

COLUMBIA UNIVERSITY  
IN THE CITY OF NEW YORK

COLUMBIA UNIVERSITY FACILITIES & OPERATIONS

October 16, 2023

New York State Urban Development Corporation  
d/b/a Empire State Development  
633 Third Avenue, 37<sup>th</sup> Floor  
New York, NY 10017  
Attn: [REDACTED], President & CEO and Commissioner

Re: Columbia University Educational Mixed-Use Development Project (the "Project")

Dear [REDACTED]:

In connection with the Project, The Trustees of Columbia University in the City of New York ("Columbia") has entered into a Declaration of Covenants & Restrictions dated December 14, 2011 (the "Declaration").

The Implementation Plan (as such term is defined in the Declaration) is attached hereto.

As it relates to Sections 5.05, 5.06, and 5.07 (excluding Section 5.07(e)) of the Declaration, Columbia has complied with the requirements of the following Sections of the Declaration as described in the Implementation Plan, to the extent that obligations under those sections were required to be met prior to the date of this letter: 5.05(b)(i), 5.05(b)(iii), 5.06(a), 5.06(b), 5.06(c), 5.07(a)(i), 5.07(a)(ii), 5.07(c)(i), 5.07(c)(ii), 5.07(c)(iii), 5.07(c)(iv), 5.07(c)(vi), 5.07(c)(vii), 5.07(c)(ix), 5.07(c)(x), 5.07(c)(xii), 5.07(c)(xiii), 5.07(c)(xv), 5.07(c)(xvi), 5.07(c)(xvii), 5.07(c)(xviii), 5.07(c)(xxi), 5.07(c)(xxv), and 5.07(d)(i).

In addition, we will continue to report on Section 5.07(c)(xiv) for Teachers College.

Columbia hereby certifies that the requirements of the obligations hereunder have been permanently satisfied and will no longer continue to report on these Sections:

1. Section 5.07(c)(viii) New Public Middle and High School for Math, Science and Engineering. Columbia University has fulfilled the obligation to offer land to the New York City Department of Education. Curriculum support by Columbia Faculty has been relocated and incorporated into Section 5.07(c)(ix) Availability of Faculty.

OFFICE OF THE EXECUTIVE VICE PRESIDENT

[REDACTED] New York, NY 10027 [REDACTED]

2. Section 5.07(c)(xix) Construction Business Development for Minority, Women, and Local Businesses. A final report on this obligation was included in the October 15, 2015 submission.
3. Section 5.07(c)(xx) Project Labor Agreement.
4. Section 5.07(c)(xxiii) Community-Provided Job Training. Columbia has made all five payments to Empire State Development. A final report on this obligation was included in the October 16, 2017 submission.
5. 5.07(c)(xxii) Medical Technician Training Program. Columbia has made all ten payments to CUNY totaling \$1 million. A final report on this obligation was included in the October 15, 2020 submission.
6. 5.07(c)(xi) Youth Internships. As per the letter issued to ESD on September 19, 2022, Columbia considers this commitment to be fulfilled. A final report on this obligation was included in the October 14, 2022 submission.

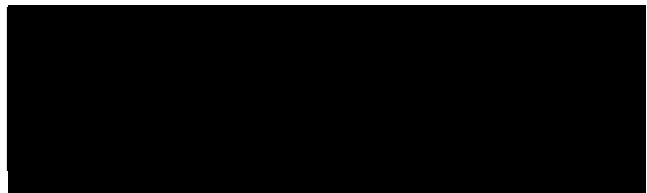
Columbia University's Implementation Plan and all supporting documentation are made available on the Columbia University Neighbors webpage at <https://neighbors.columbia.edu/content/community-commitments>

The next quarterly submission of the obligations set forth in Section 5.06 will be made on January 15, 2024. The next full submission covering other items in the Implementation Plan will be made on October 15, 2024, as part of the agreed upon submission schedule.

Very truly yours,

The Trustees of Columbia University  
in the City of New York

By:



Title: Executive Vice President,  
Columbia University Facilities and  
Operations

**Manhattanville in West Harlem  
Implementation Plan Report  
October 16, 2023 Submission**

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COLUMBIA UNIVERSITY  
IN THE CITY OF NEW YORK

COLUMBIA UNIVERSITY FACILITIES & OPERATIONS

October 16, 2023

To: Empire State Development Corporation  
New York State Urban Development Corporation  
d/b/a Empire State Development Corporation  
Attention: Chief Executive Officer  
633 Third Avenue, 37<sup>th</sup> Floor  
New York, NY 10017

New York State Urban Development Corporation  
d/b/a Empire State Development Corporation  
Attention: General Counsel  
633 Third Avenue, 37<sup>th</sup> Floor  
New York, NY 10017

To: The City of New York  
New York City Department of City Planning  
120 Broadway, 31<sup>st</sup> Floor  
Attn: General Counsel  
New York, NY 10271

To: FEIS Monitor  
Henningson, Durham & Richardson  
Architecture and Engineering, P.C.  
Attention: [REDACTED]  
500 7<sup>th</sup> Ave.  
New York, NY 10018

Re: Columbia University Manhattanville Development Project:  
Section 2.10 of the Declaration of Covenants and Restrictions,  
dated as of December 14, 2011 (the "Declaration")

This letter describes Columbia University's compliance with and progress towards the Milestone Dates set forth in Section 2.10 of the Declaration. All capitalized terms used in this letter shall have the same meaning as in the Declaration. Initial Delivery Date, as defined in the Declaration, means the date on which ESDC provided Possession to Declarant of all of the Initial Stage 1 Condemnation Parcels. The Initial Delivery Date was November 16, 2012.

**In accordance with Section 2.10(d) of the Declaration:**

- Demolition of all buildings on Block 1996, within the development area, has been completed.
- Demolition of all buildings on Block 1997, within the development area, has been completed.
- The Two Block Slurry wall work has been completed (around Blocks 1996 and 1997).

**In accordance with Section 2.10(e) of the Declaration:**

The Initial Stage 1 Condemnation Parcels were acquired by ESD and transferred to the University to advance the Columbia University Educational Mixed-Use Development Land Use Improvement and Civic Project with an Initial Delivery Date of November 16, 2012.

The five parcels include: 619 West 125<sup>th</sup> Street – Block 1995, Lot 35; 651 West 125<sup>th</sup> Street – Block 1996, Lot 56; 663 West 125<sup>th</sup> Street – Block 1996, Lot 61; 614 West 131<sup>st</sup> Street, formerly known as Block 1997, Lot 44 (this lot has been merged into Lot 1 of Block 1997); and 3259 Broadway – Block 1998, Lot 29.

As of the writing of this letter, the status of each of the five parcels is as follows:

- 619 West 125<sup>th</sup> Street – Block 1995, Lot 35 has been demolished and construction of Site 1 is complete.
- 651-661 West 125<sup>th</sup> Street – Block 1996, Lot 56 has been demolished.
- 663 West 125<sup>th</sup> Street – Block 1996, Lot 61 has been demolished.
- 614 West 131<sup>st</sup> Street – Formerly known as Block 1997, Lot 44 has been demolished.
- 3259 Broadway – Block 1998, Lot 29 has been demolished.

The University negotiated successfully with the tenants of Block 1998, Lot 38 (which is immediately adjacent to Block 1998, Lot 29) 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.

The University established a demolition contract for the building located at Block 1998, Lot 29. The University worked with ESDC and New York City to successfully transfer title of the building. Demolition was completed on November 11, 2019.

**In accordance with Section 2.10(f) of the Declaration,** the status of each of the five parcels referred to in Section 2.10(e) is as follows:

- 619 West 125<sup>th</sup> Street – Block 1995, Lot 35 has been demolished and construction of Site 1 is complete.

