

APPENDIX Q

RESPONSE TO COMMENTS APPENDIX

APPENDIX Q.1

RESPONSE TO COMMENTS CORRESPONDENCE



<Kathy.Howe@oprhp.state.ny.us>


10/29/2007 11:45 AM

To <MHabstritt@aol.com>

cc <Beth.Cumming@oprhp.state.ny.us>, <CCooney@akrf.com>

bcc

Subject: Manhattanville questions

History:  This message has been forwarded.

Mary,

The lead agency for the Manhattanville project under Section 14.09 is ESDC. You should direct your questions concerning the review processes and schedule to Rachel Shatz of ESDC at 212-803-3252.

We received the alternatives analysis for 3229 Broadway on October 16th. Beth Cumming, the technical reviewer for NYC, will be the person reviewing and responding to that report.

AKRF sent us an inventory form on the NY Central & Hudson River RR Viaduct on October 19th. After reviewing the form, I responded on October 25th stating that it is the opinion of the OPRHP that the RR viaduct does not meet the NR criteria.

Thank you for sending me the copies of the submissions you made to the New York City Planning Commission and LPC on historic resources in Manhattanville. Claudia Cooney of AKRF called me last week to discuss your submission on "Historic Resources Needing Further Research or Re-assessment." I have "revisited" the properties on your list that we previously determined not NR eligible and, while the research you provided is useful and provides additional historic context, OPRHP maintains its determination that these properties do not meet the NR criteria.

Sincerely,

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NYS Office of Parks, Recreation & Historic Preservation
Field Services Bureau
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COLUMBIA UNIVERSITY

IN THE CITY OF NEW YORK

COLUMBIA UNIVERSITY FACILITIES

TO: New York City Planning Commission.

FROM: Columbia University

RE: Retail Strategy for Proposed Manhattanville Campus

DATE: October 26, 2007

The Commission has asked Columbia to provide details on its strategy for leasing ground floor space in its proposed Manhattanville Campus. Specifically, Chair Burden and Commissioner Cavaluzzi inquired as to how Columbia intends to assure that the retail and other ground floor uses enhance active street life and how Columbia would avoid the neighborhood become sterile. This memorandum responds to those concerns.

Columbia's strategy for making ground floor spaces at the proposed Manhattanville Campus a vibrant mixture of service retail, food, fine and performing arts venues, or public outreach spaces will be modeled on an enhanced version of its successful strategy along Broadway and Amsterdam Avenue next to its Morningside Heights campus.

Over the last twenty years, Columbia has done several surveys of shopping patterns of residents, workers, and students on Broadway and Amsterdam Avenue to ascertain attitudes towards the existing commercial mix and gather ideas for future commercial prospects. The most recent survey was done in May 2003 on Amsterdam Avenue. The results of these surveys have served to provide real estate management at the University with a better sense of the types of retail establishments that neighborhood consumers would like to see.

The survey of Broadway identified a need for a diner-style restaurant, a shoe store and a store selling housewares. As a result, we were able to lease space to Deluxe restaurant, Aerosoles and University Housewares. On Amsterdam, turnover among tenancies in Columbia and others' buildings has resulted in additional food options, a wine store which will open this fall and the expansion of an existing supermarket, all of which were identified by survey respondents and in community meetings as preferences

Leasing activities in Manhattanville will similarly focus on small, retail spaces occupied by local retailers and with an emphasis on food, services, and other community-friendly uses. The goal will be to make retail and other ground floor uses in Manhattanville as diverse and vibrant as that which the University owns and manages in Morningside Heights, along Broadway and Amsterdam Avenue, and on Broadway near the Medical Center. As has been Columbia's policy in the space it owns and leases near those campuses, there will not be a proliferation of national chain stores in Manhattanville.

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IN THE CITY OF NEW YORK

COLUMBIA UNIVERSITY FACILITIES

As it did in Morningside Heights, the University will do surveys and conduct focus groups among residents to evaluate the demand for particular kinds of retail and determine what would be most valued to neighborhood residents. Columbia will then initiate a comprehensive outreach merchandising and leasing plan. Columbia would meet with local business and neighborhood groups in Harlem and Upper Manhattan to identify potential retailers and other users of street level space. Columbia would also preserve the continued presence of local merchants such as Dinosaur BBQ and Floridita.

Food services would be varied, ranging from cafes with outdoor seating to coffee shops serving both the University and the community. For example, on the north side of West 125th Street, walking west towards the river, there could be a cafe on the east side of the Small Square with outdoor seating for quick meals or coffee break to be eaten inside the cafes or outside at tables in the shade of trees on the square.

The large setbacks on Twelfth Avenue contemplated by the proposed rezoning would allow for the placement of kiosks on the enlarged sidewalks, thus creating a kind of open market during the months when the weather is mild. The setbacks will also enable Columbia to program more outdoor events such as small concerts, crafts markets featuring wares by local and regional residents and a farmers market with seasonal produce and holiday markets, similar to those at Union Square and Columbus Circle. Outdoor art exhibits and a venue for speakers could also be accommodated. It is expected that the events in these spaces will draw people from the surrounding larger residential community into the Columbia campus during the day, on evenings and weekends.

Service retail might include a grocery store, drug store, copy center, coffee shop, bookstore, postal services, magazine/newspaper store, dry cleaners and an art and office supply store. There may also be ‘superspeciality’ uses where goods for sale are produced within the premises.

The fine and performing arts would be well represented along 125th Street, the new home for much of Columbia University’s School of the Arts. From the potential site for the Math Science and Engineering Public High School at the southwest corner of Broadway and 125th Street west to Prentis Hall and then to the renovated and re-opened base of 560 Riverside Drive, the School of the Arts would have a mixture of educational and exhibition uses. Across the street to the north, the first several floors of the “lantern building” would be used as exhibition space for the fine and performing arts, and for food services. Galleries may also be located to display the fine arts in the street level of the Business School.

Columbia’s overarching objective will be to fill the substantial amount of ground floor use (approximately 151,649 sf)¹ anticipated under the plan with a vibrant mix of

¹ This lower square footage is a result of agreeing to a park on Site 5.

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uses that will serve both the University and the community at large. As in all areas of the city, the business hours of the ground floor retail sites will vary according to the nature of the business. However, the range of anticipated retail will include a variety of uses, such as restaurants, cafes and galleries that typically remain open in the evenings and on weekends. As in the case of Morningside Heights, along Broadway and Amsterdam Avenue, and on Broadway near the Medical Center, leasing decisions will not be made based on the highest achievable rental rates, but instead on how best to realize Columbia's planning goals for the area.

Methodology for Project Comparison

Jacobs Consultancy, Inc. (JCI) gathered detailed information for each of the 14 projects offered as examples by Community Board 9. Each project was reviewed to develop an understanding of how it compared head to head with Columbia University's proposed academic research facilities. The following items were assessed:

- Is the project directly comparable as a dedicated academic research facility? Are there non-comparable building components such as classrooms and teaching labs?
- Is the project located within a comparably dense, urban street-grid campus or on a more organic suburban campus site?
- How large is a typical research laboratory floor?
- How many stories above ground and below?
- What shape is the overall building footprint and how does this footprint shape relate to the context of its' site?
- If there are building wings, what functions are located in each wing?
- What is the floor plan shape of the research labs?
- How are the offices grouped on a floor?
- Is there a central building core (elevator, stair, mechanical shafts & toilets) or alternately, is there more than one building core?

SUMMARY OF FINDINGS

Projects Not Comparable

Three projects have no research laboratories at all, or no distinct research laboratory building and are simply not meaningfully comparisons, "apples to oranges".

1. **Arizona State University West**
Classroom/Teaching Lab/Computer Classroom II
2. **Baylor University**
Baylor Sciences Building
3. **William Rainey Harper College**
Avante Center

Research Buildings as Sub-Component of Complex

Three projects feature distinct research lab buildings within a larger complex of buildings. Florida State College of Medicine Complex is a new "start-up" medical school with one building in the complex dedicated to academic research. The rest of the building complex comprises medical school classrooms, teaching labs, and administrative offices. Ohio State's Scott Laboratory building has a dedicated research lab building, but it has no offices within it. Instead, they are located in adjacent buildings in the same complex. These buildings are not relevant comparisons to the Proposed Actions.

