

Appendix H
Comments on the DEIS

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 Nos.: C 140157 ZSM, M 821257D ZAM, N 140158 ZMM, N 140159 ZMM, and C 140068(A) MMM

C 140157 ZSM

IN THE MATTER OF an application submitted by the Rockefeller University pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-682 of the Zoning Resolution to allow the development of a building within the demapped air space above the Franklin D. Roosevelt Drive, and in conjunction therewith, modify the rear yard requirements of Section 24-36 (Minimum required Rear Yards), in connection with the proposed expansion of an existing university, within a large-scale community facility development bounded by York Avenue, the easterly-centerline prolongation of East 68th Street, the U.S. Pierhead and Bulkhead line and East 62nd Street and its easterly centerline prolongation (Block 1480, Lots 10 & 9010; and Block 1475, Lots 5 & 9005), within R9 and R10 Districts.

C 140068(A) MMM

IN THE MATTER OF an application submitted by Rockefeller University pursuant to Sections 197-c and 199 of the New York City Charter, Section 5-430 et seq. of the New York City Administrative Code and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedure for an amendment to the City Map involving:

1. the elimination, discontinuance and closing of volumes of the FDR Drive between East 64th and East 68th streets; and
2. the adjustment of grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 30243 dated February 28, 2014 and signed by the Borough President.

COMMUNITY BOARD NO:

8

BOROUGH: Manhattan

RECOMMENDATION

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

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

See Attached


BOROUGH PRESIDENT

2/12/2014
DATE



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

GALE A. BREWER
BOROUGH PRESIDENT

February 12, 2014

**Recommendation on
ULURP Application Nos. C 140157 ZSM, M 821257D ZAM,
N 140158 ZMM, N 140159 ZMM, and C 140068(A) MMM
by Rockefeller University**

PROPOSED ACTION

Rockefeller University seeks a special permit and related actions to facilitate the development of a two-story laboratory building and conference center within a Large Scale Community Facility Development over the Franklin D. Roosevelt East River Drive ("FDR Drive") in Manhattan Community District 8. The proposed project sits in airspace that was demapped and given to the University pursuant to a 1973 Agreement between the City of New York and Rockefeller University as well as two other Upper East Side medical facilities, the Hospital for Special Surgery and New York-Presbyterian Hospital.¹

Special Permit

The applicant seeks a **special permit pursuant to Section 74-682** of the New York City Zoning Resolution ("ZR") for development in airspace over a street. ZR § 74-682 allows for such a development in R9 and R10 districts in airspace that is closed and demapped and has been conveyed to a non-profit institution. The special permit allows for development or enlargement of buildings which are an expansion of an existing hospital, university or functionally related facility. The special permit stipulates

¹ New York-Presbyterian Hospital was formed from the merger of Presbyterian Hospital and New York Hospital, which was party to the 1973 Agreement. The Hospital for Special Surgery was previously named the New York Society for the Relief of the Ruptured and Crippled, and is referred to as such in the 1973 Agreement.

that any development in demapped airspace utilize only unused floor area from the adjacent zoning lot. In order to grant the special permit, the City Planning Commission (“CPC”) must find that the location and distribution of new bulk shall result in a good site plan and any modifications to off-street parking requirements do not result in a shortage of parking. Additionally, the special permit allows CPC to impose additional conditions and safeguards, consistent with the 1973 Agreement, to improve the quality of the development and minimize adverse effects on the surrounding area.

The special permit allows for modification of bulk requirements, provided that all provisions of the 1973 Agreement are met. In this case, the applicant seeks a waiver of rear yard requirements pursuant to ZR § 24-36, which requires a 30-foot rear yard.

Amendment to the Large Scale Community Facility Development Plan

The change in total floor area and lot coverage from the proposed development on the University’s campus requires an **amendment to the Large Scale Community Facility Development Plan** (“LSCFDP”) pursuant to ZR § 79-21. The LSCFDP allows for, on community facilities that occupy more than one zoning lot, floor area to be used notwithstanding the boundaries of zoning lots and zoning districts, based on a CPC-approved large-scale plan. The applicant seeks to modify the existing LSCFDP to increase the total floor area to 2,012,811 square feet and the total lot coverage to 42.02 percent.

CPC Chair Certifications

The Applicant seeks two certifications pursuant to the 1973 Agreement. The University first seeks a **certification pursuant to Article 12A**, as amended by Article 13 of the Third Amendment to the 1973 Agreement. Article 12A states that the University may not complete any construction over the FDR Drive that would lie within the vertical plane defined by the eastern edge of the FDR Drive. It does, however, allow that the CPC may approve the placement of necessary support columns, connecting girders, and structural bracing, provided that they do not: (i) substantially interfere with pedestrian use and enjoyment of the FDR Drive Esplanade; (ii) restrict light and air to the Esplanade; (iii) detract from the visual quality of the waterfront area; nor (iv) impede vehicular traffic. The University seeks this certification for the placement of the supporting columns of the proposed building.

The Applicant further seeks a **certification pursuant to Articles 12B and 12C of the 1973 Agreement**, as amended, which require that plans be submitted to the CPC detailing the proposed impacts of the development on the FDR Drive and the Esplanade (12B). If the proposed development will in any way damage the bulkhead along the East River or the FDR Drive, the Applicant will repair that damage (12C).

City Map Change

The Applicant is also seeking an amendment to the City Map. The laboratory building and conference center will be located on a platform over the FDR Drive in airspace that was previously conveyed to the University, but no airspace between this platform and the surface of the FDR Drive belongs to the University. The Applicant thus seeks a change to the City Map to eliminate volumes from the FDR Drive and the Esplanade to accommodate columns and associated below-grade supporting structures. Ownership of these volumes will be conveyed to the University.

PROJECT DESCRIPTION

Rockefeller University seeks land use approvals to build a new science research building, an interactive conference center, and a fitness center on its Upper East Side campus. The laboratory building and conference center will be built on a platform over the FDR Drive, in airspace that was granted to the University in 1973. The 1973 Agreement granting the airspace to the University gave development rights from East 63rd to 71st Streets to the University and the two hospitals to its north, and this is the final parcel along this stretch to be developed.

Rockefeller University was founded in 1901 for the purpose of fostering scientific and medical research. The University is comprised of 73 laboratories organized without a departmental structure. Compared to other research institutions, Rockefeller University is rather small—all told there are less than 2,000 personnel including laboratory heads, research scientists, PhD students, postdoctoral students, and other support staff.

Background

In 1973, the University and the two hospitals to its north entered into an agreement with the City allowing them to develop buildings in the airspace over the FDR Drive adjacent to their campuses, subject to approval by the City based on the terms of the agreement. This 1973 Agreement was enabled by state legislation in 1971 which allowed the City to convey the airspace to the three institutions. This 1973 Agreement has subsequently been amended three times, once at adoption by the Board of Estimate in 1973, and then in 1983 and 1993.

The 1973 Agreement and the First Amendment gave the institutions the right to build, but included numerous obligations for the institutions to develop and maintain public space along the river and access points to that public space. Notably, the 1973 Agreement required that the institutions build an elevated pedestrian walkway along the easterly portion of the new buildings to replace the previous at-grade East River Esplanade² between East 63rd and 72nd Streets. This provision was part of a larger plan to replace the at-grade Esplanade between East 63rd Street and Gracie Park at East 82nd Street, where the Esplanade was already elevated, with an elevated pedestrian walkway.

At the time that the first building was being planned, the University's Scholars Residence, the City had abandoned the idea of elevating the Esplanade and instead amended the Agreement to include "substituted performance" for this obligation. Rather than building an elevated walkway, the institutions would be required to build various improvements to the Esplanade as well as improved pedestrian access points—improvements of a similar cost to the institutions as the elevated walkway. These substituted performance requirements are laid out in the 1983 and 1993 Amendments. The University has fulfilled this substituted performance obligation by building a bridge over the FDR Drive to provide pedestrian access to the Esplanade at East 63rd Street and by contributing funds to maintain the park established on top of the former waste transfer station on the East River between East 60th and 61st Streets.

² This portion of the East River Esplanade is referred to in the 1973 Agreement and subsequent Amendments as the FDR Drive Existing Walkway.

Rockefeller University Campus

The University's campus encompasses Block 1480, Lots 10 and 9010, which is located on the east side of York Avenue between East 63rd Street and the center line of the demapped East 68th Street, and Block 1475, Lots 5 and 9005, which is located directly to the south of Block 1480, from East 62nd to 63rd Streets. Lots 9005 and 9010 are air rights lots running over the FDR Drive at a height of 25 feet, with the easterly border of the pierhead/bulkhead line. Block 1480, Lot 10 has an area of 563,901 square feet and Block 1475, Lot 5 has an area of 41,208 square feet. Neither of the air rights lots can be used in calculation of permitted floor area.

The campus is zoned R10 to a depth of 125 feet from York Avenue and R9 over the remainder of the property. The University is a Use Group 3 community facility, which is permitted in these districts. The campus is subject to a Large Scale Community Facility Development Plan whose boundary is coterminous with the University's property, including the air space over the FDR. The LSCFD designation essentially makes the campus's two blocks a superblock, giving the University greater flexibility in utilizing its development rights, as long as the total Floor Area Ratio ("FAR") of the campus does not exceed 10.0. The maximum permitted floor area in the LSCFD is 6,051,090 square feet. The LSCFDP also stipulates where buildings can be placed on the lot and the maximum lot coverage for the campus.

The University was founded in 1901 at this location and consists of research laboratories, administrative and support facilities and two dormitories, as well as the president's residence. The majority of the buildings on the site are clustered towards the FDR Drive, with only three buildings adjacent to York Avenue. The campus is gated and accessed by an entrance at East 66th Street. The two buildings on Block 1475, the Scholar's Residence and the Faculty House, are connected to the campus by a pedestrian bridge over East 63rd Street that was built in 1998.

The University has previously constructed two buildings in the airspace over the FDR: the Scholar's Residence and the Rockefeller Research Building. The Scholar's Residence, approved by the CPC in 1983 (N 821259 CMM), is a 36-story residential building with 247 units of faculty housing. The Rockefeller Research Building is the newest building on the Rockefeller campus and was built subject to 1989 CPC approval (C 880671 ZSM). The 15-story building contains predominantly laboratory space.

Neighborhood Context

The Rockefeller University campus is located on the Upper East Side of Manhattan in an area that contains a number of medical institutions. Directly north of the campus is the New York-Presbyterian/Weill Cornell Medical Center and beyond that the Hospital for Special Surgery, both of which have built in airspace above the FDR Drive up to East 71st Street. To the west of York Avenue, from East 66th to 69th Streets is the Memorial Sloane Kettering Cancer Center ("MSKCC"). Directly to the south of the campus is the Animal Medical Center, a 20-story animal hospital.

In addition to these existing medical uses, recent land use actions have facilitated proposed new medical developments in the area. In 2013, New York-Presbyterian was granted a bulk variance to permit the construction of a maternity hospital on the west side of York Avenue between East 69th and 70th Streets. MSKCC was granted a variance in 2012 to build an outpatient surgical center on the west side of York Avenue between East 61st and 62nd Streets. In addition, MSKCC and the City University of New York

plan to construct a 750,000 square foot cancer center and a 336,000 science and health care professionals building on a formerly City-owned lot on East 73rd Street at the FDR Drive.

Residential Uses

There is also a significant residential population in the area surrounding the Rockefeller University campus, on the west side of York Avenue south of East 66th Street. This area consists primarily of apartment buildings ranging from 6 to 18 stories. All of the apartment houses on the block bounded by York and First Avenues between East 64th and 65th Streets are designated as New York City Landmarks. These buildings, the City and Suburban Homes Company First Avenue Estate, are a middle-class tenement development from the late 1800s.

Open Space

The easterly portion of the FDR Drive adjacent to the University's campus contains a landscaped Esplanade for pedestrians and cyclists. The Esplanade runs from East 60th Street to 125th Street. The Esplanade is accessed by a pedestrian bridge at East 63rd Street, adjacent to the Rockefeller campus, and a bridge at East 71st Street. At its southern end, the segment of the Esplanade adjacent to the proposed project is approximately 35 feet wide, but it narrows to approximately 20 feet wide as it approaches the New York Presbyterian Hospital platform. A 13- to 17-foot-wide walkway/bikeway, paved with gray hexagonal asphalt pavers is the predominant element of the Esplanade. To the west of this pathway is a narrow area containing small bushes, grass, 23 trees, lighting, and benches.

