finally, an open process beginning with a Request for Proposals and ending with an agreement between parties will be required for commitment to particular uses and tenants so uses and tenants cannot be determined in ULURP or included in any restrictive declaration that would constrain the process.

- 10) Seating - Seating - While often appreciated, movable furniture is not typical of a community park. It can create more of a lunchtime sitting area feel. There is no objection to including some, but it is not an acceptable substitute for well-placed permanent benches and tables. The design of the park should be such that it would be just as accommodating and comfortable if the movable furniture were removed.
- 11) Publicly Controlled Space - This park should not be a privately controlled space with a right of public access. Upon completion of construction, control of the space should be transferred to the Parks Department through an appropriate easement. (CB 2 is grateful to the Applicant for its preliminary approval of this request in advance of the ULURP process.) The easement should include rules and regulations that set standards for repair and maintenance in perpetuity.

V. Eliminate Parking Garage

CB 2 opposes the accessory parking garage proposed for W. 12th St. between 6th & 7th Avenues. The opposition is not only to a special permit for additional parking – CB 2 urges that there should be no garage at all. CB 2 opposes the garage for the following reasons:

- There are already 3 garage entrances on the block, more than any other block in Greenwich Village – a fourth one is unprecedented.
- This would add additional traffic, congestion, noise and air pollution to a quiet residential street that already is now slated to be an eastbound ambulance route.
- It would interfere with sidewalk access by adding a curb cut that breaks up smooth sidewalk passage and by introducing vehicular traffic in the path of pedestrians.
- It would compromise pedestrian safety by introducing frequent vehicular movement and blockage of visibility on the sidewalk as well as cars appearing suddenly, in this case, in a vulnerable midblock location.
- There are more than enough available parking spots in the study area at all times, even factoring in this development, and according to Table 14-19 of the DEIS, there are 821 available overnight spots and 263 available peak usage mid-day spots in the study area.
- Despite the Applicants' contention that an approximately 35% of dwelling units formula is used to determine the number of required parking spaces, the number of residential units is still not fixed and could well be less than the 450 currently espoused, which would reduce parking needs.
- Fewer people are driving in NYC; there's an increase in use of alternative transportation modes and the encouragement of this approach (e.g. through bike share), which CB 2 supports.

VI. Eliminate Proposal to Relocate Bus Stop

NSLIJ has agreed to withdraw its request to relocate the current bus stop on the northwest corner of W. 12th St. & 7th Ave. S. (which, being at the corner, does not interfere with pick up/drop offs at the main entrance of the O'Toole Building which is midblock, the original reason for the proposed relocation) one block south to Mulry Sq. (at the intersection of Greenwich Ave./W. 11th St. & 7th Ave. S., identified in the DEIS as one of 5 high accident locations). CB 2 welcomes this agreement to withdraw the bus stop relocation request and thanks NSLIJ for their consideration in this matter.

VII. Elevator/Escalator Subway Access

Applicant and NSLIJ have declined considering the installation of elevator/escalator subway access for seniors, the disabled and other physically challenged people (many of who will be clients at the new health facility – the DEIS indicates that many of the facility's clients will arrive by subway) at the W. 12th St. entrance/exit of the 14th St. west side IRT station, citing physical and cost constraints and claiming that the project does not generate that many trips, although there was consideration relocating the subway entrance within property lines, but

decided against it. CB 2 is disappointed that neither NSLIJ, nor the Applicant, have pursued disabled access at the W. 12th St. subway entrance.

VIII. Environmental Issues

- 1) Hazardous Materials - The amount of self-monitoring, logging, and certification involved is of concern, as is the fact that the amount of government oversight has not been clarified. Daily logs will be maintained by the Applicant itself. Considering the current budget crisis, it can only be assumed that assertions by the Applicant will be accepted. This form of self-certification is suspect when there is inadequate oversight by respective government agencies. There need to be assurances that DEP, DEC, EPA, OASHA, DOT, and the DOH monitor closely during the construction phase.
- 2) Water and Sewer Infrastructure - The DEIS (Ch. 11- A. Introduction/Principal Conclusions) asserts that, “The proposed projects would not result in wastewater discharges requiring industrial pretreatment or participation in the IPP” [the City’s Industrial Pretreatment Program]. Given that the plan for the NSLIJ facility includes an advanced imaging center and a radiological treatment facility, it is neither realistic nor responsible to plan to avoid pretreatment of the resulting wastes. Columbia Presbyterian Medical Center’s Radiation Safety Office affords a comparison example of responsible radiological waste pretreatment. In their system, wastes from patients receiving treatment from the New York Presbyterian Hospital Departments of Nuclear Medicine and Radiation Oncology, are removed for a period of decay-in-storage before disposal. Our local West Village sewage system makes pretreatment of medical facility wastes unavoidable. A moderate rain now causes the local at-capacity sewage system to discharge directly into the Hudson River, and—as we all know—there have been a growing frequency and intensity of flood-level rains. Sewage is sent to the North River Sewage Treatment Plant on the Hudson River for treatment. Two highly relevant facts are: 1) studies show that sewage treatment plants are not able to treat radioactive wastes; and 2) down river from the North River plant, at Gansevoort Peninsula in Hudson River Park, there is to be a brand-new beach where children will play. For these very good reasons, pretreatment of hospital sewage to eliminate pathogens, medications, radioactive waste, mercury, etc., is a public health imperative. Moreover, the raw sewage that is discharged into the river 100 feet from the bulkhead is in a protected natural habitat for marine life along the Hudson River Park.
- 3) Solid Waste and Sanitation Services - According to projections, the proposal would involve one truckload per week for DSNY pick-up and one truckload for private carters. Not mentioned was the number of truck trips involved. This is three times a week and two for recycling for DSNY and five times for private carters. That computes to ten truck trips a week. In other words, the plan concerns itself with weight, not with trip numbers. The FEIS must indicate this and include it in the applicable figures/calculations for air quality, noise, etc. This brings up the matter of safety at the intersection at Seventh Avenue, known to PS 41 families as “Five Corners” (Mulry Square). It could be difficult for a driver of a sanitation truck to see a child crossing that convergence to get to school. Care must be given to plan scheduled trips nowhere near school hours.
- 4) Air Quality & Public Health Impacts - Fugitive dust particles from demolition and construction will exacerbate any existing problems experienced by anyone (residents and/or schoolchildren) with respiratory issues. Given the duration of this project, it is imperative that the sponsor takes every precaution to minimize these effects. The DEIS states there will be some protections regarding trucks that enter construction site, but what these protections will be has not been published, nor have they been disclosed in public hearings. The Applicant indicated they would be willing to publish air quality reports on their website on a weekly basis.
- 5) Construction Impacts - The DEIS makes the assertion that while periods of intense noise are inevitable, the quietest equipment available and the least polluting (electrical or low sulfur fuel) vehicles will be used. Areas being excavated would be wet down to keep dust at lowest possible levels and air would be monitored constantly for toxicity. While admitting that demolition, excavation and pile-driving operations would be extremely noisy, they deem them inevitable. When discussing efforts to minimize these effects, they mentioned providing double-glazed windows and air conditioners for specific

properties to provide some relief to residents. Never was there mention of the effect on PS 41, which is down the street. The school has neither double-glazed windows nor air conditioning. Aside from being disruptive to teaching and learning, students' hearing and health (both mental and physical) are very vulnerable. While there are assurances that there will be sidewalk corridors constructed for safety, protection of minors is still a safety concern. All the huge equipment and activity will most certainly draw many to the site. They are of special concern. Also important to note: The Applicant offered to setup a website so that the community can remain aware of what is happening at the site as demolition and construction progresses, and they offered to setup a telephone number that the public could call 24/7 to notify the on-site construction crew of any problems that arise. The FEIS should make mention that the sponsor agrees to abide by the CB 2 Construction Protocols, as well as the NYC Department of Buildings' "Technical Policy and Procedures Notice #10/88.

- 6) Inadequacy of DEIS Construction Analysis - The DEIS' construction analysis is surprisingly insensitive. There seems to be a total failure to appreciate how unprecedented it is to have a project of this dimension take place in the middle of a residential area.
 - a. It contains no discussion of the vibration impact on 170 year old townhouses and other historic buildings flowing from the demolition of Reiss and its replacement with a new building.
 - b. Its traffic and noise analysis assumes peak construction related traffic as being between 6 A.M. and 7 A.M. (page 28). That, however, is erroneous since, as is the case with the Martin Payne building renovation on West 12th Street we assume no deliveries will be allowed prior to 8 A.M.
 - c. The DEIS analysis assumes construction will take place between 7:00 a.m. and 4:30 p.m. (and sometimes later on weekdays) and on 50% of Saturdays. Again, the right assumption is no construction before 8:00 a.m. and far more limited Saturday work.
 - d. The DEIS cavalierly dismisses the noise exceedances because they will occur for less than two years which it describes as "limited duration." Putting aside the notion that two years is hardly a limited duration for those living in the affected blocks, it is unclear how the DEIS derives the "two year" number. Indeed, the renovations of Martin Payne – a modest sized single building – will itself take more than a year, and the overall project will take more than three years.
 - e. The DEIS dismisses concerns about demolishing asbestos containing buildings by saying such demolition will be in accordance with required regulations (page 21). Where is the analysis of how complying with these regulations will affect the risks and/or burdens imposed by this project or effect the project's duration?
 - f. Street closings of surrounding streets – particularly of West 12th Street, a significant west to east thoroughfare – are never discussed, despite their potential significance. Are we being assured there will be no street closings? If there will be, would, for example, retaining Reiss reduce the number of street closing? That question is never addressed.
 - g. The DEIS assumes as to noise, air quality and more that the sponsor will take significant proactive measures. Given the critical nature of these measures, it is vital that some policing mechanism be required. As part of such mechanism, CB 2 requests that the Applicant be required to pay for a construction monitor to be employed by and report to a designated community group.
 - h. There is very limited discussion of how the effects of this project will be aggravated by the proposed MTA Ventilation Plant to be built at the intersection of West 11th Street, Greenwich Avenue and 7th Avenue.

IX. Other Concerns

- 1) Retail on Side Streets – The Applicant proposes approximately 90 feet of retail windows down both 11th and 12th Streets. CB 2 believes this is inappropriate. These are residential streets, and indeed, 12th Street has never had any form of retail space and the DEIS recognizes that 12th Street "has strong residential character." Thus while any retail can have entrances, appropriate signage, and display windows on 7th Avenue, there should be neither signage nor any visible displays on the side streets, including in the existing windows on 12th Street. To do otherwise would change the character of these streets from residential to commercial.

- 2) Demolition of Reiss Building – CB 2 acknowledges that the New York City Landmarks Preservation Commission allowed for the demolition of this building, over our objections. We are particularly concerned that all actions regarding this demolition be fully mitigated in the Construction Protocols. In the Applicant’s response to questions from CB 2, they indicate that in addition to some portion of asbestos cleaning time, demolishing Reiss will involve the following activities which would not be necessary if Reiss was renovated in the same manner as the other buildings on 12th Street: (i) Demolition of Reiss – 4 months; (ii) Excavation and foundation work for Reiss – although unclear, apparently 2 to 6 months; and (iii) Construct the structure and shell for Reiss – 9 months. Thus by deciding to demolish Reiss the Applicant is adding between 15 – 19 months of the kind of work on 12th Street which will most risk endangering neighboring properties, create the most dust, noise and vibration, be the most disruptive, and create the greatest risk of rodent problems. Also, while this does not mean that the overall project will be extended by 15-19 months, adopting this approach plainly will significantly increase the amount of time that demolition/construction will need to take place on 12th Street and add to the time for the overall project. These facts alone should dictate that Applicant be required to renovate and not demolish Reiss. Moreover, this added risk and burden is being placed on the neighborhood in order to produce a building that is incompatible with the other buildings that surround it and subtracts from, rather than adds to, the architectural quality of the buildings on the block.

- 3) Precedence - CB 2, which has a very high concentration of community facilities, is keenly aware of the potential implications and precedence of the requested zoning changes. As our neighborhoods are full of facilities built at a greater than normally allowable bulk in order to accommodate community facility uses, it is imperative that this not become a vehicle by which either community facilities or private developers are allowed to profit down the road. Therefore we insist that no upzoning, based upon the allowable bulk for community facilities, be granted to Applicant, and that only the allowable bulk for residential development be considered for this project at this site.

These are CB 2’s major issues of concern that must be addressed in to avoid the significant and irreversible negative impacts this project, as currently proposed, stands to have on our community. Thank you for this opportunity to comment on these applications. Please contact us if you have any questions.

Vote: Passed, with 40 Board members in favor, and 1 in opposition.

Please advise us of any decisions or actions taken in response to this resolution.

Sincerely,

Brad Hoylman, Chair
Community Board No. 2, Manhattan

Robert E. Riccobono, Chair
St. Vincent’s Omnibus Committee
Community Board No. 2, Manhattan

BH/fa

- cc:
- Hon. Christine C. Quinn, NYC Council Speaker
 - Hon. Scott M. Stringer, Manhattan Borough President
 - Hon. Jerrold L. Nadler, Member, U.S. House of Representatives
 - Hon. Thomas K. Duane, Member, NY State Senate
 - Hon. Daniel J. Squadron, Member, NY State Senate
 - Hon. Deborah J. Glick, Member, NY State Assembly
 - Lolita Jackson, Manhattan Director, CAU
 - Vivian Awner, Community Board Liaison, Dept. of City Planning
 - Land Use Review Unit, NYC Dept. of City Planning
 - Calendar Office, NYC Dept. of City Planning

Brad Hoylman, *Chair*
Bo Riccobono, *First Vice Chair*
Alison Greenberg, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
Susan Kent, *Secretary*
Keen Berger, *Assistant Secretary*

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November 18, 2011

Amanda M. Burden, FAICP
Chair
NYC Department of City Planning
22 Reade Street
New York, New York 10007

Dear Ms. Burden:

At its Full Board meeting November 17, 2011, Community Board #2, adopted the following resolution:

A Resolution regarding the design and use of public open space to be created in connection with ULURP Application #120029ASM, #120030ZSM, and #120031ZSM for the St. Vincents Hospital Campus Redevelopment.

Whereas

1. Community Board No. 2, Manhattan ("CB2") is appreciative of the extraordinary and unusual opportunity to participate in the creation of a new public park in our park-starved and built-up community.
2. CB2 has engaged in three months of public consideration of issues pertaining to the development of the new park; and
3. CB2 intends to give full consideration to proposals which seek to blend a significant commemorative and educational aspect within this park and which aspire to use the underground space in their projects; and
4. The CB2 position regarding this park is informed by the following statements regarding 1. Park Design; 2. Commemoration Opportunities; 3. Use of Underground Space; and 4. Legal Framework for Park Development and Operations:

1. Park Design

1. These comments add to and support the comments included in the CB2 resolution of October 20, 2011, which continue to apply.
2. The proposal presented is generally responsive to that resolution and received many positive comments.
3. The plan shows alternative versions: one is based on removal of the gas storage facility at the west end of the triangle, an important CB2 priority for this site. The other inappropriately shows the gas

4. tank site unchanged, although the gas requirements for the new medical facility should be much reduced. If the use of this site for tanks is still considered, the structure needs to be redesigned to be as small as possible, compatible with this important park entrance, and the loading areas should be incorporated into the park space.
5. Widths of entrances and paths are appropriate.
6. The use of a water feature is desirable. The appearance and sound of moving water enhances the park experience and it works well to combine this with a play aspect as an attraction for children.
7. Perimeter Fence
 - a. The fence design is appropriate.
 - b. The fence including curb should have a maximum height of 42" from the perimeter sidewalk to the top of the fence, including any curbs or walls.
 - c. The iron archway over the southeast entrance is an attractive feature that echoes nearby park entrances including Jackson Square and Christopher Park. It contributes to a desirable sense of place and emphasizes the importance of the transition from street to park.
 - d. The simple unadorned gates for the other two entrances are appropriate.
8. Pavements
 - a. The use of traditional paving types including asphalt hex blocks is appropriate. The two gray shades proposed are attractive and will hide stains.
 - b. The avoidance of stone pavers and other nonstandard pavers that are difficult to maintain is appropriate.
 - c. The use of granite curbs, steps, and low walls is appropriate.
9. Lawn
 - a. The central lawn area is a desired feature and is an appropriate size.
 - b. The undulating shape can provide an attractive illusion of greater size and provides opportunities for social seating.
 - c. The rise of the lawn will reduce active use, provide interest, and offer a desirable attraction for small children.
 - d. If lawn entrances directly opposite park entrances lead to pedestrian traffic across the lawn causing desire line wear the location of planting areas can be adjusted.
 - e. Trees placed on the lawn should be chosen to assure sufficient sun on all areas of the lawn and should be planted to avoid disruption of the lawn by shallow root systems.
10. Perimeter
 - a. Replacement of all perimeter sidewalks with a uniform tinted concrete sidewalk is appropriate
 - b. Benches placed along the straight perimeter wall outside the park on 7th Avenue are desirable, but need to be well lit.
 - c. Replanting of all tree pits and the addition of six new trees on 12th Street and three on 7th Avenue will create an attractive perimeter environment. The development project should include a full evaluation to maximize tree locations on *both sides* of the perimeter streets as well as all surrounding streets.
11. Trees and plantings
 - a. The ratio of green space to paved area is appropriate and in any case the amount of paved area should not be increased.
 - b. The plan includes an appropriate variety of perennials and ornamental grasses, as well as locations for densely planted colorful annuals.

- c. The plan alternative without the gas tanks shows types and locations for 26 shade trees and eleven ornamental trees to be planted at a desirable 5.5” caliper or 22-foot height for multi-stem trees.
- d. A requested plan showing the intended shade-sun concept, referring to the shade studies done for the new development, is still needed so a mix of shaded and sunny areas is available throughout the day.

12. Seating

- a. The proposed benches are attractive and suggestive of historic NYC arks benches. The addition of 2 permanent tables is welcomed but more should be considered.
- b. Requested information on the appearance of moveable furniture was not provided.. The number of moveable tables and chairs provided is appropriate and should not be increased.

13. Accessibility

- a. Accessibility is provided to all areas in the park.
- b. At least one curb cut to allow wheelchair access to the lawn is required.
- c. Use of a retaining wall to raise a planting bed should be considered to allow a closer connection for people in wheel chairs.

14. Lighting

- a. The use of the standard “B” pole. Metal halide or LED lamping is essential. The use of Central Park luminaires adds desirable variety and interest.
- b. Locating light poles in lawn areas creates maintenance difficulties and often causes bare spots. Paved areas or planted areas should be used.

15. Entrances

- a. The location for park signs at all entrances should be considered in advance to avoid unattractive random placement to the detriment of attractive park features.
- b. The stairs at the southeast point are attractive and along with the proposed decorative gateway provide an important sense of place for the park. The steps should be designed to discourage use by skate boarders.
The large area outside the park is a good place for a combination commemoration and/or object to encourage its use as a meeting area.
- c. Consideration should be given to reconfiguring the fence at the west entrance to slightly increase the size of the walk-through area outside the gate and so the gate is not recessed.

16. Attractions for Children

- a. The proposed design offers desirable features that will attract families with children to visit the park, but will not interfere with use by others. They provide opportunities for play in an environment that is not a playground.
- b. The terrain of the lawn should be specifically contoured to be fun for very young children.
- c. The water element including water jets is an important feature of the park and work well with the “amphitheater” steps. However, portions of the steps need to be designed for access to the lawn from the west, but larger portions should provide better opportunities for seating facing the “plaza”.
- d. The proposed sculpture suitable for climbing should be a unique piece such as the Alice in Wonderland sculpture in Central Park, adding something special to the park even when not used for play. A proposed design for this piece was not provided. The piece will be an important central feature of the park and needs to be developed with presentations to the community at all phases of an open public process.

2. Commemoration Opportunities

A strong case has been made to include on the site, a memorial to the history of the AIDS Crisis. As stated in our resolution of October, 2011, we welcome the idea. Another commemoration concept has been proposed to acknowledge the long history of St. Vincent's Hospital in Greenwich Village, which would necessarily incorporate their role in the AIDS Crisis. Both histories have special importance in the local community, and for both the specific location of the park is uniquely appropriate. *We endorse an AIDS memorial and a tribute to St. Vincent's Hospital subject to the parameters discussed below.*

Meaningful memorials can only be developed when there is sufficient time to discuss and understand all of the issues, to create a design that adequately represents the core ideas, and to bring the community together around the commemoration. At this time, we have not been presented with specific ideas, and have not had the opportunity to thoroughly vet the initial concepts. Given the time constraints of the current review, CB2 does not want to rush to any conclusions. We would prefer, and think it is more appropriate, to work with all of the interested parties to create a process, outside of ULURP, that would allow us to adequately evaluate all options, and consider modifications at a later date.

Ours is a park-starved community. Land is of very high value so opportunities for new parks are exceedingly rare. The community strongly rejected an initial concept for the park because as an open public plaza, it did not provide "a community park". It did not serve the community's need for a place of respite with a distinct neighborhood character providing public and open opportunities for social interchange.

Therefore, the ULURP should define important parameters for a design and development process for memorials:

1. Designs should contribute to the neighborhood character of the park and be seamlessly integrated into it.
2. The design should not create a 'destination' site, it should celebrate and accommodate the local community.
3. Any elements of commemoration should not be monumental in style or obstructive of the view plane.
4. A design competition may be part of the process, but design oversight by the Parks Department, and other affected city agencies is essential.
5. Participation in all phases should involve CB2 and neighborhood groups, and final approval from Landmarks and the Design Commissions will be required.
6. Proposing entities should seek funding for the process, and for any modifications required.

3. Underground Space

CB2 has had many difficult deliberations about the retention of 10,000 square feet of space currently available under the Triangle site. The issues fall into two categories. First, how the retention of this space will impact the above ground park, and second, what would be the official mechanisms

necessary to build out the space and maintain it, and how would it affect the completion of the park in time to meet the applicant's obligation to complete the project within 30 months.

In our October, 2011, resolution, we stated that the underground space could not dictate the design of a community park. We further stated that "its retention ... cannot delay or interfere in any way with the opening of the park," and that "reuse of the underground space also raises administrative and funding issues and potential environmental impacts [that] were not studied as part of the scope of the EIS."

Among our specific concerns are:

1. Our district has many interior privately controlled spaces that are not accessible to the public. CB2 insists that everything associated with this site be fully in the public realm.
2. We have strong reservations if retention means that there is a reduction in the size of the above ground park, or if the design of the park is compromised. We are specifically concerned about any effect on the size of trees that could be planted, maintaining sight lines through the park so there are no pockets for hidden activity, and general accessibility.
3. The underground space should not be retained if its development is likely to cause substantial delay to the opening of the park, or if its development creates risk or uncertainty for the process to getting the park designed and built.
4. The question of whether to retain the underground space must be made independently of the proposed use. The selection of a user for the space must be a fair one, with proposals presented in response to criteria serving public needs. Potential users will have to prove their ability to fund the building out of the space including access and mechanical services, and cover all operating and maintenance costs.
5. Building out the underground space in such a way as to meet all New York City Building Codes, may impact the construction, maintenance, or estimated lifespan of the above ground park.
6. Use of the basement may affect the applicability of the project Draft Environmental Impact Statement or establish a need for an additional EIS or ULURP.
7. A roof membrane beneath the park may reduce the life expectancy of the park and park reconstruction including tree removals may be required for membrane repair or replacement.

In addition to these concerns, the property owner has clearly stated that they are not willing or able, in the confines of this ULURP application, to deliver the space to the public.

Recognizing the challenge of providing a plan for such a use, CB2 notes that no clear concept has been articulated, no preliminary analysis of funding and visitation has been provided, and no design presentation has been prepared to elaborate the appearance of a park built on the roof.

We have heard in our public hearings that there is interest and support for an AIDS Learning Center to be located in the underground space. We support this use, but because of the concerns outlined above and the position of the applicant, this may not be the appropriate location for such a facility or for other community use. We advocate working with the proponents, the community, and elected officials to find an appropriate space in the vicinity of the Triangle site.

The parameters for the potential use of the underground space set a high bar for any proposal. Unless all of these concerns can be answered satisfactorily, then CB2 does not see how this space can be retained.

4. Legal Framework

CB2 requests that the agreements included in ULURP be designed to achieve the following goals:

1. The park should be protected parkland in perpetuity under the public trust doctrine. While it may be unnecessary and complicated to map the land as parkland, this goal can be achieved by transfer of all land rights to the Parks Department except such rights required by zoning provisions to provide open space for the proposed Large Scale General Development project.
2. The park should look and feel like other Greenwich Village parks. This applies not only to initial design, but to all aspects of the park experience. The park should be a public park, not a publicly accessible private space: hours of operation and permitted uses should conform to rules in other parks; calls for services should be to 311 and 911; signs should have Parks Department logos and should be posted only upon its consent; future renovations and

3. alternations should be approved by the Parks Department upon completion of the same process as at other city parks.
4. Funding from Property Owners within the LSGD should be applied in a manner to efficiently deliver a high level of maintenance per written standards. Whatever entity may become directly responsible for maintaining the park should do so under terms of a revocable contract with the Parks Department. A suitable guarantee, such as annual posting of a bond equal to the project cost of maintenance for the year, should be in place to assure continuity of maintenance in the event of any disruption of funding. In addition to regular maintenance, a method should be in place to provide for periodic major repairs, deferred maintenance, and capital reconstruction.
5. Beyond responsibility for maintenance costs, the Property Owners should not have rights or responsibilities that will create an incentive to seek a special relationship of any kind with respect to influencing policies, operations, and uses of the park. Peace officers of the City of New York should have the same rights and responsibilities of patrol and law enforcement as they have in any other public park and there should be no private security presence in the park. To avoid any perceived need on the part of the Property Owners to influence the design, policies, maintenance, use, and operations of the park, the City should assume full responsibility for legal claims for damages or injury within or resulting from the park property. Property Owners should pay to the City an annual amount in lieu of a requirement to provide insurance.

The following provisions are suggested to achieve these goals. CB2 requests, to the extent other provisions are substituted, that the result be substantially the same.

1. Subject to the compliance with the provisions of Section 93-78 of the Zoning Resolution and conditions herein, the Declarant shall construct the Public Access Area (Triangle Park).
2. Upon certification by the Chair, in consultation with the Parks Commissioner, pursuant to Section 93-78(d) of the Zoning Resolution that construction of the Triangle Park is substantially complete, the City shall enjoy, wield, and have the right to and the benefit of and be granted, conveyed and transferred an exclusive easement in perpetuity for the benefit of the general public, unobstructed from the ground to the sky and including all underground uses and rights, for the purpose of passive and active recreational use by the general public after which the Declarant shall retain all rights associated with the property as pertain to the use of the property to meet open space requirements of the LSGD, and only such rights.
3. Rules for the park are established by the Parks Department and enforced solely by peace officers of the City of New York (PEP and Police).
4. Minor alterations to the design of the park approved during ULURP shall be only as overseen by the Parks Department.
5. Construction of the park to be completed by the Project Developer within 30 months of agreement with financial penalties for failure to complete on time. The developer shall commit \$10 million to the design and construction of the park. Any funds remaining after completion the construction of the park may be used to fund up to approved commemorative elements within the park and/or shall be made available through an appropriate account for maintenance of nearby parks.
6. No part of the new residential development shall be occupied prior to opening of the park.
7. Applicant to be released of liability upon acceptance of the completed park by the Parks Department.
8. The developer and it assignees are responsible for the cost of maintaining the park for the life of the development, with payments to be made at the start of each year to a Trust and Agency Account, or to a non-profit organization under contract with the Parks Department to manage the park, or another appropriate vehicle approved by the Parks Department.

9. The Parks Department may establish a contract with a suitable non-profit group to manage the park, but such group shall not be under substantial control by the developer or its assignees or agents or the condo association of the project.
10. Development of any commemorations within the park, however conceived and funded, would proceed under the auspices of the Parks Department, and the design for any commemorations will be reviewed by CB2 prior to submission to the Landmarks Preservation Commission and the Design Commission.

Therefore it is resolved that

1. CB2 Manhattan appreciates the cooperation of the development team and the Department of City Planning to enable a park design that is responsive to the public open space needs of our community.
2. CB2 substantially supports the park plan in the form presented on November 16th, 2011, with exceptions and considerations as discussed above.
3. CB2 reiterates the priority of removing the gas tanks from the site, and if they must remain at the site, re-design of the structure, and reduction of size of the facility and its incorporation into the park design to create an attractive park entrance at this location, with the re-designed storage facility included as an alternative park design.
4. This site should become a public park on publicly held land and all rights associated with the land should be transferred to the City except such rights as are required to support the open space requirements of the Large Scale General Development project.
5. CB2 anticipates that the development of the park will be the responsibility of the project developer at an estimated cost of \$10 million, and if the cost of the park is less, the difference will be made available for public open space improvement within CB2.
6. CB2 anticipates that appropriate requirements will be established to assure that the park is open to the public within 30 months after the acceptance of the agreements under ULURP.
7. CB2 anticipates that the developer and/or condominium association, and/or other eventual property owners at the development site will be fully responsible for the cost of providing a specific standard of maintenance of the park in perpetuity, and that appropriate means will be established to guarantee the excellent and efficient maintenance of the park.
8. CB2 considers the park design including light fixtures, fences, benches, and pavings to be appropriate for the Greenwich Village Historic District but designs for commemorations and sculpture to be added later will require separate consideration.
9. CB2 favors commemorations of the history of St. Vincents Hospital and the AIDS Crisis at this site and the specifics of these will be taken up in a separate process.
10. CB2 Manhattan request that no efforts be taken that would destroy the underground space and make it unusable throughout the period that this Community Board continues to vet additional uses of the park, even though this process may go beyond the ULURP process, unless and until such time as CB2 has voted against the re-use of the underground space.

Vote: Passed, with 39 Board members in favor, with 1 against-(D. Diether)

Please advise us of any decision or action taken in response to this resolution.

Sincerely,



Brad Hoylman, Chair
Community Board #2, Manhattan



Tobi Bergman, Chair
Parks, Recreation & Open Space Committee
Community Board #2, Manhattan

BH/gh

c: Hon. Scott M. Stringer, Manhattan Borough President
Hon. Jerrold L. Nadler, Member, U.S. House of Representatives
Hon. Thomas K. Duane, Member, NY State Senate
Hon. Daniel J. Squadron, Member, NY State Senate
Hon. Deborah J. Glick, Member, NY State Assembly
Hon. Christine C. Quinn, NYC Council Speaker
Hon. Margaret Chin, Council Member
Hon. Rosie Mendez, Council Member
William Castro, Manhattan Commissioner, Department of Parks and Recreation
Pauline Yu, CAU
Vivian Awner, Community Board Liaison, Dept. of City Planning
Land Use Review Unit, NYC Dept. of City Planning
Calendar Office, NYC Dept. of City Planning

November 30, 2011

Amanda M. Burden
Chair, City Planning Commission
Director, New York City Department of City Planning
22 Reade Street
New York, NY 10007



**RE: New York City AIDS Memorial Park and Learning Center at St. Vincent's Hospital;
CPC Testimony of Paul Kelterborn**

Dear Commissioner Burden,

My name is Paul Kelterborn and I am one of the cofounders of the effort to build an AIDS Memorial Park and Learning Center in New York City at the site of St. Vincent's Hospital, the building whose very presence has become a monumental reminder to the community of the scale of the crisis that happened there and throughout the city. I am a resident of CB2 and an urban planner and I care deeply about urban design and public space.

I have no comments on the overall plan for the hospital site and think that the Rudins have made extraordinary efforts to design a public park that is pleasant and responds to the neighborhood's desire for open space. We, too, have been working closely with the community board to figure out a way for an AIDS Memorial to live in a park in a way that is beautiful and meaningful and honest about the history of the neighborhood and this site in particular. We thank the Community Board for supporting our proposal, including further study of reuse of the basement, and the Borough President for showing true leadership by being the first elected official to come out in support of our plan.

2011 marks the 30th year of the AIDS epidemic and it is indeed still a major public health crisis. The motivation to tell the story of AIDS, and measure its impact on our city, comes from a place of reflection. People naturally start to look back at events at certain milestones and after 30 years, the public is in a reflective mood. There are many ways to preserve and communicate important history but we as a society like to construct physical memorials in places that mean something to us as a community. And this is one those places.

We believe that because this site is so important and represents such a singular opportunity to commemorate historical events at the very place most closely associated with their unfolding, that this public space should be approached through a design competition (like the High Line, like the September 11th Memorial) that gathers the absolute best ideas and presents them in a way that engages the public in the kind of civic dialogue that important places deserve. Some community members have

expressed concern that our proposal is for a process while the applicant's plan shows an actual design; the competition that we launched yesterday will address those concerns by engaging the design community in a process that yields designs that will inspire and that will allow people to visualize the space. And we are thrilled that our jury includes architects and designers and thinkers who are responsible for some of the signature public spaces in this city.

Our proposal is for the park to be designed as a neighborhood, community public space that serves the needs and expressed desires of the neighbors, while serving as a place of remembrance. However, commemoration of AIDS is not like a battle or another event that has closure. We also think that the 10,000 square foot space below the triangle site should be preserved and reused to serve as a learning center that will help to teach about the early days of the crisis, exhibition space that bears witness to the stories of the community spirit; and a reminder that our battle with AIDS continues. **The final EIS should include an alternative that analyzes the effects of the project with the addition of an AIDS memorial and a 10,000 sq ft below-grade learning center, as we are proposing.**

We have been working with imaginative and talented architects to evaluate the challenges of this site; certainly there are many. On Monday, Commissioner Chen questioned how the basement space is currently accessed. Our team of architects is working pro bono to understand the below-grade space and how access and egress could be accommodated in ways that limit impacts on the park. We are also issuing an RFP to study the engineering solutions to the feasibility questions that have arisen to better understand the potential impacts of the programmed basement space to the experience of being in the park.

We ask that the Commission consider ways to allow us to pursue a compelling idea that nearly everyone agrees is a good one, a vital one, and the right one for New York and for a community that lost so much and has so much to remember. We respectfully request that the Commission introduce the flexibility necessary for the legal department to investigate the technical workarounds that will respond to our growing coalition of community-based organizations, the community board, and the borough president's recognition of the special attention and design process that this site merits.

Sincerely,



Paul Kelterborn



New York City AIDS Memorial Park & Learning Center

Steering Committee

Phil Aeris
Randall Bourscheidt
Richard Burns
Keith Fox
Lithan Goto
John McGinn
Skip Mooney
Eric Sawyer
Michael Seltzer
Janet Weinberg
Robert Woodworth

Advisory Committee

William Candelaria
Andrew Celli
Vin Cipolla
Robert Hammond
William Hibbler
Rabbi Sharon Kleinbach
Thomas Kraver
Joy Tomchin
George Vellonakis

Coalition Members

AIDS Community Research
Initiative of America
amfAR
Bailey House
The Center for HIV Law &
Policy
Congregation Beit Simchat
Torah
DIEA
Gay Men's Health Crisis
Greenwich House
Heritage of Pride
Herrick-Martin Institute
Housing Works
Jim O'wles Liberal
Democratic Club
Lombard Independent Democrats
of Brooklyn
The LGBT Community Center
The Point Foundation
SAGE
Stonewall Community
Foundation
Stonewall Democratic Club of
New York City
STONEWALL Veterans'
Association
VillageCare

Our Proposal

New York City still has no significant public place to honor its over 100,000 residents who have died from AIDS, to teach about the history of the epidemic, and to acknowledge the community's heroic response to the crisis. The AIDS Memorial Park Campaign is a growing coalition advocating to build a beautiful memorial park and connected learning center because we believe the time has come to honor those who have died, to celebrate the caregivers and activists who have worked tirelessly on the cause, and to help illuminate the path forward by connecting current and future generations with facts about the disease and its important history.

Proposed Location: St. Vincent's campus "Triangle Site"



The Opportunity

We believe there is a very special opportunity to realize this vision at a triangle of land at the St. Vincent's campus which is being redeveloped as new community open space. This site could not only be designed as an iconic memorial park, but also includes a 10,000 square foot lower-level which could be repurposed as a learning center and exhibition space dedicated to this important history. If we don't act now to preserve and reuse this basement space, it will be demolished.

Facts about the Triangle Site

- + At the site of one of the city's first and most important AIDS wards
- + In the heart of the Village, the epicenter of the epidemic
- + 26K sq ft, including approximately 10K sq ft of basement space

How You Can Help

- + Donate to the campaign and conceptual design competition at www.aidsmemorialpark.org

- + Write to the elected officials:

State Senator Tom Duane
322 Eighth Avenue, Suite 1700
New York, NY 10001

Assemblymember Deborah Glick
853 Broadway, Suite 1518
New York, NY 10003

City Council Speaker Christine Quinn
224 West 30th Street, Suite 1206
New York, NY 10001

Borough President Scott Stringer
One Centre Street, 19th floor
New York, NY 10007

For more information:
www.aidsmemorialpark.org
www.facebook.com/AIDSMemorialPark
twitter.com/AIDSMemPark

PRESS RELEASE
EMBARGOED to 12:00 noon, November 29, 2011
SOURCE: AIDS Memorial Park



New York City's AIDS Memorial Park Design Competition Issues Call for Entries

Proposed Creation of Community Park, Memorial & Learning Center to Honor 100,000+ New York City Residents Lost to AIDS

[NEW YORK, NY – November 29, 2011] AIDS Memorial Park (<http://www.AIDSMemorialPark.org>), a coalition of individuals and organizations dedicated to the recognition and preservation of the ongoing history of the AIDS crisis, today issued a Call for Entries for their design competition. The goal of the competition is to produce a design for a park, memorial and learning center in honor of New York City's 100,000+ men, women and children who have died from AIDS, and to commemorate and celebrate the efforts of the caregivers and activists who responded heroically to the crisis.

The proposed project's location is the Triangle Site of land bordered by Seventh Avenue, 12th Street and Greenwich Avenue in New York City's West Village. The property, which includes 16,000 square feet above ground and 10,000 square feet of basement space, stands across the street from the former St. Vincent's Hospital. St. Vincent's was the epicenter of New York City's AIDS epidemic, home to one of the country's oldest, most experienced and most acclaimed HIV treatment programs.

"We envision AIDS Memorial Park as a vital community park that integrates green public space with a living memorial. We believe that our design process will engage the best architects, and landscape and urban designers to propose inspirational, imaginative and thoughtful alternative solutions for the park and underground space," said Keith Fox, Chairman of AIDS Memorial Park's Executive Committee.

Entries for the design competition are being accepted today through midnight on January 21, 2012 via the Architizer website at http://www.architizer.com/en_us/competitions/nyc-aids-memorial-park-design-competition/. Winners of the competition will be announced on February 1, 2012, with one winner receiving \$5,000 and one runner-up receiving \$2,000. The coalition aims for completion of the park by World AIDS Day on December 1, 2014.

Michael Arad, Designer of The National September 11 Memorial, is chair of the jury, whose current members include Kurt Andersen, Novelist & Journalist; Barry Bergdoll, Professor of Architectural History at Columbia University and Chief Curator of Architecture & Design at the Museum of Modern Art in New York City; Elizabeth Diller, Professor of Architecture at Princeton University and Founding Partner, Diller Scofidio + Renfro; Robert Hammond, Co-Founder & Executive Director, Friends of the High Line; Dr. Marjorie Hill, CEO of Gay Men's Health Crisis; Bill T. Jones, Artistic Director,

Choreographer, & Dancer; Richard Meier, Managing Partner, Richard Meier & Partners Architects; Ken Smith, Landscape Architect; and Suzanne Stephens, Deputy Editor, *Architectural Record*. *Architectural Record* and Architizer are the design contest's media sponsors.

"I am honored to chair the jury for the NYC AIDS Memorial Park. The redesign of the grounds of the old St. Vincent's hospital has afforded a unique opportunity to create a meaningful public space. My fellow jurors and I are looking forward to reviewing proposals that imagine both a neighborhood park that will serve the surrounding community, and a significant memorial that can serve as a symbolic touchstone as we commemorate 30 years of the AIDS epidemic," said Arad.

To enter the competition or learn more, visit

http://www.architizer.com/en_us/competitions/nyc-aids-memorial-park-design-competition/. For more information about AIDS Memorial Park, visit <http://www.AIDSMemorialPark.org>, find us on Facebook at <https://www.facebook.com/AIDSMemorialPark> or follow us on Twitter at <http://twitter.com/AIDSMemPark>.

###

About AIDS Memorial Park: AIDS Memorial Park was founded in 2011 by urban planners Christopher Tepper (30) and Paul Kelterborn (33), whose generation has never known a world without AIDS. This coalition of individuals and organizations is dedicated to the recognition and preservation of the ongoing history of the AIDS crisis. The coalition's goal is to produce a design for a park, memorial and learning center in honor of New York City's 100,000+ men, women and children who have died from AIDS, and to commemorate and celebrate the efforts of the caregivers and activists who responded heroically to the crisis. For more information, visit <http://www.AIDSMemorialPark.org>, find us on Facebook at <https://www.facebook.com/AIDSMemorialPark> or follow us on Twitter at <http://twitter.com/AIDSMemPark>.

Media Contacts:

Angelica Carey, ac@ac-ink.com, +1 (917) 691-5334

Kathy Malangone, Kathy_Malangone@mcgraw-hill.com, +1 (212) 904-4376

November 28, 2011

Amanda Burden, Chair of City Planning Commission
22 Reade Street
New York, NY 10007-1216

RE: Proposed AIDS Memorial Park at St. Vincent's Triangle Site

OFFICE OF THE
CHAIRPERSON

NOV 29 2011

23937



Steering Committee

Keith Fox, Chair
Christopher Tepper, Co-Founder
Paul Kellerborn, Co-Founder
Phil Agrons
Randall Bourscheidt
Richard Burns
Clark Charne
Carl Fischer
Ethan Gato
John McGinn
Skip Mooney
Michael Saltzer
Robert Woodworth

Advisory Board

William Candelaria
Andrew Celli
Vin Cipolla
Robert Hammond
William Hibsher
Kevin Jennings
Ken Lustbader
Eric Sawyer
Rabbi Sharon Kleinbaum
Jay Tomchin
George Vellonakis
Janet Weinberg

Dear Chair Burden,

I write you today on behalf of AIDS Memorial Park (<http://www.AIDSMemorialPark.org>), a coalition of individuals and organizations dedicated to the recognition and preservation of the ongoing history of the AIDS crisis. Thank you for your attention to our proposed AIDS Memorial Park, located on the "Triangle Site" of land bordered by Seventh Avenue, 12th Street and Greenwich Avenue. As you are aware, it is the goal of our coalition to create a park, memorial and learning center at the space in honor of New York City's 100,000+ men, women and children who have died from AIDS, and to commemorate and celebrate the efforts of the caregivers and activists who responded heroically to the crisis.

In order to generate specific plans that simultaneously create a vital community park with a beautiful living memorial that thoughtfully preserves and reuses the existing below-grade space, we are announcing the NYC AIDS Memorial Park Design Competition on Tuesday, November 29. The competition will be judged by an esteemed jury, led by Michael Arad, designer of the World Trade Center Site Memorial. We believe that our design process will engage the best architects, and landscape and urban designers to propose inspirational, imaginative and thoughtful alternative solutions for the park and underground space. We have attached a copy of the embargoed press release for your reference, as well as a recent article that appeared in *The New York Times*.

As residents, business owners, and property owners in the West Village, we support the community's desire to ensure the best use of the Triangle Site. We are committed to working with all parties to make best use of this historic opportunity and create a memorial park that provides a much-needed inspirational, educational and green public oasis for the city and surrounding community.

We appreciate your time and attention.

Sincerely,

Christopher Tepper, Co-Founder, AIDS Memorial Park Campaign
Paul Kellerborn, Co-Founder, AIDS Memorial Park Campaign
Keith Fox, Chairman of the Steering Committee, AIDS Memorial Park Campaign

Press Release
EMBARGOED to 12:00 noon, November 29, 2011
SOURCE: AIDS Memorial Park

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The proposed project's location is the Triangle Site of land bordered by Seventh Avenue, 12th Street and Greenwich Avenue in New York City's West Village. The property, which includes 16,000 square feet above ground and 10,000 square feet of basement space, stands across the street from the former St. Vincent's Hospital. St. Vincent's was the epicenter of New York City's AIDS epidemic, home to one of the country's oldest, most experienced and most acclaimed HIV treatment programs.

"We envision AIDS Memorial Park as a vital community park that integrates green public space with a living memorial. We believe that our design process will engage the best architects, and landscape and urban designers to propose inspirational, imaginative and thoughtful alternative solutions for the park and underground space," said Keith Fox, Chairman of AIDS Memorial Park's Executive Committee.

Entries for the design competition are being accepted today through midnight on January 22, 2012 via the Architizer website at <http://www.architizer.com>. Winners of the competition will be announced on February 1, 2012, with one winner receiving \$5,000 and one runner-up receiving \$2,000. The coalition aims for completion of the park by World AIDS Day on December 1, 2014.

Michael Arad, designer of the World Trade Center Site Memorial, is chair of the jury, whose current members include Kurt Andersen, novelist and journalist; Barry Bergdoll, professor of architectural history at Columbia University and Chief Curator of Architecture & Design at the Museum of Modern Art in New York City; Elizabeth Diller, Professor of Architecture at Princeton University and Founding Partner, Diller Scofidio + Renfro; Robert Hammond, Co-Founder and Executive Director of Friends of the High Line; Dr. Marjorie Hill, CEO of Gay Men's Health Crisis; Bill T. Jones, artistic director, choreographer, and dancer; Richard Meier, Managing Partner, Richard Meier &

Partners Architects; Ken Smith, Landscape Architect; and Suzanne Stephens, Deputy Editor, *Architectural Record*. *Architectural Record* and Architizer are the design contest's media sponsors.

"I am honored to be involved in this once-in-a-generation opportunity to create a unique new public place in New York City. My fellow jurors and I look forward to reviewing the entries and exploring all options for effective use of the space to the satisfaction of the community," said Michael Arad, Chair of the AIDS Memorial Park jury.

To enter the competition or learn more, visit <http://www.architizer.com>. For more information about AIDS Memorial Park, visit <http://www.AIDSMemorialPark.org>, find us on Facebook at <https://www.facebook.com/AIDSMemorialPark> or follow us on Twitter at <http://twitter.com/AIDSMemPark>.

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ALEXANDER PAYN
Director of
SIDEWAY

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October 14, 2011

A Park, a Memorial, a Debate

By **ROBIN FINN**

AN October rain was pelting down on the overgrown and under-loved slice of the Village formally known as St. Vincent's Triangle Park. At its apex, an ugly three-story brick building still shielded the gargantuan oxygen tanks that once pumped life into the bitterly missed St. Vincent's Hospital, which succumbed to bankruptcy in 2010. From the squat structure's double driveway and loading dock, patients who did not leave the hospital alive were removed to their final resting places.

St. Vincent's, which recorded one of the earliest AIDS cases, in 1981, was the home of the first, and most famous, AIDS wing in the Northeast. Tens of thousands of its patients were among the 100,000 New Yorkers who died from 1981 to 1996, the peak of the AIDS epidemic; while sick, many of them could see the park from their hospital rooms.

Now, with the hospital's new owners, Rudin Management, planning seven residential towers and five town houses for the St. Vincent's footprint, the park's destiny may be up for grabs. The expectation had been that Rudin, in consultation with Community Board 2, would spend up to \$10 million to turn the 15,000-square-foot triangle bordered by Seventh Avenue, Greenwich Avenue and West 12th Street into a privately owned public space, much like Zuccotti Park farther downtown.

It was a rezoning "giveback" the community was never completely happy with, mainly because Rudin would own the space and retain the oxygen tanks for the use of the emergency care facility that is replacing the hospital. But the board felt it had no alternative.

Enter Chris Tepper, 29, and Paul Kelterborn, 33, friends and fledgling urban planners with a

poignant idea: Refurbish the triangle as a gemlike neighborhood park and memorial to those who lost their lives to AIDS and to the New Yorkers who cared for them before they died. Pay for it by soliciting state and city money and private donations as well as requesting that Rudin contribute to the construction and endow a maintenance fund.

Under the umbrella of the Queer History Alliance, established last spring, they have insisted that this dilapidated Greenwich Village corner is the obvious location for a memorial park with grand ambitions. After all, many of those stricken were Village residents, and early on, St. Vincent's became the epicenter of the epidemic that raged through the city.

Mr. Tepper, a deputy director of development at the Brooklyn Navy Yard, and Mr. Kelterborn, a project manager at the Municipal Art Society, are mobilizing a coalition of supporters — last weekend they hosted a fund-raising barbecue in Williamsburg called “Sausage. Beer. Advocacy” — to turn a mundane plot in an emotionally resonant location into what they say will be a transcendent and historic place. Yes, there is already an AIDS memorial in Hudson River Park, but the Queer History Alliance argues that the city can and should do better.

“This is one of the sweetest corners in the Village, or at least it could be, and this is probably the last chance anybody will have to design a public piazza in New York City,” Mr. Tepper said. “This opportunity is not going to come back in 20 years; it's do it now or it will never get done.”

The plans of Mr. Tepper and Mr. Kelterborn are detailed in a 22-page PowerPoint presentation that had its debut at the Oct. 5 meeting of Community Board 2's parks committee before a standing-room-only crowd in a classroom at the Little Red Schoolhouse.

It was mostly Mr. Tepper who lectured on the superiority of the Queer History Alliance's memorial park to the proposed redesign of the park presented the same evening by Rudin Management, which bought the St. Vincent's campus for roughly \$260 million.

Rudin's conceptual plans for the park had varying amounts of greenery and brown circles to demarcate “features” like a fountain or a play area. The oxygen tanks continued to stand sentry at the park's west corner.

In Mr. Tepper and Mr. Kelterborn's scheme, the tanks, loading dock and driveways were

eliminated and the entire triangle was devoted to parkland.

Where there now sits a dreary tangle of rat-infested ivy and half-dead trees, the Queer History Alliance envisions a sylvan masterpiece at street level, with the shape of the totemic AIDS ribbon integrated into the landscaping. In an existing underground space, an education facility/museum about the history of the epidemic, and the pivotal role played by St. Vincent's and the community, would be installed.

The ultimate design would be selected through a juried competition and ownership of the park would be given to the city.

The alliance has grown from the grass-roots vision of Mr. Tepper and Mr. Kelterborn to an advocacy group with an e-mail list of 300 supporters and an advisory board that includes Robert Hammond, co-founder of the High Line; Philip E. Aarons, co-founder of the developer Millennium Partners; and Richard Burns, for 22 years the executive director of the Lesbian, Gay, Bisexual and Transgender Community Center, a block from St. Vincent's.

The Center is acting as the alliance's fiscal sponsor as it pursues not-for-profit status. Mr. Hammond is the group's de facto rabbi and role model.

"I thought they had a good concept, but that's the easiest part, and I bombarded them with all the problems they would have to overcome to get a project like this done," Mr. Hammond said of the intricacies of navigating the city stakeholders involved in the approval process. "As someone who walks by that site often, I personally have thought, 'What a waste.' But this idea could be big enough to get through all the challenges that might bring it down.

"The other challenge is making something both a public space and a memorial. In the end, it has to be the kind of project where everyone wins."

High-profile neighborhood residents like the actor, writer and director John Cameron Mitchell, who after nearly 20 years there refers to himself as "the official Village crank," are embracing the proposal.

"It's a no-brainer to put it here," Mr. Mitchell said. "I walk out of my apartment and St. Vincent's is standing there like a ghost ship. That was the ground zero of AIDS in New York, a

conservative institution that quickly adapted to its unconventional patients and made heroic efforts to try and save them.”

Not everyone in the neighborhood agrees with the alliance’s vision, at least not yet.

In an Oct. 4 letter to the board, the Greenwich Village Block Associations stipulated that while they were not opposed to the concept of some commemoration of the AIDS epidemic, “we oppose any design that would make the park, itself, an AIDS Memorial that would attract additional visitors to an already over-visited community.”

At a tour of the Triangle an hour before the Oct. 5 meeting, Lisa Whiting, a community resident toting her tiny white dog, Mia, said she “was not keen on the AIDS memorial because it might take away from the sense of a real park.”

Another neighborhood resident, Frederica Sigel, was cautiously optimistic. “I think we only have one shot to get this right,” she said, “and yes, there are some inhibitors on the site as it now stands and we have to make sure Rudin does something right about that. But a well-designed park that attracts people will maintain itself, as opposed to a poorly designed one. And I think the idea of an AIDS memorial is a lovely idea that just has to be done right. It’s a more sensible idea than others I can think of.”

Brad Hoylman, the chairman of Community Board 2, said of the park, “People who live in the neighborhood seem to have something very different in mind.” Among the requests he has heard are that it include a full playground, or a memorial for 9/11 responders who were treated at St. Vincent’s.

And though some residents complained that the initial Rudin plan felt like a corporate plaza — no wrought-iron fence, no bubbling fountain, no character — Mr. Hoylman said others worried about the delay of a lengthy design competition.

“It’s the age-old question: What does the community really want?” he said. “For some, an AIDS memorial is not a priority. It’s become kind of a hot potato: Do we want a memorial park or a park with a memorial in it?”

That question has yet to be answered.

As part of the seven-month Uniform Land Use Review Process of planning and approvals, the community board will hold hearings into November. The board and Scott M. Stringer, the Manhattan borough president, will pass advisory recommendations along to the City Planning Commission, which has 60 days to review the design proposals before sending its recommendation to the City Council for a vote.

“You want to encourage people who have bold ideas and give them an opportunity to present them,” Mr. Stringer said in a telephone interview. “I see this memorial as part of our toolbox of things that can happen there.”

Earlier last week, the Queer History Alliance and officials of Community Board 2 began to discuss a possible “co-branding” of the park plan, Mr. Tepper and Mr. Hoylman said.

John Gilbert, Rudin’s chief operating officer, said the developer would take no official stance on the memorial. “We don’t have the power to bless or not bless this project,” he said. “Our goal was obviously to create a world-class open space.” Eric Rudin, president and vice chairman of his family’s firm, said: “We don’t want to specifically endorse or oppose anything at this time. We would like to make the community happy. Everything is possible, I guess.”

But that might not be the case.

As part of its redevelopment of the St. Vincent’s site, Rudin Management has asked for zoning variances that require it to provide a certain amount of open space, which needs to be approved within the strict seven-month land-use review period. Moreover, city rules require that park space be provided at the same time a development is occupied. Rudin expects to finish construction by 2014, but it is unclear whether the alliance’s design competition would have produced a winner by then. Working out those issues to the satisfaction of the planning department, Rudin and the community could prove thorny.

In the meantime, encouraged by the response at the Oct. 5 meeting, Mr. Tepper and Mr. Kelterborn asked George Vellonakis, the parks department architect who supervised the renovation of Washington Square Park, to provide conceptual renderings of a memorial park/education center, pro bono, for the November meeting of the community board’s parks committee.

“I feel like we’re being taken really seriously by the community board, and that the Rudins are taking us very seriously, too,” Mr. Kelterborn said. “They know we’re not just going to go away and that there may be a way if not to collaborate, then to at least make an interesting alliance.”

Marjorie J. Hill, chief executive of the Gay Men’s Health Crisis, said the alliance’s proposal gave Community Board 2 an opportunity “to provide the neighborhood with the green space all neighborhoods want and deserve, and also to recognize the valiant contribution of this community and this hospital during the AIDS crisis.”

“The site is very special,” Dr. Hill continued. “Some might even say it’s holy.”

This article has been revised to reflect the following correction:

Correction: October 23, 2011

An article last Sunday about a proposal to create a memorial park in Greenwich Village for AIDS victims and the New Yorkers who cared for them misstated part of the name of an organization for which Paul Kelterborn, an advocate for the memorial, works. It is the Municipal Art Society, not the Municipal Arts Society. And because of an editing error, the article misidentified the agency that will receive advisory recommendations on the plan. It is the City Planning Commission, not the Department of City Planning.

LAW OFFICE OF
SLATER & BECKERMAN LLP

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CAROLE S. SLATER
STUART BECKERMAN

NEIL WEISBARD
STEFANIE L. MARAZZI

December 12, 2011

VIA EMAIL AND HAND DELIVERY

Robert Dobruskin, Director
Environmental Review Division
New York City Department of City Planning
22 Reade Street, 4th Floor
New York, New York 10007

Re: Rudin West Village Project (Manhattan Block 607, Lot 1 and Block 617 p/o Lot 1)

Dear Mr. Dobruskin:

This firm is special counsel to the AIDS Memorial Park Campaign ("Campaign"). We respectfully request that the Department of City Planning incorporate into the Final Environmental Impact Statement consideration of the Campaign's proposed use of the basement space at the Triangle Site as a museum, gallery, and learning center in connection with an AIDS memorial. Enclosed please find a letter from the Campaign describing the Campaign's proposal for the use of the space, including specific aspects of the use, the number of employees, hours, and expected number of visitors.

At your earliest convenience, please let me know if you have questions or need additional information.

Very truly yours,



Stuart Beckerman

cc: Diane McCarthy, EARD, DCP
Julie Lubin, Esq., Deputy Counsel, DCP
Adam Wolff, Deputy Director, Manhattan Office, DCP
Hannah Fischer-Baum, Project Manager, DCP
DCP Calendar Office
Christopher Tepper, AIDS Memorial Park Campaign
Carole Slater
Stefanie Marazzi

December 8, 2011

Hon. Amanda Burden, Chair
New York City Planning Commission
22 Reade Street, 2nd Floor
New York, New York 10007

RE: Rudin West Village Project (Manhattan Block 607, Lot 1 and Block 617
p/o Lot 1), ULURP No. 120029ZSM



Steering Committee

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Christopher Tepper, Co-Founder
Paul Kelterborn, Co-Founder
Phil Aarons
Randall Bourscheidt
Richard Burns
Clark Chaine
Carl Fischer
Ethan Geto
John McGinn
Skip Mooney
Michael Seltzer
Robert Woodworth

Advisory Board

William Candelaria
Andrew Celli
Vin Cipolla
Robert Hammond
William Hibsher
Kevin Jennings
Ken Lustbader
Eric Sawyer
Rabbi Sharon Kleinbaum
Joy Tomchin
George Vellonakis
Janet Weinberg

Dear Chair Burden,

The AIDS Memorial Park Campaign respectfully requests that the Final EIS for the Rudin West Village Project include an analysis of the effects of a 5,000 sq. ft. below-grade niche museum/gallery space/learning center in connection with an AIDS memorial on the Triangle Site. The below-grade gallery space would be a repository for information and a place of learning dedicated to the ongoing history of the AIDS Crisis in New York City and the role of St. Vincent's hospital in that history.

We anticipate the following impacts from the proposed below-grade gallery space and request that these impacts be incorporated into the Final EIS:

Size: 5,000 net useable square feet

Use: AIDS Memorial museum/gallery space

- 2500 sq ft gallery space for permanent exhibition
- 1000 sq ft of archive space
- 1000 sq ft of class room/meeting room
- 500 sq ft of office
- Niche, non-destination use

Employees: 3 full-time equivalents: 2 full-time, 2 part-time

Hours of Operation: 9am-5pm, Tuesday-Sunday

Projected visitation: 50-100 people per day

Thank you for your time and consideration.

Christopher Tepper, Co-Founder, AIDS Memorial Park Campaign



American Planning Association
New York Metro Chapter

Making Great Communities Happen

APA New York Metro Chapter
121 West 27th Street, Suite 705
New York, NY 10001
Attention: David Fields
Phone: (646) 963-922

City Planning Commission
New York, New York

November 29, 2011

**Re: CD2, RUDIN WEST VILLAGE – No. 8 – Comments for Public Record
Land Use Consideration: HIV-AIDS Memorial Park and Education Center**

Members of the City Planning Commission:

The New York Metro Chapter of the American Planning Association is a professional, educational, and advocacy organization representing over 1,300 practicing planners and policy makers in New York City and its surrounding suburbs. We are part of a national association with a membership of 41,000 professionals and students who are engaged in programs and projects related to the physical, social and economic environment. In our role as a professional advocacy organization, we offer insights and recommendations on policy matters affecting issues such as housing, transportation and the environment.

New York Metro Chapter is respectfully submitting its support toward a Memorial to the incipient and ongoing fight against HIV-AIDS in New York City to include the current Village Green and the rest of the triangle site across from St. Vincent's Hospital. St. Vincent's was one of the first hospitals in the country to recognize, treat, and support people with HIV and AIDS, in addition to being one of the oldest hospitals in New York City. Had St. Vincent's remained operative, the facility had the potential to become a landmark because of its historically significant, humane treatment of people with HIV and AIDS during the early years of the crisis and beyond. For these reasons and as future uses of the St. Vincent's site are being considered, the Chapter believes that the triangle site is an appropriate location to create a public HIV-AIDS Memorial and educational center within the Greenwich Village neighborhood.

It is time to honor and acknowledge the impact the HIV-AIDS pandemic has had on the people of New York and around the world. Along with other groups, the Chapter supports the following for an HIV-AIDS Memorial and dedicated public open space at the St. Vincent's triangle site because:

- This site was the geographic ground zero of the New York City epidemic, and should be designed as an attractive public space to respectfully honor and celebrate the over 100,000 people whose lives were lost to AIDS, those who continue living with HIV-AIDS, and to cherish the community's heroic response to the crisis;

- As a beautiful public park, the City will have a living memorial honoring this history in a neighborhood grossly underserved by public open space;
- Design opportunities for a new memorial park are unlimited -- as such, a design competition is a proven mechanism for generating thoughtful concepts and bringing deserving topics through historic commemoration into the realm of civic dialogue;
- Memorial features dedicated to the HIV-AIDS crisis should be integral to the park's overall landscape design, conducive to maximizing the open space value to the community and not simply a monument in the park's corner;
- The 10,000 square foot basement at the site provides an opportunity to be redesigned as a public education learning center to exhibit and teach the facts and history of the disease's impacts to current and future generations -- an opportunity to be a living and working memorial;
- The stories of survivors from the early days of the crisis, and the indelible memories that many people still carry are closely associated with this particular location; and
- Preservation of the site as public open space should be optimized as much more than solely a generic park - by linking an educational program and memorial design to this space, the new place should recognize the history that was made within this neighborhood, and its message should pervade as an important legacy to the City for generations to come.

Thank you for allowing the Chapter's testimony into the public record.



Bedford • Barrow • Commerce

Block Association
46 Barrow Street • New York, NY 10014

OFFICE OF THE
CHAIRPERSON

OCT 28 2011

23773

October 22, 2011

Hon. Amanda Burden

Chair: NYC Planning Commission

22 Reade Street

New York, NY 10007

Re: Rudin Project for the former SVH Campus

Dear Ms. Burden,

The members of the Bedford Barrow Commerce Block Association, at our October meeting, voiced extreme concern about the Rudin Company development project at the East Campus of the former Saint Vincent's Hospital. When we learned that Rudin had applied for a zoning text change, we realized that our low scale streetscape was in real jeopardy.

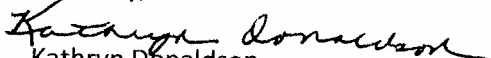
Rudin proposes to rezone the former Saint Vincent's Hospital Campus in order to allow residential development on a site that had been rezoned in 1979, to facilitate hospital use. This re-zoning gave special consideration to Saint Vincent's to build two large new hospital buildings plus lower level residential buildings.

With the new proposed rezoning, Rudin seeks to allow private residential development on this site at almost the same density as the special 1979 rezoning allowed for the new hospital buildings. Everything that makes Greenwich Village so unique rests on the framework of the low scale Historic District and our current zoning.

Rudin has made no credible argument for granting this zoning change. The BBC Block Association strongly opposes any change to the zoning text that currently helps to protect our neighborhood. Any new residential development on this site should be limited to the density currently allowed for residential development in this Historic District.

Greenwich Village is in danger of being permanently altered. Our organization urges the commission not to grant the proposed re-zoning changes that Rudin seeks. We wish to protect our low scale neighborhoods. Thank you.

Sincerely,


Kathryn Donaldson
President

cc: Hon. Michael Bloomberg
Hon. Jerrold Nadler, Congressman
Hon. Deborah Glick, Assembly Member
Hon. Christine Quinn, Council Speaker
Hon. Rosie Mendez, Council Member
Hon. Robert Tierney, Chair, NYC. LPC
Hon. Bill De Blasio
Hon. Thomas Duane
Hon. Scott Stringer, Man. BP
Hon. Margaret Chin
Hon. Brad Hoylman



**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

NEW YORK CITY PLANNING HEARING

WEDNESDAY, NOVEMBER 30, 2011

Chair Burden and distinguished Commissioners, I want to thank you for giving me the opportunity to testify today with regards to Rudin Management's plan to develop on the former St. Vincent's campus.

My name is Gary LaBarbera and I serve as the President of New York City's Building and Construction Trades Council. With over 100,000 members, I wanted to personally come here today on behalf of our membership to express our enthusiastic support of this project and to ask the Commission to approve the project as proposed.

We support this project for two major reasons: First, the project will create approximately 1,200 construction jobs. In a tough economy, these jobs can help a lot of people support their families.

Secondly, this project has been crafted with the utmost consideration of its surrounding community and the City of New York. This is not at all surprising considering that its developer is the Rudin Family, a Family that has done so much for our City.

The public benefit generated in this project is extraordinary and all of those involved including the Rudin Family, the local community and its elected officials deserve all the credit to getting this where it ought to be. To formulate a plan that not only creates jobs and much-needed economic activity but also restores health care, builds a new public park, improves environmental conditions and creates new school seats is something that is worthy of our support.

Like anything in the City, I know there will be naysayers but I hope that the Commission will strongly consider the position of the 100,000 working families whom I represent, make this project a reality and approve it. Thank you.



OFFICE OF THE
CHAIRPERSON

NOV 21 2011

23914

November 15, 2011

Dear Commissioner Amanda Burden,

I am writing to express the Center for HIV Law and Policy's strong support for the effort to establish the New York City AIDS Memorial Park at the triangle site bounded by 12th Street, Greenwich Avenue and Seventh Avenue.

It seems particularly appropriate to use the available open space in the Village, near St. Vincent's Hospital, which was the site of so much loss and also so much decency, for this purpose. St. Vincent's Hospital was the first AIDS ward on the east coast and is often referred to as the "ground zero" of the epidemic. Thousands of people died or were treated there for HIV and AIDS and many more passed through to visit sick partners, friends and family members. No other hospital took on the symbolic importance of St. Vincent's, the place most closely associated with the AIDS epidemic in NYC.

The fact that the space also includes an underground area for a learning center that memorializes the events of that time represents an unusual opportunity for a memorial long overdue in a location – also near the LGBT Community Center – that could not be more suitable. The rare opportunity to transform this below-grade space into a resource for the community should not be passed over.

Frankly, it seems odd that New York has, to date, failed to create such a memorial after 3 decades of the HIV epidemic. I think it would be tragic to miss the opportunity we now have to memorialize the many thousands of New Yorkers who died while some in government were slow to respond because they were gay and/or people of color. Surely we don't want to repeat that oversight now.

On behalf of my organization's staff, volunteers, and supporters, I am proud to endorse the NYC AIDS Memorial Park, with its accompanying teaching space. They would provide an opportunity and a location to remember an important history and foster a commitment to continuing education.

Sincerely,



East 12th & 13th Street Block Association

OFFICE OF THE
CHAIRPERSON

November 6th, 2011

NOV 14 2011

23849

Hon. Amanda Burden
Chair: NYC Planning Commission
22 Reade Street
New York, NY 10007
Re: Proposed Rudin Zoning Text amendment

Dear Ms. Burden,

The East 12th & 13th Street Block Association represents the interests of those living in the area of East 12th & 13th Streets between Broadway and 5th Avenue and has done so since 1980.

We strongly oppose the Zoning Text Amendment being proposed by the Rudin organization which would allow Large Scale General Development (LSGD) in Community District 2.

The NYC Zoning Resolution, along with the designation of Greenwich Village as a Landmark District are the two primary mechanisms which preserve the character of "the Village". Without both of these pieces of local law, Greenwich Village would be swallowed up by rampant development. Presuming the powers that be understand how precious and fragile "the Village" is we hope that this particular zoning text amendment would be wholeheartedly rejected.

The 1979 rezoning of the site in question was given to St. Vincent's in exchange for a desperately needed hospital to serve the public interest. The zoning bonus was given in exchange for a public good, not a private one. The Rudin Organization is not just asking the city to upzone the site in question for its sole financial benefit, they are asking the city to upzone all of Community District 2 which include Greenwich Village as well as SoHo, NoHo, Little Italy, parts of Chinatown, the South Village, etc.

There would be no reason for the city to set this terrible precedent. Why not just let the Rudin Organization go before the Board of Standards and Appeals and request a variance for whatever it is they want to build on the former St. Vincent's site? Is this not the current vector for every other developer that wants to build outside the "as-of-right" parameters? Why undermine the very character of an entire Community District for the wants of a single developer? And in a landmark district to boot! How can this be justified?

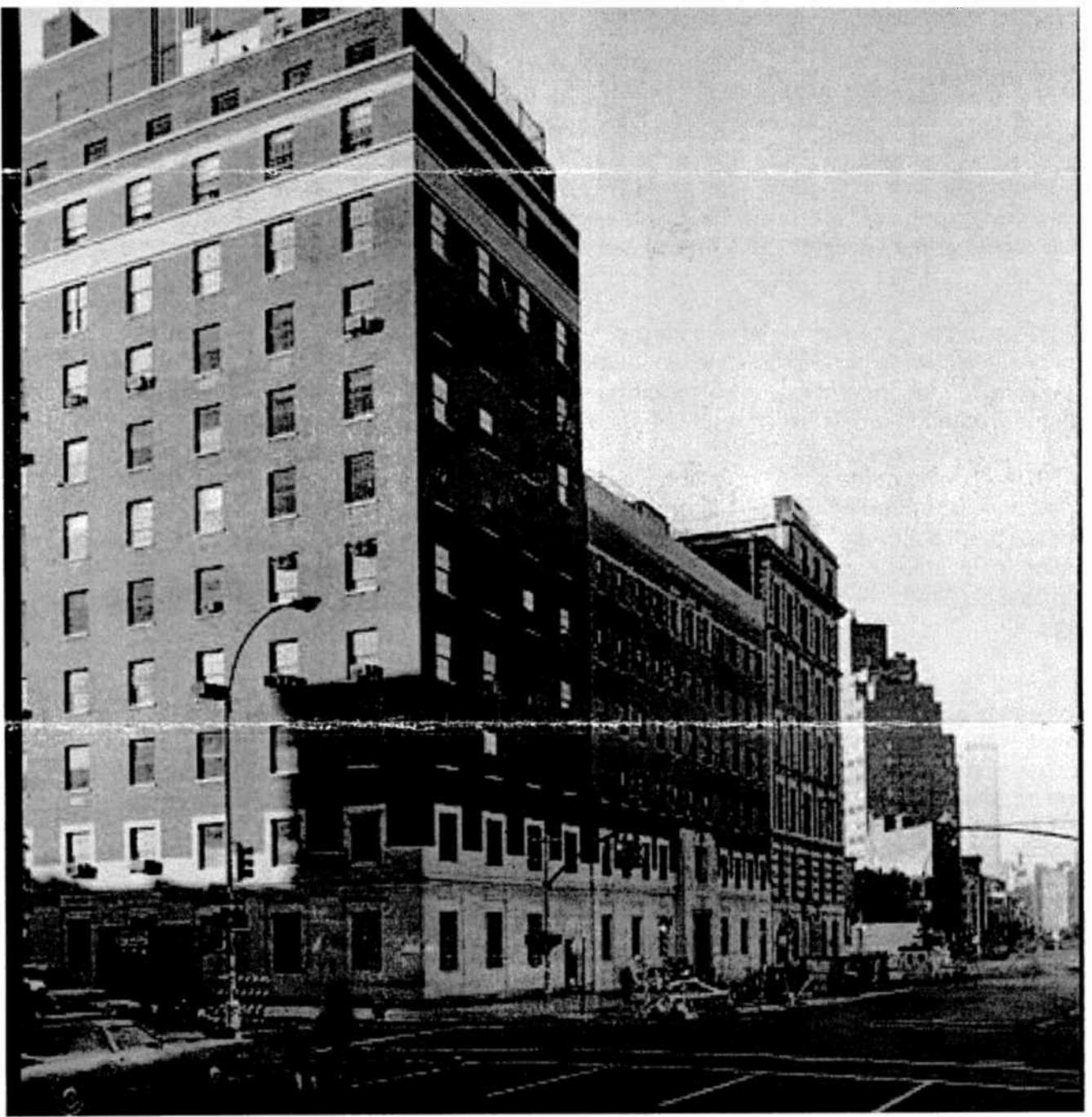
We are not proposing that the Rudin Organization abandon their plans for the St. Vincent's site. We are simply stating that a district-wide, devastating change to the current zoning resolution, allowing Large Scale General Development for the financial benefit of a single developer, is totally unacceptable and not in any way in the public interest. It's simply bad planning.