- **Florida State University**
College of Medicine Complex
- **Ohio State University**
Scott Laboratory Complex

Campus Design Style – Suburban Park-Like versus Dense Urban Street Grid

A significant comparison between the proposed Columbia research facilities and the CB9 example projects is the site context. We note that five of the nine remaining relevant projects are located on suburban park-like style campuses featuring curved roads and inconsistently shaped building sites that require idiosyncratic building footprints.

1. **Arizona State University**
Interdisciplinary Science & Technology Building 1
2. **Case Western Reserve University**
Wolstein Building

3. **Northwestern University**
Pancoe Healthcare & Life Sciences Pavilion
4. **University of Michigan at Ann Arbor**
Biomedical Science Research Building
5. **University of Colorado Health Science Center**
Research Complex 1

Two projects are located in an urban area, but they have been fitted into a traditional superbloc campus arrangement of buildings.

1. **University of Chicago**
Gordon Center
2. **Ohio State University**
Scott Laboratory

Two projects are located on traditional city grids of regular blocks and lots, similar to those in the Project Area. These are comparable to the academic research buildings contemplated in the Proposed Actions. They are Northwestern’s Lurie MRC and Johns-Hopkins Bloomberg projects, and they are remarkably similar in many respects to the proposed Columbia research laboratories.

3. **Northwestern University**
Lurie Medical Research Center
4. **Johns-Hopkins University**
Bloomberg Wolfe Street Building

Typical Lab Floorplate Size

With a median typical lab floor of 34,000 gross sf (shown in bold on the table below), the CB9 examples reinforce the observation that 25,000 gross sf is a reasonable small-sized lab floor and that sizes can range up to a 35,000 to 40,000 gross sf plate. The smaller-sized floorplates represent buildings that are related parts of a larger complex of buildings.

Institution	Building	Typical Lab floor gross sf
Duke University*	CIEMAS (rectangle)	20,000
Northwestern University	Pancoe HLSP	25,000
Northwestern University	Lurie MRC	26,000
U Colorado HSC	Cancer Tower	26,000
Arizona State University	ISTB1	29,000
Ohio State University	Scott Lab	32,000
University of Colorado HSC	Biomedical Tower	34,000
Case Western Reserve U	Wolstein	35,000
Duke University*	CIEMAS (“L”)	38,000
University of Chicago	Gordon Center	39,000
Florida State University	College of Medicine Research Building	41,000
University of Michigan	BSRB	77,000
Johns-Hopkins	Bloomberg Wolfe Street	90,000
* These two buildings are connected via a central structure that houses an auditorium and other public spaces.		

Lab Floorplate Shape*Labs on Urban Street Grid-Shaped City Blocks*

Over time, two of the example projects have already or plan to consolidate into full rectangular-shaped city block developments. Northwestern has plans for a future addition immediately adjacent to its' Lurie project to effectively infill the remaining urban block. Johns-Hopkins' Bloomberg Wolfe Street project effectively mirrored the University's existing adjacent facility on the other half of a block to create a single, coherent full urban block facility.

Rectangular-Shaped Lab "Blocks"

All of the research lab plan examples clearly share the common feature of forming the research lab component as regular-shaped rectangular "block."

Lab Building Wings

Case Western Reserve's Wolstein building, one of the two Duke CIEMAS lab buildings and, University of Michigan's BSR building do feature research lab floorplates configured in "wing" shapes. However, note that each of these projects is located on a suburban park-like campus site and the overall shape of the building plan generally responds to the irregular shape of its site.

Creating separate wings as a lab design approach is frequently used to segregate either offices, or specialty types of research space from more general-purpose research laboratories. For example, BSL-3 biological containment, hazardous material, high-throughput robotics and industrial technology-transfer labs are often set apart. Separating academic department offices and labs, is another common strategy found in these example projects. Note that the strategy for Columbia's academic research buildings is to avoid departmental and scientist segregation instead encouraging high levels of interaction between multidisciplinary science teams by design with "wingless" lab floorplates. In addition, Columbia's buildings would be 8 to 10 stories, so that, if necessary, specialty labs could be segregated among floors.

Conclusion,

Understanding the various contexts of this urban design problem reinforces the proposed academic research facility design proposal. 1) dense, urban street grid characteristics of the Manhattanville site, 2) Columbia's proposal for dedicated research lab building development and, 3) Columbia's innate organizational need to develop strong interaction among multidisciplinary scientists on each floor all logically lead to a tight, rectangular, condensed urban-grid building footprint.

COMMUNITY BOARD 9

EXAMPLE: FACILITY #1

ARIZONA STATE UNIVERSITY

Tempe, Arizona

Interdisciplinary Science and Technology Building 1

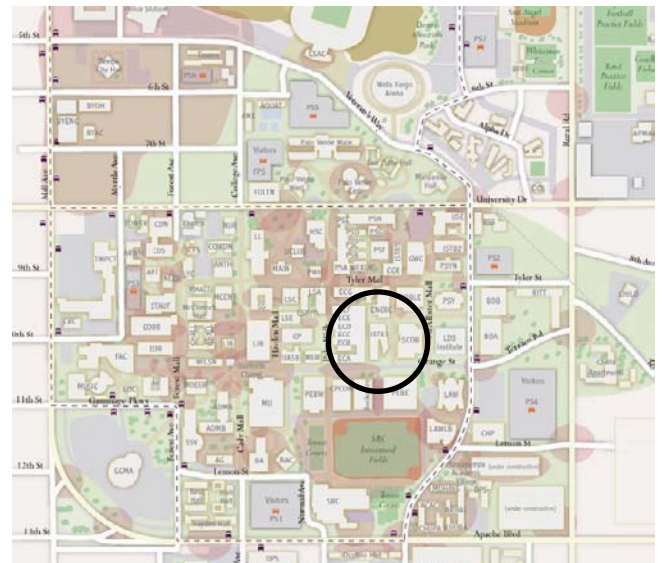
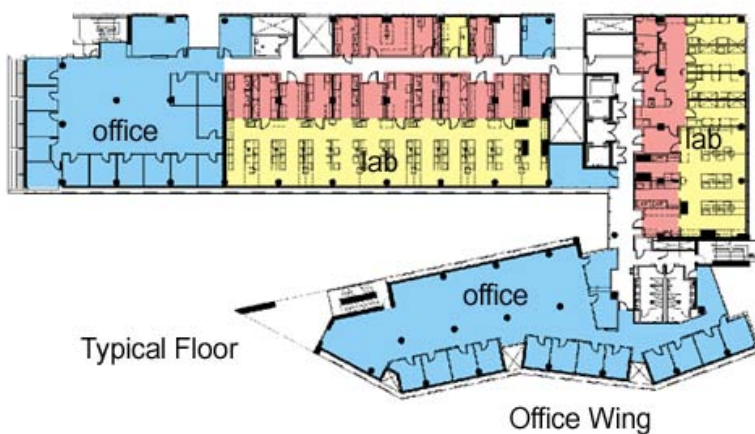
Basic Sciences and Engineering Research

Description:

- Suburban campus: site on a large, self-contained superblock
- Building size: 175,000 gross sf
- Typical lab floor 27,000 gross sf
- 4-stories above grade, 1-story below
- Shared science support labs in basement Two wings shaped in an acute “V” plan configuration
- Larger wing occupied by office and laboratory
- Some offices located in dedicated office wing
- Regular, rectangular research lab block
- Central elevator core separates the two wings



RECTANGULAR LAB BLOCK



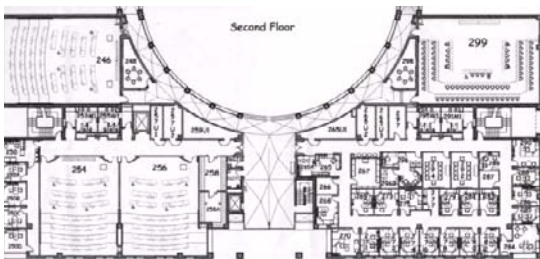
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EXAMPLE: FACILITY #2