The next three parcels were located along the perimeter of the Two Block Slurry Wall and were demolished to allow for the installation of the Two Block Slurry Wall. Construction of the Slurry Wall was completed in October 2013.

- 651-661 West 125<sup>th</sup> Street – Block 1996, Lot 56 has been demolished and allowed for the installation of the Slurry Wall.
- 663 West 125<sup>th</sup> Street – Block 1996, Lot 61 has been demolished and allowed for the installation of the Slurry Wall.
- 614 West 131<sup>st</sup> Street – Formerly known as Block 1997, Lot 44 has been demolished and allowed for the installation of the Slurry Wall.
- 3259 Broadway – Block 1998, Lot 29 has been demolished.

**In accordance with Section 2.10(g) of the Declaration**, the status of the parcels on Block 1995 is as follows:

- 619 West 125<sup>th</sup> Street – Block 1995, Lot 35 has been demolished and construction of Site 1 is complete.
- Block 1995, Lot 31 has been demolished.

**In accordance with Section 2.10(h) of the Declaration**, the status of Development Site 1 is as follows:

- Obtained New Building (NB) plan approval for New Building on Site 1 on August 17, 2015.
- Obtained New Building permit on January 6, 2016.
- Obtained Certificate of Occupancy on July 29, 2020.

**In accordance with Section 2.10(i) of the Declaration**, the status of Development Sites 1 and 3 is as follows:

- Obtained New Building permit for Site 1 on January 6, 2016.
- The New Building permit for Site 3 was filed as part of the Site 2 permit on December 22, 2010.
- Obtained Temporary Certificate of Occupancy for Site 1 on August 9, 2018.
- Obtained Certificate of Occupancy for Site 1 on July 29, 2020.

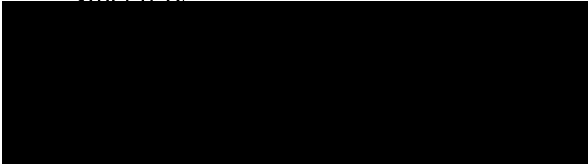
**In accordance with Section 2.10(j) of the Declaration**, the status of Development Sites 4 and 6 is as follows:

- An excavation permit for the development of Site 4 has not yet been obtained. As of October 2023, the parcel is being used for laydown, staging and storage of construction materials for the ongoing below grade construction on SC3 level of Block 1997, consistent with Section 2.10(x) of the Declaration.
- An excavation permit for the development of Site 6 has not yet been obtained. As of October 2023, the parcel is being used for laydown, staging and storage of construction materials for the ongoing below grade construction on SC3 level of Block 1997, consistent with Section 2.10(x) of the Declaration.

**In accordance with Section 2.10(m) of the Declaration**, the status of Development Sites 6B and 7 is as follows:

- Obtained permit for below grade area of Sites 6B and 7 on May 11, 2018.
- Obtained Alteration Type 1 permit for Site 6B on October 1, 2018.
- Obtained Alteration Type 1 permit for Site 7 on September 26, 2018.
- Obtained Temporary Certificate of Occupancy for below grade area of Sites 6B and 7 on November 15, 2021.

Sincerely,



Executive Vice President  
Columbia University Facilities and Operations

cc:

- █  
General Counsel, Columbia University
- █  
Associate General Counsel, Columbia University
- █  
Executive Vice President, Empire State Development Corporation
- █  
Associate Counsel, Empire State Development Corporation
- █  
Vice President, Empire State Development Corporation
- █  
Vice President, Empire State Development Corporation
- █  
Deputy Vice President, Manhattanville Development, Columbia University
- █  
Associate Vice President, Manhattanville Development, Columbia University
- █  
Assistant Vice President, University Supplier Diversity, Columbia University
- Carter Ledyard Milburn LLP  
2 Wall Street  
New York, NY 10005
- New York City Law Department  
Attention: Chief, Economic Development Division  
100 Church Street  
New York, NY 10007
- New York City Department of City Planning  
Attention: Director, Environmental Assessment and Review Division  
120 Broadway, 31<sup>st</sup> Floor  
New York, NY 10271



**Implementation Plan  
October 16, 2023 Submission**

**Section 5.03(a) Milestone Obligations for Stage 1**

<b>Vacant Possession of Stage 1 Condemnation Parcels Section 2.10(a)</b>	<b>Sec. 2.10(a):</b> The specific dates set forth in Section 2.10 are based on the assumption that the Initial Delivery Date will be no later than April 1, 2012. If the Initial Delivery Date is later than April 1, 2012, then the specific dates set forth in Section 2.10 shall be extended by one calendar day for each calendar day that the Initial Delivery Date is later than April 1, 2012. Since the Initial Delivery Date was November 16, 2012, or 229 calendar days later than April 1, 2012, the specific dates set forth have been extended by 229 calendar days.			
<b>Two Block Slurry Wall Section 2.10(d)</b>	<b>Sec. 2.10(d):</b> Promptly following the Initial Delivery Date Declarant shall take such steps as may be required to obtain demolition permits for any remaining buildings on Blocks 1996 and 1997 and permits for the Two Block Slurry Wall, shall promptly commence abatement and demolition upon issuance of such permits, and upon completion of abatement and demolition of such buildings and the obtaining of permits for the Two Block Slurry Wall Declarant shall commence construction of the Two Block Slurry Wall (or parts thereof other than the parts surrounding Development Sites 2 and 3, which Declarant has confirmed is already underway) and proceed with construction of the Two Block Slurry Wall with Due Diligence until completion thereof. The Two Block Slurry Wall is complete. (Please see attached document regarding Section 2.10(d).)			
<b>Abatement and Demo of Stage 1 Condemnation Parcels Section 2.10(e)</b>	<b>Sec. 2.10(e):</b> Declarant shall complete abatement and demolition of all existing buildings located on the Initial Stage 1 Condemnation Parcels no later than the later to occur of (i) December 31, 2012 and (ii) one year after Initial Delivery Date. Since the later to occur is one year after Initial Delivery Date (November 16, 2012), then Declarant shall complete abatement and demo of all existing buildings located on the Initial Stage 1 Condemnation Parcels no later than November 16, 2013.			
<u>Stage 1 Condemnation Parcels</u>	<u>Vacant Possession Date:</u>	<u>Initial Delivery Date:</u>	<u>Completion of Abatement &amp; Demo no later than:</u>	<u>Abatement &amp; Demo Completion Date</u>
Block 1996, Lot 56	July 27, 2012	November 16, 2012	November 16, 2013	May 20, 2013
Block 1996, Lot 61	July 27, 2012	November 16, 2012	November 16, 2013	April 26, 2013
Block 1997, Lot 44	September 6, 2012	November 16, 2012	November 16, 2013	September 30, 2013
Block 1995, Lot 35	October 17, 2012	November 16, 2012	November 16, 2013	October 11, 2013
Block 1998, Lot 29	November 16, 2012	November 16, 2012	November 16, 2013, subject to 2.10(x)	Parcel has been demolished. The lot is currently being used for construction lay down, staging, and construction workforce parking.
<b>Use of Stage 1 Condemnation Parcels Section 2.10(f)</b>	<b>Sec. 2.10(f):</b> Following the Initial Delivery Date and demolition of all existing buildings on the Stage 1 Condemnation Parcels, all Initial Stage 1 Condemnation Parcels other than City Streets will be used for lay down, construction staging (including without limitation, worker parking) or installation of the Slurry Wall, until such time excavation commences at such Initial Stage 1 Condemnation Parcel.			