We cannot see how the City Planning Commission, the City Council or the Mayor could defend or justify this zoning text amendment. There are more 'site specific' ways for this particular developer to maximize their investment.

Greenwich Village is an irreplaceable, fragile and priceless gem. Once it's gone it'll be gone forever. Please protect it.

Sincerely,

Davide Gentile
on behalf of the
East 12th & 13th Street Block Association





224 West 30th Street, Suite 302 ◆ New York, New York 10001

OFFICE OF THE
CHAIRPERSON

NOV 15 2011

23887

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**Past Chair*

November 11, 2011

Amanda Burden
Chair, City Planning Commission
Director of the Department of City Planning
22 Reade Street
New York, NY 10007-1216

Dear Ms. Burden:

On behalf of Greenwich House, I am writing to express our organization's strong support for the effort to establish the New York City AIDS Memorial Park at the triangle site bounded by 12th Street, Greenwich Avenue and Seventh Avenue.

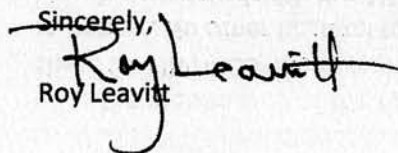
This site is across from the former St. Vincent's Hospital, an important milestone in the history of AIDS in NYC and the world. It was the first AIDS ward on the east coast and is often referred to as the ground zero of the epidemic. Thousands of men and women died or were treated there for HIV/AIDS; many more passed through to visit sick partners, friends and family members. No other hospital took on the symbolic importance of St. Vincent's, the place most closely associated with the AIDS epidemic in NYC.

We are proud to play a role in the effort to create what could be a beautiful and open green space to commemorate the 100,000 New Yorkers who have died from AIDS. It has been a seminal event in our city's history, one that desperately needs to be remembered: its victims mourned its heroic caregivers and activists celebrated, and its on-going impacts illuminated to help guide us on the path forward.

In particular, we would like to emphasize our support for the learning center component of this project, which would preserve and repurpose the 10,000 square foot basement below the park. This would allow for a beautiful interactive learning center so that the memorial park is not only a place for commemoration, but also a learning space for our community. The rare opportunity to transform this below-grade space into an asset for the community should not be lost.

Again, on behalf of my organizations many volunteers, clients, and supporters, I am proud to express our strong support for the NYC AIDS Memorial Park, including the preservation and reuse of the basement space as a permanent teaching space. Together, these would be beautiful and deeply-enriching assets for our community, and they are long overdue.

Please feel free to contact me if you would like to discuss further.

Sincerely,

Roy Leavitt



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www.greenwichhouse.org

212-991-0003

Greenwich Village Block Associations

20 Bank Street, New York, NY 10014

OFFICE OF THE
CHAIRPERSON

OCT 14 2011

23065

Bedford, Barrow &
Commerce
Bedford Downing
Bleecker Area Merchants &
Residents
Carmine Street
Central Village
(Cornelia, Barrow, Jones)
Charles Street
Charlton Street
Christopher Street Block &
Merchants
Christopher Street East
East 10th Street
East 11th Street
East 12th/13th Street
Far West 10th Street
Grove Street
Horatio Street
Jane Street
MacDougal Alley Assoc.
MacDougal Street North
Mercer Street
Middle West 10th Street
Middle West 12th Street
Minetta
Morton Street
Mulry Angle/W. 11th Street
Perry Street
St. Luke's Place
Upper West 13th Street
Washington Place
Washington Square Village
Waverly-Bank 11 Neighbors
West Houston Street
West Eighth Street
West 9th Street
West 10th Street
West 12th Street
West 13th Street -100 Block

October 7, 2011

Hon. Amanda Burden

Chair: NYC Planning Commission

22 Reade Street

New York, NY 10007

Re: Rudin Project for the former SVH Campus

Dear Ms. Burden,

The Greenwich Village Block Associations (GVBA) is a community wide coalition dedicated to preserving and improving the quality of life for residents of our historic neighborhood. The Rudin Company development project has long been a topic of concern among our members. When members learned that Rudin had applied for a zoning text change to facilitate their plans at on the East Campus of the former St. Vincent's Hospital, that concern escalated to alarm.

Zoning creates the narrative for the future of any community. It determines what the "powers that be" want a community to become. Greenwich Village with its relatively low scale streetscape is a rare neighborhood; those who choose to live in areas dominated by tall buildings may not appreciate how essential our "human" scale is to the "Village way of life". Everything that makes our community so special rests on the framework of the Historic District and our current zoning.

Rudin proposes to rezone the former St. Vincent's hospital campus in order to allow residential development on a site that had been rezoned in 1979 to facilitate hospital use. At that time, the sites were significantly up-zoned to allow the development of two large new hospital buildings. The zoning for the site continued to allow a lower level of development for residential construction. The rationale was that a hospital, which serves a public purpose, should receive special consideration to build to a higher density.

With the proposed rezoning, Rudin seeks to allow private residential development on this site at almost the same density as the 1979 rezoning allowed for the new hospital buildings. This would set a terrible precedent for our neighborhood and throughout the city. GVBA strongly opposes any change to the zoning text that currently helps to protect our neighborhood.

Rudin has made no credible argument for granting this zoning change; the only reason for doing so is to increase the amount of money they will make from a project that already promises to be hugely profitable. None of the additional zoning density allowed for development of the hospital by the prior rezoning should be utilized for the new residential developments. Any new residential development on this site should be limited to the density currently allowed for residential development on this site, which is significantly lower. While accommodations could be made for adaptive re-use of existing non-conforming buildings, none of the additional bulk or special considerations given to allow hospital development on this site should be given to a for-profit market-rate residential development. Any new residential development on the site should revert back to the bulk limits of the underlying zoning rules for residential development on this site.

We suspect that developers and institutions are salivating at the thought of the avenues for profit that this zoning text change would create. We imagine that considerable pressure may be brought to bear on the planning commission to make such a change. We hope that its members will resist such pressure and make their decision based on what will protect our low scale neighborhood. Thank you.

Sincerely yours,



Marilyn Dorato
Executive Director

cc: Hon. Michael Bloomberg
Hon. Jerrold Nadler, Congressman
Hon. Deborah Glick, Assembly Member
Hon. Christine Quinn, Council Speaker
Hon. Rosie Mendez, Council Member
Hon. Robert Tierney, Chair, NYC. LPC
GVBA Members
Published on GVBA Website www.gvba.org

Hon. Bill De Blasio
Hon. Thomas Duane
Hon. Scott Stringer, Man. BP
Hon. Margaret Chin
Community Board 2
Hon. Brad Hoylman
The Villager

Greenwich Village Block Associations

20 Bank Street, New York, NY 10014

Bedford, Barrow &
Commerce
Bedford Downing
Bleecker Area Merchants &
Residents
Carmine Street
Central Village
(Cornelia, Barrow, Jones)
Charles Street
Charlton Street
Christopher Street Block &
Merchants
Christopher Street East
East 10th Street
East 11th Street
East 12th/13th Street
Far West 10th Street
Grove Street
Horatio Street
Jane Street
MacDougal Alley Assoc.
MacDougal Street North
Mercer Street
Middle West 10th Street
Middle West 12th Street
Minetta
Morton Street
Mulry Angle/W. 11th Street
Perry Street
St. Luke's Place
Upper West 13th Street
Washington Place
Washington Square Village
Waverly-Bank 11 Neighbors
Waverly
West Houston Street
West Eighth Street
West 9th Street
West 10th Street
West 12th Street
West 13th Street -100 Block

November 27, 2011
NYC Planning Commission
22 Reade Street
New York, NY 10007
Re: Rudin Project for the former SVH Campus
Dear Commission Member,

The Greenwich Village Block Associations (GVBA) is a community wide coalition dedicated to preserving and improving the quality of life for residents of our historic neighborhood. GVBA opposes both the residential and commercial zoning changes as requested by the Rudin Development Corporation to facilitate their plans on the East Campus of the former St. Vincent's Hospital.

GVBA believes that granting such changes will have negative long-term effects on the future of Greenwich Village as well as for other historic districts throughout the city. We do not believe that concessions in the way of schools or housing will mitigate the harm that would result from these zoning changes. GVBA understands that Rudin may keep the Coleman and Link buildings standing if these zoning changes are refused. Although this would be an undesirable outcome, particularly for the nearby neighbors, GVBA believes that it is preferable to granting the requested zoning changes.

St. Vincent Hospital was granted extensive privileges because of its social mission. Rudin has no such mission and should not inherit concessions that were granted to the hospital. We feel confident, particularly in view of press coverage detailing the rush to buy apartments in their nearly finished building on West 12th Street, that the Rudin Company's profit margin on this project will be remarkable.

GVBA's position concerning the proposed design for the Triangle Park that Rudin proposes is, however, much more positive. Community Board 2 made extensive recommendations and the resulting park design shows careful consideration of those recommendations. GVBA believes that the design should respond to the needs of the entire community, not a special interest group no matter how enthusiastic, well motivated or politically connected.

Although use of the underground space as been discussed, GVBA does not believe that this is a reasonable possibility, because it would negatively impact the park design. Building entrances and ventilation units would take up a sizable part of the park and would impact planting decisions. Indeed, we believe that using such space would lead to long-term maintenance, programming and governance issues. It may mean that the park would have to be rebuilt sooner than we would like. Considering the controversy surrounding its creation and the ill will still swirling around the redesign of Washington Square Park, why would any community choose to do this over again?

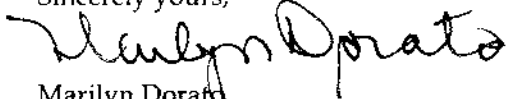
GVBA is concerned that use of the underground space would attract too many residents from elsewhere. Since Greenwich Village contributes more than its fair

share of tourist dollars to the city's economy, GVBA strenuously opposes building this park as a destination or as a tourist attraction. It should be built and programmed to meet the needs of the residents of the surrounding blocks.

The decisions reached concerning the Rudin application will have long-term effects and far reaching implications. Although St. Vincent Hospital is missed, the preservation of some of its landmark buildings is a small consolation for many of us. We hope that the new buildings will be built more respectfully than is currently being proposed and that the zoning changes necessary to build them as planned will be denied. On the other hand, although the current park design undoubtedly benefits the developers, it also benefits the community. GVBA wishes that the entire Rudin project could proceed with this harmony of purpose.

Thank you,

Sincerely yours,



Marilyn Dorato
Executive Director

cc: Hon. Michael Bloomberg
Hon. Jerrold Nadler, Congressman
Hon. Deborah Glick, Assembly Member
Hon. Christine Quinn, Council Speaker
Hon. Rosie Mendez, Council Member
Hon. Robert Tierney, Chair, NYC. LPC
GVBA Members
Published on GVBA Website www.gvba.org

Hon. Bill De Blasio
Hon. Thomas Duane
Hon. Scott Stringer, Man. BP
Hon. Margaret Chin
Community Board 2
Hon. Brad Hoylman
The Villager


**GREENWICH VILLAGE CHelsea
CHAMBER OF COMMERCE**

October 4, 2011

Commissioner Amanda Burden
City Planning Commission
Calendar Information Office - Room 2E
22 Rcade Street, New York, N.Y. 10007

OFFICE OF THE
CHAIRPERSON

OCT 12 2011
23652

Re: St. Vincent's Hospital Land Use Development Project

Dear Commissioner Amanda Burden,

The closing of Saint Vincent Medical Center has had a devastating effect on the local economy and has been detrimental to the small businesses surrounding the hospital. More than 30 businesses have shut their doors since the closing and many of those that remain are struggling. That is why, after reviewing the proposal and carefully weighing the alternatives, the Greenwich Village-Chelsea Chamber of Commerce (GVCCC) is strongly supportive of the North Shore-LIJ Health System and Rudin Management plan for St. Vincent's.

The plan to invest more than \$110 million to transform Saint Vincent's O'Toole Building into a comprehensive, free-standing emergency department will provide important medical care and bring a powerful economic engine back to our community.

We, like others in the community, hoped that Saint Vincent Medical Center would be replaced with a full-service hospital and emergency department. However, a year after its closing, the challenges of funding and operating such a full-service hospital have proven insurmountable.

The proposed solution will address a very significant aspect of the west side's healthcare needs, which have been underserved in the wake of Saint Vincent's closure. With a state-of-the-art, free-standing emergency department, residents, workers, and visitors will not need to travel out of our neighborhood to access emergency and other critical healthcare services.

The proposed emergency department would be designed to accommodate 30,000 emergency patients annually. The building would also house a Comprehensive Care Center (CCC), which includes CT, MRI, digital x-ray, ultrasound, and other critical

services. Fully operational, the combined emergency department and CCC will serve as many as 80,000 patients each year.

An expansive and revitalizing endeavor, the Rudin management plan includes more than a much needed healthcare center. The transformation of St. Vincent's includes an upgrade of historic buildings, the incorporation of efficient development-wide systems, a creation of a 24,000 square foot intensive green roof, retrofitting of the Foundling Hospital into a new 564-seat elementary school and, after consulting with the community, a doubling of the amount of green space across the street from the site. This development will return healthcare to Greenwich Village and provide 15,000 square feet of open space.

Additionally, the plan will bring 2,000 quality construction jobs and 400 full-time permanent jobs to the area. These jobs are essential to driving down our city's unemployment rate and help return lost foot traffic to the area. Workers, patients, and visitors will utilize local services, shop at our stores, and dine in our restaurants.

Of the 2,000 union jobs the project will create, 400 will be permanent jobs in the healthcare field. Not only will the project get New Yorkers back to work, it will also help revitalize the area and return small businesses – more than 30 of which were shuttered in the wake of St. Vincent's closing – to the neighborhood.

After a year on life support, the area surrounding the old Saint Vincent Medical Center will not survive much longer. If we do not act now, we will lose more small businesses, continue to limit access to health care for our residents, and squander an opportunity to create quality jobs.

Please support the North Shore-LIJ Health System and Rudin Management Development plan for St. Vincent's Hospital. It will have an enormously positive impact on the community- by benefitting local small businesses and providing the health care services that are currently lacking in Greenwich Village.

Sincerely,



Tony Juliano
Chairperson & President

Greenwich Village Block Associations News

* An Occasional Publication of the Greenwich Village Block Associations & An Open Community Forum *
Volume 13, Number 1
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Autumn --- 2011

Members: Bedford, Barrow, Commerce • Bedford Downing • Bleecker Area Merchants & Residents • Carmine Street • Central Village (Cornelia, Barrow, Jones) • Charles Street • Charlton Street • Christopher Street Block & Merchants • Christopher Street East • East 8th/9th Street • East 10th Street • East 11th Street • East 12th/13th Street • Far West 10th Street • Grove Street • Horatio Street • Jane Street • MacDougal Alley • MacDougal Street North • Mercer Street • Middle West 10th Street • Middle West 12th Street • Minetta • Morton Street • Mulry Angle/ West 11th Street • Perry Street • St. Luke's Place • Upper West 13th Street • Washington Place • Washington Square Village Association • Waverly Place • Waverly Bank 11 Neighbors • West Houston Street • West 8th Street • West 9th Street • West 10th Street • West 12th Street • West 13th St (100 Block)

ZONING 101

by Marilyn Dorato

Zoning creates the narrative for the future of any community. It determines what the "powers that be" want a community to become. Greenwich Village with its relatively low scale streetscape is a rare neighborhood: those who choose to live in areas dominated by tall buildings often fail to appreciate how essential our "human" scale is to the "Village way of life." Everything that makes our community special rests on the framework of the Historic District and our current zoning.

Rudin proposes to rezone the former St. Vincent Hospital campus in order to allow residential development on a site that had been rezoned in 1979 to facilitate

Continued on page 5



MEMORY LANE

Brooklyn born, 4' 11" tall **Veronica Lake** was a major film star in the 1940s, appearing in four films with 5'5" tall **Alan Ladd** (*Shane*). When the "peek-a-boo" haired star's career fizzled in the early 1950s, she relocated to a brownstone apartment on Perry Street and began work as a stage and television actress. Hoping to land the role of Blanche in the movie version of *A Streetcar Named Desire*, she visited **Marlon Brando** when he was appearing as Stanley on Broadway. The role went to **Vivien Leigh**, but Lake did her version at neighborhood playhouses and in England, where **Ten-**



Continued on page 12

Chilly Reception in Multiple Courses at Sotto Terra for ConAgra

by Marie Tupot

From August 23rd to August 27th ConAgra's Marie Callender's brand, in collaboration with its PR firm Ketchum, ran a publicity party/research debacle that was the pop-up underground restaurant of Food Network chef **George Duran** and Supermarket Guru **Phillip Lempert**. The pop-up restaurant was known as Sotto Terra and it lived below the parlor floor of a Greenwich Village brownstone for five days.

The exercise broke every basic social media and research rule. When all was said and done, invited bloggers felt hoodwinked that they were invited to a four-course dinner and served frozen food. They were irked that they unknowingly entered

Continued on page 10



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Buvette

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Support community businesses & help to preserve our neighborhood.



The little white farmhouse at 121 Charles Street is a Village curiosity. The house originally stood on a rear lot at 71st Street and York Avenue. It was occupied briefly in the 1940s by **Margaret Wise Brown**, author of "Good Night Moon." According to the *New York Daily Photo*, in 1960, it was occupied by Swedish-born **Mr. and Mrs. Sven Bernhard**. However, the land was owned by the Roman Catholic Archdiocese of New York, who intended to demolish the house for the building of a new Mary Manning Walsh Home for the Aged. The Bernhards decided to move the entire house intact. On March 5, 1967 the entire house was moved five miles (at a cost of \$6500) from its Upper East side location down Second Avenue and across 14th Street to its new home. In 1988, **Suri Bieler** and her husband **Eliot Brodsky** began a restoration of the property with architect George Boyle. A room for their 7 year old, Jack, was added. The bottom right photo shows the house on its journey down Second Avenue in 1967.

Zoning 101 (continued from page 1)

hospital use. At that time, the sites were significantly up-zoned to allow the development of two large new hospital buildings. The zoning for the site continued to allow a lower level of development for residential construction. The rationale was that a hospital, which serves a public purpose, should receive special consideration to build to a higher density.

With the proposed rezoning, Rudin seeks to allow private residential development on this site at almost the same density as the 1979 rezoning allowed for the new hospital buildings. The Village would be zoned much like the upper West Side. This would set a terrible precedent for our neighborhood and throughout the city.

Rudin also wants to change the commercial zoning. Omitting the arcane language and mysterious numbers that make zoning so obtuse, Rudin wants commercial zoning that would allow them to put in a big box store or a slaughterhouse, if they choose to do so. (Nobody really believes that they would actually do that, but they could.) Rudin claims that they need this change because they want to include a floor for doctor's offices. More modest changes can accommodate this desire: Rudin doesn't need the commercial zoning change that they are requesting. It would, however, make the property a lot more valuable.

Rudin has made no credible argument for granting either zoning change: the only reason for doing so is to increase the

amount of money they will make from a project that already promises to be hugely profitable. Many believe that none of the additional zoning density allowed for development of the hospital by the prior rezoning should be utilized for the new residential developments. Any new residential development on this site should be limited to the density currently allowed for residential development, which is significantly lower.

While accommodations could be made for adaptive re-use of existing non-conforming buildings, none of the additional bulk or special considerations given to allow hospital development on this site should be given to a for-profit market-rate residential development. Any new residential development on the site should revert back to the bulk limits of the underlying zoning rules for residential development on this site.

Although all Villagers mourn the loss of our hospital and the irresponsible behavior of its Board of Directors, many of us, but not all, have come to believe that particular ship has left port. Long Island Jewish Hospital has committed to building a medical facility that is not contingent on Rudin's being able to build whatever it is they want to build. The two proposals are independent, although Rudin sometimes seems to want us to believe otherwise.

Yes, there are other significant issues: the future of the Triangle, the garage on West 12th Street and the wrap around commercial space that Rudin plans to build, but the proposed zoning changes threaten the entire Village.

Other issues have been cobbled on to the Rudin proposal. Inadequate school space and affordable housing are serious issues; but many believe that they should be stand alones, discussed on their own merits, not attached to other Village issues. Nearby resident Susan Paston comments, "Schools and housing are important issues in their own right, but so is zoning. By inte-



grating these issues in one discussion, we imply that zoning abuses are permissible as long as developers pay the “right” price”.

Crain’s (October 2011) pointed the finger at Villagers for the hospital’s demise and said, “One local school leader is even asking Rudin to hand over a pile of money to convert nearby 75 Morton Street into a school, even though the developer has already made financial guarantees for a new 564-seat elementary school”. Crain’s managed to slide by the significant zoning threat.

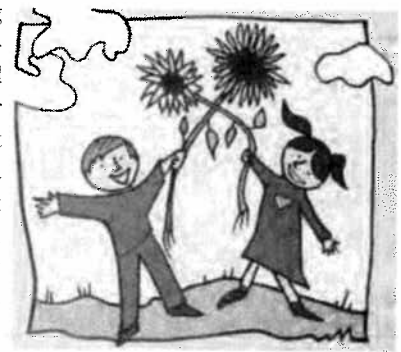


Arguably, affordable housing is a more significant issue in Chelsea. When Chelsea interests have conflicted with those of the Village, the Village has usually been the sacrificial lamb. Why? Because there are more votes in Chelsea.

Politicians sometimes want to please as many people as possible with as little as possible; they are pros at creating rationalizations for doing what it is they want to do. If the Rudin building comes down in size a few stories, if schools and affordable housing get a few crumbs, public officials may crow about what a great deal they got for the Village and why they did it. But make no mistake. Yes, there was a deal, but Rudin got the best of it. If the proposed zoning change takes place, the future of Greenwich Village as a low rise neighborhood is in jeopardy.



ting area with planting beds....One suggestion was for a sand play area. Another was for sculptures that children can play on. A water play element can work for children and also be visually attractive and provide white noise the counter the cacophony on the avenue.



4) Commemoration - A very strong case has been made for the idea of an AIDS memorial to provide an important resource for remembering those who were lost and celebrating the response of our community... Other ideas for commemoration in the park have been mentioned. However, any of these potential uses need to be carefully developed so that it does not conflict with active and passive community uses, and the park should not become a regional destination... While memorials are usually monumental and less cheerful and intimate than the features of community parks, there is no reason why successful commemoration cannot be designed and placed in a way to coexist with and enhance a community park, especially where the history is so deeply connected to the community and the site....

5) Oxygen Tanks -...Retention of the oxygen tank structure at the western tip will significantly diminish the value of the space as a public square and will be harmful to the park as experienced from the outside as well as the inside. If the tanks cannot be removed from the site, they should be reduced in size and moved to a location less important to the park than the western tip.

6) Fence - ...There is a strong feeling among many that parks should be open and that fences compromise public access. There are concerns, sometimes overstated, but still credible, that the lack of a fence invites inappropriate and problematic use. ...The lack of separation between park and street can lead to a plaza-like character. CB 2 favors a very low fence with gates that are locked at night to allow for effective closing without harming the public use and feel of the park.

7) Entrances - ... Entrances should be placed at corners, such as at Abingdon Square, as compared to Jackson Square, which retains an older design with mid-block gates discouraging walk-through use and creating a sense of isolation inside the park.... Bank Street may seem like a natural place for a Greenwich Avenue entrance, but this would expose a very quiet street to unwanted activity so a Greenwich Avenue entrance should be placed farther east or west even if this disrupts a natural “desire line”....

8) Different Grades - Without considering a separate question of whether existing underground space should be re-

Following is an abridged version of Community Board #2’s resolution concerning the Triangle Park (Seventh Avenue and West 11th Street) as part of the Rudin development plan

1) Community Park - The Triangle Site park should function as part of the successful and beloved network of small parks in the area and the design and use of this new park should relate to and enhance this network. The park is a triangle where the old village street pattern meets the rectangular city grid. The look and feel should be 100 percent “community park.” It should feel like it is part of the more intimate character of the Greenwich Village streets to the southwest and should not reflect the more commercial feel of Seventh Avenue....

2) Should Accommodate Families - With only 0.4 acres of parks and playgrounds per 1000 residents compared to a standard of 2.5 acres, CB 2 ranks 48th out of 51 citywide. The first service of the park should be to the adjacent park-starved residential communities where the population of families with children is growing steadily... While the park may be too small to provide a full playground and also other uses, it may be too big to function well simply as a sit-



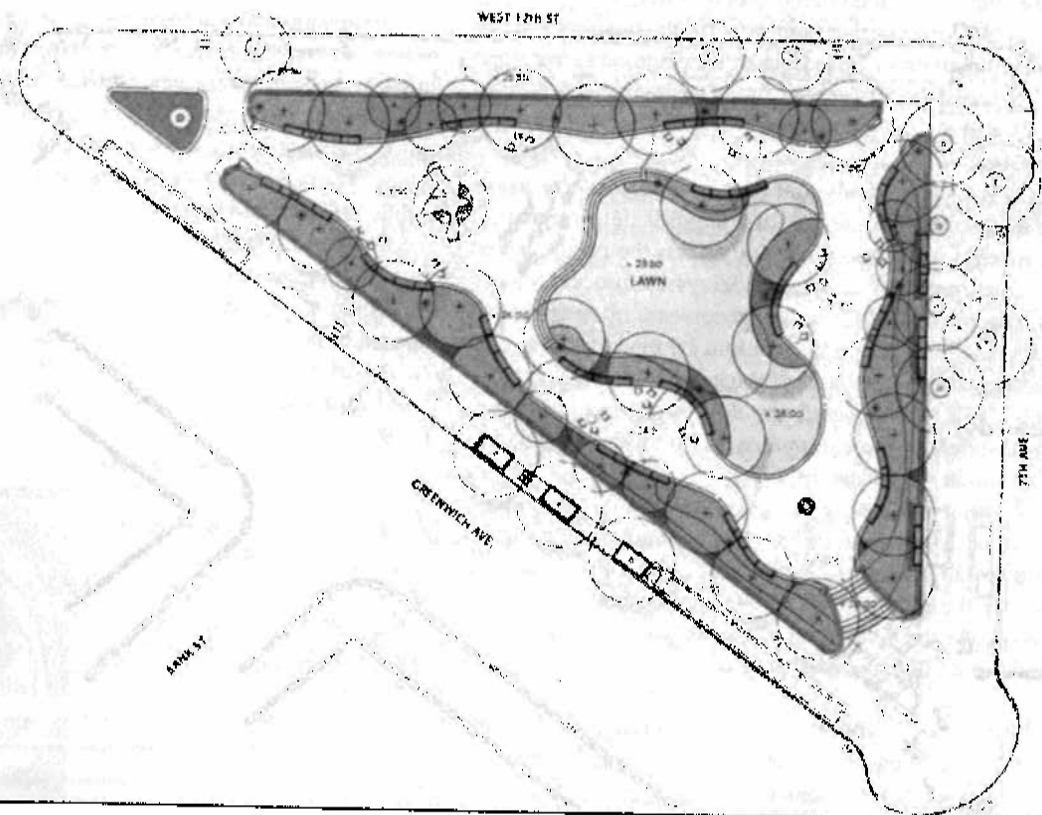
The main entrance for the park at the intersection of Greenwich & Seventh Avenues.

tained, the raised area above this space provides interesting opportunities. While the existing view of the garden above the space from the street is unattractive, there is a pleasant feel inside the garden and an interesting perspective and surprising sense of separation is provided by the small elevation.... Keeping the higher grade could also help to retain the beneficial visual buffer between Greenwich Avenue and Seventh Avenue.... A design using the concept of a park with two distinct areas on different grades could be explored as a way of emphasizing the transitional character of the site, but only if there is adequate accommodation for disabled access, and sufficient visibility around the perimeter to avoid hidden activities.

also raises administrative and funding issues and potential environmental impacts were not studied as part of the scope of the EIS. The occupancy of the associated residential development must remain firmly coupled to the opening of the park....

10) Seating - While often appreciated, movable furniture is not typical of a community park. It can create more of a lunchtime sitting area feel. There is no objection to including some, but it is not an acceptable substitute for

9) Existing Underground Space - Retaining the underground space for future use is not accepted or rejected at this time, but its retention cannot be a consideration in developing or approving a design for the park and cannot delay or interfere in any way with the opening of the park...There are also potentially difficult design problems related to the impact on the park of access/egress requirements, mechanical systems, and ventilation that may constrain the use of the underground area. The reuse of the underground space



The Rudin Design for the park.

well-placed permanent benches and tables. The design of the park should be such that it would be just as accommodating and comfortable if the movable furniture were removed.

11) Publicly Controlled Space - This park should not be a privately controlled space with a right of public access. Upon completion of construction, control of the space should be transferred to the Parks Department through an appropriate easement. (CB 2 is grateful to the Applicant for its preliminary approval of this request in advance of the ULURP process.) The easement should include rules and regulations that set standards for repair and maintenance in perpetuity.



The current view of the Triangle from Bank Street showing the oxygen tank enclosure to the far left.

THE CITY THAT PLANS TO BE FLOODED

by Douglas Hill, EngScD, P.E.

A letter from Sister Jane Iannuccelli (Sisters of Charity) proposed that the Triangle Park be named to honor St. Vincent Hospital and its 160 years of service. GVBA supports this suggestion. Following is GVBA's position.

... We believe that the official name for the park should be St. Vincent Hospital Park. We understand that locals will likely shorten it to St. Vincent's Park in daily usage, but we wish to honor the hospital, not the saint, and thus, we believe that the official name should reflect this.

GVBA believes that naming it for the hospital is more inclusive than other proposals being discussed. We hope that the design will serve a broad segment of the community and include many interests, including the growing population of children.

GVBA understands that usable space may be available under the Triangle. GVBA opposes development of this space if its creation limits or affects the park's design or if construction of this space delays the process. Since this area of the Village will endure years of construction inconvenience, every effort should be made to minimize these impacts. Greenwich Village is a park-starved community; our primary goal should be to provide a recreational space for the community, not a tourist destination, and as quickly as possible.

Without belaboring the point, GVBA disagrees with several of Sister Jane's observations and contentions as expressed in her letter. While the community clearly appreciates the 160 years of St. Vincent Hospital's charitable mission and the dedication of its caregivers, our approbation does not include its Board, its management team or its interaction with the community in its final years.

The Parks Committee is to be congratulated for its careful work in ensuring that this new park will be a wonderful new community amenity.

Hurricane Irene, diminished to a mere tropical storm when it struck New York City, came and went, soon disappearing from the news. But think back to August 26 when Irene, a Category 3 hurricane with winds of more than 110 miles per hour, was approaching the North Carolina coast and headed directly for New York City. Mayor Michael R. Bloomberg called a news conference to order 370,000 people to evacuate their homes. Then he stepped aside, and MTA chairman Jay Walder stepped to the microphone and announced that public transportation – buses as well as trains – was being shut down.

Evacuation without transportation: a novel concept that the mayor described as “preparing for the worst and hoping for the best.” Fortunately, hoping for the best worked.

Unfortunately, the City is still hoping for the best, and it is not preparing for the worst. The coastal storm plan of the Office of Emergency Management (OEM) includes strategies for storm tracking, public information, evacuation procedures, people with special needs, recovery, and restoration, but nothing to prevent flooding.

In other words, New York City is planning to be flooded — and according to the National Hurricane Center, it will be. Based on the historical record, hurricanes of Categories 1, 2 and 3 will strike the New York region on an average of every 17, 39 and 68 years, respectively. The City has been overdue for a Category 1 hurricane – Irene should have been no surprise -- and we may expect hurricanes of Categories 2 and 3 within the next decade or two. In testimony to a U.S. Senate committee, Max Mayfield, the former director of the NOAA Climate Prediction Center, said “It is not a question of if a major hurricane will strike the New York area, but when...” (his emphasis)

The greatest potential for loss of life from a hurricane has historically been from the storm





TESTIMONY OF THE GREENWICH VILLAGE SOCIETY
FOR HISTORIC PRESERVATION
TO THE CITY PLANNING COMMISSION
REGARDING C 120029, 30, 31, 32, AND 33 ZSM
PROPOSED REZONING OF THE FORMER ST. VINCENT'S EAST CAMPUS
November 30, 2011

120 West 11th Street
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 Tel: 212-255-1111
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 Martin Paulson-Fitch
 Anne Marie Samson
 Sarah Schim
 Jean-Claude van Halbe
 George V. VanDyke
 Nicky Wagner
 Anthony J. Wood

Good morning Commissioners. My name is Andrew Berman, and I am the Executive Director of the Greenwich Village Society for Historic Preservation. I am here to comment on the proposed rezoning of the former St. Vincent's East Campus. Because of the scale of the proposed project, the precedent which could be set by the proposed zoning changes, and the change in use for the site which the project would entail, this application would have a particularly profound and lasting impact upon this neighborhood, and beyond.

Our fundamental, overriding concern with the requested rezoning is that a private developer, seeking to construct luxury housing on the site, is seeking an upzoning, using the current zoning density which was allowed specifically for the construction of a hospital in 1979, as the baseline for the new allowable density. This is wrong, not just for this site, but for the city as a whole. If the increased density granted for the development of public service facilities, such as hospitals, can, in whole or in part, as proposed here, be used by private, for-profit developers in the future, we are opening a deeply troubling Pandora's Box with profound potential consequences for the entire city. If the City Planning Commission approves such a change, it is in fact putting in place a tremendous incentive to allow greater density of development for public service facilities which can later be exploited by private developers when the facility no longer exists, is forced out, or is bought out. We urge you, in the strongest of terms, **NOT** to approve such an upzoning in this case.

We also have a serious concern about the proposed amendment of Section 74-743 of the zoning resolution regarding large-scale developments in Community Board #2. While it seems that this provision would only currently apply to the St. Vincent's East Campus, there is no reason to believe that in the future, as the result of other zoning changes, this provision could not then be accessed by a multitude of institutions located in Community Board #2, with potentially enormous consequences. We therefore do **NOT** recommend approval of this proposed text amendment.

Finally, regarding the proposed Triangle Park, we feel that it is critical that the park be permanently publicly accessible, and that there be provisions ensuring its proper maintenance and upkeep in perpetuity. We also feel that it is wholly appropriate for the design of the park to recognize the special history of Greenwich Village, including the critical role and enormous impact of the AIDS epidemic upon this community and New York as a whole.

Thank you.

OFFICE OF THE
CHAIRPERSON

NOV 28 2011

23931

November 16, 2011

Dear State Senator Duane, Speaker Quinn, Borough President Stringer, Assembly member Glick, Commissioner Burden, and CB2 Chair Hoylman:

On behalf of HIV Law Project, I am writing to express our organization's strong support for the effort to establish the New York City AIDS Memorial Park at the triangle site bounded by 12th Street, Greenwich Avenue and Seventh Avenue.

This site is across from the former St. Vincent's Hospital, an important milestone in the history of AIDS in NYC and the world. It was the first AIDS ward on the east coast and is often referred to as the "ground zero" of the epidemic. Thousands of men and women died or were treated there for HIV/AIDS; many more passed through to visit sick partners, friends and family members. No other hospital took on the symbolic importance of St. Vincent's, the place most closely associated with the AIDS epidemic in NYC.

We are proud to play a role in the effort to create what could be a beautiful and open green space to commemorate the 100,000 New Yorkers who have died from AIDS. It has been a seminal event in our city's history, one that desperately needs to be remembered: its victims mourned its heroic caregivers and activists celebrated, and its on-going impacts illuminated to help guide us on the path forward.

In particular, we would like to emphasize our support for the learning center component of this project, which would preserve and repurpose the 10,000 square foot basement below the park. This would allow for a beautiful interactive learning center so that the memorial park is not only a place for commemoration, but also a learning space for our community. The rare opportunity to transform this below-grade space into an asset for the community should not be lost.

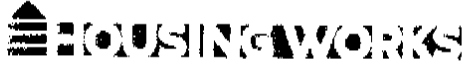
Again, on behalf of my organizations many volunteers, clients, and supporters, I am proud to express our strong support for the NYC AIDS Memorial Park, including the preservation and reuse of the basement space as a permanent teaching space. Together, these would be beautiful and deeply-enriching assets for our community, and they are long overdue.

Please feel free to contact me if you would like to discuss further.

Sincerely,



Tracy Welsh



November 30, 2011

Dear Members of the City Planning Commission:

I am a co-founder and the President and CEO of Housing Works, the nation's largest community-based AIDS service organization, founded out of ACT UP New York in 1990. I am also a person living with HIV, who was and continue to be active in the movement to end the AIDS pandemic. I am testifying concerning the redevelopment of the St. Vincent's campus and my hope that the triangle of land between 12th Street, Greenwich Avenue and 7th Avenue (the "Triangle Site") be designed as a beautiful AIDS Memorial Park with the underground building preserved as a learning center to honor and recognize the more than 100,000 New Yorkers who have died from AIDS; communicate emotions from the epidemic; celebrate and acknowledge the caregivers and activists who have worked for decades to lessen suffering and find a cure, and that also creates a permanent teaching space to connect current and future generations with the history of the disease.

St. Vincent's hospital housed the first and largest AIDS ward on the east coast and is often referred to as the "ground zero" of the AIDS epidemic. Thousands of men and women died or were treated at St. Vincent's for HIV/AIDS; many more passed through to visit sick partners, friends and family members. There were many important AIDS wards and AIDS treatment centers in the city, but none took on the symbolic importance of St. Vincent's. Because of the sheer number of patients treated at the site, the hospital's proximity to major gay populations in the Village and Chelsea neighborhoods, and the hospital's adjacency to the LGBT Center on 13th street where many early AIDS advocacy/support groups first organized, it is the St. Vincent's hospital site that is the place most closely associated the AIDS epidemic in New York City.

As you know, the Village was also the scene of the birth of ACT UP at the LGBTQ Community Center, less than a block away from this site. ACT UP New York spawned over one hundred similar groups around the world; and through innovative civil disobedience strategies, pricked the conscience of America, and galvanized our nation's eventual response to the AIDS epidemic. In fact, Housing Works was born in the Village as well, as a product of ACT UP's Committee to Demand Housing Now for People Living With AIDS. Housing Works received some of its earliest funding from CB 2's Archive Fund, and received repeated votes of support from CB 2 for then highly controversial programs such as needle exchange, services to transgender sex workers, and housing for active drug users living with HIV/AIDS. Even today Housing Works maintains a number of these same programs in CB 2. Most of these votes actually took place in St. Vincent's auditorium on the upper floor of the hospital. We are a vital part of the history of the fight against AIDS born in Greenwich Village.

Those of us who fought AIDS in those early years of the epidemic have lived to see the day when we can talk about a world free of AIDS. Unfortunately, war, economic crisis and the same disenfranchisement that we experienced many years ago, make it likely that millions more people will die of AIDS before our City, State and nation, along with the other nations of the world, manifest the



HOUSINGWORKS.ORG

political will do to what needs to be done to bring the pandemic to an end. That makes the need for memory of heroic struggle during those dark days, as well as a learning center to teach the lessons of the AIDS epidemic ever so relevant today.

Sincerely,

A handwritten signature in black ink, appearing to read "Charles King".

Charles King
President/CEO

From: [ROBERT DOBRUSKIN](mailto:ROBERT.DOBUSKIN)
To: [DIANE MCCARTHY](mailto:DIANE.MCCARTHY)
Subject: FW: Comment regarding St. Vincent's/Rudin Proposal
Date: Monday, December 12, 2011 5:35:22 PM

From: Robert A. Woodworth [mailto:robert@gaycenter.org]
Sent: Monday, December 12, 2011 5:27 PM
To: AMANDA BURDEN; ROBERT DOBRUSKIN; HANNAH FISCHER-BAUM
Subject: Comment regarding St. Vincent's/Rudin Proposal

Dear Chairperson Burden and Members of the Commission,

I am writing to convey my support as well as the support of the Lesbian, Gay, Bisexual and Transgender Community Center for the creation of an AIDS Memorial Park and Learning Center on the triangle site that is part of the ULURP review for redevelopment of the former St. Vincent's Hospital site in Greenwich Village. We believe that a park and learning center can be designed and operated in a way that the full Village community will embrace, and we are committed to working toward that solution.

The turbulent history that surrounds the redevelopment of the St. Vincent's campus – first a 22-story hospital requiring the demolition of the O'Toole building, followed by bankruptcy, then closing of the hospital and the revision of the development – has tended to obscure the potential of the triangle site.

All along the community has wanted the process to yield a viable open space, but the fate of the triangle site was always dependent on other factors about the development. Only now has the site risen to a level of appropriate concern – and that is because two forward-thinking urban planners were able to point out what an incredible opportunity the site presents. An opportunity that is in danger of being wasted.

The park is far less important to the applicant than it is to the neighborhood that will be affected by it. This is reasonable and understandable. The developer's job is not to build a park. His job is to build residences that will yield a satisfactory return on his investment. In that scheme of things, the park is an afterthought, and to be fair to the applicant's designer, it was never intended to be anything more than adequate to pass muster through the ULURP process.

But if the developer is not going to advocate for the community – and specifically for the maximum community benefit that can be derived from the triangle site – who will? Those champions must come from the community itself and from the elected and appointed bodies that are intended to serve the public good. The scores of citizens who have spoken so eloquently at so many public hearings should confirm that what is adequate for the applicant is not sufficient for the community.

As a person with planning experience myself, and enormous respect for historic districts and the complexities of inserting new elements in historic contexts, I urge the commission to demand more creativity and vision in the design of the triangle site.

The entire site, including the below-grade space, must be appreciated for its potential to meet several community needs, and the ULURP should not be deemed complete until the full potential of the triangle site can be assessed. At the very least, the Commission should allow the planning and design work being undertaken by the AIDS Memorial Park and Learning Center group to be included in the Final EIS.

Sincerely,

Robert A. Woodworth
165 Christopher Street
New York, NY 10014
212.727.7361

Director of Meeting & Conference Services and Capital Projects
The Lesbian, Gay, Bisexual & Transgender Community Center
208 W 13th St
New York, NY 10011
646.358.1705 (direct)
212.924.2657 (fax)
robert@gaycenter.org
www.gaycenter.org

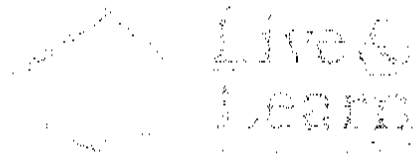


The Village United



Live & Learn Village Coalition

**Public School Parent Advocacy Comm. Judson Memorial Church
Village Independent Democrats Church of the Village
West Side Neighborhood Alliance Church of the Village
Save a Village Education St. John's Lutheran Church
The Jane Street Association Fulton Houses Tenants Association
Coalition for a District Alternative Class Size Matters PS3 PTA**



Dear Neighbor:

We are a grassroots coalition of Village neighborhood activists seeking **progressive changes to the Rudin/St. Vincent's plan**. Our coalition includes a wide range of groups such as the Rudin School Parent Advisory Committee, Save a Village Education (SAVE), the Arden Houses Tenants Association, the Village Independent Democrats, the Duson Neighborhood Council and others.

As you probably know, the Rudin organization is seeking public approvals to change the zoning regulations currently in effect at the St. Vincent's Hospital site that would permit it to build an additional 427,518 square feet of market-rate housing at this location to which they would be otherwise not be entitled.

This project would be the largest new residential development in the Village in more than thirty years, and its impact on the local infrastructure would be enormous.

We are urging our fellow neighbors to sign this petition to state that, without modifications, there is no compelling public policy rationale to support the proposed zoning change.

The community has already lost a much-valued public amenity on the site (The bankrupt St. Vincent's hospital), which under the current plan is to be replaced by a stand-alone emergency department operated by North Shore-LIJ). We seek changes to the Rudin proposal going forward that will improve the infrastructure of the local neighborhood and the well-being of its residents and mitigate the effects of construction. Specifically:

- **Local Education:** The Rudin organization should make a significant capital contribution to the acquisition of the state-owned building at 75 Morton Street and its renovation for local public school space.
- **Local Affordable Housing:** It is imperative that the Rudin proposal incorporate non market-rate housing as part of its plans to build 450 units of luxury condominiums.
- **Local Recreation:** The renovation of the Triangle Park adjacent to St. Vincent's presents a tremendous opportunity for the community to reclaim disused property for active and passive public use. It is crucial that control of this park be transferred permanently to public hands.

The proposed construction is remarkable out of scale and out of context with its surroundings and will dramatically alter the character of the neighborhood, which is in the heart of the Greenwich Village Historic District. In order to protect this historic neighborhood, the height and bulk of the proposed buildings should be reduced and the Russ Building should be preserved.

We demand that the Rudin organization recognize its responsibility, in requesting of our neighborhood such large concessions for its own enrichment, to make a substantial contribution to the public good and incorporate these requirements into its proposal for developing the site immediately.

Thank you for your attention.

- 1) **Joining us by signing the petition [here](#).**
- 2) **Attend the Live & Learn Village Coalition Town Hall Meeting on Tuesday, September 27, 2011, 6:30 - 8 p.m. at P.S. 41 (116 West 11th Street, between 6th and 7th Aves.).** Neighborhood residents will review the Live and Learn priorities and discuss the urgent need for each of them to preserve quality of life in the Village in the face of mounting development. Child care will be provided.

We must act now before Community Board 2 finishes its land use review process at the end of October. So please consider signing the petition and attending the Town Hall on September 27. Thank you for your consideration and we hope you will join us!

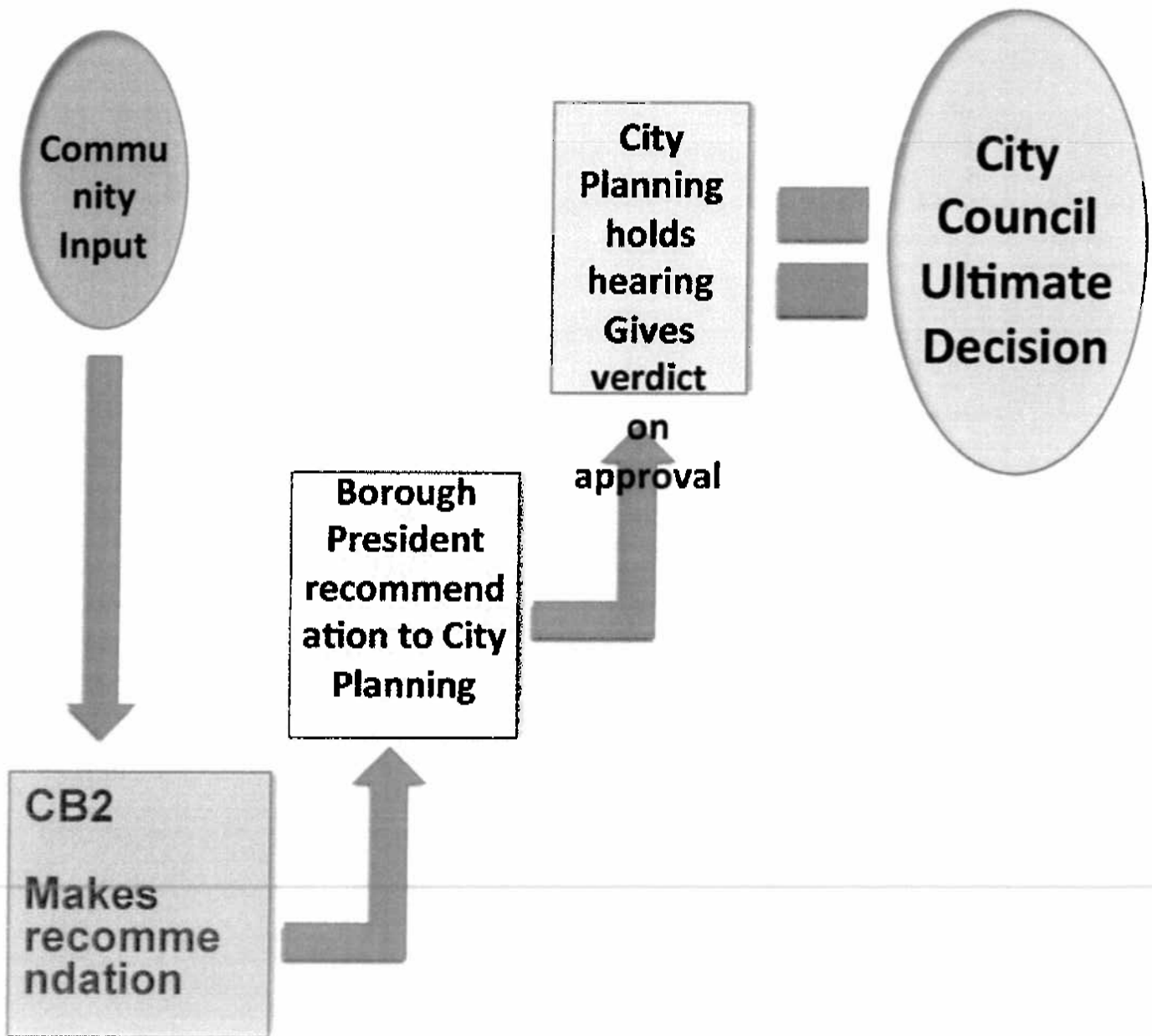
[unsubscribe lkdz@aol.com](mailto:lkdz@aol.com) from this list | [Forward to a friend](#) | [Update your profile](#)
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Walter Stamps

Together we can

- The Live and Learn Coalition proposes that there are four overwhelming needs that ongoing development must address:
- **-Preserving the look and feel of the Village** through safeguarding zoning and appropriateness of development.
- **-Advocating for affordable housing** so the values and character that made the Village what it is today will not be lost.
- **-Obtaining 75 Morton Street** for a desperately needed school to help alleviate the crushing overcrowding in our public schools.
- **-Ensuring that a local park** will permanently belong to the city and never be subject to sale and alternate use.

How it works





What to do next!

1. Sign our petition and take a copy of our flyer
2. Write your local elected officials
3. Attend CB2 Full Board meeting
Thursday Oct. 20th at 6:00 pm
at PS 130 (143 Baxter Street between Grand
and Hester)

THE PUBLIC SESSION BEGINS AT 6:00 PM.

SPEAKERS' CARDS WILL BE ACCEPTED FROM 6:00 TO 6:30 PM.

INDIVIDUALS WHO CANNOT ATTEND ARE INVITED TO SUBMIT

WRITTEN TESTIMONY IN ADVANCE TO THE BOARD OFFICE.

WRITTEN TESTIMONY WILL BE PLACED INTO THE RECORD



PETITION

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- 3) **Public Space:** The renovation of the Triangle Park adjacent to St. Vincent's presents a tremendous opportunity for the community to reclaim disused property for active and passive public use. It is crucial that control of this park be transferred permanently to public hands.
- 4) **Reduced Height and Bulk:** The proposed construction is markedly out of scale and context with its surroundings and will dramatically alter the character of the neighborhood, which is in the heart of the Greenwich Village Historic District. In order to better fit this historic neighborhood, the height and bulk of the proposed buildings should be reduced and the Reiss building should be preserved.

We the undersigned demand that the Rudin organization recognize its responsibility, in requesting of our neighborhood such large concessions for its own enrichment, to make a substantial contribution to the public good and incorporate these requirements into its proposal for developing the site immediately.

NAME	ADDRESS	EMAIL
<i>[Signature]</i>		<i>DTNYC1@ymail.com</i>
<i>Bonnie Kage</i>	<i>125 Christopher St</i>	<i>bkage@firelan.com</i>
<i>Anna B. [Signature]</i>	<i>95 Christopher St</i>	<i>anna@uettier.com</i>
<i>Alex Schwartzman</i>	<i>233 West 13th St</i>	<i>alex.palier@gmail.com</i>
<i>Laura [Signature]</i>	<i>22 West 13th St</i>	<i>laura@uettier.com</i>



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NAME	ADDRESS	EMAIL
Susan Reiss	140 W. 16 St., Apt 7c/14-1001	sreiss@me.com
Penny Alavi	150 Thompson St #5E	penalavi@gmail.com
Sharon Wolman	51 West 8 St #19	sharonw@nyu.edu
Mallory	146 4th St #1128 10012	mallo@nyu.edu
Colin	96 11th St #10009	colin@nyu.edu
Shelly Chung	77 7th Ave NYC	shellychung@nyu.edu
ELIZABETH ADAM	31 W. 12th St	adam@nyu.edu
Anna Markowitz	Hazel DeMarco	anna@nyu.edu
Student		

Live and Learn Petition demanding that the Rudin organization recognize its responsibility, in requesting of our neighborhood large concessions for its own enrichment, to make a substantial contribution to the public good: contribute to purchase of 75 Morton Street for school space; create affordable housing; convert the Triangle Park to publicly held park space; and reduce the height and bulk of construction.

NAME

ADDRESS

EMAIL

NAME	ADDRESS	EMAIL
Jill S Jarnow	105 W. 13 th ST. 10011	jill.s.jarnow@gmail.com
Kay Clark	330 W 4 th St NYC 10011	
Melissa Sklar	306 E. Hobart St	melissosklar@gmail.com
Michael Lewin	413 Ave at Park Ave	
Kate Terrier	30 E 9 th St #49 10003	Kate.Terrier@gmail.com
George Dimatteo	156 Sullivan St #21	
FRANCIS RESNANO	156 Sullivan St #21	
Stephen A. Gould	94 Christopher #3	gould.sa@gmail.com
Pete Diaz	30 W 48 th St NYC 10036	
Park Pines	72 Park Ave S. 10014	
Michael Marlowe	172 Bank St #6B 10014	antennae@earthlink.net
Brenda Chapman	240 E 17 th Ave	
John C. Kuman		
Brandon	13 W 13 th St #218	brandonchambers@gmail.com
Walter C. Kuman		
Terry Brennan	201 E 22 nd St Apt. 2-D New York, NY 10010	terrybrennan301@gmail.com
Nancy Fey	808 Broadway 1B	nancyfey@gmail.com
Allyson Newman	10 W 12	allysonnewman@gmail.com
John C. Kuman	10 W 12	johnckuman@gmail.com



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NAME	ADDRESS	EMAIL
Jaggy Helser	34 Plaza St	Brooklyn
Emily Jean DeLuca	55 Washington Sq	New York City
Rebecca [unclear]	55 Washington Sq	NYC
[unclear]	55 Washington Sq	[unclear]
Ardena Markowitz	142 Bank Street Apt 6B	ardenamarkowitz@earthlink.net

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Ben Fox 350 1st St, Brooklyn N.Y. 11215

Nancy Abeda 21 Egmont Place, Staten Island, NY 10301

Mary C. Russell 201 So. Julia Place, Brooklyn NY 11217

Edward A. Brown 7 W. 11th St, NY, NY 10003

Walter 9 LaSalle St. NY, NY 10027

Elizabeth Mackenzie 340 W 28th St, NY NY 10001



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NAME	ADDRESS	EMAIL
NICHOLAS GOTLIBS	720 GREENWICH ST 2A NYC 10014	nickgotlib@me.com
Jan Lundberg	13 Boulevard Suffern, NY 10901	
KEN KIDD	14 WASHINGTON PLACE #3, NYC 10003	KEN KIDD@NYU.EDU
J. K. Jamban	350 West 14, #5A NYC 10014	kjamban@nyu.edu
Lee A. Lee	44 West 10th St #8C NYC 10014	sjoseph@nyu.edu
		NYCRR.com

Live and Learn Petition demanding that the Rudin organization recognize its responsibility, in requesting of our neighborhood large concessions for its own enrichment, to make a substantial contribution to the public good: contribute to purchase of 75 Morton Street for school space; create affordable housing; covert the Triangle Park to publicly held park space; and reduce the height and bulk of construction.

NAME	ADDRESS	EMAIL
Nancy Greenleaf	3710 12th St.	
MICHAEL KENNETT	347 W 4th ST	M_Kennet@hutchinson
SANDRA VERA BUSSO	284 HEMPSON ST #24/10002	SVERA@verabussocanada
Frankie DeMarco	241 5th Ave #110, 10014	frankiedemarco@hugoboss.com
Jennifer Economy	72 Barrow St 10014	jennifer@economy.com
Lenore Manzella	400 W 43rd St #14N 10036	lenoremanzella@comcast.net
Terry Brennan	301 E 22nd St, Apt 1-D, New York, NY 10010	terrybrennan@comcast.net
Nancy Fey	808 Bway 1B	nancyfey@gmail.com
Roshyn Kramer	27 Bank St	roz27@ms.com
Elaine Gof	61 Ave St.	
ibigail Heyman	40 W 12	
Sheila Rodgers	Steilerodg1@aol	
Antonia Markowitz	193 Bank St Apt 6B	antonia.markowitz@salkschool.com



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NAME	ADDRESS	EMAIL
Patrick M. ...	40 Downing St	Patrick M / 2000 @ AOL.COM
MIRYAN KENET	347 W. 4th St	M-Keneto@hotmail.com
Ashlea Clark	116th Bleeker St	ashlea.clark@yorku.ca
ANNA BASOLI	60 WEST ST FLOOR	ANNAGR@AOL.COM
Lisa ...	184 Thompson St - NYC	Lisa I Ray@verizon.net
JANE BIBBERG	25 Columbia St #17 NYC	BIBBERG2@AOL.COM



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NAME	ADDRESS	EMAIL
B Boehlert	138 W 11 St	718 413 29 11 11
Ted Dawson	138 W 15 St	718 517 10 10 10
Margaret L. Witt	201 E. 15th St 10003	416 6 6 6 6 6 6
Ed H. Bonarson	305 2nd St Bklyn Brooklyn, NY 11215	
Ken Cole	690 Ave. Coney St Bklyn New York, NY 10034	
Martha Z. Giacchino	148 Thompson St Bklyn NY 10012	bleath@verizon.net
David Blotter	427 Ave. Coney St Brooklyn NY 10034	
Nathaniel Mabilley	600 113rd St #305 NYC NY 10027	



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MICHAEL CONLEY	3230 84th St. E. Amherst NY 14226	stansing70@gmail.com



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NAME

ADDRESS

EMAIL

Bette Lee Bethanne Trexel	321 E 51, NY, NY 10022	
Jean Chandler	239 Thompson NY 10012	
Janel Carino	49 W 85th St, NY, NY	
Sarah Bond	156 W 77th St, NY, NY 10014	
Abigail Hastings	548 Broadway 4th NY 10012	
Rosario Smith	49 W 133rd St, NY, NY 10027	



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<i>Miguel J. Wiley</i>	2 Pinehurst Ave, NYC	
<i>Chris Mahoney</i>	2 Pinehurst Ave NYC	
<i>Rachel Tenney</i>	321 East 51 st Street NY 10022	



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Max	100 W 12th St #102	NY NY 10011
Maria Garcia	332 Bleecker St	NY NY 10014
Manoel	109 Charles St	NY NY 10014



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Lisa Yee	324 Bleeker St	



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Walter...
...
...



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Vicki Arbitin	129 W 22	vickiarbitin@verizon.net
John H. ...	92 Hudson Street	...



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Live and Learn Petition demanding that the Rudin organization recognize its responsibility, in requesting of our neighborhood large concessions for its own enrichment, to make a substantial contribution to the public good: contribute to purchase of 75 Morton Street for school space, create affordable housing; covert the Triangle Park to publicly held park space; and reduce the height and bulk of construction.

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 TIA CHARRING 33 W 14th St NYC 10011 tcharring@earthlink.net
 Billie Silver 69 York St NYC 10013 billie.winter@yale.edu

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Anne Valentini	100 W 15 th St NY, NY 10011	annevalentini@pro.bronx.nyc.gov
SEAN		

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This petition has collected
409 signatures
using the online tools at iPetitions.com

Printed on 10-20-2011

Live & Learn Village Coalition

Sponsored by: Class Size Matters Coalition for a District Alternative Fulton Houses Tenants Association Jane Street Association Judson Memorial Church Public School Parent Advocacy Committee St. John's Lutheran Church Save a Village Education Village Independent Democrats West Side Neighborhood Alliance [list in formation]

About the petition

The Rudin organization is seeking public approvals to change the zoning regulations currently in effect at the St. Vincent's Hospital site that would permit it to build an additional 427,518 square feet of market-rate housing at this location to which they would be otherwise not be entitled. This project would be the largest new residential development in the Village in more than thirty years, and its impact on the local infrastructure would be enormous. We the undersigned believe that, without modifications, there is no compelling public policy rationale to support the proposed zoning change. The community has already lost a much-valued public amenity on the site (The bankrupt St. Vincent's hospital, which under the current plan is to be replaced by a stand-alone emergency department operated by North Shore-LIJ). We seek progressive changes to the Rudin proposal going forward that will improve the infrastructure of the local neighborhood and the well-being of its residents and mitigate the effects of construction. Specifically: 1) Public Education: The Rudin organization should make a significant capital contribution to the acquisition of the state-owned building at 75 Morton Street and its renovation for local public school space. 2) Affordable Housing: It is imperative that the Rudin proposal incorporate non market-rate housing as part of its plans to build 450 units of luxury condominiums. 3) Public Space: The renovation of the Triangle Park adjacent to St. Vincent's presents a tremendous opportunity for the community to reclaim disused property for active and passive public use. It is crucial that control of this park be transferred permanently to public hands. 4) Reduced Height and Bulk: The proposed construction is markedly out of scale and context with its surroundings and will dramatically alter the character of the neighborhood, which is in the heart of the Greenwich Village Historic District. In order to better fit this historic neighborhood, the height and bulk of the proposed buildings should be reduced and the Reiss building should be preserved. We the undersigned demand that the Rudin organization recognize its responsibility, in requesting of our neighborhood such large concessions for its own enrichment, to make a substantial contribution to the public good and incorporate these requirements into its proposal for developing the site immediately.

Signatures

1. Name: Ann Kjellberg on Sep 20, 2011
Comments: We call on developers and elected officials to respect and preserve our neighborhoods!

2. Name: Tamara Rowe on Sep 20, 2011
Comments: residential construction needs to be linked to infrastructure including schools, parks, affordable housing and scale to the neighborhood. The Village has always appealed to those who care about community and diversity. Let's keep those values intact by standing together!