The Esplanade widens at East 60th Street, and a new park is planned in this area—Andrew Haswell Green Park. The planned park will incorporate the roof of the former Sanitation garage, atop which an existing pavilion sits that was constructed in the 1990s, with some funding from the University. Across the FDR Drive from this new park sits Twenty-Four Sycamores Park, a one-block park in the shadow of the Queensboro Bridge which contains playgrounds, basketball courts, and handball courts. Also near the campus is St. Catherine's Park, on the west side of First Avenue, between East 67th and 68th Streets. St. Catherine's park includes a soccer field, playgrounds, a basketball court, and a running track.

Proposed Project

The University seeks to build a two-story laboratory building on the eastern edge of its campus in airspace over the FDR Drive. In addition, the proposed actions will facilitate the construction of a conference center on the northeast corner of the campus and a fitness center on the northwest corner of campus, adjacent to York Avenue. The new buildings will add a total of 159,758 square feet of new floor area to the campus. Both the laboratory building and the fitness center will have accessible roofs, so the development will also add 5,537 square feet of landscaped open space to the campus.

Project Purpose

The University is in the midst of an ongoing modernization program. The University recently completed the Rockefeller Research Building, and in 2012 completed the renovation of two existing laboratory buildings that were built in 1917 and 1930. These two buildings were then joined by a structure containing common spaces designed to encourage interaction among researchers. With the addition of this new and newly renovated laboratory space, the University remains competitive with its peers, but all

of these are multistory buildings with small floor plates, which, according to the University, are not conducive to accommodating the wide range of laboratory types needed at a contemporary institution. The University, with the proposed project, seeks to create space that is flexible, that maximizes horizontal connectivity to increase interaction between programs, that has improved climate control and vibration standards to allow for sensitive instrumentation, and that includes informal spaces like lounges and cafes that can encourage the free flow of ideas amongst faculty.

Proposed Development

The University seeks to build a long, low structure along its eastern boundary that would consist of two floors of laboratories, on top of which would be two separate one-story pavilions. The pavilions would contain a dining hall in the southern building and office space in the north. Between and around these two pavilions would be landscaped space that, only slightly higher than the rest of adjacent parts of campus, would be perceived as an extension of the existing landscaping on campus. An amphitheater would be constructed in the middle of the rooftop landscaping, between the two pavilions.

The laboratory building would be built on a platform over the FDR Drive that would extend the entire distance from the north end of the University's existing platform at East 63rd Street to the University's LSCFDP boundary at the midpoint of demapped East 68th Street. The laboratory building will extend 750 feet along this platform from East 63rd Street. Support columns would be located on both sides of the FDR Drive, with the eastern columns' side one inch outside of the FDR Drive crash barrier, within the Esplanade. The platform would be supported by eight Y-shaped columns and two oval columns under the North Terrace, described below. The second level of the new building would extend easterly to the edge of the Y-shaped columns, while the lower level would be set back three feet. The first level of the building will extend approximately 50 feet further south than the second level, creating a landscaped terrace at the second level (South Terrace). The side of the platform to the west of the FDR Drive would be supported by twenty columns. This side of the platform would abut an existing retaining wall along the west side of the FDR Drive and the wall would be modified in certain sections so that the new laboratory building could connect to existing campus buildings.

The new building's laboratories would have large, open floor plates that would be adaptable to meet future configuration needs. Laboratories, offices, and shared spaces would occupy the eastern portions of the building, providing access to natural light. The interior spaces of the building would be occupied by support and technical services. The building would connect internally with existing research facilities to the west. As mentioned above, the roof of the laboratory building would be landscaped and could connect with other landscaped campus areas to the west. The roofs of the two one-story pavilions would be separated by an amphitheater.

The laboratory building will include a complex venting system that will direct to two exhaust stacks that would rise adjacent to existing buildings. The proposed exhaust stacks would rise along the Hospital building and the Flexner Hall Extension. Both of these buildings are eligible for the National Register of Historic Places, so the proposed stacks would be clad in brick and designed to fit in with the style of these existing buildings.

At the northern end of the platform over the FDR would be a landscaped terrace (North Terrace), at the level of the platform, which would separate the laboratory building from the one-story conference center built on the platform at the northern edge of the campus. The conference center would rise 15 feet and

contain 3,353 square feet that would be used for conferences, retreats, lectures, and fundraising events. The North Terrace would be 178 feet long and would connect the conference center to the existing president's residence, which contains some public rooms that would be used as part of conferences.

In addition to these two buildings on the platform over the FDR Drive, the applicant seeks to build a one-story fitness center on what is now a surface parking lot on the northwest corner of the campus. The 14,874 square foot fitness center at the corner of York Avenue and East 68th Street would contain a swimming pool and fitness equipment with a tennis court on the roof. The fitness center would displace all but 10 of the existing parking spaces, though all existing spaces would be redistributed to other lots on the campus. Because of the change in grade across the campus, the roof of the fitness center containing the tennis court would be at-grade with much of the rest of the landscaped campus.

Construction Timing

Construction of the proposed project is anticipated to begin in 2015 and be completed by 2019. The first phase of construction to begin in 2015 would be lane shift work on the FDR Drive. Construction of the proposed platform over the FDR would occur between August 2015 and October 2017. Building elements for this phase of construction would be hoisted over the FDR Drive from barges in the East River and would only involve the closure of the FDR Drive on Sunday nights after midnight. The Esplanade would remain open for the entirety of construction, and portions of the East River Esplanade that would be damaged by construction-related activities would be replaced in-kind.

Proposed Improvements to the East River Esplanade

As construction activities will significantly damage the existing Esplanade, and as partial mitigation for shadow impacts discussed in greater detail below, the applicant is proposing to rebuild the bulkhead and park adjacent to the project site. The bulkhead repair and rebuilding would extend the entire length of the area adjacent to the site and would also extend an additional approximately 150 feet south of the project site. This expanded repair area of 1,150 linear feet reflects the portions of the seawall that have been determined by the Parks Department to be deteriorating and in urgent need of repair. The bulkhead repair and rebuilding would begin prior to the start of construction of the laboratory building platform.

Following construction of the laboratory building, the applicant also plans to significantly renovate the portions of the Esplanade adjacent to the site. The University plans to improve an area of 26,803 square feet of the Esplanade. The proposed improvements will introduce 14 major and 64 minor trees, increase the amount of seating from 240 to 744 linear feet, and introduce a five foot tall sound barrier to reduce road noise.³ Additionally, the redesign will add new planters and greenery and bring a connection to potable water to the Esplanade which will allow irrigation as well as drinking water for park users. Finally, the Applicant will reconfigure the existing bikeway to create a continuous eight foot wide bikeway and four foot wide walkway throughout the improved sections that would connect to bike and pedestrian areas to the north and south.

Proposed Actions

³ In discussions with Manhattan Community Board 8, the applicant has agreed to increase the height of this sound barrier to eight feet, which will further reduce road noise and improve air quality to pedestrians.

In order to facilitate the proposed development program, the Applicant seeks first a special permit for development in airspace over a street pursuant to ZR § 74-682. This special permit was specifically designed to give the CPC some amount of oversight over the development of buildings pursuant to the 1973 Agreement. Additionally, the special permit allows the CPC to modify bulk and other controls in order to facilitate appropriate developments that would not be permitted as of right. In this case, the R10 zoning on the site requires a 30-foot rear yard pursuant to ZR § 24-36. As described above, the lot line for this development is the pierhead/bulkhead line. At two locations the proposed building edges closer than 30 feet to this line, thus necessitating a rear yard waiver. The Applicant argues that a rear yard at this location is unnecessary as beyond the lot line is the East River, where no development can occur, thus ensuring light and air to the building regardless of space between the building and the lot line.

In addition to the special permit, the change in total floor area and lot coverage on the campus requires an amendment to the University's LSCFDP, as that plan stipulates the placement of buildings and the distribution of floor area. The 1973 Agreement provides that the platform over the FDR drive may not be counted as lot area for the purpose of computing permitted floor area, but it is counted when computing lot coverage. The proposed new structures would increase the campus's total floor area to 2,012,811 square feet and the lot coverage to 42.02 percent. This is well below the permitted floor area on the site of 6,051,090 square feet and permitted lot coverage of 65 percent, as defined by the R9 and R10 zoning.

Additionally, approvals are needed pursuant to the 1973 Agreement, as amended. The 1973 Agreement did not demap any space for the placement of columns, so the CPC must approve, through certification, the placement of columns and building area outside of the air space already granted to the University. According to the certification, the Chair must find that the placement of the columns is designed in order to minimize impacts to the Esplanade. According to the Applicant, the proposed eight Y-shaped columns would reduce the number of necessary columns and occupy a smaller amount of space at the ground level than 16 single columns. Each of the Y-shaped columns will occupy 24 square feet at the ground level and would be spaced 96 feet apart. The two oval North Terrace columns would occupy 44 square feet at the ground level. The proposed columns would not impede vehicular traffic.

The second Chair certification requires that plans for the proposed development be submitted so that the Chair may evaluate their conformity with the 1973 Agreement with regards to: landscaping; environmental impacts; venting of the covered portion of the FDR Drive; and noise impacts on the Esplanade. As mentioned above, the Applicant proposed significant improvements to the entire area of effected Esplanade, as well as an area stretching 150 feet to the south of the development. According to a study commissioned by the Applicant, mechanical venting will not be necessary on the FDR Drive, as there will be sufficient open space through which fresh air can access the road. Additionally, the Applicant's study claims that the proposed sound barrier between the FDR Drive and the Esplanade will sufficiently reduce noise on the Esplanade.

Anticipated Impacts Under A Reasonable Worst Case Development Scenario

A Draft Environmental Impact Statement ("DEIS") was conducted which found that there will be significant adverse impacts, some of which can be mitigated, from the proposed project.

Shadows: The DEIS found that the proposed laboratory building would cast between approximately

three and five and a half hours of new shadows on portions of the East River Esplanade in the afternoons in the spring, summer, and fall, and 33 minutes on the winter analysis day. These new shadows would eliminate the remaining areas of direct sunlight on the Esplanade adjacent to the project site for between 50 minutes in the early spring and fall and up to two hours and 40 minutes on the summer solstice. As partial mitigation for the shadow impact to the East River Esplanade, Rockefeller University will undertake a substantial upgrade to the portion of the Esplanade adjacent to the project site, as described above. The University plans to spend approximately eight million dollars on this partial mitigation effort.

Historic and Cultural Resources: The DEIS found that the proposed design, as mentioned above, would include two exhaust stacks that would abut landmark-eligible buildings. Through consultation with the Landmarks Preservation Commission (“LPC”), the stacks have been redesigned in terms of their materials and surface articulation to better harmonize with the historic properties. LPC has determined these design changes to be acceptable and serve as partial mitigation for the significant impact. Additionally, the construction of the fitness center would require the removal of the canopy structure and parking area, designed by landscape architect Dan Riley, that are considered contributing elements of the campus’s landscape. As partial mitigation for the removal of these landscape elements, a restoration plan for the Philosopher’s Garden located immediately south of the Fitness Center Site, would be prepared and implemented prior to construction of the fitness center. The restoration plan would be included in a Restrictive Declaration.

Construction Noise: The DEIS found that there would be a significant adverse impact from construction noise. Rockefeller University plans to implement a noise reduction plan that will use low-noise equipment and various noise barriers, which will be included in the Restrictive Declaration. Even with these measures, however, elevated noise levels are predicted to occur for an extended duration at two sensitive receptor locations immediately adjacent to the project site: the East River Esplanade and New York Presbyterian Hospital.

Other Construction Impacts: The proposed project would also create significant adverse open space impacts during construction to the East River Esplanade. The Applicant would provide a minimum eight-foot-wide pathway through the affected portion of the Esplanade to serve as partial mitigation for this impact.

COMMUNITY BOARD RECOMMENDATION

On January 9, 2014, Community Board 8 (CB8) adopted a resolution recommending **conditional approval** of the application by Rockefeller University by a vote of 25 in favor, 3 opposed, 8 abstentions, and 1 not voting for cause.

