



Community Board 12 - Manhattan Washington Heights & Inwood

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Eleazar Bueno, Chairperson
Ebenezer Smith, District Manager

March 30, 2021

Hon. Signe Nielsen
Commissioner
Public Design Commission of the City of New York
City Hall, Third Floor
New York, NY 10007

Re: Resolution Acknowledging The Economic Development Corporation's Presentation of the Proposed Installation of a New Roof HVAC Unit at 3960 Broadway and Providing Comments to The Public Design Commission

Dear Commissioner Nielsen:

At the General Meeting on Tuesday, March 23, 2021, Community Board 12 Manhattan passed the following resolution with a vote of 35 in favor, 0 opposed, 0 abstentions, and 0, not voting, acknowledges that the Economic Development Corporation presented the proposed new HVAC project at 3960 Broadway, has no objection to the proposed installation of the roof-top air conditioner unit, and offers no comments on or objections to the Project to the Public Design Commission.

Whereas: The Mary Woodard Lasker Biomedical Research Building, located at 3960 Broadway ("Lasker" or "3960 Broadway"), is a six-story, 105,000 square foot building that has a ground conference room and retail space, and five floors outfitted as office and laboratory space. It is one of three buildings that comprise the Columbia University Irving Medical Center Audubon Research and Technology Park (the "CUMC R&D Park"). Lasker includes the restored historic Audubon Ballroom and the ballroom's Broadway street façade. It is built on property that is owned by the City of New York and is subject to a long-term lease between the NYC Economic Development Corporation and Columbia University Medical Center. By 3960 Broadway being on city-owned property, any alterations to the premises are subject to the review of the Public Design Commission; and

Whereas: Alexandria Real Estate Equities is a sub-tenant to Columbia University. Alexandria is a real estate investment firm that specializes in life sciences and operates a move-in-ready office/laboratory space in Lasker. It proposes to install a small new heating, ventilation, and air conditioning (HVAC) unit on Lasker's roof (the "Project"). Other, larger, HVAC units are already installed on Lasker's roof. The proposed new HVAC unit is not visible from the street. Given its size relative to the existing roof-top mechanical equipment, is not anticipated to have any negative environmental impacts, such as noise or vibrations, especially since Lasker occupies the entire block, i.e.: there is no adjacent, neighboring building; and

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Whereas: In February 2021, the NYC Economic Development Corporation ("EDC"), which holds the lease on Lasker, contacted Community Board 12- Manhattan ("CB12M") to arrange a meeting to present the Project to obtain a letter acknowledging the presentation and any comments; and

Whereas: On March 3, 2021, representatives of EDC, presented the Project to CB12M's Land Use Committee, which found it to be non-controversial, therefore be it

Resolved: Community Board 12-Manhattan acknowledges that the Economic Development Corporation presented the proposed new HVAC project at 3960 Broadway, has no objection to the proposed installation of the roof-top air conditioner unit, and offers no comments on or objections to the Project to the Public Design Commission.

Sincerely,



Eleazar Bueno

Chairperson

cc: Hon. Bill de Blasio, Mayor
Hon. Jumaane Williams, Public Advocate
Hon. Scott M. Stringer, Comptroller
Hon. Brian Benjamin, State Senator
Hon. Robert Jackson, State Senator
Hon. Gale Brewer, Manhattan Borough President

Hon. Al Taylor, Assembly Member
Hon. Carmen De La Rosa, Assembly Member
Hon. Ydanis Rodriguez, Council Member
Hon. Mark Levine, Council Member
Hon. Michael Schlein, NYC EDC, Chairman