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July 1st, 2019

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RESOLUTION REQUESTING A TIMEOUT ON ANY DEMOLITION OR FURTHER TENANT DISPLACEMENT FOR EIGHT MONTHS ON A PROPOSED NY PRESBYTERIAN HOSPITAL TOWER LOCATED AT WEST 169TH AND WEST 170TH STREETS AND BROADWAY.

On June 25, 2019 Community Board 12 Manhattan passed the following resolution by a vote of 28 Yes, 4 No, and 7 Abstentions requesting a time out on any demolition or further tenant displacement for eight months on a project by New York Presbyterian Hospital to build a thirteen-story tower to be located at West 169th and West 170th Street and Broadway due to many unanswered community and local resident's concerns, an unbalanced and preselected focus group report advocating for an early childhood center without evidence base results that it works in this community, the expansion of licensee rentals as opposed to affordable housing and the further loss of small business by their unnecessary and premature site displacement.

Whereas: Community Board 12, Manhattan in the past several months has received an escalation of unresolved complaints from commercial and residential tenants of NY Presbyterian Hospital (NYPH), Columbia University Medical Center (CUMC) and Columbia University (CU) and their property managers Royal Charter Properties and Cushman and Wakefield as well as complaints from nursing employees regarding mission and structural changes in the Allen Hospital, neighbors still contacting us about loss of parking and traffic congestion around the Haven Avenue Plaza and the attempted closing of Coogan's Restaurant - a famous neighborhood establishment; and

Whereas: The bulk of these complaints are related to tenant displacement, employee terminations and the consequences of licensee agreements and vacate notices has nevertheless created widespread community concern about the hospital's unchecked influences over in the direction of the district where we live, work and relax; and

Whereas: The recent discovery of NYPH desires to aggressively displace tenants and build a thirteen (13) story 'as of right' tower between West 169th Streets and West 170th Street and Broadway finally caused the community board to call three meetings with the administration of NYPH, its facility manager, its property manager, members of an early childhood center, a programming team and the hospital's consultant; and

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Whereas: At this meeting, the following programming elements were revealed without a design:

- *The building will house an early childhood hub, some 150 housing units for hospital employees, a guest facility of 98 lodging units for family relatives of hospital patients and an underground parking garage that needs to be negotiated with the MTA that may take one to three years.*

Whereas: NYPH stressed the need to demolish two buildings on this site: one at 601 West 169th Street [BBL: 2138/165] and the other adjacent to it at 4023 to 4037 Broadway between West 169th and West 170th Street [BBL 2138/159] one within a 'R8' residential zoning and the other in 'C1-C4'; and

Whereas: In response to the announcement of these programming a large number of community residents including electeds or their representatives appeared at a Public Information Meeting held on June 13th and hosted by Community Board 12 to express the following concerns:

- Local businesses the community needs are being displaced first through the month to month tenancy and finally vacate orders (a supermarket, a pizza store, a cleaners, a nail salon, a pharmacy and a shoe repair shop) and are not given time to relocate or a guarantee of return when construction is completed;
- There are too many licensee arrangements or "company housing agreements" in our district that has an effect on affordability and rent-regulated apartments in our area and residents and employees feel threatened in their homes or in their jobs;
- One bedroom units may not what a prospective worker want since there is no room for a family;
- There needs to be a lot more planning with the early childhood hub and more inclusiveness;
- Local co-op residents' scenic views across the street from the proposed tower will be blocked, affecting property values and the tall structure will be an effect on their rooftop garden.
- The proposed family guest rooms appear to be more of a luxury hotel amenity with no lodging taxes;
- The Edge Hotel is just a few blocks away;
- There is no need for an underground parking garage and this programming element will require a long term negotiation with the MTA;
- Core drilling for subsurface structures can take place without demolishing a building;
- There are waivers available for off-street parking in R8 zoning;
- While the hospital is not in the affordable housing business it is in the real estate business;
- Construction without all the elements assembled will take too long and the result for a long time would just leave a demolished area with a fence that would create an attractive nuisance for bad actors, already in parts of this area;
- There is a need to reach more Spanish language speakers of our community on this project;
- In June 2017 the NYPH failed to comply with a Department of Building's (DOB) violation for failure to provide maintenance of the buildings cooling tower on this project's site- a potential for Legionnaires Disease and was fined some \$10,000.

Whereas: Hospitals are now turning more and more to housing to help homeless patients where medical respite care is needed as there is no place for discharging them considerable research has shown here and other cities that health care costs are significantly reduced due to the lack of recidivism issues and

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this should be a major consideration in the proposed new building other than lodging units for a potential luxury hotel (See *JAMA*, March 5th, 2019 Volume 321, Number 9); and

Whereas: With all of these concerns and more there is no urgency for this demolition given that the building at 601 West 169th Street has been vacant for four years or more and Remy's Restaurant has also been vacant for two years; and

Whereas: The DOB permitting process could eventually be expedited as there are at present no architectural plans or drawings with specifications; **now therefore, be it**

Resolved: Community Board 12, Manhattan requests NYPH for a time out of eight months on this project so that local leaders, groups, and members of the public can have a chance to participate in allowing NYPH to have better programming and community outcomes for the future; and be it further

Resolved: Community Board 12, Manhattan requests this time out for NYPH to have a thorough review with its stakeholders for any community benefits that might develop as well as to consider changes or caps in its licensee agreements for residents and employees.

Sincerely,



Richard Lewis
Chairperson

Cc: Hon. Bill de Blasio, Mayor
Hon. Scott M. Stringer, Comptroller
Hon. Jumaane Williams, Public Advocate
Hon. Gale Brewer, Borough President
Hon. Brian Benjamin, State Senator
Hon. Brian Kavanaugh, State Senator
Hon. Robert Jackson, State Senator
Hon. Al Taylor, Assembly Member
Hon. Carmen De La Rosa, Assembly Member
Hon. Ydanis Rodriguez, Council Member
Hon. Mark Levine, Council Member
Hon. Steven Cymbrowitz, Assembly Member

Laura L. Forese, MD, Exec Vice Pres & COO
Sarah Lesser Avins, Sr Vice Pres & CDO
Joe Ienuso, Grp Sr Vice Pres/Facilities & RE
MiRAM Group, NYPH Consultants
Julio Batista, NYPH Mgr Community Relations
Royal Charter
The Red Apple Group
Uptown Chemists
Cushman & Wakefield
Broadway Thayer Cleaner
Como Pizza
La Bella Nail Salon