The Community Board’s approval was based on several commitments made by the Applicant at the Board meeting:

1. Rockefeller University agreed to increase the height of the sound barrier wall between the FDR Drive and the Esplanade from five feet to eight feet, which would still allow for natural ventilation but would further decrease noise on the Esplanade.
2. The University agreed to include representatives of CB8 in an ongoing design process for the Esplanade improvements.

3. The University further agreed to increase its maintenance obligation for the improved landscaping on the Esplanade from two years to four years.
4. Finally, the University agreed to contribute financially for further maintenance of the Esplanade after the expiration of the four-year period.

With these commitments in mind, the Board recommended approval of the application if the Applicant: (1) expands its programs for special events and activities for community residents; (2) tries to open up portions of its campus to community residents for their enjoyment; (3) studies the water pressure and availability to help facilitate the use of water on parts of the Esplanade not a part of the project; (4) commits to making at least an eight foot walkway available on the Esplanade during construction; and (5) commits to hoisting many of the structural elements for construction over the FDR Drive at night.

BOROUGH PRESIDENT'S COMMENTS

Rockefeller University has been an important research institution in the city for over a century, bringing medical breakthroughs to the global community and jobs and research funding to our local community. The proposed new laboratory building will add a state-of-the-art research center to the Rockefeller campus without increasing the user population of the University or encroaching on nearby residential uses. The University has a unique educational philosophy that a small institution based around collaboration allows scientists to take on innovative projects. This ethos also serves to make the University a good neighbor. Rather than put forward a plan to develop as much floor area as possible on their site, the University has left open much of its campus, and has concentrated its bulk away from neighbors across York Avenue.

The proposed new buildings come out of the needs identified in the "Rockefeller Strategic Plan 2012-2020," which looked at how the University can remain competitive in the short- and long-term. The University seeks to attract the best possible scientists and produce the highest quality research, and it has determined that its existing buildings cannot be fully retrofitted for these purposes. According to the University, the historic research buildings on its campus have ceiling heights that are too low to accommodate needed mechanical equipment and have floor-plates that are too small to be adapted to contemporary laboratory needs. Because the University plans to maintain its small size and collaborative nature, the vertically-oriented existing buildings are unsuitable to the free-flowing interaction the University seeks to encourage. Additionally, the University competes with other top research institutions for the best scientists, and must therefore provide additional amenities like the proposed fitness center and conference center, which have become standard parts of research institutions.

Special Permit for Development over a Street

The proposed platform and two buildings over the FDR Drive meet the required findings that the proposed developments result in a good site plan in relation to existing buildings and the surrounding area. The proposed laboratory, because of its long, low design, will connect with many of the campus' existing buildings and will appear from the west to be a part of the existing campus landscaping. Because they would be located along the eastern edge of the University's campus, facing the East River, the buildings will have very little visual impact on other properties neighboring the campus. Furthermore, because the new buildings will not increase the number of users of the campus nor reduce the amount of parking, they will not have any effect on services or transportation on the surrounding community. For pedestrians on the Esplanade below, the building will block sun and reduce the existing

feel of openness. The proposed building design, however, is far less harmful than a taller building would be and care has been taken in the choice of building materials and shape of the columns to ensure the smallest possible impact on the enjoyment of the riverfront open space. Therefore, though the building does have an adverse impact on the Esplanade, to be discussed in greater detail below, the care taken to minimize that impact makes it in compliance with the findings of the special permit.

Modification of LSCFDP and Certification for Column Placement

The proposed modification to the previously-approved LSCFDP and the first Chair certification, for the placement of supporting columns, are similarly appropriate. After these new developments the University will remain well below the allowed amount of floor area and lot coverage on the site. Since the University is not asking to utilize floor area from a different block or zoning district on this site, this amendment is largely pro forma. The first proposed certification will allow the University to place the columns for the new laboratory and conference buildings in what is currently public land. The proposed columns meet the findings that they do not interfere with pedestrian enjoyment of the Esplanade, restrict light and air, detract from the visual quality of the surrounding area, nor impede traffic. The proposed Y-shaped columns reduce the total number of necessary columns compared with traditional single columns and will taper as they approach the ground, giving them a reduced profile in the visual plane occupied by pedestrians.

Certification Pursuant to Article 12B and 12C of the 1973 Agreement

The second certification requires that the proposed development meet the requirements of Articles 12B and 12C of the 1973 Agreement. Article 12C requires that any damage to the East River bulkhead that occurs during construction be repaired. The University plans to meet this requirement by fully rebuilding the bulkhead prior to construction. Article 12B requires the University to submit plans for landscaping and lighting, environmental impact mitigation, ventilation of the FDR Drive, noise reduction, and phased construction.

Environmental Impact Mitigation

The DEIS identifies a number of significant adverse impacts from the proposed development. The most notable adverse impact is a shadow impact on open space. The area around Rockefeller University's campus is particularly starved for open space. The nearest large park, Central Park, is almost a mile away. The neighborhood has Twenty-Four Sycamores Park and St. Catherine's Park, but both are small and fully programmed with playgrounds and sports fields. For passive recreation, the East River Esplanade is essentially the only available space, and the proposed building will cast shadows for as much as five and a half hours a day in some months.

The University has proposed significant improvements to the Esplanade as well as a repair of the deteriorating sea wall in the area as partial mitigation. Working with the Community Board the Applicant has committed to involving the community in the design of the improved Esplanade and increasing the period of time it will maintain this space from two to four years. Additionally, the University agreed to donate a sum of money to an authorized group for further maintenance of the Esplanade beyond this four year period. These commitments are commendable and go a long way towards remedying the adverse shadow impact. They should be further fleshed out, however, before final approval is given on this application.

The University is negatively impacting one of the only signature open spaces in the area, while significantly improving their own, private open space. The University's campus has beautifully manicured open spaces that are separated from the community by a large fence. Because of the University's academic philosophy of openness and collaboration, all of the buildings on campus are unlocked. This requires the campus to secure its perimeter in order to prevent sensitive materials and equipment from being tampered with. With the need for the University to maintain its fence in mind, however, it should work with the community to find ways to be a good neighbor and allow limited access to the green spaces on the site. The new laboratory building in particular will have a large open area with wide open views of the East River, and the University should find ways to share this space with the surrounding community.

In discussions with the Community Board, the University committed to explore increasing the number of special events hosted on campus that are open to the public. Currently the University does host a number of events that are open to the public for entertainment and educational purposes. For example, the University hosts approximately 40 lunchtime concerts every year that are free and open to the public. The University hosts public lectures and discussion series and has a large youth outreach program that brings high school students to the University to engage in science research. Any expansion of these programs will be a boon to the local community and to the city at large. The University does not, however, allow guests to simply access the calm open spaces on campus. In discussions with the Borough President's office, the University has agreed to open up the campus on Fridays in the spring through the fall so that the public may enjoy lunch in the gardens. The Applicant should continue to explore programs like this so that the general public can enjoy the amenities of the Rockefeller campus. Not all area residents are available on Friday afternoons, so finding another time in addition to this would be a worthy effort.

In addition to opening up the campus during Friday lunchtimes, the University should look at other opportunities to increase the amount of open space available to the public. Along York Avenue and 68th Street there are a number of green spaces with mature trees that are not particularly needed as open space on campus. These spaces are separated from the rest of campus by buildings and parking lots, and are therefore likely unused by staff and scientists. The University should explore moving the perimeter fence in these locations to create places along York Avenue that the community could access as passive open space. The University need not invest in creating signature public spaces here; rather it should look to create any small space that the community can use. In the process of doing this, the University can take whatever steps are necessary to retain the spaces as usable by the University in the future, much like any privately-owned public space in the city.

Finally, the University needs to more fully flesh out its financial commitment to Esplanade maintenance after the four year direct maintenance obligation, and this financial commitment needs to be included in the Restrictive Declaration. There are significant challenges to determining what the scope of this commitment should be, as it will not be necessary for nearly a decade and it is difficult to predict conditions on that type of time frame. The commitment should equal the amount needed to maintain this portion of the Esplanade at a high level of quality, including seasonal plantings. The University and the Department of City Planning can work with the Parks Department to figure out what a reasonable sum would be. The City Planning Commission should also determine what an appropriate number of years' worth of maintenance is appropriate.

The timing of this payment needs to be resolved as well. If the payment is made at a later date, the

amount paid should be adjusted based on the Consumer Price Index. A payment made today would be simpler and easier to track, but such funds have, in the past, been difficult to access after sitting idle for many years. Another issue to be addressed is to whom this payment will be made. Any group that is approved to receive these funds must be well enough established to ensure its existence more than a decade from now and needs to be authorized by the Parks Department to do work on the Esplanade. At this time, no such group has been identified. As such, the Parks Department itself would be a reasonable beneficiary of this financial commitment, as long as the University is given reasonable assurance that the money will be used in this location. If these issues cannot be resolved it would also be appropriate for the University to directly maintain the Esplanade for an additional number of years.

In addition to the shadow impacts on open space, the DEIS identified significant adverse impacts on historic resources and significant construction noise impacts on sensitive receptors. The University has put together careful plans for partial mitigation of these impacts, plans which fit within the requirements of Article 12B.

Noise Reduction Plans

Article 12B additionally requires that the University submit a noise quality plan to ensure that the noise levels on the Esplanade will not be detrimental to the enjoyment of that space. The University had initially proposed a five-foot sound barrier, but in discussions with the Community Board it has agreed to increase the height of this wall to eight feet. This increased height will vastly improve the experience of pedestrians on the Esplanade not just by reducing noise, but by improving air quality at the pedestrian level. Any additional height of this wall would further improve conditions on the Esplanade, but would have the side effect of reducing air quality on the FDR Drive.

The University's current plan for air quality on the FDR Drive is based around natural, rather than mechanical, venting of the space. This makes the proposed development more environmentally friendly by eliminating the need for mechanical ventilation, which requires electricity. To determine the ideal height of the noise barrier between the FDR Drive and the Esplanade, the University commissioned a study by Hughes Associates, which found that at eight feet, the proposed wall would significantly reduce noise along the Esplanade without increasing levels of carbon monoxide on the roadway.

Final Considerations

If the University more fully addresses the environmental impacts of the proposed project the development will meet all of the findings of the proposed actions. The University has put forward a carefully crafted plan for the future of its campus that will, overall, be of benefit to the city. The community around the project is exceptionally lacking in high quality open space, however, and this problem is only exacerbated by the proposed development. This proposed development underscores a citywide issue surrounding the relationship between universities and the local community. While universities are important to the economic and civic life of our city, every effort must be made to integrate the local community into university development plans, rather than foster plans that isolate neighbors. In this case, the Applicant has already put forward many praiseworthy efforts to mitigate the particular adverse impacts of this development. Despite these efforts, the plan needs to be further developed before approval. In addition to creating concrete financial commitments to Esplanade maintenance, the University should carefully examine how it can increase the amount of open space available to the general public.

BOROUGH PRESIDENT'S RECOMMENDATION

Therefore, the Manhattan Borough President recommends conditional approval of ULURP Application Nos. C 140157 ZSM, M 821257D ZAM, N 140158 ZMM, N 140159 ZMM, and C 140068(A) MMM provided that the applicant:

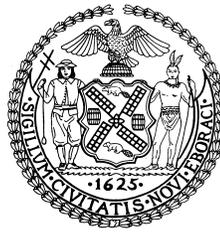
- 1. follow through on all commitments made to Community Board 8 with regard to increasing the height of the FDR Drive sound barrier, directly maintaining the Esplanade for four years, and increasing the number of public campus events;**
- 2. undertake a community design process for Esplanade improvements prior to City Council approval of this application;**
- 3. work with the Department of City Planning and the Department of Parks and Recreation to establish an amount and mechanism for continued financial support of the improved Esplanade after the four year direct maintenance period;**
- 4. create and thoroughly advertise a program to open campus to the general public from noon to 3:00 PM on Fridays during the spring, summer and fall, and find a time other than Friday for a similar program; and**
- 5. develop a plan to create publicly accessible open spaces by moving the perimeter fence along York Avenue and East 68th Street or by other methods.**



Gale A. Brewer
Manhattan Borough President

Nicholas Viest
Chair

Latha Thompson
District Manager



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The City of New York Manhattan Community Board 8

January 9, 2014

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

Re: Rockefeller University ULURP Application No. C140068 MMM; C140157 ZSM; CEQR No. 14DCP019M

Dear Chair Burden:

At its Land Use meeting on Wednesday, January 8, 2014 Community Board 8M **approved** the following resolution by a vote of 25 in favor, 3 opposed 8 abstention and 1 not voting for cause.

