



## Community Board 12M

Washington Heights & Inwood

711 West 168th Street — New York, NY 10032

Phone (212) 568-8500 Fax (212) 740-8197

Email: CB12M@Juno.com

January 9, 2004

Honorable Gifford Miller  
Speaker  
City Council  
City Hall  
New York, NY 10007

Dear Speaker Miller:

The following resolution was passed by a unanimous vote by Community Board 12, Manhattan at it's Special General Meeting, Thursday, January 8, 2004:

- Whereas:** The Prince Hall Masonic Lodge has requested that one block of West 155<sup>th</sup> Street, West of St. Nicholas and East of Amsterdam Avenues be co-named "Prince Hall Plaza"; and
- Whereas:** Prince Hall was the founder of African-American Freemasonry and one of the first black social activists of the Post-Revolutionary Era in nineteenth century Boston; and
- Whereas:** The Prince Hall Mason, organized in 1812 in New York City, is the third oldest African-American organization in New York State and has served the community since 1944, with over 10,000 male and female members in the State of New York; and
- Whereas:** In the last 52 years, The Prince Hall Masons have served the community with dignity, fidelity and diligence with over 4,800 member households in New York City; and
- Whereas:** The Prince Hall Masons are an important part of Northern Manhattan, as the oldest African-American organization in the United States, adding to the cultural and social diversity that draws visitors to this area; therefore
- Be**
- It Resolved:** That Community Board 12-Manhattan supports this request to add the name "Prince Hall Plaza" to the one block of West 155<sup>th</sup> Street, West of St. Nicholas and East of Amsterdam Avenues.

We would appreciate your favorable consideration of this resolution and look forward to your response at your earliest possible convenience. Thank you for your attention to this matter.

Sincerely,

  
Zead Ramadan  
Chair

cc: Hon. C. Virginia Fields, Manhattan Borough President  
Hon. Adriano Espaillat, Assemblyman, District 72  
Hon. Herman D. Farrell, Jr., Assemblyman, District 71  
Hon. Robert Jackson, Councilmember, District 7  
Hon. Miguel Martinez, Councilmember, District 10  
Dr. Gregory Robeson Smith, 33°, Prince Hall Masons  
MW Calvin Martin, 33°, Prince Hall Masons



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January 12, 2004

Mayor Michael Bloomberg  
Office of the Mayor  
City Hall  
New York, NY 10007

Honorable C. Virginia Fields  
Manhattan Borough President  
Executive Division  
Municipal Building 19th Fl.  
1 Centre Street  
New York, NY 10007

Honorable Gifford Miller  
Speaker  
City Council  
City Hall  
New York, NY 10007

Honorable Amanda M. Burden  
Chair  
Dept. of City Planning  
22 Read Street  
New York, NY 10007

Re: N030228ZRY, 030229ZSM, 030230PPM  
Audubon IV  
3940 Broadway, Manhattan

Dear Mayor Bloomberg, Borough President Fields, Speaker Miller & Chairperson Burden:

The following resolution was passed by a majority vote by Community Board 12, Manhattan at a Special General Meeting on Thursday, January 8, 2004:

**Whereas:** The Trustees of Columbia University ("Columbia") and the NYC Economic Development Corporation ("EDC") submitted application C030229ZSM (the "Special Permit Application") to the NYC Department of City Planning ("DCP") seeking a Special Permit pursuant to Section 74-48 of the Zoning Resolution to allow a scientific research and development facility and to allow the modification of height and setback regulations of Section 33-432 to facilitate the development of a 12-story scientific research and development facility of approximately 168,000 square feet on a zoning lot occupying an entire block bounded by West 165th Street, Broadway, West 166th Street and St. Nicholas Avenue (Block 2124, Lot 43) in a C6-2 District, Community Board 12 Manhattan ("Audubon IV" or the "Proposed Project"); and

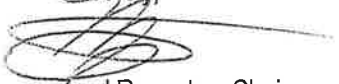
**Whereas:** The project site is more specifically described as the current parking lot located at northwest corner of West 165th Street and St. Nicholas Avenue, behind the Audubon Research Building I ("Audubon I" or "Mary Lasker Building") (the "Project Site"); and

