

**Manhattanville in West Harlem Implementation Plan Report  
October 16, 2017 Submission**

**Declaration Reference and Key Data**

Obligation Section Number: **5.05(b)(i)**

Obligation Title: **Residential Relocation Obligations (Block 1998, Lot 38 and Block 1999, Lots 29, 30, 31, 32 and 33)**

Obligation Page Number: **50**

Obligation Trigger: **Dates the Four Lots and the HPD Lots are required for Project purposes**

Obligation Start: **April 7, 2016 (Issuance of TCO for first replacement residential building)\***

Obligation End Date: **Completion of commitment (but in no case later than December 31, 2025)**

Obligation Status: **In Compliance**

**Obligation**

By December 31, 2025, CU: (A) shall complete the construction of a minimum of 33 safe, sanitary, affordable residential dwelling units on the Replacement Sites to replace the dwelling units on Block 1998, Lot 38; and (B) shall complete the construction of a minimum of 50 safe, sanitary, affordable residential dwelling units on the Replacement Sites to replace the dwelling units on Block 1999, Lots 29, 30, 31, 32 and 33, in accordance with Section H.2 of the GPP.

Section H.2 of the GPP: Columbia would cause the construction of new housing to replace 75 residential dwelling units in the Four Lots and the HPD Lots that are required for Project purposes plus a minimum 10% additional housing units. These new housing units, a minimum of 83 total, would be completed in a timeframe acceptable to HPD, but in no case later than 2025.

\* The University negotiated successfully with the tenants of Block 1998, Lot 38 to vacate their existing property and move into a new building constructed by the University to the specifications and requirements of the New York City Department of Housing Preservation and Development.

While the University was under no obligation to move the tenants of Block 1998, Lot 38 until just prior to the development on Development Sites 8 and 11, the University completed construction of the new building and worked with New York City and State agencies to finalize arrangements to move the tenants. Tenants on Block 1998, Lot 38 were successfully relocated in December 2016.

**Evidence of Compliance**

1. Copies of CU agreements with HPD or the owners of the Four Lots regarding the development of replacement and additional affordable housing units
2. Copies of Temporary Certificates of Occupancy upon completion of the units
3. Link to webpage with information on construction project, containing list of community meetings attended
4. Link to webpage with copies of bi-weekly construction updates, when available
5. Link to Wall Street Journal article regarding move of Block 1998, Lot 38 tenants

Columbia University's Implementation Plan and all supporting documentation are made available on the Community Services Webpage at <http://manhattanville.columbia.edu/community/benefits-and-amenities>.

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**EOC Checklist for Obligation 5.05(b)(i):**

Please check to verify EOC items submitted for review.

- ☐ 1. Copies of CU agreements with HPD or the owners of the Four Lots regarding the development of replacement and additional affordable housing units
- ☐ 2. Copies of Temporary Certificates of Occupancy upon completion of the units
- ☐ 3. Link to webpage with information on construction project, containing list of community meetings attended
- ☐ 4. Link to webpage with copies of bi-weekly construction updates, when available
- ☐ 5. Link to Wall Street Journal article regarding move of Block 1998, Lot 38 tenants

**Monitor's Notes / Comments:**

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**Status:**

Please check to indicate the status of Obligation 5.05(b)(i):

- ☐ In Compliance
- ☐ In Progress
- ☐ Not In Compliance
- ☐ Not Triggered

## **Residential Relocation Obligations**

### **1. Copies of CU agreements with HPD of the owners of the Four Lots regarding the development of replacement and additional affordable housing units**


A copy of the agreement between Columbia University (CU) and the New York City Department of Housing Preservation and Development (HPD) will be made available upon request from Empire State Development.

# Certificate of Occupancy

**CO Number: 121182530T002**

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

<b>A.</b> <b>Borough:</b> Manhattan <b>Address:</b> 3595 BROADWAY <b>Building Identification Number (BIN):</b> 1083034	<b>Block Number:</b> 02094 <b>Lot Number(s):</b> 29  <b>Building Type:</b> New	<b>Certificate Type:</b> Temporary <b>Effective Date:</b> 04/07/2016 <b>Expiration Date:</b> 07/06/2016
<b>This building is subject to this Building Code: 2008 Code</b>		
<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>		
<b>B.</b> <b>Construction classification:</b> 1-B (2008 Code) <b>Building Occupancy Group classification:</b> R-2 (2008 Code) <b>Multiple Dwelling Law Classification:</b> CNL		
<b>No. of stories:</b> 12 <b>Height in feet:</b> 119 <b>No. of dwelling units:</b> 43		
<b>C.</b> <b>Fire Protection Equipment:</b> None associated with this filing.		
<b>D.</b> <b>Type and number of open spaces:</b> None associated with this filing.		
<b>E.</b> <b>This Certificate is issued with the following legal limitations:</b> None		
<b>Outstanding requirements for obtaining Final Certificate of Occupancy:</b>		
There are 22 outstanding requirements. Please refer to BISWeb for further detail.		
<b>Borough Comments:</b> None		