WHEREAS Rockefeller University is planning a \$240 million project to build a low two-story research building and a one-story conference center in air space over the FDR Drive that will have a negative impact on the East River esplanade, and

WHEREAS the University proposes to spend \$8 million+ for improvements and repairs to:

- The granite block bulkhead gravity wall under the esplanade adjacent to their campus and 150 feet to the south of the project, and
- The East River Esplanade with appropriate materials; drought resistant plants and a design so that the Esplanade will survive flooding, such as "Sandy", and

WHEREAS the Community Board has requested the University enter into a Project Labor Agreement for this plan, as they have done on other projects, and

BE IT RESOLVED the University has agreed to revise their proposal in response to Community Board 8M concerns on the following;

1. The height of the sound barrier wall will be increased from 5 feet to 8 feet, which will still allow for natural ventilation and cut down noise on the Esplanade.
2. Representatives from the Community Board, selected by the board's chair, will be included during the on-going design process of the esplanade.
3. The University has agreed to increase the maintenance contract for the Esplanade landscaping from two to for four years.
4. The University has agreed to donate a sum of money to an authorized group for further maintenance on the esplanade.

BE IT FURTHER RESOLVED that Community Board 8M supports the application by Rockefeller University provided that:

1. The University expands the programs for special events and various activities for the residents of the Community to attend.
2. The University tries to make a portion of the campus open to the residents of the Community for their enjoyment.
3. The University will study the water pressure and availability and help facilitate the use of water on parts of the esplanade that is not part of this project.
4. The University will commit to having available at least an 8 foot walk-way on the esplanade during construction.
5. The University will commit to having many of the structural elements hoisted over the FDR Drive, which will occur at night.

Please advise this office of any decision made by City Planning concerning this matter.

Sincerely,

Nicholas Viest
Chair

cc: Honorable Bill de Blasio, Mayor of the City of New York
Honorable Gail Brewer, Manhattan Borough President
Honorable Carolyn Maloney, 14th Congressional District Representative
Honorable Liz Krueger, NYS Senator, 26th Senatorial District
Honorable Micah Kellner, NYS Assembly Member, 65th Assembly District
Honorable Dan Quart, NYS Assembly Member, Assembly District
Honorable Ben Kallos, NYC Council Member, 5th Council District
Honorable Daniel Garodnick, NYC Council Member, 4th Council District
Robert Cook, Esq., Anderson Kill & Olick, P.C.
George Candler, AIA, Rockefeller University

Public Hearing Transcript

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NEW YORK CITY
DEPARTMENT OF CITY PLANNING

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PUBLIC ULURP HEARING:
RE: Draft Environmental Impact Statement (DEIS)
Rockefeller University Expansion

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22 Reade Street
New York, New York
February 19, 2014
10:13 a.m.

B E F O R E :
KENNETH J. KNUCKLES,
VICE CHAIRMAN

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A P P E A R A N C E S:

COMMISSIONERS PRESENT:

- Angela M. Battaglia
- Rayann Besser
- Irwin G. Cantor, P.E.
- Alfred C. Cerullo, III
- Betty Y. Chen
- Michelle de la Uz
- Maria M. Del Toro
- Joseph I Douek
- Richard W. Eaddy
- Anna Hayes Levin
- Orlando Marin
- Yvette Gruel, Calendar Clerk

ALSO PRESENT:

- The Public
- The Press
- The Media

Stephanie J. Valder,
Reporter

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P R O C E E D I N G S

MS. GRUEL: Okay. Borough of Manhattan, calendar Nos. 20, 21 and 22. Calendar number -- calendar number 20, CD8, C140157ZSM, calendar number 21 C140068MMM, calendar number 22 C140068(A)MMM, a public hearing in the matter of applications for the grant of a special permit and amendments to the City Map concerning the Rockefeller University Expansion.

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.

VICE CHAIR KNUCKLES: Okay.

You know, our usual process is to have speakers in favor and then speakers in opposition.

As of right now, we only have one speaker in opposition. So I'm going -- I'm going to ask that speaker, Maurice Hausner (phonetic) -- Marise A. Hausner to come forward and then we will

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hear speakers in favor.

MS. HAUSNER: Good morning, Vice Chairman Knuckles and Commissioners.

My name is Marise Hausner and I'm with the Green Park Gardeners of New York City. I represent a group of volunteers at Andrew Haswell Green Park located on the East River Esplanade, north of the Queensboro Bridge.

As long time East Sixties and East Fifties residents, we are -- are keenly aware of the lack of open space in this area, which the Partnerships for Parks open space index identified as having the lowest amount of open space per person in New York City.

As an open space offering a place to connect to the natural rhythms of the sky and the water, to enjoy views of the City and the River, and to actively walk, run and bike, the Esplanade adjacent to the Rockefeller campus has been a refuge for us and for thousands of others who use it year round. In fact, using Rockefeller's own sampling figures, we estimate that the Esplanade by the project area has as many as nineteen to twenty-six thousand visitors weekly.

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We are appalled by the lack of sensitivity of the Rockefeller University to the true value of this open space to our community. The reality is that this project will wall off a sunny open section of the Esplanade between 64th and 68th, replacing views of open sky and a rich urban landscape with a 66-foot tall fortress-like structure. The effect is amplified by its connection to existing medical structures over the FDR at 64th and between 68th and 71st streets. The end result will be over a third of a mile of dark tunnels, giant pylons and towering walls adjacent to the Esplanade.

In the DEIS, Rockefeller has repeatedly ignored the Esplanade's integration with the surrounding neighborhood by choosing to find the community as either its own campus and, or only the area west of York Avenue. And it has repeatedly ignored the spirit of the City's Waterfront Revitalization Plan by insisting that the project is not even on the waterfront.

This position is only true in the most literal sense, because the project happens to be separated from the waters of the East River by

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7

2 the narrow Esplanade.

3 In spite of our respect for the
4 University, we do not support the project in its
5 current design. We believe that the mitigation
6 offered is not in proportion to what Rockefeller
7 stands to gain in new private open space and
8 private amenities, and what the community stands to
9 lose.

10 However, we do advocate modifying
11 the project. We believe it would be appropriate
12 for Rockefeller to make a strip along the eastern
13 edge of their new platform, publicly accessible.
14 This should allow them to preserve the conditional
15 seclusion of their campus, while also honoring the
16 spirit of the Waterfront Revitalization Plan by
17 offering new open space to a neighborhood which
18 will otherwise see its waterfront open space
19 irretrievably diminished. This would be a win, win
20 for both Rockefeller and the neighborhood.

21 Thank you.

22 VICE CHAIR KNUCKLES: Thank you,
23 Ms. Hausner.

24 Questions for Ms. Hausner?

25 Commissioner de la Uz.

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COMM. DE LA UZ: Hi.

Thank you -- thank you for being here.

I'm wondering if -- could you indicate where you're recommending the -- the open space be provided based on the drawings that are there? There's a couple --

MS. HAUSNER: There's a -- I -- I can't actually.

COMM. DE LA UZ: Okay.

MS. HAUSNER: That is so not what I do.

COMM. DE LA UZ: Okay.

(Laughter.)

MS. HAUSNER: Uh-huh.

COMM. DE LA UZ: Sorry to have asked you then.

But maybe just repeat that sentence about where you thought the open space might be --

MS. HAUSNER: Sure.

COMM. DE LA UZ: -- helpful.

Yeah. Is it -- is it at ground level or --

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MS. HAUSNER: It's the eastern edge of their new platform.

COMM. DE LA UZ: Okay.

A VOICE: It's on top of the building.

(Audience participation.)

VICE CHAIR KNUCKLES: Oh, on top.

MS. HAUSNER: On top of the building. It's part of a public garden that they're -- or a private garden that they're planning to do.

COMM. DE LA UZ: I see.

Okay.

Thank you very much.

VICE CHAIR KNUCKLES: Other questions for Ms. Hausner?

Joe.

COMM. DOUEK: Have you spoken to the University about your suggestions?

MS. HAUSNER: We attended several CB8 meetings and we voiced our concerns. Mr. Viest of the CB8, the Board was kind enough to extend an invitation to attend a charrette on Thursday, which we will be doing.

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COMM. DOUEK: And this is on the raised platform you mentioned, this area that you'd like to include in the open space?

MS. HAUSNER: Yes.

COMM. DOUEK: And how would you access it from the --

MS. HAUSNER: That's not my end of the canoe, but they've got superb designers and architects. I'm sure it -- it could be handled.

COMM. DOUEK: Thank you.
Thank you so much for your time.

MS. HAUSNER: Thank you, Joe.
Thank you.

VICE CHAIR KNUCKLES: Other questions for Ms. Hausner?
(No response.)

VICE CHAIR KNUCKLES: Thank you.
Okay. Now, we'll go in speakers in favor, the first of which will be -- of whom will be Marc Tessier-Lavigne.

MR. TESSIER-LAVIGNE: Thank you very much, Vice Chairman Knuckles, members of the Commission.
My name is Marc Tessier-Lavigne.

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2 I'm president of the Rockefeller University.

3 We're looking to build a new
4 laboratory facility. And I'd like to thank you for
5 the opportunity to present it.

6 In my remarks, I'd like to provide
7 some background and context for the project, then
8 hand over to the next speakers who will describe it
9 in detail. And if you don't mind, perhaps we can
10 come back to the previous speaker's points when
11 we've gone through all the factors, so you'll have
12 the full context there for the discussion.

13 VICE CHAIR KNUCKLES: Is that next
14 speaker Jay Bargmann?

15 MR. TESSIER-LAVIGNE: That's
16 correct.

17 VICE CHAIR KNUCKLES: Good.

18 MR. TESSIER-LAVIGNE: So just by
19 way of background, Rockefeller University is a
20 world leading research and educational institution,
21 founded in 1901, that's highly focused. We just
22 focus on biomedical research and we're just a
23 graduate school, only PhD students.

24 Compared to other universities,
25 we're relatively small, about 1800 people on the

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2 campus, 1200 of whom are scientists, with the
3 scientists organized around about 17 laboratories
4 each headed by a professor who directs their
5 research.

6 Now, despite of the small size --
7 and this is our calling card -- Rockefeller has
8 been one of the most successful, if not the most
9 successful biomedical research institute in the
10 world, with an unparalleled record of scientific
11 accomplishment by any measure, including the fact
12 that we've had more Nobel Prizes in medicine and
13 chemistry than any other institution in the
14 world -- more than Harvard, more than Stanford,
15 more than M.I.T., more than most countries. In
16 fact, if we were a country, we'd be number four
17 after the US, Britain and Germany and ahead of
18 France. We've had more Nobel Prizes than all of
19 France.

20 Now, we're -- now, the success of
21 our approach, which has been consistent for a
22 hundred years, is to work aggressively to recruit
23 the very best scientists, provide -- and then
24 provide them with highly-interdisciplinary free
25 flow -- highly-interdisciplinary free-flowing

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environment that encourages them to interact across boundaries and disciplines. Our scientists focus on the most intractable diseases including cancer, and diabetes and Alzheimer's Disease.

But beyond that, we have a large impact on our local community. We're proud to have been part of the Upper East Side community for over a hundred years. A large fraction of our employees live within blocks of the campus and shop locally, and send their kids to local schools. In fact, 55 of our 70 lab heads walk to work. So we're a local university.

We have an operating budget of about \$300,000,000 annually, supported by federal research grants, other research grants in philanthropy that gets pumped in to the local economy.

Beyond research, as part of our core educational mission, we bring local high school students as well as high school teachers to campus to provide them with laboratory experience and scientific training. We welcome the public to our campus every week. We -- during the academic year, we have concerts, and lectures and other

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events that are open to the public.

We play, also, a very active leadership role within -- with the City and other institutions in building up the biotechnology sector in New York, trying to stimulate the creation of new, well-paying jobs for our citizens.