3. Name: Keen Berger on Sep 20, 2011
Comments:

4. Name: Jo Hamilton on Sep 20, 2011
Comments: perfect!

5. Name: Bill Hamilton on Sep 20, 2011
Comments:

6. Name: Brad Hoyman on Sep 20, 2011
Comments:

7. Name: Anne Epstein on Sep 20, 2011
Comments:

8. Name: Denise Collins on Sep 20, 2011
Comments:

9. Name: Elaine Young on Sep 20, 2011
Comments:

10. Name: Shino Tanikawa on Sep 20, 2011
Comments:

11. Name: Irene Tichenor on Sep 20, 2011
Comments:

12. Name: Ginny Syron on Sep 20, 2011
Comments:

13. Name: Jean Carlomusto on Sep 20, 2011
Comments:

14. Name: David Sigal on Sep 20, 2011
Comments:

15. Name: Linda Lusskin on Sep 20, 2011
Comments:

16. Name: Julie Goldscheid on Sep 20, 2011
Comments:

17. Name: Susan Skoorka on Sep 20, 2011

Comments

-
18. Name: Warren Allen Santa on Sep 20, 2011
Comments:
-
19. Name: Anonymous on Sep 20, 2011
Comments:
-
20. Name: Stephen Lofredo on Sep 20, 2011
Comments:
-
21. Name: Meggin Chinkel on Sep 20, 2011
Comments:
-
22. Name: Helen Hersnikoff on Sep 20, 2011
Comments:
-
23. Name: Mary T. O'Connor on Sep 20, 2011
Comments: The Rudin Corp.'s proposal for the former St. Vincent's Hospital site presumes they should get special benefits for a commercial residential development.
-
24. Name: Peter Falk on Sep 20, 2011
Comments:
-
25. Name: Ginny Yans on Sep 20, 2011
Comments: I am absolutely opposed to this violation of the character of our historic neighborhood. This is just too massive a project for the Village. Our neighborhood, its values, and Historic District provisions are being eaten up by the drive for profits. This has got to stop.
-
26. Name: Stephen Shaw on Sep 20, 2011
Comments:
-
27. Name: Lois Tarch on Sep 20, 2011
Comments:
-
28. Name: William D. Moore on Sep 20, 2011
Comments:
-
29. Name: Larry Carpenter on Sep 20, 2011
Comments: It is absolutely essential that the village maintain its quality of life and that oversized, over-merchandized building plans be modified to compliment the community
After the loss of St. Vincents, to replace it so cynically is certainly irresponsible if not criminal.
Thank you.
-
30. Name: Karen Dillon Rodriguez on Sep 20, 2011
Comments:
-
31. Name: A. S. Evans on Sep 20, 2011
Comments: Rudin wants to take over a vital community resource and needs to give back to the community by providing infrastructure, like public schools and public space, along with being respectful and fitting into the Greenwich Village by reducing height and bulk of their proposed buildings.
-
32. Name: Tracy O'Sullivan on Sep 20, 2011
Comments:
-
33. Name: Paul Ultman on Sep 20, 2011
Comments:

-
34. Name: Ariel Cannon on Sep 20, 2011
Comments:
-
35. Name: Dusty Berke on Sep 20, 2011
Comments: We need a Hospital with a full service level 1 trauma center.
-
36. Name: Anonymous on Sep 20, 2011
Comments: I approve of the above statements.
-
37. Name: Jill Liebman on Sep 20, 2011
Comments:
-
38. Name: Jill Liebman on Sep 20, 2011
Comments:
-
39. Name: Emery J. Ungrady, Jr on Sep 20, 2011
Comments:
-
40. Name: Collin Kriner on Sep 20, 2011
Comments:
-
41. Name: Leslie Lowe on Sep 20, 2011
Comments:
-
42. Name: Anonymous on Sep 20, 2011
Comments:
-
43. Name: Frank Hosticka on Sep 21, 2011
Comments: Will any elected official ever not be corrupted by real estate interests? Rudin is a bulldozer of wealth and influence.
-
44. Name: Robert Ely on Sep 21, 2011
Comments: We need more schools in our area!
-
45. Name: Dore Gordon on Sep 21, 2011
Comments:
-
46. Name: Mary Jean Bonadonna on Sep 21, 2011
Comments: Responsible development only.
-
47. Name: Madeline Marshall on Sep 21, 2011
Comments: It is vital that Rudin give back to the community which is deprived of so much through its development of the St. Vincent's site.
-
48. Name: William Harrison on Sep 21, 2011
Comments: I respectfully ask that the character of the historic Greenwich Village be respected in any permitted building at St. Vincent's, public space be maintained at the Triangle as noted above and the Rudin proposal be amended to include support for public accommodations.
-
49. Name: KENNETH LEE CACCAVA, E. M.D on Sep 21, 2011
Comments:
-
50. Name: Virginia McLaughlin on Sep 21, 2011
Comments: Please, please stop this. It violates what the west village is supposed to be and look like and it increases density to the area to an unacceptable level. This is NOT acceptable.
-

51. Name: Carol London on Sep 21, 2011
 Comments: This entire scenario is simply a horror, unfortunately greed has overtaken the need for the decent care of human beings.
-
52. Name: Mariya Bakun on Sep 21, 2011
 Comments:
-
53. Name: Elizabeth M. Ehrenfeld on Sep 21, 2011
 Comments: I have lived on Jana Street for 43 years. These are good ideas!
-
54. Name: Britt Balnick on Sep 21, 2011
 Comments:
-
55. Name: Anonymous on Sep 21, 2011
 Comments:
-
56. Name: John Benschop on Sep 21, 2011
 Comments: The community needs a proper middle school and emergency care facilities in the neighborhood so badly.
-
57. Name: Jojo Whilden on Sep 21, 2011
 Comments:
-
58. Name: Elizabeth Lyons Walker on Sep 21, 2011
 Comments:
-
59. Name: Leilah Said-mewha on Sep 21, 2011
 Comments:
-
60. Name: Mary Jean Bonadonna on Sep 21, 2011
 Comments:
-
61. Name: Mary Jean Bonadonna on Sep 21, 2011
 Comments:
-
62. Name: Donald Becker on Sep 21, 2011
 Comments:
-
63. Name: Anna Becker on Sep 21, 2011
 Comments:
-
64. Name: Hera Marashian on Sep 21, 2011
 Comments:
-
65. Name: Rachel Levinsohn on Sep 21, 2011
 Comments: agreeing with every thing on the above
-
66. Name: Aari Ludvigsen on Sep 21, 2011
 Comments: Building the park across the street and providing for schools is in Rudin's best interest (in leased value of the property) as well as the community's. It should be a permitting requirement even without added bulk.
-
67. Name: Alec Bentley on Sep 21, 2011
 Comments:
-
68. Name: John M. Gillen on Sep 21, 2011
 Comments:
-

69. Name: David Rosenberg on Sep 21, 2011
Comments:
-
70. Name: Anonymous on Sep 21, 2011
Comments:
-
71. Name: Madeleine Sinor on Sep 21, 2011
Comments:
-
72. Name: Lisa Cohen Scott on Sep 21, 2011
Comments:
-
73. Name: Jennifer Northrop on Sep 21, 2011
Comments: We need more schools if we build more homes.
-
74. Name: Karen Gottlieb on Sep 21, 2011
Comments:
-
75. Name: Debra Bosniak on Sep 21, 2011
Comments:
-
76. Name: Andrea Sacker-Klein on Sep 21, 2011
Comments: and WE NEED A REAL HOSPITAL not an 'urgent care' facility that can't treat life threatening illnesses and injuries.
-
77. Name: Curtis Hougland on Sep 21, 2011
Comments: The West Village remains special because the community protects its neighborhood qualities. Please help by supporting this petition
-
78. Name: Anonymous on Sep 21, 2011
Comments:
-
79. Name: Lee Stolar Dufresne on Sep 21, 2011
Comments:
-
80. Name: Mitch Coodley on Sep 21, 2011
Comments: Strongly support this Petition. Thank you for your consideration.
-
81. Name: Melissa Sklarz on Sep 21, 2011
Comments:
-
82. Name: Stephen Gottlieb on Sep 21, 2011
Comments: No bonus.
-
83. Name: Jason Mansfield on Sep 21, 2011
Comments:
-
84. Name: Annette Suarez on Sep 21, 2011
Comments:
-
85. Name: Paul Muthauser on Sep 21, 2011
Comments: The Rudin group must not be allowed to violate zoning regulations or be granted variances relative to construction on the prior St Vincent's site in the Village. Further they should strive to preserve and enhance the quality of life and character of the village in which this site is very much a part.
-
86. Name: Richard Hulnick on Sep 21, 2011
Comments:

-
87. Name: Anonymous on Sep 21, 2011
Comments:
-
88. Name: Joseph And Marilyn D'Amico on Sep 21, 2011
Comments:
-
89. Name: Joseph And Marilyn D'Amico on Sep 21, 2011
Comments:
-
90. Name: Anonymous on Sep 21, 2011
Comments:
-
91. Name: Amber Ott on Sep 21, 2011
Comments:
-
92. Name: Thomas Von Foerster on Sep 21, 2011
Comments: It was a bad and overreaching plan when there was a full-service hospital attached to it. It is a worse plan without the hospital.
-
93. Name: Bill Brosh on Sep 21, 2011
Comments:
-
94. Name: Michael Seitz on Sep 21, 2011
Comments: This is a most important struggle.
-
95. Name: Glenn Bristow on Sep 21, 2011
Comments: It's time our leaders respond to "need", not "greed".
The developers have not shown any need for more market-rate housing in the West Village, certainly when we need a hospital more. Neither have they presented data showing that this development would have minimal impact on the Village's century-old infrastructure -- the water & sewerage lines, the subways, the hospitals and other public services such as police and fire protection.
Market-rate tenants will be more likely to NOT pay taxes, because their income is more likely to be passive -- which is currently taxed at a lower rate -- than active.
Permit Mr. Rudin to construct a hospital on the site with his money. This maintains the original "public purpose" zoning. Let him put his name on the facade. Think of the publicity surrounding such a humanitarian gesture!
-
96. Name: Anonymous on Sep 21, 2011
Comments:
-
97. Name: Clay Chalem on Sep 21, 2011
Comments: 51 year resident of Greenwich Village. I am totally opposed to the rudin's proposed plans for the St. Vincents site.
-
98. Name: Marlena Nadle on Sep 21, 2011
Comments: We need at least a smaller hospital, not an urgent care center that duplicates other facilities in the Village.
-
99. Name: Anonymous on Sep 21, 2011
Comments:
-
100. Name: Betsy Kim on Sep 21, 2011
Comments:
-
101. Name: Linda Lusskin on Sep 21, 2011
Comments:
-
102. Name: Georgia Dedoules on Sep 21, 2011
Comments:

103. Name: Robert Riccobono on Sep 21, 2011
Comments:

104. Name: Christina Conroy on Sep 21, 2011
Comments:

105. Name: Gina Feliciano on Sep 22, 2011
Comments:

106. Name: Anonymous on Sep 22, 2011
Comments: NO crazy development. Less bulk

107. Name: Jennie Purushothaman on Sep 22, 2011
Comments:

108. Name: Alison Nelson on Sep 22, 2011
Comments:

109. Name: Anthony Cirone on Sep 22, 2011
Comments:

110. Name: Lynn Pacifico on Sep 22, 2011
Comments:

111. Name: WINFRIED HOHMANN on Sep 22, 2011
Comments:

112. Name: Sara Kimbell on Sep 22, 2011
Comments:

113. Name: William Abrams on Sep 22, 2011
Comments:

114. Name: Leslye Alexander on Sep 22, 2011
Comments:

115. Name: Susan Kramer on Sep 22, 2011
Comments:

116. Name: Mary Cozza on Sep 22, 2011
Comments:

117. Name: Nadine Hoffmann on Sep 22, 2011
Comments:

118. Name: Anonymous on Sep 22, 2011
Comments:

119. Name: Marie H. Rothman on Sep 22, 2011
Comments:

120. Name: Linda Jacobson on Sep 22, 2011
Comments: Something must be done to preserve and serve the current neighborhood and it's citizens

- 121 Name: Kathrine D Jason on Sep 22, 2011
Comments:
-
- 122 Name: Resa Tylor on Sep 22, 2011
Comments:
-
- 123 Name: John Wetherhold on Sep 22, 2011
Comments: we need a full service hospital and emergency room, not a real estate development that will take over the neighborhood.
-
- 124 Name: Pamela L. La Bonne on Sep 22, 2011
Comments:
-
- 125 Name: Burt Lazarr on Sep 22, 2011
Comments:
-
- 126 Name: Nancy Hansen on Sep 22, 2011
Comments:
-
- 127 Name: Elayne Kling on Sep 22, 2011
Comments:
-
- 128 Name: Anonymous on Sep 22, 2011
Comments:
-
- 129 Name: Leona Casella on Sep 22, 2011
Comments:
-
- 130 Name: N Brous on Sep 22, 2011
Comments: I lived a block from there for many years and now live further west in the far west village. my current neighborhood has expanded too much too quickly and even before the new Whitney, before pier 57 is developed, the neighborhood is overwhelmed but additional residential units residents' needs. please dont allow this to happen to an already more developed eastern-west village neighborhood.
-
- 131 Name: Bruce Meyer on Sep 22, 2011
Comments: I believe these are MINIMAL requirements. Rudin is trying to score big on what has turned into a disaster for the West Village. And it could be doubled if this often-irresponsible builder is allowed to do whatever it pleases.
-
- 132 Name: Frank Pavich on Sep 22, 2011
Comments:
-
- 133 Name: Toni L. Kamias on Sep 22, 2011
Comments:
-
- 134 Name: Raymond Haenlein on Sep 22, 2011
Comments:
-
- 135 Name: Vivian Abuelo on Sep 22, 2011
Comments: NYC is full of empty "luxury" buildings as it is. Hardly anyone lives in them, they serve as nothing more for investment properties and tax write offs. We need another one of these phantom developments like we need a hole in the head.
-
- 136 Name: Lisa Dow on Sep 22, 2011
Comments:
-
- 137 Name: Jan Carr on Sep 22, 2011
Comments:
-

138. Name: Ari Q DiVincenzo on Sep 22, 2011
Comments:
-
139. Name: Lisa Dontan on Sep 22, 2011
Comments:
-
140. Name: Liat Silberman on Sep 22, 2011
Comments:
-
141. Name: Luke Henry on Sep 22, 2011
Comments:
-
142. Name: Anonymous on Sep 22, 2011
Comments:
-
143. Name: Christopher Marek on Sep 22, 2011
Comments:
-
144. Name: Maria Ferrari on Sep 22, 2011
Comments:
-
145. Name: Anna Marie Wieder on Sep 22, 2011
Comments:
-
146. Name: Anonymous on Sep 22, 2011
Comments:
-
147. Name: John Mineka on Sep 22, 2011
Comments:
-
148. Name: Anonymous on Sep 22, 2011
Comments:
-
149. Name: Paola De Kock on Sep 22, 2011
Comments:
-
150. Name: Daley Gazinelli on Sep 22, 2011
Comments:
-
151. Name: Timmie Reilly on Sep 22, 2011
Comments:
-
152. Name: Debbie Trocne on Sep 22, 2011
Comments:
-
153. Name: Kathanne B Wolpe on Sep 22, 2011
Comments:
-
154. Name: Anonymous on Sep 23, 2011
Comments:
-
155. Name: Terry Brennan on Sep 23, 2011
Comments: The only possible variance on this site should be for a hospital! New York City doesn't need any additional height and bulk in the treasure that is Greenwich Village!
-

156. Name: Jeffrey Helfenbein on Sep 23, 2011
Comments:
-
157. Name: John H. Williams on Sep 23, 2011
Comments:
-
158. Name: Janet Eisenberg on Sep 23, 2011
Comments:
-
159. Name: Bill Brosh on Sep 23, 2011
Comments:
-
160. Name: Anonymous on Sep 23, 2011
Comments:
-
161. Name: Anonymous on Sep 23, 2011
Comments:
-
162. Name: Sara Kimbell on Sep 23, 2011
Comments: Skimbell@NYC.rr.com
-
163. Name: Merle Kaulman on Sep 23, 2011
Comments:
-
164. Name: Sandra Vega Russo on Sep 23, 2011
Comments:
-
165. Name: Laraine Kleinman on Sep 23, 2011
Comments:
-
166. Name: Jeannine Kiely on Sep 23, 2011
Comments: I like your goals, but they are broad. A more narrow focus on your top priority may be more effective.
-
167. Name: Clara Aronow on Sep 23, 2011
Comments:
-
168. Name: Joshua Tucker on Sep 23, 2011
Comments:
-
169. Name: Esther Harriott on Sep 23, 2011
Comments:
-
170. Name: Anonymous on Sep 23, 2011
Comments:
-
171. Name: Melanie Lloyd on Sep 23, 2011
Comments:
-
172. Name: Elisabeth Gordon on Sep 23, 2011
Comments:
-
173. Name: Catherine Brandli on Sep 23, 2011
Comments:
-
174. Name: Eric Zerof on Sep 23, 2011

Comments: They're making off like bandits. Ask for more.

-
175. Name: Dean Stallone on Sep 23, 2011
Comments:
-
176. Name: Peter H Kosmayer on Sep 23, 2011
Comments:
-
177. Name: Miriam Sarzin on Sep 23, 2011
Comments:
-
178. Name: Anonymous on Sep 23, 2011
Comments:
-
179. Name: Juliann Carey on Sep 23, 2011
Comments:
-
180. Name: Ambur Nicolia on Sep 23, 2011
Comments:
-
181. Name: Paul Stuart Rankin on Sep 23, 2011
Comments:
-
182. Name: Rona Trokie on Sep 23, 2011
Comments:
-
183. Name: Lydia Cortes on Sep 23, 2011
Comments:
-
184. Name: Janice Zupan on Sep 23, 2011
Comments:
-
185. Name: Anonymous on Sep 23, 2011
Comments: Please. stop ruining the village and SoHo area with oversize, neighborhood unfriendly buidlings and over development.
-
186. Name: F. Seidenbaum on Sep 23, 2011
Comments: The proposed housing will cause problems, not only for community residents, but also for those of the new apartments: the West Village does not have sufficient resources to support this increased population (and of course, greatly insufficient medical facilities), which will damage the economy and character of the neighborhood unless provisions are made or, better still, the number of new residents is limited.
-
187. Name: Sean Sweeney on Sep 23, 2011
Comments:
-
188. Name: Kathleen Berger on Sep 23, 2011
Comments:
-
189. Name: Frida K. Bradlow on Sep 23, 2011
Comments: The word "Permanent" should be included in the call for affordable housing
-
190. Name: J. Marvin Watts on Sep 23, 2011
Comments: I wholly support this initiative and have long been active in similar Village battles for humane community values. One must never give in to mere money interests. JMW
-
191. Name: Robert Rothenberg on Sep 23, 2011
Comments:

-
192. Name: Robert Rothenberg on Sep 23, 2011
Comments:
-
193. Name: Mary Dickas on Sep 23, 2011
Comments:
-
194. Name: Diana Boernstein on Sep 23, 2011
Comments: No more tall out-of-proportion buildings in the Village.
-
195. Name: Armita Rodman on Sep 23, 2011
Comments: I support this Petition but call for item 2 to be amended. I do NOT support 450 housing units regardless of market level
-
196. Name: Resa Fyrm on Sep 23, 2011
Comments: We need a community with essential services that does not include luxury housing -- but does include a life-saving medical facility.
-
197. Name: Ben Altson on Sep 23, 2011
Comments:
-
198. Name: Sheila Strong on Sep 23, 2011
Comments: we need a real hospital!
-
199. Name: Richard Jonas on Sep 23, 2011
Comments:
-
200. Name: Steve & Nancy Gould on Sep 23, 2011
Comments:
-
201. Name: Celia Wu on Sep 23, 2011
Comments: More schools, less luxury condos, more affordable housing, full service hospital.
-
202. Name: Kori Goldberg on Sep 23, 2011
Comments:
-
203. Name: Anonymous on Sep 23, 2011
Comments:
-
204. Name: Jody Seki on Sep 24, 2011
Comments:
-
205. Name: Anonymous on Sep 24, 2011
Comments: Major modifications need to be made to their plan. The west village cannot absorb large scale projects such as this while losing the only area hospital and a rapidly growing need for school seats (from elementary thru high school).
-
206. Name: Marilyn And Joe D'Amico on Sep 24, 2011
Comments: We want to thank anyone who is still fighting to give us back our hospital
-
207. Name: Wendy Clark on Sep 24, 2011
Comments: Please support affordable housing. Our family would love to stay in the village
-
208. Name: David L. Kaufman, MD on Sep 24, 2011
Comments:
-
209. Name: Deborah Goodwin on Sep 24, 2011

Comments: Think of the neighborhood!

210. Name: Patrick Sullivan on Sep 24, 2011
Comments:

211. Name: Steven Charan on Sep 24, 2011
Comments: Glad to see this effort. Right On!

212. Name: Georgianna Lynn on Sep 24, 2011
Comments: we need better emergency room services in the neighborhood,too.

213. Name: Patrick McGovern on Sep 24, 2011
Comments:

214. Name: Kathleen Vance on Sep 24, 2011
Comments:

215. Name: Ede Rothaus on Sep 24, 2011
Comments:

216. Name: Anonymous on Sep 24, 2011
Comments: I am a resident of Carmine St for 31 years

217. Name: Belinda Burleson on Sep 24, 2011
Comments:

218. Name: Donna McCormick on Sep 24, 2011
Comments:

219. Name: Rachel Levinson on Sep 24, 2011
Comments:

220. Name: Bethany Sousa on Sep 24, 2011
Comments:

221. Name: Randy Warsager on Sep 24, 2011
Comments: I fully support the goals of this petition. The neighborhood and community have already be denied having the necessary hospital in our area and the Ruitin organization plans would compound the damage to the community.

222. Name: Susan Madigan on Sep 25, 2011
Comments:

223. Name: Persia Tatar on Sep 25, 2011
Comments: agreed

224. Name: Victoria Frye on Sep 25, 2011
Comments:

225. Name: Anonymous on Sep 25, 2011
Comments:

226. Name: Tracy Adler on Sep 25, 2011
Comments:

227. Name: Lisa DiNapoli on Sep 25, 2011

Comments

-
228. Name: A. S. Evans on Sep 25, 2011
Comments:
-
229. Name: Thomas Yemin on Sep 25, 2011
Comments:
-
230. Name: Anonymous on Sep 25, 2011
Comments:
-
231. Name: Rapp Appel on Sep 25, 2011
Comments:
-
232. Name: Ginny Yaris on Sep 25, 2011
Comments: This project is totally out of line. It will destroy the historic character of our neighborhood. This project will create a higher residential density. The west village is under attack by developers. Please preserve its historic character.
-
233. Name: Andi Barrett on Sep 25, 2011
Comments:
-
234. Name: Frances Telner on Sep 25, 2011
Comments:
-
235. Name: Margaret McKeever Shearer on Sep 25, 2011
Comments:
-
236. Name: Traci Fields on Sep 25, 2011
Comments:
-
237. Name: MICHAEL J. SHEERER on Sep 25, 2011
Comments:
-
238. Name: MICHAEL J. SHEERER on Sep 25, 2011
Comments:
-
239. Name: Carol London on Sep 25, 2011
Comments: Count me in. The whole character of the neighborhood is changing--and I don't like it!
-
240. Name: Eve Cholmar on Sep 25, 2011
Comments:
-
241. Name: M.V. Clayton on Sep 25, 2011
Comments:
-
242. Name: Cindy Niedroda on Sep 25, 2011
Comments: I hope the Rudin organization realizes the community speaks here for its own good and for the good of the future here in the Village.
-
243. Name: Dr. MARTIN G. LEVINE on Sep 25, 2011
Comments: We don't want to lose the character of the Village, which was what most of us moved here for. A huge project like this would do that.
-
244. Name: Madeline Simon on Sep 25, 2011
Comments:

-
245. Name: Eric Leach on Sep 25, 2011
Comments:
-
246. Name: Maria Lurya on Sep 25, 2011
Comments:
-
247. Name: Rachel Glube on Sep 26, 2011
Comments:
-
248. Name: Merle Kaufman on Sep 26, 2011
Comments:
-
249. Name: Nina Lam on Sep 26, 2011
Comments:
-
250. Name: Anonymous on Sep 26, 2011
Comments: The wellness and well being of the "people", permanent residence living in the community in New York City is paramount to any profit of an organization.
-
251. Name: Kari Thorstensen on Sep 26, 2011
Comments:
-
252. Name: Mary T. O'Connor on Sep 26, 2011
Comments: I Hope that I did not already sign this petition - but I strongly support the proposals above regarding the Rudin proposal. It will make a stronger community for the people already in the neighborhood and for the new people who will live in their development.
-
253. Name: Anonymous on Sep 26, 2011
Comments:
-
254. Name: Emily Grishman on Sep 26, 2011
Comments: Do not allow the Rudin org. to benefit from zoning variances that were granted for hospital use
-
255. Name: Stuart Anthony on Sep 26, 2011
Comments:
-
256. Name: Patricia S. Rudden on Sep 26, 2011
Comments: I endorse these demands. As someone who lives on the affected block, I'm not looking forward to this.
-
257. Name: Will Rogers on Sep 26, 2011
Comments:
-
258. Name: Judith Raboy on Sep 26, 2011
Comments: I have lived in the village since going to NYU. Now I am a senior citizen. The village is too crowded now.
-
259. Name: Fulton Youth Of The Future on Sep 26, 2011
Comments:
-
260. Name: Suzanne W Stoul on Sep 26, 2011
Comments:
-
261. Name: Elizabeth Stanton on Sep 26, 2011
Comments:
-

262. Name: Carol Jackson on Sep 26, 2011
Comments: Keep the community a livable and affordable neighborhood.
-
263. Name: Anonymous on Sep 26, 2011
Comments:
-
264. Name: Marlene Nadle on Sep 26, 2011
Comments: Affordable housing is essential to keep diversity that is part of Greenwich Village History
-
265. Name: Dennis Mahony on Sep 26, 2011
Comments:
-
266. Name: Anonymous on Sep 26, 2011
Comments:
-
267. Name: Marianne Hyde on Sep 26, 2011
Comments:
-
268. Name: Barbara Rothenberg on Sep 26, 2011
Comments: If the Rudin organization is successful in their concessions being granted, I fear for the future of Greenwich Village.
-
269. Name: Brian Glasser on Sep 26, 2011
Comments:
-
270. Name: Matthew P. Wood on Sep 26, 2011
Comments: Every neighborhood does not want to be like the Upper East and West Sides. This will change the nature of the community and impact local housing values drastically. Please do not allow such development.
-
271. Name: Katharine M. Smith on Sep 26, 2011
Comments:
-
272. Name: SH Murakoshi on Sep 26, 2011
Comments:
-
273. Name: Anonymous on Sep 26, 2011
Comments:
-
274. Name: Maxine Giorsky on Sep 26, 2011
Comments: project too big, we don't need to change zoning laws. We need full service hospital, schools, green spaces and a scaled down development in character with the village, not American greed.
-
275. Name: Maxine Giorsky on Sep 26, 2011
Comments: project too big, we don't need to change zoning laws. We need full service hospital, schools, green spaces and a scaled down development in character with the village, not American greed
-
276. Name: Jackie Del Valle on Sep 26, 2011
Comments:
-
277. Name: Liane Mohler on Sep 26, 2011
Comments:
-
278. Name: JOHN WETHEROLD on Sep 26, 2011
Comments: STOP THE RUDIN DEVELOPMENT IT IS A DISASTER FOR OUR NEIGHBORHOOD
-
279. Name: Diana Boarnstein on Sep 26, 2011
Comments: Small is better. No more huge projects in the Village

-
280. Name: Sylvia Rackow on Sep 26, 2011
Comments: The Rudin proposal would overwhelm our area.
-
281. Name: Anonymous on Sep 26, 2011
Comments: As a Greenwich Village native and longtime resident, I am appalled at the idea of a huge apartment complex appearing right in the center of the Village. Even worse, it would be taking the place of hospital not only historic but also greatly needed.
-
282. Name: Christopher M. Leonard on Sep 26, 2011
Comments: Affordable Housing, Schools and improvement to infrastructure needs to be offered by the Rubins.
-
283. Name: Suzanne Sabi on Sep 27, 2011
Comments:
-
284. Name: Erick Berg on Sep 27, 2011
Comments: Reducing height & bulk must be a priority.
-
285. Name: Rosalind Boyd on Sep 27, 2011
Comments:
-
286. Name: Miriam Fox on Sep 27, 2011
Comments:
-
287. Name: Lubie Alariste on Sep 27, 2011
Comments: we cannot absorb another large housing without new schools being built, more children's facilities, and parks.
-
288. Name: Anonymous on Sep 27, 2011
Comments:
-
289. Name: Anthony Hoffmann on Sep 27, 2011
Comments: Keep the Village low Rise
-
290. Name: KAREN LUDWIG on Sep 27, 2011
Comments:
-
291. Name: Jane Musante on Sep 27, 2011
Comments:
-
292. Name: John Edminster on Sep 27, 2011
Comments:
-
293. Name: Robin Felsner on Sep 27, 2011
Comments:
-
294. Name: Gerhard Grudrooy on Sep 27, 2011
Comments:
-
295. Name: Mark Herring on Sep 27, 2011
Comments: The residents of neighborhoods should have a say in the direction of the development and zoning of their blocks.
-
296. Name: Marlene Vine on Sep 27, 2011
Comments: As a long time resident of this neighborhood, I wholeheartedly support this petition.
-
297. Name: Michale Herman on Sep 27, 2011

Comments:

-
298. Name: Mary Proenza on Sep 27, 2011
Comments:
-
299. Name: Bijan Pesaran on Sep 27, 2011
Comments: Continued residential development without a concomitant increase in the capacity of the affected public schools shouldn't be allowed!
-
300. Name: Judith Gibbons on Sep 27, 2011
Comments:
-
301. Name: MIRYAN KENET on Sep 27, 2011
Comments:
-
302. Name: Raymond Haenlein on Sep 27, 2011
Comments:
-
303. Name: Bill Brosh on Sep 27, 2011
Comments:
-
304. Name: Marge Ginsburg on Sep 27, 2011
Comments:
-
305. Name: Maury Schott on Sep 27, 2011
Comments:
-
306. Name: Richita Anderson on Sep 27, 2011
Comments:
-
307. Name: Amy DiBona on Sep 27, 2011
Comments: Please know that these decisions will have a significant and irreversible effect on our neighborhood and our children's future. This neighborhood will not support the Rudin Organizations plans without significant neighborhood responsibility being taken.
-
308. Name: Maranna Najjar on Sep 27, 2011
Comments:
-
309. Name: Marina Oteiza on Sep 27, 2011
Comments:
-
310. Name: Dianna Maeurer on Sep 27, 2011
Comments:
-
311. Name: Dianna Maeurer on Sep 27, 2011
Comments:
-
312. Name: Antonette Melillo on Sep 27, 2011
Comments: It is detrimental to the entire GV area to allow such a huge project. The plans had called for building right to the sidewalk line.
-
313. Name: Robert T. Magli on Sep 27, 2011
Comments: I support this petition
-
314. Name: Terry Brennan on Sep 27, 2011
Comments: Please give the Historic District of Greenwich Village intact. It's a New York treasure that must be preserved! Thanks.
-

331. Name: Cecilia Gullas on Sep 28, 2011
Comments: we do not need anymore additional condos in New York City. There is a glut of condos in NYC. What we need is a full-scale hospital with an emergency room.
-
332. Name: Brian Rifkin on Sep 28, 2011
Comments:
-
333. Name: G. Gilbert on Sep 28, 2011
Comments: We need the Rudin Organization to be more interested in being a good neighbor in Greenwich Village.
-
334. Name: David Schab on Sep 29, 2011
Comments:
-
335. Name: RoughAcres/RL McKee on Sep 29, 2011
Comments: so.... now we may have some idea of why Saint Vincent's was permitted to fail

SHAME.
-
336. Name: Paul Tschinkel on Sep 29, 2011
Comments: right on!!
-
337. Name: Melissa Gard on Sep 29, 2011
Comments:
-
338. Name: Anonymous on Sep 29, 2011
Comments:
-
339. Name: Donna Boguslav on Sep 29, 2011
Comments:
-
340. Name: Lydia Cortes on Sep 29, 2011
Comments:
-
341. Name: Debra Signorelli on Sep 29, 2011
Comments:
-
342. Name: Christy Golden on Sep 29, 2011
Comments:
-
343. Name: B Nelly Szlachter on Sep 29, 2011
Comments:
-
344. Name: Arlene Martell on Sep 29, 2011
Comments: it is imperative that Rudin address every point in our petition and agree to all of its requirements. Rudin may make the money but this is our home and we cherish it.
-
345. Name: Sara Jones on Sep 29, 2011
Comments:
-
346. Name: Christina Conroy on Sep 29, 2011
Comments:
-
347. Name: Anonymous on Sep 30, 2011
Comments:
-

315. Name: Jane Engeshardt on Sep 27, 2011
Comments: It's absolutely critical that our leaders understand that all development in New York City must now take into account the education and other infrastructure needs of the communities it is seeking to develop. We can no longer afford to permit development to externalize these costs - the city cannot be the stop gap, paying the cost of the additional infrastructure (e.g., additional seats in schools, transportation, hospitals, public spaces, sewage) required to permit such development, particularly when such development remains quite profitable.
-
316. Name: Tim Bascom on Sep 27, 2011
Comments: Scaled way down and how about an emergency room?
-
317. Name: Joan Hoffman on Sep 27, 2011
Comments:
-
318. Name: Pamela Call, M.D. on Sep 27, 2011
Comments: I agree with all opposition points to the Rudin plan. What this neighborhood and community (DISPARATELY) need is to restore a hospital and emergency service!
-
319. Name: Diane Forst on Sep 27, 2011
Comments:
-
320. Name: Harry North on Sep 27, 2011
Comments: I support you. Go, on all issues
-
321. Name: Will Rogers on Sep 28, 2011
Comments:
-
322. Name: Anonymous on Sep 28, 2011
Comments:
-
323. Name: Anonymous on Sep 28, 2011
Comments:
-
324. Name: Livia Pantuliano on Sep 28, 2011
Comments:
-
325. Name: Olga Piantieri on Sep 28, 2011
Comments: We also need a full service hospital connected to the ER. The stand alone ER is a ridiculous and dangerous "experiment" for a city as large as New York. Tell Rudin no rezoning unless they give one of the buildings for a hospital. Then North Shore LIJ can move half the beds from Lenox Hill where they don't need them to the Village area serving the whole lower west side of Manhattan.
-
326. Name: Eveite J Stark on Sep 28, 2011
Comments: agreed and we need a trauma 1 full service emergency hospital with beds and expertise...one should not negate the other and this is imperative
-
327. Name: Ingrid Wiegand on Sep 28, 2011
Comments: all are reasonable proposals that Rudin must accept.
-
328. Name: Anonymous on Sep 28, 2011
Comments:
-
329. Name: Anonymous on Sep 28, 2011
Comments:
-
330. Name: Eileen Bernhardt on Sep 28, 2011
Comments:
-

- 348 Name: Alison Greenberg on Sep 30, 2011
Comments:
-
- 349 Name: Lael Scott on Sep 30, 2011
Comments:
-
- 350 Name: Lynne Darcy on Sep 30, 2011
Comments:
-
- 351 Name: Phyllis L Eckhaus on Sep 30, 2011
Comments:
-
- 352 Name: Gabrielle M Boone on Sep 30, 2011
Comments: We are losing so much of the character of the Greenwich Village we fought so hard to preserve years and years ago. The artists moved out because of rents. The mom and pop homemade ravioli and fresh baked bread stores are gone, replaced by Whole Foods - in the last ten years or so we've lost over 15 coin operated laundries. Each year there are fewer and fewer markets and more restaurants, bars and cafes - fewer hand artisans and more designer corporations. We need to draw the line now before Greenwich Village becomes an outdoor mall with a cookie cutter feeling to it and no originality.
- I support affordable housing - I would love to see more gardens and parks with money to sustain them as well as schools to keep our children in our neighborhood.
- I'm so very tired of living on what will one day be an island of millionaires with none of the great diversity that for so long had made Greenwich Village what is once was and still can be again - we need to make it happen. Politicians come and go as do their own personal agendas and pet projects - wake up your neighbors a friends - get out an spread the word that we are losing the Village because of Developers and their vision of Greenwich Village as the place where money grows on trees with just a little maure.
-
- 353 Name: David Weinberg on Sep 30, 2011
Comments:
-
- 354 Name: Mary Bassett on Sep 30, 2011
Comments: need to get back to basics and the vision of Jane Jacobs.
-
- 355 Name: Eve Cholmar on Sep 30, 2011
Comments: This proposed construction should not be allowed. It was originally created with St. Vincent's. This is no longer the case. It is for profit alone and should fit into the Greenwich Village landscape.
-
- 356 Name: Kathrine D Jason on Sep 30, 2011
Comments: As a lifelong villager, I find the commercialization and uglification of this historic neighborhood a tragedy and outrage, and I hope villagers will fight as they have in the past, and win.
-
- 357 Name: Suzanne Lanier Philips on Sep 30, 2011
Comments: I would have been at the meeting at PS41, but that morning I was having chest pains and was taken all the way across town by NYFD ambulance to the ER at Beth Israel. Then was admitted to the Cardiac Unit. After two days and many very sophisticated tests later it turned out to be, so far, "just pneumonia". (I'll be following up with a cardiologist for more tests). Once again, this just shows me just how much we need a full-service hospital on the west side of Manhattan.
-
- 358 Name: Jessica Ciosek on Sep 30, 2011
Comments:
-
- 359 Name: Suzanne Sahi on Sep 30, 2011
Comments: public schools should be available to all villagers, not just to those with million dollar coops and town houses, as should housing that is affordable. My grandson is a 4th generation Village resident school boy, but cannot afford to live here any longer because of school overcrowding and the lack of affordable housing.
-
- 360 Name: Linda Aizer on Sep 30, 2011
Comments:
-
- 361 Name: Richard Falasco on Oct 01, 2011

Comments:

-
362. Name: Eve Stuart on Oct 01, 2011
Comments:
-
363. Name: Patricia Sullivan on Oct 01, 2011
Comments: As a NYC public school teacher of many years, I believe the Rudin organization needs to do the right thing, and make a substantial financial contribution in support of adequate, up to date space for the public schools.
-
364. Name: Ellen Gorman on Oct 01, 2011
Comments: I can't agree strongly enough.
It would feel like such a change if my agreement were heard.
-
365. Name: Larry Littman on Oct 02, 2011
Comments:
-
366. Name: Anonymous on Oct 02, 2011
Comments:
-
367. Name: John Mineka on Oct 03, 2011
Comments:
-
368. Name: Romy Truscelli on Oct 03, 2011
Comments:
-
369. Name: Ann Deilkan on Oct 03, 2011
Comments:
-
370. Name: Aan Ludvigsen on Oct 03, 2011
Comments:
-
371. Name: Kate Fenner on Oct 03, 2011
Comments:
-
372. Name: Stephanie Weissman on Oct 03, 2011
Comments:
-
373. Name: Denise Priet on Oct 03, 2011
Comments:
-
374. Name: Sidney Cholnar on Oct 03, 2011
Comments:
-
375. Name: Tom Murrin on Oct 03, 2011
Comments:
-
376. Name: John Waters on Oct 03, 2011
Comments:
-
377. Name: Therese Spring Robinson on Oct 03, 2011
Comments:
-
378. Name: Anonymous on Oct 04, 2011
Comments:
-

379. Name: Howard Negrin on Oct 04, 2011
Comments:
-
380. Name: Amy M. Clare on Oct 04, 2011
Comments:
-
381. Name: Kara Montesano on Oct 05, 2011
Comments: Developers must be cognizant of community needs, especially schools, in our Village neighborhood
-
382. Name: Karen Wolff on Oct 06, 2011
Comments:
-
383. Name: Anonymous on Oct 07, 2011
Comments: We need more schools and more park before any more buildings go up
-
384. Name: Anonymous on Oct 07, 2011
Comments:
-
385. Name: Dede Jawde on Oct 10, 2011
Comments:
-
386. Name: Anthony Hoffmann on Oct 10, 2011
Comments:
-
387. Name: Anthony Hoffmann on Oct 10, 2011
Comments:
-
388. Name: Clare Donohue on Oct 11, 2011
Comments:
-
389. Name: Catherine Branch on Oct 12, 2011
Comments:
-
390. Name: Jean Cameron on Oct 13, 2011
Comments:
-
391. Name: Lynne Johnson on Oct 14, 2011
Comments:
-
392. Name: Jennifer Sullivan on Oct 17, 2011
Comments: PS 3parent
-
393. Name: Amy Frisch on Oct 17, 2011
Comments:
-
394. Name: Karen Wolff on Oct 17, 2011
Comments:
-
395. Name: Janie Houghton on Oct 17, 2011
Comments:
-
396. Name: George Sanders on Oct 17, 2011
Comments: Just found out about your site!
-
397. Name: Pastor Vicki Flippen on Oct 17, 2011

Comments

398. Name: Kathleen Vance on Oct 18, 2011
Comments:

399. Name: Carol Rosenberg on Oct 18, 2011
Comments:

400. Name: Holly Noto on Oct 18, 2011
Comments:

401. Name: Sarah Chumsky on Oct 18, 2011
Comments: Already our schools are overcrowded, and the character of the neighborhood is in danger. Keeping the Village "Village-y" will help the Rudin property values too!

402. Name: Anonymous on Oct 18, 2011
Comments:

403. Name: Ariel Kaminar on Oct 19, 2011
Comments:

404. Name: Danyel Pinsker on Oct 19, 2011
Comments:

405. Name: Ellen Hagopian on Oct 19, 2011
Comments:

406. Name: Priyesh J. Purushothaman on Oct 19, 2011
Comments:

407. Name: Anonymous on Oct 19, 2011
Comments:

408. Name: Mike Green on Oct 19, 2011
Comments:

409. Name: Brady Wilcox on Oct 19, 2011
Comments:

410. Name: Gina Wilcox on Oct 19, 2011
Comments:



MASON TENDERS' DISTRICT COUNCIL OF GREATER NEW YORK POLITICAL ACTION COMMITTEE

23662

October 13, 2011

AFFILIATES

MASON TENDERS
DISTRICT COUNCIL OF
GREATER NEW YORK
& LONG ISLAND

GENERAL BUILDING
LABORERS LOCAL 66

ASBESTOS, LEAD &
HAZARDOUS WASTE
LABORERS LOCAL 78

CONSTRUCTION &
GENERAL BUILDING
LABORERS LOCAL 79

LABORERS
INTERNATIONAL UNION
OF NORTH AMERICA

Hon. Amanda Burden
Chair, New York City Planning Commission
22 Reade Street
Sixth Floor West
New York, NY 10007

Dear Commissioner Burden:

I am writing you to express my support for the Rudin Family Greenwich Village Development Plan, anchored by the North Shore-LIJ Comprehensive Care Center.

I support this project because it's the best – and only – realistic plan to bring new jobs, healthcare, green space and an elementary school to the Westside of Manhattan. Since St. Vincent's closed over a year ago, this neighborhood has been without adequate healthcare options. In the wake of St. Vincent's closing, small businesses have suffered and thousands of good jobs were lost.

This plan can change all that. By bringing the emergency services we need back to the Village, along with a clear plan for jobs, parks and an elementary school, we will restore critical services and boost the economy in the process.

This plan will provide over 1,700 union jobs including 1,200 construction jobs, and more than 500 permanent jobs, 400 of which are in healthcare. As a union leader, I've seen firsthand how hard layoffs and work shortages have been on working New Yorkers, including those in LIUNA. In these tough economic times, these new jobs are a prescription for relief that we need.

Beyond creating jobs and a boost to our local economy, this plan is a well-rounded development project that serves the entire community. The 24/7 Comprehensive Care Center will restore critical emergency services and will also feature a state-of-the-art imaging center, including MRI, CT and X ray services. As the City's first LEED-Neighborhood Development Project, the new design uses green innovations, and reduces the bulk from existing buildings so we'll have more light and air in the neighborhood.

266 WEST 37TH STREET
7TH FLOOR
NEW YORK, NY 10018

TEL: (212) 452-9500
FAX: (212) 452-9599

E-MAIL:
MTDCPAC@JUNO.COM

We are also excited that the park designers are contemplating memorializing the history of St. Vincent's Hospital at the site, including the role the hospital played in attending to the victims of the Triangle Shirtwaist fire, a critical moment in the history of the labor movement.

For all of these reasons, I urge you to support the Rudin Family Greenwich Village Development Plan.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike McGuire', with a long horizontal line extending to the right.

Mike McGuire, PAC Director
Mason Tenders District Council
LIUNA (Laborers Int'l Union of North America)



Testimony of the Municipal Art Society of New York to the City Planning Commission

Joel Kolkmann, Project Manager, Policy and Advocacy
St. Vincent's Redevelopment Project
November 30, 2011

My name is Joel Kolkmann and I am speaking on behalf of the Municipal Art Society of New York (MAS). MAS is a private, nonprofit membership organization that fights for intelligent urban planning, design and preservation through education, dialogue and advocacy.

Throughout our history, MAS has always had an active role in the development of Greenwich Village helping to protect the character of one of New York City's most iconic neighborhoods.

Project Summary

The applicant is requesting a re-zoning, a large-scale development special permit to facilitate bulk waivers, a text amendment, and a special permit to allow for a 152-space below-grade accessory parking garage. The eastern portion of the project site (bordered by 7th Avenue to the east, West 12th Street to the north, and West 11th Street to the south) will be redeveloped to create a mixed-use development with 450 units of residential housing. The applicant's plans also include the restoration of the O'Toole building and the transformation of the Triangle Site (located on West 12th Street to the north, 7th Avenue to the east and Greenwich Avenue along its hypotenuse) from a gated and unutilized space, into a privately owned public space.

Project Benefits

MAS believes that the current design of the residential development on the East Site and the proposed plan to convert the Triangle Site into an open space is a meaningful improvement from the original plans released in 2007. The design of the residential development takes into consideration the lower-scale of the buildings on West 12th Street, West 11th Street, and on Greenwich Avenue, reducing the height of the proposed new buildings on those streets.

MAS is also encouraged by the applicant's partnership with the North Shore Long Island Jewish Health System (NSLIJ) to restore the O'Toole Building and create a healthcare facility in Greenwich Village. MAS believes that the re-use of the O'Toole building will help to revive the street life on that corner and create new jobs.

Concerns

Despite these benefits MAS has three significant concerns with the project in its current form:



1) Affordable Housing

The current plan for the East Site calls for 450 new residential units to be built, all of which will be for sale at market-rate prices. MAS believes that the lack of affordable housing is inconsistent with previous residential large-scale general development projects approved by the City Planning Commission over the course of the last ten years which have either incentivized and/or required affordable housing.

Historically, the rationale for applying the Inclusionary Housing Program has been to create economically diverse communities in neighborhoods where new development would create housing where it previously did not exist, or if new development significantly increases the existing housing stock of a neighborhood. MAS believes that the applicant's plan to build 450 units of new housing would significantly increase the housing stock of the Greenwich Village neighborhood particularly because the existing site does not have any residential units. Although there is a significant increase in residential bulk sought by the applicant, the applicant did not seek to map the inclusionary housing bonus on this site which would have allowed the same amount of density they are seeking but only through the provision of affordable units.

Moreover, in 1979, the City Planning Commission approved a Large Scale Community Facility Development that created the St. Vincent's medical center. The additional density that was permitted as a part of this approval was based on the significant public benefit that a full service non-profit hospital provided.

To ensure that the proposed project is consistent with previous approvals on both the East Site and similar project sites throughout the city, MAS urges that the City Planning Commission to require a percentage of the new residential housing to be set aside at below market prices or only allow the density sought by the applicant through the use of the inclusionary housing program, both options would provide much needed affordable housing in Greenwich Village.

2) Triangle Site

The Triangle Site is part of a network of other triangle parks in the West Village that are mapped as public parks, including Abingdon Square Park and Jackson Square Park. To integrate the Triangle Site into the preexisting network of successful triangle parks in New York City, we encourage the applicant and the City to consider mapping the Triangle Site as a public park. In addition, there is a large coalition of community organizations and individuals that are proposing that the Triangle Site be designed to include an AIDS memorial and education center. St. Vincent's Hospital played a major role in treating many of the over 100,000 individuals in New York City who have passed away from AIDS. Given the Triangle Site's proximity to the former hospital and its location in Greenwich Village, it is a uniquely appropriate site. MAS sees a great deal of potential in the community-driven plan and urges the Department of City Planning and the

applicants to work together to find a way of incorporating both a community park and an AIDS memorial/education center on the Triangle Site.

3) Parking

The applicant is requesting a special permit to build a 152-space below-grade accessory parking garage with an entrance midblock on West 12th Street between 6th and 7th Avenues. The Draft Environmental Impact Statement states that if the residential development is completed by 2015, there is projected to be 740 available overnight spaces and 154 available weekday midday spaces within a quarter mile radius of the site. This is more than enough spaces to accommodate the 137 cars that the applicant is estimating will come to the neighborhood as a result of the addition of 450 new housing units. The applicant is suggesting that the projected number of parking spots that are referenced in the DEIS is incorrect, as a number of the parking garages are accessory to uses in the buildings they occupy. However, in our survey of these parking garages, we found that they do allow individuals who do not live in the buildings to park in their garages and have a Department of Consumer Affairs license to operate as a public parking garage.

The project has a number of important benefits, but nonetheless MAS urges the City Planning Commission to consider modifications that would require the provision of affordable housing, allow for the incorporation of an AIDS memorial and education center on the Triangle Site, and reduce the number of parking spaces.

Thank you for the opportunity to testify on this important project.

**Testimony of
Richard T. Anderson, President
New York Building Congress
before**



**New York City Planning Commission
Public Hearing
November 30, 2011**

The New York Building Congress welcomes this opportunity to endorse the large-scale development proposed for the former Saint Vincent's Hospital and several nearby sites. The proposal will return high-quality medical care to the neighborhood, improve 15,000 square feet of open space, and add commercial and residential components to vacant or underused facilities.

The Building Congress supports the proposed creation of a state-of-the-art emergency medical facility. In an environment where smaller healthcare institutions are facing financial strain, and many –like St. Vincent's –have been forced to close, Rudin Management and North Shore-LIJ have developed a workable plan to rehabilitate a shuttered healthcare facility and bring a range of emergency services back to the Greenwich Village area. Adding medical services in an era of retrenchment in healthcare is an important component of this project.

The project's plan fits within its surroundings. The overall design has been through several revisions, as Rudin Management worked in close consultation with community leaders and the Landmarks Preservation Commission. The architecture and bulk of the project now closely align with the overall character of the neighborhood, and the new development will complement surrounding areas.

The Building Congress supports the residential and commercial components in the proposed development. Converting some of the former medical facilities to housing

and retail in a corridor that already accommodates these uses will reinforce the area's smaller-scale, neighborhood character while encouraging commercial activity – which has declined significantly since the closure of St. Vincent's. In addition, the proposal paves the way for the creation of a new primary school and the rehabilitation of 15,000 square feet of open space.

Finally, like many sectors of the economy, the building industry is in the midst of a downturn. This project promises to create 1,200 badly needed construction jobs and 400 permanent jobs. The economic multipliers of these jobs and new uses are of importance to the City, where unemployment remains persistently high and economic activity is depressed.

The Building Congress strongly endorses the development plan for the former St. Vincent's Hospital site and urges the Planning Commission to approve it.

Thank you.

THE NEW YORK
LANDMARKS
CONSERVANCY

November 30, 2011

STATEMENT OF THE NEW YORK LANDMARKS CONSERVANCY BEFORE THE NEW YORK CITY PLANNING COMMISSION REGARDING ST VINCENT'S HOSPITAL SITE REDEVELOPMENT

Good day Chair Burden and members of the Planning Commission. I am Andrea Goldwyn, speaking on behalf of The New York Landmarks Conservancy.

The New York Landmarks Conservancy supports the plan presented by the applicant to convert the former St. Vincent's Hospital East Site for residential use. In 2008 we spoke at the Landmarks Commission hearing on the earliest versions of this proposal. We urged the applicants to consider reuse of some of the historic hospital buildings, to lower the height of the Seventh Avenue tower and to modify some of the details, so that the new construction would be a better fit within the Historic District. The plan, which received a Certificate of Appropriateness from the LPC, included all of those changes. We appreciate Rudin Management's responsiveness to both ours and the Commission's suggestions.

In addition we were pleased to see that, with slight alterations, which the LPC has approved and we found to be acceptable, the O'Toole Building will re-open.

In light of these LPC approvals, we hope that you will favorably consider the application before you today.

Thank you for the opportunity to present the Conservancy's views.



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**Testimony of
Ricardo Gotla, Legislative Director
New York League of Conservation Voters**

**New York City Planning Commission
November 30, 2011**

Good morning Chair Burden and members of the City Planning Commission. I am Hanying Peng, testifying on behalf of Ricardo Gotla, Legislative Director for the New York League of Conservation Voters. We are a statewide environmental advocacy organization with a New York City chapter.

We applaud the City Planning Commission's consideration of the rezoning proposed by Rudin Management for the St. Vincent campus. This project advances sustainability and clearly demonstrates significant efforts to improve the environment.

The Rudin proposal will upgrade historic buildings, incorporate efficient development-wide systems, create a 24,000 square-foot intensive green roof and will double the amount of green space across the street from the site.

This, we understand, will enable the project to achieve New York City's first LEED Neighborhood Development designation. LEED for Neighborhood Development is a rating system that incorporates the principles of smart growth, New Urbanism and green building into a national standard for green neighborhood design. The LEED Neighborhood Development program goes beyond the certification of individual buildings and recognizes the efficiencies and benefits of larger sustainable developments.

It is our belief that this type of responsible development will set an important environmental sustainability standard for future projects.

I thank the Commission for considering our comments on this project.



**NEW YORK CITY
CENTRAL LABOR COUNCIL AFL-CIO**

President
VINCENT ALVAREZ

Secretary-Treasurer
JANELLA T. HINDS



Dec. 6, 2011
Attn: Amanda Burden, City Planning Commission Chair

Dear Ms. Burden,

My name is Vincent Alvarez and I'm the president of the New York City Central Labor Council, a non-profit umbrella group that represents more than 1.3 million unionized workers around the five boroughs.

I'm writing to express my support for the proposal put forth by Rudin Development for the former site of St. Vincent's Hospital in Greenwich Village.

Rudin Development's vision for the area will bring much-needed healthcare, jobs and economic development to Greenwich Village, and reinvigorate the many small business in the area that have seen a sharp drop in income since St. Vincent's hospital closed. The loss of jobs that occurred when the hospital was shuttered is lamentable, and this proposal will not be able to provide the same number of full-time staff nursing positions. Yet we strongly believe, on balance, that it is the most viable option of all the plans that were submitted and is worthy of the Commission's support.

Its 24-hour emergency care center will be a valuable community resource, and provide over 400 permanent healthcare jobs. In addition, more than 1,200 construction jobs will be created, and they are sorely needed by workers in the building trades who have seen development in the city take a nosedive since the country's recession began in 2008. Although there are signs of recovery, it's not enough to keep all of our construction trades employed, and we need new projects like this one – that serve a dual purpose of creating jobs and providing a community service – to prevent more workers from sliding into unemployment, and poverty.

Many diverse groups, from developers and residents to preservationists and labor organizations, worked long and hard to bring this proposal to this point, and the progress reflects a lot of dialogue and compromise from all sides. The NYC CLC would like to see that effort rewarded, and have the Rudin Development plan become a reality.

Thank you,

Vincent Alvarez
President, NYC Central Labor Council

DEPT OF CITY PLANNING
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ENVIRONMENTAL REVIEW

placeMATTERS

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WWW.PLACEMATTERS.NET

November 29, 2011

Amanda Burden, Chair
Hannah Fischer-Baum, Project Manager
New York City Planning Commission
Department of City Planning
22 Reade Street
New York, New York 10007-1216
Email: hfische@nyc.planning.gov

Dear Chair Burden and Ms. Fischer-Baum,

I respectfully submit this letter in support of creating a New York City AIDS Memorial Park on the former Saint Vincent's hospital campus. I am an architectural historian and the director of Place Matters, a preservation initiative that strives to honor and advocate for sites of cultural and historical significance in New York City's landscape. The memory of the devastating AIDS epidemic is rapidly fading from public consciousness, and it is important that we give this part of our past a public presence. The proposed project is particularly meaningful in light of its connection to the Saint Vincent's site. The triangular parcel bounded by 7th Avenue, Greenwich Avenue, and West 12th Street would be a highly appropriate location for the AIDS Memorial Park and learning center because St. Vincent's recorded one of the earliest AIDS cases in 1981, was home to one of the first AIDS wings in the region, and subsequently cared for so many patients and families affected by AIDS.

Locals would certainly benefit from Rudin Management's proposed privately owned public space. But a larger community would greatly appreciate an educational initiative that calls attention to the site's emotional resonance and historic significance.

I thank the Chair and the Commission for their time, and for their consideration of the New York City AIDS Memorial Park proposal.

Sincerely,

Molly Garfinkel
Place Matters
72 East First Street
New York, NY 10003

PROTECT THE VILLAGE HISTORIC DISTRICT

(A Project of Open Space Institute)
Box 537, 511 Sixth Ave, New York, NY 10011

To: Hon. Amanda Burden
Members of the City Planning Commission

From: Protect the Village Historic District,
Trevor Stewart, Chair
Albert K. Butzel, Counsel

Date: November 30, 2011

Re: Rudin Development Concerns

Protect the Village Historic District submits these comments to the City Planning Commission in connection with the application of the Rudin Organization for zoning changes and other approvals in connection with its proposed residential development on the east side of Seventh Avenue between 11th and 12th Streets, and including the Triangle area on the opposite side of the Avenue.

Protect the Village Historic District is an organization of neighbors and others living in Greenwich Village which was formed in 2008 to oppose the replacement of the O'Toole Building with a high rise tower and to try to downsize the proposed Rudin luxury development. We have approximately 1,000 supporters. Our focus before, as it is now, was to protect the fundamental character of Greenwich Village – its street-scape, variety and historic fabric. This is not Hudson Yards or Atlantic Yards. It is historic Greenwich Village, and PVHD's goal is to keep it that way.

PVHD believes that the Rudin development, if allowed to proceed, as proposed, will have the opposite effect. This is in part due to the size and configuration of the structure. But an equal or greater threat is the proposed upzoning, which if approved, will not only transform the immediate area, but will stand as a precedent that other developers will invoke in the future to justify equally massive projects.

PVHD Opposes the Upzoning

PVHD opposes the upzoning that the Rudins are seeking. We agree with Community Board 2 that there is no public benefit to justify the zoning change. However, even if there were, it would not justify sacrificing the fundamental character of the Village in the immediate area and putting the rest of the Village at risk.

The current zoning was put in place to protect the historic fabric of Greenwich Village. It was put in place notwithstanding the presence of St. Vincent's outsized structures and the several outlier apartment buildings to the north. A different zoning could have been adopted to reflect the large existing structures, but it was not. St. Vincent's was allowed to remain because of its unique community function. Other-

wise, the governing criteria were, first, to prohibit *new* high rise buildings in the historic district going forward and, second, to respect the low rise character of the adjacent neighborhood.

What the Rudins are proposing is to take the extreme bulk permitted because of St. Vincent's unique community function and use it to justify a new high-rise apartment building which cannot be built under the zoning adopted in part to keep that from happening. PVHD opposes this effort and urges you to reject or sharply modify the proposed zoning amendments.

We point out that even if the existing zoning is maintained intact, it will not prevent the Rudins from constructing a very sizable building. Under the existing zoning, and accepting the Rudins' contention that the excess bulk of the buildings they are preserving is grandfathered, they will still be able to adaptively reuse and construct 350,000 square feet of floor area "as of right" on the East Campus. In addition, through the transfer of the unused development rights on the Triangle, the new building could be enlarged to 475,000 square feet. (This compares to 590,000 square feet included in the Rudin proposal).

Under the proposed rezoning, the *as-of-right* authorization for residential use, including the development rights transferred from the Triangle, would be increased to *800,000 square feet*. This is far beyond anything that should be allowed in the Historic District. It may be that some additional FAR could be allowed for residential use on the site, although PVHD opposes any such action. But this should not be accomplished by upzoning the midblock zoning from R6 to R8 – an enormous change that will have a huge precedential effect. Alternatives to the proposed R8 upzoning need to be considered. In addition, as CB2 pointed out in its report, the rezoning would allow many new and incompatible uses, including big box stores, clubs and discos, and it would authorize special treatment, in terms of open space, for large scale developments that could serve other developers in the future. PVHD opposes these changes as well.

We recognize that if the Rudins were to give up their residential plan and sell or develop the property for dormitories or other community uses, they could build a larger and equally or more objectionable project than their current proposal; and we also recognize that if they simply allocated two or three buildings to community use, they could build to 600,000 square feet or possibly beyond that. *But in our view, either scenario is very, very unlikely to happen.* The Rudins want to build residential – that is their *métier* and the way they make their money. If the current configuration they have proposed is turned down, it is far more likely that they will return with a reduced residential plan than it is that they will turn to dormitories, in whole or in part.

What is going on, it seems to us, is an exercise in bullying by the Rudins – threats that much worse will happen if they don't get what they want. And this attitude is exacerbated and perhaps driven by their determination not to return to the LPC. But for reasons just mentioned, we believe the Rudins will do what they are required to do, including modify the current plan and secure amended approval from

the LPC, in order to pursue a luxury residential development. In any case, we do not believe that it is necessary to upzone the East Campus to the extent the Rudins are requesting in order to allow a viable and profitable development there. We ask the City Planning Commission to reject the zoning amendments proposed by the Rudins and ensure that any changes in zoning will not expose the Village to further oversized projects.

One final point: as noted, PVHD believes that the Rudins determination to proceed with their current proposal derives from the fact that they do not want to return to the LPC for the approval of an amended plan. As a result, they are trying to squeeze the *exact* project that the LPC approved into an as-of-right zoning envelope that has no precedent in the Village (but would certainly set a new one). But this would not be a rational basis for this Commission's approval. The Commission's responsibility is to zone and rezone only as it is in the overall public interest. For it to effectively make its decision on the basis of the developer's desire to avoid further review by the LPC would be a breach of trust and represent spot zoning at its worst.

PVHD Opposes Trading Off Zoning Density for Affordable Housing and Schools.

PVHD is deeply concerned that the protection of the Village Historic District will be compromised by efforts to force affordable housing or a new school on the developer. Affordable housing and new school space are urgently needed, and PVHD is prepared to work with others in the community to achieve these goals. However, as CB2 made clear in its resolution, they should be sought on their own terms, not by surrendering the fundamental character of the Village to a development proposal that undercuts the basic protections that keep Greenwich Village the Village.

PVHD Supports Permanent Protection of the O'Toole Building

From the time it was organized, PVHD has had as a central goal the preservation of the historic and architecturally important former headquarters of the National Maritime Union – now the O'Toole Building. A remarkable example of the Modernist style and one of the few remaining symbols of the City's maritime heritage, the Building has been identified by the State Historic Preservation Office as eligible for listing on the National and State Registers of Historic Places; and while the LPC approved its demolition on "hardship" grounds, the Commissioners unanimously agreed that it was of high importance and could not be razed absent such hardship.

PVHD is gratified that the O'Toole will be preserved and reused as a medical facility under the current plan. However, we urgently want the site permanently protected with an easement or equivalent mechanism. We realize that the Building is not the subject of the current ULURP application. However, we hope that this Commission will work with us in discussions with North Shore-LIJ Hospital and others (including the Rudins) to see how permanent protection can be realized.

PVHD Supports the Conversion of the Triangle to Public Open Space

We share with the vast majority of Village residents the goal of permanently protecting the Triangle as open space through an easement or mapping it as parkland. The Triangle should serve as a small local park like Abingdon Square and similar spaces. It could appropriately include memorials to St. Vincent's, AIDS victims and/or other appropriate subjects; however, it should not be made into a museum or destination park (whether dedicated to AIDS victims or any other cause) that limits its use as a place of respite for the community and others passing by. In this regard, PVHD *opposes* retention of the underground space in any manner that would limit the size of the plantings in the Triangle park or require use of any part of the park for entrances, exits, ventilation or any other non-park use or for any purpose that would cause it to be a destination in and of itself.

PVHD Opposes a Garage Exiting onto 12th Street

PVHD opposes the Rudins' proposal for a garage under the residential development that would open onto 12th Street. Twelfth Street between Seventh and Six Avenues is already overloaded with three garages and should not be burdened with yet another. Moreover, the ambulance route from the O'Toole Building will use 12th Street between Seventh and Sixth Avenues, and another garage on the block will increase the risk of life-threatening traffic blockages. PVHD is not convinced that any garage is required for the Rudin development and urges the Commission to look closely into that question. But if a garage is necessary, it should exit onto Seventh Avenue. The Rudins have resisted this idea, presumably because it would require them to return to the LPC for an amended approval. But this approval would almost certainly be given – especially since there are existing curb cuts on the Seventh Avenue façade. In any case, we reiterate that the developer's wish to avoid returning to the LPC is not a basis for this Commission doing what serves the *public* interest.

PVHD Opposes Retail on 11th and 12th Streets

PVHD would like to see the retail exhibition windows on these two streets eliminated. If this cannot be achieved, PVHD would like to see the large windows currently proposed reduced in size to the equivalent of the ground-floor residential windows. While this would require LPC review, the change would certainly be approved.

Physical changes aside, PVHD urges the Commission to include in any zoning change restrictions on the type of retail that would be permitted in these spaces (excluding bars, outside dining, etc.) and, equally important, prohibiting signage on the 11ths and 12th facades.

Thank you for your consideration.

**STATEMENT OF ALBERT K. BUTZEL
TO THE NYC CITY PLANNING COMMISSION
ON PROPOSED RUDIN DEVELOPMENT**

November 30, 2011

Chair Burden, Members of the Commission:

I am Al Butzel. I am counsel to Protect the Village Historic District, an organization of Greenwich Village residents whose mission is what its name connotes. PVHD played a major role in the LPC proceedings, focusing particularly on the preservation of the O'Toole Building and the downsizing of the residential development. It continues to pursue these goals in the ULURP process.

PVHD has made a written submission to the Commission identifying its concerns and objections to the proposed rezoning and other requested actions. I will not repeat these now. Instead, I want to focus you on three points.

The first is that the Rudin application is an attempt to fit a square peg into a round hole. Everything the developer has proposed in terms of rezoning and special permits is an effort to gain approval for exactly the structure approved by the LPC. That is what is driving the bulk and the design you are being asked to approve. The Rudins have made it clear at every step of the process so far that they do not intend to make any changes that would require them to return to the LPC, even for something as minor as reducing the size of the retail windows on 11th and 12th Streets.

But if the Commission were to accept this position, whether explicitly or implicitly, it would be to invest in the LPC the power to determine zoning and would subordinate the Commission's authority to the LPC's far more limited analysis of "appropriateness." This Commission, not the LPC, is the agency responsible for planning and zoning in the

City. It would be irresponsible for it in this case to accept the proposed rezoning and grant the requested special permits because the Rudins do not want to disturb the approval they received from the LPC. It would be an abdication of the Commission's duty to zone on the basis of the public interest and in accordance with a well-considered plan and would likely cross the line of spot zoning.

That this is more than possible in this case is evidence by one central reality – which brings me to my second point. In the entire Greenwich Village Historic District, there is not a single block or lot that is zoned R8, as the Rudins are proposing here, and there is not a single midblock that is zoned anything other than R6. I have a single copy of a map that demonstrates this reality, which I will leave with you. It highlights the complete departure from rational zoning that the Rudin proposals, if accepted, would represent. It would, I submit, be an ill and fateful step for this Commission to subscribe to such an individualized, self-interested upzoning.

Finally, I want to emphasize PVHD's position that the Triangle should be a community park, like Abingdon Square, not a destination in its own right. The Village has far too few open green spaces where people can just sit, let their kids play and find respite from the busyness around them. PVHD looks to this Commission to ensure that this opportunity is not squandered.

Thank you for your time.

Respectfully submitted,

Albert K. Butzel
Attorney for Protect the Village
Historic District
249 West 34th St, Ste 400
New York, NY 10001
Tel: (212) 643-0375
Email: akbutzel@gvhd.com

HUDSON

MANHATTAN R.R.



ratio# and the maximum #floor area ratio# for any #zoning lot# shall be as set forth in the following table for #zoning lots# with the #height factor# indicated in the table.

MINIMUM REQUIRED OPEN SPACE RATIO
AND MAXIMUM FLOOR AREA RATIO

R6 through R9 Districts

For #zoning lots# with a #height factor# of	In R6 Districts		In R7 Districts		In R8 Districts		In R9 Districts	
	Min. Req. #open space ratio#	Max. #floor area ratio#	Min. Req. #open space ratio#	Max. #floor area ratio#	Min. Req. #open space ratio#	Max. #floor area ratio#	Min. Req. #open space ratio#	Max. #floor area ratio#
1	27.5	0.78	15.5	0.87	5.9	0.94	1.0	0.99
2	28.0	1.28	16.0	1.52	6.2	1.78	1.4	1.95
3	28.5	1.62	16.5	2.01	6.5	2.51	1.8	2.85
4	29.0	1.85	17.0	2.38	6.8	3.14	2.2	3.68
5	29.5	2.02	17.5	2.67	7.1	3.69	2.6	4.42
6	30.0	2.14	18.0	2.88	7.4	4.15	3.0	5.08
7	30.5	2.23	18.5	3.05	7.7	4.55	3.4	5.65
8	31.0	2.30	19.0	3.17	8.0	4.88	3.8	6.13
9	31.5	2.35	19.5	3.27	8.3	5.15	4.2	6.54
10	32.0	2.38	20.0	3.33	8.6	5.38	4.6	6.85
11	32.5	2.40	20.5	3.38	8.9	5.56	5.0	7.09
12	33.0	2.42	21.0	3.41	9.2	5.71	5.4	7.30
13	33.5	2.43	21.5	3.42	9.5	5.81	5.8	7.41
14	34.0	2.43	22.0	3.44	9.8	5.92	6.2	7.52
15	34.5	2.43	22.5	3.42	10.1	5.95	6.6	7.52
16	35.0	2.42	23.0	3.41	10.4	5.99	7.0	7.52
17	35.5	2.42	23.5	3.40	10.7	6.02	7.4	7.52
18	36.0	2.40	24.0	3.38	11.0	6.02	7.8	7.46
19	36.5	2.39	24.5	3.36	11.3	6.02	8.2	7.41

C3	R3-2
C4-1	R5
C4-2 C4-3 C6-1A	R6
C4-2A C4-3A	R6A
C1-6 C2-6 C4-4 C4-5 C6-1	R7
C1-6A C2-6A C4-4A C4-5A	R7A
C4-5D	R7D
C4-5X	R7X
C1-7 C4-2F C6-2	R8
C1-7A C4-4D C6-2A	R8A
C1-8 C2-7 C6-3	R9
C1-8A C2-7A C6-3A	R9A
C6-3D	R9D
C1-8X C2-7X C6-3X	R9X
C1-9 C2-8 C4-6 C4-7 C5 C6-4 C6-5 C6-6 C6-7 C6-8 C6-9	R10
C1-9A C2-8A C4-6A C4-7A C5-1A C5-2A C6-4A	R10A
C6-4X	R10X

(10/17/07)

34-113

Existing public amenities for which floor area bonuses have been received

- (a) Elimination or reduction in size of non-bonused open area on a #zoning lot# containing a bonused amenity

In all districts, any existing open area for which no #floor area# bonus has been utilized that occupies the same #zoning lot# as an existing #publicly accessible open area# or other public amenity, open or enclosed, for which a #floor area# bonus has been utilized, may be reduced in size or eliminated only upon certification of the Chairperson of the City Planning Commission that all bonused amenities comply

**TESTIMONY OF THE REAL ESTATE BOARD OF NEW YORK, INC. BEFORE THE NYC CITY
PLANNING COMMISSION IN FAVOR OF THE RUDIN WEST VILLAGE PROJECT**

November 30, 2011

The Real Estate Board of New York, Inc. (REBNY) is a broadly based trade association of over 12,000 owners, developers, brokers and real estate professionals active throughout New York City. We are here to support the zoning map amendment, zoning text amendment and special permits needed for the Rudin West Village Project. We believe that this project will help advance the important goal of providing a health care facility for the area and will do so in a way that brings many other significant benefits to the neighborhood.

It's taken a long time to get to this point and the project should move forward as quickly as possible. While the health care facility in the O'Toole Building is not part of this ULURP application, it nonetheless reminds us of the context of Rudin West Village. The developers, who are deeply committed to New York City, have been involved for several years in an attempt to maintain health care services on the site of the now closed St. Vincent's. In this plan, the developers are making a major contribution to bring the Center for Comprehensive Care into existence. This center will be serving tens of thousands of patients each year many of which will be West Village residents.

The full project contributes to the neighborhood in myriad ways. In addition to the emergency room, the plan includes medical offices, a new community open space (that's been redesigned with input from Community Board 2), preservation of several buildings considered to be contributing to the historic district, and over 400 permanent jobs in addition to the 1200 construction jobs. The residential space and the new employment will boost the surrounding small businesses and retail establishments. The design of the residential building has been approved by the Landmarks Preservation Commission as being appropriate to the Greenwich Village Historic District.

The experiences on this site indicate how difficult it can be to provide vital services such as hospitals when both land use and funding constraints are present. The Rudin West Village project before you overcomes these challenges by bringing together an

experienced developer and a large and stable health care system. We have seen elsewhere in the city where community facilities such as schools and houses of worship have successfully partnered with residential developers. These arrangements should be recognized for the resources they bring to neighborhoods.

It must be noted that the proposal before you, when built, would have less zoning floor area than the existing condition and would not be taller than the existing building. The proposed rezoning does not conflict with the built environment and several blocks nearby the site such as West 13th Street and 6th Avenue are also zoned C6 and allow 6.02 FAR for residential uses. A residential building on this site would generate less traffic than was generated by the St. Vincent's Hospital. An on-site parking garage would accommodate cars belonging to residents and as well those of people visiting the doctor's offices. The garage currently connected to the O'Toole building will be closing, making this garage more needed.

The Large Scale General special permits for the East Site create the opportunity to build a project that meshes with the Landmarks approved design and offers a better site plan with more usable open space for the public.

We urge the City Planning Commission to approve this project because it is appropriate in terms of land use policy and because it offers so many benefits to the community and the city.



Corporate Office

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www.villagecare.org

OFFICE OF THE
CHAIRPERSON

David H. Sidwell
Chairman

Emma DeVito
President & CEO

FOR BETTER HEALTH AND WELL-BEING

NOV 28 2011

R 3926

November 14, 2011

Ms. Amanda Burden,
Chair, City Planning Commission and
Director of the Department of City Planning
22 Reade Street
New York, NY 10007-1216

Dear Director Burden:

I am writing to express VillageCare's strong support for the effort to establish the New York City AIDS Memorial Park at the triangle site bounded by 12th Street, Greenwich Avenue and Seventh Avenue.

In keeping with our long-standing commitment to serving persons living with HIV/AIDS, VillageCare programs have served thousands of HIV-positive individuals since the mid-1980s. In 2010 alone, for example, VillageCare's HIV programs provided care and services to nearly 6,000 persons.

The proposed site is across from the former St. Vincent's Hospital, an important milestone in the history of AIDS in NYC and the world. It was the first AIDS ward on the east coast and is often referred to as the "ground zero" of the epidemic. Thousands of men and women died or were treated there for HIV/AIDS; many more passed through to visit sick partners, friends and family members. No other hospital took on the symbolic importance of St. Vincent's, the place most closely associated with the AIDS epidemic in NYC.

In particular, I would like to emphasize that VillageCare's support for the learning center component of this project, which would preserve and repurpose the 10,000 square foot basement below the park. This would allow for a beautiful interactive learning center so that the memorial park is not only a place for commemoration, but also a learning space for our community. The rare opportunity to transform this below-grade space into an asset for the community should not be lost.

Residential Care

Rivington House
VillageCare Rehabilitation
and Nursing Center
46 & Ten

Community Care

Adult Day Health Care
AIDS Day Treatment
Community Case
Management
Community Services
for Seniors
Home Care
Health Center
Red Hook Community
Center
The Momentum Project

Again, VillageCare is proud to express its support for the NYC AIDS Memorial Park, including the preservation and reuse of the basement area as a permanent teaching space. Together, these would be beautiful and deeply enriching assets for our community, and they are long overdue.

Please feel free to contact Matthew Lesieur, Director of Public Policy at (212) 337-5601 or Matthewl@villagecare.org if you would like to discuss this further.

Sincerely,



Emma DeVito
President and CEO

**Washington Square Lower Fifth Avenue
Community Association, Inc.**



Member of Greenwich Village Chamber of Commerce

November 30 2011

I am Dr. Gil Horowitz, Executive Director of the Washington Square-Lower Fifth Avenue Community Association. We support the proposed Eastside Development as proposed by the developer, with all zoning variances as requested. The Development will add to the city tax base, provide over fifteen hundred good union jobs during the construction phase and over five hundred permanent good union jobs after construction of the proposed Westside and Eastside projects. The zoning variances requested will create an envelope consistent with the development approved by the Landmarks Preservation Commission and will produce an envelope smaller in bulk than the existing hospital structures. Further, residents of the planned condominiums will provide a stimulus to the small businesses in the area.

With regard to the proposed triangle park, to be financed by and maintained by the Eastside development, we are pleased that a park for public use has been proposed. However, we have some design issues with the proposed triangle park.

1) The proposed park is NOT A.D.A. compliant. A major entrance to the proposed park has steps and is above grade level. Our

Executive Vice-President, George Vellonakis, a licensed landscape architect who has designed over thirty city parks, including

Washington Square Abington Square and Father Demo Square. George Vellonakis informs us that it is entirely possible to

design a park at this site at grade and which is TOTALLY A.D.A. compliant

2) The proposed park has "placeholders" for community proposed memorials to the work of St. Vincent's in treating patients

during the AIDS crisis and for the work of the Sisters of Charity over many years, including the treatment of AIDS patients/

We believe that a more meaningful design approach will be to have an integral and more subtle symbol of hope, perhaps a

grove of trees surrounding a red ribbon; specific references to patient treatment can be

marked with subtle though meaningful
appropriately placed plaques.

- 3) We believe the preservation of the basement under the triangle, in whole or part, will continue the historic use of the basement space in support of the community: this space can serve as a learning annex dedicated to instruction about the AIDS crisis, reduction of further AIDS cases and other missions of hope. A myriad of other appropriate community uses for this space are possible in the space below grade.
- 4) We hope that, in the event the Community Board, the Landmarks Preservation Commission and the Eastside developer propose some or all of these proposed changes, or require any in the case of L.P.C., that the changes could be incorporated through a text amendment so that this valuable project may move forward at the earliest possible date.

Thank you.

Gil Horowitz, Executive Director
WASHINGTON SQUARE-LOWER FIFTH AVENUE
COMMUNITY ASSOCIATION

TESTIMONY BY CAROL GREITZER, CO-CHAIR, WEST 12TH ST BLOCK ASSN.,
AT CITY PLANNING COMMISSION HEARING ON RUDIN PROPOSALS, 11/30/11

My name is Carol Greitzer. I'm on the steering committee of Protect the Village Historic District and am speaking today as co-chair of the W. 12th St. Block Assn.

We strongly support the PVHD positions relating to the up-zoning requests and the neighborhood park, etc. but I will devote my speaking time to matters more specifically affecting 12th St.