Borough Commissioner




Commissioner

# Certificate of Occupancy

CO Number: 121182530T002

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL	63	OG	A-3 R-2 U		4, 2	UTILITY ROOM, ACCESSORY USE FOR HOUSE OF WORSHIP, BIKE STORAGE FOR 24 BICYCLES
001	310	60	A-3		4	HOUSE OF WORSHIP.
001	44	100	M		6	RETAIL SPACE
001			R-2		2	RESIDENTIAL LOBBY
002	96	60	A-3		4	HOUSE OF WORSHIP AND ACCESSORY OFFICES.
002	14	100	M		6	RETAIL SPACE
003		40	R-2	5	2	FIVE (5) CLASS "A" APARTMENTS
004		40	R-2	5	2	FIVE (5) CLASS "A" APARTMENTS, INDOOR RECREATION ROOM
005		40	R-2	5	2	FIVE (5) CLASS "A" APARTMENTS
006		40	R-2	5	2	FIVE (5) CLASS "A" APARTMENTS
007		40	R-2	5	2	FIVE (5) CLASS "A" APARTMENTS
008		40	R-2	5	2	FIVE (5) CLASS "A" APARTMENTS
009		40	R-2	3	2	THREE (3) CLASS A APARTMENTS AND TERRACE



Borough Commissioner



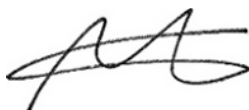
Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

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010		40	R-2	3	2	THREE (3) CLASS "A" APARTMENTS, INDOOR RECREATION ROOM
011		40	R-2	3.5	2	THREE (3) CLASS "A" APARTMENTS AND ONE-HALF (1/2) CLASS "A" APARTMENT (LOWER PORTION)
012		40	R-2	3.5	2	THREE (3) CLASS "A" APARTMENTS AND ONE-HALF (1/2) CLASS "A" APARTMENT (UPPER PORTION)
RO F	40	40	R-2 U		2	TERRAC, BOILER ROOM
ZONING EX. II,III,IV HAVE BEEN RECORDED IN THE CITY REGISTERS OFFICE UNDER #S 2012000408202, 2012000408201, 2012000408206 & 2012000408198. EASEMENT DE CLARATION UNDER CRFN# 2012000408205						
END OF SECTION						



Borough Commissioner



Commissioner

END OF DOCUMENT

121182530/002 4/7/2016 4:01:44 PM

## Residential Relocation Obligations

Link to webpage with copies of bi-weekly construction updates, when available

<http://facilities.columbia.edu/node/1328/1796/1799>

The screenshot displays the Columbia University Facilities website. The header includes the Columbia University logo and the word "FACILITIES" in large blue letters. A search bar is located on the left, and a navigation menu lists various services like HOME, REQUEST SERVICE, HOUSING, PUBLIC SAFETY, PARKING, CONSTRUCTION & RENOVATIONS, FIRE SAFETY, SUSTAINABILITY, WORKING WITH COLUMBIA, BUILDING INFORMATION, DOCUMENTS AND POLICIES, ABOUT US, CONTACT US, and FACILITIES EMPLOYEES (INTRANET). The main content area is titled "Current Construction Projects" and features a list of updates for the 3595 Broadway project. A sidebar on the right lists other current construction projects.

CU Home

COLUMBIA UNIVERSITY  
**FACILITIES**

HELP ME FIND INFORMATION ABOUT ...