ARIZONA STATE UNIVERSITY WEST
Classroom/Laboratory Computer Classroom II
Classroom and Teaching Laboratories
Functionally not comparable

Description:

- Suburban campus
- Building size: 98,000 gross sf



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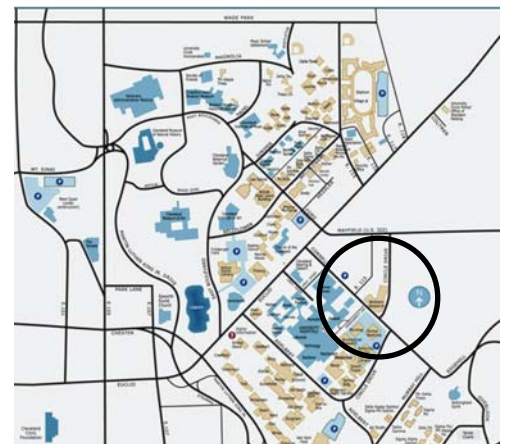
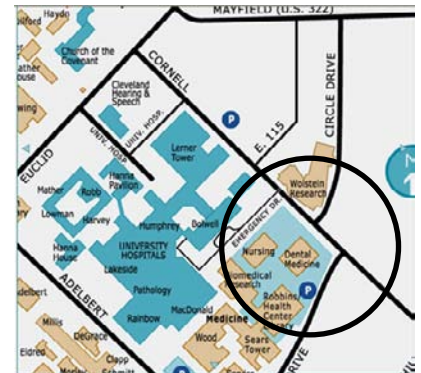
EXAMPLE: FACILITY #3

CASE WESTERN RESERVE UNIVERSITY

Cleveland, Ohio
Wolstein Building
Biomedical Research

Description:

- Suburban campus
- Building shape reflects vehicular road circulation pattern
- Building size: 320,000 gross sf
- Typical lab floor 38,000 gross sf
- 8-stories above grade, 2-stories below
- Shared science support labs in basement
- Configured in 2 contiguous wings attached at an acute angle “V” shape
- Rectangular research lab block
- Offices grouped in suites at opposite ends of a floor
- A single, central shared elevator, feature stair and toilet building core



COMMUNITY BOARD 9

EXAMPLE: FACILITY #4

NORTHWESTERN UNIVERSITY

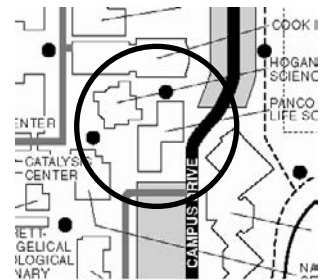
Evanston, Illinois

Pancoe Healthcare and Life Sciences Pavilion

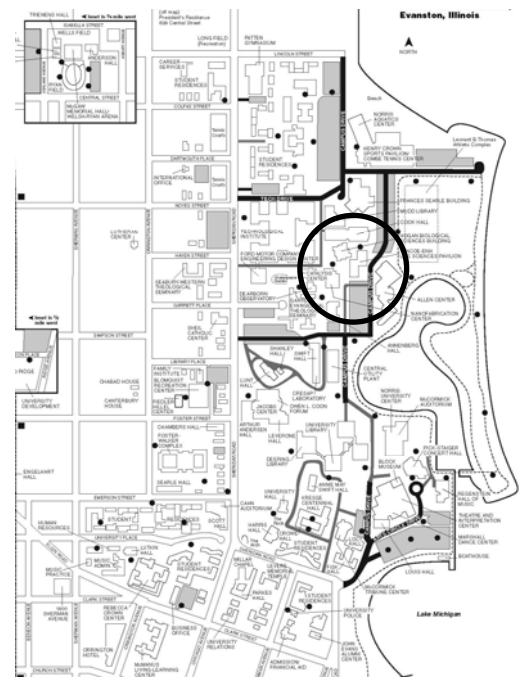
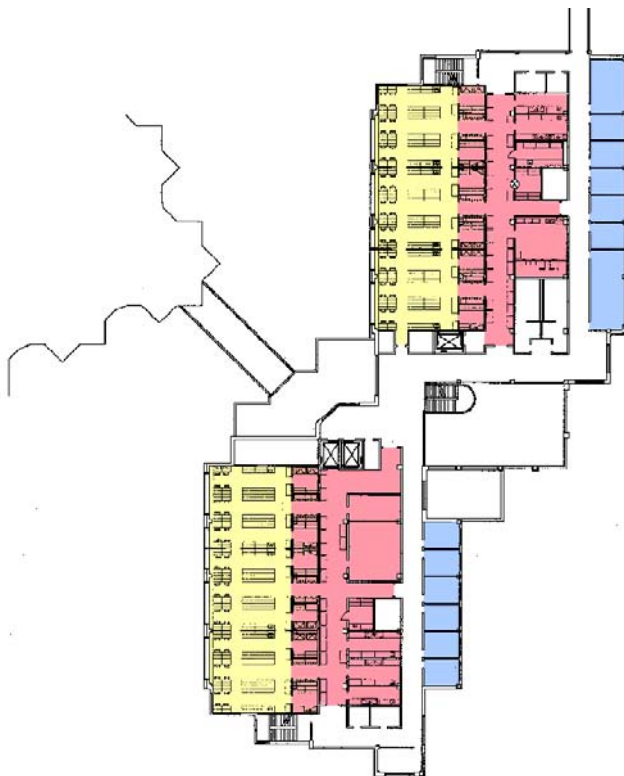
Biological Research

Description:

- Suburban campus
- Building size: 174,000 gross sf
- Typical lab floor 29,000 gross sf
- 4-stories above ground
- Staggered plan footprint fits local site conditions
- Rectangular research lab blocks, staggered in plan, split by a common building core
- Offices are in a linear suite across from laboratories
- A single, shared elevator and toilet building core where you can run into colleagues



Life Sciences Building



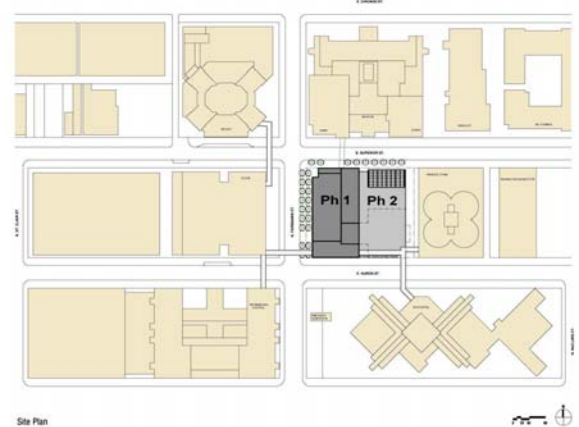
COMMUNITY BOARD 9

EXAMPLE: FACILITY #5

NORTHWESTERN UNIVERSITY
Chicago, Illinois
Lurie Medical Research Center
Biomedical Research

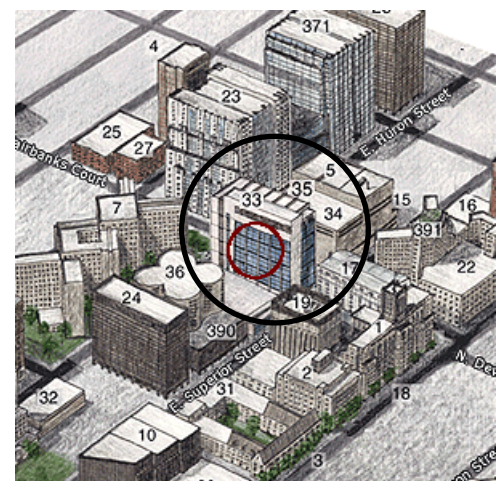
Description:

- Dense urban grid campus, with regular City blocks
- Building size: 418,000 gross sf
- Typical lab floor 25,000 gsf in phase 1
- Future phase adds 12,000 gsf per floor to create 38,000 gsf floors
- 10-stories above grade, 2-stories below
- Regular, rectangular research lab block
- Shared science support labs located in basement
- Contiguous lab block
- Single office suite per floor
- A single, shared elevator and toilet building core