Now, to maintain its success, the University has to work hard -- hard year in and year out, to attract and retain the very best scientists in the world. And to do this, we have to be to be able to offer world-class laboratories that meet or exceed the standards of competing institutions across the country and abroad.

What top scientists are looking for today are state-of-the-art laboratories, that maximize opportunities for collaboration through large floor plates and adjacencies of lab space that enable open exchange of information and ideas. So it's vital for us to renew our aging lab stock and develop new lab space to meet contemporary standards.

And if I may just make one additional comment, I want to stress that the University intends to keep the number of

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2 researchers and staff at current levels. This is
3 not an expansion project. It's a lab renewal
4 project to bring our lab -- our labs up to current
5 standards to maintain our competitive edge.

6 Jay Bargmann will discuss the
7 building design and -- and, Master, plan in more
8 detail, but I'd be happy to take questions as well.

9 VICE CHAIR KNUCKLES: Thank you,
10 Mr. Lavigne.

11 Questions.

12 Angela and then Michelle --

13 Michelle.

14 COMM. DE LA UZ: Yes.

15 COMM. BATTAGLIA: Morning, Mr.
16 Lavigne.

17 Thank you for your presentation.

18 It is impressive, all the Noble
19 Peace Prizes that your University has -- no, not
20 peace, Nobel.

21 (Laughter.)

22 COMM. BATTAGLIA: Peace would be
23 good.

24 (Laughter.)

25 COMM. BATTAGLIA: So I -- I -- I

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know that the University accommodated very many of the Community Board's requests or recommendations, and many of which were in our purview. And there are a few that really aren't, but I may as well ask the question anyway.

So the community was asking that perhaps some of your special events bring in the public. You talked about the public school coming in and that part of the campus, perhaps, be open to the public. Can you comment on those.

MR. TESSIER-LAVIGNE: All right.

So the -- the -- we do welcome the public to the campus, as I -- I've already mentioned. We have regular concerts. We have lectures. We have other events. We do that currently during the academic year.

With this new project actually, a space has been designed that will enable us to extend those programs into the summer months as well. And we made the commitment to the Community Board and the eager Borough President that we will expand our projects to enable the public to come more frequently.

In terms of the overall structure

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of the University, the space was accounted for programatically and we can't carve out space. But we deal with the issue by providing access to the campus for these events that occur, as I said, regularly.

COMM. BATTAGLIA: So use of the swimming pool, for example, the fitness center, would that be open to the public?

MR. TESSIER-LAVIGNE: Well, the fitness center is sized for the University community. So it really couldn't accommodate. It's a small -- it's a small facility.

COMM. BATTAGLIA: Thank you.

VICE CHAIR KNUCKLES: Commissioner de la Uz.

COMM. DE LA UZ: Thank you for being here and for sharing a bit more about the University.

I'm just wondering this, the lab renewal project versus an expansion project, based on the trends that are going on in -- in higher education at -- at this point in time, specifically as it relates to research, do you -- do you anticipate this will take care of the University's

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2 needs for the next 10, 20 years?

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4 MR. TESSIER-LAVIGNE: Yeah, we
think of it as 20 to 30 years --

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COMM. DE LA UZ: Okay.

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7 MR. TESSIER-LAVIGNE: -- that that
should be sufficient for our needs.

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9 VICE CHAIR KNUCKLES: Other
questions?

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Commissioner Del Toro.

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12 COMM. DEL TORO: Thank you,
Mr. Lavigne.

13

14 I certainly do appreciate that the
concept of the University as this free-flowing
15 environment that -- that encourages collaboration.
16 And as we all know, that's really, really, very,
17 very important, especially in higher education.

18

19 However, as -- as the other
commissioners have said there is a conflict between
20 the community that sees your beautiful -- your
21 beautiful campus and their lack of open space.

22

23 And now -- now, I gather that the
campus is open only for special events. But if
24 it's not -- for example, if somebody wanted to walk
25 into your beautiful campus, and have lunch and sit

2 on a bench, they could not do that; could they?

3 MR. TESSIER-LAVIGNE: Well, they
4 can do that in association with the special events.

5 So for example, for the concerts,
6 we -- we have them at noon, and then the people are
7 welcome to stay, have lunch in our facilities and
8 hang around the campus until about three o'clock in
9 the afternoon. So we do -- it isn't just come in
10 and leave. We do invite them to enjoy the -- the
11 environment more.

12 Doing that on a daily basis would
13 wreck the -- the tight community of -- of faculty.
14 And again, when we think about the secret sauce,
15 that makes a small institution like this function
16 at the highest levels, that is one of the key
17 elements of the secret sauce. The fact that the --
18 the faculty have this tight-knit community,
19 interdisciplinary community that enables, you know,
20 the -- the people to come together and the sparks
21 to fly.

22 In -- in terms of the -- the
23 community as well, we're committed to -- and you'll
24 hear about this more from Jay Bargmann -- to
25 enhancing the Esplanade. And we -- we look forward

1

20

2 to working with the community on making the -- the
3 most of that, the Esplanade area, which we think is
4 a wonderful resource for the Upper East Side as
5 well. And we're committing significant resources
6 to do that as well.

7 COMM. DEL TORO: Yes, I understand
8 that. I understand why almost, but wrecking is a
9 very strong term.

10 (Laughter.)

11 COMM. DEL TORO: However, you
12 know, for example, Columbia University where you
13 can walk through the campus and -- and so it
14 doesn't seem to impede with the collaboration of
15 people, but it is a massive institution. I
16 understand it's really not -- not comparing apples
17 to apples.

18 But I do think that in -- in view
19 of your philosophy, the -- the outcome then is that
20 whether it's good or bad -- and I'm not making any
21 value judgment here, but the community will see an
22 exclusive institution, seeing itself as exclusive
23 from itself. And -- and so that's never very good,
24 as we know.

25 And -- and so the question is how,

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2 you know, how do you find a way of -- of working
3 with the community, at the same time, you know,
4 respecting the interest and the philosophy of
5 Rockefeller University?

6 MR. TESSIER-LAVIGNE: Well, I
7 should say that it's two responses. One, you take
8 a place like Columbia University, first, 'cause
9 you -- you say yourself, it's much larger.

10 COMM. DEL TORO: Uh-huh.

11 MR. TESSIER-LAVIGNE: They have
12 security that is great, in excess of ten times the
13 amount of security that we have on our campus.
14 They also have a lockdown situation where all
15 buildings are locked down and people have to walk
16 in with key cards. It creates a very different
17 kind of culture.

18 And, you know, just to point to
19 the facts, we've had approximately -- well,
20 significantly, a number -- a larger number of Noble
21 Prizes than they have. Even our faculty are
22 probably one-tenth of their's.

23 So in --

24 COMM. DEL TORO: Well, I -- I have
25 a degree from Columbia.

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(Laughter.)

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MR. TESSIER-LAVIGNE: And I was a post-doctoral fellow at Columbia, so -- so I --

5

(Laughter.)

6

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MR. TESSIER-LAVIGNE: -- I love the institution. But it just shows you the important of culture.

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To get to the point of the community, I think, in fact, Rockefeller is very well liked in the community. We have a lot of support. And the Community Board voted overwhelmingly in favor of -- of this plan, including a request that we expand the programs that we have for access to the public, which we're very happy to satisfy. So -- and we have many people have spoken up on behalf of the University. So I acknowledge that some people would like more. But I think if you surveyed the population nearby, you would find that the vast majority actually believe that the University is a good citizen and a good member of the community. And we'd like to enhance that even further though expansion of the programs that we know work well, and that work that are compatible with safety and

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security on campus, the campus culture, but also bringing our -- our University to the public.

COMM. DEL TORO: Thank you very much.

VICE CHAIR KNUCKLES: Orlando.

COMM. MARIN: Mr. Lavigne, good morning.

Thank you.

The -- the open -- the -- the events that you're saying that are open to the public, how often do those occur?

MR. TESSIER-LAVIGNE: So every week. Currently during the academic year, which is from September to June roughly speaking, we have events. We have a Friday concert every week. And that's one -- very popular with seniors in our community actually who come.

Our auditorium, the Caspary Auditorium can take about 450 people. The auditorium is -- is pretty much, every week, packed with local community members. Many of those tend to stay on campus to have lunch in our facilities and enjoy the facilities while they're there.

We have public lectures. Those --

1

2 those aren't as frequent. They aren't every week.
3 But certainly every month, we have a public
4 lecture, evening lectures. We have some during the
5 day.

6 And then we have special events as
7 well. We've been working on building up additional
8 special events. Some of them are targeted at -- at
9 high school students. Some of them are targeted at
10 the -- the -- the public in general.

11 And again, we're looking forward
12 with this new campus, there's a space in the new
13 design where we will be able to extend our winter
14 program of concerts into the summer to accommodate
15 people and open up our doors in the summer months
16 as well, which currently, we don't really have any
17 things planned. So that's a commitment on our
18 part.

19 COMM. MARIN: Would that be the
20 involvement and use of the amphitheater?

21 MR. TESSIER-LAVIGNE: That's
22 correct.

23 COMM. MARIN: That was my question
24 yesterday.

25 Can you point to us where the

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2 auditorium is.

3

MR. TESSIER-LAVIGNE: Yeah --

4

yeah. The existing auditorium is here

5

(indicating).

6

COMM. MARIN: Okay.

7

MR. TESSIER-LAVIGNE: So this

8

(indicating) is York Avenue.

9

COMM. MARIN: Correct.

10

MR. TESSIER-LAVIGNE: And this is

11

Caspary Auditorium, which is great in the winter.

12

But, you know, when the sun is out and during the

13

tempered months, using this amphitheater here

14

(indicating) will be a much nicer venue for this.

15

COMM. MARIN: Thank you.

16

VICE CHAIR KNUCKLES: Commissioner

17

Del Toro.

18

COMM. DEL TORO: Just to follow up

19

on that, so you said that the seniors when they

20

come in, what -- what -- what you said, there are a

21

number of seniors coming to the -- to the special

22

events. And then you said they were welcomed to

23

enjoy the grounds.

24

Are they welcomed to just go

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anywhere or is that -- is there an area specified?

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MR. TESSIER-LAVIGNE: Right.

So when they -- they currently come in, they -- they use the Caspary Auditorium here (indicating). They continue, we have a dining hall here (indicating). That, when it's warm, there, they're welcomed to use this area around here (indicating).

COMM. DEL TORO: Okay.

MR. TESSIER-LAVIGNE: We do ask them to remain in this general area (indicating) and -- and leave the campus.

It's all about maintaining the safety and security of the campus, which is a biomedical research campus.

COMM. DEL TORO: Uh-huh.

Thank you.

VICE CHAIR KNUCKLES: Other questions for Mr. Lavigne?

Commissioner Chen.

COMM. CHEN: I'm sorry.

At the risk of sound a -- a little repetitive, it sounds as though -- do you check identification when people come in and out of --

MR. TESSIER-LAVIGNE: We do.

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COMM. CHEN: -- the various gates?
(No response.)

COMM. CHEN: And then this decision to have the public, private boundary at that point rather than at the door of each building, is that somehow tied to the nature of the research that's done there and security reasons?

MR. TESSIER-LAVIGNE: I'm sorry, I didn't say -- you know, the -- the -- these research laboratories are very hazardous. And all of our employees, before they can work there, have to be trained, receive special training. And it's just the nature of -- of the work. I mean nothing out of the ordinary.

It's just part of the -- the kind of business that -- that's -- that's involved in -- in biomedical research. And so we can't have people, you know, near the laboratories in any way for those reasons.

COMM. CHEN: Okay.

Thank you.

VICE CHAIR KNUCKLES: Other questions for Mr. Lavigne?

Commissioner Cantor.

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COMM. CANTOR: Mr. Lavigne, you have an extraordinarily beautiful campus.

I had the privilege of working on the Howard Hughes building many, many years ago, as well as Hospital for Special Surgery. So I know a little bit about the waterfront.

With your proposal, do you not have -- do you have private access to the roof along the waterfront, without public access to that roof?

MR. TESSIER-LAVIGNE: Correct.

COMM. CANTOR: You've made your point --

MR. TESSIER-LAVIGNE: In fact, we would open it up during -- we would open it up during events. The whole idea in the summer is to have concerts and other events here.