**Implementation Plan**  
**October 16, 2023 Submission**  
**Section 5.03(a) Milestone Obligations for Stage 1**

Stage 1	Declarant shall achieve the following milestones <u>no later</u> than the indicated dates:			
	8/17/14	8/17/15	8/17/17, subject to 2.10(x)	8/17/22
<b>Block 1995 (other than Stage 1 Condemnation Parcels)</b> Section 2.10(g)	Abatement & Demo Complete			
<b>Site 1</b> Section 2.10(h)		Obtained Plan Exam approval for New Building on Site 1 on August 17, 2015. NYCDOB Job No: 121187349.	Obtained NB Permit for Site 1 on 1/6/2016 Additionally, obtained TCO Permit for Site 1 on 8/9/2018	
<b>Site 3</b> Section 2.10(i)			Obtained NB Permit for Site 3 on 12/22/2010 (Filed as part of the Site 2 permit # 120365069-01-NB)	
<b>Site 4</b> Section 2.10(j)			Obtain Excavation Permit for Site 4 and Proceed with Due Diligence to Building TCO. Site is being used for laydown, staging and storage. See progress letter.	
<b>Site 6</b> Section 2.10(j)			Obtain Excavation Permit for Site 6 and Proceed with Due Diligence to Building TCO. Site is being used for laydown, staging and storage. See progress letter.	
<b>Site 6B</b> Section 2.10(m)				Obtained Permit for below grade area on 5/11/2018. Received Alteration Type 1 permit for Site 6B tower on 10/1/2018.
<b>Site 7</b> Section 2.10(m)				Obtained Permit for below grade area on 5/11/2018. Received Alteration Type 1 permit for Site 7 tower on 9/26/2018.

**Implementation Plan**  
**October 16, 2023 Submission**  
**Section 5.03(a) Milestone Obligations for Stage 1**  
**Road Closing Schedule**

Section 2.07(b) of the Declaration, provides:

Declarant shall use reasonable good faith efforts to complete construction in such a manner that the following anticipated road closing schedules may be met, measured from Declarant's commencement of closure of a street for excavation in such street for construction of the Below-Grade Facility and, as to West 129th Street, the construction of utilities, within the Project Site:

**2.07(b)(i) During Stage 1: (A) West 129<sup>th</sup> Street shall be closed for less than six months; (B) West 130<sup>th</sup> Street shall be closed for no more than three years; (C) portions of West 131<sup>st</sup> Street shall be closed for periods totaling up to three years; and (D) closure of West 130<sup>th</sup> Street and West 131<sup>st</sup> Street shall not overlap, except when closure of both streets is required on a temporary basis.**

Declarant at all times uses reasonable good faith efforts to complete construction in a manner to minimize road closings. In all cases, Declarant obtains required DOT and other required permits in connection with road closings. The information provided below describes the longest consecutive street closures as of October 16, 2023.

- A. Prior to the commencement of Stage 1, West 129<sup>th</sup> Street was closed for 173 consecutive days for the construction of underground utilities. Construction of underground utilities is now completed. During Stage 1, West 129<sup>th</sup> Street has since been closed three times; 133 consecutive days from January 23, 2017, to May 26, 2017, 182 consecutive days from June 22, 2017 to December 22, 2017, and 236 consecutive days from January 8, 2018 to September 1, 2018. West 129<sup>th</sup> Street is now open.
- B. West 130<sup>th</sup> Street was closed for 781 consecutive days and was reopened on October 31, 2015. The western portion of 130<sup>th</sup> Street was closed for a total of 40 days and reopened on March 20, 2020. The entirety of West 130<sup>th</sup> Street is now open.
- C. The entirety of West 131<sup>st</sup> Street has not been closed. (The eastern portion of West 131<sup>st</sup> Street was closed for 238 consecutive days. It was closed again in November 2016 and reopened on November 11, 2019. A public hearing regarding this closure was held on 9/27/2016.)
- D. During Stage 1, West 130<sup>th</sup> Street and West 131<sup>st</sup> Street have not been closed simultaneously.

As anticipated, additional street closures ranging from one day to longer have been required from time to time to accommodate construction and safety requirements in connection with specific Project or New Building construction, to transport equipment or supplies, to connect New Buildings to utilities or are otherwise necessary consistent with safety requirements and appropriate permits.

**2.07(b)(ii) During Stage 2: West 131<sup>st</sup> Street and West 132<sup>nd</sup> Street may be closed to permit staging and construction, except that one traffic lane in either West 131<sup>st</sup> Street or West 132<sup>nd</sup> Street shall remain open at all times, except when closure of both streets is required on a temporary basis;**

Stage 2 has not begun.

**2.07(b)(iii) West 132<sup>nd</sup> Street may be closed to permit construction and staging associated with the development of Tax Block 1999.**

Development of Tax Block 1999 has not begun.

**Manhattanville in West Harlem Implementation Plan Report  
October 16, 2023 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 and Block 1999, Lot 33 to vacate their existing properties 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 or Block 1999, Lot 33 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. Tenants on Block 1999, Lot 33 were successfully relocated in December 2018.

**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
4. Link to webpage with copies of bi-weekly construction updates, when available
5. Copies of relevant public notifications regarding tenant relocation

Columbia University's Implementation Plan and all supporting documentation are made available on the Columbia Neighbors Webpage at <https://neighbors.columbia.edu/content/community-commitments>.



**Manhattanville in West Harlem Implementation Plan Report  
October 16, 2023 Submission**

**Declaration Reference and Key Data**

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

Obligation Title: **Residential Relocation Obligations (Block 1999, Lot 36)**

Obligation Page Number: **50**

Obligation Trigger: **2029**

Obligation Start: **2029**

Obligation End Date: **2039**

Obligation Status: **Not Triggered**

**Obligation**

For a 10-year period beginning in 2029, CU shall cause the creation of 50 affordable housing units within the local community to replace the dwelling units on Tax Block 1999, Lot 36. Such housing units shall be made available to income eligible persons from the local community who are not affiliated with CU. Tenants who then occupy the residential building at Tax Block 1999, Lot 36 shall be given the option to relocate to such housing units before other persons in the local community. CU shall provide notice to tenants residing at Tax Block 1999, Lot 36 at least one year but no more than three years before the relocation of housing units at Tax Block 1999, Lot 36 is required for Project purposes.

**Evidence of Compliance**

1. Copy of notice referenced above to occupants of Tax Block 1999, Lot 36 regarding relocation

Columbia University's Implementation Plan and all supporting documentation are made available on the Columbia Neighbors Webpage at <https://neighbors.columbia.edu/content/community-commitments>.



**Manhattanville in West Harlem Implementation Plan Report  
October 16, 2023 Submission**

**Declaration Reference and Key Data**

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

Obligation Title: **Residential Relocation Obligations (Relocation Adjustment Payments)**

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: **Relocation Completion**

Obligation Status: **In Compliance**

**Obligation**

CU shall pay for: (A) a one-time relocation adjustment payment of \$5,000 for each residential household on the Project Site, with such payment to be adjusted to the relocation date of each household based on the Consumer Price Index; and (B) (x) moving services, expenses and referrals to alternative housing for each residential household on the Project Site or (y) at the discretion of the occupants of a household, a direct payment to such household when such residential unit is vacated in an amount equal to the moving costs that would have been paid to mover selected through a bid process.

\* The University negotiated successfully with the tenants of Block 1998, Lot 38 and Block 1999, Lot 33 to vacate their existing properties 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 or Block 1999, Lot 33 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. Tenants on Block 1999, Lot 33 were successfully relocated in December 2018.