**REGULAR
RECTANGULAR
LAB BLOCK**

Typical Upper Floor



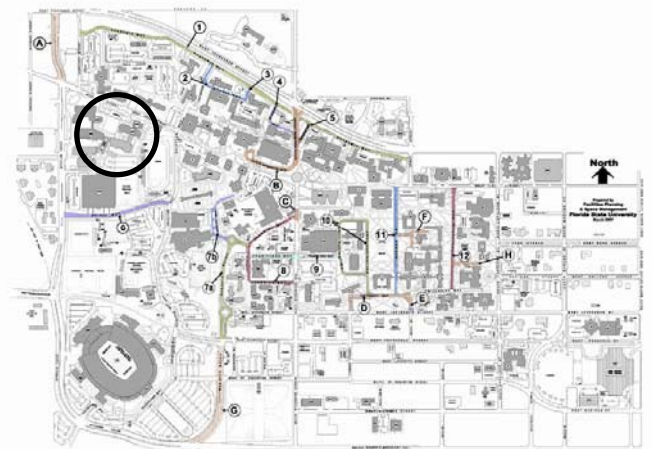
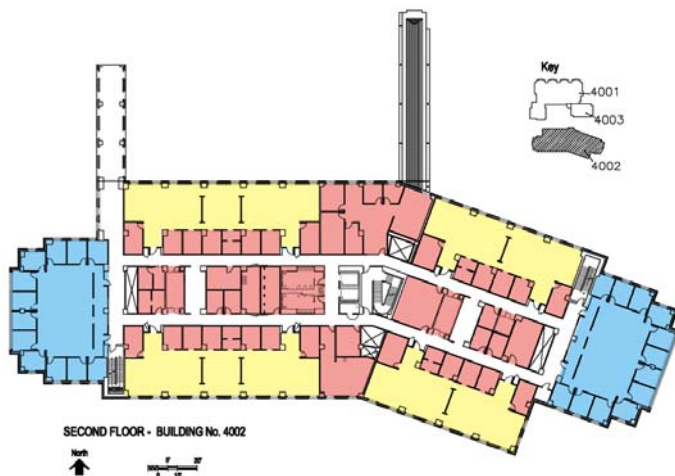
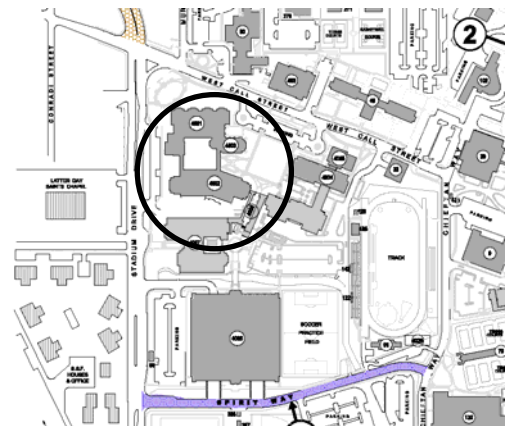
COMMUNITY BOARD 9

EXAMPLE: FACILITY #6

FLORIDA STATE UNIVERSITY
Tallahassee, Florida
College of Medicine Complex
Medical School with Biomedical and Basic Sciences Research

Description:

- Suburban campus style
- Building size: 252,000 gross sf
- Typical lab floor 41,000 gross sf
- 4-stories above grade
- Shared science support labs located on ground floor
- Research lab building connects via bridge to adjacent College of Medicine building where classrooms, lecture halls and offices are located
- Rectangular research lab block turns slightly outward at a slight angle from complex at midpoint
- Offices located at opposite ends of the research building
- A single, central shared elevator, feature stair and toilet building core is the common meeting point on typical floors



COMMUNITY BOARD 9

EXAMPLE: FACILITY #7

DUKE UNIVERSITY

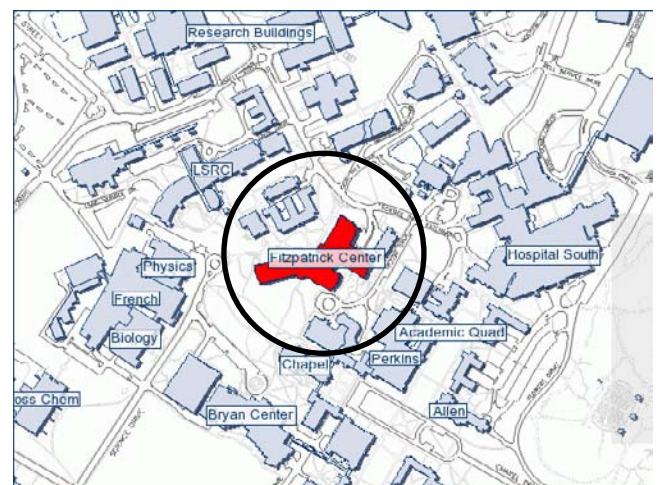
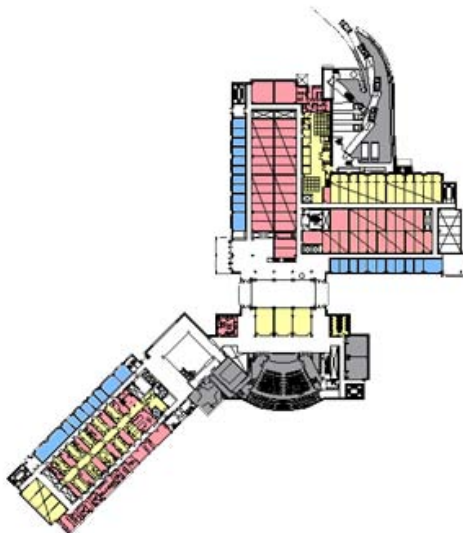
Durham, North Carolina

Center for Interdisciplinary Engineering, Medicine and Applied Sciences (CIEMAS)

Biomedical Engineering, Photonics, Material Science & Materials Engineering

Description:

- Organic suburban style campus
- Building size: 322,000 gross sf
- Typical lab floor: 38,000 gross sf for “L” bldg. and 20,000 gross sf for rectangular bldg.
- 3-stories above grade, *unknown* stories below
- A complex of 3 connected buildings in which only 2 buildings are dedicated laboratories
- The third building located between the two lab buildings contains the auditorium and multi-story entry lobby
- Each research building & wing features a contiguous, regular-shaped rectangular lab block
- Contiguous rectangular lab block
- Offices are located along a continuous corridor suite on the outside perimeter of each lab building directly across from research laboratories
- Three distinct building cores and while the two lab buildings are connected, each building and wing features separate entry/exits



COMMUNITY BOARD 9

EXAMPLE: FACILITY #8

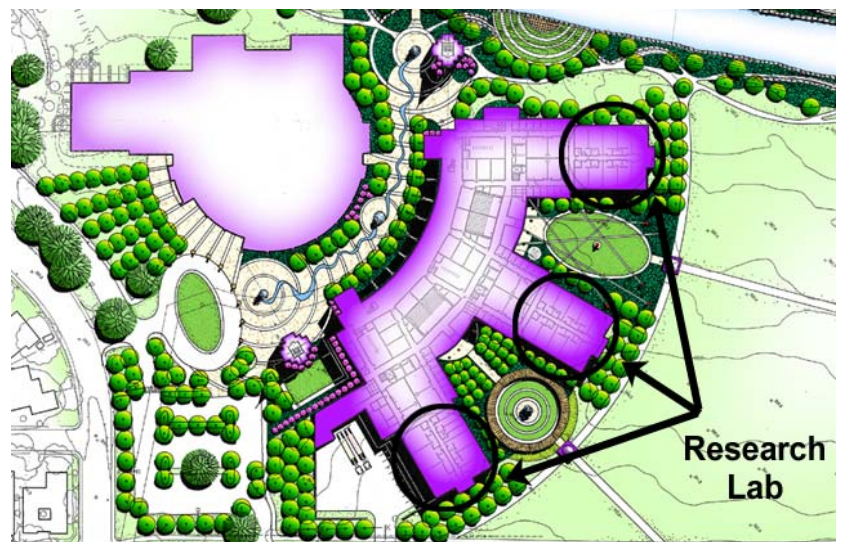
BAYLOR UNIVERSITY
Waco, Texas

Baylor Sciences Building
Physical Science and Life Sciences
Classrooms, Teaching Laboratories and Research Laboratories
Not Directly Comparable