The block association is adamantly opposed to the garage proposal. We note CB2's analysis that there is no need for further parking provisions in this neighborhood. If parking is deemed necessary, however, we remind you that there already exist three yes three – parking facilities on this residential block in the historic district. Three garage entrances and exits! That's more than any other block in Greenwich Village, and by some accounts, more than any south of 14th St. To add a FOURTH garage driveway would be unconscionable...for in addition to the usual dangers, and the pollution and inconvenience to pedestrians that accompany any garage, we are faced with the added factor that 12th St. will be the new eastbound ambulance route from the LIJ facility in O'Toole to the hospital corridor all the way east on 1st Avenue.

So we propose that the garage entrance, if a garage is deemed necessary, be relocated to 7th Ave. between 11th and 12th Sts. This move could make unnecessary the demolition of Reiss. Reiss is architecturally compatible with the adjacent buildings that are to be rehabbed, and is slated for demolition solely to provide for garage construction. But eliminating this extra round of demolition would be a boon for the residents of this block who are faced with the prospect of years of noise and air pollution a project of this size encounters.

We have heard that City Planning opposes curb cuts for garages on avenue blocks. But there already exist TWO curb cuts on 7th Avenues where ambulances dropped off patients at the St. Vincent's ER. Further ambulances frequently parked, and double parked on the street. And in my 30 years as a party and public official representing this area – part of which time I chaired the Transportation Committee of the City Council – I never got any complaints that this avenue ambulance entry caused any traffic problems. So even if we concede that an avenue entrance is not desirable – in this case it is clearly the lesser of two evils, and must be the solution. We simply cannot have FOUR garage driveways on one residential block.

Let me point out something you may not be aware of. People living in the West Village are terrified – really and truly terrified - that in the face of a medical emergency, they will have problems getting crosstown to a hospital on 1st Ave. Every day we hear sirens blaring as ambulances have difficulty trying to navigate traffic. Twelfth St. is the logical route; as planners I urge you to enact procedures that will help speed traffic here – not deter it.

In my remaining time I want to mention that the block association opposes retail on a block that currently has no retail whatsoever. If allowed, display windows should be made smaller and signage limited. Also, we applaud the park design revision submitted by the developer and would oppose changes that would detract from park size.

We remind you that two schools are across the street from the east site PS 41 on 11th and City and Country on 12th. Having participated in a landmark study that proved the negative effect of noise on children's learning ability,* I urge regulations to minimize noise and related problems, possibly by requiring the developer to hire a construction monitor who would report to the community board.

*Study by Dr.Arline Bronzaft - co-sponsored by me and the late Representative Ted Weiss.

Carol Greitzer...59 W. 12 St. ... (212) 255-4979....cjhg59@yahoo.com

144 West 11th Street
New York, NY 10011

September 9, 2011

Community Board No 2
Manhattan, New York City
3 Washington Square Village #1A
New York, NY 10012

Attention of Messrs Brad Hoylman, Chair and Bob Gormley, District Manager

Ladies and Gentlemen:

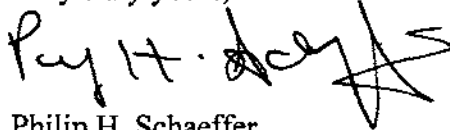
Attached is a paper submitted on June 23, 2011 to Community Board No 2 and others "In Opposition to the Proposed Rudin Organization Residential Large Scale Development. . . Described in the 'Draft Scope of Work to Prepare a Draft Environmental Impact Statement for the St. Vincent's Campus Redevelopment. . . .'"

Nothing in the latest filings by the Rudin Organization and certainly not the Department of City Planning on the subject of this proposed project including the draft EIS overcomes or even attempts to deal with these objections.

We ask that this paper be distributed to the member of the Community Board as part of the ULURP process.

I intend to attend the Community Board meeting scheduled for September 15, 2011 and request the opportunity to speak.

Very truly yours,



Philip H. Schaeffer
(917) 499-6148
schaeph@me.com

cc: By E-mail w/Encl

M. Robert Dobruskin
Hon. Christine C. Quinn
Hon. Scott M. Stringer
Hon. Jernold L. Nadler
Hon. Thomas K. Duane
Hon. Deborah J. Glick

144 West 11th Street
New York, NY 10011

Community Board No. 2
Manhattan, New York City
3 Washington Square Village #1A
New York, NY 10012

Attention of Mr. Bob Gormley

Ladies and Gentlemen:

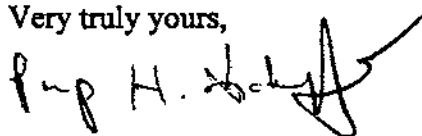
Enclosed is a paper In Opposition to the Proposed Rudin Organization Residential Large Scale Development Described in the "Draft Scope of Work to Prepare a Draft Environmental Impact Statement for the St. Vincent's Campus Redevelopment . . ."

The papers is submitted on behalf of the block associations, the West 13th St., 100 Block Association, Mulry/West 11th Street Block Association, Horatio Street Association and the undersigned.

We ask that these be considered in connection with the ULURP proceedings concerning the above subject now being undertaken by Community Board No. 2.

Thank you for your submission of this paper to the members of the Board for their consideration.

Very truly yours,



Philip H. Schaeffer
(917) 499-6148 or
schaeph@me.com

cc: By E-Mail w/Encl

Mr. Robert Dobruskin
Hon. Christine C. Quinn
Hon. Scott M. Stringer
Hon. Jernold L. Nadler
Hon. Thomas K. Duane
Hon. Deborah J. Glick

June 23, 2011

**In Opposition to the Proposed Rudin Organization
Residential Large Scale Development (the “Proposed
Development”) as Described in the “Draft Scope of Work to
Prepare a Draft Environmental Impact Statement for the St.
Vincent’s Campus Redevelopment” (the “Draft Scope”)**

1. Introduction

The writers of this opposition are not addressing the Draft Scope as either architectural or zoning professionals. On the contrary, we are residents and homeowners of apartments and residential buildings in the immediate vicinity of the Proposed Development or in Community District 2. Each of us believes they and their interests and those of historic Greenwich Village will be significantly and adversely affected if the Proposed Development, as described in the Draft Scope, gains municipal approval.

We do not oppose the residential development of what is now described as the “East Campus” of St. Vincent’s Hospital, but, merely the changes in the Zoning Resolution requested in the Draft Scope which would remarkably increase the bulk to be erected at the site as well as markedly reduce the open space and set backs dictated by the Zoning Resolution for the site.

We also recognize that the community has effectively suffered the loss of St. Vincent’s Hospitals or a full service hospital in its place. Reluctantly, we accept the conversion of the O’Toole site to, as described at page of the Draft Scope:

“[a] comprehensive health care facility to be owned and operated by the North Shore – Long Island Jewish Health System.”

This is undoubtedly a mitigation of the loss of the Hospital which while not ideal, is at least a partial substitute for the medical facility which formerly serviced the community.

However, we believe that the scale of the Proposed Development of the East Campus, evidenced by the Zoning map and Resolution Text Amendments discussed at page 5 of the Draft Scope, constitutes, if approved, a compounding of the injury to the community already caused by the loss of the Hospital and a precedential threat to future land use in the Greenwich Village area.

2. The Amendments Which Would Enable the Proposed Development of the East Campus are Inconsistent with the Zoning Resolution's Purposes

We believe the Zoning Resolution represents a democratically arrived at attempt to accommodate the use of land for the purpose of encouraging its use consistent with community needs, character and the expectations of its residents. The Zoning Resolution's provisions, allowances and limitations are purposeful and like all such carefully considered enactments and drafted legislation should not be lightly disregarded.

Exceptions and amendments to the Zoning Resolution should only be made when they serve a societal and community need. The Resolution is in major part a promise to the City's citizens and residents that they can create neighborhoods, homes, businesses, invest in land in reliance upon there being a planned future use of land while accommodating current uses.

The justification for the height, bulk and set back of St. Vincent's Hospital was two fold. The Hospital existed long before the Zoning Resolutions were enacted. Indeed, St. Vincent's began serving the community prior to the Zoning Resolutions of 1916 and 1961. To the extent that its use of land was nonconforming prior to those enactments, principles of fairness and constitutional law compelled recognition of continuation of that use of land, even if

nonconforming. To the extent that the City and the Zoning Resolution authorized a Community Facility use which would otherwise be inconsistent with the legal land use in the Zoning Districts in which the Hospital was sited, there was obvious community and societal purposes in allowing such a use: the need for medical and hospital care for individuals.

We understood that under applicable principles and the purposes of Zoning law and practice, once a permissible Community Facility or nonconforming use of land ceases to exist (i.e. the Hospital ceases to operate), changes in the structure of the buildings must thereafter conform to the existing land use regulations without regard to the former exceptions made for the Community Facility or nonconforming use.

Thus, St. Vincent's Hospital having ceased to exist and its land and buildings on the East Campus are to be conveyed for use as a residential development, it would ordinarily be expected that the Proposed Development would conform to the applicable provisions of the Zoning Resolution.

The logic of the foregoing is that if there is no further Community Facility use being made of the site, the Resolution's carefully considered allowances and limitations for residential use should be respected and enforced. Certainly the successor in interest should not be afforded the privileges of Community Facility use when the property is not to be so used.

The Draft Scope implicitly recognizes the foregoing principle. Otherwise, none of the Zoning Map or Resolution Text Amendments described at page 5 of the Draft Scope would be sought.

Neither the Draft Scope nor any statements previously made in support of the Proposed Development of the East Campus, unlike the arguments favoring the medical facility proposed for the O'Toole site, offer any reasons at all why the existing provisions of the Zoning Resolution should be changed other than to accomplish the Proposed Development itself. No unsatisfied community or societal need is or has been described; no reason why the community requires or is advantaged by such a behemoth residential development is suggested. The only conceivable justification for the size, bulk, etc. of the Proposed Development is not just profit to the developers but the maximization of that profit! This is hardly a reason for making drastic changes in the Zoning Resolution or the use of the land which would result.

3. **Approval of the Amendments Sought for the Proposed Development and, Therefore, the Proposed Development Itself would be an Arbitrary Award of an Unjustified Benefit to the Development and Inconsistent with the Zoning Resolution**

Section 23.02 of the Zoning Resolution provides in easy to understand terms:

“23-02

General Purposes of Residential Bulk Regulations

The following bulk regulations are adopted in order to protect residential areas against congestion and to encourage the development of desirable and stable residential neighborhoods. In order to achieve these purposes, a direct control of density as well as of the physical volume of buildings is established.”

If we turn to the Bulk Regulations themselves, particularly, Section 23-142, we observe the dramatic and unacceptable consequences of the “upzoning” sought for the Proposed Development. To quote the Draft Scope itself at page 5:

“Zoning Map Amendments

- Remaining of the Seventh Avenue portion of the East Site from C2-6 to C6-2 (see Figure 3, above). This map amendment would increase the allowable Floor Area Ratio (FAR) for residential use from up to 3.44 to up to 6.02 and would maintain the current FAR 6.5 for

community facility. It would also increase the allowable FAR for commercial use from 2.0 to 6.0. The rezoning would also allow the East Site and a portion of the Triangle Site to be treated as an LSGD and allow for the grant of the LSGD special permits described below (see “Discretionary Permits and Authorizations”).

- Rezoning of the midblock portion of the East Site from R6 and C1-6 to R8. This rezoning would increase the allowable FAR for residential use from up to 2.43 to 6.02 and the allowable FAR for community facility or mixed use residential/community facility from 4.8 to 6.5.

The two zoning map amendments would allow for a combined maximum floor area of 604,013 zoning square feet (zsf), approximately 73,400 zsf less than exists on the East Site today.”

We are advised that the Proposed Development would be twice what otherwise would be permitted as a residential use. The increases would exceed even those which would be available if a hospital or other Community Facility were to be built on the site! The amount of open space, reduced from 35% to less than 11%! Furthermore, under Section 23-63, the street wall to be built would now be 60 feet.

Even that drastic upzoning is insufficient for the Proposed Development according to the Draft Scope:

ZONING RESOLUTION TEXT AMENDMENTS

A zoning text amendment pursuant to ZR 74-743(a)(4) is proposed that would permit the maximum floor area ratio available for new development to be used without regards to height factor or open space ratio requirements and to make open space allowances currently applicable only in LSGDs located in Manhattan Community District 7 applicable to LSGDs in Manhattan Community District 2. This would permit a reduction in the required open space obligation for the residential portion of the project by up to 50 percent for open space of a superior design. While the proposed zoning text amendment would theoretically be available to other sites in Community District 2, there are only limited opportunities for LSGDs in Community District 2 with large residential components and the text amendment is not expected to be utilized by sites other than the project site.

To gain so much additional FAR, the Proposed Development seeks to transfer FAR from the O'Toole site and otherwise use the large scale development features of the Zoning Resolution to reduce the open space by 50%.

It is for the zoning and land use professionals to calculate the precise parameters of the degree to which these changes would exceed the existing high, bulk and setback limits and conditions of the Zoning Resolution applicable to residential uses at this site. What should be obvious is that there is no justification for such serious changes in the Zoning Districts or Resolution Text presented merely because a Community Facility which previously enjoyed special privileges ceased to exist. This is not a reason for permitting a successor owner to use those privileges for the entirely different purposes of obtaining market rents and prices for residential luxury housing, thus maximizing the developer's profit at the expense of the rest of the community!

We observe that the purpose of the Text Amendment is in major part to increase the bulk even beyond that of the current structures on the East Campus! Unsatisfied with "piggybacking" on the already exceptional FAR of the Community Facility that was St. Vincent's Hospital, the Proposed Development seeks even more FAR as well as others potential "amenities" which can be achieved by that Zoning Text Amendment.

Finally, changing the provisions for LSGDs from those currently for Community District 2 to those for Community District 7 is breezily dismissed in the Draft Scope as of no consequence since, to quote the Draft Scope, ". . . there are only limited opportunities for LSGDs in Community District 2 with large residential components and the text amendments is not expected to be utilized by sites other than the project site."

It requires little land use sophistication to observe that sites can be assembled in the future. To change the Zoning Text as requested is incentive to other developers to assemble other sites to be used as LSGDs. This points up a further and critical point: To permit such a behemoth in the Greenwich Village area is to set a precedent for the future. Once having accommodated for no reason other than the profitability of this Proposed Development, such a dramatic change in the Zoning Resolution, would not a denial of similar treatment for other future acquirers of property in Community Districts 2 be both discriminatory and arbitrary?

4. Conclusion

The writers do not oppose a residential development on the East Campus of the now defunct St. Vincent's Hospital. We ask only that the provisions and goals of the Zoning Resolution not be arbitrarily ignored only to permit a single behemoth of a development for which no need has been established. A residential development appropriate to the Community District would be warmly supported; that is not this Proposed Development.

Submitted by and on behalf of:

West 13th St. 100
Block Association
Contact: Gary A. Tomei
(gatrial@aol.com)

Mulry/West – 11th Street
Block Association
Contact: Marie Tupot
(marie.tupot@gmail.com)
and Irene Auerbach
(iauerbach@mac.com)

Horatio Street Association
Contact: Richard Meryman
(meyrich@aol.com)

Philip H. Schaeffer
(schaeph@me.com)

WEST 13TH STREET 100 BLOCK ASSOCIATION

155 WEST 13 STREET
NEW YORK, NEW YORK 10011
212 242 30 96

OFFICE OF THE
CITY PLANNING COMMISSION

November 30, 2011

DEC 1 - 2011

Hon. Amanda Burden
Members of the City Planning Commission
22 Reade Street
New York, N.Y. 10007

Rudin West Village
Testimony W.13 Street 100 Blk Assn

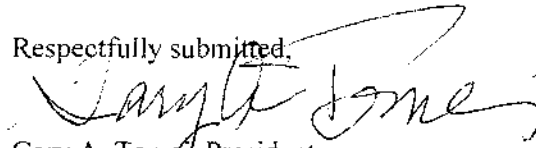
My name is Gary Tomei and I'm here as the President of the W.13 Street Block Association and as a member of Protect the Village Historic District.

I'm here for two reasons: The first is to voice our opposition to the up zoning requested by the Rudin Organization and to urge you to reject the Rudin plan as it stands. The zoning law, as you know, was enacted by prudent men with foresight and the avowed aim of protecting residential areas against congestion, and to encourage the development of desirable and stable residential neighborhoods. And the law has served the City well; particularly, our community of Greenwich Village. Thus, it is with good reason we are designated an R6 residential neighborhood and not an R8. To change our current zoning would set a precedent which would threaten the fundamental character of the Village.

In any case, any change in zoning is not to be taken lightly and should only be undertaken when it serves a public purpose and benefit. The requested zoning change does not, in any way, serve such a public purpose or benefit. Indeed, it is clear that the only benefit which would be served is that of Rudin Management. In fact, their entire argument rests on the basis that for their project to conform to the present zoning would require them to return to the LPC for approval and that would be too inconvenient or costly. **THEY KNEW FROM THE ONSET THAT THEIR PROPOSED DESIGN VIOLATED OUR ZONING LAWS,** but they went ahead on the basis that once past the LPC they could bully you into giving them what they want. But the landmark process and the zoning process are separate and distinct procedures and must be honored in their differences. Yours is a public trust to uphold the standards of the zoning law. Please do not betray that trust by acceding to demands that patently violate, not only the spirit of the zoning law protecting the Village, but the letter of the law as well.

My second reason for speaking is to support the idea of converting the Triangle into a permanent public park: a place for residents to enjoy some peace and quiet and for children to be afforded a playground. We in the Village need and deserve such a haven. A dignified and respectful memorial to Aids victims could be incorporated into such a park; however, what we don't need is another tourist destination with its attendant buses, fumes and noise. Therefore we oppose any plan which would result in creating a learning center or a destination park on the Triangle.

Respectfully submitted,



Gary A. Tomei, President
West 13 Street 100 Block Assn.
Member PVHD

From: SAshkinazy@aol.com
To: [AMANDA BURDEN](#); [ROBERT DOBRUSKIN](#); [HANNAH FISCHER-BAUM](#)
Subject: In Support of The AIDS Memorial Park
Date: Sunday, December 11, 2011 10:26:36 PM
Attachments: [Letter to the Planning Commission.docx](#)

Steve Ashkinazy, L.C.S.W
156 Prince Street,
New York, New York 10012
(212) 226-0168
SAshkinazy@AOL.com

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

RE: In Support of The AIDS Memorial Park

December 9, 2011

My name is Steve Ashkinazy. I have been a resident of Greenwich Village since 1972. I have also owned several businesses in the neighborhood, including two restaurants, and have served on the boards of several local institutions.

I am writing to urge you to support the proposal that has been presented by the Queer History Alliance, to create an AIDS Memorial Park and Learning Center on the site of the Triangle Park at 7th Avenue and Greenwich Avenue. This is a uniquely appropriate use of this space, and an extraordinary opportunity to create a significant community resource.

I first fell in love with Greenwich Village when I was a teenager, in the 1960's, and I would find every opportunity to take the subway here, from my native Brooklyn. I consider myself very fortunate that in 1975 I found a comfortable rent stabilized apartment, that has been my home ever since. As a Gay man I found a community in Greenwich Village that did not exist anywhere else.

Because Greenwich Village has given so much to me, I felt that it was necessary for me to give something back. For that reason I became a member of Community Board 2, back in 1978, serving until 1984, and then rejoining in 1998, from which time I have been lucky enough to be allowed to continuously serve through the present.

New York has always been a city of neighborhoods, each with its own unique character and personal history. Unfortunately, in recent years a good deal of this specialness has been lost. The rapid real estate development of the 90's and early 00's, has created a homogenization which has destroyed many of the wonderful differences that made

neighborhoods special. Gone are the manufacturing elements of Soho and Tribeca that enabled the bohemian lifestyle of the early pioneer residents of what was supposed to be a mixed use neighborhood. The Flower District and Garment District and the Meat Market have also succumbed to luxury residential development that has made downtown indistinguishable from uptown. The same is true of the Printing Industry that once dominated Hudson Square.

There are some who will argue against creating a park that will be a “destination” to draw “outsiders to the area. This notion is contrary to the very nature and history of Greenwich Village, which has indeed been a destination place ever since its earliest days as an actual village lying to the North of New York City, and known for its interesting roadhouses. In the 19th and early 20th century, the many hotels, along West Street, that once catered to merchant sailors continued to celebrate the special nature of Greenwich Village and testified to its popularity as a destination. During the era of Prohibition Greenwich Village was the Speakeasy Capital of the city. As a cultural magnet for poets and artists and playwrights in the mid 20th Century “The Village” has long enjoyed a reputation as the hub of emerging and experimental art scenes. It has also been home to many “Off Broadway” and “Off-Off Broadway” Theaters than have been nurtured and cherished by this community. Sadly, too many of these have recently been lost due to the recent spate of real estate development. Politically, The Village has been the birthplace of movements that have spread nationwide and even across the world.

In the 1980’s and 90’s Greenwich Village lived through a tumultuous period in its History, due to the AIDS epidemic, which claimed the lives of a disproportionate chunk of our friends and neighbors, who were lost too soon and too young, in the prime of their creative and active years . This community responded with valor and courage as well as imagination and ingenuity by creating models of community activism that changed the course of this disease, and that have since been copied by other communities, in order to change the way that patients and doctors and researchers interact to tackle other diseases as well, forever changing the way these groups work together.

This is a history that needs to be told and remembered, and it needs to be done here at the epicenter of where it all took place. As a Villager, I will be very proud to have this this AIDS Memorial Park and Learning Center in my community. The leaders of the Queer History Alliance have accepted a mandate to develop a design for the park that will be both an AIDS Memorial and an inviting and beautiful park, which the entire community can enjoy. In order to do this they will need to incorporate the underground space that is currently beneath the park. They have already presented expert testimony from landscape architects, who have affirmed that it will be possible to establish a beautifully landscaped park, with large trees, in this space, without destroying the underground space. I firmly believe that the leaders of The QHA will live up to their promise, and create a park and an institution at this location that will be treasured by our entire

community for many years to come.

I urge you to support this project, in this location, including the preservation and use of the underground space.

Sincerely,

Steve Ashkinazy

* The above letter is also included as an attachment.

HANNAH FISCHER-BAUM

From: ALEXANDRA SUTHERLAND-BROWN
Sent: Monday, November 28, 2011 11:14 AM
To: HANNAH FISCHER-BAUM
Subject: FW: City of New York - Correspondence #1-1-708932745 Message to Agency Head, DCP - Other

Follow Up Flag: Follow up
Flag Status: Flagged

Received in constituent correspondence and referred to you.

-----Original Message-----

From: outgoingagency@customerservice.nyc.gov [<mailto:outgoingagency@customerservice.nyc.gov>]
Sent: Monday, November 28, 2011 7:10 AM
To: CECILIA KUSHNER; ALEXANDRA SUTHERLAND-BROWN
Subject: City of New York - Correspondence #1-1-708932745 Message to Agency Head, DCP - Other

Your City of New York - CRM Correspondence Number is 1-1-708932745

DATE RECEIVED: 11/28/2011 07:08:48

DATE DUE: 12/12/2011 07:10:13

SOURCE: eSRM

RELATED SR# OR CASE#: N/A

EMPLOYEE NAME OR ID#: N/A

DATE/TIME OF INCIDENT:

LANGUAGE NEED:

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

If this message is to a Commissioner / Agency Head and needs to be re-routed to another agency or cc to another agency, forward the email to outgoingagency@customerservice.nyc.gov. Do not make any changes to the subject line. Include any comments and it will be processed by the 311 Customer Service Center.

All other web forms are to be handled by the receiving agency.

-----Original Message-----

From: PortalAdmin@doitt.nyc.gov
Sent: 11/28/2011 07:08:41
To: sbladmp@customerservice.nyc.gov
Subject: < No Subject >

From: donbaird@aol.com (Alice Baird)
Subject: Message to Director, DCP

Below is the result of your feedback form. It was submitted by Alice Baird (donbaird@aol.com) on Monday, November 28, 2011 at 07:08:41

This form resides at
<http://www.nyc.gov/html/mail/html/maildcp.html>

Message Type: Misc. Comments
Topic: Other
Contact Info: Yes
M/M: Mrs.
First Name: Alice
Last Name: Baird
Street Address: 171 West 12th St
Address Number: 5A
City: NY
State: NY
Postal Code: 10011
Country: United States
Email Address: donbaird@aol.com

Message: We are very much opposed to Rudin being allowed to get a rezoning that was intended for St. Vincents for hospital use. A zoning that was intended for a public use should not be granted for private residential use. The density of Rudins proposals are out of proportion to the surrounding historic neighborhood. And his rezoning should we feel be denied.

REMOTE_HOST: 98.14.229.83, 69.28.154.101

HTTP_ADDR: 98.14.229.83, 69.28.154.101

HTTP_USER_AGENT: Mozilla/5.0 (compatible; MSIE 9.0; AOL 9.6; AOLBuild 4340.168; Windows NT 6.1; WOW64; Trident/5.0)

HANNAH FISCHER-BAUM

From: Ulrich C Baer [ulrich.baer@nyu.edu]
Sent: Thursday, December 01, 2011 10:00 PM
To: HANNAH FISCHER-BAUM
Subject: AIDS memorial park in Greenwich Village

Dear Ms. Fischer-Baum:

I am a long-time Village resident, and have lost relatives and loved ones to AIDS. My mother's younger brother - my youngest uncle - died in 1990 at the age of 46, the same age I will be next year. I would like my children to understand that the great-uncle they never knew died in an epidemic of unimaginable proportions - and also that at his funeral service there were people who refused to shake my grandmother's hand in condolence, after learning, at the service, that my uncle had been a gay man. A public memorial to an epidemic that destroyed so many lives is appropriate for our neighborhood - indeed it's necessary and timely.

As a resident of the Village the triangle site at St. Vincent's, the ground zero of the epidemic, should be designed as a public park to honor the over 100,000 people we've lost to AIDS and to cherish the NYC community's incredible response to the crisis.

**The site is ideally located and should include memorial spaces underground. The design competition chaired by Michael Arad seems the appropriate way to choose a design team.

Thank you,

Uli Baer

--

Ulrich Baer
Vice Provost for Globalization and Multicultural Affairs
Professor of German and Comparative Literature
New York University
70 Washington Square South 1104
New York, NY 10012
Phone: [\(212\) 998-4833](tel:(212)998-4833)
Fax: [\(212\) 995-4521](tel:(212)995-4521)

--

Ulrich Baer
Vice Provost for Globalization and Multicultural Affairs
Professor of German and Comparative Literature
New York University

70 Washington Square South 1104
New York, NY 10012
Phone: [\(212\) 998-4833](tel:(212)998-4833)
Fax: [\(212\) 995-4521](tel:(212)995-4521)

October 7, 2011
Hon. Amanda Burden
Chair: NYC Planning Commission
22 Reade Street
New York, NY 10007
Re: Rudin Project for the former SVH Campus
Dear Ms. Burden,

OFFICE OF THE
CHAIRPERSON

OCT 18 2011

23754

The Greenwich Village Block Associations (GVBA) is a community wide coalition dedicated to preserving and improving the quality of life for residents of our historic neighborhood. The Rudin Company development project has long been a topic of concern among our members. When members learned that Rudin had applied for a zoning text change to facilitate their plans at on the East Campus of the former St. Vincent's Hospital, that concern escalated to alarm.

Zoning creates the narrative for the future of any community. It determines what the "powers that be" want a community to become. Greenwich Village with its relatively low scale streetscape is a rare neighborhood; those who choose to live in areas dominated by tall buildings may not appreciate how essential our "human" scale is to the "Village way of life". Everything that makes our community so special rests on the framework of the Historic District and our current zoning.

Rudin proposes to rezone the former St. Vincent's hospital campus in order to allow residential development on a site that had been rezoned in 1979 to facilitate hospital use. At that time, the sites were significantly up-zoned to allow the development of two large new hospital buildings. The zoning for the site continued to allow a lower level of development for residential construction. The rationale was that a hospital, which serves a public purpose, should receive special consideration to build to a higher density.

With the proposed rezoning, Rudin seeks to allow private residential development on this site at almost the same density as the 1979 rezoning allowed for the new hospital buildings. This would set a terrible precedent for our neighborhood and throughout the city. GVBA strongly opposes any change to the zoning that currently helps to protect our neighborhood.

Rudin has made no credible argument for granting this zoning change; the only reason for doing so is to increase the amount of money they will make from a project that already promises to be hugely profitable. None of the additional zoning density allowed for development of the hospital by the prior rezoning should be utilized for the new residential developments. Any new residential development on this site should be limited to the density currently allowed for residential development on this site, which is significantly lower. While

accommodations could be made for adaptive re-use of existing non-conforming buildings, none of the additional bulk or special considerations given to allow hospital development on this site should be given to a for-profit market-rate residential development. Any new residential development on the site should revert back to the bulk limits of the underlying zoning rules for residential development on this site.

None of the additional zoning density allowed for development of the hospital by the prior rezoning should be utilized for the new residential developments. Any new residential development on this site should be limited to the density currently allowed for residential development on this site, which is significantly lower. While accommodations could be made for adaptive re-use of existing non-conforming buildings, none of the additional bulk or special considerations given to allow hospital development on this site should be given to a for-profit market-rate residential development. Any new residential development on the site, if it is to take place, should revert back to the bulk limits of the underlying zoning rules for residential development on this site.

Municipal land use regulation is of critical importance in a democratic society which necessarily operates under the rule of law. Based on existing zoning and other land use regulation, citizens and enterprises invest their lives and property; make homes and develop businesses, choose places to live and work. It is the universal rule in the United States that exceptions to existing zoning regulations require a good reason for exception. Variances and other exceptions can only be granted for hardships which are not self created or for community facilities such as existed when St. Vincent's Hospital was allowed to construct structures not otherwise permitted under the New York City Zoning Resolution. The Rudin Development offers no reason whatsoever why the zoning provided to protect the fragile community that is Greenwich Village should now be changed. The fact that a great hospital such as St. Vincent's no longer exists is no justification for such a massive development which is inconsistent with what the drafters of the Zoning Resolution planned for the districts impacted. Nor is such an unjustified (and unjustifiable) change in zoning fair to the residents and businesses in the community.

Finally, the changes demanded by the developer for this for profit luxury development would change the zoning for far more than the east campus of the former St. Vincent's Hospital--it would unquestionably permit other developers to assemble land in Greenwich Village and seek to develop similar massive projects. In short order, Greenwich Village, a jewel in the City, would become closer to the Upper West or East Sides of Manhattan; another step in making Manhattan a sibling of Dallas or downtown Stamford. All issues raised by the community would be resolved if the application to change this zoning was denied. There would then be ample opportunity to address each of the individual and important issues. The paramount issue should be to deny the Rudin development its unjustified demand for zoning changes.

Sincerely yours,

Marijore Celf

~~Marijore Celf~~

Marijore Celf, VP. HSA

I confirm!

HANNAH FISCHER-BAUM

From: Cris Criswell [criswell50@me.com]
Sent: Friday, December 02, 2011 9:42 AM
To: HANNAH FISCHER-BAUM
Subject: AIDS Memorial Park at St. Vincent's site

Hi, Hannah. I would like to voice my support for the AIDS Memorial Park at Seventh Avenue and 12th Street.

The triangle site at St. Vincent's, the ground zero of the AIDS epidemic, should be designed as a beautiful public park to honor and celebrate the over 100,000 people we've lost to AIDS and to cherish the community's incredible response to the crisis. This should be done through the design competition being set up through Archetizer and Architectural Record, so as to create a jewel in the city of which all residents will be proud.

The 10,000 square foot basement at the park should be preserved and redesigned as a learning center to exhibit and teach the facts and history of the epidemic to current and future generations.

Memorial features dedicated to the AIDS Crisis should be prominent parts of the park. In other words, this should be an AIDS Memorial Park as opposed to a park with a small memorial to the AIDS crisis. A plaque is not enough.

If you have any questions, please feel free to contact me.

Best regards,

Cris Criswell
917-749-6799

Written Submission of Richard J. Davis
Before the City Planning Commission
re: Rudin West Village

Chair Burden and Members of the Commission:

I am a 20 year resident of West 12th Street and live directly across from the St. Vincent's Hospital Campus. While I also have served as a public member of the Community Board's Omnibus Committee and have been active in a number of civic organizations, I am submitting this testimony in my individual capacity.

There is no doubt that the Rudin West Village applications have generated enormous controversy. The core reason for this controversy is that it replaces a historically important full-service hospital, which the community truly does need, with still another luxury residential development; which the community does not need, and, in doing so, seeks zoning changes which many are concerned are unnecessarily overreaching.

I personally share the view that a full service hospital is very much needed at or near the site of St. Vincent's. And, if I believed that there was any realistic way that rejecting these applications would mean that there would be such a hospital I would urge the Commission to reject them. That, unfortunately, is not the case. I am aware of no realistic proposal for a full service hospital. Recognizing this reality I believe that the appropriate starting point is to decide what kind of use is, as a practical matter, the best available choice for the community, and then, if core community concerns are addressed, determine what are the minimum necessary zoning changes to allow that use. For me, and many others, that best available use is residential; it certainly

is not university or similar community facility uses which would negatively change the residential character of the neighborhood. While there are strong arguments that creating as of right R-8 zoning on this site, which would be available for anyone should this project for any reason not proceed, is inappropriate, I do support approving the minimum necessary zoning changes to allow a viable residential development to proceed.¹

Saying that some zoning changes may in the end be appropriate does not mean that the developer should get whatever he wants. Indeed, I believe strongly that while the community may have to accept the reality of no hospital now and the need for some zoning changes, it should not be required to accept proposals which destroy the residential character of existing streetscapes and/or unnecessarily add burdens to a neighborhood which will have to endure more than 3-1/2 years of intense construction activities. That is why these proposals should only be approved if certain changes are made, changes which do not destroy the ability of the project to proceed, but simply make it materially more compatible with the surrounding community.

The answer of the Rudin West Village applicant to any demand for changes is that no change should be allowed if it would require them to return to the Landmarks Preservation Commission for any reason. That argument, I submit, is both arrogant and wholly inappropriate. The ULURP process is separate from the Landmarks process, and if the ULURP process justifies a different result then the fact that a

¹ The legislative history of any zoning approvals should explicitly recognize the unique set of circumstances presented by this application – buildings today exist on this site which are already of the bulk being sought by the applicant - and make clear that they should not be used as a precedent for other applications in Greenwich Village.

developer may have to return to Landmarks with a modified plan is irrelevant.

Otherwise, the ULURP process is meaningless.

While others may focus on other desirable changes I will focus my remarks on what I believe are three unacceptable – and unnecessary -- features of the proposal which should not be allowed: the placement of the garage entrance; the side street retail; and the demolition of Reiss. The views I am expressing on these issues are consistent with those expressed by the Community Board, and, I believe, are consistent with those of a very large number of those living in the immediate vicinity of the proposed project.

In considering these issues, it is important to remember that the Draft Environmental Impact Statement (“DEIS”) appropriately characterizes West 12th Street between 6th and 7th Avenues as having a “strong residential character.” While this street is the site of hospital buildings dating from the 1950’s and earlier, those buildings were designed to have the appearance of older lower Fifth Avenue apartment buildings with the building fronts including a mixture of old brick and limestone. And, there is no retail presence of any kind on this block. Unfortunately, unless changed, the residential character of this block would be destroyed by this plan.

1. The Garage – There should be no garage entrance on 12th Street. As a preliminary matter, while I understand the realities of why the developer wants a garage, the DEIS establishes that this development does not require a garage – there are enough available parking spots at all times in the study area even if the project has no garage.²

² According to Table 14-19 of the DEIS, there are 821 available overnight spots and 263 available peak usage mid-day spots in the study area. (Eliminating the O’Toole garage

Moreover:

- a. In its neighborhood character analysis the DEIS inaccurately describes the proposed garage as “in keeping with other accessory parking garages that are found in the immediate area such as the garages in the residential buildings at 175 and 101 West 12 Street.” (p. 24). This is false. These other 12th Street garages, as is common, are in large apartment buildings located on Avenues with entrances located approximately 100 feet from the corner. This proposed garage entrance in the middle of a residential block is very different and not at all common on a residential block.
- b. In discussing urban design the DEIS in conclusory fashion asserts as purported fact that the new entrance to the garage would “not adversely impact the streetscape as the street would retain its mostly residential character and curb cuts which are found throughout urban areas including from garage entrances in residential buildings throughout the study area, including within 3 buildings on West 12th Street between 6th and 7th Avenues.”). Putting aside the fact, as discussed below, that the

only eliminates 36 of the 821 available overnight spots and 5 of the available mid-day spots.) There are thus more parking spaces in the study area than would be required to satisfy the need created by this project. Indeed, at one of the Community Board hearings on this issue, counsel for the Applicant, while still advocating for a garage, acknowledged that the numbers demonstrate that there are more than enough required spots in the study area even without a garage. The Borough President’s analysis does not support the need for the garage, and certainly does not justify allowing its size to be increased by granting the requested special permit.

Applicant also is proposing retail windows on this residential block, once again the analysis ignores the fact that these three other garages are in corner buildings, relatively near the corner where one expects to see a garage. Here the proposal is for a 22 foot curb cut for a garage, in the middle of the block, which would have a very different – and very negative – impact on the streetscape.

- c. The “concession” by the applicant described in the Borough President’s November 25th letter providing for an “audio/visual” warning system with lights and sounds as cars enter and depart the garage only adds to the commercial and disruptive nature of this entrance, and makes locating the entrance in the middle of a residential block more inappropriate.
- d. In its traffic analysis, the DEIS fails to analyze the fact that allowing four³ garages on this block would be unprecedented. Indeed, we are aware of no single residential block below 14th Street which would be burdened with so many garages.
- e. The Rudin West Village’s recitation of “only” 20 vehicle trips in or out of the garage at peak time (page 6 of Statement of Findings) does not discuss the fact that another garage across the street and closer to 6th Avenue would also have exits and entrances at the same time and what

³ At various places in the DEIS it indicates there are two existing garages on this 12th Street block, ignoring the accessory garage in the corner building on 6th Avenue – 100 West 12th Street.

the cumulative impact would be. Nor is there any discussion of the fact that 12th Street will be the route for ambulances leaving the new comprehensive care center.⁴ None of this appears to be meaningfully analyzed in the DEIS.⁵

The developers response is that the garage entrance cannot be any place else. They reject the corner of 11th Street and Seventh Avenue (even though 11th Street already has a curb cut) because of the school on the block, but the school is across the street and nearly a block east of a possible garage entrance on this street, and 11th Street is an east to west street. They then reject Seventh Avenue as a location for the entrance because, they say, Avenue garage entrances are not allowed. This assertion, however, ignores the fact that their lawyer acknowledged that exceptions are made to this policy, and that the proposed Seventh Avenue location has had extensive curb cuts used for ambulances for decades. In the end, however, as discussed, the middle of 12th Street is also an inappropriate location and if there is no appropriate location for a garage entrance that it is the developer's problem and should not be the reason to add another undesirable feature to the project, particularly, since as also discussed above, no garage actually is required.

2. The Size of Any Garage The requested special permit to increase the size of the garage should be denied. The Rudin West Village applicant has articulated a

⁴ The DEIS estimates 30,000 emergency visits per years, but does not discuss how many of those patients will need to be transferred to hospitals via ambulance.

⁵ In its traffic analysis, the DEIS also does not factor in the reality of large amounts of double parking on 12th and 11th Streets of vehicles making deliveries to or servicing the up to 450 new apartments.

maximum number of units, but has not identified the number of units it actually will be constructing. In these circumstances, and given the adequacy of parking in the study area and the commitment that only residents of these buildings will use the garage, an increase in the size of the garage is not necessary.

3. Retail – There is no visible retail on 12th Street and there does not have to be for the project to proceed. Rather, to maintain the residential character of the block, the existing windows should be maintained, not enlarged so they remain the same size as other windows in the Smith buildings. And, no retail signage or window displays should be allowed on the side streets. The “concessions” to the Borough President on this issue do not adequately address these issues.

4. Reiss – Reiss should be renovated not demolished. The developer’s answer to this argument is that Landmarks has approved the new Reiss replacement building. Again, this is no answer, particularly since Landmarks did not even consider ULURP issues, including the issue of appropriate mitigation for the extraordinary demolition/construction burdens being placed on this neighborhood.

The reality is that this neighborhood – which is in the middle of a historic district and contains two nearby schools and thousands of residents is about to be exposed to more than 3-1/2 years of intense demolition and construction. In these circumstances, mitigation of the risks and burdens of the construction process should be mandated to the greatest extent possible.

Demolishing rather than renovating Reiss means the neighborhood will be exposed to 15-19 months of the dirtiest, most noisy work which also will create the most rodent dangers the most vibration risk to the structural integrity of nearby buildings,

including 170 year old townhouses and the most danger, including from the use of cranes. This work (according to responses of the developer to Community Board questions) includes, after the added time for asbestos cleaning:

- a. Four months for demolition
- b. Two to six months for excavation and foundation work, which seems a low estimate
- c. Nine months for constructing the outer shell for the replacement building, including steel work, brick work and more.

And, this entire burden is being added to a community facing 3-1/2 years of intense construction when the replacement building is the same size as Reiss and poorly designed in a way to clash with, rather than conform to, surrounding buildings. In these circumstances, as part of required mitigation Reiss should not be demolished.⁶

5. Construction Protocol – A detailed construction protocol also will be required. Given the huge number of commitments to mitigate construction impacts contained in the DEIS, the developer should be required to pay for a construction monitor to work with the neighborhood in order to police these commitments and the construction process in general. In addition, among other things, there should be restrictions on the time of construction activity (not before 8:00 a.m., after 5:00 p.m., or, with limited exceptions not on weekends), restrictions on street closings, no trucks on side streets prior to 8:00 a.m. and more.

⁶ The DEIS discusses none of these factors. Nor does it do any analysis of how not demolishing Reiss would effect any street closings. Indeed, as discussed in the Community Board comments on the DEIS, the entire construction impact analysis is deficient.

The Community surrounding St. Vincent's is facing an extraordinary difficult situation. It has lost a needed hospital and will be absorbing a huge luxury residential complex which can only be described as the best of a bad set of alternatives. The developer is asking for numerous zoning changes to enable the project to proceed. In this context, only those zoning changes essential for the project should be granted and then only if the changes discussed above are made. None of the changes mean the project cannot go forward. They just mean the project will become more friendly to the surrounding neighborhood.

HANNAH FISCHER-BAUM

From: Dorothy Friedberg [dnfriedberg@yahoo.com]
Sent: Friday, December 02, 2011 12:44 AM
To: HANNAH FISCHER-BAUM
Cc: bp@manhattanbp.org
Subject: AIDS Memorial Park

Dear Ms. Fischer-Baum,

I am Dr. Dorothy Friedberg and I am writing in support of the proposed AIDS Memorial Park both as a community resident for over 30 years and a physician who has been involved in caring for AIDS patients since the beginning of the epidemic.

By creating a park and memorial/education center through a design competition we, as community residents, can enjoy a unique space rather than just another generic park consisting of predictable benches and plantings.

When I first heard about this project it made me think back over the time since the late 1970s when I saw the first patients with AIDS. That is never easy. I remember the frustrations we felt as physicians as our patients wasted away, became blind and then died of obscure infections. I thought about my early patients, the artists whose creative lives were cut short, the physicians who would not live to cure others, the children who would not grow to finish school. Now, times are more hopeful. One of my patients infected at birth has graduated from college. Another has written a book. Others have embarked on new careers, often dedicated to helping the less fortunate

We should not squander the opportunity to create a memorial and education space at one of the places in the city that has borne significant losses to AIDS. It is a way for the community to contribute to increasing the awareness that even with the medical advances of the last decade, AIDS continues to affect many in this city and throughout the world. The best chance for continued progress is not to forget the lessons we have learned from the past.

An AIDS Memorial Park will enhance the neighborhood. To have a welcoming beautifully designed green space in which children can play and adults can enjoy time spent outdoors is not controversial. Combining this with both a memorial and an education center will make it unique. We should be proud to lend community support to this effort.

Sincerely,
Dorothy Friedberg, MD

HANNAH FISCHER-BAUM

From: Friedberg, Michael - Hoboken [mfriedbe@wiley.com]
Sent: Thursday, December 01, 2011 9:55 PM
To: HANNAH FISCHER-BAUM
Cc: bp@manhattanbp.com
Subject: Support for AIDS Memorial Park

December 1, 2011

Dear Hannah Fischer-Baum:

I am writing to you concerning the redevelopment of the St. Vincent's campus and my hope that the triangle of land between 12th Street, Greenwich Avenue and 7th Avenue (the "Triangle Site") be designed as a beautiful AIDS Memorial Park to: Honor and recognize the more than 100,000 New Yorkers who have died from AIDS; communicate emotions from the epidemic; celebrate and acknowledge the caregivers and activists who have worked for decades to lessen suffering and find a cure, and that also creates a permanent teaching space to connect current and future generations with the history of the disease.

St. Vincent's hospital housed the first and largest AIDS ward on the east coast and is often referred to as the "ground zero" of the AIDS epidemic, but this memorial would honor, celebrate, and recognize all of those New Yorkers who were affected by the disease. This location is ideal because of its proximity to major gay populations in the Village and Chelsea neighborhoods, an area that was ravaged by this disease. This triangle is very much the heart of that community. Many loved ones died looking out at that very park

I grew up on 15th Street and 7th Avenue, 4 blocks from the proposed site, during the 80s and 90s and was deeply affected by the AIDS epidemic. From childhood through my teens and into twenties, the faces of the epidemic were a part of the tableau. The wasting that made previously healthy men skinny beyond belief, skin clinging to their bones, the lesions that dotted their faces and bodies, the distended bellies that resulted from the AIDS medications, and the disabilities that forced people into wheelchairs prematurely were all things I encountered every day when I walked around the area. AIDS was a huge part of my reality. But it wasn't just seeing it from the outside. Neighbors passed away leaving grieving lovers behind. In my mother's ophthalmology office where I used to work, patients' files would be tagged with black stickers after they passed. Walls of black-stickered folders greeted me every day when I arrived to work. Many of the men's faces I encountered are permanently emblazoned in my mind. Thankfully, because of incredible effort of the gay and lesbian community to raise awareness of the disease, of the medical community to develop treatments to combat it, of all of the caregivers who loved and treated the ill, and of the politicians, lawyers, and community activists who fought for the rights of the afflicted, AIDS is no longer a death sentence. Those living with AIDS aren't stigmatized as they once were. They aren't the visible manifestation of illness. The herculean effort that it took to achieve these results has to be celebrated in a significant way, not just for the unprecedented aforementioned mobilization of disparate portions of our society, but as a reminder of those who couldn't be saved, and of the work that still needs to be done.

To recognize the unique historical importance of the site and the importance of recognizing the epidemic and efforts to end it, I am supporting the creation of an AIDS Memorial Park, NOT a park with an AIDS memorial. A plaque is not acceptable. The plan put forth by the Rudins is unacceptable as well. Not only did it not listen to the months of overwhelming

support for an AIDS Memorial Park at the Community Board meetings, but it also suffers from lack of imagination. It is a boring design. This space deserves to be special. It deserves to be a jewel in this city. It deserves serious thought, creative thought, the thoughts from the design competition that is underway on architizer.com. We need something to make the city proud, The AIDS Memorial Park that recognizes the significance of AIDS on the history of the village community and New York City as a whole.

Sincerely,
Michael Friedberg
mfriedbe@wiley.com<mailto:mfriedbe@wiley.com>
646-298-5626

[\[cid:image001.jpg@01CCB052.C0C0CF10\]](#) Please only print this email if you really have to.

From: [laurence frommer](mailto:laurence.frommer)
To: [AMANDA BURDEN](#); [ROBERT DOBRUSKIN](#); [HANNAH FISCHER-BAUM](#)
Cc: chris@queerhistoryalliance.org; pkelterborn@gmail.com
Subject: Triangle at Seventh Avenue and 12th Street and Greenwich Avenue
Date: Sunday, December 11, 2011 4:08:33 PM

I am writing to you about the triangle site at Seventh Avenue and 12th Street and Greenwich Avenue in Manhattan. As you vote on this issue on January 23rd please make sure to keep the following criteria in mind:

The new park design for the Triangle Site should include significant features dedicated to the history of the AIDS Crisis which has decimated our city over the last thirty years and claimed 100,000 lives. Many of the earliest deaths occurred in the neighborhood of the triangle and St. Vincents Hospital became ground zero for the epidemic early on.

Memorial features should be integral to the park design.

The Final environmental impact study (EIS) should include an analysis of the effects of a learning center and museum in the existing basement space below the park.

Your vote on January 23rd is a unique opportunity to dedicate the site to it's highest and best use. I hope you will vote accordingly.

Thank You!

Laurence Frommer
225 W23 St. (3L)
New York, NY 10011
212 675 6964
laurencefrommer@yahoo.com

From: [ALEXANDRA SUTHERLAND-BROWN](#)
To: [HANNAH FISCHER-BAUM](#); [DIANE MCCARTHY](#)
Subject: FW: City of New York - Correspondence #1-1-690081359 Message to Agency Head, DCP - Zoning and Land Use Questions/Information
Date: Thursday, September 22, 2011 12:23:16 PM

From constituent correspondence inbox.

-----Original Message-----

From: outgoingagency@customerservice.nyc.gov [<mailto:outgoingagency@customerservice.nyc.gov>]
Sent: Friday, September 16, 2011 6:10 PM
To: CECILIA KUSHNER; ALEXANDRA SUTHERLAND-BROWN
Subject: City of New York - Correspondence #1-1-690081359 Message to Agency Head, DCP - Zoning and Land Use Questions/Information

Your City of New York - CRM Correspondence Number is 1-1-690081359

DATE RECEIVED: 09/16/2011 18:09:01

DATE DUE: 09/30/2011 18:09:30

SOURCE: eSRM

RELATED SR# OR CASE#: N/A

EMPLOYEE NAME OR ID#: N/A

DATE/TIME OF INCIDENT:

LANGUAGE NEED:

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

If this message is to a Commissioner / Agency Head and needs to be re-routed to another agency or cc to another agency, forward the email to outgoingagency@customerservice.nyc.gov. Do not make any changes to the subject line. Include any comments and it will be processed by the 311 Customer Service Center.

All other web forms are to be handled by the receiving agency.

-----Original Message-----

From: PortalAdmin@doitt.nyc.gov
Sent: 09/16/2011 18:08:39
To: sbladmp@customerservice.nyc.gov; mguskova@doitt.nyc.gov
Subject: < No Subject >

From: ergill2@gmail.com (Eric Gilliland)
Subject: Message to Director, DCP

Below is the result of your feedback form. It was submitted by
Eric Gilliland (ergill2@gmail.com) on Friday, September 16, 2011 at 18:08:39

This form resides at
<http://www.nyc.gov/html/mail/html/maildcp.html>

Message Type: Complaint
Topic: Zoning and Land Use Questions/Information
Contact Info: Yes
M/M: Mr.
First Name: Eric
Last Name: Gilliland
Street Address: 262 W 11th St
Address Number: 262 W 11th St
City: New York
State: NY
Postal Code: 10014
Country: United States
Work Phone #: 212-929-5618
Extension: NY
Email Address: ergill2@gmail.com

Message: Ill get right to it. Quite simply, we need a hospital in The Village. The Rudin deal stank from the start. Please advocate for a hospital for us. Since St. Vincents closed, there is no full-service hospital between downtown Manhattan and 60th Street. Thats just insane for New York City. We cannot allow the community board to pass the re-zoning and allow the Rudin Organization to do this to our community. Thanks for understanding. Help us. Please. Eric Gilliland

REMOTE_HOST: 69.204.230.200, 208.111.134.175
HTTP_ADDR: 69.204.230.200, 208.111.134.175
HTTP_USER_AGENT: Mozilla/5.0 (Macintosh; Intel Mac OS X 10_6_8) AppleWebKit/534.50 (KHTML, like Gecko) Version/5.1 Safari/534.50

171 West 12th Street 6D
New York, New York 10011
December 6, 2011

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

OFFICE OF THE
CHAIRPERSON

DEC 8 - 2011
24020

Dear Ms. Burden and Fellow Commissioners,

Zoning regulations are not carved in stone. But where these regulations in conjunction with Landmarks designation have been essential in protecting and nurturing a New York City treasure like Greenwich Village, one must have a compelling reason to reverse course.

The need of St. Vincent's Medical Center to expand and update its facility in service to the public was a compelling reason to ease zoning restrictions three decades ago. Is the desire of a real estate developer to maximally enrich himself by building and selling the greatest number of luxury condominiums similarly compelling? Is satisfying this developer so important that it is worth overwhelming a Village neighborhood ill-prepared to handle the consequences? This single block would suffer an unprecedented increase in population, a huge increase in the number of children requiring seats in already overcrowded schools, the addition of another garage on a village block already burdened with three garages and their associated traffic. And for the first time, commercial retail stores would be introduced onto a residential Village street. Is this application so compelling that it is worth setting a terrible precedent, encouraging developers to snatch up property previously and specifically up-zoned for a public project, with the assumption that their own for-profit overdevelopment will be granted an easy pass? The answer to all of these questions must be an unequivocal, resounding NO.

If the commission believed that this northern gateway to Greenwich Village was not worth saving, then gifting a powerful developer with this zoning variance might be plausible. The architect has already invoked the large, bulky postwar high rise apartment buildings on Seventh Avenue at 13th and 12th streets as evidence that their own proposed Seventh Avenue monster condo building has precedents. But these postwar high rise buildings were built prior to the Landmark designation of the Village. They have diminished the charm and overwhelmed the human scale of the otherwise lovely midblocks of Twelfth and Thirteenth streets. If these large boxy misplaced postwar structures are indeed held up as the standard for yet another oversized, bulky, artless high-rise building at this gateway to Greenwich Village, then the warnings of the brilliant Landmarks Preservation Commission of 1961 will have come to pass. Nowhere is protection of a landmarked district more critical than at its borders, where loosening of controls, building by building, block by block, begins the incremental demise of a neighborhood. Most of us will never know what pressures caused the current LPC to roll over and falter in fulfilling its mandate to protect this city landmark.

Fortunately, your commission has a unique opportunity to withstand that political pressure and act on behalf of The Village, its residents, and all of New York City.

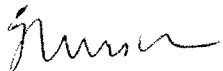
At the November 30 hearing, the commission's inquiries into plans for the triangular park revealed considerable interest in this small space. But there was no acknowledgement that the charm of Greenwich Village's small parks cannot occur in a vacuum. It is the wonderful neighborhoods surrounding these small plots of green that encourage their quirky evolution. No attention to surface slope or number of benches or arrangement of trees or width of access will ever compensate for the damage done if an oversized, bulky condominium building is allowed to overshadow its eastern border. Is it the possibility that Mr. Rudin would take back the triangular park, so reluctantly and tentatively offered, that constitutes a compelling reason to grant the zoning variance? I hope not. I cannot believe that Mr. Rudin would sully the legacy of his father by such a selfish misstep.

Of course the political power of this real estate developer extends well beyond this gateway to the Village. Is it that far-reaching power that creates a compelling reason to cede this block? Wealthy, influential developers come and go. Their wishes may seem of critical importance at the moment, but only for the moment. In contrast, Greenwich Village, which has evolved over centuries, will hopefully be here for decades and centuries to come. It is fragile, and failure of protection will have an impact in perpetuity, long after scores of influential developers have passed on.

The current New York City Planning Commission has done a remarkable job stimulating growth in underdeveloped areas with thoughtful relaxation of zoning law. Perhaps more impressive has been its willingness to say No to overdevelopment or destruction of neighborhoods where history and quality are worthy of protection. I hope and believe that you will act with similar wisdom here.

Thank you very much.

Susan Hirsch

A handwritten signature in cursive script, appearing to read "Susan Hirsch".

Hannah Fischer-Baum
Project Manager
By email: hfische@planning.nyc.gov

December 2, 2011

As a life-long resident of New York City, I am writing in support of an AIDS Memorial Park to occupy the former St. Vincent's Hospital triangle – a fitting tribute to the 100,000+ victims of an epidemic that heavily affected the Greenwich Village area.

An ideal method would be to have a design competition as organized by Archetizer and Architectural Record. The AIDS Memorial should be the dominant feature of the park space and the basement should be preserved as a learning center for exhibits and education.

Very truly yours,

Susan Lushing
740 West End Ave.
NY, NY 10025

cc: Scott Stringer: bp@manhattanbp.org

Ken Lustbader
Historic Preservation Consultant
37 West 12th Street, 2E
New York, NY 10011
klustbader@aol.com

November 30, 2011

Amanda M. Burden
Chair, City Planning Commission
Director, Department of City Planning
22 Reade Street
New York, NY 10007

Dear Commissioner Burden:

I am a 25-year resident of Greenwich Village writing in support of the AIDS Memorial Park at the former St. Vincent's Hospital Campus. This is a unique opportunity that can combine a needed community amenity with the public presentation of history.

I am familiar with the Village's history, streetscapes, and architecture. My master's thesis in historic preservation dealt with issues related to preserving lesbian, gay, bisexual, and transgender (LGBT) history in Greenwich Village. The thrust of my research demonstrated that it was possible and imperative to tie LGBT historic events to site-specific locations.

I find the proposal for the Memorial Park to be compelling for three reasons: 1) It is connected to a unique site-specific location undeniably tied to the AIDS epidemic; 2) It is associated with Greenwich Village's residents, specifically its gay community; and 3) It commemorates St. Vincent's critical role in providing services. This is an authentic location, unlike any other, considered ground zero of the AIDS epidemic and inextricably linked to St. Vincent's Hospital.

The history of Greenwich Village, St. Vincent's, and the AIDS epidemic is quickly fading from our collective memories. My generation has not passed this narrative onto the next generation. Creating a thoughtful, well-designed park that holistically integrates this historic period tied to St. Vincent's can provide a powerful sense of place for families, residents, and visitors to the Village. Utilizing the below ground space as a learning center is an important aspect of the proposal. This would take advantage of centrally located, irreplaceable real estate that could honor this past and help educate others about the response to the epidemic and its on-going impact.

Good design is essential to this project as is the presentation of public history. One should not shy away from difficult narratives. This was true for another project I worked on dealing with a difficult narrative at a site-specific location. I had the privilege of being a consulting party member for the National September 11 Memorial Museum, set to open next year at the World Trade Center Site. This museum and learning center are located below-grade with no windows at bedrock directly on top of the footprints of the Twin Towers. I was the lead consultant representing the National Trust, the Municipal Art Society, the Preservation League of NYS, the Landmarks Conservancy, and the World Monuments Fund advocating that the Lower Manhattan Development Corporation preserve the *in situ* surviving elements of the Twin Towers. We successfully worked together to convey a difficult narrative through good design and sensitive interpretation. The same is true with this site. It's a difficult history, but also an opportunity to be responsible citizens to honor this devastating, yet at times uplifting, narrative that took place in Greenwich Village.

I hope the City Planning Commission will encourage a civic process that takes advantage of this opportunity. In doing so it will ensure that future generations will know that Greenwich Village was ground zero of the AIDS epidemic.

Sincerely,



Ken Lustbader

David R. Marcus
175 West 13th Street 5D
New York, NY 10011

OFFICE OF THE
CHAIRPERSON

DEC 8 - 2011

24023

VIA MAIL / EMAIL: aburden@planning.nyc.gov

November 21, 2011

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

Dear Ms. Burden:

I write to you regarding the ULURP application for Rudin Management Company's proposed rezoning of the former St. Vincent's hospital campus.

Rudin proposes to rezone the former campus in order to allow residential development on a site which had been specifically rezoned in 1979 to allow development of a hospital. At that time, the sites were significantly upzoned to allow the development of two large new hospital buildings, which served a public purpose. The zoning for the site continued to allow a lower level of development for residential development. The thinking was that a hospital, which serves a public purpose, should be given special consideration to build to a higher density.

With the proposed rezoning, Rudin is seeking to allow private residential development on this site at almost the same density as the 1979 rezoning allowed for the new hospital buildings. This should not be allowed – it is wrong for this site, and would set a terrible precedent for our neighborhood and throughout the city.

None of the additional zoning density allowed for development of the hospital by the prior rezoning should be utilized for the new residential developments. Any new residential development on this site should be limited to the density currently allowed for residential development on this site, which is significantly lower. While accommodations could be made for adaptive re-use of existing non-conforming buildings, none of the additional bulk or special considerations given to allow hospital development on this site should be given to a for-profit market-rate residential development. Any new residential development on the site, if it is to take place, should revert back to the bulk limits of the underlying zoning rules for residential development on this site.

Thank you,



David R. Marcus

From: [ROBERT DOBRUSKIN](#)
To: [DIANE MCCARTHY](#)
Subject: FW: Email in support of the NYC AIDS Memorial Park as a part of the Rudin Application and Requested Exceptions
Date: Monday, December 12, 2011 5:49:24 PM

-----Original Message-----

From: John McGinn [<mailto:jpm2080@gmail.com>]
Sent: Monday, December 12, 2011 5:19 PM
To: AMANDA BURDEN; ROBERT DOBRUSKIN; HANNAH FISCHER-BAUM
Subject: Email in support of the NYC AIDS Memorial Park as a part of the Rudin Application and Requested Exceptions

Dear Commissioner Burden and Other Members of the City Planning Commission,

I am a resident of Community Board 2 and writing to strongly express my support for the establishment of a NYC AIDS Memorial Park at the "triangle site" bounded by 7th Avenue, 11th Street, and Greenwich Avenue. This memorial park should be approved and designed around the reuse of the space underneath the current structure--that space is too valuable to be destroyed.

When you think about it, it is really stunning that some important public space is not already dedicated to the historical and on-going AIDS crisis in NYC. NYC was the epicenter of the disease, and when there was a complete leadership vacuum in Washington DC, the response in NYC from many New Yorkers was intense, compassionate and heroic. Despite these efforts, 100,000 thousand New Yorkers have died of AIDS since the beginning of the epidemic, and 100,000 more live with HIV. The human cost of course runs much higher than that when you consider everyone who was devastated by the loss of lovers, friends, and family to AIDS.

It is time for public space devoted to this on-going history of AIDS in New York City that is dedicated to the victims and survivors, first responders and caregivers, activists and community leaders.

There is no more appropriate site for memorial to NYC's AIDS experience than the park to be built at the triangle site. While the park should be a beautiful open green community space, the AIDS memorial features should be integral to the park design. Furthermore, this should be a park dedicated solely to NYC's AIDS experience -- not a shared memorial with the lost St. Vincent's. St. Vincent's played an important role in NYC's fight against HIV and AIDS, but the sheer numbers of NYC's AIDS victims warrant exclusive memorialization.

As I understand the process, the final environmental impact study must include an analysis of the effects of a learning center and museum in the existing basement space below the park. Again, this is potentially an enormous resource for the City, and it would be environmentally unsound and a tremendous waste to be destroyed.

Many thanks,

< signed >

- John McGinn

30 W. 10th Street, Apt. 1
NYC NY 10011

(917) 379-8880

HANNAH FISCHER-BAUM

From: Lauren Merkin [lmerkin@nyc.rr.com]
Sent: Thursday, December 01, 2011 9:01 PM
To: HANNAH FISCHER-BAUM
Cc: bp@manhattanbp.org
Subject: AIDS Memorial Park

Hannah Fischer-Baum:

1. The triangle site at St. Vincent's, the ground zero of the epidemic, should be designed as a beautiful public park to honor and celebrate the over 100,000 people we've lost to AIDS and to cherish the community's incredible response to the crisis. This should be done through the design competition being set up through Archetizer and Architectural Record, so as to create a jewel in the city of which all residents will be proud.
2. The 10,000 square foot basement at the park should be preserved and redesigned as a learning center to exhibit and teach the facts and history of the epidemic to current and future generations.
3. Memorial features dedicated to the AIDS Crisis should be prominent parts of the park. In other words, this should be an AIDS Memorial Park as opposed to a park with a small memorial to the AIDS crisis. A plaque is not enough.

Sincerely,
Lauren Merkin

Lauren Merkin
42 Tiffany Place Unit 5C
Brooklyn, NY 11231

718.855.9153
917.362.5283

22 November 2011

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

OFFICE OF THE
CHAIRPERSON

NOV 29 2011

23936

Dear Ms. Burden:


I write to you regarding the ULURP application for Rudin Management Company's proposed rezoning of the former St. Vincent's hospital campus.

Rudin proposes to rezone the former campus in order to allow residential development on a site which had been specifically rezoned in 1979 to allow development of a hospital. At that time, the sites were significantly upzoned to allow the development of two large new hospital buildings, which served a public purpose. The zoning for the site continued to allow a lower level of development for residential development. The thinking was that a hospital, which serves a public purpose, should be given special consideration to build to a higher density.

With the proposed rezoning, Rudin is seeking to allow private residential development on this site at almost the same density as the 1979 rezoning allowed for the new hospital buildings. This should not be allowed – it is wrong for this site, and would set a terrible precedent for our neighborhood and throughout the city.

None of the additional zoning density allowed for development of the hospital by the prior rezoning should be utilized for the new residential developments. Any new residential development on this site should be limited to the density currently allowed for residential development on this site, which is significantly lower. While accommodations could be made for adaptive re-use of existing non-conforming buildings, none of the additional bulk or special considerations given to allow hospital development on this site should be given to a for-profit market-rate residential development. Any new residential development on the site, if it is to take place, should revert back to the bulk limits of the underlying zoning rules for residential development on this site.

Thank you.



Yours truly,

Gordon Minette

234 W 14th Street Apt. 5F
New York, NY 10011

From: [Jacob Moore](#)
To: [AMANDA BURDEN](#); [ROBERT DOBRUSKIN](#); [HANNAH FISCHER-BAUM](#)
Subject: AIDS Memorial Park and Learning Center Recommendations
Date: Saturday, December 10, 2011 7:33:45 PM

Dear City Planning Officials,

I'm writing with so that the following requests might be given strong consideration as you prepare to vote on the Rudin Development Plan in January:

- The new park design for the Triangle Site should include significant features dedicated to the history of the AIDS Crisis
- Memorial features should be integral to the park design
- The Final environmental impact study (EIS) should include an analysis of the effects of a learning center and museum in the existing basement space below the park

Thank you for your consideration.

Sincerely,

Jacob Moore
Critical, Curatorial and Conceptual Practices in Architecture, '12
Graduate School of Architecture, Planning and Preservation
Columbia University

Robert Moulthrop

139 West 13th Street, New York, NY 10011
p 212 243 2518 e 646 732 6636 f 212 243 0321
rmoulthrop@earthlink.net www.robertmoulthrop.com

November 30, 2011

TO: New York City Planning Commission
RE: Proposed Rudin Development of Former St. Vincent's Hospital Site
Copies: City Council Speak Christine Quinn, State Senator Tom Duane,
Assemblywoman Deborah Glick

I am opposed to what appears to be a most unusual precedent – the granting of variances based on a previous arrangement that has now expired. To move forward as if there was still public value involved (because St. Vincent's was a hospital) is to abrogate responsibility for the true public good. While a hospital provides definite public good, there is no public good involved in the out-of-scale creation of acres of 450 luxury condos and the creation of a 200-car garage in Greenwich Village. Were this project to come before you *de novo* it would have been laughed out of the room. Even were the space to be used with no exterior alterations it would have been seen as problematic. The increase in the proposed zoning density for Greenwich Village is unprecedented and puts the camel's nose under the tent for further super-dense development on the site of every single non-profit between West 14th and Hudson Streets. There are dire consequences to the future of New York City's character and creative capacity should this Behemoth For The Rich Project go forward as planned. I urge your strong reconsideration of this proposal.

In addition, I support all positions of Protect the Village Historic District, including:

- The Triangle should be a neighborhood park like Abingdon Square, serving as a place for the community and passers-by to find respite. It should be an oasis, a haven. This is what is so missing in the Village. We need, and want, quiet green spaces.
- The Triangle should not be developed as a destination. The underground chamber should not be retained if it will limit park plantings, require park space for entrances / exits or ventilation or detract in any way from the park above.
- We do not want or need another garage opening onto 12th Street, which already has three garages between 6th and 7th Avenues and will serve as the eastbound ambulance route from the O'Toole facility to hospitals along the 1st Avenue corridor. A better solution would be to relocate the entrance to 7th Ave. Though we hear CPC opposes curb cuts on avenue blocks, there already exist TWO curb cuts on 7th Ave where ambulances came to the St. Vincent's ER. Putting the garage entrance on the avenue block is far less dangerous than 12th Street.

Sincerely,



Rosemary Paparo
137 West 12th Street
New York, N. Y. 10011
646 637-9038

OFFICE OF THE
CHAIRPERSON

DEC 9 - 2011

24041

Amanda M. Burden, Chair
City Planning Commission
22 Reade Street
New York, New York

Re: Rudin Development Project
(former St. Vincent's Hospital)

Dear Ms. Burden:

As a long-time resident Greenwich Village, I ask you to reconsider what appears to be a fait accompli: that the Rudin organization will be able to construct entrance and egress to an underground parking facility on West 12th Street.

West 12th Street already has three garages between 6th and 7th Avenues, the addition of another garage, combined with Rudin's as-of-right plan to bring commercial use east on 12th Street from 7th Avenue, would irrevocably change the street dynamic from that of a residential block to a commercial strip more appropriate for mid-town.

Your fine understanding of the nuances that strengthen the success of NYC neighborhoods and streetscapes is very much appreciated by New Yorkers. Your work on the Planning Commission and in the design of the Battery Park esplanade and park will benefit New Yorkers for generations.

Rudin's plan for West 12th Street, on the other hand, will rent the fabric of that historic Greenwich Village block forever.

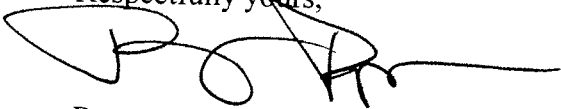
We realize that the current administration has fully supported Rudin's proposed development plan and that Rudin has financed an admirable PR campaign in support of its project. The neighborhood does not have the finances or organization to counterbalance Rudin's juggernaut.

You are, therefore, our last and best hope.

Please deny Rudin's application to site a garage on West 12th Street. Rudin's threat to walk away from the project if the garage is not approved is surely an idle one. Rudin's potential profit on the St. Vincent's site is too high even without the gift of garage spaces which would sell for a minimum of \$150k each or be leased for a minimum of \$6k per slot per year.

Thank you for your time and careful consideration.

Respectfully yours,



Rosemary Paparo

by hand

New York City Department of City Planning Amanda M Burden Chair

22 Reade Street 6th Fl W

New York, New York 10007

November 29, 2011

Dear Commissioner Burden;

I am writing to you to plead for a reopening of a full service hospital on the site of the historic St. Vincents in the West Village.

I have read in detail the mission statement of the City Planning Department, which includes the goal of "affordable housing, a healthy environment and an improved quality of life". None of these laudable goals will be even slightly met with the Rudin development project.

The West Village does not need new expensive, elitist condos, for the 1% of our community.

It is inconceivable that the City Planners are contemplating this project in light of the fact that out of the 18 hospitals on Manhattan, 16 are on the east side of the Island. St. Vincents provided a vital service to a huge percentage of the West Side, and now there is virtually nothing. Nevertheless, the West Side residents, who pay the same exorbitant income taxes and property taxes, especially in the Village, have been dis entitled from immediate and equal medical care, given to their more fortunate east side citizens. We are truly second class and pay for the privilege.

It takes little creative vision to see, that this whole scandal, including the corrupt collusion between, the city, the developers, and politicians, will eventually evolve into a class action lawsuit, as residents die unnecessarily, due to the lack of services.

At a time when universal health care is constantly in the news, we, Westsiders, are faced with the irony of no care. The real vision required here, is the courageous kind. Resist the big money developers and the lobbying and pressure groups. Do the right thing, the moral thing, for the community and restore a full service hospital.

Respectfully submitted,

Alice Peterson



258 West 12th Street (65 year resident of this property, bought by my father, Mark Fox M.D., in 1946, to be near St. Vincents and serve his community).