**Evidence of Compliance**

1. Record of payment or payment schedule, when available

Columbia University's Implementation Plan and all supporting documentation are made available on the Columbia Neighbors Webpage at <https://neighbors.columbia.edu/content/community-commitments>.





**Manhattanville in West Harlem Implementation Plan Report  
October 16, 2023 Submission**

**Declaration Reference and Key Data**

Obligation Section Number: **5.06 (a), (b), (c) and (d)**

Obligation Title: **Affirmative Action Obligations**

Obligation Page Number: **50**

Obligation Trigger: **Issuance of First Demo Permit for the Project**

Obligation Start Date: **February 4, 2010 (Issuance of First Demo Permit)**

Obligation End Date: **Project Completion**

Obligation Status: **In Compliance/Ongoing**

**Obligation**

(a) *Construction.* (Triggered) During the construction of the project, CU shall at a minimum adhere to ESD's non-discrimination and affirmative action policies with respect to hiring and contracting, including the goals of 25% MWL business enterprise participation\* and 40% MWL work force participation in construction activities. Where CU's affirmative action policies with respect to hiring and contracting differ from or exceed ESD's affirmative action policies, CU shall adhere to the more stringent affirmative action requirements, unless to do so shall directly conflict with applicable law or CU's obligations under collective bargaining agreements in effect as of the date hereof. CU shall notify ESD of any conflict, if any, promptly and with particularity.

(b) *Operation.* (Triggered) CU shall make good faith efforts to include MWL business enterprises in all service management agreements, agreements for the purchase of goods and services and other agreements relating to the operation of the Project. CU shall encourage occupancy of the Project's active, ground floor areas by small, non-chain, neighborhood retail businesses that would serve the local community.

(c) *Compliance of Contractors and Subcontractors.* (Triggered) CU shall cause the Affirmative Action Obligations to be made binding conditions of all contracts entered into by CU or by CU's contractors or agents relating to the construction of the Project.

(d) (Not Triggered) A Successor Interest shall, at a minimum, adhere to ESD's non-discrimination and affirmative action policies with respect to the obligations set forth in Section 5.06(a), (b) and (c) hereof, and may, at the Successor Interest's option, adhere to more stringent affirmative action requirements.

\*During the course of negotiations related to Columbia University's construction, CU increased the contracting goal from 25% to good faith efforts toward a goal of 35%. The good faith efforts towards a construction contracting goal of 35% are noted in the Columbia University Facilities (CUF) MWL Policy and relevant sections of the general conditions in the University's construction contracts.

**Evidence of Compliance**

1. Link to Columbia University Facilities MWL Policy
2. Link to Columbia University Web Statement on Affirmative Action
3. Exhibit to construction contracts: Minority- and Women- owned Business Enterprises, Locally-based Business Enterprises (M/W/LBEs) Non-Discrimination and Affirmative Action Requirements in Columbia University Construction
4. Manhattanville MWL Workforce and Spending Summary
5. Evidence of efforts to encourage occupancy of ground floor areas by neighborhood retail businesses

Columbia University's Implementation Plan and all supporting documentation are made available on the Columbia Neighbors Webpage at <https://neighbors.columbia.edu/content/community-commitments>.



**Manhattanville in West Harlem Implementation Plan Report  
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**Declaration Reference and Key Data**

Obligation Section Number: **5.07(a)(i)**

Obligation Title: **Wireless Internet Access**

Obligation Page Number: **51**

Obligation Trigger: **Substantial Completion of Open Space**

Obligation Start Date: **September 15, 2017**

Obligation End Date: **25 Years from Commencement of Providing Full Internet Access to All Open Space**

Obligation Status: **In Compliance**

**Obligation**

*Wireless Internet Access.* CU shall provide free wireless internet access within portions of the Open Space at the time such portions are Substantially Completed in accordance with Article IV, and, if feasible, to the West Harlem Piers Park. All access would continue for 25-years measured from commencement of providing full internet access to all Open Space. CU shall install and maintain appropriate signage at prominent locations in the Project Site's Open Space that apprise the public of the availability of free wireless internet access.

**Evidence of Compliance**

1. Documentation indicating areas serviced by wireless internet
2. Letter to ESD confirming wireless accessibility

Columbia University's Implementation Plan and all supporting documentation are made available on the Columbia Neighbors Webpage at <https://neighbors.columbia.edu/content/community-commitments>.



**Manhattanville in West Harlem Implementation Plan Report  
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**Declaration Reference and Key Data**

Obligation Section Number: **5.07(a)(ii)**

Obligation Title: **Shuttle Bus Service for the Elderly and Disabled**

Obligation Page Number: **51**

Obligation Trigger: **PACB Approval**

Obligation Start Date: **May 20, 2009 (PACB Approval date)**

Obligation End Date: **December 31, 2033\***

Obligation Status: **In Compliance**

**Obligation**

*Shuttle Bus Service for the Elderly and Disabled.* Commencing on May 20, 2009, CU shall provide a shuttle bus service complying with ADA specifications to connect the Project Site to subway stations at 116th Street and Broadway, 125th Street and Broadway, 168th Street and Broadway and Harlem Hospital Center. The shuttle bus service shall be provided free of charge to members of the public who are disabled or who are senior citizens, including their attendants. The shuttle bus service shall run on a regular schedule throughout the day every weekday except State and Federal public holidays. If during this period the IRT subway station located at 96th Street and Broadway is made ADA accessible, CU shall provide shuttle bus service to connect this station to the locations above. The shuttle bus service shall be provided through 2033, but may be discontinued if and when the 125th Street IRT station becomes ADA accessible.

\*The Obligation End Date is December 31, 2033, unless the shuttle bus service for the elderly and disabled is discontinued if and when the 125<sup>th</sup> Street IRT station becomes ADA accessible, per the obligation language above.

**Evidence of Compliance**

1. Copy of vendor certification of services provided
2. Link to CU Transportation Services Shuttles website (bus schedules and route maps available)
3. Annual ridership report

Columbia University's Implementation Plan and all supporting documentation are made available on the Columbia Neighbors Webpage at <https://neighbors.columbia.edu/content/community-commitments>.

**Manhattanville in West Harlem Implementation Plan Report  
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**EOC Checklist for Obligation 5.07(a)(ii):**

Please check to verify EOC items submitted for review.

- 1. Copy of vendor certification of services provided
- 2. Link to CU Transportation Services Shuttles website (bus schedules and route maps available)
- 3. Annual ridership report

**Monitor's Notes / Comments:**

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**Status:**

Please check to indicate the status of Obligation 5.07(a)(ii):

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

**Manhattanville in West Harlem Implementation Plan Report  
October 16, 2023 Submission**

**Declaration Reference and Key Data**

Obligation Section Number: **5.07(b)(i)**

Obligation Title: **Access to CU's Newly Constructed Swimming Facilities**

Obligation Page Number: **51**

Obligation Trigger: **Issuance of TCO for Development Site 9**

Obligation Start Date: **TBD**

Obligation End Date: **25 Years from Commencement of Providing Access to New Swimming Facilities**

Obligation Status: **Not Triggered**

**Obligation**

*Access to CU's Newly Constructed Swimming Facilities.* Commencing with issuance of a temporary certificate of occupancy for the portion of the New Building which will house the new swimming facility on the Project Site, CU shall offer access to its new swimming facilities proposed as part of the Project to the physically disabled and to a local swim team or club for two hours each weekday evening. Every Sunday afternoon year-round, CU shall also offer a four-hour "family swim" to local residents. All such access shall continue for a 25-year period from commencement of full access.

**Evidence of Compliance**

1. Press release about center opening
2. Annual utilization report
3. Pool schedule that indicates access referenced above

Columbia University's Implementation Plan and all supporting documentation are made available on the Columbia Neighbors Webpage at <https://neighbors.columbia.edu/content/community-commitments>.