SEARCH  Go

**Current Construction Projects**

**3595 Broadway (at 148th Street)**

Community Engagement **Construction Updates**  
FAQ Project Team

3595 Broadway Construction Update for Weeks of October 1 and October 8 2012

3595 Broadway Construction Update for Weeks of November 12 and November 19 2012

3595 Broadway -Actualización sobre la Construcción para las semanas del 12 de noviembre 2012 al 19 de noviembre, 2012

3595 Broadway Construction Update for Weeks of March 4 and March 11 2013

3595 Broadway -Actualización sobre la Construcción para las semanas del 4 de marzo 2013 al 11 de marzo, 2013

3595 Broadway Construction Update for Weeks of March 18 and March 25 2013

3595 Broadway -Actualización sobre la Construcción para las semanas del 18 de marzo 2013 al 25 de marzo, 2013

3595 Broadway Construction Update for Weeks of April 1 and April 8 2013

3595 Broadway -Actualización sobre la Construcción para las semanas del 1 de abril, 2013 al 8 de abril, 2013

3595 Broadway Construction Update for Weeks of April 15 and April 22 2013

3595 Broadway -Actualización sobre la Construcción para las semanas del 15 de abril, 2013 al 22 de abril, 2013

3595 Broadway Construction Update for Weeks of April 29 and May 6 2013

3595 Broadway -Actualización sobre la Construcción para las semanas del 29 de abril, 2013 al 6 de mayo, 2013

3595 Broadway Construction Update for Weeks of May 13 and May 20 2013

3595 Broadway -Actualización sobre la Construcción para las semanas del 13 de mayo, 2013 al 20 de mayo, 2013

**Current Construction Projects**

3595 Broadway (at 148th Street)

Baker Athletics Complex - Seasonal Air Supported Structure

Engineering Terrace 300 Level Renovation

Manhattanville in West Harlem

Pupin Hall Upgrades

**CALL 4-2222**  
FACILITIES SERVICES AND INFORMATION




## Residential Relocation Obligations

Link to webpage with information on construction project, containing list of community meetings attended

<http://facilities.columbia.edu/node/1328/1796>

CU Home



HELP ME FIND INFORMATION ABOUT ...

SEARCH  [Go!](#)

- HOME
- REQUEST SERVICE
- HOUSING
- PUBLIC SAFETY
- PARKING
- CONSTRUCTION & RENOVATIONS
  - Overview
  - Current Construction Projects
  - Past Construction Projects
  - Summer 2016 Construction Information
- FIRE SAFETY
- SUSTAINABILITY
- WORKING WITH COLUMBIA
- BUILDING INFORMATION
- DOCUMENTS AND POLICIES
- ABOUT US
- CONTACT US
- FACILITIES EMPLOYEES (INTRANET)


**CALL**  
**4-2222**  
FACILITIES SERVICES  
AND INFORMATION

### Current Construction Projects

#### 3595 Broadway (at 148th Street)

[Community Engagement](#) [Construction Updates](#) [FAQ](#)

[Project Team](#)



RECEIVE PROJECT E-MAIL UPDATES:

Click [here](#) and write "3595 Broadway" in the subject line to receive weekly project e-mail updates.

ABOUT THIS PROJECT:

Columbia University is constructing a new 12-story building containing affordable housing apartments on the southwest corner of Broadway and 148th Street. The Meeting with God Church, currently located at 3581 Broadway at 147th Street, will be moving into the ground level space of this new building. The remaining areas of the new building will include affordable housing units for some residents currently living in the area of Manhattanville in West Harlem where the University is building a new campus. The building is expected to be completed in 2016.

DESIGN FEATURES & SUSTAINABLE ELEMENTS:

The project will follow certain principles within Enterprise Green Communities, the first national green building program developed for affordable housing. The program focuses on the use of environmentally sustainable materials, reduction of negative environmental impacts and increased energy efficiency, and emphasizes designs and materials that safeguard the health of residents and locations that provide easy access to services and public transportation. Three green roofs will also be incorporated into the project.

#### Current Construction Projects

- 3595 Broadway (at 148th Street)
- Baker Athletics Complex - Seasonal Air Supported Structure
- Engineering Terrace 300 Level Renovation
- Manhattanville in West Harlem
- Pupin Hall Upgrades



# THE WALL STREET JOURNAL.

## A LONG JOURNEY TO OWNERSHIP NEARS ITS GOAL

Residents being displaced by Columbia will buy affordable homes built by the university



Luisa Henriquez, left, and Hilda Muentes visit the roof deck of the new building they will occupy after being displaced by Columbia University's new campus.

PHOTO: KEVIN HAGEN FOR THE WALL STREET JOURNAL

By JOSH BARBANEL

Feb. 17, 2016 7:26 p.m. ET

<http://www.wsj.com/articles/a-long-journey-to-ownership-nears-its-goal-1455755210>

After waiting decades for a shot at home ownership, Hilda Muentes, 80 years old, a retired sample maker in the garment industry, bounded Tuesday through a new apartment in Hamilton Heights that she soon will buy for \$250.

