



CITY PLANNING COMMISSION

February 16, 2011/Calendar No. 20

N 100339 ZAM

IN THE MATTER OF an application submitted by Columbia University in the City of New York for the grant of an authorization pursuant to Section 62-822(a) of the Zoning Resolution to modify the location, area and minimum dimension requirements of Section 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS); in connection with a proposed 5-story, approximately 47,700 square foot building, on property bounded by the Harlem River, Broadway, West 218th Street and Inwood Hill Park, (Block 2244, Lots 1 and 100) in an R7-2 District, Community District 12, Borough of Manhattan.

WHEREAS, the City Planning Commission has received an application (N 100339 ZAM) dated April 29, 2010, from Columbia University requesting an authorization pursuant to Section 62-822(a) of the Zoning Resolution to modify the location, area and minimum dimension requirements of Section 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS) to facilitate the development of the Campbell Sports Center, a proposed 5-story, approximately 47,700 square foot building and a new women's softball dugout and press box at Baker Field, on property bounded by the Harlem River, Broadway, West 218th Street and Inwood Hill Park, (Block 2244, Lots 1 and 100) in an R7-2 District, Community District 12, Borough of Manhattan; and

WHEREAS, implementation of the proposed waterfront public access area component of the project, to be known as Boathouse Marsh, also requires related applications for an authorization (N 100340 ZAM) pursuant to Section 62-822(b) of the Zoning Resolution to modify the design requirements and standards for improvements within waterfront public access areas of Sections 62-60 and 62-513 and a Chairperson's Certification (N 100341 ZCM) pursuant to Section 62-811 that the proposed plan complies with the provisions of Sections 62-50 and 62-60, as modified by this application; and

WHEREAS, this application (N 100339 ZAM), in conjunction with the applications for the related actions (N 100340 ZAM and N 100341 ZCM), was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in

Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead agency is the City Planning Commission. The designated CEQR number is 10DCP030M; and

WHEREAS, after a study of the potential environmental impact of the proposed action, a negative declaration was issued on September 13, 2010; and

WHEREAS, this application (N 100339 ZAM) was referred to Community Board 12 and the Borough President, in conjunction with the related applications (N 100340 ZAM and N 100341 ZCM), by the Department of City Planning on September 13, 2010 in accordance with the procedures for non-ULURP matters; and

WHEREAS, Community Board 12 held a public hearing on this application on October 26, 2010, and on that date, by a vote of 13 in favor, 11 against, 2 abstentions and 7 members not voting, was unable to adopt a recommendation; and

WHEREAS, this application was considered by the Manhattan Borough President, who issued a letter stating that the application met the findings on November 29, 2010; and

WHEREAS, this application was reviewed by the Department of City Planning for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the New York City Council on October 13, 1999 and by the New York State Department of State on May 28, 2002, pursuant to the New York State Waterfront Revitalization and Coastal Resources Act of 1981 (New York State Executive Law, Section 910 et seq) and determined that it was consistent with the policies of the WRP. The designated WRP number is 10-020; and

WHEREAS, Baker Field is Columbia University’s main athletic campus and venue for most of its land and water based outdoor intercollegiate competitions. It comprises a 27-acre land tract that is owned by Columbia University and the New York Presbyterian Hospital (NYPH), generally bounded by West 218th Street, Broadway, Inwood Hill Park and the Harlem River. The Baker Field zoning lot is located on a waterfront block within an R7-2 zoning district. It is comprised of two tax lots (Block 2244, Lots 1 and 100) with approximately 1.2 million square feet of lot area and 386,000 square feet of floor area, which is considerably less than the approximately 7.8 million square feet of floor area (6.5 FAR) allowed for community facility uses; (Lot 1) comprises several athletic facilities including a football stadium with running track, soccer, baseball and field hockey fields, and a boathouse/ marina. Lot 100 is comprised of the NYPH’s Allen Pavilion, an ambulatory care facility comprising 249,390 square feet of floor area built at the edge of the bluff above the shoreline; and

WHEREAS, the existing built condition of Baker Field comprises land-intensive, space intensive athletic uses that encompass the entire surface of Baker Field. Baker Field is atop a bluff that slopes down to the Harlem River at an average height of 23-25 feet along its northern edge. Heading west from Broadway, Baker Field slopes gently down toward the tidal mudflat to the west. For most of its shoreline edge, the property is characterized by rock outcrops, trees, overgrown shrubs and limited areas where opportunities for walking are feasible; and