Description:

- Suburban campus style
- Building size: 508,000 gross sf
- Typical research lab floor 10,500 gross sf
- 4-stories above grade



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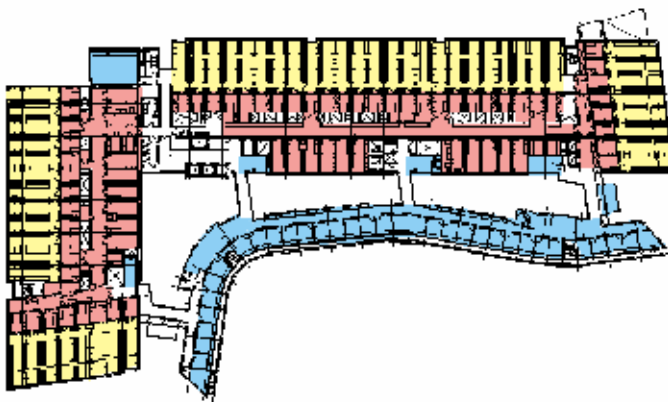
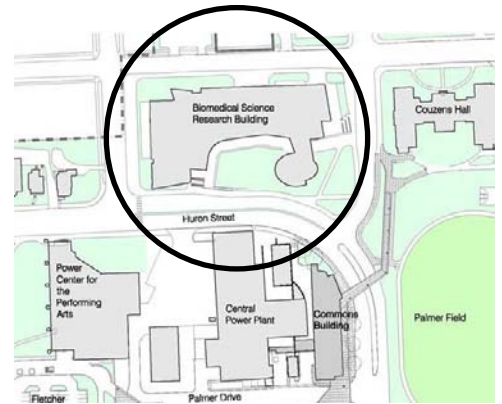
EXAMPLE: FACILITY #9

UNIVERSITY OF MICHIGAN AT ANN ARBOR
Ann Arbor, Michigan
Biomedical Science Research Building
Biomedical Research



Description:

- Suburban campus
- Building size: 472,000 gross sf
- Typical lab floor approximately 77,000 gross sf
- 5-stories above grade, 2-stories below
- 2 regular, rectangular research lab blocks are joined at a right-angle to create “L” shape
- Low-rise open campus setting
- Each wing features contiguous uninterrupted regular rectangular lab blocks
- Shared science support labs located in basements
- Offices are in a single, curvilinear suite connected to labs by 4 bridges that cross an internal atrium
- Distributed, multiple elevator cores



COMMUNITY BOARD 9

EXAMPLE: FACILITY #10

**UNIVERSITY OF COLORADO HEALTH SCIENCE CENTER
Denver, Colorado**

Research Complex 1

10a - Cancer Research Tower

10b - Biomedical Research Tower

Biomedical Research

Description:

- Suburban campus style; two buildings connected by a bridge over the street
- Building size: 622,000 gross sf (two buildings)
- Regular, rectangular research lab blocks
- A single, shared elevator and toilet building core per building

Cancer Research Tower

- Typical lab floor 26,000 gross sf
- 12-stories above grade, 1-story below

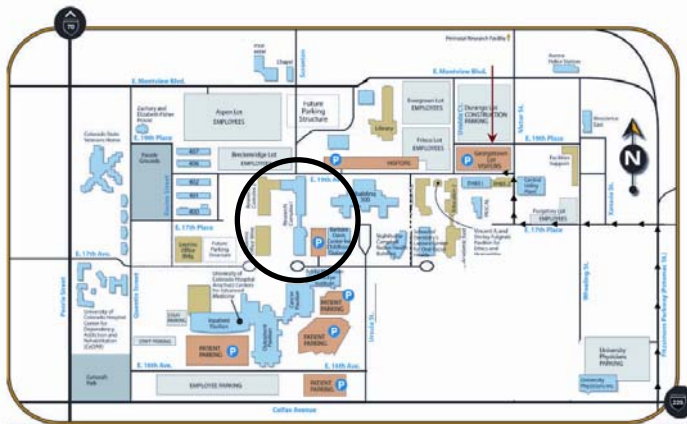
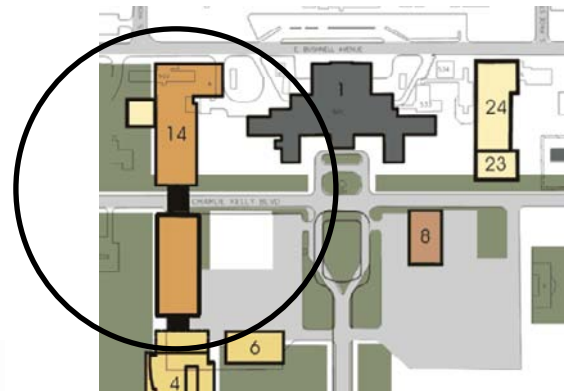
Biomedical Research Tower

- Typical lab floor 34,000 gsf
- 8-stories above grade, 1-stories below
- Contiguous regular rectangular lab block
- Shared science support labs located in basement
- Offices located along continuous corridor suite



Biomedical Research Tower

Cancer Research Tower



**REGULAR RECTANGULAR
LAB BLOCK**



BIOMEDICAL RESEARCH TOWER
Typical Lab Plan
Fifth Floor

**REGULAR RECTANGULAR
LAB BLOCK**



CANCER RESEARCH TOWER
Typical Lab Plan
Fifth Floor

COMMUNITY BOARD 9

EXAMPLE: FACILITY #11

UNIVERSITY OF CHICAGO
Chicago, Illinois
Gordon Center for Integrative Science
Biomedical and Basic Sciences

Description:

- Campus in an urban setting; site on a superblock
- Building size: 430,000 gross sf
- Typical lab floor 49,000 gross sf
- 5-stories above grade, 2-stories below
- Shape designed and sited to fill available space on campus
Two regular, rectangular research lab blocks configured in an “L” plan configuration with a triangular lab block organized around open atrium at one end and separated from “L” by central entry lobby
- Shared science support labs located in basement
- Research tenants include featuring physical science, chemistry and biochemistry
- Offices in the “L” section are in 2 suites along exterior perimeter



Typical Floor



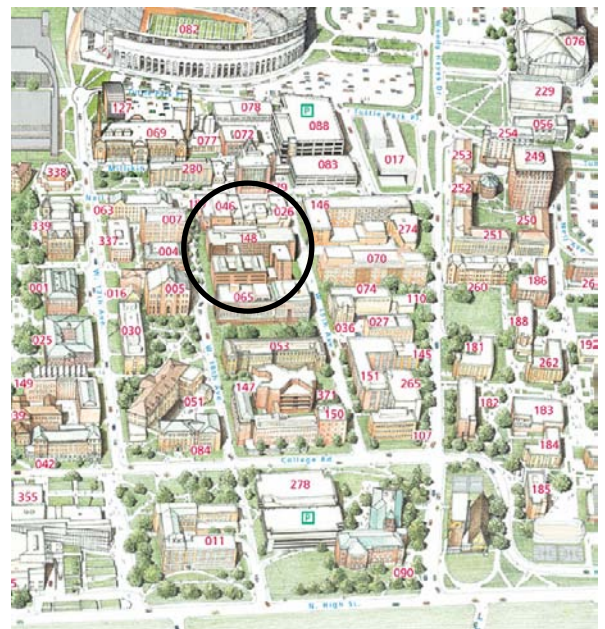
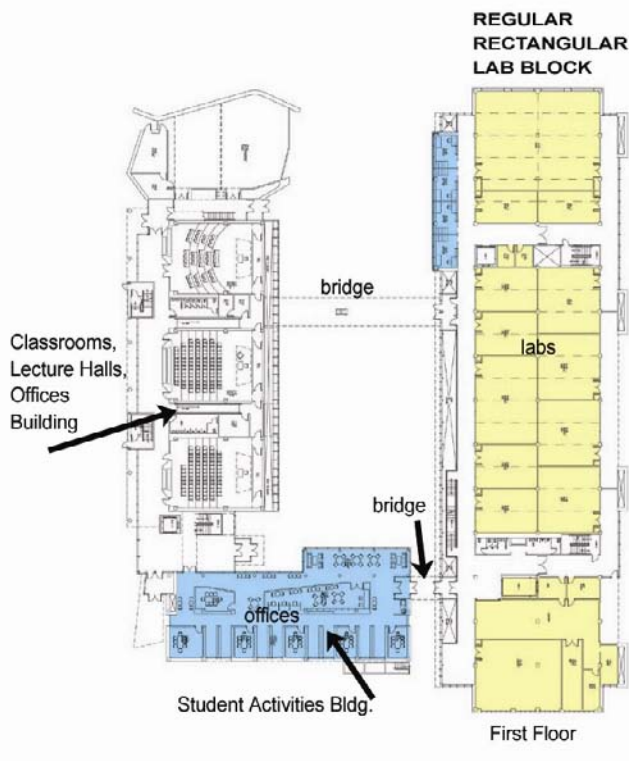
COMMUNITY BOARD 9