**Manhattanville in West Harlem Implementation Plan Report  
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**Declaration Reference and Key Data**

Obligation Section Number: **5.07(b)(ii)**

Obligation Title: **Community Meeting Space**

Obligation Page Number: **52**

Obligation Trigger: **Issuance of TCO for the last of the Stage 1 New Buildings on Development Sites 1, 2, 3, 4,  
6b or 7**

Obligation Start Date: **TBD**

Obligation End Date: **25 Years from Commencement of Making Space Available**

Obligation Status: **Not Triggered**

**Obligation**

*Community Meeting Space.* Commencing with the issuance of a temporary certificate of occupancy for the last of the Stage 1 New Buildings to be constructed, CU shall make available rent free office and meeting space on the Project Site for Manhattan Community Board 9 to accommodate at least four full-time persons and a meeting space for regular meetings throughout the month to accommodate at least fifty (50) people. In addition, commencing at the same time, CU shall make meeting rooms available to local community organizations for two evenings per month on a scheduled basis. All of such space shall meet the reasonable requirements of the New York City Department of Citywide Administrative Services and Community Board 9 and continue to be made available for a 25-year period from commencement of making such space available.

\* The University completed construction of office and meeting space for Community Board 9 in summer 2021. These spaces, located at 3291 Broadway and 3295 Broadway, were delivered to representatives of Community Board 9 in August 2021. Due to urgent space constraints, the University was able to provide these facilities earlier than required to accommodate Community Board 9's needs. Currently, rent for the office and meeting spaces is being paid by NYC Department of Citywide Administrative Services under pre-existing arrangements, but upon the defined trigger for this commitment, Columbia will make these or other facilities available rent-free as per the agreed upon terms defined in this commitment.

**Evidence of Compliance**

1. Copies of correspondence with CB9 or CB9 Meeting Minutes showing use of space for regular meetings and proffer of space for local community organizations
2. Photos showing completed office space for 4 persons

Columbia University's Implementation Plan and all supporting documentation are made available on the Columbia Neighbors Webpage at <https://neighbors.columbia.edu/content/community-commitments>.



**Manhattanville in West Harlem Implementation Plan Report  
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**Declaration Reference and Key Data**

Obligation Section Number: **5.07(b)(iii)**

Obligation Title: **Artist Space**

Obligation Page Number: **52**

Obligation Trigger: **Issuance of First TCO for Development Sites 8, 9, 10 or 17**

Obligation Start Date: **TBD**

Obligation End Date: **25 Years from Commencement of Making Space Available**

Obligation Status: **Not Triggered**

**Obligation**

*Artist Space.* CU shall make available 5,000 GSF of space or spaces, within or contiguous to the Project Site, for use by local artists. CU shall subsidize this space such that it is accessible to a variety of artists and/or artists' organizations. Such space shall be made available commencing with the first temporary certificate of occupancy received for either Development Sites 8, 9, 10 or 17, and shall continue to be made available for a 25-year period from commencement of making such space available.

**Evidence of Compliance**

1. Copies of tenant leases
2. Evidence of comparable market rates

Columbia University's Implementation Plan and all supporting documentation are made available on the Columbia Neighbors Webpage at <https://neighbors.columbia.edu/content/community-commitments>.

**Manhattanville in West Harlem Implementation Plan Report  
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**EOC Checklist for Obligation 5.07(b)(iii):**

Please check to verify EOC items submitted for review.

[This obligation has not been triggered. There are no EOC items submitted for review.]

**Monitor's Notes / Comments:**

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**Status:**

Please check to indicate the status of Obligation 5.07(b)(iii):

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

**Manhattanville in West Harlem Implementation Plan Report  
October 16, 2023 Submission**

**Declaration Reference and Key Data**

Obligation Section Number: **5.07(c)(i)**

Obligation Title: **Mind Brain Behavior K-12 Education Center**

Obligation Page Number: **52**

Obligation Trigger: **Issuance of TCO for Development Site 2**

Obligation Start Date: **August 25, 2016**

Obligation End Date: **25 Years from Commencement of the Education Center's Full Operation**

Obligation Status: **In Compliance**

**Obligation**

*Mind Brain Behavior K-12 Education Center.* CU shall locate within Development Site 2 (the proposed Jerome L. Greene Science Center) to be constructed in Stage 1 a Center to educate the community about diseases that affect the mind and brain as well as the advances being studied by CU's faculty and researchers. The Center shall encourage and design programs for local elementary, junior high school, and high school students. The Center shall commence operation upon issuance of the temporary certificate of occupancy for the Jerome L. Greene Science Center and operate for a 25-year period from commencement of full operation.

\* The center opened to the public in February 2017. Therefore, this obligation will be in effect until 2042, 25 years from the commencement of the center's full operation.

**Evidence of Compliance**

1. Press release and/or announcement about center opening
2. Link to website
3. Annual report
4. Signage at Jerome L. Greene Science Center

Columbia University's Implementation Plan and all supporting documentation are made available on the Columbia Neighbors Webpage at <https://neighbors.columbia.edu/content/community-commitments>.

**Manhattanville in West Harlem Implementation Plan Report  
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**EOC Checklist for Obligation 5.07(c)(i):**

Please check to verify EOC items submitted for review.

- 1. Press release and/or announcement about center opening
- 2. Link to website
- 3. Annual report
- 4. Signage at Jerome L. Greene Science Center

**Monitor's Notes / Comments:**

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**Status:**

Please check to indicate the status of Obligation 5.07(c)(i):

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

**Manhattanville in West Harlem Implementation Plan Report  
October 16, 2023 Submission**

**Declaration Reference and Key Data**

Obligation Section Number: **5.07(c)(ii)**

Obligation Title: **Mind Brain Behavior Public Outreach Center**

Obligation Page Number: **52**

Obligation Trigger: **Issuance of TCO for Development Site 2**

Obligation Start Date: **August 25, 2016**

Obligation End Date: **25 Years from Commencement of the Public Outreach Center's Full Operation**

Obligation Status: **In Compliance**

**Obligation**

*Mind Brain Behavior Public Outreach Center.* CU shall locate within Development Site 2 (the proposed Jerome L. Greene Science Center) a Screening and Education Center for community outreach. The purpose of the Center shall be to provide stroke awareness lectures and free blood pressure and cholesterol screenings. The Center shall commence operation upon issuance of the temporary certificate of occupancy for the Jerome L. Greene Science Center and operate for a 25-year period from commencement of full operation.

\*The center opened to the public in September 2017. Therefore, this obligation will be in effect until 2042, 25 years from the commencement of the center's full operation.

**Alternatives Based on Innovation**

Columbia University's Wellness Center opened in the Jerome L. Greene Science Center in 2017 and has since provided health education, community resources and free health screenings to the West Harlem community, as well as trained members of the Harlem community to become advocates to prevent stroke and mental health through the Institute for Training Outreach and Community Health (InTOuCH) and Mental Health First Aid (MHFA) programs. The success of this training led to the expansion of the Center's focus to building capacity in the community, by training individuals from faith and community-based organizations (CBO) to be certified community health workers.

In 2023, upgrades were made to the Wellness Center model to focus on Community Health Worker (CHW) training and the center was renamed to "Columbia Center for Community Health". Under the center's supervision, these CHWs continue to provide stroke awareness lectures, free blood pressure, and cholesterol screenings, but with the evidence driven framework of meeting people where they are. Screenings are largely performed off-site, at local faith and community-based organizations or at community-focused health events. The Center continues to operate in the Jerome L. Greene Science Center as a screening and education center focused on stroke awareness and free blood pressure and cholesterol screenings.