Clara Ricciardi
123 Sullivan Street #1
New York, NY 10012

OFFICE OF THE
CHAIRPERSON

OCT 26 2011

23771

October 21, 2011

Ms. Amanda Burden
City Planning Commission Chairperson
224 West 30th Street, Suite 1206
New York, NY 10001

Re: AIDS Memorial Park

Dear Commissioner Burden:

I am writing to express my support for the creation of the proposed AIDS memorial at St. Vincent's triangle park.

The creation of a memorial acknowledging such an important part of the history of Greenwich Village at the ground zero location of the AIDS crisis should be made a priority goal for the development of the triangle park. This is a unique opportunity to create something special for generations of the LGBT community, and for the community at large to recognize how devastating the AIDS crisis has been to the gay community. We do not need just one more condo to be built at that particular location.

The location is holy ground for the AIDS crisis in NYC and this memorial should signify the vital importance of the human spirit and what can happen when a group is ostracized and repressed in our society. I want to participate in promoting this memorial and will contribute financially as well. Please contact me to let me know what further support I can offer. Thank you for your time.

Very truly yours,

Clara Ricciardi

OFFICE OF THE
CHAIRPERSON

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

DEC 5 - 2011
23992

11/29/11

Dear Ms. Burden:

I write to you regarding the ULURP application for Rudin Management Company's proposed rezoning of the former St. Vincent's hospital campus.

Rudin proposes to rezone the former campus in order to allow residential development on a site which had been specifically rezoned in 1979 to allow development of a hospital. At that time, the sites were significantly upzoned to allow the development of two large new hospital buildings, which served a public purpose. The zoning for the site continued to allow a lower level of development for residential development. The thinking was that a hospital, which serves a public purpose, should be given special consideration to build to a higher density.

With the proposed rezoning, Rudin is seeking to allow private residential development on this site at almost the same density as the 1979 rezoning allowed for the new hospital buildings. This should not be allowed – it is wrong for this site, and would set a terrible precedent for our neighborhood and throughout the city.

None of the additional zoning density allowed for development of the hospital by the prior rezoning should be utilized for the new residential developments. Any new residential development on this site should be limited to the density currently allowed for residential development on this site, which is significantly lower. While accommodations could be made for adaptive re-use of existing non-conforming buildings, none of the additional bulk or special considerations given to allow hospital development on this site should be given to a for-profit market-rate residential development. Any new residential development on the site, if it is to take place, should revert back to the bulk limits of the underlying zoning rules for residential development on this site.

Thank you.

Michele Sansone *John Sansone*

Michele Sansone

John Sansone

101 West 12th Street

Apartment 21A

New York, New York 10011

From: [Michele Sodi](#)
To: [AMANDA BURDEN](#); [ROBERT DOBRUSKIN](#)
Cc: [HANNAH FISCHER-BAUM](#)
Subject: triangle site
Date: Sunday, December 11, 2011 2:08:30 PM

dear city planning committee

i am writing as a supporter of the aids memorial park at the triangle site by the st. vincent's hospital building.

I encourage you to support a plan that:

- envisions a park design for the Triangle Site should include significant features dedicated to the history of the AIDS Crisis
- has a design that incorporates Memorial features

In addition, i suggest that the Final environmental impact study (EIS) should include an analysis of the effects of a learning center and museum in the existing basement space below the park.

my kindest regards
michele sodi

From: [ROBERT DOBRUSKIN](mailto:ROBERT.DOBRUSKIN)
To: [DIANE MCCARTHY](mailto:DIANE.MCCARTHY)
Subject: FW: St. Vincent's Aids Memorial Park
Date: Monday, December 12, 2011 5:10:55 PM

From: Tims, William [mailto:WTIMS@Corcoransunshine.com]
Sent: Monday, December 12, 2011 2:23 PM
To: AMANDA BURDEN; ROBERT DOBRUSKIN; HANNAH FISCHER-BAUM
Subject: St. Vincent's Aids Memorial Park

Ms. Burden,

I am writing in order to advocate on behalf of the effort to create an Aids Memorial Park on the triangular site at St. Vincent's. I've lived in NYC for over 14 year and think it would be a disservice to not memorialize in a meaningful way the effects of the Aids crisis on this community. I strongly encourage you to consider the following:

- The new park design for the Triangle Site should include significant features dedicated to the history of the AIDS Crisis
- Memorial features should be integral to the park design
- The Final environmental impact study (EIS) should include an analysis of the effects of a learning center and museum in the existing basement space below the park.

I thank you for your consideration of these efforts, and appreciate your support.

Sincerely,
Will Tims

Will Tims | R.A., LEED AP
Planning & Design Director
Corcoran Sunshine Marketing Group
888 7th Avenue
New York, NY 10106
Direct: 212-634-6583
Cell: 917-208-1113

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My name is Paul Ullman and I live on West 12th St across from St. Vincent's with my family. I first moved to Greenwich Village 30 years ago.

On the front page of the Department of City Planning website is the headline "New York: A City of neighborhoods." I urge you today to insist upon changes to the Applicant's proposal that would allow the Rudin West Village project to become much more neighborhood friendly.

I ask you to prohibit the demolition of the Reiss Building while acknowledging that the New York City Landmarks Preservation Commission allowed for the demolition of Reiss, as part of a very different neighborhood proposition – a hardship application that would be providing the neighborhood with a full service hospital.

In the Applicant's response to questions from CB 2, they indicate that in addition to some portion of asbestos cleaning time, demolishing Reiss will involve numerous activities which would not be necessary if Reiss was renovated in the same manner as the other buildings on 12th Street.

It must be noted that the Federal Bankruptcy Court valued the properties on the East Site "as is" under the current zoning without regards or contingency of any zoning changes. The applicant is not arguing a hardship of any kind. Indeed, a more limited zoning change would largely have the effect of the Reiss building being reused or made smaller rather than being demolished.

Moreover, the added risk and burden that will be placed on the immediate neighborhood will produce a building that is architecturally incompatible with the other buildings that surround it and subtracts from, rather than adds to, the architectural quality of the buildings on the block.

I also oppose the accessory parking garage proposed for W. 12th St. between 6th & 7th Avenues. My opposition is not only to a special permit for additional parking I argue that there should be no garage at all for the following reasons:

1. There are already 3 garage entrances on the block, more than any other block in Greenwich Village
2. This would add additional traffic, congestion, noise and air pollution to a quiet residential street that already is now slated to be an eastbound ambulance route.
3. It would interfere with sidewalk access by adding a curb cut that breaks up smooth sidewalk passage and by introducing vehicular traffic in the path of pedestrians.
4. It would compromise pedestrian safety by introducing frequent vehicular movement and blockage of visibility on the sidewalk as well as cars appearing suddenly, in this case, in a vulnerable midblock location.
5. There are more than enough available parking spots in the study area at all times, even factoring in this development, and according to Table 14-19 of the DEIS, there are 821 available overnight spots and 263 available peak usage mid-day spots in the study area.
6. There already is a garage and curb cut on their campus in the Cronin building that the new development west of 7th Avenue could utilize, though I believe that a garage entrance on 7th Avenue would be the least disruptive for both 11th and 12th Streets, and there are curb cuts and loading bays there historically.

The Applicant proposes approximately 90 feet of retail windows down both 11th and 12th Streets. I believe this is also inappropriate to a residential block. These are residential streets, that have never had any form of retail space – and the DEIS recognizes that 12th Street “has strong residential character.” Thus, while any retail can have entrances, appropriate signage, and display windows on 7th Avenue,

there should not be signage or any visible displays on the side streets, including in the existing windows on 12th Street. To do otherwise would change the character of these streets from residential to commercial.

In conclusion, in the years since this project first appeared, the greater Greenwich Village neighborhood has forcefully argued that the retention of a full service primary care hospital is its top priority. However, it has also argued that if this cannot be accomplished, then a residential project that exists harmoniously with the existing neighborhood character is in everyone's best interest. I agree with that. The Rudin Organization is a fine firm with a good reputation. Their proposal however should be modified. Reiss should be renovated not demolished, retail should not be allowed around the corner of 7th Ave. onto 12St. and any garage that is built should be on 7th Ave. where curb cuts and hospital associated ambulance traffic have been fixtures of the block for decades. Landmarks incorrectly ignored the fabric of the community and streetscape with their decision to allow the Applicant's proposal to proceed without 12th Street modification. Please do not repeat their mistake.

Thank you.

HANNAH FISCHER-BAUM

From: Wertz, Parker - GCIB NY [parker.wertz@baml.com]
Sent: Friday, December 02, 2011 1:12 PM
To: HANNAH FISCHER-BAUM
Cc: 'bp@manhattanbp.org'
Subject: I Support an AIDS Memorial at the Triangle Park / St. Vincents

Dear Hannah -

I am writing to express my support for the Queer History Alliance's efforts to develop a AIDS Memorial Park and below grade learning space at the Triangle Park across from St. Vincents. As background: I am a New Yorker; I am a resident of the Village and I am gay.

As few points to consider:

- St. Vincents was the epicenter of New York's early response to the AIDS Crisis
- New York lost over 100,000 souls to AIDS and the community's mobilization to battle the disease was historic. These events deserve memorializing in a public space
- A learning center on the site can help to educate generations, like myself, who did not live through the spectre of kaposi's sarcoma, pneumocystis pneumonia or other end-stage AIDS-related diseases

Hannah, consider all of the public efforts and attention that has been paid to the terrible events in New York on September 11th when 2,819 people died as the world watched on in terror and the struggle our community has faced trying to adequately consecrate that ground.

Consider that over 35 times that number perished from AIDS here; often quietly and alone, many in the wards of St. Vincents. Memorializing the courage of those who faced a death no less certain; next to the now-silent halls where many met this fate, is altogether fitting and proper.

Thank you for your time and your efforts to make New York a wonderful place to live.

Yours,
Parker Wertz

216 E. 12th Street, Apt #3A
New York, New York 10003
+1 646 244 3442

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Sheree West, PhD
137 W. 12th Street #2-1
New York, NY 10011

December 11, 2011

Amanda Burden
Chair, New York City Planning Commission
Members of the City Planning Commission
22 Reade Street
New York, NY 10007
via e-mail to aburden@planning.nyc.gov

Dear Ms. Burden and Members of the City Planning Commission:

RE: ULURP application for Rudin Management Company's Proposed Rezoning of Former St. Vincent's Hospital Site

The Rudin Management Company proposes to rezone the former St. Vincent's hospital campus in order to allow large-scale residential development on a site that was specially rezoned in 1979 to allow construction of two large new hospital buildings. The additional height and density allowed by the special rezoning in 1979 were granted specifically for a **public** purpose because the hospital was a non-profit institution serving the **community**. With the proposed project, Rudin seeks to use most of that additional mass and bulk for a private, for-profit, luxury condo development. This would be an unconscionable aggrandizement of public resources for private, for-profit purposes.

The sites were significantly up-zoned in 1979 to much greater height and bulk than ever would have been allowed for residential use in the Greenwich Village Historic District, in order to serve a public purpose. Zoning for the site now should continue at the lower level of height and density more appropriate for residential development in this historic district.

To allow a profit-making venture to capture public resources of air, space and light originally granted for a non-profit, community service purpose would be a travesty, and would set a terrible precedent for this landmarked historic neighborhood and throughout the city.

Accommodations could be made for adaptive re-use of existing non-conforming buildings, but none of the additional height, bulk or density allowances granted to a non-profit, community service hospital on this site should be transferred to a for-profit market-rate development. Any new residential development on the site should revert back to the bulk limits of the underlying zoning rules for residential development on this site.

In addition, please note that this block of West 12th Street **already has three (3) parking garage** entrances on one short residential block. No other block south of 14th Street has 3 parking garages on one block. To add a 4th would bring intolerable additional environmental impact in

noise, exhaust, light pollution and traffic – and **significant environmental degradation**. If a parking garage must be accommodated, and recognizing your oft-noted objection to on-avenue entrances, the entrance could be located on **West 11th Street**, just east of 7th Avenue, where it would fall **opposite commercial enterprises** rather than residential units. This location would help **minimize negative environmental impact**.

Further, the proposed installation of **retail facilities** within 100 feet east of 7th Avenue would be an additional commercial intrusion into a residential block that would radically change the character of this landmark historic district block, and would not be appropriate.

To summarize, the special additional height and bulk provisions granted for an important **non-profit public community-service** purpose should NOT be transferred to a private, for-profit developer. Any parking garage entrance should be located opposite commercial facilities on 11th Street, not on the residential 12th Street block; and commercial retail outlets should not be approved east of 7th Avenue on the residential block.

Thank you for your careful and responsible consideration.

Sheree West, PhD
137 West 12th Street #2-1
New York, NY 10011
December 11, 2011

November 27, 2011

Kenneth Winslow
6 Bank Street, Apt. 1
New York, NY 10014

Borough President Scott Stringer
One Centre Street, 19th Floor
New York, NY 10007

Re: St. Vincent's Triangle Park

Dear Mr. Stringer:

Brad Hoylman suggested that we send you copies of our petition promoting a ground level, community style park similar to Abingdon Square at the St. Vincent's Triangle. We presented these petitions to Mr. Hoylman at the Community Board 2 Meeting on November 17. We think that the design by Rick Parisi of MPFB Landscape Architects incorporates these desired characteristics and are happy to endorse his design.

My wife and I have been residents and property owners for many years on Bank Street a short distance from the proposed park. We first became involved when we attended the Parks Committee meeting of CB2 on October 5, 2011. We walked through the existing community garden and then gathered to consider what could be done with the park space. At this meeting, the Queer History Alliance presented their vision for an international competition to design an AIDS memorial at the site. They want to utilize the existing basement for an underground education facility with a memorial and park on the above ground space. We also were presented with the first draft of a community park designed by MPFB. Though the QHA took up a great deal of time at this meeting promoting their views, there was also a discussion by the committee members and representatives of the community of what people who live in Greenwich Village would actually like to have included. These ideas we later incorporated into our petition.

We went home and considered these alternatives. I am an architectural designer by profession and have designed many large commercial projects so I came to this project with some considerable technical background. I also conferred with a neighbor on Bank Street, Gene Kaufmann, an A.I.A. architect, and Rick Parisi of MPFB. It quickly became apparent that utilizing the basement space would not be compatible with a street level community-style park such as Abingdon Square and would present many other complications to be solved. The entire underground structure would need to be brought up

to code for public use. There would need to be a handicap elevator as well as two other forms of egress which would require ground level structures that would take up space in the park. Rick Parisi did some preliminary studies which indicated that these structures would take up 25 to 30% of the ground level park. The roof of the current underground basement is basically at side-walk level. To plant trees of any size on top of this underground building would necessitate retaining walls around the perimeter of the park as high as 5 feet, complicating access to the green space (ramps, steps, etc.) In addition, this underground building would require a water-proof membrane roof that has a limited life span. It is conceivable that if this roof needed repair or replacement, it could require removal of the soil and plants in the park above to gain access. And finally, the QHA has never presented an architectural plan of any kind, just general concepts. With such an open ended project, it is impossible to predict what might be developed.

As to the need to use this particular real estate for an AIDS memorial and educational facility because of its location, we also have reservations. There are at least two other AIDS memorials in the city including one nearby at the Hudson River Park. There is a very well developed local facility at the Lesbian, Gay, Bisexual & Transgender Community Center within a block of this space on 13th Street with large, accessible meeting rooms, very organized activities and well developed communications that could assume the educational functions that QHA advocates (see www.gaycenter.org).

We began to talk to our neighbors about these possibilities and what people who live in the immediate neighborhood would actually desire. My wife began discussing the possibility of a community park at her church, St. John's in the Village and got enthusiastic support. Then we were invited to an executive meeting of the Village Independent Democrats in late October to discuss the park. We had brought copies of the CB2 resolution dated October 21, 2011 which included several pages specifically about the triangle park. Brad Hoylman who had written this resolution was in attendance and was very helpful in discussing the options. Members of this group encouraged us to start a petition.

We developed our first petition and began to collect signatures, encouraging signers to come to upcoming meetings. It is rather involved to explain the story of the park and the alternatives but we persevered. On Halloween, my wife and I sat on our stoop and talked to the families that came by and collected signatures. My wife stood in front of P.S. 41 before school and got signatures from busy parents who were enthused to hear that a neighborhood park with play space was a possibility. I went up and down Greenwich Avenue and talked to store owners, managers and employees, all of which were pleased to hear that there could be a park on their street. At Abingdon Square on a Saturday morning, there was an enthusiastic response when my wife explained the possibility of another neighborhood park with similar amenities.

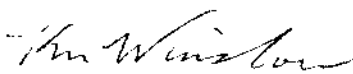
All in all, we feel that the many signatures we have collected, most of which are from people in this immediate neighborhood, are just a sampling of what we could actually have collected if we had more time. We felt it was important to get involved and organize this effort because somebody from the neighborhood needed to represent the desires of the people who live here. This neighborhood has been waiting for a neighborhood park for decades since it was first promised to them by St. Vincent's. It has been an interesting if exhausting effort but we've gotten to know our neighbors better and feel better about the Rudin project in general. Greenwich Village has changed a lot in the last 20 years, with many of the lovely brownstones in the area becoming single family homes. With the Rudin development of the St. Vincent's East Campus, even more residents will be coming to Greenwich Village and the need for green space increased.

The park that MHRP has designed includes the basic ideas that the park committee and the residents of Greenwich Village presented at that first meeting, in an artful and pleasing design. A very prominent corner of the park design has been allocated to include a significant memorial to St. Vincent's which could include its role in the AIDS epidemic. Including this corner, there are two other areas that could also be commissioned and designed by an artist or sculptor. There is abundant seating, beautiful trees and plantings, a water feature and a climbing sculpture to provide play space for children, fencing and gates in a style consistent with Greenwich Village architecture. My wife advocates a "virtual park" that could be commissioned to tell the story of St. Vincent's Hospital, its role in the evolving story of health care in New York City including its response to the AIDS epidemic, as well as the story of the surrounding area of Greenwich Village. There is a rich history that could be commemorated.

To summarize, we believe the park design created by Rick Parisi of MHRP is a good design for a neighborhood park that will be welcomed by the local residents of Greenwich Village who are in great need of more green space in a developing area. We do not believe that retention of the basement space for any purpose is possible if the ground level park is to be designed and built to its fullest potential.

Your consideration of the ideas and needs of the residents of this Greenwich Village neighborhood is greatly appreciated.

Kind regards,



Ken Winslow

Enclosures: Petitions (14)

HANNAH FISCHER-BAUM

From: ALEXANDRA SUTHERLAND-BROWN
Sent: Thursday, December 01, 2011 5:43 PM
To: HANNAH FISCHER-BAUM
Subject: FW: City of New York - Correspondence #1-1-710071171 Message to Agency Head, DCP - Other

Follow Up Flag: Follow up
Flag Status: Flagged

Received in constituent correspondence.

-----Original Message-----

From: outgoingagency@customerservice.nyc.gov [<mailto:outgoingagency@customerservice.nyc.gov>]
Sent: Thursday, December 01, 2011 5:39 PM
To: CECILIA KUSHNER; ALEXANDRA SUTHERLAND-BROWN
Subject: City of New York - Correspondence #1-1-710071171 Message to Agency Head, DCP - Other

Your City of New York - CRM Correspondence Number is 1-1-710071171

DATE RECEIVED: 12/01/2011 17:37:09

DATE DUE: 12/15/2011 17:38:25

SOURCE: eSRM

RELATED SR# OR CASE#: N/A

EMPLOYEE NAME OR ID#: N/A

DATE/TIME OF INCIDENT:

LANGUAGE NEED:

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

If this message is to a Commissioner / Agency Head and needs to be re-routed to another agency or cc to another agency, forward the email to outgoingagency@customerservice.nyc.gov. Do not make any changes to the subject line. Include any comments and it will be processed by the 311 Customer Service Center.

All other web forms are to be handled by the receiving agency.

-----Original Message-----

From: PortalAdmin@doitt.nyc.gov
Sent: 12/01/2011 17:36:32
To: sbladmp@customerservice.nyc.gov
Subject: < No Subject >

From: lisa@lisayapp.com (Lisa Yapp)
Subject: Message to Director, DCP

Below is the result of your feedback form. It was submitted by Lisa Yapp (lisa@lisayapp.com) on Thursday, December 1, 2011 at 17:36:32

This form resides at
<http://www.nyc.gov/html/mail/html/maildcp.html>

Message Type: Misc. Comments
Topic: Other
Contact Info: Yes
M/M: Ms
First Name: Lisa
Last Name: Yapp
Street Address: 42 Bank Street 22
Address Number: 42 Bank Street 22
City: New York
State: NY
Postal Code: 10014
Country: United States
Work Phone #: 212 243-0099
Extension: NY
Email Address: lisa@lisayapp.com

Message: Dear Comm. Burden:I have a suggestion that might ease neighborhood acceptance of the Rudin building plan but I dont know how to best go about trying to make it happen. Unfortunately, I have only just thought it up or I would have suggested it

earlier.It would be very helpful if the Rudins were to install an elevator or escalator to the 14th Street 7th Avenue subway as part of the redevelopment of the area. There is an entrance to the trains right by their property on 12th Street and 7th Ave. Many older residents would be happy knowing some relief using the stairs is on its way. It might make the sound of the pile drivers less annoying. I noticed at Union Square, the Zeckendorf Towers installed an escalator to the trains and when it works it is very helpful.Is it possible to get this idea on the CPBs agenda or how could I best proceed. Obviously, I dont have a good grasp on how things are done in government.Thanks so much,Lisa Yapp

REMOTE_HOST: 96.246.62.167, 208.111.134.174
HTTP_ADDR: 96.246.62.167, 208.111.134.174
HTTP_USER_AGENT: Mozilla/5.0 (Macintosh; Intel Mac OS X 10_6_8) AppleWebKit/534.52.7 (KHTML, like Gecko) Version/5.1.2 Safari/534.52.7

LANIE ZERA
175 WEST 13TH STREET
NEW YORK, NY 10011
LANIEZ@EARTHLINK.NET

OFFICE OF THE
CHAIRPERSON

DEC 5 - 2011
23994

December 1, 2011

Dear Ms. Burden,

As a longtime member of the Greenwich Village community and a neighbor of the proposed site, I write in full-hearted support of the AIDS Memorial Park at the 7th Avenue triangle--including the fully merited below-ground learning center and meeting space.

Especially on this International AIDS Day, we remember with profound emotion the courage and grace of The Village community in response to the terrifying and then unstoppable disease. The Gay population was devastated and yet dedicated in their efforts to confront the plague. While much of the world stood by watching and fearing and hating, The Village was an activist center for the battle that continues to this day against this fierce disease.

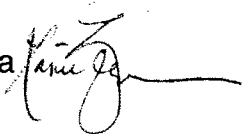
I'm sure you remember friends and family whom we lost in the early years, and the helplessness and grief we shared. And you must also remember the intrepid resolve of the patients and the medical community and our neighborhood that united in the 1980s. These were the factors that propelled the whole world forward to face and understand the awful disease. The history of AIDS and our response to it must be commemorated and it seems altogether appropriate that we do so on this site.

The underground facilities of the AIDS Memorial Park are central to our remembrance. The fight is not over and now, as in the beginning, it must be our purpose to educate and to support each other.

There are many things a great city can plan for. Sorrowfully, AIDS was not one of them. But we can plan to never forget those we lost and what we learned when tragedy struck. That is what the AIDS Memorial Park will do.

Thank you.

Sincerely,
Lanie Zera



APPENDIX E-2

PUBLIC HEARING TRANSCRIPT

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NEW YORK CITY
DEPARTMENT OF CITY PLANNING

-----X

PUBLIC HEARING:

NOS. 8-12 - RUDIN WEST VILLAGE

IN THE MATTER OF an application submitted by RSV,
LLC and Saint Vincents Catholic Medical Centers of
New York pursuant to Sections 197-c and 201 of the
New York City Charter for the grant of special
permits pursuant to the following sections of the
Zoning Resolution:

-----X

NYC Dept. of City Planning
22 Reade Street
Spector Hall

November 30, 2011
10:27 a.m.

B E F O R E :

AMANDA M. BURDEN,
THE CHAIR

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A P P E A R A N C E S :
COMMISSIONERS PRESENT FOR
THE CITY PLANNING COMMISSION

- Angela M. Battaglia
- Rayann Besser
- Irwin G. Cantor, P.E.
- Alfred C. Cerullo, III
- Betty Y. Chen
- Maria M. DelToro
- Richard W. Eaddy
- Nathan Leventhal
- Anna Hayes Levin
- Shirley A. McRae
- Karen A. Phillips
- Yvette Gruel, Secretary

ALSO PRESENT:

- The Public
- The Press
- The Media

Marc Russo,
Reporter

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P R O C E E D I N G S

MS. GRUEL: The Borough of
Manhattan, Calendar Nos. 8 through 12.

Calendar No. 8, CD 2 C 120029 ZSM.

Calendar No. 9, C 1 20030 ZSM.

Calendar No. 10, C 1 20031 ZSM.

Calendar No. 11, N 120032 ZRM.

Calendar No. 12, C 1 20033 ZMM.

A public hearing in the matter of
applications for the grant of special permits for
amendments of the zoning resolution and the zoning
map concerning the Rudin West Village.

Notice: a public hearing is also
being held by the City Planning Commission in
conjunction with the above ULURP hearings to
receive comments related to a Draft Environmental
Impact Statement. This hearing is being held
pursuant to the State Environmental Quality Review
Act and the City Environmental Quality Review.

THE CHAIR: All right. So as you
all know, you're limited to three minutes and we're
going to start with speakers in favor and we'll go
for 30 minutes and then we'll switch to speakers in
opposition.

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Just let me tell you one other thing that there are sign language interpreters available for those who require those services for the benefit of the stenographer and the record.

So I think we can begin. And the first speaker is Bill Rudin.

MR. RUDIN: Good morning and thank you, Chair Burden and the Commissioners.

My name is Bill Rudin. I am the Chief Executive Officer of Rudin Management Company. And I'm here to testify in support of our proposal to reactivate the former St. Vincents campus as a mixed-use, primarily residential project.

When Rudin Management Company was designated as St. Vincents partner in June of 2007, we understood that our firm and my family took on a responsibility, not only to create an appropriate development, but also to ensure that this project delivers a wide array of public benefits to the Greenwich Village community and the City.

Thanks to the incredibly hard work of Manhattan Community Board 2, local elected officials, the Mayor's office, the Landmarks

2 Preservation Commission and our team, I am proud to
3 be proposing the project that, after more than 65
4 public hearings and other regulatory approvals,
5 delivers on that commitment we made over four years
6 ago.

7 I want to share with you some of
8 the results of our efforts based on our dialogue
9 with all the stakeholders in order to help you
10 understand the positive changes that will occur
11 over the next several years.

12 Number one, health care.

13 After closing of St. Vincents
14 Hospital, our team worked diligently with North
15 Shore LIJ, one of New York's preeminent health care
16 providers, to restore health care back to the
17 community.

18 Anchored by a new freestanding
19 emergency department, which will be almost twice as
20 large as the one at St. Vincents, the Center for
21 Comprehensive Care in the historic adaptively
22 reused O'Toole Building, is scheduled to open in
23 2014.

24 My family dedicated the land and
25 the O'Toole Building to North Shore LIJ to help

1

2 make this facility possible and are also
3 contributing to the fitout as well.

4

Historic Preservation.

5

6 We are preserving five of the
7 historic buildings on the campus and will deliver a
8 project that is 17 percent less bulky than what
9 currently exists. As you know, our design was
approved by LPC in June of 2009.

10

New Green Neighborhood Open Space.

11

12 Working with the Community Board 2
13 and local stakeholders, we have formulated a design
14 for a new 16,500 square-foot neighborhood park at
15 the Triangle site and have committed to its
building and maintenance.

16

Economic Development.

17

18 If you look at the site today,
19 what you see is a void in the fabric of Greenwich
20 Village, empty buildings, boarded up windows and
21 loss of more than thirty small businesses in the
22 area that had relied on the activity of St.
Vincent's.

23

24 Our project will create new
25 customer base for these small businesses and create
over 1,200 construction jobs and 500 permanent jobs

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and will additionally add new taxes to the City and State and reactivate an abandoned site.

Education.

Largely as a result of Rudin Management's efforts, a new, more than 500-seat elementary school will be opened at the site of the Foundling Hospital for the 2014 school year.

Environmental Sustainability.

When completed, the project will be one of the City's first to be certified by the U.S. Green Building Council under its LEED neighborhood development category.

Finally, with quality of life agreements agreed to with the Manhattan Borough President Scott Stringer, we think this project has reached a level of public contribution that exceeds even our expectations when we started the conversation. And we are incredibly proud of our results.

Thank you for the opportunity to testify. And I want to, again, thank the Community Board, the elected officials, the Mayor's office for all their focus and consideration.

I hope you support our project and

1

2 I'm happy to answer any questions.

3 THE CHAIR: Thank you, Bill.

4 Let me see if there are any
5 questions for you.

6 Nat Leventhal.

7 COMM. LEVENTHAL: Thank you.

8 Thank you for your testimony.

9 I think the record shows that
10 there's been a pretty substantial amount of
11 discussion and cooperation between the applicant,
12 community, et cetera. And I think your letter of
13 November 23rd amplifies some of those commitments
14 you've made to the community.

15 I guess the one question I would
16 ask, and probably the remaining issue that is of
17 most concern to the community is the fact that
18 while there will be an emergency facility here, it
19 will not have the backup of an acute care facility,
20 full-scale hospital the way St. Vincent provided
21 originally.

22 So how would you address that
23 issue or that concern from your standpoint?

24 MR. RUDIN: Well, first of all,
25 there is no family in the City that worked harder

2 to get a full-scale hospital. When we started in
3 2007, that was the plan. We went to Landmarks. We
4 got approval to -- a permit -- a hardship permit
5 approved after tremendous contentious debate to
6 tear down O'Toole and build a full-scale hospital.
7 So we were -- we understood that.

8 However, the world, as you know in
9 terms of health care and the economy dramatically
10 changed. And in 2008, you know, '09, the hospital
11 ran into significant financial problems and closed
12 in 2010.

13 So, you know, we -- unfortunately,
14 the way the health care world is today, this --
15 what we're creating is, according to experts, like
16 Steven Berger, who wrote a report about Brooklyn
17 the other day, that this is the type of model that
18 will deliver quality health care at a, you know, at
19 a reasonable cost to the community. And there will
20 be ambulances and other services that will provide
21 to take acute care patients to other close
22 hospitals.

23 I'm far from a hospital expert,
24 but if you read the Brooklyn report, you'll see
25 that there is a -- the St. Vincents, this new

2 model, the North Shore model is being used as an
3 example.

4 In addition, there are about
5 fourteen hospitals closed in the Borough of Queens.
6 There's no other facility that's replaced those
7 hospitals like what we're doing here in -- in the
8 Village.

9 COMM. LEVENTHAL: Thank you.

10 THE CHAIR: Other questions for
11 Bill Rudin?

12 Oh, yes, Angela Battaglia.

13 COMM. BATTAGLIA: Good morning,
14 Mr. Rudin.

15 MR. RUDIN: Good morning.

16 COMM. BATTAGLIA: As you know,
17 the Community Board went on record opposing this
18 application and they had certain conditions. And
19 one of the conditions that I didn't hear you
20 address today, and I hope you will be able to
21 address now, is that of economic diversity.

22 They hoped that there would be
23 incorporated into this development affordable
24 housing. And they have gone as far to say onsite
25 or even off site. They do ask that among that

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2 affordable housing that, perhaps, there would be
3 units for elderly and people with special needs.
4 And no greater time than to address it right now
5 while we have someone signing.

6 What is your commitment to that?

7 MR. RUDIN: Well, I think, we --
8 as I mentioned before, we have always focused on a
9 broad array of -- of public benefits. The hospital
10 -- finding -- finding another provider to come in
11 to take the place of St. Vincents was not an easy
12 task. We found the best in breed in terms of North
13 Shore LIJ. They are a pre-eminent hospital, a
14 strong financial balance sheet. We didn't want to
15 find another hospital and then, you know, a couple
16 of years later find that they were in financial
17 difficulty. So that was a major priority and a
18 major focus.

19 And we contributed significant
20 resources. We contributed the land and the
21 building, the O'Toole Building, which we value
22 somewhere around 30 to \$35 million.

23 In addition, we've contributed \$10
24 million to help fitout the building. So somewhere
25 between 40 and \$50 million is the value of that

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2 contribution.

3

4 We also committed, as I mentioned,
5 in terms of open space and the park, and we've
6 expanded the size of the park significantly. And,
7 you know, working with LIJ, we were able to
8 relocate some of those facilities off the park so
9 we can create this beautiful neighborhood open
10 space.

11

12 And then in addition, we -- we
13 created the Foundling School. The economics and the
14 structure of this deal, unfortunately, do not
15 support all the desires and all the wishes in terms
16 of public benefits, so we focused on a certain
17 amount and we thought that this was an appropriate
18 balance of -- of creating a development that could
19 be financed and a development that could deliver to
20 the -- to the community.

21

22 If there are other creative ideas
23 in terms of off site locations of affordable
24 housing, you know, we're -- we're, you know, open
25 to having a discussion about that as, I think, the
26 Borough President referenced in his approval of our
27 project.

28

29 COMM. BATTAGLIA: I would just

2 like to say that I do appreciate the fact that you
3 are enhancing the open space, that you are removing
4 the gas tanks, that you are creating a medical
5 facility on a place where there was one, where
6 people still desired one. But I do think the
7 Community Board has very strongly stated that they
8 think that without more economic diversity in
9 housing, that it changes the character of their
10 neighborhood.

11 MR. RUDIN: Well --

12 COMM. BATTAGLIA: I just want to
13 go on record with that because it is a concern of
14 mine.

15 MR. RUDIN: I -- we understand
16 that. I forgot to also mention a very, very
17 important point that this is the first time since
18 we closed on the property in September that these
19 buildings are on the tax roll. We will be
20 contributing, significantly, millions, hundreds of
21 millions of dollars over a, you know, a long period
22 of time to the City and State coffers, you know.
23 So there's a balance in all of these things and,
24 you know, unfortunately, we couldn't solve every --
25 every single issue that was -- that was out there.

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But I appreciate what you're

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saying.

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COMM. BATTAGLIA: I just wanted

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to -- no, no. And you mentioned the word balance,

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and as I mentioned on Monday, there is a balance

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from our end too, that you are asking for a lot of

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considerations, special permits, bulk

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modifications. And I think a nice balance would be

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to, perhaps, attempt, whether onsite or off site,

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to make a commitment to some affordable housing.

12

And I thank you.

13

MR. RUDIN: Okay. Thank you.

14

THE CHAIR: Other questions from

15

the Commission?

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Karen Phillips.

17

COMM. PHILLIPS: Good morning.

18

MR. RUDIN: Good morning.

19

COMM. PHILLIPS: We know that

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we'll probably hear a lot of testimony and a lot of

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discussions about the open space issue that you are

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providing. Do you have an overall feeling about

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your willingness to make adjustments in -- of that

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open space into some of the requests from the

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community at this point?

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MR. RUDIN: Well, I -- in terms, Commissioner, in terms of the open space, we have been working diligently with the community.

We've had, I mean, dozens and dozens of meetings with the Community Board, with all the stakeholders and you will see later in the design that Rick Parisi will present, a very dynamic and a very creative, you know, design.

We're always open for dialogue. We -- we're committed to having -- continue that dialogue. And, you know, I see no problem with us talking about the design. And we have been following very carefully the Community Board's request to have a neighborhood park.

We've also included in the design, commemorative elements relating to the history of St. Vincents and talking about HIV AIDS and other significant moments of -- of the history of St. Vincents.

THE CHAIR: And, so Bill, you've seen the design that the community has developed?

MR. RUDIN: Yes.

THE CHAIR: And do you see any reason why you wouldn't be able to pay for that

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design in full and commit to a maintenance in
perpetuity?

MR. RUDIN: We have committed to
-- based on Rick Parisi's design, we have committed
to pay for that whole park and committed to
maintain it for perpetuity, yes.

THE CHAIR: Okay. Let me see if
there are any more questions for you.

(No response.)

THE CHAIR: Of course, thank you
for being here.

MR. RUDIN: Thank you. Thank you
for your time.

THE CHAIR: The next speaker is
Dan Kaplan.

MR. KAPLAN: Okay. Perfect.
Good morning, Chairperson and
Commissioners.

Thank you very much for this
opportunity to present our design for the reuse and
transformation of the historic St. Vincents campus
into a contextual and sustainable residential
mixed-use complex.

As Bill mentioned, the design was

1

2 crafted over many years. It reflects -- and
3 reflects a robust dialogue with many, many
4 stakeholders and, of course, the Landmarks
5 Preservation Commission who approved this design
6 two years ago.

7

8 But the subject of this ongoing
9 dialogue really revolved from -- from an urban
10 design point of view around -- around four points.

11

12 One, is which of the eight
13 existing buildings on the site contributed to the
14 special quality of the neighborhood and should be
15 preserved and which ones detracted and be -- not be
16 preserved.

17

18 Number two, of those buildings
19 which are being preserved, what was the appropriate
20 way to adapt them to their new use with additions,
21 subtractions, modifications?

22

23 Three, for the new buildings, what
24 is the appropriate height, massing, setbacks,
25 texture, character, scale, fenestration and so
26 forth?

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28 And then, finally, there are many
29 questions about ground floor storefronts,
30 entrances, egress where garage and vehicular access

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should be.

So we have before you, and I will walk you through a quick walking tour, if you will, around the block of the design.

This is an aerial -- a montage of 12th Street, Seventh Avenue, 11th Street; this is the Triangle that Rick will talk about in a few minutes and I will now really at grade, walk you through -- well, our proposal.

So on 12th Street, three of the four buildings are existing and will be renovated, adaptively reused and modified and a new building in mid-block will be in place of the existing building. We've taken great care to craft that building so it fits in and enhances the streetscape and the street wall.

There's a higher piece face -- marrying to the east and a lower piece facing the west which really brackets the existing nurses' residence.

The Smith and Raskoff buildings here are renovated and at top, additions are added.

When we get to the avenue on Seventh Avenue, this is the existing Raskoff

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2 Building and then the new building was really
3 crafted to recognize this very important transition
4 that Seventh Avenue takes from the higher portion
5 to the north and the lower portion to the south.
6 And also the geometry of Seventh Avenue changes at
7 this block where it's on the Manhattan grid to the
8 north and then south of this block it angles
9 slightly to the southwest which, basically, we've
10 taken advantage of by setting back the building so
11 here you can see the end effect.

12 This is the Raskoff Building.
13 This is the northern portion which reflects the
14 scale of the northern Seventh Avenue -- the
15 southern portion, which reflects the more Historic
16 District and then the wing that, basically, angles
17 back opening up to daylight.

18 I'm almost done -- I don't -- on
19 11th Street --

20 THE CHAIR: Dan, we're going to
21 hold this up. We're going to be very strict
22 about --

23 MR. KAPLAN: Yep.

24 THE CHAIR: But, honestly, the
25 Commission will -- I'll let them ask questions now

2 because we've gone through it meticulously building
3 by building --

4 MR. KAPLAN: I'll be happy to --

5 THE CHAIR: -- but they very may
6 well have questions for you.

7 MR. KAPLAN: Very good.

8 Thank you.

9 THE CHAIR: I'll ask if there are
10 any -- yes, Fred Cerullo.

11 COMM. CERULLO: I'm just
12 wondering if you could walk us through 11th Street.

13 (Laughter.)

14 MR. KAPLAN: Very briefly, I will.

15 So 11th Street, this is -- the
16 Spellman Building and on either side are -- are new
17 buildings. And our goal here was to create really,
18 what I call, a polyglob of various scales and
19 types.

20 The Seventh Avenue building is 16
21 stories with multiple setbacks. There's a wing
22 building of seven stories with a five-story street
23 wall and a 20-foot setback.

24 Spellman -- and then five
25 townhouses where today is a 157-foot tall building

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2 in the mid block and these two are -- this is
3 today's condition of that.

4

5 This is looking west on 11th
6 Street, existing townhouses, that mid block
7 building I was talking about, Spellman and the
8 existing wing building.

8

9 And this is our proposal which has
10 five townhouses that are a four-story, a four-story
11 street wall to the cornice line and then the
12 setback, front gardens, renovated Spellman, the
13 wing and the avenue building.

13

14 THE CHAIR: Ah, yes, Betty.

14

15 COMM. CHEN: Mr. Rudin had stated
16 that there's a general decrease of seventeen
17 percent in the overall bulk of the project in
18 what's there now and what's proposed. And I know
19 it's a rather complex site with lots of buildings
20 and things, but could you speak generally about the
21 distribution of the mass and the density, the
22 changes from what people are used to now to what's
23 been proposed and where that decrease happens and
24 with how the masses are able to see?

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25 MR. KAPLAN: Yeah, I'd be happy

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I think -- I think the aerial photograph is the best. The -- as we go around this site, on 12th Street, the mid block replacement is -- is slightly larger than what's there. The bulk of that being in the rear yard.

Nurses' residence is slightly smaller than what is there today.

The Smith and Raskoff buildings are slightly larger, mainly because additions in the rear yard.

The biggest change is on the avenue. There is a very large building that is approximately 100 feet wide and 200 feet deep, which is the Coleman Tower and then a Woodlow wing.

This building is -- our avenue building is significantly lower, less bulkier, or I should say less floor area. And then the wing is slightly larger.

Spellman is slightly -- is a lot smaller mainly because we're taking away from the rear yard.

And then, of course, the townhouses are significantly smaller of then what's there now. I -- I mean, I do not have a handy -- a

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2 building by building comparison, but it's certainly
3 something we can provide.

4

COMM. CHEN: Thank you.

5

6 your question?

MR. KAPLAN: Does that answer

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COMM. CANTOR: Good morning, Dan.

8

MR. KAPLAN: Good morning, Irwin.

9

10 what was the reason for setting back the
11 townhouses?

COMM. CANTOR: How did you --

12

13 very carefully at the urban design and streetscape
14 design of the Village when we started this
15 exercise. And one of the nicest things that gives
16 the Village its, I think, identity and charm, is
17 the fact that when you walk down a sidewalk,
18 there's a lot of street plantings and street trees
19 but then there's also planting zones between the
20 sidewalk and the buildings.

MR. KAPLAN: The -- we looked

21

22 This is very characteristic. And
23 we felt for these, specially mid block, these
24 townhouses, was the appropriate thing to do. And,
25 in addition, it aligns up with the buildings
immediately to the east which have the same exact

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condition.

COMM. CANTOR: Thank you.

THE CHAIR: Other questions for
Dan Kaplan?

Yes, Anna.

COMM. LEVIN: Yes. Good morning,
Dan.

MR. KAPLAN: Good morning.

COMM. LEVIN: One of the issues
we've heard about is the retail windows on the side
streets.

MR. KAPLAN: Yes.

COMM. LEVIN: The Community Board
has, I assume so you understand the Community
Board's concern, and the letter of November 23rd
had a -- something of a response, could it be --
I'd like to hear sort of the architect's view on
why those windows are there and how you can respond
to the community's concern --

MR. KAPLAN: Absolutely.

COMM. LEVIN: -- of how the
retail will meet the street.

MR. KAPLAN: Okay.

Commissioner, there's really two

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2 side street conditions and they're quite different;
3 one is 11th Street and one is 12th Street.

4

5 11th Street, because of the
6 confluence of really these five corners, the
7 intersection of Greenwich and 11th pulls this
8 corner flatiron-type building back so that what's
9 -- what's across the street from there south, from
10 that point the building south is really open space
11 and really the intersection.

12

13 That -- from this point west is
14 where we're showing storefronts. And this point
15 east, we have no storefronts. So it really isn't,
16 in our mind, part of the side street. It really --
17 that storefront is part of the intersection.

18

19 The other condition is 12th
20 Street. Let me just set the stage first. This is
21 an existing building, the Raskoff Building. There
22 are existing -- for the first 100 feet there are
23 eight existing windows. They're each about
24 four-and-a-half feet by six-feet tall.

25

26 We are, basically, maintaining the
27 eastern four of them as they are. There will be
28 retail behind them and the western four, we have
29 gotten permission from the artist to increase --

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2 I'll show you an elevation in a moment, but it's
3 really -- it's seven feet wide by 11. But we've
4 also -- so it's -- so -- and also they are
5 separated by about five feet of limestone. So it's
6 by no means a continuous storefront glass.

7 So there are really -- I think the
8 area of concern is -- are these larger windows.

9 Immediately to the north is a
10 subway stair, a blank wall, behind an entrance and
11 a garage entrance. So we are really the -- the
12 neighborhood texture, if you will, starts to the
13 east.

14 We've agreed to have no entrances
15 off of that -- off the side street. We've agreed
16 to reduce lighting. We've agreed to reduce signage.

17 My overall feeling is those
18 storefronts will enhance the sort of the -- the
19 first 100 feet of that block, which doesn't have a
20 lot of ground-level transparency or openness or
21 activity or eyes on the street and we feel, at the
22 end, it's going to be an improvement, hopefully.

23 THE CHAIR: So how far deep do
24 those storefronts go; you said 100 feet? Dan?

25 MR. KAPLAN: Yeah, I am --

2 THE CHAIR: I think you have an
3 elevation maybe that you could better tell me that.

4 MR. KAPLAN: So the --

5 THE CHAIR: The four --

6 MR. KAPLAN: The first four go 48
7 feet deep and those are the enlarged ones. I'm
8 sorry, this is quite small to see but these are
9 really seven feet wide separated by about five feet
10 each of the limestone.

11 So you have that -- these are the
12 existing windows that are there today and instead
13 of having hospital lobby behind it, it -- we would
14 propose to have a store behind it.

15 THE CHAIR: Now is that, just in
16 terms of, because I'm sure you've walked around
17 this area of the Village a lot, is that a typical
18 condition that when you turn onto the side, the
19 residential side street, that there's retail; and
20 how deep does it go?

21 MR. KAPLAN: It -- it sometimes
22 it's -- it's -- honestly, it's a mixed bag. If you
23 go to 13th Street and walk up and down 13th Street,
24 it's filled with smaller restaurants and so forth.
25 On other occasions, it does stop when you turn to

2 the side street. We are not proposing any retail
3 more than 100 feet beyond -- actually, really, even
4 75 feet beyond the -- the avenue intersection.

5 So it -- we've seen a real mixed
6 bag. And I think what we've done here is really
7 create a transition from the avenue to a quieter
8 side street condition.

9 THE CHAIR: Well, I'm expecting
10 we'll probably hear something about that today. So
11 I just wanted to be clear where you --

12 MR. KAPLAN: Yes.

13 THE CHAIR: -- what you were
14 planning to do.

15 Ah, yes, Maria.

16 COMM. DEL TORO: Following on the
17 windows.

18 MR. KAPLAN: Yes.

19 COMM. DEL TORO: So you said there
20 were three windows that would remain on this side?
21 I'm talking about 12th Street.

22 MR. KAPLAN: 12th Street. Okay.

23 So -- it's very clear here. There
24 are one, two, three, four windows that we are
25 asking to be enlarged that will have retail behind

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2 it.

3

4 There are four more to the east
5 that we have -- which are the same size windows
6 that are there today which may have retail behind
7 that as well.

8

COMM. DEL TORO: May have?

9

MR. KAPLAN: Yes. Depending on
10 where the ultimate line of our planning goes. In
11 our -- in the documents before you, we've said
12 they'd go 100 feet. My feeling is, at the end of
13 the day, they wouldn't be that full extent. That
14 would be cut back because of internal planning
15 reasons but, based on the zoning, it could be as
16 much as 100 feet.

17

COMM. DEL TORO: And what kind of
18 retail do you envision here? Do you envision small
19 retail? Do you envision a larger retailer that
20 would encompass the whole space?

21

MR. KAPLAN: No -- well, the
22 ground floor is -- which you can see behind me
23 here, because of the configurations of the
24 buildings and the cores and so forth and grades, it
25 would really break down to two or three spaces.
You cannot have a large contiguous retail space.

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They'll be one at the corner facing south and two to the north which could be combined but they really divide very nicely in -- into three pieces. So it would be a small neighborhood scale retail we are -- it's just not the size and footprint of a large type of retailer.

COMM. DEL TORO: Thank you.

MR. KAPLAN: Thank you.

THE CHAIR: Any other questions from the Commission for Dan Kaplan?

(No response.)

THE CHAIR: Thanks so much.

MR. KAPLAN: Thank you.

The next speaker is Rick Parisi.

MR. PARISI: I better start.

Good morning, Madam Chair and Commissioners.

I'm Rick Parisi, managing partner of Paul Friedberg and Partners.

I will start quickly with going through the topical space and then we'll go into the courtyard which is the green space, about 16,000 square feet within the buildings that Dan just described.

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2 The first board over there on the
3 left is where we were in August. And that design
4 itself is really an offshoot of the design that you
5 all saw back in 2009 which was a much smaller open
6 space, about half that size. But the intent of that
7 design was to emulate that concept, create a lot
8 of, you know, sociable seating areas, movable
9 tables and chairs and really not a major green
10 space but plantings, shaded plaza type park.

11 As we started to work through that
12 design with the Community Board, we found that
13 that, indeed, was not what the Community Board
14 really desired. And rather, they desired a park
15 that was closer in keeping to the family of Village
16 parks.

17 And so we did an extensive study
18 of what those parks were. We showed them those
19 amenities and we went back and forth and came up
20 with a design that, we think, accomplishes a lot of
21 that sociable seating area. It gives them some of
22 the other amenities that they desired and it also
23 provides a lot more green than in any other scheme
24 that we had.

25 And in that, just quickly to give

1
2 you some of the stats on it, it's about 16,677
3 square feet. Okay? Of that, we have about 7,500
4 square feet for green area. We have 38 trees. We
5 have over 350 linear feet of benches, about 25
6 moveable tables and chairs. And we've provided
7 another -- a couple of other amenities within that
8 which are an amphitheater step area of large -- a
9 mounded lawn area that can be used for informal
10 play and a water feature that's a flush -- play
11 feature, interactive water feature.

12 The last thing we started to look
13 at was the commemorative items within the park.
14 And what we did, we studied a number of thoughts
15 there. We always had some tribute to St. Vincents.
16 And many of the things that St. Vincents stood for
17 over the many years, 180 years, I guess, that that
18 was in place. And we really came up with a series
19 of ideas that would -- would notate those events.

20 And one of those was, indeed, the
21 AIDS epidemic. And so as we worked through this, we
22 -- we tried to work and establish moments for that.
23 So this is not a park that has addressed that
24 fully. It's addressed it more as a neighborhood
25 park and that is an overlay, layer upon layer

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2 within that park.

3

4 And just quickly, because I'm
5 running out, you know, I probably have a minute,
6 I'd just like to quickly walk you through some of
7 the views.

8

9 This -- this is a view from
10 Greenwich Street, across the street.

11

12 These are some of -- this is our
13 furniture, our benches which are concave and convex
14 to allow for some, you know, really informal
15 seating areas and more social seating with the
16 moveable tables and chairs.

17

18 This is a view from the --

19

20 THE CHAIR: That's okay. So I'm
21 sure that the Commission will have some questions
22 for you.

23

24 MR. PARISI: Yep.

25

26 THE CHAIR: But I know that there
27 is a -- you have a level change here.

28

29 MR. PARISI: Yeah.

30

31 THE CHAIR: And could you just
32 describe how this is accessible because I think it
33 has some steps -- I'm talking about. Are you
34 talking about that it's your design or the

1

2 community design -- that was -- is the design you
3 worked on?

4

MR. PARISI: The design we're
5 working on.

6

THE CHAIR: Yeah.

7

MR. PARISI: There's only one
8 design now.

9

THE CHAIR: Okay. Right. So I
10 don't know if you worked on the community design
11 too though, but is there, in your design -- how did
12 the -- how do you moderate, how do you mitigate the
13 grade change? You're walking --

14

MR. PARISI: Okay, I'll show you.

15

Simply, the elevation -- the
16 existing elevation is 26 -- it's 24.8 feet. So
17 there's a slight slope along the center. All
18 right.

19

So what we've done is, everything
20 is handicapped accessible within. This is
21 elevation 24. You come in at 25. You work your way
22 up to 27, a gradual slope, under three percent.
23 You come along here, you're at 27.5. What we did
24 here is, rather than slope this back down, and we
25 can easily do this, the design can accommodate both

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2 things, we wanted to make more of a statement for
3 the park here and really announce the park on
4 Seventh Avenue. So we did a gateway element here
5 and we did two sets of two steps. So this is the
6 only section here that is not handicapped
7 accessible.

8

THE CHAIR: Okay.

9

MR. PARISI: But you can
10 circulate around. Now if that's a problem, you can
11 lose those steps. You can still have the gateway,
12 the gates, the archway and the fence.

13

THE CHAIR: Okay. Great.

14

And the height of the fence in
15 relation -- is there a fence design that you're
16 trying to emulate, because generally the Commission
17 doesn't like fencing because fencing -- but the
18 Village does truly have a tradition of fencing.
19 And, I think, Father Demos, the most recent park
20 and, I think, that was pretty low but it would be
21 36 --

22

MR. PARISI: Yeah.

23

THE CHAIR: -- and very open. Is
24 there something -- is there a fence that you're
25 trying to emulate or just give us a feeling of the

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2 fence. I don't think it's supposed to be a big
3 barrier. So why don't you describe how -- what
4 effect you'd like to achieve.

5

MR. PARISI: Okay. What we've --
6 and, you know, and this was a kind of a hot topic
7 with the community. A lot of people did not -- did
8 not want a fence. And a number of people did want a
9 fence. And, I think, part of that is to give a
10 sense of security.

11

So we -- we ended up with a fence
12 that is about four feet in height. That includes a
13 six-inch granite curb that it sits on. Okay. The
14 -- the Sheridan Square fence, which I know is -- is
15 one of the ones we looked at, is actually
16 five-foot-three in height and sits on a six-inch
17 curb.

18

So our fence is very similar to
19 that -- an iron fence with a little finial on top.
20 We have -- this is just the one I was searching
21 for. It was over there at the gateway. It -- on
22 Seventh Avenue we have a wall that's two feet high
23 so we have a two-foot fence there. So we never
24 exceed the four-foot height.

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THE CHAIR: Okay.

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MR. PARISI: Okay. And then we

step up to the gateway and these are the two sets
of steps, right here.

THE CHAIR: Thank you.

Let me see if there are questions
for you from the Commission.

Karen Phillips.

COMM. PHILLIPS: Thank you.

I guess we've become much more
aware of the underground space under this park
right now. And it seems that right now you are
putting all your trees and everything -- you're
actually building up mounds to have your tree
planting on it. So you are, at all times, looking
at preserving that space and building on top of it.
Is that correct, versus digging it out and planting
the trees and having the landscaping in actual
soil, I mean, it's soil connected through the --

MR. PARISI: Soil and earth, yeah.

It's sort of there -- actually, no, that's not the
case.

The -- the issue is, is that
there's a sub-surface basement level is only six
inches below the finished grade. So in order to

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2 put the trees there, we'd have to up four feet.

3 All right?

4

5 So that -- it's not to say you
6 couldn't do that, that can be done. It's -- it's
7 just -- you would not end up with a park similar to
8 this where you have really maximized the green
9 space and you've allowed, you know, you've created
10 a tree -- a tree line to the flush area, you know,
11 right along the sidewalk. So it's grade-level tree
12 planting as opposed to coming up two feet -- now
13 you go up another two feet to get a tree in.

13

14 So there's many ways you could
15 keep that below level space but we are not
16 intending on doing that because we're really trying
17 to, you know, provide a park that fits in with the
18 neighborhood and all the family of parks, which are
19 all grade level.

19

20 THE CHAIR: I just -- in terms of
21 the openings, the -- to each one of the entrances,
22 how wide are they? It's hard to tell whether they
23 are very wide or very --

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24 MR. PARISI: The -- each of the
25 opening is under ten feet, you know, in the
26 ten-foot range.

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We did a survey of a lot of the other spaces. I think we're -- I think we're about 11 feet, 10 to 11 feet here. We're about 10 feet there and 10 feet there and, I mean, and 9 feet here.

We looked at a lot of the other open spaces and some of them were as small as 8 feet, 7, 8 feet. We -- we played with the main entrance at 12 to 14 feet. It gets quite extensive with gates when it's that big. It can be done. It can be widened easily within this design.

THE CHAIR: But it should feel welcoming --

MR. PARISI: Welcoming.

THE CHAIR: -- and opening -- open. You shouldn't be able to -- you should be able to see through the plantings, the -- save the basic principle that you know about. So I guess I'll walk around myself and see.

MR. PARISI: Okay.

THE CHAIR: Let me see if there any other questions for you.

COMM. EADDY: Just one.

THE CHAIR: Yes, Richard.

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MR. EADDY: Just to follow up on
Commissioner Phillips' question, your plan
contemplates removing the void underneath and
building it on earth, your park.

MR. PARISI: Yes.

COMM. EADDY: Okay. Just --
thank you.

THE CHAIR: Okay. Any questions?

(No response.)

THE CHAIR: Thanks so much.

MR. PARISI: Thank you.

THE CHAIR: Okay. We are now
going to switch to speakers in opposition.

There are many people who are
actually out in the lobby so when I call their
names, we're going to give them some time to get in
the room and get up to the microphone.

Okay. I'm going to read the first
six names. Okay?

The first is -- first speaker is:

Richard Davis; then

Andrew Berman; then

Albert Butzel; then

Trevor Stewart; then

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2

David Reck.

3

So we'll wait for Richard Davis

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to --

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A VOICE: He's here.

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MR. DAVIS: I got here early to

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get a seat.

8

THE CHAIR: That worked really

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well.

10

Okay. Thanks a lot.

11

MR. DAVIS: Chair Burden and

12

members of the Commission, I'm a 28-year resident

13

of West 12th Street and participated as a four-year

14

member of the Omnibus Committee for the Community

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Board.

16

Because in the end, reality means

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that the Greenwich Village community cannot have a

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hospital it needs and that the best of the

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available options is a residential development, I

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would suggest that any civic planning approvals

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should be only for the minimum necessary zoning

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changes for a viable residential development.

23

And, two, eliminate those elements

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in the proposal which unnecessarily destroy the

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residential character of existing streetscapes

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2 and/or unnecessarily add to the inevitably horrible
3 burdens to a residential neighborhood which will
4 have to endure more than three-and-a-half years of
5 intense construction.

6 The answer of the applicant to any
7 demand for changes is that no change should be
8 allowed that requires them to return it to
9 Landmarks. I would submit that that's
10 inappropriate. This is a separate process and their
11 position would make this process meaningless.

12 Let me turn to a few quick issues.

13 One, I think it's important to
14 recognize that the DEIS appropriately characterizes
15 West 12th Street as having a strong residential
16 character. There's no retail there now.

17 We also believe there should be no
18 garage on Prince and West 12th Street and we
19 believe it's a preliminary matter the DEIS doesn't
20 establish the need for a garage. Unlike other 12th
21 Street garages, which are in apartment buildings
22 located on avenues with entrances located
23 approximately 100 feet from the corner, this
24 proposed garage with its 22-foot curb cuts is in
25 the middle of the residential block and, we

1

2 believe, it would have a very negative impact on
3 the existing residential streetscape.

4

5 The recent concession provided for
6 audio visual warning system with lights and sounds
7 only adds to the commercial and disruptive nature
8 of this entrance. I would also add that this would
9 be an unprecedented fourth garage entrance, with
10 the others being in corner buildings. But this
11 would be a fourth which we don't think exists
12 anyplace south of 14th Street.

12

13 The developers' response is, well,
14 this is the only appropriate place. In my written
15 statement I articulate some other places. They
16 challenge those as being appropriate. I would say
17 that if there's not an appropriate place, because
18 12th Street isn't appropriate, that doesn't mean
19 that you have to have the garage and it should be
20 in the middle of 12th Street.

20

21 Second, in terms of retail, I
22 describe that in more -- in my -- in my statement.
23 There should be no visible retail and I think
24 changes do need to be made beyond what the Borough
25 President has proposed.

25

The neighborhood is in the middle

1
2 of an Historic District and contains two nearby
3 schools and thousands of residents. The renovating
4 and not demolishing Reiss, we believe should be
5 required mitigation. Demolishing rather than
6 renovating Reiss means that the neighborhood will
7 be exposed to 15 to 19 months of the dirtiest, most
8 noisy work and will also create the most rodent
9 dangers and the most vibration risks to the
10 structural integrity of nearby buildings, including
11 170 year-old townhouses and the most danger,
12 including the use of cranes.

13 This work, according to the
14 applicant, includes four months of demolition, two
15 to six months for excavation and foundation work,
16 which seems low, nine months for constructing the
17 outer shell.

18 The entire burden has been added
19 to the community facing three years of intense
20 construction and the replacement building is the
21 same size and poorly designed and will clash with
22 rather than conform to the surrounding buildings.
23 And, really, frankly, give us a garage entrance in
24 the middle of the block.

25 My time is up. I have 20 copies

2 of a written statement which also explains why none
3 of these changes means the project cannot go
4 forward.

5 Thank you very much and I'll be
6 happy to answer any questions.

7 THE CHAIR: Thanks.

8 If you could leave copies on the
9 secretary's desk, that would be great.

10 And let me see if there are any
11 questions for you?

12 All right, Karen Phillips.

13 COMM. PHILLIPS: Mr. Davis, you
14 mentioned the garage and, of course, immediately it
15 struck me as well. But considering that they are
16 preserving a lot of the buildings there, and I
17 understand your argument about, you know, curb cuts
18 in terms of in -- that far in the block. But is
19 there currently or was there an entrance, a curb
20 cut entrance for the hospital somewhere in that
21 same vicinity?

22 MR. DAVIS: There is -- there was
23 no curb cut on 12th Street whatsoever. There is a
24 small curb cut on 11th Street on the north side of
25 the street, oh, I'd say about 150 to 200 feet from

1

2 Seventh Avenue. But there is no existing curb cut.

3

4 That's one of the important
5 things, 12th Street between Sixth and Seventh, the
6 response to one of the earlier questions, is one of
7 those streets which has no retail, which has the
8 residential feel, the hospital buildings were
9 actually designed to mimic lower Fifth Avenue
10 buildings and so it now is purely residential which
11 they propose practically to really destroying that
12 streetscape which is pure residential.

12

13 COMM. PHILLIPS: Okay. So -- and
14 considering preserving the buildings, would you
15 then recommend that the curb cut be removed to
16 where the townhouses are on 11th Street?

16

17 MR. DAVIS: I think there are two
18 -- there are two other places. And I recognize
19 that there are issues as to each of them, although,
20 I believe, that that, you know, they don't actually
21 -- the garage is not essential.

21

22 One is described in my statement
23 is 11th Street with the issue is there's a school
24 near Sixth Avenue, although I would note that the
25 -- any garage entrance on 11th -- 11th Street would
26 be almost a block from the school across the street

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2 from, you know, -- from, you know, -- from the
3 school.

4

5 The other possibility, and I know
6 there are issues in putting it on avenues, is to
7 put it on an avenue. And I would note that on
8 Seventh Avenue, we have lived for decades and
9 decades and decades with curb cuts between 12th and
10 11th because that's where the ambulances used to
11 go. And, I think, that that would be the least
12 intrusive place actually to put an entrance.

12

13 THE CHAIR: Let me see if there
14 are other questions for you.

14

Anna.

15

16 COMM. LEVIN: Yes, Mr. Davis, I
17 have a question about the other garages on the
18 block. Your testimony and the Community Board's
19 letter indicate that there already are -- are
20 already three garage entrances. But are all three
21 of them public parking garages or accessory
22 garages?

22

23 MR. DAVIS: The -- there are two
24 that are fully public and, you know, they're all
25 linked to apartment buildings that are corner
buildings. Two of them do accept public cars. One

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2 of them, you know, across from the John Adams on
3 the St. Vincents side of 12th Street close to Sixth
4 Avenue, is an accessory garage and it is, I call it
5 a mixed breed because what they do is, it's got --
6 it's got curb cuts and then they operate it along
7 with the garage across the street.

8 So, you know, they have residents
9 and, you know, overflow from -- any overflow from
10 the one in John Adams that use that garage. It's
11 the same operator.

12 COMM. LEVIN: All right.

13 Thank you.

14 THE CHAIR: Any other questions
15 from the Commission?

16 (No response.)

17 THE CHAIR: Okay. Thanks a lot.

18 MR. DAVIS: Thank you very much.

19 THE CHAIR: Andrew Berman.

20 MR. BERMAN: Thank you.

21 Good morning. Good morning,
22 Commissioners.

23 My name is Andrew Berman. I'm the
24 Executive Director of the Greenwich Village Society
25 for Historic Preservation, which is the largest

1

2 membership organization in Greenwich Village.

3

4 I'm here today to testify in
5 opposition to the proposed rezoning of the former
6 St. Vincents East Campus.

6

7 Because of the scale of the
8 proposed project, the precedent which could be set
9 by the proposed zoning changes and the change in
10 use for the site which the project would entail,
11 this application would have a particularly profound
12 and lasting impact upon this neighborhood and
13 beyond.

13

14 Our fundamental overriding concern
15 with the request for rezoning, is that a private
16 developer seeking to construct luxury housing on
17 the site, is seeking an upzoning using the current
18 zoning density, which was allowed specifically for
19 the construction of a hospital in 1979, as the
20 baseline for the new allowable density.

20

21 This is wrong. Not just for this
22 site, but for the City as a whole. If they
23 increase density granted for the development of
24 public service facilities such as hospitals, can in
25 whole or in part, as proposed here, be used by
private for-profit developers in the future, we are

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2 opening a deeply troubling Pandora's box with
3 profound potential consequences for the entire
4 City.

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6 If the City Planning Commission
7 approves such a change, it is, in fact, putting in
8 place a tremendous incentive to allow a greater
9 density of development for public service
10 facilities which can later be exploited by private
11 developers when the facility no longer exists, is
12 forced out or is bought out.

12

13 We urge you in the strongest of
14 terms, not to approve such an upzoning in this
15 case.

15

16 We also have serious concerns
17 about the proposed amendment of Section 74.743 of
18 the Zoning Resolution regarding large scale
19 developments in Community Board 2.

19

20 While it seems that this provision
21 would only currently apply to the St. Vincents East
22 Campus, there is no reason to believe that in the
23 future, as a result of other zoning changes, this
24 provision could not then be accessed by a multitude
25 of institutions located in Community Board No. 2
with potentially enormous consequences.

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We, therefore, do not recommend approval of this proposed text amendment.

Finally, regarding the proposed Triangle Park, we feel that it is critical that the park be permanently and publicly accessible and that there be provisions ensuring its proper maintenance and upkeep in perpetuity.

We also feel that it is wholly appropriate for the design of the park to recognize the special history of Greenwich Village, including the critical role and enormous impact of the AIDS epidemic upon this community and New York as a whole.

Thank you.

THE CHAIR: Thank you very much.

(Applause.)

THE CHAIR: Let's see if there are questions.

All right. Are there any questions for Andrew Berman?

Yes, Anna.

COMM. LEVIN: Andrew, I have a question about the density argument --

MR. BERMAN: Um-hum.

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COMM. LEVIN: -- and how the fact that the proposal involves extinguishing the -- the currently fairly significant development rights associated with the Triangle lot, --

MR. BERMAN: Um-hum.

COMM. LEVIN: -- how that is accommodated by your thoughts on density. In other words, if we were to accept your argument and look at more appropriate residential densities, you'd still have a ton of density associated with that Triangle site that could be used.

So, you know, it's not exactly as if we're -- we're just accepting that existing -- treating the facility density and allowing that to the residential that it is.

How does that work, in your --

MR. BERMAN: Right. We understand that. There is a somewhat of a give back, most of which was necessitated by the Landmarks Preservations Commissions requiring that the proposed size of the buildings be reduced somewhat. Nevertheless, they are asking for an upzoning. They're asking for a changing of the zoning which would increase the base allowable residential

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density.

And this is not a density of residential development that you see elsewhere in the neighborhood or that current zoning would allow. They're really trying to sort of piggyback with a small give back what was allowed in 1979 for the development of a hospital. And we just think that that's all -- that's inappropriate both in location and in principle.

THE CHAIR: Any other questions for Mr. Berman?

(No response.)

THE CHAIR: Okay. Thanks for being here.

MR. BERMAN: Thank you.

THE CHAIR: The next speaker is Al Butzel.

MR. BUTZEL: Good morning, Chair Burden, members of the Commission. I'm Al Butzel. I am counsel to Protect the Village's Historic District, an organization of Greenwich Village residents whose mission is reflected by its name.

PVHD played a major role in the Landmark's proceedings focusing on the preservation

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2 of the O'Toole Building and downsizing of the
3 residential development and PVHD continues to
4 pursue those goals in the ULURP process.

5

6 We have a significant written
7 submission which I'll provide to your -- the clerk
8 when I'm done with my remarks. I'm not going to
9 summarize that. I want to focus here on three
10 particular points.

11

12 The first is that the written
13 application is an attempt to fit a square peg into
14 a round hole. Everything that the developer has
15 proposed in terms of -- of upzoning and special
16 permits, is an effort to gain approval for exactly
17 the structure approved by the LPC. That is what
18 the bulk in the design you are being asked to
19 approve reflects.

20

21 The Rudins have made it clear at
22 every step of the process that they do not intend
23 to make any changes where it would require them to
24 return to the LPC, not even for something as minor
25 as changing the size of the retail windows on 11th
and 12th Street. But if this Commission were to
accept that position, it would be to invest the LPC
with the power to determine zoning and would

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2 subordinate the Commission's authority to the LPC's
3 much more general analysis of appropriateness.

4 The Commission, not the LPC, is
5 the agency responsible for zoning and planning in
6 the City. It would be irresponsible for it to
7 accept the proposed upzoning and grant the requests
8 and special permits because the Rudins do not want
9 to disturb the approval they received from the LPC.
10 It would be an abdication of the Commission's duty
11 to take -- to zone on the basis of public interest
12 in accordance with the well-considered plan and in
13 my view it would likely cross the line of spot
14 zoning.

15 But this is more than possible in
16 this case, as evidenced by one central reality
17 which brings me to this, my second point.

18 In the entire Greenwich Village
19 Historic District, there is not a single block or
20 lot that is zoned R8, as the Rudins are proposing.
21 And there is not a single mid block -- block that
22 is zoned anything other than R6.

23 I'll give you maps that show this
24 very graphically. It is a reality, I think, that
25 you need to take into account. It highlights, in

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2 my mind, the departure in rational zoning that the
3 Rudin proposals, if accepted, would represent.

4

I would -- I would, I submit, be
5 an ill and fateful step for the Commission to
6 subordinate its role to us such as individualized
7 self interested upzoning.

8

And I want to talk to your point
9 in a moment, Anna, but, frankly, I want to
10 emphasize the PVAD supports the community nature of
11 the park - very much what the Rudins are proposing.
12 That's what we want to see there because there's
13 such limited space in the Village and in this
14 regard we would endorse their proposal.

15

THE CHAIR: Thanks, Al.

16

Let me see if there are questions.

17

(No response.)

18

THE CHAIR: There are not.

19

Thank you for being here.

20

MR. BUTZEL: Thanks.

21

THE CHAIR: The next speaker is
22 Trevor Stewart, who will be followed by David Reck.
23 And then if we have time, Sara Malloy-Good and
24 Robert Alterberg but we'll see.

25

Mr. Stewart.

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MR. STEWART: Chair Burden,

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Commissioners, I'm Trevor Stewart, Chairman of

4

Protect the Village Historic District, PVHD.