EXAMPLE: FACILITY #12

OHIO STATE UNIVERSITY
Chicago, Illinois
Scott Laboratory
Engineering

Description:

- Urban campus
- Building size: 230,000 gross sf
- Typical lab floor 32,000 gross sf without offices
- 4-stories above grade, 1 stories below
- Only one building is research lab
- One highly regular, rectangular research lab block is directly connected to a student activities building and a classroom, lecture hall & faculty office building via bridges
- Shared science support labs located in basement
- 3 distinct research lab groupings per typical floor
- Offices adjacent in classroom/lecture hall building



COMMUNITY BOARD 9

EXAMPLE: FACILITY #13

WILLIAM RAINY HARPER COLLEGE

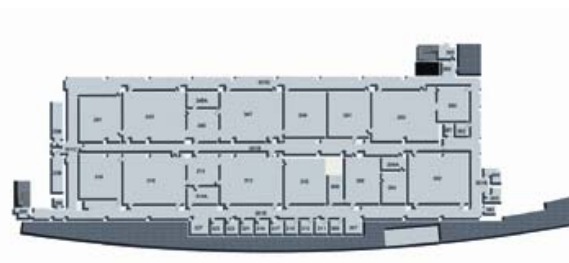
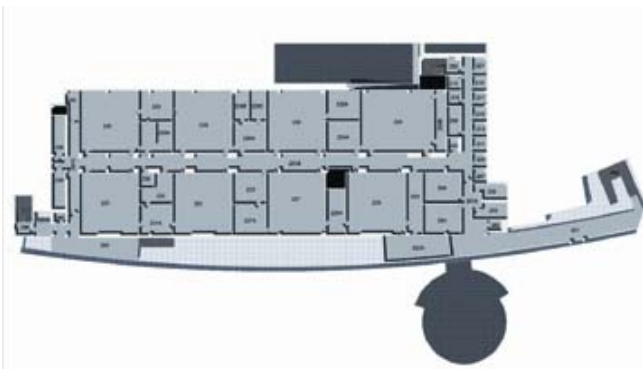
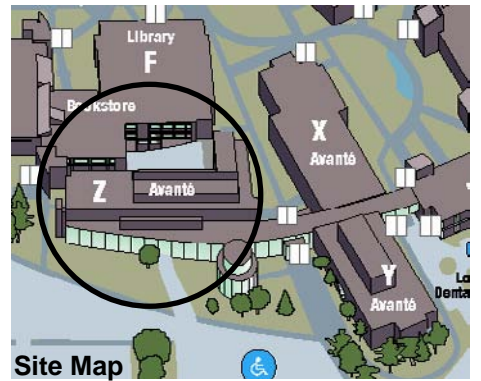
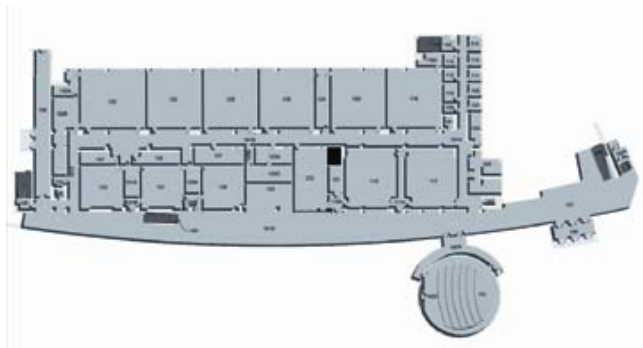
Palatine, Illinois

Avante, Center for Science, Health Careers and Emerging Technologies

Functionally not comparable

Brief Description:

- Building size: 288,500 gross sf



COMMUNITY BOARD 9

EXAMPLE: FACILITY #14

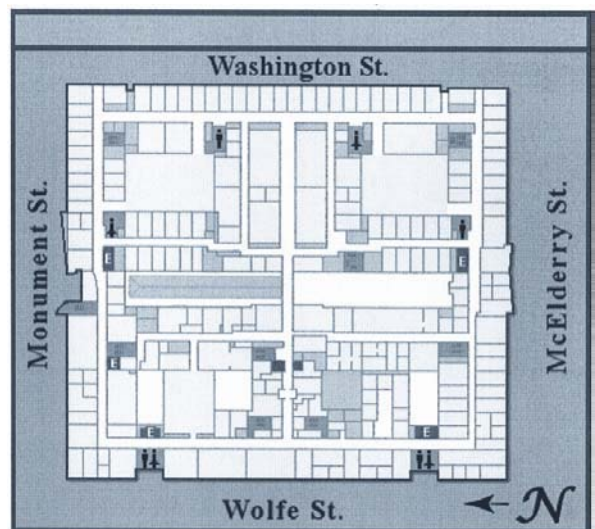
JOHNS HOPKINS UNIVERSITY

Baltimore, Maryland

Bloomberg School of Public Health - Wolfe Street Building
Biomedical Research

Description:

- Urban grid campus setting
- Building size: 200,000 gross sf addition creating a total building of 720,000 gross sf
- Typical floor approximately 90,000 gross sf
- 8 stories above grade, 1 story below



APPENDIX Q.2

COMMENTS ON THE CB9 197-A PLAN

A. INTRODUCTION

In parallel with the Proposed Actions, Community Board 9 (CB9)'s proposed 197-a Plan is undergoing its own public review. The City Planning Commission (CPC) public hearing on October 3, 2007 was a joint Uniform Land Use Review Procedure (ULURP) hearing on both plans, and a City Environmental Quality Review (CEQR) hearing on the Draft Environmental Impact Statement (DEIS) for the Proposed Actions, too. As a result, a number of comments were made comparing the two proposals. These are not specific comments on the DEIS for the Proposed Actions, and therefore they are not included in Chapter 28, "Response to Comments on the DEIS." Other comments that compare the two proposals, but also directly address the contents of the DEIS, are included in Chapter 28, as appropriate.

B. LIST OF COMMENTERS**PUBLIC AGENCIES AND COMMUNITY BOARDS**

1. Cecil Corbin-Mark, Community Board 9/WEACT, comments made at public hearing (also written) (Corbin-Mark-CB9/WEACT)
2. Dr. Vicky Gholson, CB9/Design Environment for Experiential Learning, comments made at public hearing (Gholson-CB9)
3. Carolyn Kent, Community Board 9, comments made at public hearing (also written) (Kent-CB9)
4. Theodore Kovaleff, comments made at public hearing (Kovaleff-CB9)
5. Patricia Lewis, Community Board 9, comments made at public hearing (Lewis-CB9)
6. Manhattan Community Board 9 ULURP Report and Recommendations, August 27, 2007 (written statement submitted under separate cover) (CB9-1)
7. Jordi Reyes-Montblanc, Community Board 9, comments made at public hearing (also written) (Reyes-Montblanc-CB9)
8. Ernestine Welch, comments made at public hearing (also written) (Welch-CB9)
9. Diane M. Wilson, comments made at public hearing (also written) (Wilson-CB9)

ORGANIZATIONS AND INTERESTED PUBLIC

10. Anonymous, written comment (Anonymous)

¹ This Appendix is new to the FEIS.