WHEREAS, Baker Field is surrounded by Inwood Hill Park, a 196-acre city park that contains athletic fields, playgrounds, barbeque areas, dog runs, basketball courts, boat launch sites, a nature center, and a marina; large multi-family residential buildings ranging from six to nine stories, and active commercial uses along Broadway, the area’s busiest road and main thoroughfare; and

WHEREAS, the development of the proposed Campbell Sports Center requires compliance with the Zoning Resolution’s waterfront zoning regulations regarding waterfront public access, which

would, absent modification, require that 15 percent of the zoning lot's lot area be provided for waterfront public access. The zoning lot comprises 27 acres and the applicant would therefore be required, absent modification, to provide 181,000 square feet of lot area to meet the waterfront public access requirement, which would include the placement of a continuous shorefront public walkway; and

WHEREAS, the applicant is requesting a modification pursuant to ZR Section 62-822(a) to modify the requirements for location and minimum dimensions of waterfront public access areas of Section 62-50 and to allow a portion of the required waterfront public access area to be provided off-site on an adjoining public property, which is the subject of this report, due to the above described existing built condition, topography and shoreline condition of Baker Field; and

WHEREAS, the applicant requests a modification to the waterfront public access requirements to develop upon the portion of the zoning lot that is unbuilt and unaffected by the topographical and other site constraints described above, a project know as “ Boathouse Marsh”, a proposed waterfront public access area comprising 22,900 square feet, including 17,793 square feet to be located on Columbia-owned land at the southwest corner of the zoning lot ("the Columbia-owned portion") and an adjacent 5,107 square foot portion located on City-owned land with the approval of DPR, which is currently part of Inwood Hill Park and the westerly end of West 218th Street, as mapped (the "City-owned portion"). An additional 9,318 square feet of Columbia-owned land would be dedicated to public use but would not technically qualify as public access area (i.e., proposed fresh water/salt water marsh); and

WHEREAS, Boathouse Marsh would have 318 linear feet of seating; include approximately 18,000 square feet of dry planted area; provide 18 new canopy trees and preserve 15 existing trees; provide 5,470 square feet of restored and planted wetland area; and also provide five bicycle parking spaces and five trash receptacles; and

WHEREAS, in compliance with Section 62-71 of the Zoning Resolution, the hours of operation would be 6:00 AM to 10:00 PM from April 15 to October 31 and 7:00 AM to 8:00 PM from November 1 to April 14; and

WHEREAS, the Commission notes that Boathouse Marsh would be maintained by Columbia, which would provide security in the form of regular patrols during hours of public access by the officers assigned to patrol Columbia's adjacent Baker Field complex; and

WHEREAS, the commitment to provide and maintain Boathouse Marsh would be memorialized through an Amended and Restated Restrictive Declaration and associated Maintenance and Operations Agreement, to be recorded against the entire Zoning Lot and executed by or consented to by "all parties in interest" to the Zoning Lot; and

WHEREAS, there is another portion of the shoreline adjacent to Baker Field, located immediately west of the boathouse and tennis building that is City-owned. This parcel, comprising approximately 11,436 square feet, is located immediately north of the proposed Boathouse Marsh and includes boat launch and dock areas that currently serve the boathouse and university-related aquatic activities. Although under DPR jurisdiction, this property has been used and maintained by Columbia for more than 50 years; and

WHEREAS, recognizing that this shoreline is in City ownership and that the construction of Boathouse Marsh creates a new opportunity to provide a publicly accessible use, Columbia and DPR have agreed to enter into a Memorandum of Understanding (MOU) that provides a framework for public access to and use of this shoreline, while allowing Columbia to continue its university-related aquatic activities; and

WHEREAS, under the MOU, Columbia and DPR would enter into a license, maintenance and operation agreement that would allow for this dual use and Columbia would improve the shoreline as open space pursuant to a plan approved by DPR in consultation with the Department

of City Planning; and

WHEREAS, the MOU includes minimum standards for planting, seating and a circulation path that would allow the shoreline to function as a continuous public open space in combination with the proposed waterfront public access area for Boathouse Marsh and the license agreement would provide for the dual use of this land and the adjacent dock by Columbia crew and by members of the public for small non-motorized boat dockage; and