**Evidence of Compliance**

1. Press release and/or announcement about center opening
2. Link to website
3. Annual report
4. Signage at Jerome L. Greene Science Center/MBB Building

Columbia University's Implementation Plan and all supporting documentation are made available on the Columbia Neighbors Webpage at <https://neighbors.columbia.edu/content/community-commitments>.





**Manhattanville in West Harlem Implementation Plan Report  
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**Declaration Reference and Key Data**

Obligation Section Number: **5.07(c)(iii)**

Obligation Title: **Mobile Dental Center for Pre-School Children**

Obligation Page Number: **52**

Obligation Trigger: **Acquisition by ESD or CU of all Initial Stage 1 Condemnation Parcel(s)**

Obligation Start Date: **March 12, 2012**

Obligation End Date: **March 12, 2037 (25 Years from Commencement)**

Obligation Status: **In Compliance**

**Obligation: Innovation/Changed Conditions**

In accordance with the Declaration of Covenants and Restrictions Section 5.08, Obligation 5.07 (c)(iii) is modified to clarify the obligation. In general, the scope of services to be provided has not been changed. Empire State Development and Columbia University agreed to this modification on November 28, 2018.

**Modified Language:**

*Mobile Dental Center for Pre-School Children.* Commencing with the acquisition by ESD or CU of all Initial Stage 1 Condemnation Parcels, and continuing for a 25-year period commencement, CU shall extend its Mobile Dental Center to service pre-school children and seniors from the Manhattanville in West Harlem area. CU's College of Dental Medicine operates a mobile Dental Center. It is fully equipped with two dental operatories, x-ray equipment, waiting/oral health education area and handicapped accessible chairlift. The Mobile Dental Center is staffed with a dentist, pediatric resident, dental hygienist, dental assistant, and driver/data entry clerk. The Center currently travels to over 50 local Day Care and Head Start centers throughout northern Manhattan during the school year offering children ages 3-5 years comprehensive dental care. Parked adjacent to the host site two or more times per month, follow-up appointments are made every six months. Children requiring specialty services are referred to affiliated Community DentCare or Children's Aid Society dental clinics located throughout Washington Heights/Inwood and Harlem. CU's partnership with Alianza Dominicana facilitates enrollment into Medicaid or Child Health Plus for the uninsured.

**Alternatives Based on Changed Conditions**

While the Declaration states the Mobile Dental Center shall service pre-school children and seniors, dental services for seniors are offered through the ElderSmile program as reflected in the next commitment under Section 5.07(c)(iv).

The Columbia University College of Dental Medicine Community DentCare program partners with neighborhood organizations to provide health screenings and dental services at sites around Northern Manhattan and the South Bronx. The Mobile Dental Center focuses on pre-school children. The ElderSmile Program focuses on seniors. Services continue to be provided within the catchment area defined in the commitment overview above. Visits to each host site by the mobile health clinics are scheduled in coordination with leadership of each host site. The frequency of visits is determined in collaboration with each site based on site availability and preference. Follow-up appointments are made in accordance with each individual patient's dental requirements and in coordination with each site.

**Evidence of Compliance**

1. Link to website
2. Annual report

Columbia University's Implementation Plan and all supporting documentation are made available on the Columbia Neighbors Webpage at <https://neighbors.columbia.edu/content/community-commitments>.



**Manhattanville in West Harlem Implementation Plan Report  
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**Declaration Reference and Key Data**

Obligation Section Number: **5.07(c)(iv)**

Obligation Title: **Dental Health Screenings for Senior Citizens**

Obligation Page Number: **53**

Obligation Trigger: **Acquisition by ESD or CU of all Initial Stage 1 Condemnation Parcel(s)**

Obligation Start Date: **March 12, 2012**

Obligation End Date: **March 12, 2037 (25 Years from Commencement)**

Obligation Status: **In Compliance**

**Obligation**

*Dental Health Screenings for Senior Citizens through the ElderSmile Program.* During the summer months, the Mobile Dental Center offers northern Manhattan’s elderly population free dental screenings and referrals for further dental treatment at senior centers throughout Washington Heights/Inwood and Harlem. Commencing with the acquisition by ESDC or CU of all Initial Stage 1 Condemnation Parcels, and continuing for a 25-year period from commencement, dental health screenings for senior citizens shall be extended to include NYCHA residents in Manhattanville Houses and General Grant Houses.

**Alternatives Based on Changed Conditions**

While the Declaration states dental health screenings for senior citizens are offered through the Mobile Dental Van during the summer months, the service provider has modified the program based on program experience. Dental health screenings for senior citizens are offered year-round through the ElderSmile Program, including residents in Manhattanville Houses and General Grant Houses. Visits to each host site by the mobile health clinics are scheduled in coordination with the leadership of each host site. The frequency of visits is determined in collaboration with each site based on site availability and preference. Follow-up appointments are made in accordance with each individual patient’s dental requirements and in coordination with each site.

The dental screening follows a standard protocol using light and tongue depressor, the standard services remain the same. The modification clarifies the program through which the services are provided.

**Evidence of Compliance**

1. Link to website
2. Annual report

Columbia University’s Implementation Plan and all supporting documentation are made available on the Columbia Neighbors Webpage at <https://neighbors.columbia.edu/content/community-commitments>.



**Manhattanville in West Harlem Implementation Plan Report  
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**Declaration Reference and Key Data**

Obligation Section Number: **5.07(c)(v)**

Obligation Title: **Senior Citizen Services**

Obligation Page Number: **53**

Obligation Trigger: **Issuance of First TCO for Development Sites 8, 9, 10 and 17**

Obligation Start Date: **TBD**

Obligation End Date: **25 Years from Commencement**

Obligation Status: **Not Triggered**

**Obligation**

*Senior Citizen Services.* Commencing with the issuance of the first temporary certificate of occupancy for New Buildings on Development Sites 8, 9, 10 and 17, and continuing for a 25-year period from commencement, CU shall provide 2,000 GSF of contiguous dedicated space within the Project Site for a center designed to provide education, screening and referrals for the senior population of West Harlem. Programs could include voluntary home screening for older individuals to identify ways to make their apartments safer from accidents, creation of a voluntary registry of vulnerable elderly individuals and the disabled to enable first responders to prioritize assistance to those vulnerable populations in the event of severe weather, fires or other serious circumstances health screening, education, referral and outreach services center with programs like CU's oral hygiene ElderSmile program.

**Evidence of Compliance**

1. Annual report

Columbia University's Implementation Plan and all supporting documentation are made available on the Columbia Neighbors Webpage at <https://neighbors.columbia.edu/content/community-commitments>.



**Manhattanville in West Harlem Implementation Plan Report  
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**Declaration Reference and Key Data**

Obligation Section Number: **5.07(c)(vi)**

Obligation Title: **Undergraduate Scholarships for Aid-Eligible Students from the Local Community**

Obligation Page Number: **53**

Obligation Trigger: **PACB Approval**

Obligation Start Date: **May 20, 2009 (PACB Approval date)**

Obligation End Date: **May 20, 2035\* (25 Years from Commencement)**

Obligation Status: **In Compliance**

**Obligation**

*Undergraduate Scholarships for Aid-Eligible Students from the Local Community.* In an effort to encourage students to attend Columbia College and the Fu School of Engineering and Applied Science, CU shall undertake a targeted recruitment effort for qualified students from the local community. Commencing on May 20, 2009, CU shall establish a scholarship fund to serve up to 40 aid-eligible undergraduate students per year who are admitted to Columbia College and the Fu School of Engineering and Applied Science from Harlem, with funding made available to meet their fully demonstrated financial need until 2033 or for a period of 25 years from commencement, whichever is longer.