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11. Yolanda Cadore, WEACT, comments made at public hearing (also written) (Cadore)
12. Charles Calloway, WEACT, comments made at public hearing (also written) (Calloway)
13. Jocelyne Chait, Community Planning Consultant, comments made at public hearing (also written) (Chait)
14. Coalition to Preserve Community (written comment) (CTPC)
15. Fausto Echavarria, Mirabal Sisters Cultural and Community Center, comments made at public hearing (Echavarria)
16. Ruth Eisenberg, Coalition to Preserve Community, comments made at public hearing (also written) (Eisenberg)
17. Peter Favant, comments made at public hearing (also written) (Favant)
18. Luis Gil, Mirabal Sisters Cultural and Community Center, comments made at public hearing (Gil)
19. Dolores E. Hernandez, comments made at public hearing (D. Hernandez)
20. Fior Hernandez, comments made at public hearing (F. Hernandez)
21. Tom Kappner, Coalition to Preserve the Community, comments made at public hearing (also written) (Kappner)
22. Lisa Kersavage, Municipal Art Society of New York, comments made at public hearing (also written) (MAS-Kersavage)
23. Rev. Earl Kooperkamp, PhD, Rector, St. Mary's Manhattanville Episcopal Church, comments made at public hearing (also written) (Kooperkamp)
24. Batya Lewton, Vice-President, Coalition for a Livable West Side, comments made at public hearing (also written) (Lewton)
25. Sarah Martin, Joan Grant Residents Association at Ulysses S. Grant Houses, comments made at public hearing (Martin)
26. Lawrence T. McClean, comments made at public hearing (McClean)
27. Avra Petrides, The Bridge, written comment (Petrides)
28. Marci Reaven, City Lore, written comment (Reaven)
29. Nicolas Ronderos, Regional Plan Association, comments made at public hearing (also written) (Ronderos)
30. Arhemio Selessie, Mirabal Sisters Cultural and Community Center, comments made at public hearing (Selessie)
31. Ronald Shiffman, Director Emeritus, Pratt Center for Community Development, comments made at public hearing (also written) (Shiffman)
32. Luis Tejada, Mirabal Sisters Cultural and Community Center, comments made at public hearing (also written) (Tejada)
33. Julien A. Terrell, WEACT, comments made at public hearing (also written) (Terrell)
34. Rafael Ventura, comments made at public hearing (Ventura)

- 35. Erik K. Washington, comments made at public hearing (also written) (Washington)
- 36. Thomas Wirth, comments made at public hearing (Wirth)

FORM LETTERS AND PETITIONS

Petition from the Columbia University Student Coalition on Expansion and Gentrification (Petition)

C. COMMENTS ON THE CB 9 197-A PLAN

197-A PLAN COMPARED WITH THE PROPOSED ACTIONS

Comment 197a-1: CB9 opposes Columbia’s proposed rezoning action and Academic Mixed-Use Development Plan unless Columbia agrees to 10 conditions requiring adherence to the 197-a land use plan, as outlined in Manhattan Community Board 9’s ULURP Report and Recommendations, August 27, 2007:

- 1. Withdraw the proposal for eminent domain, cease to use the threat of eminent domain to intimidate owners to sell, and abandon the process of imposing gag orders on those that have entered into agreements to sell;
- 2. Withdraw the proposal to build the 7-story below-grade structure and the request to build under City streets, and convey the area below-grade to the University;
- 3. Build only on property owned by the University and obtained through negotiations with the owners without coercion and without the threat of eminent domain;
- 4. Guarantee that all housing developed directly by Columbia as a result of the Proposed Actions would meet the inclusionary housing requirements of the 197-a Plan; and that, in all Columbia developed and owned housing, an equal amount of housing for the University and the community would be created both on-site and off-site; and that no direct displacement would occur in the 17-acre area;
- 5. Columbia must immediately develop and hereafter permanently implement and carry out an effective housing anti-displacement program; commit not by itself or through any affiliate to purchase or lease or net lease any residential units in CB9 above 125th Street; and provide sufficient additional housing in areas outside CB9 to house all of the students and employees expected to use the proposed campus. And further not interfere with the transfer of 132 units from HPD to the residents of those units as previously agreed to by the City;
- 6. Pursue State and National Registers listing of any of its properties within the proposed Academic Mixed-Use Development Area found

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“eligible” by New York’s State Historic Preservation Office and not oppose LPC landmark designation of any site herein. Also preserve buildings of historic and cultural character throughout the proposed Special Manhattanville Mixed-Use Zoning District and in CB9 as a whole, as listed in the 197-a Plan;

7. Not build pollution-emitting power sources—such as power plants and co-generation facilities—or research facilities above biosafety level 2, or other noxious installations that would contribute to the already high environmental burdens of this community;

8. Engage in sustainable design and construction practices that result in LEED platinum designation by U.S. Green Building Rating System prior to the commencement of construction;

9. Engage in good faith negotiations with CB9 to achieve a mutually beneficial land use compromise that would permit the construction of academic facilities needed by Columbia on properties owned by the University, through technical amendments to the 197-a Plan, in a manner that is consistent with the underlying principles and goals of the 197-a Plan; and

10. Otherwise meet the goals and objectives outlined in the 197-a Plan, including, but not limited to, mitigating all direct and indirect adverse impacts with respect to job creation for local residents, economic development, socioeconomic conditions, environmental protection and sustainable development, public transit, neighborhood character, public open space, and other impact areas, as delineated by CB9 in the 197-a Plan. (CB9-1, Favant, Lewton, Petrides)

Comment 197a-2: General support of the CB9 197-a Plan and CB9’s resolution on the Columbia 197-c Plan with its 10 conditions requiring adherence to the 197-a land use plan. (Favant, Lewton, Petrides) General support of the CB9 197-a Plan. (CTPC) Columbia University’s 197-c Plan does not address the concerns and desires of this community. (Welch-CB9, Martin, Tejada, Valenzuela, Gil, Ventura, D. Hernandez, F. Hernandez)

Comment 197a-3: General disapproval of the Columbia 197-c proposal in its current form, until it is revised in accordance with the framework of CB9’s 197-a Plan. (Petition)

Comment 197a-4: Through dialogue, the community and Columbia can agree to important changes to the 197-a and the 197-c Plans, respectively, that would accommodate Columbia’s growth while being guided by the community’s planning goals. (Favant, MAS-Kersavage, Ronderos) I

also support a continued dialogue between Columbia University and CB9 with respect to Columbia's proposed 197-c action. Development of world-class academic and research facilities in Manhattanville could substantially benefit West Harlem residents and businesses, as well as the City, if it builds upon the strength and guidance of the 197-a Plan. There is no reason that Columbia cannot achieve most of its program objectives by developing sites that it owns in a manner that respects existing businesses and jobs, minimizes residential and business displacement, preserves buildings of historic and cultural significance, integrates with the surrounding community, and assures public health and safety. (Chait)

GENERAL COMMENTS IN SUPPORT OF 197-A PLAN

- Comment 197a-5:** The 197-a Plan seeks to safeguard the neighborhood, make provisions for affordable housing, and find new, innovative forms of business and economic development. The diversity it fosters is much more in keeping with our community and actually makes for a stronger neighborhood base. (Kooperkamp)
- Comment 197a-6:** The 197-a Plan includes a zero waste policy, conversion of the MTA Manhattanville Bus Depot to natural gas, pollution prevention strategies, high-performance building designs, community-beneficial redevelopment of the decommissioned marine transfer station and the Amsterdam bus depot, and a study of the cumulative impact of existing local pollution sources and how they can be mitigated through intensive greening strategies. (Corbin-Mark-CB9/WEACT)
- Comment 197a-7:** Instead of mass displacement and destruction of affordable housing, the 197-a Plan will preserve affordable housing and find ways to increase that capacity in our community. (Cadore, Lewis-CB9)
- Comment 197a-8:** The 197-a Plan calls for retention of MTA Manhattanville Bus Depot at its current location, a strict environmental control and improvement plan, and a fuel conversion of the fleet to natural gas to replace the dirty diesel currently used. (Calloway)
- Comment 197a-9:** The 197-a Plan is a good one, and the Columbia plan is a terrible one. It is not necessary to irreversibly alter our richly diverse socioeconomic fabric, further erode our dwindling housing stock, create fewer jobs for community residents than are eliminated, disrespect the area's historical and architectural integrity, and threaten the environment. It makes no