WHEREAS, the Commission notes that the Department received correspondence from Councilmember Jackson, dated January 25, 2011, regarding Boathouse Marsh stating concerns also expressed by area residents, principally with regard to the proposed fresh water and salt water marshes' impact on the adjoining tidal flat and access to existing facilities at Baker Field; and

WHEREAS, regarding public access to existing facilities at Baker Field, the Commission notes that the applicant, in a letter dated October 20, 2010, provided a detailed description of expanded public access to existing facilities at Baker Field that responds to various concerns raised by the Community Board and community residents during the public review of Boathouse Marsh; and

WHEREAS, the Commission also notes, with respect to the salt water marshes, that Boathouse Marsh would restore and extend the native ecosystems of the area. Further, fresh water marsh areas would be organized in three tiers or chambers that progressively receive, treat and slow down storm water runoff before it enters the tidal system, improving the quality of water emptying into the river; and

WHEREAS, Councilmember Jackson also raised concerns regarding the prior classification of the bubble-enclosed tennis facility at Baker Field as a seasonal and temporary facility which did not count as a development or enlargement with floor area for purposes of waterfront access requirements and the Commission was advised at its February 14, 2011 Review Session that the

tennis facility has not been used as a seasonal facility since its construction; and

WHEREAS, as a result of the bubble-enclosed tennis facility not having been classified as a development or enlargement with floor area for purposes of waterfront public access requirements, Columbia did not comply with waterfront public access requirements at an earlier date; and

WHEREAS, the Commission is seriously concerned that the misclassification of the bubble-enclosed tennis facility has resulted in a delay in the provision of waterfront public access to the local community at Baker Field and encourages the City Council to review this matter further; and

WHEREAS, the Commission nevertheless believes that, based upon the foregoing, as considered at several Commission Review Sessions, the applications for Boathouse Marsh should be approved insofar as the findings of ZR Section 62-822(a) are met and Boathouse Marsh would create significant new public access and new amenities on the Harlem River waterfront. More particularly, the Commission believes that the open space includes superlative design elements such as a deck through lushly planted native water gardens, wildlife observation, places to sit and picnic, lawn and trees, shade and a close relationship to the water's edge. Further, Boathouse Marsh would be contiguous with Inwood Hill Park as well as be integrated with the shoreline area to be improved under the terms of the MOU; and

WHEREAS, the applicant also requests an authorization pursuant to ZR Section 62-822(b) to modify Section 62-60 (Design Requirements for Waterfront Public Access Areas). Such modifications are requested because certain amenities, such as circulation paths and access (12-foot clear path required, less than 12 feet provided in some locations); lighting (minimum 0.2 horizontal foot candles required, 0.2 horizontal foot candles not provided on some outlying areas and over marsh and wetland gardens); irrigation (irrigation system required, none provided) and hedges (grate or barrier hedge required, no barrier hedge provided), as well as additional seating

and bicycle racks, as required, would be contrary to the vision of Boathouse Marsh as a natural garden or environmental retreat, as stated by the applicant. The requested design modifications enable Boathouse Marsh to feature ecologically friendly, aesthetic complementary design elements such as a main meandering path which follows the natural topography; planting and seating areas where patrons can enjoy the space and have unobstructed views of the water, and fresh and salt water marshes to channel rainwater into the adjacent tidal flat. The modifications would thereby result in a design that, given the nature and purpose of the Boathouse Marsh proposal, would be superior to a design prescribed by strict adherence to otherwise applicable provisions; and therefore be it

RESOLVED, the City Planning Commission pursuant to Section 62-822(a) of the Zoning Resolution hereby determines that there is no feasible way to provide equal alternative waterfront public access areas and makes the following findings:

- (i) such development would be impracticable, physically or programmatically, due to site planning constraints such as the presence of existing buildings or other structures or elements having environmental, historic or aesthetic value to the public; and
- (ii) that the proposed reduction or waiver of requirements is the minimum necessary, and

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

RESOLVED, that the City Planning Commission, in its capacity as the City Coastal Commission, has reviewed the waterfront aspects of this application and finds that the proposed action is consistent with WRP policies; and be it further