Frankly, we're quite excited to extend it beyond concerts. That'd be a great place to have plays. For example, you think of Shakespeare in the Park, to open that up and then make it accessible in those -- that way.

COMM. CANTOR: Understanding your concern about the integrity of the community, your

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community, won't the security needs that you would have by opening that to the public periodically be similar, although of obviously a greater length, than if you had it open to the public on a year-round basis?

MR. TESSIER-LAVIGNE: Not at all.

Unfortunately, we're looking at -- we'd have to have a massive expansion of security.

For these events, we corral the number of our security guards to come, for example, when we had the concerts, and -- and lectures. And they sort of line the path in a, inconspicuous way. We want to make feel people welcomed, not excluded.

But we couldn't -- to have that there permanently, day in, day out, would require a massive expansion of our security force and would change the character of the community.

COMM. CANTOR: Do you have -- well, I'll -- I'll ask you this question, but I suspect that you'll pass it off to Jay.

Do you have the opportunity to create a -- I don't want to use the word zone, but a limited access to that roof for the public from the street on a year-round basis?

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MR. TESSIER-LAVIGNE: That would be very difficult in terms of the -- the infrastructure, the -- the security. It's only required in the development of Campus -- character.

The other thing I should point out is making that space available on a periodic basis is very compatible with the -- the concept of the -- the open interactions of our faculty. And bringing together -- a key part of this plan is actually to bring together our eating facilities into this facility here (indicating). So that we bring the campus together.

We're very divided. There's a north campus and a south campus. What this building does is it unites the campus, brings it together. And by bringing the eating facilities here today, there (indicating), this will be the space where people will converge. We think we can multiply the interactions that we already have and enhance the community.

If you start carving out a big bunch -- bunch of this for the public, then that's -- that's lost.

So it's not a -- I think the --

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the pre-speaker used the win-win situation. It would be a win-lose. It would really dramatically impair a major feature of the programmatic concept behind this building.

COMM. CANTOR: Thank you.

VICE CHAIR KNUCKLES: Other questions for Mr. Lavigne?

(No response.)

VICE CHAIR KNUCKLES: Thank you.

MR. TESSIER-LAVIGNE: Thank you.

VICE CHAIR KNUCKLES: Jay Bargmann.

MR. BARGMANN: Good morning.

My name is Jay Bargmann. I'm a partner at Rafael Vinoly Architects. And we're the architects for the Rockefeller University project.

To follow on from what the president said, the mission was to provide state-of-the-art research space that promotes collaboration. And to do that for the laboratory part of the project, we're proposing a two-story building that runs from 64th to 68th Street. The reason for doing that is three-fold, two of them having to do with research.

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A two-story building with a large floor plate is the most flexible in terms of subdividing, as researchers reconfigure their science or the size of their teams. And it also allows the building to connect all of the existing buildings on campus, both laboratory buildings and office buildings, as well as tie in to the University's utility system, which has a tunnel that runs from the south to the north end of the campus.

And then the third reason for the two-story profile is that the roof of the proposed building aligns with the elevation of the campus, so that the campus continues onto the green roof. Which means that from York Avenue, the project has no impact on the community in the sense of being a visible presence.

And then from the east, the project establishes a base, and integrates the campus and gives Rockefeller an identity from north to south. But it doesn't obscure the significant buildings that have been built there over the last hundred years.

So we think that it presents an

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image of unity, but it has diversity of architecture and function.

We already spoke about the amphitheater and the dining hall, which are located on the roof of the building. And the amphitheater focuses on Welch Hall, which is a significant piece of architecture on campus, and can be accessed from the main entrance, and have a control access welcoming the community in up the main entrance of the campus, while still maintaining security.

The culture of the campus, we did talk about. And maintaining an openness and tying all the buildings together, either through outdoor space or this new lab building, is central to the University's mission.

We're going to talk a little bit about the Esplanade design. And we have a few panels for that. I'll make the transition to Heather Fuhrman, who is from Mathews Nielsen, the landscape architect, by saying that we think that the -- or the proposed schedule for the construction is about four-and-a-half years, starting in 2015 and opening in 2019, mid-2019.

Through all that period, the

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2 Esplanade will be maintained open with public
3 access, so that the construction of the building
4 will have no impact on the use of the Esplanade.

5

VICE CHAIR KNUCKLES: Okay.

6

7

Why don't we stop there and you
can take questions.

8

MR. BARGMANN: Sure.

9

VICE CHAIR KNUCKLES: Let me just
10 ask, where will be the staging area for the
11 construction of the -- of the building?

12

MR. BARGMANN: Good question.

13

For the first -- well, the first
14 phase of construction is four months. And it will
15 be rebuilding the seawall at the Esplanade, which
16 has deteriorated over the last seven years since it
17 was built.

18

The first four months are from the
19 water. And then there's about 26 more months where
20 the superstructure will be put in place, which is a
21 pre-fabricated steel structure. It will be brought
22 up the East River on barges, and lifted over the
23 FDR and dropped into place.

24

25

So that construction will have
impact on the River. And it will be -- will be

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2 closing the FDR for Sunday nights for about 13
3 nights, something like that, while these
4 pre-fabricated pieces are hoisted into place.

5 And then after that's done, the
6 rest of the construction is staged from this
7 platform (indicating). And the -- the fit-out of
8 the building will -- the building will be accessed
9 from York Avenue, with all of the -- all of the
10 staging on the roof of the -- of the structure that
11 we've put in place.

12 VICE CHAIR KNUCKLES: Will that be
13 in the middle of the night or -- or --

14 COMM. CANTOR: Two a.m..

15 VICE CHAIR KNUCKLES: -- what, in
16 the evening?

17 Two a.m.?

18 COMM. CANTOR: Two a.m., that's
19 what I have --

20 MR. BARGMANN: Yeah, at minimum
21 it's -- I mean, we have low noise. We have --
22 we've studied the traffic. We've made sure that
23 we'll -- we'll have minimal impact on the
24 community.

25 And by using the East River, of

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2 course for at least half of the construction, you
3 have zero impact on the traffic or on pedestrian
4 flow.

5

VICE CHAIR KNUCKLES: Okay.

6

Questions for Mr. Bargmann?

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Commissioner Douek.

8

9 COMM. DOUEK: Besides the 13
10 nights, what other impact on the FDR is there going
11 to be?

12

13 MR. BARGMANN: There's no other
14 impact on traffic flow on the FDR. The -- all of
15 the construction takes place above it.

16

17 We have the ten columns that
18 occupy about ten square feet each, that sit on the
19 eastern edge of the FDR outside of the roadway.

20

COMM. DOUEK: Thank you.

21

22 VICE CHAIR KNUCKLES: Those are
23 precast columns. They won't be poured --

24

25 MR. BARGMANN: They're structural
26 steel columns encased in concrete with crash
27 barriers, to prevent any damage from a car
28 collision.

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COMM. DE LA UZ: During the night.

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VICE CHAIR KNUCKLES: Other

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questions for Mr. Bargmann?

Commissioner de la Uz.

Oh, I'm sorry.

COMM. DE LA UZ: Hi, Mr. Bargmann.

Are there any plans for any
signage on the structure at all?

MR. BARGMANN: The only discussion
on signage is for donor recognition. All of the
financing for the project will be from private
fundraising. And so like any university, there may
be signage on the buildings recognizing the donor.

COMM. DE LA UZ: How might that be
visible to the public?

MR. BARGMANN: We really haven't
discussed that.

But typically that signage is
rather low scale and associated with the entrance
to a building. At least that's our experience at
other campuses. And it's currently that way at
Rockefeller.

I think there is a sign
identifying Rockefeller University on the -- on the
south end of the -- of the tower there
(indicating).

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But there are no definite plans.

COMM. DE LA UZ: Okay.

Thank you.

COMM. CANTOR: Just one.

VICE CHAIR KNUCKLES: Commissioner
Cantor.

COMM. CANTOR: Jay, question, is
the edge of the Esplanade, is that bulkhead or --
or pierhead?

MR. BARGMANN: It's a -- it's a
gravity retaining wall.

COMM. CANTOR: No -- no -- no.
In terms of -- in terms of
intrusion, is it a bulkhead line or a pierhead
line?

MR. BARGMANN: I believe it's a
bulkhead line. I'm not exactly sure of the
distinction there.

COMM. CANTOR: You can build out
beyond the bulkhead. You can't build out beyond
the --

MR. BARGMANN: We're -- we're not
intending to build out beyond the bulkhead, and I
don't think that we would be permitted to without

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2 the --

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4 a pierhead as well.

5

Okay.

6

7 process.

8

9 back to the Corps of Engineers?

10

11 of the Esplanade is to have benches, and planting,
12 and lighting, and drinking fountains, and
13 irrigation. And that's all within the footprint of
14 the existing Esplanade.

15

COMM. CANTOR: Okay.

16

17 Chen.

18

19 about the Esplanade. I know there's some support
20 columns that come down --

21

MR. BARGMANN: Uh-huh --

22

23 materials, that they protrude like an inch into the
24 Esplanade. Is there any other space being --

25

MR. BARGMANN: The only space

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2 that --

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COMM. CHEN: -- taken away from --

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MR. BARGMANN: -- we're taking

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from --

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COMM. CHEN: -- this?

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MR. BARGMANN: -- the Esplanade

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are these ten column locations (indicating), which

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are, you know, we've minimized the intrusion of the

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columns. And they are about three foot square

11

where they sit on driven piles that go to rock.

12

COMM. CHEN: Okay.

13

Thank you -- thank you.

14

VICE CHAIR KNUCKLES: Other

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questions for Mr. -- other questions for Mr.

16

Bargmann?

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COMM. CERULLO, III: No -- no.

18

VICE CHAIR KNUCKLES: Other

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questions?

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COMM. CERULLO, III: No.

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VICE CHAIR KNUCKLES: Other

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questions?

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COMM. CERULLO, III: I had a

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question.

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(Laughter.)

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COMM. DEL TORO: I have --

VICE CHAIR KNUCKLES: Commissioner

Del Toro.

COMM. DEL TORO: Regarding the Esplanade again, Ms. Hausner -- Hausner mentioned the shadows, the impact of the -- of the shadows. The impact, can you please talk about that?

MR. BARGMANN: Uh-huh.

The -- their building does cast additional shadows on the Esplanade. And it's, in my opinion, rather minimal. It's all documented in the -- in the EIS.

In the winter months when we really do want the sun, the sun is already low in the sky and the shadows from the existing campus -- this is the edge of the -- of the stone wall (indicating), that's the existing campus (indicating). And then the buildings (indicating), those are already casting shadows in the afternoon during the winter. So there's no appreciable increase of shadows in the winter.

There is some increase of shadows in the summer. We recognize that.

But we've spent a lot of time on

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2 campus. And in the summer months, people on this
3 (indicating) part of the Esplanade tend to look for
4 shade, when they sit in the benches. So we're
5 putting trees and benches along the edge of the
6 water in viewing locations. And we hope that will
7 make it a more accommodating place for more
8 functions like cycling, and sitting and -- and
9 conversations.

10 COMM. DEL TORO: Thank you.

11 VICE CHAIR KNUCKLES: Other
12 questions for Mr. Bargmann?

13 (No response.)

14 VICE CHAIR KNUCKLES: Thank you.

15 MR. BARGMANN: Thank you.

16 VICE CHAIR KNUCKLES: Heather
17 Fuhrman.

18 MS. FUHRMAN: Good afternoon.

19 My name is Heather Fuhrman. I am
20 the project manager. I am from Mathews Nielsen
21 Landscape Architects. And we're involved working
22 alongside of Rafael Vinoly's office developing both
23 the green rooftop and also the Esplanade.

24 I am going to speak to you about
25 the Esplanade design a little bit further. I think

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we have a plan under here somewhere. There it is.

Sorry. Let me get organized.

So as -- as Jay mentioned, we are working with both the Parks Department, City Planning and also Community Board Eight to develop an enhancement for the existing Esplanade that runs adjacent to the new proposed building.

We are looking to use -- we're not extending out into the water line in any way. But we are looking to really enhance the experience of the users, by using, you know, resiliency planting and accommodating for the different, somewhat harsh microclimate that's here (indicating) along this edge.