5

We're an organization of about

6

1,000 members and others living in Greenwich

7

Village. The historic Greenwich Village is one of

8

the neighborhoods that makes New York a great City.

9

Our goal is to keep it that way and, I'm sure, that

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is also the goal of this Commission.

11

Regarding the upzoning, we fully

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agree with Community Board 2 that there is no

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public benefit to justify the massive upzoning

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plans that the Rudins are requesting. Essentially,

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they propose to take the extreme bulk, as was

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pointed out, permitted because of St. Vincents

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unique community function, and use it to justify

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luxury high-rise condominiums.

19

They're asking for changes to

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zoning that was -- that were adopted precisely to

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prevent developers from doing what they seek to do.

22

PVHD joins with Community Board 2

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in opposing this over-the-top application and I

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urge you to reject it in its present form.

25

Regarding the parking, PVHD,

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2 again, joins with Community Board 2 in opposing the
3 proposal for the new parking garage on 12th Street.
4 This block already has three garages plus it will
5 be the ambulance route from the emergency care
6 center in the O'Toole Building.

7

8 If a new garage is needed, again,
9 as others have pointed out, we urge you to look at
10 Seventh Avenue. We think that would be more
11 appropriate.

12

13 Finally, the Triangle Park. The
14 Rudins are to be absolutely commended for listening
15 and responding to the community. The proposed park
16 is exactly what we need and what we want, a restful
17 and attractive oasis for the people of Greenwich
18 Village and their families.

19

20 PVHD supports including
21 commemorative developments provided that they do
22 not overwhelm the park or turn it into a tourist
23 destination. The park should commemorate St.
24 Vincents, a much loved institution that served our
25 community for 160 years. Personally, I would like
26 to see the park named for St. Vincents.

27

28 A significant part of the
29 hospital's legacy is the heroic work they did to

1

2 support people with HIV AIDS, especially in the
3 scary early years of the epidemic and that should
4 be commemorated too.

5 PVHD is very concerned about the
6 possibility of retaining and reusing the space and
7 the Triangle. Retention is not contemplated in the
8 park design and it's very hard to see how could we
9 not adversely affect the design and the plantings,
10 which are gorgeous, encroach on the park with
11 entrances, exits and all sorts of paraphernalia
12 necessary for mechanical elements, such as
13 ventilation and elevators.

14 And by definition, the new
15 underground space would turn the park into a
16 destination, which is precisely what we don't want.
17 Sometimes a park should just be a park.

18 Thank you for your consideration.

19 THE CHAIR: Thank you.

20 Let me see if there are questions
21 for you.

22 (No response.)

23 THE CHAIR: There are none.

24 Thanks for being here.

25 MR. STEWART: Thank you.

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THE CHAIR: David Reck.

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MR. RECK: Good morning.

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THE CHAIR: Good morning.

5

MR. RECK: I am David Reck. I

6 chair of Board 2's Land Use Committee. I'm

7 representing Board 2 today. I'm also a registered

8 architect.

9

The Board 2 has been involved in

10 this issue now for five years and I've been on the

11 St. Vincents committee for all that time. It's

12 been one of the more amazing land use issues in

13 that every time we think we have this figured, it

14 immediately turns around and takes a completely

15 different direction.

16

Board 2 has been on record and

17 would still like to see a full-service hospital.

18 However, what we are faced with is this zoning

19 application. So what we have done is this 11-page

20 resolution in response to it -- I don't think I

21 have enough time to go through every item on this,

22 but I would like to catch some of the highlights

23 here.

24

One of the major problems with

25 this application, frankly, is that there has been a

1

2 significant upzone proposed by this that appears to
3 us to have virtually doubled the value of the real
4 estate here and there doesn't seem to be any clear
5 justification for doing so. They are doing the
6 residential upzoning from an R6 to an R8,
7 completely skipping over an R7.

8

And the Bankruptcy Court awarded
9 this property to the applicant based on its value
10 as it sits. And there doesn't seem to be any
11 particular advantage to the community to -- to
12 going with a significant upzoning.

13

And as part of that upzoning, they
14 seem to take the position, the real justification
15 they're saying for what they're asking for, is that
16 it is more contextual with the Village. And I'm
17 sorry to say, R8 districts are not contextual with
18 this area of the Village by any means; that we are
19 very concerned that this is a significantly more
20 bulk than what would be contextual for Greenwich
21 Village.

22

So we are very much opposed to the
23 upzoning of this.

24

And we also feel that there's a
25 really significant issue here with the creation of

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2 affordable housing. This is one of the few
3 opportunities that Board 2 will actually have to do
4 such a thing. And the applicant has already stated
5 in the press that the apartment prices will start
6 at \$1.2 million and go up from there. So it means,
7 really, that higher income people will occupy these
8 apartments.

9 And one of the big issues in
10 development in Board 2 in recent years has been
11 that the pressures have been driving out affordable
12 housing. And we want to try to maintain this
13 demographic. So we really would like you to
14 consider that as -- as a possibility here.

15 We also are looking for more
16 financial support for local schools and in -- all
17 through the west side, down through both Community
18 Boards 2 and 1, schools have been very much
19 overcrowded. And this has become a huge issue in
20 our district and we would really like to see the --
21 a number of apartments, which is estimated
22 currently, I think, about 450 apartments, we would
23 really like to see school seats for these kids.
24 And the schools are already overcrowded so we're
25 already at a crisis position on that.

1
2 We had taken a great interest in
3 the open space on the Triangle Park and there's an
4 extensive resolution here that I couldn't possibly
5 go into all the details here. But I think the major
6 concerns for us is how this is to be owned, how
7 this is it to be managed? We would like the Parks
8 Department in one fashion or another to manage it.
9 And we would like the financing, all of that to be
10 worked out and stipulated so that it is basically
11 written in stone as part of these applications.

12 And there are other issues here.
13 I highly suggest you read our resolution. We spent
14 a lot of time putting it together.

15 So thank you.

16 THE CHAIR: I think you can be
17 assured, David, that we have read the resolution
18 and line by line and that --

19 MR. RECK: Yes, I know. I worked
20 with you guys before.

21 Thank you very much.

22 THE CHAIR: Let me see if there
23 are questions.

24 Nat Leventhal.

25 MR. RECK: Yes, sir.

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COMM. LEVENTHAL: Thank you.

This actually addresses your point and, I think, the point Mr. Davis made earlier. And that is to say, the absence of any other R8 within the area -- but I think you're a good person to explain this because this is your field of expertise.

My understanding is that surrounding the area are or zoning areas such as C6-2, which is an R8 equivalent, C6-2A, which is an R8A equivalent and C63A, which is R9A equivalent, those are different in terms of your concerns --

MR. RECK: You're really looking at some very -- that's one of the problems that we've had with this developer. Basically, they're looking at very specific smaller areas. If you look at the general length and breadth of Community Board 2, their R6 is actually considered a little bit high.

The only other real R8 district is farther down in Hudson Square where the buildings are much higher. All through the Greenwich Village area there are very low buildings more compatible with the Historic District. And part of the

2 justification, frankly, has been, well, we have all
3 of these large buildings there now. Well, wait a
4 minute, those large buildings that were there now
5 were built under this community use facility bulk
6 bonus and the community was given some advantage
7 for it that would compensate for this out-of-scale
8 development.

9 And now what we're being asked to
10 do is to approve, basically, a doubling of the
11 value of this property when it will be simply
12 feasible to reduce the size of the towers on
13 Seventh Avenue and bring it more in compliance with
14 what is going on in the -- in the rest of Greenwich
15 Village.

16 I think, you now, your point is
17 well taken, there are some higher FARs, but they
18 are not common and they are very small. If you
19 really look at the length and breadth of Board 2,
20 it's a much lower density.

21 COMM. LEVENTHAL: Okay. Thanks.

22 THE CHAIR: Ah, yes, Angela and
23 then Betty.

24 COMM. BATTAGLIA: You mentioned in
25 your testimony that they seem to have skipped over

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an R7. Does the Community Board have any recommendation to an R7 zoning?

MR. RECK: Well, at this point, I think we are in the position of saying that we're just not getting any kind of reason or rationale for this upzoning. Frankly, if we were getting some kind of full-use community hospital, I think there would be a lot less opposition to it.

(Applause.)

MR. RECK: We're also not getting any affordable housing in. We're not getting any help on the schools issue. So we're really getting a very large project that's going to be a burden on our community and they're not really doing enough to compensate for that.

COMM. BATTAGLIA: So actually you're saying that you could possibly or probably live with the upzoning if there were some amenities that would please the community?

MR. RECK: That's actually not been approved the board. I think I might say that as a personal statement, but I don't think I can say that on behalf of the board.

COMM. BATTAGLIA: Thank you.

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THE CHAIR: Betty.

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COMM. CHEN: So there's been an evolution of the park design throughout the process. I think things have evolved since this -- the letter was put down to paper. And the design that we saw today addressed issues with the fencing, the grades, the seating, the removable -- the oxygen storage tanks.

So as things stand now and as the developer is committed to build to some things of this design, do you think this addresses the issues in the letter relative to the park itself? Does the current park design address the Community Board's issues?

MR. RECK: I think -- I think the major concern of Community Board 2 is that we really get the things that could be gotten down in writing as a fixed deal, like how is this -- this park to be subsidized and how is it to be managed? Those are the major, major issues.

Yes, these details are important to us but, you know, there has been a proposal for an AIDS memorial on this. I think we are open to talking about that providing, of course, that the

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2 park is a usable park and such. The idea of a
3 memorial on this space is -- is certainly an
4 interesting one that is supported by a lot of
5 people.

6 But the real issue, I think, is
7 how is this owned? How is it operated? Who manages
8 it? How is it funded -- at this point. And I think
9 we are very open to continuing discussions on a lot
10 of these issues.

11 THE CHAIR: Any other questions
12 for David Reck?

13 Oh, yes, Anna.

14 COMM. LEVIN: Yes, David, I need
15 to ask you about affordable housing. It is an
16 important part of the mix on any large project like
17 this one that includes, you know, an increase to
18 the value of the property.

19 We heard from -- well, I guess,
20 I'd like to ask specifically, do you have any --
21 how would you like to see affordable housing
22 accommodated either in or by this project?

23 MR. RECK: Well, you know, the
24 inclusionary housing stuff has been evolving and
25 I've been keeping track of that and it's currently

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2 being proposed in another zoning that we are now in
3 the process of looking at in the Hudson Square
4 rezoning.

5 I think that it's critical to try
6 to provide as much as we reasonably can. It would
7 be nice to provide more than like the 20 percent
8 that's quite common in this. I don't think that's,
9 you know, you have to -- people, who like me, you
10 have to understand -- that it has to get paid for.
11 So what is the compensation for it and in this
12 particular case we're being asked for a huge
13 upzoning and we're not getting it.

14 Should it be included? I
15 personally think that the better use of
16 inclusionary housing is to include it onsite with
17 the development so you get a true mix in it.
18 Although there is the possibility that it could be
19 included off site. We're certainly willing to
20 negotiate on this and discuss details with the
21 Rudins but so far we've gotten nowhere on that.

22 COMM. LEVIN: Well, inclusionary
23 housing is probably beyond the realm of
24 possibility, at least with this application,
25 because it would have had to have been included in

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2 the application.

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MR. RECK: That's correct. But
4 there's no reason why this couldn't go back a
5 little bit and -- and re-thought about it.

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COMM. LEVIN: And, in addition,
7 it involves, I'm sure you're aware, involves an
8 increase in density.

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MR. RECK: Yes, I'm aware of
10 that.

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COMM. LEVIN: I think we all
12 understand it's a very sensitive issue here. So,
13 you know, it would be easier to deal with the
14 affordable housing question if we had a, you know,
15 a specific workable solution to try and --

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MR. RECK: Yes, and I think that
17 that is one of the issues that we've been talking
18 about. What is it that we're getting in our
19 community for a property that was awarded by a
20 Bankruptcy Court at its current value and now is
21 being asked to, basically, double its value and
22 what are we getting for it? And we're getting
23 nothing for it, frankly. It's, you know, the
24 developer's going to -- going to have rich peoples'
25 housing.

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We are going to get a nice park out of it. That's nice, but that's only one part of all of this. But, you know, if, in fact, they want to do inclusionary housing, I think, we should -- ought to sit down and talk about it.

COMM. LEVIN: Are there available sites in the Village that could be used for new development for affordable housing?

MR. RECK: I'm not sure of exactly in Greenwich Village itself, but within Board 2 there are certainly available sites. Right down in Hudson Square, I can walk you around and show you a bunch of them. I could even show you some that have been abandoned where the buildings are now holes in the ground and, yes, there are sites in Board 2 where this would be feasible.

COMM. LEVIN: Privately owned or City owned?

MR. RECK: I believe privately owned. I don't know of anything the City owned.

COMM. LEVIN: Thank you.

MR. RECK: Thank you.

THE CHAIR: Nat.

COMM. LEVENTHAL: Sir, I'm a bit

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confused and perhaps you can help me.

 You seem to be dwelling,
correctly, on the technical issues and the
assurances in writing by the Rudins that their
promises will, indeed, be kept.

 On the other hand, you're arguing
against development of the buildings as presented
which is something that doesn't quite work well
with me at the moment.

 Also, from our briefing packet,
there's a reference that the current east site has
at least 73,000 square feet less than exists on
that site today. So that's a confusion to me.

 Commissioner Levin correctly
raised the issue of the inclusionary housing which
would create more density, forgetting the mechanics
of it, at the end of the day --

 MR. RECK: It would also create
more diversity.

 COMM. LEVENTHAL: I totally agree
with you on that issue, totally.

 But you're talking down in terms
of the project on one hand, in terms of the project
on the other hand if, indeed, it had either

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2 inclusionary or affordable housing. And what you, I
3 think, you and another gentleman made the
4 observation that they are making money.

5 I've been in the construction
6 business a long time. I'm hardly an expert on the
7 real estate component of it, but I would suspect,
8 indeed, I could almost promise, that when the
9 Rudins or any other developer who looked at a site
10 like this, in terms of bankruptcy or otherwise,
11 they would have been long since planning to come to
12 this Commission for a rezoning.

13 MR. RECK: Sure.

14 COMM. LEVENTHAL: And implicit in
15 that would be the way they worked out their
16 agreement with the seller, whether it be Rudin or
17 anyone else.

18 So I'm not as certain as you are
19 that they got a bonanza. They probably got
20 something they hoped for.

21 MR. RECK: Okay. Well, I think I
22 would respond to you -- one of the things that in
23 my career, as chair of the Board's -- the Board's
24 Land Use Committee, we have been entertaining a lot
25 of applications to the Board of Standards and

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2 Appeals that are based on financial hardship. This
3 isn't. They are not calling in any financial
4 hardship here.

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COMM. LEVENTHAL: I agree.

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MR. RECK: And they were awarded
7 by the Bankruptcy Court this property valued as is
8 with its current zoning and its current
9 restrictions. And without having some kind of
10 community benefit here, I think it's a far stretch
11 for us to go along with an upzoning that virtually
12 doubles the value of that property. I mean it's,
13 you know, why -- why should we go along with that?

14

And you're saying, you know,
15 you're telling me that on a prime property in the
16 middle of Greenwich Village that they're getting at
17 a very reasonable price, that they can't make a
18 profit, you know, at a lower FAR?

19

COMM. LEVENTHAL: I don't know
20 the numbers.

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MR. RECK: I -- well, frankly, we
22 haven't been presented with any financial hardship
23 arguments. It's not required for this application.
24 What we're really having our trouble with is, why
25 is it that we should go with this upzoning when, in

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2 fact, it's not going to provide benefits for the
3 community, rather it will provide burdens for the
4 community.

5 And, you know, it's -- if you want
6 a -- if you want to tell me that we should have a
7 little bit of upzoning in an exchange for some
8 affordable housing, well, okay, let's sit down and
9 have that discussion.

10 And, I think, that you might well
11 be able to convince some of them. I don't think
12 you will convince everyone but I think you will
13 convince some. But it hasn't even been on the
14 table. So what is this for us, for the community,
15 other than a burden?

16 And that's really the point that,
17 I think, that we've been struggling with in the
18 Community Board and we're just -- the pluses don't
19 outweigh the minuses.

20 COMM. LEVENTHAL: Could you --
21 could you comment upon my other issues?

22 MR. RECK: Which ones?

23 COMM. LEVENTHAL: In regard to
24 taller/smaller and -- and the other issue I had, on
25 one hand you were concerned about the detail being

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put to paper and on the other hand you were
objecting to the size of the development.

MR. RECK: Well, the details that
we want to put paper, and there were some -- a
number of things in the application that discussed
restrictions in the applications and deed
restrictions that would be part of all of this that
would ensure the ongoing relationship of the
funding of the park and who runs the park. I think
that's really where that applies.

One of the things that I
understand is -- is being planned on is a deed
restriction is that the condos across the street
will be obligated for some degree of maintenance of
the park. And, you know, one of the issues for all
of us as New Yorkers, we have limited funding and
this is a way to make sure that that park actually
continues onward as a viable, usable park.

Board 2 is among the Community
Boards that has the least amount of open space. So
this is a very important issue for us. The -- the
Triangle does provide open space requirement as far
as the large scale development to allow those
residential apartments. Okay, that's fine. And so

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2 it really is necessary to have it as an open space
3 but we want to make sure that it's a viable park
4 and, frankly, right where it's located, I have no
5 doubts it will be heavily used.

6 So I don't really see your
7 conflict there, the park itself is -- does not mean
8 -- if you have the lower FAR across the street,
9 you're still going to need that park for open space
10 so I don't really see talking about that issue
11 about the park really one way -- or affecting one
12 way or another the development across the street.

13 COMM. LEVENTHAL: But hasn't Mr.
14 Rudin already committed to that this morning?

15 MR. RECK: What, to the park
16 issues?

17 COMM. LEVENTHAL: Yes.

18 MR. RECK: I think they have,
19 basically, it could -- and frankly, that is one of
20 the areas that we have been having some interesting
21 negotiations on and, I think, that the park's
22 aspect of this has actually come a long way. And I
23 know that there are people here who would like to
24 have it come a little farther with an AIDS
25 memorial. The board hasn't really had enough time

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2 to really get to the bottom of all of that. But
3 there really isn't an opposition to that.

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The park's part of it is important
5 to us and we do understand all of that. And, I
6 think, the Rudins have been, on that aspect of
7 this, have been very good about it.

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COMM. LEVENTHAL: Thank you.

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MR. RECK: Thank you.

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THE CHAIR: Thanks, David. Nice
11 to see you.

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MR. RECK: Same here.

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THE CHAIR: Okay. I want to
14 switch to speakers in favor.

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The first five:

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Melanie Meyers, and I'll just read
17 a couple of names.

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Sister Miriam Kevin Phillips;

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Maurice LaBonne; and

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Dr. Gail Horowitz.

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MS. MEYERS: Good morning.

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Thank you for the opportunity to
23 testify.

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I'm Melanie Meyers, I'm a partner
25 with Fried, Frank, Harris, Shriver and Jacobson,

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representing the applicant.

What I'd like to start with is trying to explain really one of the more counterintuitive aspects of this application and that is, really, that what we are doing is seeking a zoning map amendment and a series of large scale -- is that better -- special permits in order to allow the development of a project that is smaller than what today's zoning allows.

I think you all know that the project site is partly encumbered by a large-scale community facility designation. That designation allows for about 750,000 square feet of development, of which about 680,000 has been built.

What we are proposing is a large-scale general development project, any rezoning that would allow for a 590,660 square-foot project, most of which which would be residential.

You know, this is, obviously, substantially less than what the existing large scale allows, but it is also -- and I think this is what a point of confusion -- is less than what zoning would allow for other uses as well.

Between the Triangle and the East

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2 site - and this is very wonky so I apologize for
3 that - there's about 648,000 square feet of
4 development potential under today's zoning if the
5 large scale was removed. And it would -- that
6 includes about 600,000 square feet of residential
7 development potential. In both cases this is more
8 than what we are asking for today.

9 It's strange math and I'm happy to
10 go through it with anybody. But what we're seeking
11 and what we're trying to do here, is to seek a
12 series of zoning and special permit regime that
13 allows for the development potential that exists
14 today on both the Triangle site and the East site,
15 to be able to be developed on the East site. This
16 would allow for the Triangle space to remain open
17 space and it would allow it to be the publicly
18 accessible park that we're doing.

19 So that is solely what we are
20 trying to do with this series of applications.

21 The Community Board's resolution
22 expresses concern about the additional development
23 potential on the site that would seek to take
24 advantage of just the rezoning, but that is not
25 going to be possible under what we have proposed.

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Under the proposal, the project will not use any other development potential attributable to the Triangle site and we have re-stated this commitment to the Borough President and we would include this restriction in a restrictive declaration as part of the approvals.

We have also agreed that if, for any reason, the special permits are surrendered, then we would go back to the existing zoning regime and develop pursuant to that. So in other words, the project that you see today, again, less than what zoning allows today is what you would be getting from this proposal.

The other thing that the Community Board, or part of what the Community Board indicated, was that they were concerned about the precedent that would be set by this zoning map amendment. And I really have two comments about that. This is looking at the zoning map that we're proposing and, I know -- let me try.

So we have C62 on the avenue and an R8 zone in the middle. It is sandwiched between an R8 equivalent zone that is at the end of the block. It is on the east -- on west side there is

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2 an R9 equivalent zone immediately across the
3 street on the Triangle parcel, and as if it's
4 spreading this way, you have a C62 which is also an
5 R8 zone. So we are working within the framework
6 and the fabric of what we think exists today in the
7 area.

8 The other thing that we did was
9 really look at -- here, I'll turn this the right
10 way.

11 THE CHAIR: Will you please
12 explain that drawing.

13 MS. MEYERS: Sure. What we're
14 looking at, we took a look at the buildings that
15 exist in the area, including on the project side
16 and so what you see here is this parallelogram.

17 The historic buildings that exist
18 on the site and the buildings that were part of
19 what the Landmarks Preservation Commission asked us
20 to -- asked us to take a look at. These buildings
21 are all overbuilt. Under the current zoning regime,
22 they'd be overbuilt as community facility buildings
23 as well as residential and they, frankly, are much
24 more consistent with an R8 envelope against the
25 then -- the R6 regime.

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So we're looking at a situation which is somewhat unique in the area and asking for zoning which is appropriate for that.

THE CHAIR: Okay. Let me see if there are other questions.

Ann.

COMM. LEVIN: Well, I'll dive into the wonky stuff.

(Laughter.)

COMM LEVIN: I just want to be sure I understood one of your first points, which is that the site has a current zoning that is still using the community facility laws. But it also has a residential, could allow residential development.

MS. MEYERS: Correct.

COMM. LEVIN: The current proposal is to build an amount of residential development that is less than the residential development allowed under the current zone?

MS. MEYERS: Correct. If you look at both the Triangle and the East site together, and if you want me to dive into that a little bit?

COMM. LEVIN: No. So -- but it's

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2 not that you are taking commercial facility density
3 and converting it to residential beyond the
4 residential that's allowed?

5 MS. MEYERS: You know, what we --
6 what we need to do -- and, I mean, one of the
7 things that we did have to look at was what the
8 site allowed. When the Rudins were considering,
9 you know, buying this and then having to make
10 commitments at the time of the bankruptcy
11 proceedings, we really had to understand what the
12 site allowed because of, obviously, the risk of the
13 process as they go forward.

14 And so what we did and what we
15 worked with, we asked some questions of City
16 Planning because there are two very large buildings
17 or a very large building on the site, which is the
18 Coleman and Link Pavilion. And the community
19 facility designation that was created in 1979, was
20 solely for the purpose of allowing those two
21 buildings to be built.

22 COMM. LEVIN: Right.

23 MS. MEYERS: So we asked the
24 question, can we make the large scale community
25 facility go away if we had to on an as of right

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2 basis. And if you take down the Coleman and Link
3 Pavilion, the large scale -- we spoke with people
4 from the City Planning, that the large scale
5 designation could be eliminated because it's no
6 longer needed.

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COMM. LEVIN: Right.

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MS. MEYERS: And what you would be
9 left with is a site which is a little under built
10 but that has a number -- all the rest of the
11 buildings are pre '61 buildings and so you would be
12 doing a conversion of pre '61 buildings that were
13 community facility to residential, as well as
14 building some new development on the site. And
15 then you had to look at the Triangle and the
16 Triangle generates about 160,000 square feet of
17 development, including about 125,000 square feet of
18 -- of residential.

19

So between the East site doing
20 conversions, doing a very sort of awkward
21 construction schedule and the Triangle site, you
22 end up with more development potential than we're
23 asking for today.

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COMM. LEVIN: And you get it as of

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MS. MEYERS: And we get it as of right.

COMM. LEVIN: Okay.

MS. MEYERS: I mean, if Landmarks -- of course, we'd have to go to Landmarks to get that.

COMM. LEVIN: Yeah, yeah. Okay.

And then just one last question. There's a -- and this is in your -- the November 23rd letter but, I think, you just repeated and that's the notion that if the general -- the large scale general development special permits are not used, we agree that the restricted declaration will provide that any development on the project site be limited to the uses and densities allowed by current zoning?

MS. MEYERS: Correct.

COMM. LEVIN: But by then the map change will have taken effect.

MS. MEYERS: Right. And so what we'd be proposing and, again, we'd spoken and we'd spoken to David before he left -- the general counsel here before he left, was, you know, what would happen and his concern was what happens, and

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the Borough President's concern is what happens if, for some reason, you don't use the special permit.

COMM. LEVIN: Right.

MS. MEYERS: And so the restrictive declaration will say, if for whatever reason you give out the special permits, you're -- you would be governed by the old zoning regime. And that's something that would be binding against the property and would run -- run with the land.

COMM. LEVIN: So how does that work? Do we then undo the map change?

MS. MEYERS: The map change would stay but any development would be subject to a restrictive declaration that remains on the record.

COMM. LEVIN: They'd just be text that says never mind what the zoning map says, this --

MS. MEYERS: This is what you have to -- right. And everything about current zoning is consistent with a map change so there's no -- there's no -- there wouldn't be anything that would be inconsistent with the old zoning regime versus what we'd be proposing today.

COMM. LEVIN: Thank you.

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THE CHAIR: Ms. Meyers, I have a question for you. As part of our consideration of the special permit application, we have to approve a site plan that has superior landscaping and so it's not only a Triangle site, but there's a site interior to the East block.

MS. MEYERS: Correct.

THE CHAIR: And is there somebody who's going to be speaking on the details of that open space?

MS. MEYERS: You know, Rick could, and I don't know that you'd like him to come back and talk about it. We can maybe try to find somebody to talk a little bit about it towards the end if that --

THE CHAIR: If you can find somebody else because we can't recall -- there were --

MS. MEYERS: Sure.

THE CHAIR: I got a blow-up of the plan in there. It's critical and we understand that and --

MS. MEYERS: Yeah, absolutely.

THE CHAIR: -- the details of it

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2 and we have to make some judgments on it. And I
3 know that in the letter that you sent us not too
4 long ago, the applicant committed to maintain the
5 park and -- or to pay for the maintenance of the
6 park. How do you -- how do you assure the
7 Commission and the community that it would
8 maintained to a specific standard?

9 Because all too often we see a
10 park built, it's related to some kind of special
11 permit or a bonus or something and the landscaping
12 disappears after a year or two. And it's the
13 essence of the park's not only amenity, but the
14 landscaping is a critical component. So the level
15 of maintenance is what I'm trying to get at and how
16 do you ensure that?

17 MS. MEYERS: Um-hum.

18 THE CHAIR: Is that through an
19 endowment or is that -- what's the mechanism to
20 make that --

21 MS. MEYERS: I think there's a few
22 different things that we can do.

23 One, or one of the things the
24 Community Board asked for, and that we feel
25 strongly and completely agree with, and is that

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2 they want an easement to be granted to the City,
3 enforceable by City Planning and the Parks
4 Department that's, you know, amenable to you all
5 that makes it clear that there is somebody at the
6 end of the game that can come in and make sure that
7 we're performing.

8 What we're expecting to do and
9 what we've proposed so far, is a particular time
10 frame for having the park come on line. And we
11 proposed specific standards that would be baseline
12 and establish what your requirements are for the
13 person who's maintaining and operating the --
14 operating the park.

15 And so that -- those standards
16 would be part of the restrictive declaration under
17 our proposal and then, I think, we can work on
18 different enforcement mechanisms. Certainly that
19 the City Planning Commission would have the right
20 to enforce those controls.

21 What we've proposed in terms of
22 initial build out is that the park would need to
23 come on line at a certain time and some of those
24 Certificates of Occupancy for the residential
25 development would be tied to the completion of that

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park.

We proposed the last 30 percent as -- as our proposal. And, you know, and so we think that we've got a pretty good regime in terms of making sure that the park, you know, lives up to the standards that the Rudin family wants to maintain and that the Community Board deserves -- and the entire community deserves.

THE CHAIR: Okay. So those standards become a critical metric. So we need to see those.

MS. MEYERS: Yes. And we've pulled them, just so you know, we started with Parks Department standards and we looked at some of the other applications that the Commission has considered and we'll work from there.

THE CHAIR: Great. I had one -- go ahead, Karen and then Maria.

COMM. PHILLIPS: Ms. Meyers, I think I might have missed that on some of the wonky things. But one of the things I wanted you to clarify is the Community Board and a couple of people who contend that the property that you were awarded in the bankruptcy had a certain value and

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2 that this kind of does not -- we're increasing the
3 value beyond that and for that. Can you just
4 clarify that? And I think you mentioned it but
5 clarify that and how it impacts the zoning in terms
6 of changing it.

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I know you mentioned that what we
8 have is an equivalent zoning to -- and a lot of the
9 things there. But can you just address that in
10 maybe a way that is --

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MS. MEYERS: Sure. I'll say a
12 couple of things.

13

Again, I think what we are asking
14 for we think is similar to what could be done
15 today. We think it's better than what could be done
16 today because of the opportunities for open space
17 for -- for publicly accessible open space.

18

The -- but the analysis at the
19 Bankruptcy Court didn't -- it looked at what was,
20 you know, it was simply -- and it was a negotiation
21 and the Bankruptcy Court, rightly, or the creditors
22 of the bankrupt estate were looking for no risk.
23 They wanted a closing. They didn't want to make
24 any sort of contingency based on the zoning.

25

And so what we had to do, again,

1
2 was to take a very close look at what the property
3 could be with the zoning, which we think is the
4 best solution or without the zoning. And they --
5 the assessment that was made was that the value
6 that they were paying, which was actually more than
7 what the originally negotiated price had been, if
8 you do a present value analysis which they had
9 originally agreed to when St. Vincents was in the
10 picture, was something -- it was, you know, a risk
11 that they were willing to take because of the
12 possibilities of the site, not technically an as of
13 right basis. So a little rambling but --

14 COMM. PHILLIPS: Oh, I wanted to
15 say something else. I just wanted to clarify is
16 that the -- now that -- once they bought the whole
17 site and then as we carved out the O'Toole Building
18 for the center, the community is saying we're
19 getting nothing. They are not. And we're looking
20 at an application that is not to include the health
21 center --

22 MS. MEYERS: Correct.

23 COMM. PHILLIPS: -- although as
24 the developer spoke, he listed that in his
25 contributions too that as one of the things that he

1

2 -- he and his family put forth as a concession to
3 have this move forward. And we're separating in
4 one hand and the school, of course, that is not
5 really in and a part of this.

6

7 But just in addressing some of the
8 concerns that have been made that we're getting
9 nothing, although, you know, we'd all like to get
10 more, but especially with the affordable housing.
11 Can you just address that briefly and how we take
12 them apart in one hand and then count them.

12

13 MS. MEYERS: Sure. You know,
14 there's the reality of the land use process and
15 then there's the reality of everything that has
16 happened as part of this project.

16

17 The land use application is about
18 two pieces of property. You're absolutely right
19 about that. And there is a residential or
20 primarily residential project on that.

20

21 In order to make that work, in
22 order to really deliver on how the Rudins have
23 worked with the community for a long time, they've
24 done many things. The Foundling Hospital -- and, I
25 think, John's going to speak later was really, came
out of a meeting that the Rudins had at the

1

2 principal's office at P.S. 41.

3

4 You know, they found an
5 opportunity to address a community's needs, didn't
6 make it contingent on an approval based that this
7 is the right thing to do. This is the right
8 opportunity, let's move forward.

8

9 When St. Vincents declared
10 bankruptcy, the first thing that the Rudin family
11 did was try to figure out what could be done. What
12 is the best thing to do? They went and looked for,
13 as Bill said, best in class and North Shore LIJ
14 came in to really respond to a real need in the
15 community.

15

16 You know, it's not part of the
17 application. You're right. The Rudins dedicated
18 the land and the building, as Bill said. And
19 they'll be contributing about \$10 million to the
20 fit out as well.

20

21 So, you know, not everything
22 happens in this room. This is one of those -- this
23 is one of those projects where things have happened
24 outside the room as well.

24

THE CHAIR: Maria.

25

COMM. DEL TORO: I know you

1

2 mentioned this but I just want to be clear at what
3 -- during what time of the construction phase will
4 the park be built?

5 MS. MEYERS: What we have
6 proposed, the construction schedule's about 37
7 months and most of the -- most of the units are
8 going to be coming on line at the end of that
9 37-month process. What we have proposed is that
10 the park would be made available and open for use
11 within -- at the latest at the 30th month of
12 construction. So it's, actually, excuse me, 30
13 months following the approval. So if we're
14 fortunate enough to have an approval in March, that
15 would be -- that would start the 30-month clock.

16 COMM. DEL TORO: Thank you.

17 THE CHAIR: Betty.

18 COMM. CHEN: So I'd like to
19 request that you put some of these things down in
20 writing in the form of a table with some of the
21 square footages and maybe accompanying diagram just
22 to clarify what you were saying in terms of what's
23 allowed currently under zoning, what's in the
24 proposed project and, obviously, the FAR.

25 But not only that, you know, what

1

2 would be allowed under proposed in terms of
3 residential versus what's proposed in terms of
4 residential and not just the community facilities.

5 MS. MEYERS: Certainly, we can do
6 that.

7 COMM. CHEN: It would be very
8 helpful to have that.

9 Thank you.

10 THE CHAIR: Angela.

11 COMM. BATTAGLIA: Good morning,
12 Melanie.

13 MS. MEYERS: Hi.

14 COMM. BATTAGLIA: I want to go
15 back to the restrictive dec issue that Commissioner
16 Levin referred to. If the applicant doesn't
17 utilize the special permit, you will agree to build
18 or construct a project in keeping with the old
19 zoning?

20 MS. MEYERS: Yes.

21 COMM. BATTAGLIA: The word
22 "current" could be a little bit confusing --

23 MS. MEYERS: I know. This is
24 confusing.

25 COMM. BATTAGLIA: What happens if

1

2 the applicant -- the upzoning occurs. The
3 applicant decides not to build or can't build and
4 sells the property. Does the restrictive dec go
5 with the property?

6 MS. MEYERS: Yes, it will run with
7 the land.

8 COMM. BATTAGLIA: Thank you.

9 THE CHAIR: Are there any other
10 questions for Melanie?

11 (No response.)

12 THE CHAIR: Great. Thanks a lot.

13 MS. MEYERS: Thank you.

14 THE CHAIR: And then if you would
15 find somebody -- designate someone who speaks about
16 the interior use of the Triangle Park.

17 Sister Miriam Kevin Phillips.

18 SISTER KEVIN-PHILLIPS: I'm just
19 getting in on the morning to say, good morning,
20 Madam Chair and members of the Commission.

21 I am here to represent Sr. Jane
22 Yanguchelli (phonetic), who's the president of the
23 Sisters of Charity.

24 For those of you who may not be
25 aware, the Sisters of Charity have been in New York

1

2 City since the early 1800's and over that period of
3 time, we have found the child care institutions,
4 health care institutions, social services and we
5 have been a major force in the education of
6 children in New York City.

7

8 For myself, I am a life-long
9 resident. My family was born in Greenwich Village
10 and I lived there for most of my life. I served for
11 46 years on the staff at St. Vincents.

12

13 Sister Jane would like to make
14 this statement. One of the things that parks do
15 well is to be a marker of place and time in the
16 life of the community.

17

18 Parks are among the best
19 storytellers any City has. And this open space has
20 given witness to a 160-year old story that helped
21 define the Village and bind it into a community.

22

23 We would like this City to
24 consider the right way for the heritage of St.
25 Vincents Hospital to be present into the future.
Our request is to recognize the vibrant story of
community we have all shared at this location over
the generations by identifying it with the
hospital's rich history.

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We welcome the Rudin family to the Village and we are confident that they will make many wonderful contributions to our neighborhood, including being good stewards over this public place. Simply said, the meaning of the hospital needs to survive and the best place is the park.

Thank you for your consideration.

THE CHAIR: Thanks, Sister.

Let me just hear, there may be some questions for you.

SISTER KEVIN-PHILLIPS: Sure.

(No response.)

THE CHAIR: There are not. But we really appreciate your coming.

SISTER KEVIN-PHILLIPS: Okay.

Thank you.

THE CHAIR: Now the next speaker is:

Maurice LaBonne; and then Dr. Gail Horowitz.

MR. LA BONNE: Good morning, Madam Chairwoman and members of the Commission.

I am Maurice LaBonne. I am Senior Vice President of the Facility Services at the

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North Shore Long Island Jewish Health System.

While not technically a part of the applicant, I'm going to provide some information about our plans for the redevelopment of the former O'Toole Building, the ambulatory care facility of the -- of the former St. Vincents Hospital.

North Shore LIJ, as we're commonly known, is a 15-member hospitals health system, the largest provider of health care services in metropolitan New York and the largest health care system in the State of New York.

Of those fifteen hospitals, seven of them are within the City of New York. The most recent member of our system was Lenox Hill Hospital. They joined the health system a little over a year-and-a-half ago.

And it was at that point in time that, unfortunately, the State of New York, Department of Health, was responding to the then impending closure of St. Vincents Hospital and asked for health care institutions in New York State to respond to an RFP to provide some sort of urgent care health care services for this

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2 neighborhood with the impending closure some months
3 later of St. Vincents.

4

5 Out of that grew an urgent center
6 which is now open on 20th Street. But more
7 importantly, added good plans and our commitment to
8 providing a substitute for the emergency care that
9 was being lost by the closure of St. Vincents
10 Hospital. And we worked with a number of elected
11 officials, Community Board 2 and joined forces with
12 the Rudin Management Company to provide those
13 services to this community and have worked on the
14 redevelopment of the O'Toole Building which has
15 been presented to the Landmarks Preservation
16 Commission, which approved the Certificate of
17 Appropriateness some four months ago.

17

18 And we have worked faithfully and
19 very hard to maintain the historic character of
20 that building designed in the mid 20th-century to
21 provide 21st-century care to the residents of this
22 community. And I must say that is quite a
23 challenge but one I think that we have -- we have
24 responded to well.

24

25 The most difficult aspect of -- of
understanding our proposal to provide what is

1
2 essentially in a 160,000 square-foot facility and
3 emergency room, a hospital emergency room and
4 imaging center, an ambulatory surgery center and
5 doctors' offices, it is most difficult to
6 understand an emergency room without a full
7 hospital surrounding it and built above it. And
8 why is that most difficult to understand? Because
9 there is nothing to compare to in metropolitan New
10 York.

11 This will be the first facility of
12 its kind in New York City, in the metropolitan
13 area. There are two others within the State of New
14 York but there are over 200 throughout the United
15 States.

16 And I'd like to share with you for
17 your information, that in that history of those
18 facilities, most recently in the last five years,
19 the States of Florida and the States of California
20 examined the effectiveness of those facilities in
21 their states to provide emergency care to patients,
22 in contrast with emergency care received in
23 freestanding hospitals, and they have detected no
24 difference in any of the critical outcomes of any
25 of those patients throughout those facilities.

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THE CHAIR: Let me see if there are any questions for you.

Nat.

COMM. LEVENTHAL: Yeah, I hope you can complete your explanation, because I think it's important. And in doing that, if you could touch on -- and I understand this is not directly relevant to our application in the first place, but as a general matter, what percentage of admissions or equally treated at hospital, at emergency rooms like this would ultimately go on to be admitted to an actual hospital overnight?

MR. LA BONNE: Well, --

COMM. LEVENTHAL: So -- but include that in your description of the rest of them.

MR. LA BONNE: I can give you the layperson's answer. I'm not a physician or a paramedic. About 90 percent of all patients who present to an emergency department in a hospital or in a freestanding facility, about 90 percent are treated and released the same day, within 24 hours.

There are some 10 percent of patients who stay for a period of time for

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2 observation and then there are the balance of that
3 10 percent that are actually admitted for care, for
4 hospitalized care.

5

6 This facility will not be much
7 different. If -- if you would like I -- perhaps,
8 it would be helpful --

8

A VOICE: There are no beds.

9

10 MR. LA BONNE: If I -- if I could
11 provide some information as to the type of services
12 where cases that would be normally treated in this
13 facility, it would include chest pain and other
14 cardiac symptoms, early onset of stroke, shortness
15 of breath, respiratory illness such as asthma,
16 emphysema, and other chronic obstructive pulmonary
17 diseases, concussions, fractures, joint injuries,
18 automobile accidents, influenza, allergic
19 reactions, occupational injuries, sports injuries,
20 and in addition to behavioral health issues,
21 psychiatric -- well, disturbed persons.

21

22 And so these services will be
23 provided here. This -- I have here a plan of the
24 facility. I don't know if the members of the
25 Commission can see it from here. This is the
ground floor. Seventh Avenue here. The ambulance

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2 entrance on Twelfth. A walk-in entrance for the
3 clinical functions on the upper floors. The
4 admissions center and the surgery center is on the
5 fourth floor.

6 There are physicians' offices on
7 the third, excuse me, on the fourth and second
8 floor. The third floor is an empty floor with no
9 occupied space on it.

10 This 20,000 square-foot facility
11 is about the twice the physical area that the old
12 emergency department at St. Vincent. And perhaps,
13 the most distinguishing feature of this facility,
14 different from most of the other emergency rooms
15 within Manhattan, is that all these patient rooms
16 are individual private patient rooms. They're not
17 gurneys and stretcher areas with curtains. They're
18 individual treatment rooms.

19 That facility is designed to
20 handle some 30 to 40,000 patient visits per year.

21 COMM. LEVENTHAL: Thank you.

22 THE CHAIR: Yes, Irwin.

23 COMM. CANTOR: Mr. LaBonne,
24 talking about that last intersect, what is the
25 protocol you plan in the event someone comes in

2 with severe burns, someone comes in with a gunshot
3 wound, someone comes in on something critical which
4 your facility is not --

5 THE CHAIR: Irwin, Irwin, you know
6 this is not part of the application. He just wanted
7 to help us in good business -- this is not part of
8 the application.

9 COMM. CANTOR: Okay. Catch you
10 another time.

11 (Laughter.)

12 THE CHAIR: Yes, that would be
13 good. We have a long road and it would just not --
14 it's not actually --

15 COMM. CANTOR: Thank you.

16 THE CHAIR: We very much
17 appreciate your coming to help us understand what's
18 happening in the area of the emergency room.

19 Anna.

20 COMM. LEVIN: I do have a
21 question that, I think, relates to this application
22 and that has to do with the oxygen tanks.

23 MR. LA BONNE: The oxygen tanks.
24 Yes.

25 COMM. LEVIN: And it's been

1

2 represented in the letter that went to Borough
3 President that we have copies of, that you're
4 working on trying to figure out how to get the
5 oxygen tanks off of the Triangle site and into the
6 facility where you're responsible for?

7

MR. LA BONNE: Right. Correct.

8

COMM. LEVIN: How certain are you

9

that you're going to be able to accomplish that?

10

MR. LA BONNE: We're prepared to
11 state here that there will be no need for medical
12 gases on the Triangle site and that we've solved
13 that problem.

14

Thanks a lot.

15

COMM. LEVIN: Thank you.

16

THE CHAIR: Thanks.

17

Any other questions for Mr.

18

LaBonne?

19

(No response.)

20

THE CHAIR: Thanks so much for
21 being here.

22

Now I see it's time to switch
23 again to speakers in opposition. And let me just
24 read out a few names. Okay. Some people may be in
25 the -- in the lobby.

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First, Sarah Molloy-Good.
I think it's Molloy-Good, Sarah Molloy-Good;
Robert Atterbury;
Nan Tully Luneford;
Tobi Bergman; and
Pamela La Bonne.
Great. Sarah Molloy.

MS. MOLLOY-GOOD: Hi. Sarah
Molloy-Good from Assembly Member Deborah Glick's
office.

I'm here with Robert Atterbury and
we're going to go back-to-back. I am representing
Assembly Member Glick and Robert is representing
Senator Tom Duane and we have joint testimony.

Thank you for the opportunity to
testify before you today.

As you're aware, this is a very
complex application for the redevelopment of the
St. Vincents Hospital campus, submitted by the
Rudin Management. It has not -- it has provoked
considerable community concern, not only about the
land use implications, but it has also been
overshadowed by the community's loss of St.
Vincents Hospital.

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We will not stop advocating for the health care needs of this community to be addressed, including the return of a full-scale hospital. However, we will focus our testimony on what falls within the purview of the City Planning Commission. That said, we have strong reservations about the project as it stands now.

We request that you deny this rezoning unless concerns of the outline below are addressed in full:

Regarding the height and bulk:

The applicant has argued that the zoning map amendment it seeks for the East site would reduce the combined floor area from what currently exists. Yet the original upzoning for the area was granted by the City specifically to serve the public purpose of facilitating the growth of the hospital.

We do not think it is appropriate for the applicant to use the excessive height and bulk allowed for the former hospital for the basis of constructing a luxury condo development.

Furthermore, the applicant seeks a zoning text amendment which would allow development

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2 without regard to height and open space ratio
3 requirements which would make these buildings even
4 more out of scale of the context of the surrounding
5 Historic District.

6 We strongly object to this text
7 amendment.

8 We believe that the application
9 fails to include significant community benefits
10 that ought to be associated with the project of
11 such large scale.

12 Regardless of the number of
13 apartment units that are built, it is certain that
14 any -- any additional families will add to the
15 current overcrowding of the schools that the area
16 already faces. Therefore, we request that a
17 capital investment be made towards the construction
18 of new public school seats.

19 Additionally, creation of new
20 permanent affordable and/or special needs housing
21 either on or off site is also vital. Inclusion of
22 affordable housing would not only help address the
23 chronic shortage of affordable housing in New York,
24 it would also help balance the impact of the
25 high-end luxury condos that we have in the

1

2 community -- that will be coming to the community
3 pending the approval of this application.

4

5 We are also disappointed that the
6 applicant and North Shore LIJ have declined to
7 consider the installation of an elevator and/or
8 escalator in the subway on Seventh Avenue and 12th
9 Street as part of this application. We cannot
10 emphasize strongly enough that many people using
11 the new health care facility, as well as members of
12 the community, would benefit from this expanded
13 accessibility.

13

14 We request the applicant
15 reconsider this decision.

15

16 Regarding the retail on side
17 streets, we are opposed to the plan to introduce
18 retail entrances on the side streets as it will
19 change the residential character and, therefore,
20 should not be allowed. West 12th Street will be
21 particularly negatively impacted.

21

22 THE CHAIR: Thank you for
23 speaking on behalf of the Assembly Member.

23

24 MS. MOLLOY-GOOD: Yes.

24

25 THE CHAIR: And it's on to the
26 next speaker.

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MR. ATTERBURY: My name's Robert

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Atterbury, as Sarah said, and I'm continuing

4

Senator Member Glick's and Senator Duane's joint

5

testimony.

6

Regarding the elimination about

7

the parking garage, while we understand that

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there's essentially a parking garage proposed on

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West 12th Street is as of right, just under 100

10

spaces, we do not see the need for any additional

11

parking structure to be added to this block which

12

already contains three garages. With each garage

13

comes an entrance onto the sidewalk and curb cuts

14

which jeopardizes the safety of pedestrians.

15

Also, the street may be marked as

16

a cross-town ambulance route to the North Shore LIJ

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freestanding emergency department. As such, the

18

addition of more vehicles entering and exiting the

19

garages onto 12th Street may negatively impact as

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to the public health and well being.

21

The Triangle space should become

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open public green space deeded to the City as well

23

as fully operated by the Parks Department. We

24

support many of the aspects of CB 2's resolution on

25

this issue, including the desire for a community

1

2 park that accommodates everyone ranging from those
3 who enjoy passive space to active families with
4 children and commemorates the history both of St.
5 Vincents Hospital and the ongoing AIDS crisis.

6 Below the Triangle Park is an
7 underground storage space. The use of this space
8 under the park should be evaluated before it's
9 destroyed to determine its viable use for -- as
10 public space without inhibiting the park above.

11 Like CB 2, we have key concerns
12 regarding the need for environmental monitoring
13 during construction itself. In meetings of the
14 community, the applicant indicated that it would
15 agree to certain construction-related monitoring
16 and community notification such as weekly air
17 quality reports published on our website.

18 They're also considering
19 conversations about installing noise and air
20 quality monitors within the schools and surrounding
21 areas. It's of vital importance of any type of
22 construction itself, if not, you know, creating
23 environmental harm in the community.

24 In conclusion, we believe that
25 granting these upzonings, while certainly in the

1

2 best interest of the applicant but not necessarily
3 the best interest of the community in the current
4 form.

5 We call on, you know, the CPC to
6 ensure that the applicant give back to the
7 community of which it is asking so much and make
8 sure these modifications -- the applications that
9 has been outlined in our testimony prior to any
10 approval.

11 We'd like to also formally thank
12 Community Board 2 for which has put in countless,
13 countless hours of time to engage in public
14 dialogue resulted in their very well thought out,
15 well-reasoned resolutions proposal. And we
16 strongly urge the Commission to -- to give CB 2
17 recommendations substantial weight.

18 We thank you for the opportunity
19 to testify today.

20 THE CHAIR: Thanks very much then
21 for coming and speaking on behalf of Senator Duane.

22 We appreciate it.

23 Okay, the next speaker is Nan,
24 can't read the middle name but it's Lunford.

25 And Salon Tenaly Lunford

1

2 (phonetic). Is he still here? Maybe not.

3

4 A VOICE: Is it Timothy Lunsford,
maybe?

5

THE CHAIR: Lunsford?

6

A VOICE: He's right here.

7

A VOICE: Yes.

8

9 THE CHAIR: Lunsford? Can you
read it?

10

Okay. Great.

11

12 A VOICE: We will need signing if
you care to ask him any questions after he speaks.

13

THE CHAIR: Okay.

14

15 MR. LUNSFORD: I'm Timothy
Lunsford, a resident of Greenwich Village. I'm
16 deaf.

17

18 Thank you for providing me the
translation today.

19

20 I have been vocal to this
Commission before. I appreciate your letting us
21 know about the meeting this time.

22

23 I'm here to object to the Rudin
plan and the R7, R8s, R9s, whatever. I don't think
24 we need a bigger building in the area. I don't
25 think we need a garage entrance on 12th. I think

1

2 O'Toole and Long Island Jewish could add two floors
3 with permission from the Landmark Society to put a
4 full-service hospital on O'Toole.

5 I think 1.5 million people from
6 57th to the Battery need a hospital. I, for one,
7 have needed one that you're well aware of the
8 anaphylactic shock that I had in March. But in
9 August I had a TIA stroke and that's why my eye is
10 covered right now because I have a problem with my
11 optic nerve.

12 I will tell you I've had problems
13 getting to the hospitals on the east side. Because
14 I went to Beth Israel when my eye started hurting
15 and they sent me to the Eye and Ear Institute and
16 they never diagnosed a TIA stroke. It was only when
17 I went to my neurologist that she diagnosed three
18 weeks later.

19 I will tell you it's hard living
20 in the west side right now without a hospital.
21 What the Rudins have done is they've thrown
22 everything against the wall and what stuck stuck
23 and what didn't, they've gone back and re-changed.

24 The park is an example. The
25 community said they didn't want the original park

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and they came back with a second proposal. Now we have a group of -- of people in the community that want an AIDS park. There are already an AIDS park on the Hudson River that goes into the Hudson River.

My partner, Steven Patrino, was a landscape architect. The last job he did was to redesign the park at the end of Greenwich Street at Hudson Street - Jackson Park. He put the fountain back in. I don't know why that couldn't be an AIDS memorial.

I think the park is -- is right now fragile because we don't know ten years from now if the Rudins want to build a tower there and take the park away.

What if Long Island Jewish fails with an emergency room that doesn't have a hospital? I know the last time I had a heart attack, I was taken unconscious to Bellevue. Right now with the new emergency room, they're going to take you to Lenox Hill. If you can speak, they'll take you to Beth Israel, the closest hospital or St. Luke's Roosevelt.

We need a hospital in the West

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2 Village and it's possible. Touro College, the NFL
3 and other entities have voiced at public hearings
4 that they're willing to negotiate but the Rudins
5 went to Long Island Jewish because they knew they
6 could get what they wanted.

7

And I think this board has
8 definitely asked the right questions today. And I
9 hope that you'll consider that we get a hospital
10 and that we get affordable housing, we get schools
11 and we get what we deserve in the community. With
12 this \$260 million bankruptcy buy of 11 buildings
13 that's worth over a billion dollars, how much more
14 money can we get with greed and gluttony?

15

THE CHAIR: Okay. Let me see if
16 there are questions for you.

17

(Applause.)

18

THE CHAIR: Are there questions
19 for the Commission -- from the Commission for Mr.
20 Lunsford?

21

(No response.)

22

THE CHAIR: No. Thank you very
23 much for coming.

24

MR. LUNSFORD: Thank you.

25

A VOICE: Bring the sign back.

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THE CHAIR: The next speaker is

3

Tobi Bergman.

4

MR. LUNSFORD: I wanted to show

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you this. This shows you where the hospital beds

6

are in New York City. And you'll see from 57th to

7

the Battery, we have no hospitals.

8

THE CHAIR: Thank you.

9

Tobi Bergman.

10

A VOICE: Tim, bring the sign

11

back.

12

MR. LUNSFORD: I'll get you

13

another one.

14

A VOICE: No, I want this one.

15

THE CHAIR: Tobi Bergman; and

16

then Pamela La Bonne.

17

Is Tobi Bergman available to

18

speak?

19

(No response.)

20

A VOICE: Pamela -- she's not

21

here.

22

THE CHAIR: Tobi Bergman?

23

A VOICE: Pardon.

24

THE CHAIR: Tobi Bergman -- not

25

because then you'll have to go to the bottom of the

1

2 line up. If you're here? Okay. Going, going,
3 gone.

4

Going on to Pamela LaBonne.

5

MS. LA BONNE: Hi. I've been
6 sitting out in the lobby and there's a big sign
7 there, "please donate blood now." We know that
8 people can't live or people needed to live --
9 whatever. We need a hospital to live.

10

I heard Mr. Rudin talking about
11 quality of life. I don't understand. Maybe his
12 quality of life is living on caviar and penthouses
13 worth millions and millions of dollars, that's his
14 life. For the rest of us, I think I can speak --
15 our quality of life is having a hospital when we
16 need it -- having the proper, proper care.

17

Now I know my history, my parents
18 fought for unions in the '30's. And there were
19 robber barons. You may have heard some of their
20 names like J. P. Morgan Chase still around. J. P.
21 Morgan and Chase and Andrew Carnegie, well, they
22 were robber barons. And not only were they robber
23 barons but they'd kill you when you went on strike.
24 Remember the mine strike? I don't know if you guys
25 know your history.

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So I feel as though I'm back

somewhere in some kind of horrific nightmare where these robber barons come in and take over, say, all right, I'll be polite, I won't say FU. And they don't care about all these thousands of people.

How many -- a million people a day they say live, work and visit in this area, in this area (indicating). In case you don't read, it's the zero. All the rich people including King Bloomberg and, I guess, the Rudins are well covered up here with the thousands of hospital beds. We are left. Nobody cares.

One last note, last night -- excuse me, sir -- last night, I learned from an eminent historian that we are the only country in the world which refers to our founding fathers for answers to questions for the ethical, moral, constitutional questions we have today. I ask you, please, look back and ask what would our founding fathers have to say about all the people and our needs.

Thank you.

THE CHAIR: Thank you.

Let me see if there are questions.

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2

(No response.)

3

MS. LA BONNE: Are there

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questions?

5

(No response.)

6

THE CHAIR: There are not.

7

MS. LA BONNE: I didn't think so.

8

THE CHAIR: Thank you for coming.

9

MS. LA BONNE: Thank you.

10

THE CHAIR: Let me read a few

11

names:

12

Keen Berger is the next speaker;

13

and then

14

Dr. Robert Lapidés; then

15

Dr. Gerrie Nussdorf.

16

Is Keen Berger here in the back

17

room?

18

A VOICE: She's outside, I think.

19

THE CHAIR: Okay. Then --

20

A VOICE: She's coming.

21

THE CHAIR: All right. Okay.

22

MS. BERGER: Yes, hi. I'm Keen

23

Berger. I am a District Leader of the 66th

24

Assembly District which includes this territory.

25

I'm also representing the Live and

1

2 Learn Coalition and I'm also a member of Community
3 Board 2 but David Reck has already spoken for us.

4

The specific issue that I wanted
5 to raise is one that hasn't been talked about very
6 much yet, the school issue. There's a huge problem
7 with not enough school seats in our neighborhood.

8

This development, according to --
9 they use a very flawed SEQRA formula. They think 54
10 more students. That formula, I believe, is being
11 revised because a lot of people say it's flawed and
12 I think 194 new public school students they're
13 going to add and they haven't done anything to
14 build us a school, to give us more school seats.

15

This is crucial. This is City
16 planning. Planning has to include school seats.
17 So you have to deny this unless they say, okay,
18 we'll give you a school. So that's my concern.

19

And when I heard them talk about
20 the Foundling School, it made me cringe because, as
21 they said, that was not contingent on anything and
22 that was proposed three-and-a-half years ago when I
23 was chair of that committee. And we made very clear
24 that did not mean approval of what they were then
25 written about which was a full-service hospital,

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which we then wanted. But even that wasn't contingent on the school.

So to talk now as if they are giving a school, they spent no -- the school is paid for by the Department of Education. The school is not yet open which is a serious problem. And so think about the school issue and realize that this application has to be denied unless --

(Applause.)

MS. BERGER: -- et cetera, et cetera. That's my concern.

Any -- okay.

THE CHAIR: Let me see if there are questions for you?

(No response.)

MS. BERGER: Any questions?

(No response.)

MS. BERGER: Do you understand the school issue? And the school issue's crucial. Make sure you -- make sure you see that the Foundling Hospital is not a school.

A VOICE: Children need hospitals too.

MS. BERGER: And they need

1

2 hospitals too. And they need parks. I mean, and
3 they need affordable housing. I mean, all this is
4 important. They're giving -- they're getting money
5 and giving us none.

6

7

THE CHAIR: Thanks so much for
coming.

8

MS. BERGER: Okay. Thank you.

9

10

THE CHAIR: Dr. Robert Lapidés, I
think.

11

MR. LAPIDÉS: It's Robert Lapidés.

12

THE CHAIR: Lapidés. Sorry.

13

14

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MR. LAPIDÉS: I've lived on West
12th Street for 45 years. I want to say that I
think the testimony, the arguments against this
proposal are compelling. They're sort of obvious
and yet, I think, it doesn't make any difference to
you.

19

20

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22

23

24

I heard someone say earlier that
it's a done deal. The Rudins have the money. They
have the power. This is a charade. You're not that
interested in the 99 percent! You're interested in
one percent. This City and this culture and this
country are increasingly cruel.

25

You don't give a God damn about

1

2 people! You care about profits and people with
3 money. You don't really care about Greenwich
4 Village, about the ordinary people who live there.
5 You care about people with huge amounts of money
6 like Rudin who lie and shift the truth.

7 You look -- you ask interesting
8 questions and you look interested but later you'll
9 vote in favor of this proposal and we'll suffer the
10 consequences.

11 (Applause.)

12 THE CHAIR: The next speaker is:
13 Dr. Gerrie, I think, Nussdorf; and
14 then;

15 Evette Star-Katz; and then
16 Clara Ricciardi.

17 DR. NUSSDORF: Before -- before I
18 start, I just --

19 (Handing.)

20 DR. NUSSDORF: I hope that that
21 didn't cut into my time.

22 The proposal had various wording,
23 they want stuff without regard to zones. They want
24 to change zones. They want to -- I've got to stop
25 again.

1
2 What -- what we have is kind of a
3 David and Goliath. We have the Rudin family with a
4 lot of money, a lot of know-how and how to get
5 things that they want. They have their own public
6 relations firms. They've kind of got the media to
7 not really report on the urgency of a hospital. A
8 lot of people, including neighbors of mine, don't
9 know that there's no hospital beds for the lower
10 West Side, below 57th Street.

11 I've lived in the City for -- this
12 is going to date myself, 67 years. Thirty-eight of
13 those -- the last 38 years, a block from St.
14 Vincents, what was St. Vincents.

15 What the community needs is beds.
16 This -- this new facility connected with North
17 Shore LIJ which tries to call itself an emergency
18 department, tries to walk as close as it can to
19 saying it needs community -- doesn't meet our
20 needs. The Rudin family says that it's been a
21 supporter for community values, that Rudin's father
22 -- other families have done stuff but I don't think
23 your father would be proud of sacrificing lives for
24 the money interests. At least, I would hope he
25 wouldn't be.

1
2 What we need is a medical staff.
3 We don't need the slight of hand where the lawyer
4 for Rudin has told us that less is more and more is
5 less and if you zone this, it actually comes out
6 better this other way. But where they trade off
7 saying, okay, we'll give you a park to trade off to
8 be able to get more building lights to -- to do all
9 kinds of slight of hand stuff to get the most
10 possible profit.

11 I would urge you to say no to the
12 things they're asking for that's profit driven and
13 work towards getting a hospital back for the
14 community.

15 This new facility can't handle the
16 ten percent or more, that's their numbers -- that
17 really needs serious -- that are really serious
18 emergency things - strokes, heart attacks, serious
19 trauma.

20 I hope you'll keep those little
21 pocket cards to just remind yourself what we're
22 really up against here and that the City needs to
23 have forward-looking planning, not -- not just sort
24 go along piecemeal to divide up stuff and to just
25 have a -- have what we need given away. Remove the

1

2 tanks and then maybe we can get the stuff back.

3 Is there any kind of questions?

4 THE CHAIR: Let me see.

5 DR. NUSSDORFF: What?

6 THE CHAIR: Well, let me see.

7 I'll see.

8 (No response.)

9 THE CHAIR: There aren't any
10 questions for you. But we very much appreciate
11 your coming and your effort in making --

12 DR. NUSSDORFF: But let me do --
13 one thing I forgot to say, the Westview newspaper,
14 (indicating) and you can access it
15 westviewnews.org, month after month, gives a
16 rundown of what we're up against and the concerns
17 of the community. I hope all of you, if you
18 haven't accessed that, that you would.

19 Thanks.

20 THE CHAIR: Great.

21 Thanks a lot.

22 The next speaker is Evette

23 Star-Katz; then

24 Clara Ricciardi.

25 MS. STAR-KATZ: Good afternoon,

1

2 Planning Commission, Madam Chair.

3 I have the same map. It's a very
4 popular map with no hospital beds.

5 My name is Evette Star-Katz. I
6 live on West 11th Street. I've been living there
7 for 25 years and I'm a newbie in the community but
8 -- and I just want to start out by saying that I
9 totally oppose this plan and the increase in
10 zoning.

11 I agree with whatever Andrew had
12 said from the Greenwich Village Historic
13 Preservation Society. I don't think that a
14 for-profit organization should be making money on
15 property that was upzoned for the community. And I
16 especially believe that because I had twins that
17 lives were saved in that hospital and I live down
18 the street.

19 I had preemie twins. One of them
20 turned blue. He was sent home on a monitor. Sam
21 would be dead without that hospital for sure,
22 without the pediatric component of that hospital.

23 I have been actually protesting
24 every day in front of 130 West 12th Street with
25 these signs because I do call the condominiums

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2 being developed like condos. I think the community
3 has been raped and I'm appalled that there isn't a
4 hospital here after 160 years. There was more
5 health care on the west side during the Triangle
6 shirtwaist factory incident, the fire, than there
7 is today.

8 I think that the Rudins are a good
9 family. I think they've done a lot of good in New
10 York City. I recognize that and I think this is a
11 really, really bad decision that they've made.

12 I just want to talk about the
13 commercial observer, the 100-most powerful people
14 in New York real estate are listed in here. And
15 you're listed in here, Amanda Burden, --

16 (Laughter.)

17 MS. STAR-KATZ: -- by the way.
18 Number No. 2 is Andrew Cuomo. No. 7 is Michael
19 Bloomberg, who is the richest person in New York.
20 Howard Rubenstein -- oh, excuse me, Related
21 companies is No. 10 -- Steven Ross, Howie
22 Rubenstein, who is one of the PR people who work
23 for the Rudins and for Time Warner and many other
24 big names is No. 23. No. 37 is Rick Clark from
25 Brookfield Properties who's developing five point

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2 million square feet at 400 West 33rd Street on the
3 West Side. We have no hospital on the West Side.
4 There's going to be a lot of bodies there soon.

5

Bill Rudin is No. 32. He did the
6 largest lease with the National Football League of
7 180,000 square feet at \$70 a square foot last
8 summer.

9

No. 26 is Christine Quinn. I
10 don't know if she's registered to speak but she
11 represents me and my district and I'm really
12 disappointed if she's not here to speak. Because
13 how she let this hospital fall, being Speaker, is
14 beyond words for me. I marched with her 15 years
15 ago in Madison Square Park with Senator Jackson for
16 the Alliance, the Quality for Lives for Education.

17

So it's not like a whim that I'm
18 speaking here. I've been involved in the community,
19 a community that I love, that I appreciate and I
20 want to see a hospital here. More floors need to
21 go on O'Toole and we need a full-service hospital
22 to support this community and education -- and a
23 park with no gates, that's opened to the public.

24

Thanks.

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(Applause.)

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THE CHAIR: Let me see if anybody has a question for you. Okay.

(No response.)

THE CHAIR: They don't. But we really appreciate your coming.

MS. STAR-KATZ: Thank you.

THE CHAIR: The next speaker is -- I'm just checking. Actually, we have to switch to speakers in favor. That's the way it goes.

So the next speaker is:

Dr. Gil Horowitz; who will be followed by

George Vellonakis; and then

Mike McGuire; and then

Tamara Rivera; and then

Paul Ullman.

Hi.

DR. HOROWITZ: Good afternoon, now, Chair Burden, Commissioners.

I'm Dr. Gil Horowitz, Executive Director of the Washington Square Lower Fifth Avenue Community Association. I've been a New Yorker for 75 years. I lived in Brooklyn and was involved in Country School in Greenwich Village for

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2 over 50 years, a member of Community Board 2 and
3 it's the Parks Committee that's one of my committee
4 assignments.

5

We support the proposed East site
6 development as proposed by the developer with the
7 special permits as requested and the zoning
8 variance. Why? It is a service to the community
9 in many ways.

10

The proposed development will
11 bring over 1,500 good needed jobs. I heard Bill
12 Rudin say 1,200. It's somewhere in that range.
13 John Gilbert said over 1,500 at another meeting.
14 Hundreds, many hundreds, over 500 permanent
15 critical union jobs in times when any job is a good
16 job. These are good paying jobs; they are hard to
17 find.

18

Further, the development will
19 bring buyers to the area now blighted because of
20 the loss of St. Vincents Hospital so that small
21 businesses will again have shoppers in the area
22 from the 450 condominiums. Even more important, it
23 will add to the City tax base, over the years
24 hundreds of millions of dollars added to the City
25 tax base where we are getting presently nothing.

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I do, however, have a reservation and that's -- and the Rudin's family has indicated a willingness to engage in conversation on this, the Triangle Park, which will be financed by the East Side development.

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We're pleased that there's a park for public use. However, we have some design issues with the proposed Triangle Park as presently proposed.

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The proposed park, as designed, is not ADA compliant. A major entrance to the proposed park has steps to above-grade level. Our Executive Vice President, George Vellonakis, who is a licensed landscape architect, who designed Washington Square Park, Abbington Park and Father Demo Park, informs us that it is entirely possible to design a park at this site at grade, ADA compliant.

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The proposed park has placeholders for community-proposed memorials to the work of St. Vincents in treating patients during the AIDS crisis and the work of the Sisters of Charity. We support this strongly, including the memorial to the Sisters of Charity over 160 years work and an

1

2 AIDS memorial.

3

4 However, we believe the notion of
5 placeholders is mechanistic and not sensitive to a
6 memorial. We believe that a more meaningful
7 approach to a subtle design is. For example, a
8 growth of trees surrounding a red ribbon. It did
9 not shout at you. It may not be a statute. We
10 think it should be a more dignified memorial.

11

12 We believe the preservation of the
13 basement space under the Triangle, in whole or in
14 part, will continue the historic use of the
15 basement space. In support of the community, this
16 space can serve as a learning annex, a hand to
17 instruction about the AIDS crisis, reducing further
18 AIDS cases and a mission of hope.

19

20 THE CHAIR: Sir, you'll have to
21 conclude but if you give your testimony to the
22 secretary, I can promise you, we will read it.

23

24 DR. HOROWITZ: Okay. I'm going to
25 read of other appropriate community issues for this
space as possible.

26

27 Last single sentence, we hope that
28 in the event that changes are made to the Triangle
29 Park in consultation with the developer, Community

1
2 Board, Landmarks Preservation Commission, that this
3 Commission consider it as a text change so as to
4 not delay this very important project to go forward
5 at the earliest possible date.

6 Thank you.

7 THE CHAIR: Thank you. Wait one
8 second. I'll see if there are any questions for
9 you, Mr. Horowitz.

10 Are there any questions?

11 (No response.)

12 THE CHAIR: That's okay. I was
13 just wondering if there any questions but there are
14 not.

15 Thank you.

16 DR. HOROWITZ: Thank you.

17 THE CHAIR: George Vellonakis.

18 MR. VELLONAKIS: Good afternoon.

19 My name is George Vellonakis. I
20 live in Greenwich Village. I'm a landscape
21 architect.

22 I'm here today to express my
23 concerns regarding the proposed park design in
24 connection with the ULURP application for the St.
25 Vincents Hospital campus redevelopment.

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But before I address my design concerns, I want to express my support for preserving the basement for a learning annex for the AIDS epidemic and for other appropriate community uses.

I'm also asking the City Planning Commission to consider a text change be amended, if necessary, in the event that the Park plan requires additional design modifications. A new park can be achieved above the basement or a portion of the basement and designed at grade in addition to meeting the Community Board -- to the community's needs.

I recommend the Commission review three significant design features closely before approving the park design plan presented to you today. The three significant design concerns are accessibility, preservation and creativity. Accessibility is the most important criteria for public parks. All public parks should be ADA compliant. Unfortunately, the design for the Triangle decided to raise the park along Seventh Avenue. By doing so, the proposed park has a non-ADA accessible park entrance with the staircase

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2 located at a very prominent park entrance.

3

4 Grading techniques is one of
5 landscape architecture's most valuable design tools
6 in creating successful parks. There is no reason
7 why this proposal needs to have a severe grade
8 change at the southern park, at the southern park
9 tip.

9

10 The sideward grade pitch is less
11 than Abbington Square Park which is ADA-compliant
12 at all park entrances.

12

13 In addition, raising the park a
14 few feet above the sidewalk causes many other
15 concerns such as obstruction of views, safety and
16 unwarranted retaining walls such as those proposed
17 along Seventh Avenue.