RESOLVED, by the City Planning Commission, that based on the environmental determination described in this report, the application (N 100339 ZAM) submitted by Columbia University in the City of New York for the grant of an authorization pursuant to Section 62-822(a) of the Zoning Resolution to modify the location, area and minimum dimension requirements of Section 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS); in connection with a proposed 5-story, approximately 47,700 square foot building, on property bounded by the Harlem River, Broadway, West 218th Street and Inwood Hill Park, (Block 2244, Lots 1 and 100) in an R7-2 District, Community District 12, Borough of Manhattan, is approved subject to the following terms and conditions:

1. The property that is the subject of this application (N 100339 ZAM) shall be developed in size and arrangement substantially in accordance with the dimensions, specifications and zoning computations indicated on the following plans, prepared by James Corner Field Operations (landscape architect), AKRF Engineering P.C. (civil engineering consultant) and Steven Holl Architects (Campbell Sports Center architect) filed with this application and incorporated in this resolution:

<u>Drawing Number</u>	<u>Title</u>	<u>Last Date Revised</u>
Z-1-WA	Zoning Calculations	November 9, 2010
Z-1A-WA	Proposed Site Plan (Sports Center and Waterfront Public Access Improvements)	September 13, 2010
L2.01	Survey	February 8, 2010
L2.11	Overall Waterfront Plan	September 13, 2010
L2.11-1	Enlarged Plan-Entrance	September 13, 2010
L2.12	Waterfront Public Access Plan	September 13, 2010
L2.40	Zoning Requirements Chart	September 13, 2010

L4.10	Seating Plan	September 13, 2010
L5.10	Furnishing Plan	September 13, 2010
L6.10	Hardscape Material Plan	September 13, 2010
L7.10	Planting Plan	September 13, 2010
LD.01	Site Lighting Plan	September 13, 2010
LD.02	Site Lighting Photometrics	September 13, 2010
C301.00	Schematic Grading & Drainage	September 13, 2010
L8.10	Site Sections 1	September 13, 2010
L8.11	Site Sections 2	September 13, 2010
L8.12	Site Sections 3	February 8, 2010
L9.10	Details - Seating	February 8, 2010
L9.11	Details – Seating, Furnishing	February 8, 2010
L9.11-1	Seating Photos	February 8, 2010
L9.12	Details - Furnishing	February 8, 2010
L9.13	Details - Signage	February 8, 2010
L9.14	Details – Paving, Deck	February 8, 2010
L9.15	Details – Deck Structure	February 8, 2010
L9.20	Details - Planting	February 8, 2010
LD.03	Site Lighting Fixtures	February 8, 2010

2. Such development shall conform to all applicable provisions of the Zoning Resolution, except for the modifications specifically granted in this resolution and shown on the plans listed above which have been filed with this application. All zoning computations are subject to verification and approval by the New York City Department of Buildings.

3. Such development shall conform to all applicable laws and regulations relating to its construction, operation and maintenance.

4. All leases, subleases, or other agreements for use or occupancy of space at the subject property shall give actual notice of this authorization to the lessee, sub-lessee or occupant.
5. Upon the failure of any party having any right, title or interest in the property that is the subject of this application, or the failure of any heir, successor, assign, or legal representative of such party, to observe any of the covenants, restrictions, agreements, terms or conditions of this resolution whose provisions shall constitute conditions of the authorization hereby granted, the City Planning Commission may, without the consent of any other party, revoke any portion of or all of said authorization. Such power of revocation shall be in addition to and not limited to any other powers of the City Planning Commission, or of any other agency of government, or any private person or entity. Any such failure as stated above, or any alteration in the development that is the subject of this application that departs from any of the conditions listed above, is grounds for the City Planning Commission or the City Council, as applicable, to disapprove any application for modification, cancellation or amendment of the authorization hereby granted.
6. Neither the City of New York nor its employees or agents shall have any liability for money damages by reason of the city's or such employee's or agent's failure to act in accordance with the provisions of this authorization.
7. Development pursuant to this resolution shall be allowed only after that restrictive declaration, dated as of January 26, 2011, executed by The Trustees of Columbia University in the City of New York and New York Presbyterian Hospital, the terms of which are hereby incorporated in this resolution, shall have been recorded and filed in the Office of the Register of the City of New York, County of New York.

The above resolution, duly adopted by the City Planning Commission on February 16, 2011 (Calendar No. 20) is filed with the Office of the Speaker, City Council in accordance with Section 62-822(a) of the Zoning Resolution.