And -- and really just -- I can go over to the plan. We are accommodating -- we have a -- this (indicating) is a mapped greenway bike system. So we're accommodating both bike riders and also pedestrians, which is a little tricky in some of the more narrow areas. But we have been able to develop a plan that keeps pedestrians separate from bikers, which we feel is really important.

We've given a continuous

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2 pedestrian lane that start on the north end. And
3 then they sort of are able to start coming into
4 this wider area (indicating), which allows for a
5 different experience. They can come up to the
6 edge, have a seat, sit underneath some nice
7 plantings and then continue on their way, but
8 staying out of the bike lane specifically.

9 And we're also, as part of this as
10 Jay mentioned, we are also looking to reconstruct
11 the bulkhead, which is currently failing. So
12 that's also a part of this effort.

13 We have a Community Board design
14 charrette that's scheduled for tomorrow evening.
15 My understanding is we have several members of the
16 Community Board and from the community who will be
17 joining us. We're really in the conceptual stage,
18 so we're looking for their input and feedback to
19 really sort of develop a concrete plan for this
20 segment.

21 VICE CHAIR KNUCKLES: Okay.

22 Thank you, Ms. Fuhrman.

23 Any questions for Ms. Fuhrman?

24 Commissioner Levin.

25 COMM. LEVIN: Yes, thank you.

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You know, everyone looks much better when we're not bundled up, stumbling around in the snow.

(Laughter.)

COMM. LEVIN: I want to appreciate -- I want to thank you all for the opportunity to have visited the campus. I may have one of the few who actually --

(Laughter.)

COMM. LEVIN: -- made it there.

MS. FUHRMAN: Uh-huh.

In the snow storm.

(Laughter.)

COMM. LEVIN: Then we learned that day how visiting in the snow is actually not really so wonderful.

(Laughter.)

COMM. LEVIN: But anyway, there's indication in the environmental report that the Esplanade plan will be completed. Further mitigations will be figured out by the time this land use review process is going to be complete.

How is that going to match up with the charrette process and the community designing

1

2 process? When is the design for this going to be
3 finished? And if it's not finished by the time --

4

MS. FUHRMAN: Well, that --

5

6 how much of it then will be sort of embodied in our
7 work?

8

MS. FUHRMAN: Sure.

9

10 So what we've developed so far has
11 been reviewed alongside of Parks Department and
12 City Planning. I know a number of the agencies
13 have -- we've really worked closely with them.

13

14 What we're looking to do with the
15 community is to really understand, based on some of
16 the community board meetings that we went to,
17 really understand, you know, how they want to
18 experience the Esplanade.

18

19 There are certain elements that
20 have to be accommodated. One is -- is the bikeway
21 system. It is a mapped DOT greenway. So to really
22 just get a sense of what the community -- community
23 is looking for and how we would be able to sort of
24 tweak this conceptual design.

24

25 One of the things that we have
developed further from feedback from the community

1

2 is raising the sound -- the crash wall with the
3 sound barrier. So we've -- we've looked to
4 increase the height of that. And also, really
5 just, you know, make it as -- as comfortable a
6 space as possible.

7

I mean they're the ones that are
8 going to be the ones using it. They are the ones
9 who use it now and -- and have experience with, you
10 know, north and south of our exact area.

11

So that's -- that's what we're
12 looking to do in terms of getting, you know, just
13 sort of really developing and kind of fleshing out,
14 you know, what -- what they think would be helpful
15 for this area, so --

16

COMM. LEVIN: So do you anticipate
17 that there will be further design work that can be
18 shown to the Commission, before we vote? So I
19 guess that's maybe a month or so or six weeks from
20 now, I'm not exactly sure when or -- or are you
21 involved in a longer planning process than that?

22

MS. FUHRMAN: We want to keep the
23 community involved as we go through the process.
24 We -- we feel that's really important.

25

In terms of being able to develop

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things further for the Commission, I don't know that we'd be able to --

COMM. LEVIN: Okay.

MS. FUHRMAN: -- we'd be able to do that at this time. But we really want to make sure the community is involved in the process.

COMM. LEVIN: Okay.

So then two more questions about the Esplanade. One, perhaps a detail, I don't know, but the Community Board had a recommendation about looking into the availability of water?

MS. FUHRMAN: Oh, irrigation.

COMM. LEVIN: That irrigation, could you --

MS. FUHRMAN: Yes, so we --

COMM. LEVIN: Is that a big deal or is it feasible? What's it going to do?

MS. FUHRMAN: Yes. We are -- we are studying that now. We -- we believe we are able to make a connection. And we're giving -- right now, we're showing on the plan ten different irrigation -- they're called quick couplers. Basically, they're an in-ground, frost-proof hydrant that can be attached into, so that the

1

2 water can be distributed to the different planters.
3 And we've got them currently a hundred feet on
4 center throughout the site.

5

COMM. LEVIN: Okay.

6

MS. FUHRMAN: And we do think it's
7 important, yes.

8

COMM. LEVIN: Okay.

9

MS. FUHRMAN: Plants need water.

10

COMM. LEVIN: So then I guess that
11 leads to my last question, which is about how
12 challenging this landscaping will be to maintain.
13 Because it's one thing to build these wonderful
14 spaces, but we know as time goes by, if you don't
15 give the proper attention to maintaining them, it's
16 like it wasn't there in the first place.

17

So how --

18

MS. FUHRMAN: Absolutely.

19

COMM. LEVIN: -- how -- how much
20 effort will it make to maintain it or are you
21 choosing plantings that can be ignored?

22

MS. FUHRMAN: Not ignored.

23

(Laughter.)

24

MS. FUHRMAN: But -- but we are
25 looking --

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2

VICE CHAIR KNUCKLES: Low -- low

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maintenance.

4

(Laughter.)

5

MS. FUHRMAN: That's the term low

6

maintenance.

7

COMM. LEVIN: Take care of

8

themselves.

9

(Laughter.)

10

MS. FUHRMAN: Yes.

11

So -- and usually what happens,

12

and in the typical maintenance plan -- and we can

13

speak to this further -- usually what happens is

14

after we're done, you know, we've completed a

15

project, the plantings are in, the contractor --

16

the landscape contractors who's installed the

17

planting typically takes on a two-year warranty

18

period. And that allows the plants to establish or

19

not establish. And then also the warranty means

20

they get replaced if they don't quite make it.

21

COMM. LEVIN: Uh-huh.

22

MS. FUHRMAN: Rockefeller is

23

looking to extend the maintenance of the planting.

24

And we are looking to use plant material that will

25

be, you know, specific to this microclimate, that

1

2 can take, you know -- you know, a little bit of an
3 inundation of water, a little bit of dry time, some
4 shade, you know, all the different kind of
5 components that are going to happen along this
6 edge.

7

8 So we are looking to specifically
9 use plant material that will thrive in this
10 environment.

11

12 COMM. LEVIN: Thank you.

13

14 VICE CHAIR KNUCKLES: I just
15 wanted to ask you on the rendering between the
16 columns --

17

18 MS. FUHRMAN: Uh-huh.

19

20 VICE CHAIR KNUCKLES: -- and
21 behind the -- the botany, what -- what -- what kind
22 of physical impediment is there between the highway
23 and -- and the --

24

25 MS. FUHRMAN: It's a crash
26 barrier. And then we're --

27

28 VICE CHAIR KNUCKLES: It's a crash
29 barrier.

30

31 MS. FUHRMAN: -- extending it up
32 to provide a sound barrier as well.

33

34 VICE CHAIR KNUCKLES: Okay.

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MS. FUHRMAN: We're at eight feet currently.

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5

COMM. CANTOR: But that would only be on the west side.

6

7

8

On the east side, you have a separate crash barrier. You won't be extending that up, will you?

9

10

MS. FUHRMAN: On the other -- on the other --

11

12

COMM. CANTOR: On this (indicating) face --

13

COMM. LEVIN: Yes.

14

15

COMM. CANTOR: -- on this east face.

16

COMM. LEVIN: Yes.

17

18

19

MS. FUHRMAN: On this side (indicating). This is the side that's going to have the crash barrier.

20

21

COMM. CANTOR: Crash barrier,

yeah.

22

23

MS. FUHRMAN: And the FDR is

behind that.

24

25

COMM. CANTOR: What is the value of extending it up, in terms of sound attenuation?

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MS. FUHRMAN: We can -- I can have someone who can give you a little bit more information from AKRF, Steve Rosen.

VICE CHAIR KNUCKLES: No, you're -- you're -- you're scheduled to speak, sir.

MR. ROSEN: Okay.

VICE CHAIR KNUCKLES: Yeah.

MS. FUHRMAN: He can -- he can speak to it a little bit further.

VICE CHAIR KNUCKLES: Okay.

MS. FUHRMAN: But our -- our understanding is, is that we're able to reduce the impact of sound along that edge.

VICE CHAIR KNUCKLES: Okay.

Other questions for Ms. Fuhrman?

(No response.)

VICE CHAIR KNUCKLES: Thank you.

MS. FUHRMAN: Thanks.

VICE CHAIR KNUCKLES: Robert Cook.

MR. COOK: Vice Chair Knuckles, Commissioners, I am Bob Cook, Land Use Counsel to the University. And I am just going to briefly describe the actions that are in front of the Commission regarding this project.

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The first one is a special permit pursuant to Section 74-682 of the Zoning Resolution, which is a provision that applies specifically to the air rights developments over the Drive. And this includes a request for a rear-yard waiver, which, in this case, is kind of redundant because the rear yard, in effect, extends out all the way over the -- the East River. So it -- there is plenty of the light and air provided to the University, that of the building by that space.

There's also a change in the City Map to demap the column volumes that will be coming down on the east side of the FDR Drive. And you've heard the description of the extent of those columns.

And actually, there -- there was an original mapping application. And we are now amending it, because the column volumes will actually get smaller.

Originally, the columns -- I can't show you here (indicating), but the columns were Vs. They're now made into Ys, so the space that's occupied on the ground level is -- is smaller.

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The next action is a modification of the University's previously-approved light scale community facility development plan. And that's because we are increasing the lot coverage and the floor area on the campus. The -- the floor area still just goes to 33 percent of what's permitted. And the lot coverage goes from about 30 percent now to about 42 percent, of a permitted 65 percent.

Lastly, there are two approvals pursuant to the 1973 agreement. They both relate to the placement of columns in the development of the Esplanade.

Questions?

VICE CHAIR KNUCKLES: Thank you, Mr. Cook.

Questions?

Commissioner Cantor.

COMM. CANTOR: Mr. Cook, could you amplify about the request to eliminate the columns in terms of -- I assume that's in terms of FAR?

To eliminate --

MR. COOK: We're eliminating space within the FDR Drive Esplanade to accommodate the columns.

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2

COMM. CANTOR: Okay.

3

But it has nothing do with

4

building FAR, the structure?

5

MR. COOK: No.

6

COMM. CANTOR: Okay.

7

MR. COOK: No.

8

The -- any platform that's built

9

over the Drive does not count as lot area, for the

10

purpose of computing FAR.

11

COMM. CANTOR: I was just

12

concerned about other implications at other sites.

13

Okay.

14

Thank you.

15

MR. COOK: You're welcome.

16

VICE CHAIR KNUCKLES: Other

17

questions for Mr. Cook?

18

(Laughter.)

19

COMM. DE LA UZ: Anna.

20

VICE CHAIR KNUCKLES: Anna, I'm

21

sorry.

22

COMM. LEVIN: Thank you.

23

Mr. Cook, I have a question about

24

the extent of the maintenance obligation for the

25

Esplanade. I believe it was raised by the

1

2 Community Board and certainly also by the Borough
3 President. It has to do with the period of time
4 over which Rockefeller will be required to fund the
5 maintenance. And I guess I should also -- so my --
6 what -- what is the anticipated maintenance
7 commitment and how will it be implemented?

8 MR. COOK: Well, for the moment,
9 it's the University has agreed to maintenance of
10 the planting for four years. We are in discussions
11 and exploring the issue of what happens beyond
12 that. We're in discussions with the Parks
13 Department.

14 One of the questions is what is
15 the entity that can receive the money and how we
16 can -- can we be assured that it gets spent here?
17 And the other question is the monetary amount of
18 the commitment.