17

18 The parks within our Historic
19 Districts typically have a 12-inch wide stone curb
20 with a decorative fence. This treatment defines and
21 unifies the park's perimeter. This is a new park.
22 It has no design constraints and can be designed at
23 grade like all other Greenwich Village Parks.

23

24 Preservation -- preservation is
25 parked -- in part is not about borrowing historic
features but about being appropriate to a specific

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2 park and community. A new park in a Historic
3 District should evolve and acknowledge other
4 historic features but also establish its own
5 identity.

6 Landscape features such as park
7 furnishings should be consistent to New York City
8 Parks. The design of the perimeter fence gates,
9 water beaches or other special park amenities
10 should be unique.

11 Lastly, creativity. A new park,
12 such as this, should have multiple opportunities
13 for designs to commemorate an AIDS memorial which
14 should be integral to the park. Proposing
15 placeholders for future memorials is an easy way
16 out. A memorial does not need to be complicated or
17 cause such fear to some. A simple proposal such as
18 a ribbon, an international symbol for hope embedded
19 within the pavement and a growth of trees, can be
20 tasteful yet meaningful.

21 Thank you.

22 THE CHAIR: Thank you so much,
23 George.

24 So I'm trying to figure out
25 whether you -- besides the accessible issue, which

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2 I noted before, I'm very concerned about that
3 because it's at the main entrance to the park on
4 Seventh Avenue, and the most visible. And if
5 somebody is in a wheelchair, they don't know how to
6 get in the park. So that really does concern me a
7 lot. We haven't had a chance to talk about that.

8 But are you -- except for that,
9 are you endorsing the design or do you think that
10 it needed to be more, in terms of, you just
11 mentioned at the end, a row of trees that would
12 be --

13 MR. VELLONAKIS: Yes. I endorse
14 "a" park. I don't endorse the proposed park. I
15 really feel strongly that the basement should be
16 analyzed. It should be reused for a learning
17 center.

18 I believe strongly that a portion
19 of it can be salvaged. You can always create
20 larger green trees. It can be totally accessible at
21 grade. But in order to do so, it needs to be a
22 totally different design of a park. The core of
23 the park can be the open space while the periphery
24 could be the green space. There are multiple ways
25 of designing the space and salvaging the basement.

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And, I believe, that the designer, in this case, has not really looked at other opportunities for it.

THE CHAIR: Now tell me now because I know you've designed some really fantastic parks in the City, just a personal, a personal response to the adequate opening of a park to make it feel as though it's publicly inviting. Do you think that this -- the entrances that they show now are adequate? Maybe it's a tradition in the Village. I think that it's important this park also have a Village character. And I just -- I was concerned about that but maybe it's not a concern.

I just wanted your take.

MR. VELLONAKIS: Right. In most of our parks, generally the minimum dimension should be eight feet. In order to maintain a park, the Parks Department requires a bit larger for their vehicles to enter into a park. So eight to ten feet is a really a very reasonable pedestrian opening for the park itself.

As for the detailing in the park, this is not a historic park. This is a new park. There's never been a park here before so to

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2 understand preservation, you really have to analyze
3 the layers of history of a park. And in a Historic
4 District, what this park should really do is not
5 really copy the geometries of Abbington Square Park
6 or the Sheridan Square Fence. It should really kind
7 of create its own aesthetic but respectful to the
8 Historic District.

9 And that's a very much example
10 like the Father Demo that you mentioned earlier.
11 That fence doesn't exist anywhere but it kind of
12 takes on the vocabulary around the community so it
13 really fits in harmony with that kind of -- with
14 that community itself.

15 So those are my concerns that you
16 shouldn't be mimicking anything from Greenwich
17 Village, it should be kind of unique on its own,
18 its own identity of a park.

19 THE CHAIR: Great. I just want to
20 remind the Commission this is one of our key
21 findings that we have to determine, is whether the
22 park is, as part of the site plan, has superior
23 landscaping. So this is your one opportunity to
24 discuss the park and get issues out that you all
25 have on the park so that we can come to a

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2 conclusion ourselves as to what is appropriate and
3 what is not.

4

5 So does the Commission have other
6 questions for George Vellonakis and others as they
7 speak?

8

Karen.

9

10 COMM. PHILLIPS: Good morning --
11 good afternoon.

12

13 You mentioned your feeling that
14 you need the underground space to do some extended
15 activities, but one of the issues related to that
16 is the egress and access, again, which is
17 accessibility in terms of your -- I don't know if
18 you've analyzed the size of it and how -- where
19 planning could be so you can have maximize the use
20 of that.

21

22 But I also wonder if you had been
23 working with other groups that had made a separate
24 design from the one that you saw? Have you been
25 involved in them or --

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27 MR. VELLONAKIS: Yes. I have been
28 involved with them analyzing the site. And there
29 are ways of accommodating the basement very easily
30 but keeping the path circulation systems at grade

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and make them all ADA compliant.

And New York City parks, you know, a flat park as an urban space is appropriate. But the green spaces do not need to be flat. What makes a beautiful park, for instance, Abbington Square, it's the central lawn area as it has a two-and-a-half foot grade change. Abbington Square is not a flat park.

The pathway along Seventh Avenue is about two-and-a-half feet higher to where you enter on Hudson Street where the flagpole exists. You don't really feel it when you're in the park because you kind of meander around the park pathways but it has a very soothing effect to it and that's why the park is very successful. It's got the grade changes and contours.

Washington Square from east to west, there's an 11-foot grade change. No one realizes it until you walk it. And so, you know, that's what makes landscape architecture so unique. It doesn't need to be a staggered fence. Fences along -- there's no site in our City that is flat. And what we call is a fence is racked. That means it's parallel to the ground but it has a certain

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2 pitch. And that pitch kind of keeps the same
3 dimension along that periphery of the sidewalk.

4

What we have in the proposal today
5 is a two-foot stone wall and a two-foot fence.
6 There's no -- it's not necessary. It can be a
7 continuation along all three sides. It shouldn't
8 be a wall on one side and open on the other two
9 sides.

10

THE CHAIR: Okay. Any other
11 questions?

12

Commissioner Del Toro.

13

COMM. DEL TORO: Regarding the
14 park, I understand what you're saying with -- we
15 put up that wall and so forth. I'm very familiar
16 with the parks because I live very close to
17 Washington Square Park.

18

But I'm also familiar with that
19 site. And at the point of the southern entrance is
20 really where all those five streets come in. It's
21 heavily trafficked. So I'm concerned about, for
22 example, I want it to be accessible to everybody
23 but I'm concerned about safety. So can you talk a
24 little bit about that?

25

MR. VELLONAKIS: Yes. People are

1
2 going to egress that site, staircase or not. But
3 if it is -- I live on 11th Street right off -- on
4 5th Avenue. I walk that street every day to go to
5 my gym. Yes, it's a highly dense corner, a five
6 point star. But to me, I call it the gateway of
7 Greenwich Village. And that is what, you know,
8 parents or children in carriages and people with
9 ADA, they should also have the opportunity to enter
10 the park through that important tip of the park
11 instead of going into the west or the northern part
12 of the park.

13 Yes, it is a very dense location
14 but it is a very important location for all -- for
15 everyone to egress that site equally.

16 COMM. DEL TORO: Thank you.

17 THE CHAIR: Are there questions
18 from the Commission?

19 (No response.)

20 THE CHAIR: Thanks. Nice to see
21 you.

22 MR. VELLONAKIS: Thank you.

23 THE CHAIR: Mike McGuire; then
24 Tamara Rivera; and then
25 Paul Ullman.

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MR. MC GUIRE: Good afternoon,
Chairwoman Burden and Commission members.

My name is Mike McGuire. I represent the Mason Tenders District Council, made up of 15,000 members of the Labors International Union who work in and around New York City.

The proposed redevelopment of the St. Vincents Hospital campus site is a well thought out proposal that provides much needed amenities to the community and to the City as a whole.

The plan provides for a housing development which in turn facilitates the construction of a public school, the development of a 15,000 square-foot park and, most importantly of all, the return of a critical care unit to replace the closed St. Vincents, all while generating 1,700 sorely-needed jobs.

Of course, as a union representative, my primary concern is job creation. As proposed, this project will create some 1,200 construction jobs and more than 500 permanent jobs. This does not include the ancillary jobs that will be created throughout the neighborhood and region by this kind of project.

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And it is because I'm concerned with jobs that I can positively state that the concept of a full-service hospital is just not going to work. In reality there are likely more building trades jobs in the construction of a full-service hospital than there are under this current plan.

However, a full-service hospital will cost between 8 and \$900 million. The funding simply does not exist for such a project when the City and the State are looking at multi-billion dollar deficits and the federal government is not helping on health care at all.

However, the Rudin project is funded and that funding brings to school, the park and the critical care service to the community. While I agree that a full-service hospital would be the best use for the site, at a cost upwards of \$900 million - it's just a pipe dream.

The Rudin proposal also maintains the architectural integrity of the area both through design of the new structures and preservation of five of the nine buildings in the historic hospital campus. And while greater

1
2 residential density is necessary in order to
3 facilitate the community amenities, the overall
4 plan actually decreases density from the current
5 St. Vincents site.

6 Also, according to the Draft EIS,
7 the proposed residential density increase will
8 introduce 54 grade school-aged students into the
9 sub district. However, this is well offset by a
10 financial guarantee allowing the City to buy space
11 at the Foundling Hospital building for a new
12 564-seat school.

13 Further, the design of Triangle
14 Park takes a space that is more than 50 percent
15 occupied by buildings and turns it into a 90
16 percent open, inviting space for the community use.

17 As far as the controversy
18 regarding the creation of an AIDS memorial in the
19 park site, I believe that that should be a
20 component of the design but I believe that the
21 entire history of St. Vincents Hospital, from the
22 Triangle shirtwaist factory fire to the AIDS crisis
23 to 9/11 to U.S. Airways flight 1549 and everything
24 in between, should be recognized.

25 St. Vincents Hospital was as much

1

2 a part of the fabric of New York City as is the
3 Rudin family. That history should be remembered.

4

I urge the City Planning
5 Commission to approve the Rudin St. Vincents
6 rezoning plan with all due haste.

7

Thank you.

8

THE CHAIR: Thanks a lot.

9

Let me see if there's any
10 questions for you.

11

(No response.)

12

THE CHAIR: There are not.

13

Thanks for coming.

14

MR. MC GUIRE: Thank you.

15

THE CHAIR: Tamara Rivera; and

16

then

17

Paul Ullman; and then

18

John Modica.

19

MS. RIVERA: Good afternoon

20

everyone.

21

My name is Tamara Rivera and I

22

represent the New York City District Council of

23

Carpenters.

24

How are you?

25

I've been a carpenter for 17 years

1

2 now and I love what I do. For the past three years
3 I'm an organizer so I've gotten to see a lot that's
4 -- that's being built and how it's being built.

5

I'm here about jobs. We need
6 jobs. On a personal note, I believe affordable
7 housing should be considered. Times are hard right
8 now. And a larger medical facility should
9 definitely, you know, be considered at well.

10

I don't live in this area but I
11 was hanging out there all my life. I love the
12 Village. I know that if this project goes through,
13 we're talking about over 1,000 permanent -- no,
14 sorry -- 1,000 temporary jobs for us brothers and
15 sisters and they're ready to work right now. And
16 then over 400 permanent jobs, as well as
17 stimulating the local businesses around that area.
18 You know, how can we just turn the other cheek when
19 it comes to jobs. New York needs this.

20

Of course we talked -- they talked
21 about over 500 seats for the schools, schooling is
22 important. The children are our future. I wouldn't
23 be where I am if it wasn't, you know, for the
24 people before me. And I have kids too and I want
25 them to have the best as well.

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So affordable housing, consider it. Medical center, a large one -- like the women were talking before, I agree on everything they say. But I also know I want to build. Our brothers and sisters are sitting home and they need to feed their families and pay rent, et cetera, et cetera.

So -- and I'll end it on this. I am a Community Board 12 member in upper Manhattan and I know what it's like when there's a developer that wants to develop in your area. We're so accustomed to not changing, you know, we're so used to being in our little box, and we like it that way. But you know what, we have to think outside the box. It's going to be a little rough in the beginning, you know, construction is always messy. Traffic, noise and then at the end there's always something really nice at the end.

And I just say, please consider all of this.

Thank you.

THE CHAIR: Thanks.

(Applause.)

THE CHAIR: Any questions?

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(No response.)

THE CHAIR: Paul Ullman --
Ullman, sorry. Ullman -- Paul Ullman. Maybe not
still here. Okay.

John Modica; then
Ann Locke; and
Maurice LaBonne.

A VOICE: He was already here.

THE CHAIR: Okay.
Paul Ullman.

Thank you.

MR. MODICA: Hello, Chairman
Burden and distinguished Commissioners.

I want to thank you for giving me
this opportunity to speak on behalf of the Rudin
Management's development plan at the former St.
Vincent's campus.

My name is John Modica. I'm the
president of the Manhattan Board of Business
Agents. I'm speaking on behalf of Gary LaBarbera
who's the president of Building and Construction
Trades Council, which has 100,000 members.

I want to personally -- I
personally came here today to speak on behalf --

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and the enthusiastic support of this project and to ask the Commission to approve this project as proposed.

We support the project for two major reasons. First, the project will create approximately 1,200 construction jobs. In a tough economy these jobs can help support all those families.

Secondly, the project has been crafted with the utmost consideration of the surrounding community and the City of New York. It is not at all surprising considering that the developer, the Rudin family, has done so well for the City of New York.

The public benefit generated in this -- in this project is extraordinary and all of the -- all of those involved, including the Rudin family, the local community and the elected officials, deserve a lot of credit for putting this project together. To formulate a plan that not only creates jobs, much needed economic development activity, but also restores health care, builds a new public park, improves economical conditions and creates a new school seating and something that's

1

2 worthy of your support.

3

4 Like anything in this City, I know
5 that there will be naysayers, but I hope that the
6 Commission will strongly consider the position of
7 the 100,000 working families who we represent to
8 make this project a reality and approve it.

8

Thank you.

9

THE CHAIR: Thanks so much.

10

And your name is John Modica.

11

MR. MODICA: John Modica. Yes.

12

THE CHAIR: Oh, John Modica.

13

Right.

14

Let me see if there are any

15

questions for you?

16

(No response)

17

THE CHAIR: There are not. We

18

appreciate your coming.

19

MR. MODICA: Thank you.

20

THE CHAIR: The name speaker is

21

Anne Locke. But let read a few more names:

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Mary Margaret Amato;

23

Michael Seltzer;

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Robert Woodward.

25

Anne Locke.

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MS. LOCKE: Good afternoon, Madam

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Chair and Commissioners.

4

I'm very happy to be here today.

5

I'm from AKRF, and we prepared the EIS for this

6

project working with your Division of Environmental

7

Review and Assessment.

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I assure you it was not by slight

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of hand, it was using the SEQRA Technical Manual

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which has evolved over many years now, looking

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specifically at projects like this for potential

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impacts. So there's a reason and a lot of

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reasoning that went into the Manual and how we do

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these analyses.

15

We will also be working with EARB

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on preparing the FEIS and responding to all of the

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comments that we've gotten that have to do with the

18

Draft EIS.

19

So I thank you.

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THE CHAIR: Let me see if there

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are questions for you about the EIS.

22

Yes, Anna.

23

COMM. LEVIN: Yes, we -- one of

24

the earlier speakers in opposition to this proposal

25

raised the question of the calculation of school

1
2 seats and indicated that the 54 seats, I believe it
3 is, that emerged from your calculations through a
4 different form of analysis would actually be a
5 higher number.

6 Are you able to elaborate on that?

7 MS. LOCKE: No, it's something
8 we'll respond to in the FEIS. I'm not sure where
9 the 194 came from. And I know that is something
10 that is being looked at.

11 COMM. LEVIN: Okay. Thank you.

12 THE CHAIR: Mary Margaret Amato.

13 Oh, thanks very much.

14 Were there any other questions on
15 the EIS. I'm sorry?

16 (No response.)

17 THE CHAIR: Thanks for being
18 here.

19 Mary Margaret Amato;

20 Michael Seltzer.

21 MS. AMATO: It's Amato, but --

22 (Laughter.)

23 THE CHAIR: Amato. Okay. Sorry
24 about that.

25 MS. AMATO: Okay. I want to thank

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you.

I find it a real honor to be here, Madam Chair and all you Commissioners. This is not a regular thing that I do, but I felt that I had to speak up.

Okay. My name is Mary Margaret Amato and I am your economic diversity. And I've been a resident of the Village for over 15 years, longer -- since I was teenager. I am here today to express my support for the Rudin West Village project, anchored by the North Shore Long Island Jewish Comprehensive Care Center.

I live here. I understand and I know the sentiment, the sentimental attachment the Village has for St. Vincents. When the neighborhood lost St. Vincents, we lost more than just a hospital, we lost jobs. We lost a keystone of our community. Our small businesses suffered and as many as 30 have closed. Even the street fruit vendor on 12th Street, he closed up and left. And the area now is very derelict to those who pass by and you'll see. More than 1,000 pigeons live there now.

When I learned that the Rudin

1
2 family was looking to redevelop the former St.
3 Vincents site to include the new North Shore Long
4 Island Jewish Comprehensive Care Center, I was
5 delighted. I mean, the community will, again, have
6 an access to 24/7 emergency care center and many
7 hospital-based health care services.

8 The center will be capable of
9 treating more than 90 percent of the conditions
10 seen at the former St. Vincents. And in the
11 condition of the St. Vincents, the center will
12 serve all patients, regardless of their ability to
13 pay.

14 Construction of the comprehensive
15 care center and new residential units will bring a
16 boost to the small businesses in the area during
17 and after completion. This plan will provide 1,700
18 union jobs, including 1,200 construction jobs and
19 more than 500 permanent jobs. As a union member, I
20 know firsthand how hard layoffs are and work
21 shortages have been on working New Yorkers,
22 including those in my labor and local 79.

23 (Applause.)

24 MS. AMATO: And those in these
25 economic times, the few jobs are a prescription for

1

2 the relief that we need. It will give us some real
3 momentum in this area, which is lacking.

4

When this project is completed,
5 surrounding businesses will start to thrive again,
6 to multiply and be a positive economic impact.

7

Another reason to approve the
8 Rudin West Village project is the commitment of the
9 Rudin family to create 563 seat, public seats for a
10 school that we will do much to relieve chronic
11 overcrowding in existing schools -- 563 seats.

12

Also, the redevelopment of the
13 Triangle Park is -- to a real open space and
14 contributes to what this plan offers to our
15 community. I especially like the plan that reduces
16 the bulk of all that brick from existing buildings
17 and preserves the five buildings contributing to
18 the Greenwich Village Historical District. We'll
19 have more light and air in the neighborhood and
20 keep the architecture of the Village very special.

21

I just want to say, as I support
22 this because, I think, it is the best, realistic
23 plan at this point and it will bring new jobs,
24 health care, green space and an elementary school
25 on the west side of Manhattan. This plan will be

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critical -- will restore critical services.

THE CHAIR: Okay.

MS. AMATO: Okay. I will stop.

But anyway, you know, please help
our neighborhood.

THE CHAIR: Great. Let me see if
there are any questions.

(Audience participation.)

THE CHAIR: Are there any
questions for Ms. Amato?

MS. AMATO: I'm Mary Margaret
Amato.

Thank you so much.

THE CHAIR: Thanks for coming.

MS. AMATO: Thank you. Bye-bye.

(Applause.)

THE CHAIR: Michael Seltzer.
Then I think we're probably going
to have switch to the other side.

Hi.

MR. SELTZER: Good afternoon,
Madam Chair and good afternoon, Commissioners.

And thank you for this
opportunity.

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I live at 175 West 13th Street.

3

I've lived in the Village a block from the park for

4

the last 25 years. I'm here to speak on behalf of

5

the plans for an AIDS memorial park and including

6

the learning center and the community meeting space

7

in -- in the basement.

8

It has fallen on my shoulders as a

9

member of the organizing steering committee for the

10

park to reach out to our neighbors. So I speak

11

today on behalf of numerous civic organizations,

12

block associations, neighborhood organizations that

13

have spoken at the different Community Board

14

meetings who have expressed their support for

15

locating in the heart of the Village, which has

16

become the world's neighborhood of conscience.

17

And the monument -- not a monument

18

but a learning center more than anything else, that

19

will ensure that the history of Greenwich Village's

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response, which went worldwide. We stood up as a

21

neighborhood of compassion, a neighborhood of care,

22

neighbors' support that set a model for the world

23

at times when schools and other communities,

24

neighborhoods, cities were closing their doors --

25

hospitals to providing care.

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To us it's one of the proudest moments in the history of Greenwich Village. And we, as a community, would like to impart to future generations of our residents that AIDS has not gone away. We've already lost 105,000 New Yorkers to the AIDS pandemic. But we want to tell the story about how our neighborhood rose in a time of crisis and set an example for neighborhoods around the world.

To do that we need both a grand park above ground but we also need a learning center. We need a facility that is a tenth -- at least a minimum of 10,000 square feet that will be in the best traditions of places across the City now that remind us of the rich history, of the consciences of other New Yorkers who came and rose to the occasion when it was most needed. And what could be a better place than Greenwich Village to do that.

So we urge you today to consider the plans of creating something that not only is a world class park that each of us in the neighborhood need, but also will provide a learning facility and a new community meeting space that we can -- that we can be so proud of to put in place

1

2 our contribution, our continuing contribution to
3 the fight against AIDS and to a world filled with
4 hope and compassion.

5

Thank you.

6

THE CHAIR: Thank you.

7

8 Now don't go away because I'm sure
9 there may be questions for you.

10

11 I think you know, or if you don't
12 know, the timing and what we have to decide on when
13 we have to -- we have to vote on January 23rd. So
14 there is a timing issue here.

15

16 We will have to see before January
17 23rd a complete and detailed site plan in order to
18 consider the special permit. So, I think, we'll
19 probably hear more about the proposed memorial, the
20 AIDS memorial, but in terms of that, our
21 obligations and in terms of the timing and working
22 with the applicant, we have a scenario worked out
23 about how this would -- how are you envisioning
24 this proceeding?

25

MR. SELTZER: I'd rather leave
that to either Mr. Teper or Paul Kelterborn.

26

THE CHAIR: That's fine.

27

MR. SELTZER: But if I could raise

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2 something that hasn't yet surfaced, which I think
3 is very important here, there's no single park in
4 Greenwich Village right now that is not dependent
5 on charitable support. The Rudin family has
6 exceeded their generosity in putting forward a
7 commitment of \$10 million.

8 However, we also, as you all know,
9 have a tradition of civic activism. Our park on
10 the Hudson River is the last park the neighborhood
11 has created uncertainty because none of them can be
12 supported sufficiently on this.

13 I come out of the foundation
14 community and there are foundations that are
15 interested in contributing also to the park. And
16 this relates to the governance issue of the park
17 because if -- if the plan that the Rudin family has
18 put forward that is -- suggests that the park will
19 be privately owned, I think there will be doubts in
20 many legal offices about making a charitable
21 contribution to a grant -- to a facility that is
22 not publicly owned but owned by a non-profit
23 structure.

24 So I think that what falls in the
25 purview of the plans here is that the gift -- the

1

2 gift from the Rudin family is a tremendous piece of
3 largess but we envision that this park will
4 constantly be looking support from neighbors.
5 Neighbors will not only want to participate into
6 going into the park but contribute to its well
7 being. That's what we do at every single park in
8 Greenwich Village now.

9

And so the governance structure of
10 the park is incredibly important to maintaining the
11 opportunity for the people and foundations and
12 businesses to express their charitable support of
13 this facility.

14

THE CHAIR: Let me see if there
15 are questions for you from the Commission?

16

Yes, Karen Phillips.

17

COMM. PHILLIPS: I -- I assume
18 that your colleagues will talk a little bit more
19 about the center you want to create in the
20 underground space but I was going to ask
21 specifically, because the Rudins are only to do the
22 landscaping. That would not be something I would
23 think that we -- unless, you know, we make some
24 kind of deal that the build out of that is -- would
25 be a part of that.

2 Would you address that? But you
3 still -- and our approval is linked to that site so
4 how it would go to the governance structure that
5 you are recommending is something that, I think,
6 that you need to think through as well.

7 Do you think that it would have to
8 be the ownership of another entity?

9 MR. SELTZER: Commissioner
10 Phillips, thank you for the question.

11 Two points; our organizations, our
12 neighbors, do not have sufficient space to meet.
13 The -- when I spoke to one of the major churches in
14 the neighborhood, they bemoaned the fact that they
15 had to turn away a senior choir group that does --
16 sings songs over -- not choir, but the senior
17 singing group of 65 and older, because they wanted
18 to do rehearsals at that -- in the evening so some
19 of the members who are still working can be
20 accommodated, and they regretted that they had to
21 turn them away.

22 And they were extremely excited
23 about the fact that there would be a new community
24 facility in the neighborhood. Ten thousand square
25 feet is, as many of you know, is not a small amount

1

2 of space. It can accommodate a tremendous amount
3 of community and civic functions. And we see that
4 vital to the use of the -- of the basement.

5 And, I think, that it would be a
6 scandal in the heart of a Historic District where
7 property is so limited, to cover over a 10,000
8 square-foot space that is there available. It's
9 currently one wide open room. But if you put the
10 creativity, some architects, and we can do that
11 within the time line that's been allowed, of how
12 that space would look like.

13 It would be something that the
14 community will treasure for the multi purposes that
15 it can accommodate in a neighborhood that's
16 fortunately overflowing with religious
17 congregations and civic organizations and block
18 associations but haven't adequate opportunities to
19 accommodate all the functions that they would like
20 to see take place in the neighborhood involving our
21 neighbors.

22 THE CHAIR: Any other questions
23 for Mr. Seltzer?

24 (No response.)

25 THE CHAIR: Thank you very much.

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MR. SELTZER: Thank you.

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THE CHAIR: Okay. We're going to switch now to speakers in opposition.

5

6

Clara Ricciardi; I hope I pronounced you right; then

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8

Irene Kaufman; and Ann Kjellberg, something like

9

that; then

10

Monica Beck.

11

So the first is Clara Ricciardi.

12

Okay. Clara Ricciardi? No.

13

Irene Kaufman. Okay.

14

MS. KAUFMAN: Thank you so much.

15

16

I'm Irene Kaufman, one of the founding members of the Public School Parent Action Committee, as well as a member of the Live and Learn Coalition.

17

18

I would like to try to shed some light on the confusion about schools.

19

20

First, I would like to thank the Rudin family and Mr. Gilbert, in particular, for the work he's done with us about this issue. We are tremendously grateful for the Foundling site. I don't want any confusion about that.

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The one thing that is unfortunate for this development is that the day that school opens, it will be grossly overcrowded because the City does not plan for schools as part of development hand-in-hand. All that development that happened in Chelsea will devour those seats before it's even opened.

So the additional seats that are created -- the need for seats that are created by the new building on the St. Vincents' site, those children will have nowhere to go to school. We have children who are being taught in hallways. The locker rooms that were turned into physical therapy and occupational therapy for children with special needs.

The overcrowding in our area is egregious and extreme and it is not the fault of the Rudin family. It is the fault by the City of New York for not having put in motion a way to plan for seats when development happens. That it triggers automatically, so you don't end up with contentious situations like this when people are trying to do good work.

And we do appreciate the things

1

2 that the Rudin development brings but,
3 unfortunately, the needs are too great and the
4 children of New York can't suffer for that.

5 As far as the SEQRA, I brought
6 with me some documents to help with all this. I
7 didn't make 20 because we're a bunch of parents
8 putting this together and it gets very expensive.
9 But I did bring two things. This is the route to
10 trying to get Morton Street as a public school
11 because there's a great building in the
12 neighborhood owned by the State that could convert
13 to a public school very readily.

14 We have talked to Mr. Gilbert
15 about the idea of the Rudins putting money into
16 purchasing Morton Street because it really could
17 make a substantial difference.

18 Within this book is the Manhattan
19 Borough President's very own plan talking about how
20 it's been mis-forecast about how the need for seats
21 is not forecasted correctly. So I will leave a
22 copy of this. I'm sure the Borough President's
23 office can provide you with more.

24 He's been working to try to revise
25 the SEQRA formulas for a number of years now and

1

2 that work is not finished. So these numbers are
3 definitely in error. The blue book forecasting of
4 the DOE, definitely in error and the Borough
5 President, himself, is the one that has helped shed
6 light on this.

7 As far as the upzoning, I think
8 that David Reck and Andrew Berman spoke extremely
9 eloquently on there shouldn't be upzoning. This
10 goes back to City planning. There should not be
11 bonuses given for what should be a required piece
12 in development in New York City. Affordable
13 housing, schools, a hospital, all those things, you
14 shouldn't get bonuses for that.

15 That should be part of how it's
16 all done in the City of New York and you have an
17 opportunity to help change the culture of New York
18 to set that in motion.

19 Thank you very much.

20 THE CHAIR: Thanks a lot.

21 Let me just see if there are
22 questions for you.

23 (No response.)

24 THE CHAIR: There are not.

25 Thanks for coming.

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MS. KAUFMAN: Who should I give these to?

THE CHAIR: You can give them to the secretary then we'll -- we'll be able to have a look at them.

MS. KAUFMAN: Thank you.

THE CHAIR: Ann Kjellberg. Did I say that correctly?

MS. KJELLBERG: It's Ann Kjellberg.

THE CHAIR: Kjellberg. Sorry.

MS. KJELLBERG: I'm a member -- also a member of the Public School Parent Advocacy Committee and a parent a P.S. 41 which is across the street from the proposed development.

I'd first like to speak specifically to this Commission's responsibilities and forward looking -- trying to look forward to a better way for planning for school construction in New York City. In every neighborhood in the City where we've seen extension of residential development, we have severely overcrowded schools. There's something broken about the way we plan for residential development in concert with the way we

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look forward to just school seats.

The SEQRA standards are evidently not adequate to project public school seats. The EISs that are produced by these standards are usually not fulfilled and there doesn't seem to be sufficient analysis of enrollment growth that's associated with as of right building in the context of these EISs.

The Rudin development, as I think someone may have mentioned, is coming into the school district, the catchment for P.S. 3 and P.S. 41 which is -- in which both schools are already over 100 percent capacity and students are routinely pushed out into the -- around surrounding zones where this is, you know, starting to happen in our neighborhood.

Foundling, as Irene mentioned, is projected by many people already to be oversubscribed by development in Chelsea and the DOE, for reasons known only to themselves, are already speaking of usually of some other purpose than a zoned elementary school.

That said, I would very much like to applaud the Rudins for their forward thinking

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2 and even taking public school seats into
3 consideration and the work they did in identifying
4 the Foundling site. I hope that every developer
5 that works with you in the future considers
6 undertaking a project like this.

7 It's interesting to me that they
8 were able so quickly to identify a site when the
9 DOE is constantly telling parents they have
10 professionals searching everywhere for sites. It
11 shows us that a more vigorous partnership between
12 business and the DOE in identifying sites for
13 schools could be very fruitful.

14 But I think it should be pointed
15 out that the Rudin organization didn't put a penny
16 into that school. It was paid for by the City of
17 New York. Their involvement in the process was
18 instrumental but it was not a give back to the
19 community in the form that we need in return for a
20 bonanza of the magnitude that they are getting with
21 the -- the zoning concessions that they are
22 requesting of you.

23 I also joined the Live and Learn
24 Coalition and, I believe, if I could summarize in
25 short, the aims of that coalition -- it was just to

1

2 say that when a company comes forward to you
3 requesting concessions in a neighborhood that are
4 -- that benefit one corporate entity alone, they
5 need to show -- they need to make significant
6 contributions to that -- to that neighborhood.

7 And we put forward the request
8 that they contribute substantially and financially
9 to our overcrowding problem, that they provide
10 public housing that would help us keep the
11 diversity of our neighborhood, that they give us a
12 truly public public park and that they reduce the
13 height and bulk to respect the -- the historic
14 integrity of where we live.

15 We don't want to see the Village
16 turn into Singapore or a place where all of the
17 residents are devoted to the pleasure and comfort,
18 the one percent that you've heard so much about.

19 THE CHAIR: Thanks.

20 Wait one second. Let me see if
21 there are questions for you.

22 (No response.)

23 THE CHAIR: There are not.

24 Thanks for coming.

25 (Applause.)

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2 THE CHAIR: Let me read -- read
3 some more names. Next speakers:
4 Monica Beck;
5 Jean Klein;
6 Katie Smith;
7 Dusty Berke;
8 Joseph Kelly.
9 Is Monica back yet?
10 (No response.)
11 THE CHAIR: Is Monica back?
12 (No response.)
13 THE CHAIR: I just want to make
14 sure -- not in the back room. Okay.
15 Jean Klein.
16 MS. KLEIN: Yep. Let me get
17 there.
18 THE CHAIR: Then Katie Smith;
19 Dusty Berke; and
20 Joseph Kelly; and
21 Gary Tomei.
22 MS. KLEIN: Thank you,
23 Commissioners.
24 About a month ago or so, I sent
25 out to all Commissioners --

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THE CHAIR: Are you -- put your

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name in just to make --

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MS. KLEIN: Jean Klein.

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THE CHAIR: All right. Okay.

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MS. KLEIN: And I live at 101

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West 12th.

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THE CHAIR: Excellent.

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Thanks.

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MS. KLEIN: About a month or so

11

ago, I sent out to all the Commissioners, and I

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hope you received this question mark -- over 100

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names, close to 200 names, objecting to several

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things that the development will -- will put forth

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here.

16

First of all, since I live on 12th

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Street, the curb access to the garage that they

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have proposed is really egregious. We already, as

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stated before, have three garages and this would be

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a dedicated garage that they're proposing to the

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people that own the condos. It would be, I think,

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54 garage spaces.

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In addition, I really want to

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point out that the additional -- forget the bulk of

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the building, we will have over 1,200 more people

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2 residing in those apartments on 12th Street. I
3 mean, it blows your mind away. This would be a
4 tragedy on 12th Street. And the services that they
5 would need to receive taxis, deliveries, health and
6 their children who, I don't know whether they'd be
7 going to private school or public school, but there
8 would be a substantial amount of young children
9 also. So the street would become almost a zoo.

10 Having said that, I also want to
11 mention, before I forget, that the ambulance route
12 coming down 12th Street would be a disaster. Not
13 only would we have increased traffic but the
14 ambulances just are not going to be able to get
15 through at all. So we don't have a hospital and the
16 ambulance route going to other hospitals, possibly,
17 would be really very bad.

18 I wanted to make another point --
19 oh, yes. I would prevail upon the Commission to
20 visit somebody -- to visit 12th Street and the
21 amount of traffic that's going on there right now
22 without any addition and also 6th Avenue. You can
23 barely get up 6th Avenue now. So I don't know how
24 that hospital route would go but I assume it would
25 go straight across 6th Avenue. And that would be

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another hazard.

So I just really would like you to consider -- I support the Community Board No. 2. I don't mean to go back into their proposals, but please keep in mind the additional people that will occupy those apartments and needs that they -- they have.

Thank you very much.

I really can't answer any serious questions other than that I live there.

THE CHAIR: Okay. So let me -- let me just see if anybody would like to ask you any kind of question.

(No response.)

THE CHAIR: No one.

MS. KLEIN: Okay.

THE CHAIR: Thanks so much for coming. We appreciate it.

MS. KLEIN: Thank you.

THE CHAIR: Katie Smith; and then Dusty Berke.

MS. SMITH: Good afternoon. I'm Katie Smith speaking on behalf of Congressman Nadler. I'll be reading his testimony.

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Thank you for the opportunity to testify today regarding the ULURP application by Rudin Management Company to redevelop the former St. Vincents campus.

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I share the disappointment of the community over the loss of St. Vincents Hospital and will continue to advocate for expansion of health care services in the Village.

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My testimony today will focus on the land use issues in this application and concerns that I share with the community about the proposed development on the St. Vincents site.

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I share many of Community Board 2's concerns about this application and particular four key concerns: The height and bulk of the proposed development; the impact of the residential development on school overcrowding; the lack of affordable housing and the need for public open space.

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I appreciate the work that Community Board 2 and the applicant have done to reach common ground on these concerns and applaud the progress that has been made to find solutions. However, there is still serious concerns and gaps

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in agreement and I call on the applicant to continue negotiations on these critical issues which I outline below.

There are major concerns about the height and bulk of the proposed residential development on the East site, which is located in the Greenwich Village Historic District.

I originally supported the redevelopment of St. Vincents Hospital campus in 2009 because that proposal was intended to make the renovation of St. Vincents Hospital possible and there was a critical need for a state-of-the-art 21st-century hospital in lower Manhattan.

While I shared the community concerns about the impact of the height and bulk on the proposed residential buildings as well as the proposed demolition of a landmark building on the historical character of the neighborhood, I believed, along with many others, that the development of a new hospital, which depended financially on having a large-scale development attached, required our support for the proposal.

I appreciate that the applicant has partnered with North Shore LIJ to make this

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Center for Comprehensive Care possible, which will occupy the O'Toole site and provide some relief for our community's urgent health care needs.

However, the current proposal includes the same bulk and height for the residential buildings that does not include a new hospital and so my understanding is that it does not present the same financing issues.

I share CB 2's concerns about including a development of this scale in the Greenwich Village Historic District. The application -- the applicant has been in negotiations with the Manhattan Borough President to limit the density of the proposed development and I'm eager to see these commitments realized.

Another important issue is school overcrowding which has plagued Community Board 2 for years. I appreciate the commitment Rudin has made -- made in 2008 to secure the Foundling Hospital site for a future elementary school and I'm encouraged by their willingness to engage in discussions to secure another site for a public school.

I urge them to continue these

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2 discussions and help in whatever way they can to
3 secure another location for a new public school.

4

Like CB 2 and other elected
5 officials in the community, I call upon the
6 applicant to examine the feasibility of creating
7 permanently affordable housing onsite or off site
8 within Community District 2. The current proposal
9 does not include affordable housing and building
10 onsite affordable housing may not be possible due
11 to the need to keep bulk and height to a minimum
12 onsite.

13

I'm encouraged that the applicant
14 has indicated a willingness to look at off site
15 affordable housing possibilities. I support the
16 development of as much affordable housing as
17 possible and urge the applicant to continue to
18 studying off site locations.

19

I will say very quickly, the final
20 issue is the issue of open space. And the
21 Congressman is in support of both Community Board
22 2's recommendations for the park design and the
23 proposal for an AIDS memorial, although, obviously,
24 I know you have to examine the feasibility of doing
25 that on the Triangle site and so we're open into

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2 looking at locations off site as well.

3

So thank you very much.

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5 THE CHAIR: Thanks for coming and
speaking on behalf of the Congressman.

6

We do appreciate it.

7

The next speaker, Dusty Berke.

8

(No response.)

9

10 Okay.

THE CHAIR: Dusty Burke. No.

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Joseph C. Kelly; and then

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Gary Tomei; and then

13

Carol Greitzer.

14

15 me.

MR. KELLY: Thank you for having

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17 My name is Joseph Kelly. I live
on West 12th Street. I've lived there for seven

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years. Jean Klein is my immediate neighbor so

19

apologize if I sound like I'm repeating her

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remarks. We did not coordinate them in any way.

21

I'm not against profit or

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development. I want to see the return of economic

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activity to this site. I think it's really sad that

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St. Vincents is no longer existing as a

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full-service hospital. I feel terrible for the

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2 people that have lost their jobs and the residents
3 who have lost their access to health care. And I
4 really want to see something return. And I
5 understand -- I'm not a health care expert. I'm
6 not sure that a full-service hospital is viable and
7 I'm not trying to argue for that.

8 But I think that this proposal is,
9 you know, I think little attention has been paid to
10 what's going to go in the hospital's place and I
11 think the argument -- that the utmost consideration
12 has to be given to the needs of the community -- is
13 just wrong. And, particularly, that we had a
14 hospital that was large and it was right on Seventh
15 Avenue, which is a major artery and has easy
16 ambulance access down Seventh Avenue to the
17 Battery, up Greenwich Avenue and up Eighth Avenue
18 to the west side.

19 There are no hospital beds on the
20 west side and now we propose to replace a
21 full-service hospital with easy access to major
22 arteries with a smaller facility that's on West
23 12th Street. And I haven't heard an EMT or an
24 ambulance driver step up to say what the adverse
25 affect on response times is going to be but we're

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2 going to -- we're going to move an ambulance
3 parking site an idling site with ample curb cuts
4 from Seventh Avenue to 12th Street. And we're now
5 going to funnel them down a small residential
6 street. What if they want to go south? Okay,
7 where are they going? They're going to circle the
8 block and go around 13th Street and get stuck in
9 one of the street fairs that starts at 14th Street
10 or they're going to go over to 5th Avenue and then
11 run into Washington Square Park.

12 I think it's just -- I think it's
13 foolish and I think anyone who is designing any
14 replacement health facility would not try to shunt
15 into the side and put it on West 12th Street. I
16 think it's foolish.

17 Secondly, I want to speak up in
18 favor of affordable housing. And that is that, you
19 know, what's happening here is St. Vincents is
20 leaving us -- or has left us and the Martin Payne
21 Building is now being redeveloped separately with
22 47 luxury apartments with the cheapest -- a
23 one-bedroom apartment being \$1.4 million. That's a
24 one-bedroom apartment. Okay.

25 And then we have the facility on

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2 15th -- between 15th and 16th is being redeveloped
3 separately. This is all changing the neighborhood
4 of the character substantially. And on top of the
5 47 in Martin Payne that are being redeveloped, now
6 we're going to have 450 new units and I can only
7 imagine what prices they're going to command.

8

But, you know --

9

A VOICE: Up to \$29 million.

10

MR. KELLY: -- so I ask that the
11 Community Board consider this that, you know, I'm
12 not against the Rudin organization trying to
13 develop the site or to make a profit. I understand
14 that's their role. But the role of the Planning
15 Commission is to plan for the City and all of its
16 needs. And I think that this facility is
17 inadequate and I think that the affordable housing
18 needs to be bolstered.

19

So thank you.

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And I'd also like to echo the
21 expert remarks of Mr. Berman and the speaker before
22 him.

23

Thank you.

24

(Applause.)

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THE CHAIR: Thank you.

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Does anybody have questions from
the Commission for Mr. Kelly?

(No response.)

THE CHAIR: Gary Tomei. Okay.
And then Carol Greitzer.

MR. TOMEI: Good afternoon.

My name is Gary Tomei and I'm the
president of the West 13th Street 100 Block
Association and a member of Protect the Village
Historic District.

I'm here for two reasons. The
first is to voice our -- our opposition to the
upzoning requested by the Rudin organization and to
urge you to reject the Rudin plan as it stands.

We're not against the Rudin
development. We're against the upzoning plan by
Rudin. The zoning law, as you know, was written
and enacted into law by two men with foresight and
with the avowed aim of protecting residential areas
against congestion and to encourage the development
of desirable and stable residential areas.

The law has served the City well,
particularly our community of Greenwich Village.
Thus, it is with good reason, we -- we in Greenwich

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2 Village are designated an R6 Residential
3 neighborhood and not an R8. To change our current
4 zoning would set a precedent which would threaten
5 the fundamental character of Greenwich Village.

6 In any case, as I'm sure you're
7 aware, any change in zoning should not be taken
8 lightly and should only be undertaken when it
9 serves the public purpose and a public benefit.
10 The requested zoning does not, in any way, serve
11 such a public purpose.

12 Indeed, it is clear that the only
13 benefit which would be served is that of the Rudin
14 organization. In fact, their entire argument rests
15 on the basis that for their project to conform to
16 the present zoning would require them to return to
17 the Landmarks Preservation Commission for approval
18 and that would be too inconvenient or, perhaps, too
19 costly.

20 The fact is that what -- excuse
21 me. The fact is that they knew from the beginning,
22 from the onset of this particular project that
23 their design violates the zoning law of Greenwich
24 Village. But they went ahead on the basis that
25 once they got past the Landmarks, the Landmarks

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2 Commission, they would -- they would cajole or
3 bully you into giving them what they want.

4

5 But the Landmark process and the
6 zoning process are separate and distinct procedures
7 which must be honored in their differences. Yours
8 is a public trust to uphold the standards of the
9 zoning law. Please do not betray that trust by
10 acceding to demands that patently violate not only
11 the spirit of the zoning law, but the letter of the
12 law as well.

12

13 My second reason for speaking is
14 to support the idea of converting the Triangle into
15 a permanent public park, a place for residents to
16 enjoy some peace and quiet and for children to be
17 afforded a playground.

17

18 THE CHAIR: Can you conclude your
19 remarks, please.

19

20 MR. TOMEI: I'm almost at the end.

20

21 In the Village we need and deserve
22 such a haven. A dignified and respectable -- and
23 respectful memorial to AIDS victims could be
24 incorporated into such a park. However, what we
25 don't need is another tourist destination with its
attended buses, crowds and fumes.

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Therefore, we oppose any plan which would result in creating a museum or a learning center or a destination park on the Triangle.

6

Thank you.

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THE CHAIR: Thanks very much.

8

Carol Greitzer; and then

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Alice Peterson; and

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Kwoklai Fan.

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MS. GREITZER: Thank you.

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I'm Carol Greitzer. I'm a member of the steering committee of the Protect the Village Historic District and support their comments. But I'm speaking here today as co-chair of the West 12th Street Block Association.

Briefly, the Block Association opposes the upzoning from R6 to R8, but we do support the Rudin park proposal. We need a neighborhood park not a destination park and we'd oppose any change that would subtract from the park acreage.

Further, this park currently has no retail whatsoever so we would require smaller windows and regulations as to the lighting and

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2 signage in the retail windows.

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4 The Block Association adamantly
5 opposed the garage. We already have three garages
6 on this block as you have heard, more than any
7 block in Greenwich Village, possibly more than any
8 south of 14th Street. To add a fourth driveway
9 would be unconscionable, particularly in view of
10 the fact that 12th Street will be the new eastbound
11 ambulance route from the LIJ facility in O'Toole to
12 the hospital corridor all the way east on First
13 Avenue.

13

14 So we propose that if the garage
15 is deemed necessary, that the entrance be relocated
16 to Seventh Avenue. We hear that City Planning does
17 not like curb cuts on avenue blocks but we point
18 out that there already are two curb cuts there
19 where St. Vincents ambulances delivered patients to
20 their ER.

20

21 Ambulances also used to park and
22 double park on the street. And in my 30 years as an
23 elected party and public official, and at one time
24 I chaired the transportation committee of the City
25 Council, I never once got any traffic complaints
resulting from this traffic policy.

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2 Relocating the garage entrance
3 will have the added advantage of making unnecessary
4 the destruction of Reiss, a building that is
5 architecturally compatible with the adjacent
6 buildings, thus sparing residents, pedestrians and
7 the children attending the two schools across the
8 street, the noise pollution, air pollution and
9 other problems years of demolition and construction
10 would cause.

11 Even if one were to concede that
12 an avenue driveway is not generally desirable, in
13 this case it is certainly the lesser of two evils.
14 We simply cannot have four garage entrances on one
15 residential block in the Historic District.

16 Let me tell you something you may
17 not be aware of. People living in the West Village
18 are terrified, simply terrified that in a medical
19 emergency they will have difficulty getting to a
20 cross town hospital. They are fearful that this
21 logical route, 12th Street, will be impeded by
22 extra traffic and construction.

23 We hope that your mandate as
24 planners goes beyond buildings and inanimate
25 objects and that you will be mindful of the people

1

2 whose lives are being affected. Some of these
3 changes would require that the applicant go back to
4 Landmarks Commission but we foresee no problem
5 there and we urge you to endorse these creative
6 changes.

7

Thank you.

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THE CHAIR: Thanks very much.

9

Let me see if there --

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MS. GREITZER: I have -- I have a

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full statement.

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THE CHAIR: Excellent. So if you

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give that to the secretary, we'll be sure to read

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it.

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MS. GREITZER: Yes.

16

THE CHAIR: Let me see if there

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are any questions for you.

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(No response.)

19

THE CHAIR: Okay. There are none.

20

Thanks for coming.

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Alice Peterson;

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Kwokla Fan;

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Robert Moulthrop -- Robert

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Moulthrop.

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MR. MOULTHROP: Yes, ma'am.

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THE CHAIR: Okay. And I'll just read a couple more names before you speak.

Jim Fouratt;

Yehudit Moch; and

Yeha Kurland.

MR. WOODWORTH: Good afternoon, Madam Chair and members of the Commission.

My name is Robert Woodworth and I'm here to convey my support and the support of the Lesbian and Gay, Bisexual and Transgender Community Center.

THE CHAIR: Hey, you know what -- I know that -- I called Robert Moulthrop.

MR. WOODWORTH: Oh, sorry.

THE CHAIR: You're actually at the top of the -- switch.

MR. WOODWORTH: Of the next one. Okay. I was just being so hopeful.

(Laughter.)

THE CHAIR: Okay. It's good to be hopeful. You're very close. You're very close.

Is Robert Moulthrop here?

(No response.)

THE CHAIR: Not. Jim Fouratt.

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MR. FOURATT: My name is Jim

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Fouratt.

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And first I wanted to say thank

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you for all the Commissioners who have stayed.

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I've been at many public hearings where people

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disappear at this point when the public has to

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speak.

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So thank you very, very much.

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I'm also not going to repeat a lot

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of the things that were said because I understand

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that your job today is really about zoning. And

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all the input that you've heard from passionate and

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people who are very upset about a variety of

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issues, which I identify with, including the fact

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that we've lost a hospital, this terrible, bad

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solution that the Rudins and LIJ have come up with

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which does not adequately, at any level, solve the

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health needs of our community.

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There are no beds. They talk a lot

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about -- they admitted over and over again that ten

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percent of the cases that would come before them --

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and those are the ones that a senior like myself,

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is most familiar with, strokes, heart attacks,

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those kinds of health crises where every single

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minute matters in the time you get care.

 If you have a stroke, the intervention for that stroke affects the quality of your life forever if you live. So this terrible design, which some have spoken highly of, I really ask you to look at that and reject that part of the proposal.

 The Rudin Real Estate Corporation has done nothing that was not in their self interest. Now one should not expect them to be humanitarian, although they've been -- the founder of the Rudin Corporation, in fact, was a humanitarian. We all know the history here. But his children have not carried it forward, unfortunately.

 The only reason that they gave, and they gave in zero dollars, the O'Toole Building to LIJ is because they could not build on it. It was a historically preserved building that had landmark status that had been taken away because of the financial crisis by St. Vincents. But they did not -- that did not roll over with the Bankruptcy Court. So that building is unbuildable.

 It was in their best interest to

1

2 satisfy -- the mission of St. Vincents to say that
3 they did something for health -- they did something
4 for health, they did it for them.

5

6 The same thing with the open space
7 issue with the park. We all agree that we need a
8 park. I live a block-and-a-half away from this
9 location. I live on Waverly and West 11th Street.
10 I've lived there since 1960.

11

12 That -- they have proposed to own
13 that park and not give it to the City. They've
14 refused to say they would give it to the City,
15 although I will tell you, in the Parks Department
16 committee meeting of the CB 2, the public said give
17 it, cleanly, and then we'll decide what's in it.

18

19 I very much support the AIDS
20 memorial and the underground space but I don't
21 think that that is a topic of discussion for you
22 today.

23

24 Please be respectful to the
25 history of zoning. They do not deserve any
26 upgrading. The good people that have tried to
27 negotiate schools from them, I really identify it
28 and understand but the Rudins have said, no. They
29 said no to me directly in three public meetings

1

2 about affordable housing. They do not have a heart
3 of gold. They have a heart that is full of greed.

4

Thank you.

5

(Applause.)

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THE CHAIR: Thank you.

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Now we're going to switch to

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speakers in opposition and first is Robert

9

Woodworth.

10

I'm sorry, we're switching to in

11

favor.

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Thank you very much.

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I'm sorry. We're switching to

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speakers in favor.

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Thank you very much.

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We're switching to speakers in

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favor. The first of them is:

18

Robert Woodworth; and

19

Sister Kevin Phillips;

20

She spoke already.

21

Paul Kelterborn;

22

John McGinn; and

23

Christopher Teper.

24

So Robert Woodworth, speaking in

25

favor. Sorry.

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Thanks.

MR. WOODWORTH: Thank you all for allowing me to speak today, and in the right order.

I'm here to convey my personal support and the support of the Lesbian, Gay, Bisexual and Transgender Community Center for developing an AIDS memorial park and learning center on the Triangle site that's part of the current ULURP review.

We believe that a park and learning center can be designed and operated in a way that the full Village community will embrace it and we are committed ourselves, myself personally, and the institution to working to make that happen.

Many people can speak eloquently about how fitting this site would be for a memorial to the people who battled AIDS in the earliest days of the epidemic and to those who continue that fight today. Many of them have spoken at the public hearings and committee meetings held by Community Board 2 and, I dare say, that everyone on the Commission could add his or her own story to that tale.

But allow me a couple of

1

2 observations about the process which is slightly
3 confusing to me and -- but here's my take on it as
4 I see it.

5

6 For all the studies and reviews
7 that have been conducted since the redevelopment of
8 the East campus of the St. Vincents Hospital was
9 first proposed, the AIDS memorial park idea is a
10 Johnny Come Lately. True.

11

12 But the lengthy process to which
13 people so frequently refer began with a plan that
14 called for replacing the O'Toole Building with a
15 large hospital, concern for creating a park in the
16 Triangle site was overshadowed by all the debate
17 about the new building and the proposed open space
18 on the Triangle still incorporated the gas tanks.

19

20 We know what happened then. The
21 hospital went bankrupt and closed and the game
22 changed. All the suppositions about the use of the
23 Triangle site were out the window and people could
24 think about it in a different way but not until
25 that happened.

26

27 Meanwhile, the applicant moved
28 forward with all the resources at its command and a
29 head start. The Triangle site has been seen only as

1

2 a piece of property that could be used to meet open
3 space requirements, keep it simple, fill in the
4 basement, who's going to care?

5

Thankfully, Chris Teper and Paul
6 Kelterborn opened our eyes to the much more
7 wonderful opportunity that the Triangle Park
8 offered as a memorial park with a learning center
9 and community space in the below grade space.

10

And so we find ourselves here
11 today, as we have been on many other occasions,
12 continuing to encourage the decisionmakers in the
13 ULURP process to find a way to make room for more
14 creative planning.

15

The entire application is
16 complicated. The AIDS memorial park proposal adds
17 a complication. But I submit that it is a minor
18 complication compared to some of the other issues
19 that you all have to address.

20

Please take your decisions in a
21 way that will allow the studies and design for the
22 AIDS memorial park and learning center to move
23 forward in a thoughtful and comprehensive and
24 complete way and with a real chance for success.

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(Applause.)

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THE CHAIR: Thank you.

MR. WOODWORTH: And I'd love to answer questions if you ask me.

THE CHAIR: Let me see if there are any.

As you know, as I explained earlier, because there is a ULURP time clock, we have to take a vote out on the 23rd of January and then there's a process for coming back to the Commission but we're always receptive to that.

So let me see if there are questions for you.

(No response.)

THE CHAIR: There are not. But we really appreciate your being here.

Thank you.

MR. WOODWORTH: Thank you very much.

THE CHAIR: Thanks.

Sister Kevin Phillips. I think she spoke.

Paul Kelterborn; and then John McGinn.

MR. TEPER: Thank you,

1

2 Commissioners and Madam Chair.

3

My name's Christopher Teper.

4

We're just switching places with Paul Kelterborn,

5

if that's okay.

6

THE CHAIR: No, you can't --

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actually --

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MR. TEPER: Okay.

9

THE CHAIR: You know, you can't do

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that. But is he not here?

11

MR. KELTERBORN: Yeah, I'm here.

12

We decided to switch order.

13

THE CHAIR: Just go in -- you have

14

to go in your order. That's just the way it is.

15

So is John McGinn here?

16

(No response.)

17

THE CHAIR: John McGinn's not

18

here?

19

(No response.)

20

THE CHAIR: Okay. Fine.

21

So, Christopher Teper.

22

MR. KELTERBORN: Paul Kelterborn.

23

(Laughter.)

24

THE CHAIR: Okay. That's why you

25

have to be in order. Paul Kelterborn.

1

2

MR. KELTERBORN: Good afternoon,

3

Commissioners, Madam Chair.

4

Thank you.

5

My name is Paul Kelterborn and I'm

6

one of the co-founders of the effort to build an

7

AIDS memorial park and learning center in New York

8

City at the site of St. Vincents Hospital.

9

I'm a resident of CB 2 and an

10

urban planner and I care deeply about urban design

11

and public space.

12

I have no comments on the overall

13

plan for the hospital site and think that the

14

Rudins have made extraordinary efforts to design a

15

public park that is pleasant in response to the

16

neighborhood's desire for open space.

17

We, too, have been working closely

18

with the Community Board to figure out a way for an

19

AIDS memorial, to live in a park in a way that is

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beautiful and meaningful and honest about the

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history of the neighborhood and this site in

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particular.

23

We thank the Community Board for

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supporting our proposal and including further study

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of reuse of the basement and the Borough President

1

2 for showing true leadership by being the first
3 elected official to come out in support of our
4 plan.

5 2011 marks the 30th year of the
6 AIDS epidemic and it is, indeed, still a major
7 public health crisis. The motivation to tell the
8 story of AIDS and measure its impact on our City
9 comes from a place of reflection. People naturally
10 start to look back at events at certain milestones
11 and after 30 years, the public is in a reflective
12 mood.

13 There are many ways to preserve
14 and communicate important history but we, as a
15 society, like to construct physical memorials in
16 places that mean something to us as a community.
17 And this is one of those places.

18 We believe that because this site
19 is so important and represents such a singular
20 opportunity to commemorate historical events at the
21 very place most closely associated with their
22 unfolding, but this public space should be
23 approached through a design competition like the
24 Highline, like the September 11th Memorial, that
25 gathers the absolute best ideas and presents them

1

2 in a way that engages the public in the kind of
3 civic dialogue that important places deserve.

4

5 Some community members have
6 expressed concern that our proposal is for a
7 process while the applicant's plan shows an actual
8 design. The competition that we launched yesterday
9 will address these concerns by engaging the design
10 community in a process that yields designs that
11 will inspire and allow a lot of people to visualize
12 the space. And we are thrilled that our jury
13 includes architects and designers and thinkers who
14 are responsible for some of the signature public
15 spaces in this City.

16

17 Our proposal is for the park to be
18 designed as a neighborhood community public space
19 that serves the needs and express desires of the
20 neighbors while serving as a place of remembrance.
21 However, the commemoration of AIDS is not like a
22 battle or another event that has closure. We also
23 think that the 10,000 square-foot space below the
24 Triangle site should be preserved and reused to
25 serve as a learning center that will help to teach
26 about the early days of the crisis and as
27 exhibition space as our battle with AIDS continues.

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The Final EIS should include an alternative that analyzes the effects of the project with the addition of an AIDS memorial and the 10,000 square-foot below grade learning center as we are proposing.

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We ask that the Commission consider -- consider ways to allow us to pursue this compelling idea, that nearly everyone agrees is a good one, a vital one and the right one for New York and for a community that lost so much and has so much to remember.

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19

We respectfully request that the Commission introduce the flexibility necessary to investigate the technical work arounds that will respond to our growing coalition of community-based organizations, the Community Board and the Borough President's recognition of the special attention and design process that this site merits.

20

Thank you.

21

THE CHAIR: Thank you so much.

22

Let me see if there are questions

23

for you.

24

Karen Phillips.

25

COMM. PHILLIPS: Okay. Mr.

1

2 Kelterborn, --

3 MR. KELTERBORN: That's right.

4 COMM. PHILLIPS: -- we heard
5 testimony from several people who support, I guess,
6 a new concept, but their concern is your -- I'd
7 guess you'd called it a learning center and
8 exhibition space that has been described as a
9 destination location, exhibit space as in museum.

10 How do you or how did you design
11 it in your competition, the use of that space?

12 MR. KELTERBORN: Well, we think
13 that this learning center would be an integral
14 component of any kind of memorialization to an
15 ongoing crisis like the AIDS epidemic is.

16 I think that, you know, it's
17 10,000 square feet. That's not an enormous space.
18 I think that probably the Equinox on the gym -- on
19 the corner or the Starbucks attracts probably more
20 people than this -- than this space would per day.

21 But that said, I mean, Greenwich
22 Village itself is a destination and it's a busy
23 area and we expect as, I think, even David Reck
24 mentioned in his comments earlier, that this will
25 be a heavily used park that will attract people.

1

2 And, certainly, we hope that this attracts people
3 because that would be a sign of our success of our
4 -- of the learning center.

5 COMM. PHILLIPS: Okay. But more
6 important, you asked for the flexibility. You want
7 your competition, I mean in terms of announcing --
8 but that -- that, I think, the Chair's expressed
9 that we have a definite deadline based on what we
10 -- the system, the ULURP system, which I'm sure you
11 understand.

12 But do you have any -- I mean,
13 have you thought of some other ways to get to that?

14 MR. KELTERBORN: Well, we're -- as
15 I said, we're launching a design competition.
16 Submissions are due on January 21st. Obviously,
17 it's conceptual still and it's an ideas competition
18 to get the kind of dialogue going that we think is
19 necessary for something that's this important.

20 We have got land use counsel.
21 We're putting out an RFP for some engineering
22 services and feasibility studies to truly analyze
23 the reuse potential of the basement and what the
24 technical problems are and the constraints of the
25 site. And we think that we can work with the City

1

2 Planning Department to -- to find solutions to any
3 of these sort of technical design problems.

4

THE CHAIR: I think it's also
5 important to note the obvious, that this has to be
6 embraced by the applicant because -- because this
7 is their required open space and so that's part of
8 -- part of your process.

9

MR. KELTERBORN: Yes, we
10 understand that.

11

THE CHAIR: Let me see if there
12 are other questions for you.

13

Yes. Okay, Fred and then Irwin.

14

COMM. CERULLO: Thank you, Madam
15 Chair.

16

Just to elaborate a little bit on
17 the discussion you had with Commissioner Phillips.

18

So the design competition is not
19 only looking at the below ground space, but it's
20 also going to involve a redesign of the park above?

21

MR. KELTERBORN: That's correct.

22

And -- but we have incorporated language from the
23 Community Board's resolution into the parameters
24 and the design brief. For instance, the Community
25 Board requested things that are in the existing

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2 plan like green space, benches, space for active,
3 you know, passive and active recreational uses.

4

5 So we don't anticipate -- we
6 anticipate that the new designs for the park won't
7 vary that much from the -- from the park that's
8 currently proposed.

8

9 COMM. CERULLO: Okay. So even
10 though there was consensus with the Community Board
11 and the applicant -- and if I remember right, I
12 believe it was -- I know that Senator Duane's
13 testimony indicated that whatever support he was
14 providing conceptually to this, he didn't want the
15 park above to be impacted. And I believe former
16 Council Member Britzer, who I had the privilege of
17 serving with many years ago in the City Council,
18 indicated that they would -- they would not support
19 any reduction in the park acreage.

19

20 I just wonder if there's been any
21 thought given to the sort of technicalities that
22 may be necessary in providing access below and what
23 would be needed legally to have a public assembly
24 opportunity below, what impact that would have on
25 the park and whether or not they'd actually be a
26 loss of public space due to the intricacies of

1

2 whatever technical infrastructure would need to be
3 provided.

4 MR. KELTERBORN: Right. We're
5 working with a team of architects that are -- that
6 are donating their services pro bono to us to
7 evaluate some of these issues. Looking at the
8 existing conditions, studying what the alternatives
9 are for access and egress for the basement, that
10 would have -- have zero or minimum impact on the
11 park.

12 There are two pedestrian
13 passageways. One ongoing under Seventh Avenue to
14 the East site development and one going under West
15 12th Street to the O'Toole Building. Perhaps these
16 could be studied further to determine if they might
17 serve some of the access and egress requirements
18 for the below grade space.

19 And as I mentioned, we're putting
20 out an RFP today to solicit engineering services to
21 do some additional analysis.

22 THE CHAIR: Irwin.

23 COMM. CANTOR: On process, Madam
24 Chair, first before I ask the question

25 THE CHAIR: Don't ask it of me.

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(Laughter.)

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COMM. CANTOR: No, I'm just

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curious --

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THE CHAIR: Are you asking?

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COMM. CANTOR: -- as to whether or

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not our ultimate approval, if we did so, would

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preclude their efforts for being considered by the

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applicant?

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THE CHAIR: Say that again. We

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have -- we have to have a complete site plan by

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January 23rd and it has to be presented by the

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applicant.

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COMM. CANTOR: And at the end --

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no, my question goes further. At the end of the

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day, if these people come up four months from now

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with a design that they present to the applicant

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which he might be interested in, is the ability

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there to modify what we approve?

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THE CHAIR: No --

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COMM. CANTOR: Okay.

22

THE CHAIR: If it a major or minor

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mod -- well, you know what, in our post hearing

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follow up, we'll go through the different -- the

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different options that might -- that could put out.

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COMM. CANTOR: Okay. Now the question to usage. You're asking for 10,000 square feet below grade on a 15,000 square-foot parcel. You've indicated tunnels as opposed to a staircase coming up. You've taken what was, at best, what was currently planned to be a park on grade, and effectively made it a structurally supported park.

As a professional, I think you recognize what that entails.

MR. KELTERBORN: I'm not sure what the question is. I'm sorry.

COMM. CANTOR: Well, what I'm getting to is, you're effectively taking the entire park area, excavating it for the memorial -- for the learning center, rather, and then putting a slab back on the top, have all the planting back on top.

Are you aware of the implications of that financially?

MR. KELTERBORN: We've begun to analyze what the costs might be looking at comps. But this is something that we're in the beginning stages of exploring.

COMM. CANTOR: Okay.

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THE CHAIR: Yes, Angela.

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COMM. BATTAGLIA: Earlier you may have been sitting outside hearing all of the previous testimony. The issue was raised about access for the disabled or handicapped. So I just want to know if you have an opinion on whether or not that access must be at the gateway section of the park?

MR. KELTERBORN: I mean, in my personal opinion, it only makes sense that the park should be entirely ADA compliant at every entrance and, I think, George Vellonakis made that point very well.

COMM. BATTAGLIA: That's a good answer.

Thank you.

(Laughter.)

THE CHAIR: Any other questions for Mr. Kelterborn?

(No response.)

THE CHAIR: Thanks a lot.

MR. KELTERBORN: Thank you.

I have copies of my testimony.

THE CHAIR: That would be great.

1

2 If you could give that to the secretary and then
3 we'll make copies.

4

Thanks.

5

Christopher Teper; then

6

Michael -- I'll just read a few

7

names. Then Mike Slattery;

8

Richard Anderson;

9

Michael Samuelian; and

10

Brian Cook.

11

Hi.

12

MR. TEPER: Hi. Good morning

13

Commissioners and Madam Chair.

14

My name's Christopher Teper. I'm

15

the Director of Development and Planning at the

16

Brooklyn Navy Yard Development Corporation and

17

before that I worked at the Economic Development

18

Corporation for several years.

19

I know how hard the Commission

20

works and its staff works to make forward-looking

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decisions that make New York City more beautiful,

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more livable and a more equitable City.

23

Our proposal for an AIDS memorial

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park and learning center is also in that spirit of

25

enriching public space. Tomorrow -- tomorrow is

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2 World AIDS Day on the 30th year of the epidemic.
3 Over 100,000 men, women and children died and over
4 100,000 men, women and children living in New York
5 City today still are living with HIV and AIDS.

6 We believe this is a unique
7 historic -- there's unique historic importance at
8 this site to the history of the AIDS crisis that
9 should be recognized in a beautiful and meaningful
10 way, honoring those who died and celebrating the
11 community's response.

12 Not only was -- St. Vincents was
13 an institution that was important to the City for
14 over 160 years, but today's crisis is it was
15 uniquely and symbolically important. It was the
16 first AIDS ward in the City. It was the site of
17 much of the community's organizing and advocacy and
18 -- and the Triangle site that is the site in
19 question for the park, is also adjacent to the LGBT
20 community center. And you've heard representation
21 from -- which was also the site of much of the
22 community's original organizing with the creation
23 of Act Up and other groups.

24 We believe that our proposal could
25 be a win-win for everyone as it would meet the

1

2 developer's open space requirement, give the park
3 starved neighborhood new usable green space and
4 recognize and honor the site's unique historic
5 importance in a meaningful and special way.

6 We ask that the Commission and
7 staff work with us to make space in the approvals
8 to accommodate this idea in a way that meets all
9 three of those goals. And we will work hard with
10 your staff to examine how this can be done but we
11 need your help to take a hard look at that.

12 And we have meetings set up with
13 your staff as soon as next week to start reviewing
14 with our new counsel exactly how and if there's
15 anyway to introduce some flexibility into the
16 approvals.

17 We understand that you, on January
18 23rd, you have to make an approval on a specific
19 plan but what we're hoping for is to come up with
20 some flexibility or a mechanism that's
21 predetermined so that it's not a hardship for the
22 applicant later to make changes to the design that
23 incorporate a memorial, significant and meaningful
24 memorial element, to this park.

25 Part of the issue in terms of

1
2 coming up with a design is one that -- in actual --
3 what it means to memorialize the AIDS crisis is
4 incredibly complicated. And our goal is to be as
5 representative of the history, the ongoing history
6 as possible. And so part of the design competition
7 is to get people thinking about what it means to
8 memorialize an ongoing epidemic that's already 30
9 years, a whole generation, I'm 30 years old, into
10 the crisis.

11 The second part of our proposal is
12 about preserving and adaptively reusing the
13 existing basement space at the site. We understand
14 that that will create -- that creates both
15 engineering and architectural complications, but
16 working with pro bono architects up to this point
17 like George Vellonakis and Clare Weiss, who are two
18 of the most civically, civic-minded architects in
19 the City and could design much of the public open
20 space in Lower Manhattan, to examine those issues
21 it seems possible.

22 My final comment is just that we
23 strongly encourage the Commission to allow
24 consideration for this in the approvals, that we
25 request the Final EIS include an alternative that

1

2 analyzes the impacts of the project with the
3 addition of the -- of the below grade space.

4

THE CHAIR: Thanks.

5

6 more questions.

7

8 are any.

9

Karen Phillips.

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11 COMM. PHILLIPS: Just going back on
12 that. You are aware that it becomes a roof garden
13 basically, on some parts of the site --

13

14 MR. TEPER: We -- I mean, George
15 has been working with us and part of what we hope
16 to get out of the design competition and which we
17 will be working prior to that with your staff and
18 with architects to show, is that it's not really
19 that simple that you can't have big trees. It's a
20 10,000 square-foot basement. It's a 16,000 square
21 foot site.

21

22 There's already now a balance of
23 space there that would allow for deeper trees. You
24 can do some mounding. And the proposal -- there's
25 the potential to not use every 10,000 square foot
of the basement where you would actually cut

1

2 through to allow strategically where you wanted big
3 trees.

4

It's not the case -- and I wish
5 George were still here, but it's not the case that
6 you either have a beautiful park with big trees and
7 no basement or it's not that simple a tradeoff.

8

COMM. PHILLIPS: I can understand
9 that. But you do want -- without having a proposal
10 you wanted the EIS to include the use of that space
11 in terms of their analysis?

12

MR. TEPER: Well, you know, in the
13 Draft EIS it did contemplate community use of --
14 community use in that basement space and it was
15 taken out in the final scope of the EIS. I don't
16 know why. But we think in the general scope of a
17 700, 800,000 square-foot development, what would
18 ultimately be net usable space of the 10,000 square
19 foot gross of maybe 5 or 6,000 square feet for
20 community uses isn't going to have any type of
21 significant impact.

22

But the environmental analysis
23 needs to contemplate that.