\*Undergraduate scholarships were made available with the start of the 2010-2011 academic year, one year after the trigger date. Therefore, this obligation will be in effect until the 2034-2035 academic year, 25 years from the commencement of the obligation implementation.

Note: In Spring 2014, the financial support for local students was officially named the Thompson-Muñoz scholarship award, named after two local Columbia graduates.

**Evidence of Compliance**

1. Annual report reflecting prior Academic year awards

Columbia University's Implementation Plan and all supporting documentation are made available on the Columbia Neighbors Webpage at <https://neighbors.columbia.edu/content/community-commitments>.





**Manhattanville in West Harlem Implementation Plan Report  
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**Declaration Reference and Key Data**

Obligation Section Number: **5.07(c)(vii)**

Obligation Title: **Graduate Scholarships for Elementary School Teachers**

Obligation Page Number: **54**

Obligation Trigger: **Acquisition by ESD or CU of all Initial Stage 1 Condemnation Parcel(s)**

Obligation Start Date: **March 12, 2012**

Obligation End Date: **March 12, 2038\* (25 Years from Commencement)**

Obligation Status: **In Compliance**

**Obligation**

*Graduate Scholarships for Elementary School Teachers.* In an effort to enhance the quality of elementary school education within the local community, and as part of Columbia University's strong commitment to supporting quality education for the community, commencing with the acquisition by ESD or CU of all Initial Stage 1 Condemnation Parcels, and continuing for a 25-year period from commencement, CU shall establish three scholarships for qualified teachers to earn a master's degree in an appropriate field from Columbia University or Teacher's College. The three scholarships shall be awarded to qualified elementary school teachers either currently teaching within Community District 9 or interested in teaching elementary school within Community District 9. A maximum of three scholarships shall be in force at any given time with a cumulative maximum of 18 credits per year. Recipients of the scholarships: a) must be admitted to the masters program of choice; b) agree to teach within Community District 9 for five years after they commence their participation in the scholarship program; and c) meet related criteria of the NYCDOE, the United Federation of Teachers, and/or the local school principal.

\*The first graduate scholarship recipient enrolled in classes in 2013, one year after the trigger date. Therefore, this obligation will be in effect until 2038, 25 years from the commencement of the obligation implementation.

**Evidence of Compliance**

1. Annual report

Columbia University's Implementation Plan and all supporting documentation are made available on the Columbia Neighbors Webpage at <https://neighbors.columbia.edu/content/community-commitments>.



**Manhattanville in West Harlem Implementation Plan Report  
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**Declaration Reference and Key Data**

Obligation Section Number: **5.07(c)(viii)**

Obligation Title: **New Public Middle and High School for Math, Science and Engineering**

Obligation Page Number: **54**

Obligation Trigger: **PACB Approval**

Obligation Start Date: **May 20, 2009 (PACB Approval date)**

Obligation End Date: **May 20, 2034 (25 Years from Commencement)**

Obligation Status: Complete: **Completed**

**Obligation: Innovation/Changed Conditions**

In accordance with the Declaration of Covenants and Restrictions Section 5.08, Obligation 5.07 (c)(viii) is modified to clarify the obligation. In general, the scope of services to be provided has not been changed. Columbia has completed this obligation and transferred the obligation to provide curriculum support to the faculty of the new school to Obligation 5.07 (c)(ix) Availability of Faculty. Empire State Development and Columbia University agreed to this transfer on November 28, 2018.

*New Public Middle and High School for Math, Science and Engineering.* CU has collaborated with NYCDOE and has already agreed to provide the land necessary (via a rent-free, 49-year lease) to create a new public secondary school that will address the critical need to improve education in science, math and engineering for students in New York City on a site immediately adjacent to or within the Project Site. That school is currently educating students at the middle school level at a temporary location and will ultimately serve approximately 650 students from grades 6 through 12. Enrollment will be competitive, with the middle school enrollment coming from high performing local students from northern Manhattan above 96<sup>th</sup> Street. The middle school will provide roughly half of the enrollment of the high school with the balance of the high school enrollment filled through a competitive process for students from across the five boroughs.

\*Columbia has fulfilled the obligation to offer land to the New York City Department of Education. NYCDOE declined this offer of land and decided to undertake upgrades to Columbia Secondary School's existing location at 425 West 123<sup>rd</sup> Street for the school's long-term occupancy.

**Evidence of Compliance**

1. Press release about the creation of the school (October 21, 2005)
2. Letter from NYCDOE declining Columbia's offer of land for the New Public Middle and High School for MSE
3. Link to Columbia Secondary School website

**In accordance with the commitment above, the requirements for this commitment have been permanently satisfied.**

**Manhattanville in West Harlem Implementation Plan Report  
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**EOC Checklist for Obligation 5.07(c)(viii):**

**In accordance with the commitment above, the requirements for this commitment have been permanently satisfied. There are no EOC items submitted for review.**

**Manhattanville in West Harlem Implementation Plan Report  
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**Declaration Reference and Key Data**

Obligation Section Number: **5.07(c)(ix)**

Obligation Title: **Availability of Faculty**

Obligation Page Number: **54**

Obligation Trigger: **When Upper Level Students Matriculate**

Obligation Start Date: **Beginning of 2012-2013 Academic Year**

Obligation End Date: **End of 2036-2037 Academic Year (25 Years from Commencement)**

Obligation Status: **In Compliance**

**Obligation: Innovation/Changed Conditions**

In accordance with the Declaration of Covenants and Restrictions Section 5.08, Obligation 5.07 (c)(ix) is modified to clarify the obligation. In general, the scope of services to be provided has not been changed. Additionally, the obligation in Section 5.07(c)(viii) New Public Middle and High School for Math, Science and Engineering that focuses on curriculum support from Columbia Faculty has been moved to this obligation for clarity of faculty engagement. Empire State Development and Columbia University agreed to this modification on November 28, 2018.

**Modified Language:**

*Availability of Faculty.* Columbia shall provide curriculum support to the faculty of Columbia Secondary School created in accordance with Section 5.07(c)(viii) to ensure the highest level of education in math, science and engineering, and continuing for a 25 year period from May 20, 2009. This portion of the commitment will end in 2034.

Commencing with the academic year in which the School matriculates upper level students eligible for competing in regional and national math, science and engineering competitions, CU shall endeavor in good faith to make its faculty from existing campuses available to upper level students from the School interested in competing in regional and national math, science and engineering competitions. As the Project Site is developed, CU shall endeavor in good faith to make its faculty from the Project Site available to upper level students at the School interested in competing in regional and national math, science and engineering competitions. Columbia shall provide curriculum support to the faculty of the new school to ensure the highest level of education in math, science and engineering, and continuing for a 25 year period from commencement.

**Evidence of Compliance**

1. Annual report

Columbia University's Implementation Plan and all supporting documentation are made available on the Columbia Neighbors Webpage at <https://neighbors.columbia.edu/content/community-commitments>.



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**Declaration Reference and Key Data**

Obligation Section Number: **5.07(c)(x)**

Obligation Title: **Availability of Facilities**

Obligation Page Number: **54**

Obligation Trigger: **Acquisition by ESD or CU of all Initial Stage 1 Condemnation Parcel(s)**

Obligation Start Date: **March 12, 2012**

Obligation End Date: **March 12, 2038\* (25 Years from Commencement)**

Obligation Status: **In Compliance**

**Obligation: Innovation/Changed Conditions**

In accordance with the Declaration of Covenants and Restrictions Section 5.08, Obligation 5.07 (c)(vi) is modified to clarify the obligation. In general, the scope of services to be provided has not been changed. Empire State Development and Columbia University agreed to this modification on November 28, 2018.