AMANDA M. BURDEN, FAICP, Chair
KENNETH J. KNUCKLES, Esq., Vice Chairman
ANGELA M. BATTAGLIA, RAYANN BESSER,
ALFRED C. CERULLO, III, BETTY Y. CHEN, MARIA M. DEL TORO,
RICHARD W. EADDY, NATHAN LEVENTHAL,
ANNA HAYES LEVIN, SHIRLEY A. McRAE, Commissioners

KAREN A. PHILLIPS, Commissioner Voting No



Community Board 12M

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Pamela Palanque - North, Chair
Ebenezer Smith, District Manager

November 5, 2010

Hon. Amanda M. Burden
Chair
City Planning Commission
Manhattan Borough Office
22 Reade Street
6th Floor West
New York, NY 10007-1216

RE: Columbia University – Baker Field Application

Dear Commissioner Burden:

At the October 26, 2010 general meeting of Community Board 12-Manhattan the following resolution conditionally supporting, subject to the terms of an enforceable public benefits agreement, the application submitted by Columbia University to the Department of City Planning requesting modifications to waterfront zoning requirements to facilitate construction of the proposed Campbell Sports Center at its Baker Field Campus was not passed. The vote was 13 in favor, 11 against, 2 abstentions and 7 not voting due to conflicts; i.e.: there was a tie vote.

Whereas: Columbia University ("CU") proposes to construct a new 47,700 square foot sports facility (the "Campbell Sports Center" or the "Facility") on its Baker Field campus ("Baker Field"), which is located in the Inwood section of Manhattan. Baker Field is bounded by West 218th Street, Broadway, Inwood Hill Park and the Harlem River. It is a waterfront zoning lot of 1,208,773 square feet, about 30 acres, that is jointly owned by CU (Lot 1) and New York Presbyterian Hospital (Lot 100). Given the square footage of the Facility, CU is required to comply with New York City's waterfront zoning regulations (the "Regulations"); and

Whereas: CU states that the Facility is needed because Baker Field's existing Chrystie Field House facility is 60 years old and lacks adequate space for the university to successfully compete with the athletic programs of its peer institutions. The Facility would be a five-story building located at the corner of Broadway and West 218th Street and would house offices for varsity sports and football, strength and conditioning space, student-athlete study spaces, an auditorium, a hospitality suite, mechanical, electrical and plumbing support space and vehicle storage spaces; and

Whereas: Compliance with the Regulations requires CU to provide a public shore-line walkway and waterfront yard or public access area ("PAA") equal to 15% of the zoning lot. Given Baker Field's size, the required size of the PAA would be 181,315 square feet or about 4.5 acres. Compliance with the Regulations also requires CU to provide bicycle parking, seating, trees and other plantings, lighting and irrigation in the PAA; and

Whereas: CU contends that it cannot comply with the Regulations due to space limitations, the location of existing buildings on Baker Field and site conditions, such as the topography of the shoreline. On April 29, 2010, CU submitted an application (the "Application") to the NYC Department of City Planning ("DCP") requesting approval of various modifications to the Regulations to facilitate construction of the Facility. The Application was certified by DCP on or about September 13, 2010 and forwarded to Community Board 12-Manhattan ("CB12-M") on September 17, 2010 for review. CB12-M has until November 5, 2010 to provide comments; and

Whereas: The modifications requested in the Application include:

- 1) authorization to modify the requirements for the location and minimum dimensions of the waterfront PAA and to allow a portion of the PAA to be off-site on adjoining public property,
- 2) authorization to modify design requirements and standards for improvements within the waterfront PAA, and
- 3) certification by the Chairperson of the City Planning Commission that the proposed site plan complies with the provisions of Section 62-50 of the Zoning Resolution (General Requirements for Visual Corridors and Waterfront Public Access Areas) and Section 62-60 (Design Requirements for Waterfront Public Access Areas) as modified by the authorizations requested in the Application; and

Whereas: Instead of the PAA required by zoning (approximately 4.5 acres), CU proposes to provide a PAA of approximately one-half acre or 22,900 square feet. An additional 9,318 square feet of CU-owned property, consisting of proposed freshwater marsh and plantings ("Boathouse Marsh"), also would be dedicated to public use but does not qualify under zoning as being part of the PAA; and

Whereas: Part of the proposed 22,900 PAA, 5,107 square feet or 22 percent, is to be located on city-owned property, and a portion of the waterfront at the western end of Baker Field, comprised of more than 11,000 square feet, is also city-owned property (the "City Property") and contains a portion of the Baker Field boat house, that has existed on that site since circa 1926; and