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sense to go seven floors underground in a floodplain and put two power plants in an area that has the highest asthma rates in the City. We do not need a monolithic, single developer forcibly eradicating the existing community. We can promote a development that is beneficial for all the parties and allows for all to coexist as good neighbors. (Kappner)

Comment 197a-10: CB9's 197-a Plan will unlock the gates to the renewal of this historic industrial sector of Manhattan as a restored workplace for entry-level immigrant job seekers, specifically Dominican CB9 residents, who represent our final wave of new residents. 197-a opens the zoning to bring in affordable housing, developers who with increasingly available public funding will provide affordable homes for families now bunched and crowded into the Riverside Drive to Amsterdam Avenue apartments. From these homes, day care centers, youth and senior centers, health centers will emerge, offering further jobs. CB9's new Hudson riverfront park awaits these families. You close this restoration down, should you affirm Columbia's 197-c. (Kent-CB9)

Comment 197a-11: The 197-a Plan paves the way for Harlem's next renaissance, an avenue by which West Harlem will once again be endowed with the capacity to further its contribution to the growth of the artistic and cultural landscape of America and the world. (Wilson-CB9)

Comment 197a-12: The 197-a Plan is a sound policy document that provides for new affordable housing while preserving existing housing; promotes the generation of new jobs while protecting existing jobs; protects against primary and secondary displacement as a result of public or private actions; preserves the cultural and historic identity of West Harlem; and improves and enhances the environment. (Chait)

Comment 197a-13: The 197-a Plan conserves historic resources, maintains businesses and jobs that support low- middle-income wage-earners, and provides for continuity of the area's mixed and diverse streetscape and population. (Reaven)

Comment 197a-14: The 197-a Plan is the only plan that avoids discrimination and respects residents, businesses, workers, and property owners alike. (Anonymous)

Comment 197a-15: Instead of a mixed-use, single ownership, academic community proposed by Columbia University, CB9's 197-a Plan envisions a mixed-use, mixed-ownership academic infill development scenario. It allows development on all Columbia-owned sites, permits a community facility

FAR of 6, relaxes the requirement for manufacturing uses on the first two floors in the academic sub district, and provides flexibility with respect to street walls and rear yards on side streets. These changes would allow Columbia University to substantially meet its academic needs—now and in the foreseeable future—within the framework of the 197-a Plan. They would be able to do this without resorting to the misuse of eminent domain—taking property from one private property owner and transferring it to another private property owner—and without displacing residents, businesses and jobs. We believe that with these modifications, Columbia University's stated need for growth to maintain its international academic reputation can be achieved. (Shiffman)

- Comment 197a-16:** The 197-a Plan maintains manufacturing zones so that community members can have jobs that historically pay more than retail and low-level service jobs that Columbia promises. (Eisenberg)
- Comment 197a-17:** The 197-a Plan is particularly commendable for its explicit attention paid to preserving the area's historic character and cultural identity. (Washington)
- Comment 197a-18:** If we do not come together and put the 197-a Plan in its proper authority as the vision of this community, and thereby put Columbia's plan in a secondary position, we will have no check and balance for our civic and moral responsibility. (Gholson-CB9)
- Comment 197a-19:** The 197-a Plan provides for building-by-building and block-by-block expansion under reasonable circumstances but continues to maintain interaction between the community and the facility. (Wirth)
- Comment 197a-20:** The 197-a Plan has been created with the sweat and effort of the community. (Reyes-Montblanc-CB9) The 197-a Plan reflects our community. (Kovaleff-CB9, Echavarria, Selessie)
- Comment 197a-21:** The 197-a Plan is the quintessential example of New York moxie and vision. (McClean)
- Comment 197a-22:** West Harlem can be developed without negatively impacting its current residents. CB9's 197-a proposal provides such a plan; it will provide for retention and improvement of large-scale housing sites, study unbuilt sites for affordable housing development, and increase housing opportunities for moderate and middle-income residents and seniors. (Terrell)

APPENDIX Q.3

MTA MANHATTANVILLE BUS DEPOT NO RELOCATION SCENARIO

Appendix Q.3: MTA Manhattanville Bus Depot No Relocation Scenario¹

A. AIR QUALITY

Development on the western portion of the block between Broadway and Twelfth Avenue, West 132nd and West 133rd Streets, which is occupied by the Metropolitan Transportation Authority/New York City Transit (MTA/NYCT) Manhattanville Bus Depot (“Bus Depot”), is included in the Academic Mixed-Use Development plan. Construction on the portion of the block between West 132nd and West 133rd Streets occupied by the bus depot would be contingent upon Columbia entering into an agreement with MTA.²

An air quality analysis was performed to assess potential impacts from the bus depot with the Proposed Actions in 2030 with the bus depot remaining in its current location and configuration. The analysis of the existing bus depot focused only on receptor sites associated with the Proposed Actions, since the primary issue would be the emissions from the bus depot on nearby taller buildings with the Proposed Actions.

Table Q.3-1 presents the maximum predicted concentrations on the Proposed Actions for CO and PM₁₀ from the existing bus depot. As shown in the table, the maximum concentrations from stack emissions, when added to ambient background levels, would be well below the NAAQS. The maximum concentrations are predicted to occur at elevated receptor locations and are primarily due to stationary combustion sources. Maximum concentrations from bus and automobile operations within the bus depot are much lower. Therefore, no significant air quality impacts from the future bus depot are predicted for the 2030 Build condition.

**Table Q.3-1
Future (2030) Maximum Predicted Pollutant Concentrations
from Existing Manhattanville Bus Depot—No Relocation Scenario**

Pollutant	Averaging Period	Background Concentration (ug/m³)	Maximum Predicted Concentration From Existing Sources (ug/m³)	Total Predicted Concentration (ug/m³)	Ambient Standard (ug/m³)
CO	1-hour	2,971	224.0	3,195.0	40,000
	8-hour	2,286	81.7	2,367.7	10,000
PM ₁₀	24-hour	60	18.7	78.7	150

Notes: ¹ EPA revoked the annual NAAQS for PM₁₀, effective December 18, 2006.

¹ This Appendix is new to the FEIS.

² It is possible that construction on this block would be delayed if the building at 3291 Broadway on the corner of West 133rd Street, which was constructed under federal and City agreements that remain in force until 2015 and 2029, respectively, cannot be demolished until after that year.

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The Restrictive Declaration for the ventilation systems associated with the reconstructed Manhattanville Bus Depot would ensure that the emissions from future bus depot operations do not result in any significant air quality impacts

B. NOISE

The analysis presented in Chapter 20, “Noise,” assumes that with the Proposed Actions, by the year 2030 the MTA Manhattanville Bus Depot would be relocated to the below-grade space generally beneath its current location. This would be contingent on Columbia entering into an agreement with MTA for modifying or reconstructing the bus depot. An analysis was performed to examine potential noise effects of the bus depot if by 2030, an agreement were not reached between Columbia and MTA and the existing bus depot were to remain in place. The analysis examined noise levels with the Proposed Actions, with the proposed traffic improvements, at Receptor Sites 2 and 4, which are located immediately adjacent to the Manhattanville Bus Depot on West 132nd and West 133rd Streets. There are the two locations where the maximum increases in noise levels would be expected. If the Manhattanville Bus Depot were not relocated below-grade, then fan noise that currently occurs at these two locations would continue, and the maximum increase in $L_{eq(1)}$ noise levels at Receptor Sites 2 and 4 during the AM and PM time periods would be approximately 2.0 dBA. Increases in noise levels of this magnitude are barely perceptible and are below the 3 dBA CEQR noise impact criteria. Therefore, no significant noise impacts are predicted for 2030 Build conditions if the existing bus depot would remain in place.*