19 COMM. LEVIN: Uh-huh.

20 So it's anticipated that
21 Rockefeller's requirement would be to fund
22 maintenance, but not necessarily to carry it out
23 themselves?

24 MR. COOK: Correct.

25 For -- for those first four years,

1

2 I -- I believe it would be the University's -- they
3 would hire a landscape contractor to maintain.

4

COMM. LEVIN: As part of the
5 construction process that Ms. Fuhrman described,
6 they -- they plant it, they guarantee it, they take
7 care of it --

8

MR. COOK: Yes.

9

COMM. LEVIN: -- for a period of
10 time?

11

MR. COOK: And those guarantees
12 are, as I understand it I think -- and correct me
13 if I'm wrong -- but I think they ordinarily run two
14 years.

15

COMM. LEVIN: Okay.

16

MR. COOK: And the --

17

COMM. LEVIN: Well, you know, I
18 realize that this is mostly the Parks Department's
19 business. It is -- they have jurisdiction over
20 this.

21

But I think this is our
22 opportunity to be sure that what gets built as
23 fantastic public space, continues to be fantastic
24 public space. And I would hope that in the course
25 of this, there could be a much longer term

1

2 commitment to support of this space, because it's
3 being done in mitigation of the shadow, that
4 Rockefeller is -- that the new building is going to
5 cast over the Esplanade. That shadow is going to
6 be there in perpetuity. I would think that the
7 funding ought to be there. Some measure of the
8 funding ought to be there in perpetuity.

9 And also, I think Rockefeller has
10 a fantastic track record of maintaining excellent
11 open space on its own campus. So maybe there is an
12 in-kind opportunity here, rather than just a
13 funding opportunity. But it sort of goes beyond my
14 business.

15 And I would add that -- add the
16 fact that now it's great that you figured out now
17 to provide irrigation to the area. That's coming
18 from the Rockefeller campus, I'd imagine.

19 So there really is a very concrete
20 tie between the maintenance of Rockefeller's own
21 property and maintenance of this.

22 MR. COOK: Actually, I believe
23 there's a pipe in there already.

24 COMM. LEVIN: Oh, there is.

25 MR. COOK: There are --

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COMM. LEVIN: Okay.

MR. COOK: -- the -- the question is, I believe, that whether there's adequate pressure to run it all the way to the -- from the south end where it originates, up to the north end.

COMM. LEVIN: Oh, good.

Thank you.

VICE CHAIR KNUCKLES: Other questions for Mr. Cook, Robert Cook?

COMM. DE LA UZ: Thank you.

VICE CHAIR KNUCKLES: Thank you.

MR. COOK: Thank you.

VICE CHAIR KNUCKLES: George Candler.

MR. CANDLER: Mr. Vice Chairman, Commissioners, I'm George Candler. I'm the associate vice-president of Planning and Construction at Rockefeller.

I am here to answer questions.

VICE CHAIR KNUCKLES: Questions for Mr. Candler?

(No response.)

VICE CHAIR KNUCKLES: Thank you, sir.

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COMM. DE LA UZ: Thank you.

(Laughter.)

VICE CHAIR KNUCKLES: Stephen

Rosen.

MR. ROSEN: Hi, I'm Steve Rosen

from AKRF. We prepared the Environmental Impact

Statement.

Let -- let me just answer the

question about -- about the barrier. We originally

proposed in the Draft EIS a five-foot barrier.

There's a -- currently a two-and-a-half-foot Jersey

barrier that separates the Esplanade from the --

besides the fence, that separates the Esplanade

from the highway.

The Community Board came back and

asked us to raise the height of that barrier, so

that they could get a -- a more appreciable

reduction in -- in noise levels.

We -- we -- we proposed raising it

to eight feet, which results in a reduction on the

Esplanade of between roughly three and six dBA

in -- in -- in noise. Five dBA is a readily

noticeable decrease in change. Three dBA is a --

VICE CHAIR KNUCKLES: And what

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material is this? What material is the -- is the barrier?

MR. ROSEN: I don't think we've -- we've yet selected the materials for the barrier. I -- I assume it's --

COMM. DE LA UZ: Concrete.

MR. ROSEN: It -- it -- it could be -- I -- I assume it could be a concrete-type of material.

VICE CHAIR KNUCKLES: Okay.

I'm sorry, go ahead.

Continue.

MR. ROSEN: But that, the eight foot -- the eight foot allows also for good circulation of air and -- and -- and probably winds up causing some slight reduction in terms of pollutant levels, as the pollutants are sort of diffused over -- over the people on the Esplanade coming off the highway.

If there are any other questions on the Environmental Impact Statement, I'd be happy to answer them.

VICE CHAIR KNUCKLES: Commissioner Douek.

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COMM. DOUEK: Just a question on the -- on the barrier. The barrier's purpose is to attenuate sound or it's to also be a crash barrier?

MR. ROSEN: Well, the -- all you need is probably a two-and-a-half-foot barrier, similar to what's there from a safety standpoint. So the -- the increase of height is really for sound attenuation.

COMM. DOUEK: Okay.

Thank you.

VICE CHAIR KNUCKLES: Other questions for Mr. Rosen?

Commissioner de la Uz.

COMM. DE LA UZ: Mr. Rosen, just does it also -- raising the barrier, does it at all trigger any additional requirement for venting?

MR. ROSEN: No.

This -- the height of -- the height of the platform is roughly 18 feet above -- above the roadway, so it leaves 10 -- 10 feet.

We've had -- we've had air quality studies that looked at -- at really a worst-case condition when there was stalled traffic, to make sure that people that are using the highway are not

1

2 asphyxiated or have any adverse health effects.

3 And we have plenty -- plenty of air circulation

4 with -- with the ten-foot opening.

5 COMM. DE LA UZ: Okay.

6 VICE CHAIR KNUCKLES: Other

7 questions?

8 Commissioner Del Toro.

9 COMM. DEL TORO: Again, on the
10 barrier, the discussion before was that the --
11 the -- that the change from the V to -- to the Y,
12 so that there will be less space taken on the -- on
13 the, I guess on the ground surface.

14 What if the -- if the barrier is
15 raised to eight feet looking from, let's say from
16 the other side -- what is that? What is -- across
17 the East -- the East River.

18 COMM. LEVIN: Roosevelt Island.

19 COMM. DEL TORO: Across the --

20 VICE CHAIR KNUCKLES: Roosevelt
21 Island.

22 COMM. DEL TORO: Roosevelt Island.

23 MR. ROSEN: Roosevelt.

24 COMM. DEL TORO: If the barrier is
25 high, that really changes the -- the -- the visual

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impact, doesn't it, because --

MR. ROSEN: From Roosevelt Island?

COMM. DEL TORO: -- it look like a wall -- more like a --

(Laughter.)

VICE CHAIR KNUCKLES: Of course, the drivers shouldn't be --

COMM. DEL TORO: I'm not talking about the drivers. I'm just talking about how we would receive it from --

COMM. BATTAGLIA: Drivers have rights.

COMM. DEL TORO: Yes.

MR. ROSEN: A barrier, an eight-foot barrier, people on the Esplanade would have less of a -- less of a view of -- of the schist wall now with the eight -- with the eight-foot barrier.

But, you know, there's always a trade off with a barrier, in terms of the visual versus the sound attenuation. And the sound quality is going to be readily -- readily quiet -- really noticeably quiet, quieter on the Esplanade.

COMM. DEL TORO: It would be good

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2 to have a drawing to see what the -- what the
3 difference would be between, you know, the five
4 foot and the -- and the eight foot. Is it any --
5 you know, is it perceptible?

6

MR. ROSEN: Sure. We -- we can
7 prepare it, that sort of drawing.

8

COMM. DEL TORO: Okay.

9

Thank you.

10

VICE CHAIR KNUCKLES: Commissioner
11 Cantor.

12

COMM. CANTOR: No, I'm just
13 thinking -- I would -- I would imagine that the
14 barrier is going to be west of the face of the
15 columns, so that the columns, the -- the experience
16 of the column will still be there?

17

MR. ROSEN: That's correct.

18

COMM. DEL TORO: Okay.

19

COMM. CANTOR: Okay.

20

VICE CHAIR KNUCKLES: Other
21 questions?

22

(No response.)

23

VICE CHAIR KNUCKLES: Thank you.

24

Timothy O'Connor.

25

MR. O'CONNOR: Hello.

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My name is Timothy O'Connor. I am, at Rockefeller University, the vice president for University Strategy and Research Operations. And I'm just here for questions.

VICE CHAIR KNUCKLES: Are you responsible for the Noble Prize winning?

(Laughter.)

COMM. DEL TORO: You won it?

(Laughter.)

MR. O'CONNOR: Is this on the record?

(Laughter.)

VICE CHAIR KNUCKLES: Questions for Mr. O'Connor?

(No response.)

VICE CHAIR KNUCKLES: Thank you.

MR. O'CONNOR: Okay.

VICE CHAIR KNUCKLES: Michael Sandler.

MR. SANDLER: Morning.

My name is Michael Sandler and I'm here on behalf of Borough President Gale Brewer.

Rockefeller University has been an important research institution in our City for over

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2 a century, bringing medical breakthroughs to the
3 global community, and jobs and research funding to
4 our local community.

5

6 Rather than put forward a plan to
7 develop as much as floor area as possible on their
8 site, the University is left open much of its
9 campus, and has concentrated its bulk away from its
10 neighbors across York Avenue.

11

12 The proposed new laboratory will
13 add state-of-the-art -- a state-of-the-art research
14 center to the Rockefeller University campus,
15 without increasing the user population of the
16 University or encroaching on nearby residential
17 uses.

18

19 First, the proposed project meets
20 the findings for the special permit for a
21 development over a street. As such, the proposed
22 modification of the large scale community facility
23 development plan and certification for a column
24 placement are appropriate.

25

26 The second certification pursuant
27 to articles 12B and 12C of the 1973 agreement
28 requires that the University submit plans for
29 environmental impact mitigation. The proposed

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2 laboratory building creates an unmitigatable [sic]
3 significant adverse impact on an open space,
4 because of the building's shadows.

5

6 The University has committed to
7 redesign the East River Esplanade adjacent to the
8 site, and to rebuild the deteriorating seawall on
9 this stretch of the East River as partial
10 mitigation.

11

12 Additionally, the applicants
13 agreed with the Community Board to schedule more
14 public events on campus, and has worked with the
15 Borough President's office to create an open campus
16 program on Friday afternoons during the warm
17 months.

18

19 These efforts go a long way
20 towards mitigating the open space impact of the
21 project. But the University should do more to be a
22 good neighbor to the community that is particularly
23 starved of open space.

24

25 The University has a large green
26 areas on its campus that are inaccessible to the
27 community. There are legitimate reasons for a
28 closed campus. But the University should explore
29 where the campus fence can be moved to create open

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space on the periphery of its land.

In addition to these efforts, the University needs to solidify its commitments to the community, before final project approval. The University has committed to a public design process for the Esplanade, and for a financial contribution to ongoing maintenance. This design process should be undertaken now. And the financial commitment needs to be made far more specific.

Other than this unavoidable open space impact however, this is a terrific project that will help the University stay competitive and continue to engage in important life-saving research. Having such prestigious -- having such a prestigious biomedical institution in our City is a true asset, and the City Planning Commission should approve this project in order to further the long-term goals of this important institution.

Thank you very much for your time.

VICE CHAIR KNUCKLES: Thank you, Mr. Sandler.

Are there any other speakers on this item?

(No response.)

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VICE CHAIR KNUCKLES: Any other speakers on this item?

(No response.)

VICE CHAIR KNUCKLES: The record will remain open in this matter for ten days until Monday, March 3rd, in order to receive written testimony on the Draft Environmental Impact Statement.

Madam Secretary, is there any other business before the Commission?

MS. GRUEL: No, Vice Chair.

VICE CHAIR KNUCKLES: If not, the meeting is adjourned.

(Time Noted: 12:12 p.m.)

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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, STEPHANIE J. VALDER, a Shorthand
(Stenotype) Reporter and Notary Public within and
for the State of New York, do hereby certify that
the foregoing pages 1 through 71 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 25th day of February,
2014.

STEPHANIE J. VALDER