She pulled out her cellphone and took a picture of the shiny, single-handle faucet on the tub in her new bathroom. Then she turned to the kitchen and photographed a window facing Broadway. “Look a window in the kitchen,” she said.

The 12-story building, at Broadway and West 148th Street, was built by Columbia University. It fulfills a promise to build replacement affordable housing for tenants whose old building is to be razed to make way for the university’s new Manhattanville campus rising along Broadway above West 125th Street.

Ms. Muentes and her friend Luisa Henriquez were part of a community of 20 neighbors who lived together in a century-old, six-story walk-up on West 132nd, just west of Broadway.

The city foreclosed on the building in 1978 because of unpaid taxes. Since then, it has promised the tenants several times that they would be able to purchase their apartments for \$250 each as part of a low-income co-op, if they showed they could manage it themselves, said Ms. Henriquez, a retired assistant preschool teacher.

Then, in 2003, Columbia began discussing plans for a new campus. In the end, Columbia agreed to put up the new building with “equal or better housing” for displaced tenants on a site it purchased in 2008. Residents are to move in this spring.



A photo of the new building hangs in the hallway of the 132nd Street structure that will be razed.

PHOTO: KEVIN HAGEN FOR THE WALL STREET JOURNAL

The building will provide 42 affordable apartments, with rooftop patios for tenants with views from the George Washington Bridge to Midtown skyscrapers. Some laundry rooms and meeting rooms have Hudson River views.

Columbia will sell 20 apartments to the tenants of West 132nd, who in turn will set up their own co-



Hilda Muentes in her new kitchen.

PHOTO: KEVIN HAGEN FOR THE WALL STREET JOURNAL

op. Seven more units will go to former tenants of a second building on Broadway also being displaced by Columbia. The rest will be filled by the city with a housing lottery, a city spokeswoman said.

The tenants at West 132nd Street named their new co-op the Exodus Housing Development Fund Corp., reflecting their long journey toward home ownership. The building will also have retail space to be retained by Columbia, and a new home for the Meeting with God Pentecostal Church displaced from West 130th Street by the Columbia project.

“We were waiting for many years, looking for a new location, and finally God opened the door through Columbia University,” said Rev. Henry Mercado, the church’s pastor, after it relocated to a temporary space in 2009.

Isabel Rodriguez, a partner at Solomon & Bernstein, represented the tenants along with partner Joel Bernstein. They credited the tenants with holding their building together during decades when many other uptown buildings deteriorated or were abandoned.

Ms. Muentes moved into the West 132nd Street building in 1968. A few years later, an uncle, Arturo, purchased it for about \$1,300 a unit. After he died in 1975, Ms. Muentes said her husband took over the building and stayed on as superintendent after the city foreclosed.

Columbia will cover most cost increases over the next 15 years to keep maintenance and rents low, provide

reserve funds for both co-ops, and pay \$7,000 to cover relocation costs, plus \$2,000 for tenants who use their own movers.

The building was designed by Magnusson Architecture & Planning, a firm with extensive experience with cost-conscious affordable housing. Since the scaffolding came down, the building has faced some criticism.

Have something to say about an article in Greater New York? Email us, along with your contact information, at [gnyltrs@wsj.com](mailto:gnyltrs@wsj.com). Letters will be edited for brevity and clarity. Please include your city and state.

It includes yellow, beige, black, red and blue brick, and an irregular pattern of windows, that several architects and preservationists said is largely disconnected from the century-old brick buildings with terra-cotta trim that line nearby sections of Broadway.



The new building at 148th and Broadway.

PHOTO: KEVIN HAGEN FOR THE WALL STREET JOURNAL

“It is a good-faith effort by Columbia,” said Andrew Dolkart, director of the Historic Preservation Program at Columbia. “They are sticking to the deal they made.”

But he said the building looks like “affordable housing” without context. “You see that a lot in the Bronx, in neighborhoods where there isn’t that much context.”

Ms. Rodriguez disagreed. “They didn’t build Versailles but they built a beautiful building that fits with the architecture of New York,” she said. “The roof deck is gorgeous.”

Write to Josh Barbanel at [josh.barbanel@wsj.com](mailto:josh.barbanel@wsj.com)