**Whereas:** Columbia and EDC also submitted application N030228ZRY (the "Zoning Text Application") to DCP seeking a revision to the text of Section 74-48 Research and Development Facility of the Zoning Resolution whereby the City Planning Commission may modify height and setback regulations for research and development facilities; and

- Whereas:** Pursuant to zoning regulations the Proposed Project must set back 15 feet on West 165<sup>th</sup> Street and St. Nicholas Avenue once it reaches a height of 85 feet (the "Setback Height"), approximately seven or eight stories, and a waiver to this setback requirement is sought by Columbia to permit the construction of larger floor-plates above the Setback Height than would be permissible as-of-right; and
- Whereas:** The NYC Department of Citywide Administrative Services ("DCAS") also submitted application C030230PPM (the "Floor Area Restriction Application") to DCP seeking the removal of floor area restrictions on the Project Site that were imposed by the City of New York as part of the approvals granted in 1990 for Audubon I, a six-story building of approximately 78,000 square feet; and
- Whereas:** The removal of the floor area restrictions is necessary to facilitate the construction of the Proposed Project; and
- Whereas:** DCP certified the three above referenced applications as complete on November 3, 2003; and
- Whereas:** The period for community board review commenced on November 12, 2003 and must be concluded by January 12, 2004; and
- Whereas:** Columbia briefed the Land Use Committee of Community Board 12 (the "Committee") on the Proposed Project at its December 3, 2003 meeting, the Committee hosted a public hearing on December 10, 2003 (the "Public Hearing") to obtain comment on the proposed project and the three applications submitted to DCP; and the Committee meet on December 29, 2003 to pass a resolution pertaining to the applications, and
- Whereas:** Based on the December 3<sup>rd</sup> briefing, December 10<sup>th</sup> Public Hearing and December 29<sup>th</sup> Committee meeting a variety of issues were raised pertaining to the Proposed Project and to prior commitments made by Columbia related to Audubon I; and
- Whereas:** Further dialogue and review on matters pertaining to the Proposed Project will prove useful in more adequately assessing and mediating its impacts on its immediate surroundings, in particular on the residential structures located on West 165<sup>th</sup> Street, directly opposite the Project Site; Now
- Therefore Be It Resolved:** That Community Board 12 Manhattan recommends approval of the Special Permit Application, the Zoning Text Application and the Floor Area Restriction Application expressly contingent upon Columbia executing an agreement satisfactory to Community Board 12-Manhattan to address various issues relating to jobs, economic development, environment, construction, housing, community improvements, design and ongoing review of the Proposed Project.

We would appreciate a response regarding the above resolution at your earliest convenience. Thank you for your cooperation in this matter.

Sincerely,



Zead Ramadan, Chairman  
Community Board 12, Manhattan

cc: Hon. William Thompson, N.Y.C. Comptroller  
Hon. Betsy Gotbaum, NYC Public Advocate  
Hon. Charles Rangel, Congressman, District 15  
Hon. Eric Schneiderman, State Senator, District 31  
Hon. David A. Paterson, State Senator, District 29  
Hon. Adriano Espaillat, Assemblyman, District 72  
Hon. Herman D. Farrell, Assemblyman, District 71  
Hon. Robert Jackson, Councilman, District 7  
Hon. Miguel Martinez, Councilman, District 10  
Daniel L. Doctoroff, Deputy Mayor for Economic Development & Rebuilding  
H. Hardy Adasko, Senior Vice President-NYC Economic Development Corp.  
Flores Forbes, Deputy Director of Land Use, MBPO  
Raymond H. Levin, Wachtel & Masyr. LLP  
Edwin Marshall, Dept. of City Planning  
Randal Fong, Assistant Commissioner-Dept. Citywide Administrative Services  
Mark Burstein, Vice President-Trustees of Columbia University  
Kevin Kirby, Vice President - Columbia University Medical Center  
Sandra Harris, Director - Govt. & Community Affairs - Columbia University