Whereas: CU proposes to enter into a Memorandum of Understanding ("MOU") with the NYC Department of Parks and Recreation ("Parks") stipulating the future use of the City Property. Under the MOU CU and Parks would enter into a license, maintenance and operating agreement whereby CU would improve the City Property pursuant to a plan approved by Parks in consultation with DCP. The license agreement would provide for dual use of the City Property and the existing dock by CU and members of the public; and

Whereas: The size of the PAA proposed by CU is approximately **10 percent** of the size of the PAA required by zoning and further the proposed PAA and Boathouse Marsh provide the public with limited access to the waterfront; and

Whereas: CU met with CB12-M Land Use Committee and the Parks and Cultural Affairs Committee on various occasions to discuss the Boathouse Marsh, the Facility, the draft Application and related issues. In the course of these meetings, committee members and members of the public raised concerns related to, among other things, public access to

and use of the waterfront, public access to and use of Baker Field facilities, public safety, traffic and parking, environmental remediation, the design of the Facility and streetscape issues; and

Whereas: CB12-M passed a resolution in April 2010 (the "Resolution") summarizing 15 community accommodations that CU could implement to appropriately compensate the public in exchange for the zoning modifications and waivers requested in the Application and for exclusive use of the City Property for decades; and

Whereas: The Environmental Assessment Statement prepared as part of the Application contains ambiguous or contradictory statements concerning site contamination and the need for remediation; and

Whereas: A public hearing (the "Public Hearing") was held on Wednesday, October 6, 2010 to obtain public comment on the Application. The Public Hearing was attended by over 100 members of the public who requested that CU address matters such as public use of and access to the waterfront, public use of and access to facilities at the Baker Field, site contamination and environmental remediation, traffic and parking impacts, ongoing liaison with the community, the creation of a community advisory board for Baker Field, enhanced security, preserving and enhancing the waterfront's eco-system, the operating hours of the proposed Boathouse Marsh, reduction of noise from mechanical systems and from the public address systems, the need for educational programs for local youth, the need for public waterfront programs and activities, ensuring that the public will have fair, equitable and realistic access to the dock and to the City Property that would be made available for public and private use under the MOU, extending Manhattan's waterfront greenway around Inwood and improving the balance of the city-owned property beyond the existing dock; and

Whereas: The Boathouse Marsh and other improvements proposed under the MOU are agreeable enhancements to underutilized waterfront property and the Application, in direct response to prior community feedback, addresses some of matters discussed at the Public Hearing and outlined in the Resolution (such as items 1, 3 and 5 in the Resolution that relate to security/staffing, direct waterfront/waterway access and public access to the existing dock), but could go further with respect to addressing some or all of the other items; and

Whereas: It is critical that any community accommodations that CU agrees to in order to obtain support for the Application be legally enforceable; Now, therefore, be it


Resolved: Community Board 12-Manhattan recommends that the City Planning Commission, the City Planning Commission Chair and the City Council not approve the Application unless Columbia University enter into a binding and enforceable agreement with the City Council to address the concerns raised at the public hearings and substantially provide for community accommodations outlined in the Resolutions and discussed at the Public Hearing; and be it further

Resolved: Community Board 12-Manhattan calls upon Columbia University to provide the Department of City Planning with a copy of its proposed plan for providing public access to the facilities at Baker Field well in advance of the its meeting to vote on the Application, and be it further

Resolved: Community Board 12-Manhattan calls upon Columbia University to do a thorough environmental investigation of the site that will resolve the ambiguous contradictory statements in the Environment Assessment Statement and will review the eight spills listed on the New York Spills database, and further calls upon Columbia University to submit the remediation plan to the Community Board prior to the start of construction, and be it further

Resolved: Community Board 12-Manhattan recommends that Parks and Columbia review the MOU with the community and modify it through as necessary to address community concerns, and that Parks and the Law Department review the legality of the MOU as a means to regulate public use of the City Property.