24

Did I answer your question?

25

COMM. PHILLIPS: Yes.

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THE CHAIR: Any other questions?

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Mr. Teper, thanks so much.

4

Thanks for being here.

5

(Applause.)

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THE CHAIR: Michael Slattery; and

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then

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Richard Anderson; and then

9

Michael Samuelian.

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MR. SLATTERY: I'm Michael

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Slattery, representing the Real Estate Board of New

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York.

13

We're here to support the zoning

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map amendment, zoning text amendment and special

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permits needed for the Rudin West Village project.

16

This project will help advance the

17

important goal of providing a health care facility

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for the area and will do so in a way that brings

19

many other significant benefits to the

20

neighborhood.

21

It's taken a long time to get to

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this point. While the health care facility in the

23

O'Toole Building is not part of this ULURP

24

application, it nonetheless reminds us of the

25

context of Rudin West Village. The developers, who

1

2 are deeply committed to New York City, have been
3 involved for several years in an attempt to
4 maintain health care services on the site of the
5 now closed St. Vincents.

6 In this plan, the developers are
7 making major contributions to bring the Center for
8 Comprehensive Care into existence. This center
9 will be serving thousands of patients each year,
10 many of which will be West Village residents.

11 The full project contributes to
12 the neighborhood in many ways. In addition to the
13 emergency room, the plan includes medical offices,
14 new community open space that's been redesigned
15 with input from Community Board 2, preservation of
16 several buildings considered to be contributing to
17 the Historic District and over 400 permanent jobs
18 in addition to the 1,200 construction jobs.

19 The residential space and the new
20 employment will boost the surrounding small
21 businesses and retail establishments. The design
22 of the residential building has been approved the
23 Landmarks Preservation Commission as being
24 appropriate to the Greenwich Village Historic
25 District.

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The experiences on this site indicate how difficult it can be to provide vital services such as hospitals when both land use and funding constraints are present. The Rudin West Village project overcomes these challenges by bringing together an experienced developer and a large scale stable health care system.

We have seen elsewhere in the City where community facilities, such as schools and houses of worship, have successfully partnered with residential developers. These arrangements should be recognized for the resources they bring to neighborhoods.

The proposal before you when built would have less zoning floor area than the existing condition and would not be taller than the existing building. The proposed rezoning does not conflict with built environment and several blocks nearby the site, such as West 13th and 6th Avenue are also zoned C6 and allowed 6.02 FAR for residential use.

A residential building on this site would generate less traffic than was generated by the St. Vincents Hospital. An onsite parking garage would accommodate cars belonging to

1

2 residents, as well as those people visiting the
3 doctors' offices. The garage currently connected
4 to the O'Toole Building will be closed making this
5 garage more needed.

6 The special permits for the East
7 site create the opportunity to build the project
8 that measures with Landmarks approved design and
9 offers a better site plan with more usable open
10 space to the public.

11 We urge the Planning Commission to
12 approve this project because of it's appropriate in
13 terms of land use policy and because it offers so
14 many benefits to the community and the City.

15 Thank you.

16 THE CHAIR: Thank you, Michael.

17 Let me see -- let me see if there
18 are questions.

19 (No response.)

20 THE CHAIR: There are none.

21 MR. SLATTERY: Thank you.

22 THE CHAIR: Richard Anderson.

23 (No response.)

24 THE CHAIR: Is he still here?

25 Michael Samuelian.

1

2

MR. SAMUELIAN: Good afternoon,

3

Commissioners, Madam Chair.

4

Thank you for letting me speak.

5

My name is Michael Samuelian. I'm

6

an architect and urban planner here in New York

7

City and I'm here to speak in support of the AIDS

8

memorial park as a component of the planned

9

redevelopment of the former St. Vincents Hospital

10

property.

11

There are many compelling reasons

12

to support this proposal, and you've heard many of

13

them already, including the Community Board's

14

resolution calling this one of the most appropriate

15

sites for an AIDS memorial.

16

This location at the heart of the

17

Village, and adjacent to what many have called the

18

Ground Zero of the AIDS pandemic, is without

19

question the most appropriate spot in the City, if

20

not the country for this use.

21

There are, obviously, many ways to

22

design the open space to achieve the dual roles of

23

creating both a useful green space and

24

simultaneously creating a meaningful memorial. The

25

best way to marry these two important priorities is

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2 to make sure that they are designed together, not
3 simply a statue or a plaque in a corner of an
4 otherwise generic park.

5 The most successful memorials are
6 those which have been designed together and
7 comprehensively, whether it's the Vietnam Veterans
8 Memorial in Washington, the World Trade Center
9 memorial or even the much more modest Hunger
10 memorial, the Irish Hunger Memorial in Battery Park
11 City. All, by the way, which have been designed
12 upon structure and as a result of design
13 competitions.

14 It is inconceivable to me, at
15 least, why there is any reason why this should not
16 or cannot occur in this relatively modest and small
17 open space. And to that end, an alternative should
18 be studied in the Final Environmental Impact
19 Statement for this memorial with the potential
20 adaptive reuse of the basement space.

21 This is not the time to preclude
22 options for creating a fitting memorial to this
23 community. In fact, I can recall nearly eight
24 years ago when I worked for this department,
25 unrevealed and in Lower Manhattan, the spirited

1

2 debate concerning the design and development of the
3 World Trade Center memorial. The local community
4 was very concerned with having a large memorial in
5 their backyard and, obviously, the families and the
6 rest of the country and the City were more
7 concerned with creating a fitting memorial for
8 those who died on that tragic day.

9

The result, as many of us have
10 seen, is a touching memorial, a planned museum
11 which will teach generations to come about that
12 tragic day. But we've had another tragedy in this
13 City, one which is very much still with us. The
14 AIDS crisis which killed tens of thousands of New
15 Yorkers and has affected untold millions of others.

16

Finally, it is clear to me that a
17 failure to act by government 30 years ago prolonged
18 the deadly consequences of this disease. A failure
19 to act kept important knowledge of the virus a
20 secret. A failure to act left the fatal
21 consequences. Across the street from this site
22 there was no failure to act.

23

The clinical study of thousands of
24 patients which walked through the doors of St.
25 Vincents and, more often than not, did not walk

1

2 out, led to the development of many of the
3 treatments that are saving millions of lives today.
4 And with the planned demolition of the hospital,
5 there will be absolutely nothing left of this
6 legacy.

7 As citizens and representatives of
8 this great and diverse City, you can continue with
9 status quo and approve another lovely, albeit
10 generic open space, or you can choose to support
11 and remember those who have suffered a great
12 tragedy and teach those who may not remember. Do
13 not fail to act today. Please ensure that this
14 tragic chapter of New York City's history is not
15 forgotten.

16 Thank you.

17 THE CHAIR: Thank you, Michael.

18 Let me see if the Commissioners
19 have questions for you.

20 (No response.)

21 THE CHAIR: They don't.

22 MR. SAMUELIAN: I have copies of
23 my presentation.

24 THE CHAIR: We appreciate your
25 coming and if you leave your testimony with the

1

2 secretary, we'll be sure to read it again.

3

4 Now we will switch back to
speakers in opposition.

5

6 The first is Yehudit Moch --
Yehudit Moch;

7

Yeha Kurland.

8

A VOICE: She's outside.

9

10 THE CHAIR: Okay. And then Matt
Widman.

11

Yeha.

12

MS. KURLAND: Should I go?

13

14 THE CHAIR: Yeah, go ahead, Ms.
Kurland.

15

MS. KURLAND: Good afternoon.

16

Thank you.

17

Thanks for listening to me today.

18

Thanks for taking the time to listen to our

19

community this morning and this afternoon.

20

21 I hear a lot of folks talking
22 about how important denying this petition is and
23 how just overwhelming and debilitating the closing
24 of St. Vincents Hospital has been for the
25 community. And I know that before the Commission
today is not a consideration about whether or not

1

2 St. Vincents Hospital should close or, frankly,
3 even in this application whether or not there
4 should be a hospital on the lower westside of
5 Manhattan.

6 So I can certainly understand the
7 specifics of the mechanics of where we are
8 procedurally in this application. But I do think
9 that the 800 pound gorilla in the room is the fact
10 that the lower west side of Manhattan has been
11 thrown into a health crisis because of the
12 processes that have led to us being here today. And
13 it is within the Commission's obligations and
14 responsibilities to ensure public safety in its
15 decisions and determinations and, I think, it is
16 well within your ability to ensure health care in
17 specific.

18 There are solutions before us
19 today and for this Commission that could provide a
20 solution to the situation for the lower westside of
21 Manhattan.

22 And just to start by way of a
23 little bit of time line to put in perspective where
24 we are. In 2009 St. Vincents Hospital came out with
25 a strategic plan that included an needs assessment

1
2 that said very clearly that the lower westside of
3 Manhattan needed a hospital. In fact, not only did
4 it need a hospital but that a hospital needed exist
5 on West 12th Street and Seventh Avenue. That this
6 need was so compelling that, in fact, we needed a
7 larger hospital and plans were underway, initiated
8 by the Rudin Development Corporation, the folks who
9 are here asking for consideration by the City
10 Planning Commission to approve this upzoning to
11 create a larger hospital at the site of O'Toole.

12 And, in fact, that was the basis
13 for the initial upzoning that we're now considering
14 today. Great -- great to do was made for
15 permission to allow the O'Toole Building, the --
16 the west side of the campus to be upzoned so that a
17 hospital could be put there. Needs assessment
18 after needs assessment after needs assessment has
19 reconfirmed the intense importance of a hospital
20 and we've heard folks today also testifying to the
21 importance of a hospital.

22 The 2009 strategic plan then
23 followed an intense marketing and public relations
24 strategy on behalf of the Rudins, who Bill Rudin
25 himself, went on the record in April of 2009 in The

1

2 New York Times saying that there was an intense
3 need for a hospital at the St. Vincents site and,
4 in fact, in the absence of which, would put not
5 just the lower west side of Manhattan but all of
6 New York in an adverse situation.

7

8 That approval was granted to the
9 Rudins at that time. The upzoning was approved but
10 the plans to build a hospital at that time in 2009
11 never went forward. They just stopped.

12

13 Then we saw in the financial
14 records of St. Vincents Hospital, serious problems
15 with over-expenditures, \$38 million spent on
16 outside public consultants, three-quarters of a
17 million dollars spent on golf outings. Hundreds of
18 millions of dollars of undisclosed other expenses
19 that no one has ever accounted for, being spent all
20 in the year before, supposedly, of their attempting
21 to stave off a bankruptcy closing.

22

23 Suddenly a bankruptcy closing is
24 an issue and the Rudins are able to buy this
25 property back at -- at cents to the dollar. Now
26 they want to use upzoning to put luxury
27 condominiums --

28

29 THE CHAIR: Ms. --

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MS. KURLAND: Is that my time up?

THE CHAIR: Yes, your time is up.

MS. KURLAND: The point is is that this Commission could do and maybe the meeting -- at first we were told we could have nothing. Then we were told we could have an urgent care center, then a stand-alone urgent care center and emergency -- stand-alone emergency room and now I'm being told we have a two-bed hospital.

For a very small amount of money and cost, we could put a couple of extra floors on the O'Toole Building and we could create a 200 or a 300-bed hospital. It would be a solution. It's well within the Commission's abilities to make that recommendation. And it would be a happy medium at least to stop-gap the immediate -- to stop the loss of lives.

I hope you'll consider it.

Thank you for indulging me for extra time. And thank you for consideration.

(Applause.)

THE CHAIR: Is Matt Widman here?

Matt Widman. Yes.

And that's -- Mr. Widman is the

1

2 last name I have for speakers in opposition. So if
3 anybody else is -- if you haven't spoken already,
4 please sign up to do so.

5

Hi.

6

MR. WIDMAN: Hi. Thank you for
7 letting me address you.

8

My name's Matt Widman. I've lived
9 in the Village for 21 years. I have three kids in
10 public school and she asked that -- when the woman
11 asked me if I was in favor or opposed, I said I was
12 in favor of the development but opposed to the
13 zoning.

14

I -- my feeling is the developers
15 are going to ask for as much as they can get.
16 That's what they do. And your job as the City
17 Planning Commission is to protect the character of
18 the City.

19

So it's a real honor to speak to
20 you today just to -- just to ask you to protect the
21 character of Greenwich Village. When I walk my
22 daughter to school in the morning at P.S. 41, I
23 look up at the hospital building and I imagine back
24 in the 1970's when your predecessors were having
25 this discussion, and I'm sure that they promised

1

2 that this hospital would be an exception when the
3 building came down, we would return to the zoning
4 laws.

5 So I'd simply like to ask you,
6 why? Why does the building have to be as big as it
7 is? Why can't the developer develop the exact same
8 building but develop it within the zoning laws? I
9 mean, is there really any reason why we can't
10 restore a little more light into the Village? Why
11 we can't take away some of the bulk and height of
12 this current development and just have it conform
13 to the laws?

14 So I would just like to ask you,
15 in the tradition of -- of your predecessors who
16 made the initial zoning laws, just to restore this
17 site to its original conception. You are
18 responsible and have the guardianship of the
19 character of each neighborhood in the City. And if
20 you are true to the character of each neighborhood
21 in the City, then the City as a whole will retain
22 its overall character.

23 There's been upcreep all over
24 Manhattan and all over Queens. If you could please
25 restore a little bit of character in Greenwich

1

2 Village, you'd still have a big development, it
3 just doesn't have to be the massive development
4 that they've asked for.

5

Thank you.

6

THE CHAIR: Thanks. Thanks very
7 much.

8

I have Dusty Berke; and then

9

Dan Curtin -- sorry.

10

MS. BERKE: Hi. My name's Dusty
11 Berke and I've spoken at a couple of these.

12

I almost didn't speak today
13 because I feel like my voice is not going to have
14 impact whatsoever.

15

I work in Mass Casualty. I'm
16 working on a pandemic preparedness plan for all 50
17 states. There's something we're doing, it's called
18 working on -- it's called the predictable surprise.
19 It's probably going to be a weaponized version of
20 the 1918 flu pandemic which is going to affect
21 everyone in this room.

22

And I understand that having a
23 full-service hospital in a situation like that is
24 not going to save every life. But not having a
25 hospital and not having any way to shelter 1.5

1

2 million people in the event of a natural -- it
3 could be a tornado. It could be a hurricane like we
4 saw with Irene.

5

6 There are a multitude of reasons
7 why we need a full-service hospital. But if we
8 aren't able to have a full-service hospital, we
9 need to add more floors to O'Toole and we need to
10 take that space that's downstairs in the Triangle
11 Park and we need to be able to have field hospitals
12 and strategic stockpiles because everybody sitting
13 in one of these chairs today, some one can sneeze
14 in the room, a disease could go around and there's
15 really -- I know you're kind of smiling. I know,
16 it's stupid, pandemic preparedness and it doesn't
17 matter until something happens.

17

18 But when you look at this map and
19 you see that there are 7,000 beds on the east side
20 and only 2,000 on the west side. I mean, we're one
21 of the top five terrorist targets in the United
22 States and we don't have a hospital. It seems to me
23 like it has to be criminal in some way and it's
24 totally unconscionable.

24

25 And I feel -- I think the Rudins
are a good family. I think they've done wonderful

1
2 things for the City. And I actually had a thought
3 the other day that I feel really bad, I felt this
4 is a legacy project and it's going to be their
5 legacy. And instead of their family going on to
6 have a wonderful reputation for all the great
7 things they've done for the City, the only thing
8 that anyone's ever going to remember when they look
9 at your children and your grandchildren, is the
10 fact that we made this horrible, deadly decision to
11 take out 160-year old hospital, for whatever
12 reason.

13 (Applause.)

14 MS. BERKE: And -- and people who
15 might even -- might not have been able to be saved,
16 might wind up at that hospital. It's not going to
17 matter because all people are going to say is
18 because of the Rudin family taking our hospital,
19 all those people had to die because of them and
20 then we'll scramble around and we're tear down a
21 City block and we'll build a new hospital but it's
22 not going to help the people that we lost.

23 And there was a needs assessment
24 done in 2009 along with -- well, everybody knows
25 about that. And they recommended 200 additional

1

2 pediatric beds for Battery Park and 200
3 ventilators. And we have none of that.

4 And we don't have all the mass
5 casualty and pandemic protocols that came out of
6 St. Vincents. And from the Titanic to the 1918 flu
7 to both of the Trade Center bombings, we relied on
8 that hospital for those protocols. And, I think,
9 we just have to find a way to take that into
10 consideration. And I'm hoping that with whatever
11 happens with that property, we'll be able to have
12 something where we can, at least, maybe use their
13 garages as a place to shelter the community in an
14 emergency or be able to create with that big chunk
15 of real estate some kind of a backup emergency
16 plan.

17 And I'm sure the Department of
18 Health has something somewhere but it's not
19 something that I know how to get to.

20 And the last thing I want to say
21 is, I wanted to check and find out where I'd go in
22 an emergency, so I put in my zip code and they sent
23 me to the Eye and Ear Infirmary. Well, I didn't
24 understand that. But then I put my -- and I'm in
25 the West Village. Then I put my husband's work

1

2 address in to see where he'd go. He went somewhere
3 else, like farther up on the east side.

4

And then I put in my kids' school
5 address and then I thought, wow, so then I called
6 the City and said, how am I going to know where to
7 go? And they go, don't worry, we're going to text
8 you. But how are they going to text my family to
9 tell them where I'm at?

10

Anyway, my time is up and it's
11 just something to think up.

12

A VOICE: They can't text you if
13 you're unconscious.

14

(Applause.)

15

THE CHAIR: Thanks very much.

16

Jane Hertko.

17

MS. HERTKO: Hello. I wasn't
18 planning on speaking today but there's so many --
19 so many things to talk about here.

20

A thought struck me last night,
21 how highly suspicious it is that just one month
22 before St. Vincents announced for the final time
23 that it was in dire straits, it might need to
24 close, that the Landmarks permission came through
25 for the ULURP application that is before you now.

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I wonder what kind of backroom bargains were struck to keep St. Vincents on life support long enough for those permissions, which would have never come through without a hospital, you know, how long -- how long that went on.

Those buildings were not built only by the Catholic Church and the Sisters of Charity. They were also built by the community and its needs. We lost too many things when St. Vincents closed. And I get very -- it's a a very personal place for me. When St. Vincents closed, we lost a Level 1 Trauma Center which saved my life when I had meningococcus meningitis on a Sunday night of a Memorial Day weekend.

We lost a nursing home, which actually no one is talking about. And a dear neighbor of mine, who has a heart condition, next Saturday it will be -- it will be the year anniversary of when her husband had to go into the nursing home on Staten Island. She commutes there five to six times a week. It's a four-hour commute for her to see her husband.

We lost psychiatric facilities.
We lost AIDS treatment facilities. We lost

1

2 everything that this community needed. We lost
3 substance abuse treatment -- I'm very sorry.

4

5 If this facility is not going to
6 be a hospital and public facilities for this
7 community, we need all of those things. We need a
8 hospital. We need a nursing home. We need rehab
9 facilities. We need AIDS treatment. We need
10 psychiatric support. That's what we need. We do
11 not need 450 luxury condominiums in this
12 neighborhood. And -- and, you know, big box
13 retail. That's not what this community needs.

13

14 And if this is not going to be a
15 hospital and a facility for the community, the --
16 the zoning needs to be reverted to what it is for
17 the -- the residential zoning of the community that
18 it sits in. This is not the upper east side. This
19 is not even what the upper west side is now. This
20 is the Village and the reason it is beautiful and
21 world known is because it is not a place where you
22 have to be rolling in money to -- to be
23 appreciated. And that's not what's beautiful about
24 this neighborhood.

24

25 Anyway, I think that's all I have
to say for now.

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Thank you.

(Applause.)

THE CHAIR: So if there are no more speakers in opposition, we'll switch to speakers in favor.

The first is:

Brian Cook; then

Joel Kolkmann; then

Dr. Aeril; and then

Wellington Chen.

Hi.

MR. COOK: Hi. Good afternoon, Commission.

My name is -- I'm sorry, Brian Cook. I'm the Director of Land Use Planning and Development for Manhattan Borough President Scott Stringer.

Apparently, not speaking for a long time so my voice is starting to go.

The proposed site as it currently sits is vacant. It has actually resulted in the closing of 30 businesses in the neighborhood and continuing in its existing condition is nearly the definition of blight and will likely start to

1

2 result in unsafe or untenable conditions for the
3 neighborhood. That cannot continue.

4

5 The proposal before us, on the
6 other hand, right now does introduce 1,700 new
7 jobs, 1,200 construction jobs. These preserves
8 five buildings and these things are generally
9 appropriate. It's also generally appropriate for
10 this neighborhood to have a residential character,
11 to have retail on the ground floor. These are not
12 uses that are against what is normally in front of
13 the community.

14

15 What we have heard fairly directly
16 from the community was that there were a number of
17 concerns that they felt this application was not
18 meeting. And we worked, I would say in very good
19 faith, with the Rudin family to ameliorate as many
20 of those concerns as, I believe, is possible.

21

22 And we do thank them for their
23 hard work and their consistent meetings. They were
24 available to us to answer questions, you know, for
25 me and Paul.

26

27 To highlight some of the most
28 important things.

29

30 We heard directly from the

1
2 community that they are concerned about the
3 precedents of changing the zoning. What is
4 important to note is that the existing zoning does
5 allow community facilities. Unfortunately,
6 community facilities are not just defined by
7 hospitals, but things like dormitories,
8 universities, things that would be less appropriate
9 for this neighborhood.

10 But on a worse condition, would
11 introduce, according to the EIS, something like
12 3,000 more pedestrian trips in peak hour, 300 more
13 vehicle trips in peak hours. These would have a
14 continued negative impact. So the conversion from
15 community facility to residential remains -- seems
16 appropriate to us.

17 What was outstanding is that there
18 is a number of air rights that would effectively be
19 created through this transfer - they exist over the
20 Triangle. The applicant has committed to
21 extinguish those air rights, not only the
22 restrictive dec, but explore working to actually
23 give rights to the City to ensure that they're not
24 available. And to, if this rezoning is not -- if
25 the special permit is not used, to restrict the

1

2 property to the existing zoning.

3

4 This should, in effect, ensure
5 that the community does not have any upzoning
6 across the neighborhood but rather is choosing that
7 residential is more appropriate than say a
8 dormitory facility.

8

9 We got a number of commitments
10 towards open space, including working with the
11 community on commemorative features which has come
12 up but also expanding the open space, ensuring its
13 maintenance work to ensure that the retail, the
14 parking has as a small impact on West 12th as
15 possible.

15

16 And, obviously, certainly very
17 important for a lot of the members in the community
18 is the source of strict construction litigations,
19 vibration, noise control, even limiting deliveries
20 before -- we didn't know we need deliveries on the
21 side street before 8:00 a.m. -- and noise
22 construction.

22

23 So I guess I will stop there.

23

24 We have a 24-page recommendation
25 which also talks about health care, AIDS memorial,
26 affordable housing and a number of things that was

1

2 raised.

3

THE CHAIR: Yes, the Borough
President's report was very thorough and very well
thought through.

6

7 So thank you for coming and
representing him.

8

MR. COOK: Thank you.

9

10

THE CHAIR: Joel Kolkmann; and
Dr. Aerial.

11

MR. KOLKMANN: Good afternoon.

12

My name is Joel Kolkmann and I am
speaking on behalf of the Municipal Art Society of
New York.

15

MAS is a private non-profit
membership organization that fights for intelligent
urban planning, design and preservation through
education dialogue and advocacy.

19

MAS has been involved in the St.
Vincent's redevelopment project since it was first
announced in 2007. At that time, we were actively
involved in LPC hearing regarding the demolition of
the O'Toole building and advocated that it be
preserved.

25

Therefore, MAS is encouraged by

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2 the partnership with North Shore LIJ and to restore
3 the O'Toole Building and create a health care
4 facility in Greenwich Village.

5

We also generally support the
6 proposed design for residential dwelling. In many
7 respects the plan we're discussing today is a
8 meaningful improvement over the proposal in 2007
9 but we still have a number of significant concerns.

10

First, in 1979, St. Vincents
11 received approvals for increased bulk and floor
12 area as the site was planned to provide the vital
13 community and city-wide benefit, a non-profit
14 full-service hospital.

15

Today, the applicant is proposing
16 a similar bulk on the site to build a for-profit
17 housing development. MAS will use that affordable
18 housing to be included in the new residential
19 development to provide a community benefit to
20 Greenwich Village.

21

Similar mixed use, large-scale
22 general developments approved all throughout the
23 City have included affordable housing and then
24 residential developments. Historically, when
25 projects significantly increase the existing

1

2 housing stock in a neighborhood, affordable housing
3 has either been centralized and/or required which
4 grows economically diverse communities throughout
5 the City.

6 To ensure the project, the
7 proposed project is consistent with this policy
8 goal, MAS urges the City Planning Commission to
9 require substantial and new residential housing on
10 the site to be set aside at below market prices.

11 Second, MAS knows that there is a
12 coalition of community organizations and
13 individuals that are proposing that the Triangle
14 site incorporate an AIDS memorial and education
15 center. MAS sees tremendous potential in this plan
16 and encourages the City Planning Commission and the
17 Department of City Planning to give careful
18 consideration to exploring how this use might be
19 best integrated into the site.

20 And, third, MAS is concerned with
21 the over supply of parking. The data included in
22 the DEIS demonstrates that the available parking is
23 sufficient to meet the needs of the new development
24 and, therefore, MAS believes that the number of
25 proposed parking spaces should be reduced.

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The project has a number of important benefits but nonetheless MAS urges the Commission to consider modifications that would require the provision of affordable housing, allow for the incorporation of an AIDS memorial and education center on the Triangle site and reduce the number of parking spaces.

Thank you for the opportunity to testify on this important project.

THE CHAIR: Thank you very much.
Okay. Dr. Aerial.

(No response.)

THE CHAIR: Dr. Aerial?

(No response.)

THE CHAIR: Wellington Chen and then I'll read a few names after Mr. Chen;

David Saltzman;

John Cameron Mitchell;

Andrea Goldwyn; and

Alana Krivo-Kaufman.

Good afternoon.

MR. CHEN: Good afternoon, Madam Chairwoman and Commissioners.

I want to thank you for this

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opportunity to speak.

I will keep it very brief and in general because this is also my territory but I just thought I would bring some background so that you are well aware.

I have the fortune to work with Mr. Rudin and his family on the Association of a Better New York and you couldn't find a better family to work with. And I suggest that the Commissioner's work you always could use an excellent balance of your preservation and job creation and open space. And I'm excited by that memorial design that I know Clare Weiss is an excellent architect so I know she will do a very good job if she's involved.

And in general, I just -- I -- even though I'm heavily involved in preparing Chinatown for emergency preparedness as well, I tend to believe on the sunshine side, the light side -- that sunshine will channel shadow. That we should not live in fear here. And I think that I trust in your hands that you would do a balance -- a fabulous job in balancing the needs of the community and at the end of the day, just like 9/11

1

2 memorial, it will be a spectacular symbol of
3 rebirth, symbol of hope and sunshine, just as what
4 we do with Chinatown.

5

Thank you very much.

6

THE CHAIR: Wellington, Thanks
7 very much. We appreciate that.

8

John Cameron Mitchell; and then

9

Andrea Goldwyn.

10

MR. MITCHELL: I am a filmmaker
11 living on 11th Street. I open the door onto the
12 Triangle space. And this is my first involvement
13 with community stuff. And I -- I tell you
14 community --

15

THE CHAIR: Do you want to state
16 your name for the stenographer?

17

MR. MITCHELL: John Cameron

18

Mitchell.

19

THE CHAIR: Right.

20

MR. MITCHELL: I called David

21

Saltzman but I wanted to make sure he wasn't here.

22

MR. MITCHELL: Oh.

23

THE CHAIR: That's fine. Okay.

24

That's fine. I just wanted to make sure because

25

the reporter will have your name.

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2

MR. MITCHELL: Oh.

3

THE CHAIR: Go ahead. Go ahead.

4

MR. MITCHELL: I -- I'm

5

considering a TV series based on Community Board 2

6

meetings. It's unbelievable.

7

(Laughter.)

8

MR. MITCHELL: There's some

9

amazing performances. And I -- I'm very much in

10

support of the idea of an AIDS memorial in that

11

space.

12

We all have had friends who have

13

been affected by this disease and you probably all

14

knew people who -- who were in St. Vincents during

15

Ground Zero. And it seems like a no brainer to have

16

a memorial, which doesn't really exist anywhere

17

that I'm aware of. There's something on the -- on

18

the Hudson, a beautiful piece of poetry that I had

19

no idea had anything to do with AIDS.

20

This is the last open space that's

21

probably possible in Manhattan to be used in this

22

way. And the use of 10,000 square feet underneath,

23

it does seem criminal to -- to fill it in as the

24

plan proposes right now, at a cost of \$3 million

25

just to fill it with earth. There seems like

1

2 there's a way of working with space that exists in
3 -- in lower Manhattan. It could disappear and why
4 not use it for community space, any number of
5 groups can be using that space, especially to do
6 with AIDS education.

7 There's a whole generation of
8 young men, including Christopher and Paul who
9 actually were not affected at all, they said,
10 directly by AIDS. And yet, there's a hunger,
11 there's a need to remember what happened, to
12 remember the negligence that happened in
13 government, national and local and to remember the
14 people who -- who passed away, I believe,
15 unnecessarily.

16 It's not mentioned in school
17 books. It certainly won't be statewide -- if
18 certain people get in office soon, but I just want
19 to encourage you to think about their plans and
20 perhaps what you can do to help with that.

21 Thank you very much.

22 THE CHAIR: Thank you very much.

23 Andrea Goldwyn; and

24 Alana Krivo-Kaufman.

25 MS. GOLDWYN: Good day, Chair

1

2 Burden and the members of the Planning
3 Commissioner.

4

I'm Andrea Goldwyn speaking on
5 behalf of the New York Landmarks Conservancy.

6

The Conservancy supports the plan
7 presented by the applicant to convert the former
8 St. Vincents Hospital, east site, for residential
9 use.

10

In 2008 we spoke with the
11 Landmarks Commission hearing on the earliest
12 versions of this proposal. We urged the applicants
13 to consider the use of some of the historic
14 hospital buildings, to lower the height of the
15 Seventh Avenue tower and to modify details so that
16 the new construction would be a better fit within
17 the Historic District.

18

The plan, which has received a
19 Certificate of Appropriateness from the LPC,
20 completed those changes. We appreciate Rudin
21 Management's response to both ours' and the
22 Commission's suggestions.

23

In addition, we are pleased to see
24 those slight alterations which the LPC has approved
25 and we found acceptable, the O'Toole Building will

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reopen.

In light of these LPC approvals,
we hope that you will favorably consider the
application before you today.

Thank you for the opportunity to
present the Conservancy's views.

THE CHAIR: Thanks very much.

Alana Krivo-Kaufman;

Yehudit Moch.

MS. KRIVO-KAUFMAN: Hi. On
behalf of Rabbi Ismael Kirnbaum (phonetic) and
congregation Simach Torah (phonetic), which is the
LGB Peace Synagogue in the West Village, I'd like
to thank you for your time and for the opportunity
to testify.

The congregation Simach Torah
strongly supports the living memorial of the HIV
epidemic and of the vital role of St. Vincent's
Hospital on the Triangle site.

The HIV epidemic has shaped our
City through the lived experiences of destruction
and loss as well as support and survival. St.
Vincents Hospital served as a crucial resource from
the beginning of the epidemic until it closed its

1

2 doors in 2010 - a day which marked a tragic loss of
3 care and access in lower Manhattan.

4

Walking through the streets of the
5 Village, this is all now invisible. Over the
6 course of the epidemic, our congregation lost
7 between a quarter and a half of our male membership
8 to HIV. At our congregation we have integrated that
9 history into both the physical space and into our
10 community practices.

11

We ask that the City Planning
12 Commission approve steps to make the same thing
13 happen in Greenwich Village through creating a
14 living memorial central to the Triangle site park
15 near the historic site of St. Vincents, the City's
16 first major AIDS care center, and the LGPT
17 community center where much of the early
18 organizing, community organizing, to fight the
19 epidemic began.

20

The history of the HIV epidemic
21 has been marked by fear, a lack of information and
22 systemic homophobia which have been commented by a
23 strong history of persistence and community
24 support.

25

Marking the struggle against

1

2 stigma and government neglect is a fitting honor to
3 the over 100,000 New Yorkers lost to HIV and to the
4 workers, community members and institutions which
5 have rallied in response to the crisis.

6 The opportunity to make this a
7 living memorial, both through the park and through
8 turning the basement into a learning center for
9 community education, should be actualized so that
10 we can continue as a community and ask New York
11 City to teach each other, to guide each other and
12 to organize to continue to tackle the presence of
13 the HIV epidemic in our City.

14 We support this project as a
15 catalyst to action, a community resource and a
16 historic marker as the realities of the HIV
17 epidemic are still with us in our community and
18 congregation. As all communities across the City
19 and country, people are growing older with HIV and
20 facing a growing number of needs for services.

21 Every night there are 1,600
22 homeless LGBTQ youth on the streets of New York
23 City, all of whom are at high risk for HIV due to
24 living within compromised options. And HIV
25 continues on as an epidemic with women and gay men,

1

2 men of color disproportionately affected.

3

4 A memorial such as this can have a
5 multi-faceted purpose; to honor and remember the
6 lives lived, to provide a physical moral compass to
7 all of us and to provide a site for community
8 education to continue to the work of struggle and
9 community support. So we ask that you join in us
10 supporting the New York City AIDS memorial park and
11 learning center and in remembering and continuing
12 this fight.

12

Thank you for your time.

13

THE CHAIR: Thanks very much.

14

Yehudit Moch; to be followed by

15

Anthony Goicolea; and then

16

Randall Bourscheldt.

17

18 MS. MOCH: Esteemed Commissioners,
19 my name is Yehudit Moch. My father's families
20 lived in New York for over 150 years, almost as
21 long as St. Vincents was there.

21

22 I know that you look a lot at
23 issues of preservation and development and from my
24 father and his grandfather telling me history of
25 what buildings used to be here there and there, I
26 have an appreciation of the struggle in New York

1

2 for development and for preservation.

3

4 My mother was always, "knock it
5 down." My father and I were more towards, "let's
6 look at what the value was." And it's a tragedy
7 what happened with St. Vincents. I am speaking as
8 an individual. I was the Assistant Director and
9 Group Service Manager at the Hudson Guild Senior
10 Center. I'm not representing them, though Hudson
11 Guild had been involved in the coalition at a
12 certain point.

12

13 There are people who have died
14 because of the loss of St. Vincents and I think we
15 need to look at the issues of racism and classes in
16 this City. Many of the people of the seniors who
17 came to Hudson Guild, it's very diverse class wise,
18 but many were poor Latinos and both with the
19 language barriers and with -- with class issues,
20 there were terrible -- and there are terrible
21 problems of people getting health care now.

21

22 I think that this is a giveaway to
23 really rich people and that to me, and that sense
24 of history my father gave me, and I know the
25 Commission has been involved with -- that we need
to have a balance in this City and not to give it

1

2 away just to rich people and not to, you know, and
3 -- at the least we need to -- health care needs to
4 be a human right and not just something the rich
5 have access to.

6 I once called for an ambulance for
7 a 94-year old woman. It took over a half an hour
8 for them to get there, for it to get there after
9 St. Vincents closed. They don't deserve these
10 variances. They don't deserve the space.

11 The medical officials who I trust
12 say, it could be a little community hospital. You
13 have the power to help influence this. You're the
14 last hope. A lot of the dominoes have fallen in
15 terms of who could have stopped this. But you have
16 this broad view of the history and the reality
17 today and, please, whatever you can do to put the
18 brakes on this, don't let this be another land grab
19 and give away to very rich people.

20 Thank you.

21 (Applause.)

22 THE CHAIR: Thank you.

23 Anthony Goicolea; then

24 Randall Bourscheldt.

25 MR. GOICOLEA: Hi. I just wanted

1

2 to thank the Commission to -- for having this
3 opportunity to speak in support of the AIDS
4 memorial park.

5 My name is Anthony Goicolea. I
6 just wanted to touch on one thing that John
7 actually -- John Cameron Mitchell had said earlier
8 about AIDS history and about being taught in
9 school. It's also something that, I think, is very
10 specific to a lot of the gay population who has
11 been affected by it because it seems the minority
12 in which you are raised where there's no sort of
13 passing down from one generation to the next --
14 with each generation, you have to sort of find the
15 knowledge and the history on your own. And so I
16 think it's very important to create an educational
17 center that teaches people about the history of the
18 epidemic.

19 So, basically, I just wanted to
20 come up here and say that I'm part of the community
21 and I've been going to these Community Board
22 meetings. And it seems that there is increasing
23 support of this park, which would be an active and
24 recreational park above and then using the space
25 that exists below.

1
2 There's a coalition of members
3 that are in support of this park ranging from
4 Apria, Anfar, Bailey House, The Center for HIV and
5 -- sorry, I forgot my glasses -- the congregation
6 at Beth Simach Torah, DIFA, the Gay Men's Health
7 Crisis, Greenwich House, Heritage of Pride,
8 Hettrick Martin Institute, Housing Works, the
9 Democratic Club, the Lamda Independent Democrats of
10 Brooklyn, the LGB Community Center, the Point
11 Foundation, Sage, Stonewall Community Foundation,
12 the Stonewall Democratic Club of New York City and
13 the Stonewall Veterans Association and Village
14 Care.

15 these are just some of the members
16 within the community who are in support of having a
17 park above ground and a living memorial aspect that
18 also preserves the below grade space.

19 Thank you.

20 THE CHAIR: Thanks so much.

21 We'll see if there are any questions.

22 (No response.)

23 THE CHAIR: Randall Bourscheldt.

24 (No response.)

25 THE CHAIR: Richard Burns; and

1

2 then

3

Felicia Carroll; and then

4

Jon Nalley.

5

Is Richard Burns here?

6

(No response.)

7

THE CHAIR: Richard Burns?

8

(No response.)

9

THE CHAIR: Felicia Carroll.

10

(No response.)

11

THE CHAIR: Jon Nalley.

12

(No response.)

13

THE CHAIR: Ahmed Tigani --

14

Okay, great.

15

MR. NALLEY: Hi. My name is Jon

16

Nalley. I'm a resident of Chelsea and I'm a former

17

member of Community School Board No. 2, Manhattan.

18

I'm a fourth generation of St.

19

Vincent's, you know, a family user, you know, three

20

or four generations of my family and I've been HIV

21

positive since 1984.

22

What I'm here to do is to show my

23

support for the AIDS memorial park. I've heard a

24

lot of talk this morning and this afternoon about

25

how heroic things were in St. Vincent's, what have

1

2 you. And I have to tell you, all I can give you are
3 some anecdotal experiences of what I went through
4 that talk -- that speak to the real importance of
5 that site being used as an AIDS memorial.

6 It was very hard. We were dealing
7 with a negligent government. When you went to the
8 hospital to visit friends with AIDS, you were put
9 through unbelievable torture by the employees, a
10 lot of them, by the administrators and what have
11 you. I can just -- a few that I experienced were
12 -- you have to remember that in the late '80's,
13 AIDS had fueled anti LGBT violence, fueled it. And
14 there were cases in St. Vincents where LGBT people
15 went from being beaten up and battered where they
16 were battered by hospital staffers.

17 And this went on -- I was a member
18 of Act Up at the time and we did die-ins in the
19 waiting room. And we marked our bodies on the
20 floor. We just -- we stopped taking the abuse.

21 One of my friends was dying of PCP
22 pneumonia and one of the staffers took his tray of
23 food, slammed it on the table in front of him and
24 uttered a very anti-gay remark. And this was the
25 summer of 1990 and by that point people were angry.

1

2 And they chased this guy down the hallway, grabbed
3 him by the throat and threw him on the floor until
4 -- and held him there until the administrators came
5 to fire that man on the spot.

6

By 1993 my friend Jonathan
7 Greenberg died. We were a little bit more empowered
8 and we went to visit him at St. Vincents. The
9 staffers at the door were like, where do you think
10 you're going? And the head of group was a friend
11 named Vic Hernandez and he said, we're the
12 Greenberg family. And we went and stayed with John
13 who died that night and we stayed with his body
14 until his parents came from Minneapolis to be with
15 him.

16

I was -- this went on -- multiply
17 this, just my few experiences times thousands of
18 New Yorkers, thousands went through very similar
19 things that I went through, you know, just one of
20 them -- just like a -- just like a speck of sand.

21

And I was on the school board, a
22 significant portion of our parent body had died of
23 AIDS. It just burned through an entire population
24 so that we had grandparents raising their, you
25 know, children. That the PTAs were loaded with

1

2 grandparents at that point during the '90's.

3

4 So we all felt the devastation, it
5 was everywhere but, like, you know, we didn't
6 necessarily feel -- even in New York we didn't feel
7 safe when there were mobs in Queens -- I'll end
8 with this -- that were -- there were mobs in Queens
9 that were protesting HIV positive students and
10 teachers --

10

THE CHAIR: You --

11

MR. NALLEY: Thank you.

12

13 That even in liberal precincts of
14 Manhattan, we would hear support for the haters.
15 So it wasn't like something like outside of New
16 York and we were so wonderful here. It was a very,
17 very wrenching time. It's hard for me even to talk
18 about it, frankly. But it's kind of like the
19 background of like what, you know, I'm part of
20 that, you know, I'm one of those people that's part
21 of that history and I just wanted to share that
22 with you.

22

Thank you.

23

24 THE CHAIR: Thank you. Thank you
25 for sharing with us.

25

MR. NALLEY: Thank you.

1

2

THE CHAIR: We appreciate it.

3

Ahmed Tigani --

4

A VOICE: Felicia Carroll.

5

THE CHAIR: Oh, did we miss

6

somebody? I'm sorry. So come, say your name.

7

Felicia Carroll?

8

MS. CARROLL: Yes.

9

THE CHAIR: Okay.

10

MS. CARROLL: Good afternoon,

11

Madam Chair, the Commissioners.

12

My name's Felicia Carroll. So I'm

13

speaking on behalf of Charles King, the CEO and

14

founder of Housing Works and I have his testimony.

15

Dear members of the City Planning

16

Commission: I am -- I am the co-founder and the

17

president and CEO of Housing Works, the nation's

18

largest community-based AIDS service organization.

19

We were founded out of Act Up in 1990.

20

I am also a person living with HIV

21

who was and could change to active in the movement

22

-- the movement up in the AIDS -- excuse me -- so

23

that it -- to end the AIDS pandemic.

24

I am testifying concerning the

25

redevelopment of the St. Vincents campus and my

1
2 hope -- my hope that the Triangle of land between
3 12th Street, Greenwich Avenue and Seventh Avenue,
4 the Triangle site, be designed as a beautiful AIDS
5 memorial park with the underground building
6 preserved as a learning center to honor -- to honor
7 and recognize the more than 100,000 New Yorkers who
8 have died from AIDS, communicate emotions from the
9 epidemic, celebrate in the knowledge that the care
10 givers, the activists that worked for decades to
11 lessen the suffering and find a cure. And that
12 also -- and that also raise a permanent teaching
13 space to -- to connect current -- to connect future
14 and -- and current generations with the history of
15 the disease.

16 St. Vincents Hospital housed the
17 first and largest AIDS ward on the east coast and
18 is often referred to as the Ground Zero of the AIDS
19 epidemic. Thousands of men and women died or were
20 treated at St. Vincents for HIV AIDS. Many more
21 passed through to visit sick partners, friends and
22 family members. There were many important AIDS
23 wards and AIDS treatment centers in the City but
24 none took on this symbolic importance of St.
25 Vincents.

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Because of the sheer number of patients treated at the site -- at the site of the hospital for the major gay population in the Village and the Village and Chelsea neighborhoods and the hospital -- hospital -- hospital -- hospital's adjacency to the LGBT center on 13th Street where many early AIDS activists support groups first organized.

It is the St. Vincents Hospital site that is the place most closely associated with the AIDS epidemic -- most closely associated with the AIDS epidemic in New York City.

As you know, the Village also -- was also -- was also the scene -- was at the scene of the birth of Act Up at LGBT community centers less than a block away from this site.

Act Up New York's spawned over 100 similar groups around the world and innovative civil disobedience rivalries pricked the conscience of America and galvanized our nation's eventual response to the AIDS epidemic.

THE CHAIR: Thank you.

MS. CARROLL: Housing Works was born in the Village as well as a product of Act

1

2 Up's Committee to Demand Housing Now for people
3 living with AIDS.

4

And to sum it up, I just want to
5 get to the last paragraph --

6

THE CHAIR: Okay. But just --
7 thank you.

8

Why don't you leave the testimony.
9 Your time is up.

10

MS. CARROLL: Okay.

11

THE CHAIR: And we'll be sure to
12 read it.

13

MS. CARROLL: Okay. All right.

14

Thank you so much.

15

THE CHAIR: Thank you so much.

16

Thank you for coming.

17

Ahmed Tigani; and then

18

Hanying Peng, the last name is

19

Peng. I can't read the name -- the first name.

20

Marian something Peng --

21

Okay. Great.

22

And Mr. Tigani is not here.

23

Ms. Peng and then

24

Bill Ballaglini.

25

A VOICE: Madam Chair, I have a

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question. The signer is telling me she can't stay any longer.

THE CHAIR: We only have four more -- three more speakers.

We're almost done.

Ms. Peng.

MS. PENG: Good afternoon, Chair Burden and members of City Planning Commission.

I am Hanying Peng, testifying on behalf of Riccardo Gotla, legislative director for the New York League of Conservation Voters.

We are a statewide environmental advocacy organization with a New York City chapter. We applaud the City's Planning Commission's consideration of the rezoning proposal by the Rudin administration for St. Vincents campus.

This project advances sustainability and literally demonstrates significant efforts to improve the environment of the community. The Rudin proposal of preserving historic buildings, in cooperating efficient development wide systems, create 24,000 square-foot intensive green roof and will double the amount of green space across the street from the site.

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This, we understand, will enable the project to achieve New York City's first LEED neighborhood development designation. LEED for New York development is a rating system that incorporates the principles of smart growth, new urbanism and green building into a national standard for green neighborhood design.

The LEED neighborhood development program goes beyond the certification of individual buildings and recognizes the efficiency and benefits of wider sustainable developments.

It is our belief that this type of responsible redevelopment will set an important environmental sustainability standard for future growth -- for future projects.

I thank the Commission for the considering our comments on this project.

THE CHAIR: Thank you so much for coming to speak.

Bill Ballaglini; and then Ken Winslow.

MR. BALLAGLINI: Good afternoon, folks.

My name's Bill Ballaglini and I'm

1

2 the Executive Director of the New York Foundling
3 Hospital.

4

5 For the record, neither I nor the
6 Foundling Hospital had a formal relationship with
7 the Rudin family prior to the facilitation of the
8 sale, nor do we, to this day, have an ongoing
9 relationship with Rudin Management.

10

11 You know, I don't pretend to know
12 much about elevation heights and the appropriate
13 height of a fence at a park. But I do know this, if
14 not for the Rudin family, there would not be a
15 565-student body coming into 16th and Sixth. It
16 just wouldn't happen.

17

18 We were well into discussions with
19 other buyers of the property before the Rudins
20 approached us. You ask how did the Rudins approach
21 us, nothing nefarious. St. Vincents Hospital and
22 the New York Foundling are sponsored by the same
23 Sisters, the Sisters of Charity. Bill and John and
24 Samantha were well involved with them on the
25 redevelopment of St. Vincents and probably through
26 chatter found out that the Foundling, in an effort
27 to continue to be responsive to the needs of the
28 community, were interested in selling the first six

1

2 floors of its 14-story building.

3

4 We were interested in selling the
5 floors and how this gets to the community
6 responsiveness, and I'll put it back to the Rudins
7 on this -- we were selling the first six floors of
8 the building so that we could build a school in the
9 Bronx for kids in the Child Welfare system. And
10 that we could move the current occupants, the 135
11 very medically frail children on the first six
12 floors of the building to a new, more home-like
13 setting and that's going to happen in another year
14 so or another six months.

14

15 So we know a little bit about self
16 interest. And I can tell you that the consummation
17 of the sale of the first six floors of 590 Avenue
18 of the Americas says as much about the Rudins and
19 their commitment to this City, in general, and
20 their commitment to this community, in particular
21 than it does just the 565 beds that that sale will
22 actually result in.

22

A couple of things.

23

24 One, the Rudins received no fee
25 for facilitating this sale and this was not an
insignificant amount of money. This was

1

2 approximately a \$60 million land sale -- property
3 sale. The Rudins, most importantly, to those of us
4 at the Foundling, because it allowed us to
5 immediately move forward with our school project
6 and our project in Yonkers for the 135 beds as a
7 pediatric center. Most importantly, the Rudins
8 served as backstops. A lot of risk. Right?

9

10 We know that a lot of deals can go
11 south and things get very, very complicated and
12 negotiations can become protracted but for the
13 Rudins they said, no, no, no. We feel strongly
14 enough about this yet we don't want to have the
15 Foundling held up and paralyzed for the three or
16 four years this may take to actually go to closing.
17 So they backed -- they were the backstop. Their
18 being the backstop allowed us to immediately pursue
19 our other interests, which was, in fact, service to
20 the community.

21

22 So no fee, no backstop and then
23 I'll -- I'll add this and I wouldn't want my board
24 -- my board chair to hear this, but I actually
25 think that early on in the negotiations with the
26 School Construction Authority, Bill and John both
27 recognized that I probably didn't do this a lot.

1
2 So, in fact, they kind of served
3 as informal advisors to me to make sure that we had
4 gotten fully through the process. They also offered
5 their offices, right, a neutral place to sit and
6 negotiate. And this is -- this was pretty
7 complicated because we had to condominiumize the 14
8 floors so that we could stay in the top seven and
9 the New York City School Construction Authority
10 could have the first six.

11 One more point.

12 I heard a lot of reference to what
13 Bill's father may or may not think. You know, I'm
14 not a New Yorker, I spent years in Albany before I
15 came here in 2003 to take over the Foundling. The
16 only thing I knew about the Rudins was what I read
17 in graduate school about how they helped the City
18 during the fiscal crisis and being a jogger I knew
19 about their role in the New York City Marathon.

20 Let me tell you, his father would
21 be more than proud of his son's continued
22 commitment to these communities.

23 I run a child welfare agency, a
24 thousand kids in foster care. I know about self
25 interest. Self interest are very basic human --

1

2 human needs. What distinguishes the Rudins from the
3 others is the way they develop their self interest.
4 Long view, community view -- and I tell you, I'm --
5 I'm -- they keep their word.

6

Thank you.

7

THE CHAIR: Thank you.

8

Is Ken Winslow here?

9

(No response.)

10

THE CHAIR: Ken Winslow.

11

Okay.

12

Miguel Acevado; and

13

John Gilbert.

14

MR. ACEVADO: Good evening -- good

15

afternoon. It feels like evening -- all you for

16

being present, thank you.

17

First I want to say, first and

18

foremost I'm the Tenant Association president of

19

Robert Fulton Houses, public housing located in

20

Chelsea.

21

First, what my tenants want is a

22

hospital, a full-scale hospital located there for

23

sure.

24

(Applause.)

25

MR. ACEVADO: But, unfortunate,

1

2 from what we're hearing from financial times and
3 other hospitals has closed in New York City and New
4 York State recently.

5

As we know today, our Commander In
6 Chief is visiting New York. He's going to be at
7 the Sheraton on 53rd Street at Seventh Avenue
8 tonight where many elected officials that represent
9 our community will probably be present there.

10

Maybe they should go with his
11 motorcade right down to the Village and see what
12 we've been missing for the last year and a half,
13 but we definitely need in this community.

14

But in support of what has been
15 proposed to be put there by the Rudins and North
16 Shore LIJ, many of my families that live there are
17 living on fixed income. So it costs them a lot to
18 take from their finances to go to Bellevue or to go
19 to Beth Israel Hospital.

20

So they are choosing whether to
21 let their health deteriorate, buy food or do what
22 they used to do before -- is go to St. Vincents.
23 Now they can't do that. So, unfortunately, six
24 seniors in the last year since they closed this
25 hospital, were found deceased at Robert Fulton

1

2 Houses, not to blame the close of the hospital, but
3 I can guarantee you many of them did go to St.
4 Vincents Hospital through all their generations --
5 my kids, their kids and their grandparents always
6 attended St. Vincents Hospital.

7 So -- but now many of them are
8 letting their health deteriorate because they're
9 not even seeing doctors because they don't have
10 anyplace to go to see a doctor. And that's the one
11 reason why we're in support of what North Shore LIJ
12 is putting there.

13 But like I said earlier, the
14 elected officials are going to be with the
15 commander in chief so take a ride to the Village
16 and see what's going on in the Village with no
17 hospital.

18 I'm speaking on the affordable
19 housing aspect of this. Learning from Commissioner
20 Levin, affordable housing is a great asset to any
21 community. One of the best negotiators Community
22 Board 4 had was Anna Levin. I praise her for all
23 her advocacy that she's done to keep the diversity
24 in the Community Board 4 district. And I'm glad to
25 hear that many residents of Greenwich Village who

1

2 probably don't have any affordable housing that I
3 know of in that area, now requested for affordable
4 housing.

5 One suggestion that I do have,
6 because like Anna said earlier, density is the most
7 important way to get inclusionary housing,
8 especially permanent affordable housing. And this
9 community's asking to bring that density down so
10 it's not going to possibly be physically done -- if
11 you requested to get affordable housing but you're
12 requesting to bring the bulk down.

13 So my suggestion is maybe what you
14 can ask of the Rudin Family is to create an
15 affordable housing trust fund to create affordable
16 housing in a different location in the Greenwich
17 Village, like what's been proposed earlier to put a
18 school with respect to the students needing the
19 overcrowding, is 75 State Street because that
20 location is state owned and maybe they can reach
21 out to them to build affordable housing there.

22 (Audience participation.)

23 THE CHAIR: Thank you very much.

24 The next speaker is John Gilbert.

25 MR. GILBERT: Good afternoon.

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Chair Burden, thank you.

I want to acknowledge Commissioner Leventhal. It's a honor to be here on your last day of pursuing that public service, but certainly at the City Planning Commission.

I want to hit a couple of data points very quickly, on the courtyard on the garage on the public benefits piece, on the Triangle Park and on Reiss.

For the record, I'm the Chief Operating Officer for the Rudin family. And they've been involved -- this is the 68th hearing. I've been at every one and all I can say, is we only have one more to go.

Courtyard -- 16,000 square feet. Rick has put this up behind me here. 16,000 square feet. 60 percent of it is green space, green area. Sixty-two trees, 500 linear feet of seating.

The features include a reflecting water feature which is here, a pavilion which is here. Four season planting, a secret garden area back in here and, also, art and sculpture to be determined.

The garage, I think it's important

1

2 to acknowledge that our garage is only accessory.

3 I don't think that was put on the record today.

4 And, also, that there's a garage on 12th Street

5 that's being closed. It's in the O'Toole Building.

6 That's being shut down.

7

So now when you go from Greenwich

8 to 6th, they'll still be four garages.

9

Public benefits.

10

It was literally in the

11 principal's office of P.S. 41 where the concept of

12 the Foundling School came to bear. And I was

13 literally sitting there with folks from St.

14 Vincents, Irene Kaufman who testified today, Ann

15 Kjellberg were there, Shelly -- the principal of --

16 of P.S. 41 -- and they were, basically, saying,

17 please help us make a school.

18

We had toured Foundling. We had

19 seen that they were moving the pediatric nursing

20 facility out and the very next day we were able to

21 get School Construction Authority architects

22 walking through there, checking the boxes that yes,

23 the space could work as a school.

24

I think Bill Ballaglini laid out

25 what we did. They were originally selling -- trying

1

2 to sell the entire building so another benefit of
3 this concept -- a commercial condo with a school in
4 the base was that Foundling was able to stay in the
5 neighborhood.

6 In terms of health care and
7 O'Toole. O'Toole has value. There's been
8 testimony today that it had zero value. There was
9 -- we had been approached by major institutions in
10 the neighborhood that wanted to use O'Toole.

11 Bill Rudin across the board, more
12 than anybody felt this was always about health care
13 and we had to find a health care provider that
14 could create a facility in the O'Toole Building;
15 with that vision and \$10 million plus the
16 dedication of that land and building to North Shore
17 LIJ, that's going to happen in a facility that will
18 be twice as large as the emergency department that
19 was in St. Vincents.

20 The Triangle Park.

21 The steps that everybody is
22 talking about in terms of ADA access, I know you've
23 read the Community Board resolution, they're very
24 specific. They wanted those steps in there and
25 there are other items. So, obviously, that's open

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2 to debate but that's really where that came from
3 that they really wanted an entrance coming off the
4 five points and they wanted that to be a special
5 moment in that park.

6 THE CHAIR: I have to tell you
7 that I'm really shocked that we never saw the plan
8 of the interior open space which is supposed to be
9 a measure upon which we are supposed to judge
10 whether or not we grant a special permit.

11 It was submitted about a week ago.
12 There were, as far as I could see, four, four
13 benches in the entire space. We don't have
14 anything in terms of that interior open space.
15 Nothing. If you did, we can share it. We have
16 absolutely nothing. No measured plan. That's not
17 adequate for the Commission to see. We can't even
18 discuss it.

19 MR. GILBERT: It was part of
20 Rick's presentation. He didn't get to it so I'm
21 trying to fill in the blanks.

22 THE CHAIR: We don't even have a
23 drawing. We don't even know what kind of benches.
24 We don't know anything. The other -- the other plan
25 has, for the Triangular space has benches. It

1

2 shows where the fence is. It shows the entrances.

3

4 The Commission can't judge this
5 plan. There's nothing -- there's nothing on it.

6

7 And what I see, I asked for a blow-up of it which I
8 got last night and nothing with dimensions, zero.

9

10 And there are four benches in the entire space.

11

12 That's not adequate.

13

14 So expect, very shortly, that you
15 will submit a detailed plan, that you will brief
16 the department staff on what that plan is, and then
17 you'll have to bring it to the Commission to decide
18 whether this space merits the standards of superior
19 open space.

20

21 I have to say, I'm very upset by
22 this. This is a basic criteria for granting a
23 special permit and we've got nothing.

24

25 MR. GILBERT: I hear you loud and
clear.

26

THE CHAIR: Okay.

27

28 Let me see if there are any other
29 questions from the board?

30

Yes, Richard.

31

32 COMM. EADDY: John, just for
33 clarification, you had mentioned and the letter

34

1

2 also mentioned, I believe, dedicating the building
3 and land for the O'Toole Building to North Shore.
4 Are you donating it to them? When you say
5 dedicate, it's not clear not to me what that means?

6 MR. GILBERT: The land is -- it
7 was given to North Shore LIJ.

8 COMM. EADDY: LIJ was given, you
9 say. Okay.

10 MR. GILBERT: That's correct.

11 COMM. EADDY: Okay. Thank you
12 very much.

13 THE CHAIR: Anna.

14 COMM. LEVIN: Yes, thank you, Mr.
15 Gilbert.

16 I have, I guess, maybe a detailed
17 type question and then I'd like to ask you about
18 affordable housing.

19 The Community Board included in
20 its resolution the request for elevator/escalator
21 subway access. And as I realized I heard testimony
22 also about the passageway that the hospital had --
23 has under Seventh Avenue, it must be adjacent to
24 the subway.

25 Is there -- could you -- what

1

2 consideration did you give to making any
3 improvements or changes in that subway entrance,
4 the stairs to which are pretty squishy on both
5 sides?

6

MR. GILBERT: In the -- in the --
7 when we were working with St. Vincents as their
8 development partner and we had a larger hospital on
9 the O'Toole site, when O'Toole was being
10 demolished, that was -- that was studied. And there
11 was not enough -- actually, the elevator was going
12 to be inside the hospital and to go down to the
13 platform.

14

Talked, had conversations with the
15 TA, not enough space to put it there even if it was
16 within the hospital itself. So it was studied
17 prior.

18

In terms of the access, the
19 tunnels that ultimately run under Seventh Avenue,
20 there's only one tunnel. There is no tunnel that
21 runs north from the Triangle to O'Toole. There is a
22 pipe chase. So there's no access to O'Toole.

23

The tunnel that exists today is a
24 revocable easement. So the City at any point can
25 take that away. The plan -- our plan and there's,

1

2 obviously, there's a significant annual fee that
3 comes with that, our plan is to, basically, shut
4 that off. That tunnel would not exist under the
5 plan as contemplated.

6

COMM. LEVIN: Okay. And then I
7 would like to give you the opportunity to respond
8 to the comments that we've heard today about the
9 importance of affordable housing, without
10 diminishing the importance of the other significant
11 features of this plan, the health care facility,
12 the Triangle Park, the -- creating the opportunity
13 for the Foundling School. I mean preserving the
14 existing buildings. I mean, this project is
15 carrying a lot.

16

But could you describe for us the
17 consideration, if any, that you gave to including
18 affordable housing in this rezoning. It is
19 typically something that gets asked for on a
20 project of this size where the, you know, the
21 public sort of action of creating the development
22 opportunity often includes the requirement
23 including affordable housing.

24

And, I think, you know, given the
25 income mix in the Village, this is going to put

1

2 additional pressure on a neighborhood that has been
3 traditionally very mixed from a socioeconomic
4 perspective and, obviously, something in the public
5 scheme of things that we'd like to pursue.

6

MR. GILBERT: And as Bill said,
7 our main focus was always on health care,
8 education, open space and the preservation of -- of
9 the existing buildings. That really was our focus
10 from day one.

11

I think one of the most
12 fascinating aspects of this project when you really
13 go back through the five years and, I think, from
14 an educational standpoint, it would be a case
15 study. And I think one of the pieces that I find
16 most interesting, my own background, I come out of
17 the State Legislature and worked in City Hall so I
18 consider myself king of a policy wonk person, is
19 how all well meaning and good solid policy
20 questions collided here.

21

You had preservation of existing
22 structures colliding with health care. Because
23 what's been missing here is that O'Toole can't be
24 torn down, it couldn't be torn down except by St.
25 Vincents Hospital. St. Vincents Hospital goes

1

2 away. You couldn't build a new hospital there
3 because it was -- the community asked for a
4 hardship and the only person who could qualify for
5 that hardship was St. Vincents.

6 So you have a situation now where
7 we first had to go to Landmarks. We had to get a
8 Certificate of Appropriateness. If there was an
9 inclusionary bonus for that, we would then come
10 here to -- to ask for that and then have to go
11 back. But there isn't. There isn't that opportunity
12 because that C. of A. has already been granted.

13 So you have -- now you have
14 Landmarks bumping up against zoning and bumping up
15 against affordable housing in terms of what is the
16 -- the appropriate end game of a public policy and
17 a development and what -- what benefits that
18 development is giving to that community.

19 You know, clearly we have our --
20 we've done a lot a of work here. And we're very
21 proud as to what we're bringing here. I don't think
22 this project pretends to try to solve every issue
23 it possibly can but the ones that we are trying to
24 solve: education, health care and open space, we
25 think that's a -- that's a plan that is worthy of

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2 your consideration and we -- we appreciate your
3 almost five-and-a-half hours today.

4

(Laughter.)

5

THE CHAIR: Irwin.

6

7 COMM. CANTOR: I understand your
8 arguments relative to onsite. Why did you not
9 explore or did you explore off site for the
affordable housing?

10

11 MR. GILBERT: Another issue,
12 obviously, on the affordable housing, is that we're
13 paying full taxes. There isn't an opportunity for
14 421A here. So you've got a situation where, again,
15 another policy, property tax incentives for -- for
affordable housing. That's another collision.

16

17 In terms of the -- the -- your
18 question, vis-a-vis onsite versus off site, we're
open to creative ideas. In terms of --

19

20 COMM. CANTOR: A creative idea
would be to find a parcel and build.

21

22 MR. GILBERT: That's a -- that's a
creative idea.

23

24 COMM. CANTOR: I'm sure I'm not
the first person who said it.

25

MR. GILBERT: I'd be a liar if I

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2 said that you were the first person to say that.

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COMM. CANTOR: Thank you.

4

THE CHAIR: Any other questions?

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Yeah, Fred.

6

COMM. CERULLO: I was just

7

wondering, since this is really our last

8

opportunity to hear from the public and including

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yourselves as the applicant, you were just earlier

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before the time ran out, you were going through a

11

list of things. and I just wonder if there was

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anything that you or we should know that you were

13

talking about the park and the ADA compliance and

14

the Community Board, was there anything else we

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should be left with at the end that you may

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actually be battling cleanup, it seems.

17

So I just thought if there's an

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opportunity for us to know anything more as we

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begin contemplating this, I ask you to just --

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MR. GILBERT: Thank you for that.

21

And, I think, on the park, the

22

egress issue is very, very important. You know,

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the impact of using the below-grade space will

24

change. You cannot have that design as is and have

25

the below-grade space. Why? You need a couple of

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2 elevators. You probably need a lobby area that
3 would be up top that would then people could wait
4 for an elevator to go downstairs.

5 You need -- you need two means of
6 egress. They have to be on opposite ends, you know,
7 they have to be as far away. And I'm not an expert
8 in the building code, but clearly they have to be
9 -- they can't be right next to each other in terms
10 of two means of egress. And the other thing is you
11 need a ventilation plan.

12 The CO of this space is storage.
13 It wasn't built to be occupied by people. So there
14 will be a significant impact on that above-grade
15 space. I don't think anybody could argue with
16 that.

17 In terms of Reiss, there was some
18 issues that came up with why are you tearing down
19 Reiss. And, I think, if you walk the neighborhood,
20 you'll see that, you know, Reiss is -- is a very
21 institutional type building. It has very small
22 windows. It was the psychiatric facility for St.
23 Vincents so the windows were very small.

24 It -- it doesn't, you know, I
25 think what Dan Kaplan has designed and FxFowle has

1

2 designed, is really a building that -- that takes
3 nurses (phonetic) and really extends that, you
4 know, sets it back a little bit. Creates an
5 opportunity for green space at the street level
6 where if you walk by right now, it's just -- it's
7 just a wall of brick.

8

And I think what Dan has done
9 there is really been creative in terms of bringing
10 green space which is kind of a very much of a
11 Village feel as you walk down. You have trees on
12 the street side and you have green on the building
13 side and that's what that building will feel like.

14

THE CHAIR: Any other questions
15 from the Commission?

16

Karen.

17

COMM. PHILLIPS: Okay, Mr.
18 Gilbert, you quickly mentioned that there was an
19 existing garage. You said in O'Toole which was
20 across Seventh.

21

MR. GILBERT: Yes, ma'am. It's
22 across Seventh Avenue, it literally is right in
23 here.

24

COMM. PHILLIPS: Okay.

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MR. GILBERT: It's on 12th.

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COMM. PHILLIPS: So there's not --

there's not an entrance or a garage currently in any of the buildings that you're destroying or anything on the block between 6th and Seventh Avenue?

MR. GILBERT: No.

COMM. PHILLIPS: Okay. And -- did -- I just wanted to see what your response or any opportunity to talk about, I know it's not something that we would prefer, but the proposal that the garage entrance happen on the avenue.

was that discussed at all with anyone, can you respond to that?

MR. GILBERT: We've always felt, or at least I've been told that this Commission frowns upon garage entrances on the avenue and understandably why in terms of the planning standpoint. It's not -- it's not just good planning.

When you try to look at 11th Street, you've got the school. You know, P.S. 41 is right there. So we looked at different alternatives for the garage entrance and we just kept coming back to 12th Street for -- the main reason being

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2 the school on 11th and the sound policy that you
3 all have established in terms of not having
4 entrances, garage entrances on the avenue.

5

6 you.

7

8 MR. GILBERT: I should also note
9 that the way this is being designed, we will have a
10 reservoir of approximately ten cars. So there will
11 be no queuing on 12th Street. Those cars will be
12 able to go down into -- at least ten of them will
13 be able to go down into the garage.

13

14 I think it's also important to
15 note, in the EIS and one other thing, the
16 below-grade space was actually studied in the EIS
17 as community facility. It wasn't studied as a
18 destination, you know, museum or education
19 facility. That was -- that was another fact that I
20 wanted to get out there.

20

21 And that -- I've lost it. But the
22 garage --

22

23 A VOICE: You were talking about
24 the existing --

24

25 MR. GILBERT: Oh yeah, that it is
26 accessory and that we will have -- it will not be

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2 open to the public.

3

4 So in terms of -- oh, that was it.
5 The other garages on that street, when you analyze
6 them from daytime hours, they are over -- over
7 subscribed.

8

9 So our belief is, in terms of the
10 studies that were done, in the EIS, is that there
11 is an opportunity and a sound policy aspect to have
12 another garage on 12th.

13

14 COMM. PHILLIPS: Okay. Just one
15 final question, the whole idea of this community
16 facility space that they talk about in the
17 underground or the commemoration.

18

19 Would there be any consideration
20 for doing that in some of the commercial space,
21 second floor or, I don't know, below grade in the
22 -- east of Seventh Avenue?

23

24 MR. GILBERT: I mean, we've had to
25 hit a bunch of different public officials as we --
26 as we went along this process. One of them was the
27 Attorney General when we actually, right before the
28 sale of the property to the Rudin family. And the
29 vast majority of, I think it's 10,000 square feet
30 of the community facility that we have on our side,

1

2 has to be offered to doctors as doctors' offices,
3 as per the approval that the Attorney General gave
4 to us.

5

6 So the ability to do something on
7 our side of the block is already precluded by -- by
8 the Attorney General.

8

COMM. PHILLIPS: All right.

9

Thank you.

10

THE CHAIR: Are there any other
11 questions from the Commission?

12

Yes, Maria.

13

COMM. DEL TORO: You mentioned
14 the doctors' offices that are required. Would they
15 be on the ground floor or where would they be?

16

MR. GILBERT: Second and third
17 floor of -- on the east side of Seventh Avenue.

18

COMM. DEL TORO: Thank you.

19

MR. GILBERT: They'll be a
20 separate entrance, a separate lobby entrance that
21 will -- I don't have the boards here, but that will
22 come off of Seventh Avenue that splits the retail
23 and then they'll be private elevators going up to
24 those doctors' offices.

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COMM. DEL TORO: Thank you.

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MR. GILBERT: Thank you.

THE CHAIR: Angela.

COMM. BATTAGLIA: Hi. I just want to say that I've listened very carefully to all of the testimony today and I've read just about every piece of paper we have on this.

And I just want to -- we'll be discussing this in a couple of weeks at our review session and the applicant may very well be informed of what we do.

In my view, it would be very hard to accept this application without some amount of affordable housing, be it onsite or off site and I just want to leave you with that thought.

MR. GILBERT: I appreciate your opinion.

THE CHAIR: Is there any other comment from the Commission?

(No response.)

THE CHAIR: Okay. Is there anyone who hasn't spoken on this item who would like to do so?

(No response.)

THE CHAIR: The hearing is closed

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but please note that the record will remain open for ten days to receive testimony on the Draft Environmental Impact Statement.

I thank you for all for your attention and your patience and thank the Commission.

This meeting is adjourned.

(At 3:29 p.m., the proceedings were concluded.)

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C E R T I F I C A T I O N .

STATE OF NEW York)

SS.

COUNTY OF NEW York)

I, MARC RUSSO, a Shorthand
(Stenotype) Reporter and Notary Public within and
for the State of New York, do hereby certify that
the foregoing pages 1 through 312 taken at the time
and place aforesaid, is a true and correct
transcription of my shorthand notes.

IN WITNESS WHEREOF, I have
hereunto set my name this 7th day of December,
2011.

MARC RUSSO