Sincerely,

for 
Pamela Palanque – North
Chair

Cc: Hon. Michael Bloomberg, Mayor
Hon. Scott Stringer, Manhattan Borough President
Hon. Charles B. Rangel, Congressman
Hon. Eric Schneiderman, State Senator
Hon. Bill Perkins, State Senator
Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Adriano Espaillat, Assembly Member
Hon. Robert Jackson, Council Member
Hon. Ydanis Rodriguez, Council Member
Wayne A. Benjamin, AIA, Chair, Land Use
Edwin Marshall, Department of City Planning



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

SCOTT M. STRINGER
BOROUGH PRESIDENT

November 29, 2010

Amanda M. Burden, FAICP
Chair
City Planning Commission
22 Reade Street
New York, NY 10007

Re: Campbell Sports Center/Boathouse Marsh (N 100341 ZCM, N 100340 ZAM, N 100339 ZAM)

Dear Chair Burden:

Thank you for providing the opportunity to comment on the application submitted by Columbia University for a zoning certification and authorizations to modify the waterfront public access area requirements for the proposed Campbell Sports Center/Boathouse Marsh project at Baker Field in Inwood. The proposed actions would generally facilitate the construction of a new sports center for Columbia University and provide new public access to the waterfront.

Columbia University's proposes to construct a new sports center, the Campbell Sports Center. This new development would trigger certain waterfront zoning regulations that require Columbia to dedicate a portion of its site for a waterfront public access area. Columbia proposes to provide a public access area, known as the Boathouse Marsh, in order to meet the public access requirement. The Baker Field site was substantially constructed prior to the City's enactment of the waterfront zoning. As such, Columbia is unable to provide the total required 181,315 SF for waterfront public access due to existing site conditions and can only provide approximately ten percent of the total square footage that would be required.

In order to facilitate the development, Columbia seeks authorizations to waive the public access requirement. The authorizations may be granted provided that the City Planning Commission finds the proposed public space has a functionally equivalent or superior design than would otherwise be achieved pursuant to the applicable waterfront zoning provisions. Specifically, Columbia seeks to waive the size, location, and design requirements for the Baker Field waterfront public access area.

The proposed Boathouse Marsh consists of 22,900 SF, comprised of 17,793 SF of Columbia-owned land and 5,107 SF of city-owned land. The public area includes restored wetlands and

open space designed to be an extension of Inwood Hill Park. The project would help restore the nearby ecosystem with freshwater marshes that would serve as a natural filtration system for stormwater runoff. In addition, Columbia will dedicate 9,318 SF for public use and allow public access to 11,000 SF of city-owned land through its property, though this would not qualify as public access area under the waterfront zoning regulations. The public land can only be accessed through Columbia's property, and Columbia has entered into a Memorandum of Understanding with the Department of Parks and Recreation to ensure access to this land.

The Boathouse Marsh project is consistent with the findings for the modification of waterfront public access areas and design requirements. The design proposed is superior to the design prescribed by strict adherence to the applicable zoning provisions. It not only provides a unique public access experience but also contributes to the protection of natural resources in environmentally sensitive areas along the shore.

In a letter to Community Board 12 (dated October 20, 2010), Columbia made significant commitments to enhance the project, increase access to Baker Field, and improve community engagement. For example, Columbia has committed to offer 19 scholarships for the Columbia Sports Camps at Baker Field to neighborhood children and to provide access for residents to the tennis facilities and stadium track starting in January 2011. In order to facilitate the commitments, Columbia has appointed a community liaison for Baker Field.

Local elected officials, community leadership and the community have reached out to my office about continued concerns about the site. In a recent meeting, community leadership and the elected officials called for ensuring that the site receives proper environmental remediation and that the aforementioned agreements struck with Columbia be made as enforceable as possible. Further, it was agreed that the community engagement process needs to include additional stakeholders, beyond the immediate impact area, who have not traditionally been involved in the Baker Field discussion. These community members will potentially be impacted by the project. It is, therefore, important that their concerns are properly aired and they receive the right to benefit from the agreements struck.

The Boathouse Marsh, as designed, meets the findings of the authorizations. Further, the commitments made by Columbia will enhance the project. While community concerns remain, Columbia has expressed a willingness to continue to work with my office, other elected officials, and the community to encourage ongoing community engagement for the project. As part of this engagement, it is imperative for Columbia to reach out to additional stakeholders, particularly east of Broadway to ensure that all community members benefit from this new project.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott M. Stringer", written over a horizontal line.

Scott M. Stringer
Manhattan Borough President

cc: Edwin Marshall, DCP
Joseph A. Ienuso, Columbia University Facilities
Manhattan Community Board 12