**Modified Language:**

*Availability of Facilities.* Commencing with the acquisition by ESD or CU of all Initial Stage 1 Condemnation Parcels, and continuing for a 25-year period from commencement, CU, in coordination with the School's guidelines, shall make its libraries, computing facilities and other academic support facilities and services available to upper level students from the School. Annual reports will provide details regarding the process.

\* Facilities were made available in 2013, one year after the trigger date. Therefore, this obligation will be in effect until 2038, 25 years from the commencement of the obligation implementation.

**Evidence of Compliance**

1. Annual report

Columbia University's Implementation Plan and all supporting documentation are made available on the Columbia Neighbors Webpage at <https://neighbors.columbia.edu/content/community-commitments>.





**Manhattanville in West Harlem Implementation Plan Report  
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**Declaration Reference and Key Data**

Obligation Section Number: **5.07(c)(xi)**

Obligation Title: **Youth Internships**

Obligation Page Number: **55**

Obligation Trigger: **2010**

Obligation Start Date: **Summer 2010**

Obligation End Date: **Summer 2022\***

Obligation Status: **Completed**

**Obligation**

Following the summer 2014 internship program, CU met with the principal of the school and developed the modifications described below. Empire State Development and Columbia University agreed to this modification on November 28, 2018. In September 2022, CU issued a letter to Empire State Development regarding the closeout of reporting for this commitment.

**Modified Language:**

Following the initial five years and in coordination with the School's leadership, CU modified the internship program to focus on at least one aspect of Science, Technology, Engineering, Environment, Arts and/or Math (STEAM) and basic office etiquette. Working with various units within the University, the modified internship program includes the following adaptations:

New Title: Youth Internships

Timeframe: No longer limited to summer weeks.

Program Duration: Varies. Internships range from 4 weeks to 9 months depending upon the specific program.

Number of Interns: No fewer than 15 internships comprised of CSS students and/or local community students.

Internship Locations: Within Columbia University offices and laboratories

Program Description: CU provides no fewer than 15 high school students attending the Columbia Secondary School for Math, Science and Engineering and/or living within the Local Area an opportunity to participate in one of several youth internship programs operated by Columbia University focusing on math, science, engineering and/or the environment/sustainability. Internship programs vary and are managed by departments, schools and other offices within the University. The internships are located on the University's campuses.

\*This commitment was reviewed in consultation with Empire State Development in 2022 and it was determined appropriate to end reporting. A final report on this commitment was included in the October 2022 submission. The internship programs included in previous reporting continue to be offered but will not be reported on in this or any future submissions.

**Evidence of Compliance**

1. Annual report

Columbia University's Implementation Plan and all supporting documentation are made available on the Columbia Neighbors Webpage at <https://neighbors.columbia.edu/content/community-commitments>.

**In accordance with the commitment above, the requirements for this commitment have been permanently satisfied.**

**Manhattanville in West Harlem Implementation Plan Report  
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**EOC Checklist for Obligation 5.07(c)(xi):**

**In accordance with the commitment above, the requirements for this commitment have been permanently satisfied. There are no EOC items submitted for review.**

**Manhattanville in West Harlem Implementation Plan Report  
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**Declaration Reference and Key Data**

Obligation Section Numbers: **5.07(c)(xii) and 5.07(c)(xiii)**

Obligation Titles: **Scholarships to Lifelong Learners and Course Auditing**

Obligation Page Number: **55**

Obligation Trigger: **Acquisition by ESD or CU of all Initial Stage 1 Condemnation Parcel(s)**

Obligation Start Date: **March 12, 2012**

Obligation End Date: **March 12, 2038\* (25 Years from Commencement)**

Obligation Status: **In Compliance**

**Obligation: Innovation/Changed Conditions**

In accordance with the Declaration of Covenants and Restrictions Section 5.08, Obligations 5.07(c)(xii) and 5.07(c)(xiii) are combined to clarify the obligations. In general, the scope of services to be provided has not been changed. Empire State Development and Columbia University agreed to this modification on November 28, 2018.

**Modified Language:**

*Scholarships to Lifelong Learners and Course Auditing.* Commencing with the acquisition by ESD or CU of all Initial Stage 1 Condemnation Parcels, and continuing for a 25-year period from commencement, CU shall:

- (1) fund up to two courses per year for each of 50 residents per year (25 residents from NYCHA Manhattanville and Grant Houses and 25 residents from the local community) to participate in Columbia's School of Continuing Education. **The Lifelong Learners Program** is designed for individuals over 65 years of age committed to the principles of lifelong education.
- (2) fund access to up to 50 courses per year through Columbia's Continuing Education **Auditing Program** for residents (25 residents from NYCHA Manhattanville and Grant Houses and 25 residents from the local community). **The Auditing Program** provides adults not currently enrolled in college with the opportunity to attend selected lectures drawn from CU's offerings in the Arts and Sciences during the academic year.

\*Scholarships to Lifelong Learners and Course Auditing were made available for residents, as described in the obligation above, in 2013, one year after the trigger date. Therefore, this obligation will be in effect until 2038, 25 years from the commencement of the obligation implementation.

**Evidence of Compliance**

1. Link to program information and criteria for admission
2. Annual report

Columbia University's Implementation Plan and all supporting documentation are made available on the Columbia Neighbors Webpage at <https://neighbors.columbia.edu/content/community-commitments>.



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**Declaration Reference and Key Data**

Obligation Section Number: **5.07(c)(xiv)**

Obligation Title: **Teachers College Demonstration Public School**

Obligation Page Number: **55**

Obligation Trigger: **Agreement of TCCS as Demonstration PS**

Obligation Start Date: **November 1, 2011**

Obligation End Date:

Obligation Status: **In Compliance**

**Obligation**

*Teachers College Demonstration Public School.* Teachers College has agreed to work with the New York City Department of Education (NYCDOE) to establish a pre-K–8 demonstration community public school in Manhattan Community District 9. The school shall serve approximately 500 students and shall provide supplementary educational services before and after school. Teachers College’s vision for the school also includes community educational programming and a professional development “hub” for pre-service and veteran educators. The value attributable to the support to be provided by Teachers College for the school shall be \$30 million.

**Evidence of Compliance**

1. Copy of letter of commitment from Teachers College to NYC Department of Education
2. Copy of letter of resolution from WHLDC with Teachers College
3. Record of payments
4. Link to Teachers College Community School website
5. Copy of annual reports provided by TC, when available

Columbia University’s Implementation Plan and all supporting documentation are made available on the Columbia Neighbors Webpage at <https://neighbors.columbia.edu/content/community-commitments>.



**Manhattanville in West Harlem Implementation Plan Report  
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**Declaration Reference and Key Data**

Obligation Section Number: **5.07(c)(xv)**

Obligation Title: **Outreach for Disconnected Youth**

Obligation Page Number: **55**

Obligation Trigger: **Acquisition by ESD or CU of all Initial Stage 1 Condemnation Parcel(s)**

Obligation Start Date: **March 12, 2012**

Obligation End Date: **March 12, 2038\* (8 Year Pilot; 25 Years from Commencement)**

Obligation Status: **In Compliance**

**Obligation**

*Outreach for Disconnected Youth.* Commencing with the acquisition by ESD or CU of all Initial Stage 1 Condemnation Parcels, CU shall initiate a targeted outreach, in partnership with community based organizations, to identify and engage disconnected youth in the community, ages 16-24 who have not completed high school or obtained a GED, in order to enroll them at no cost in existing NYCDOE high school programs or GED programs operated by community partners. Upon completion of a high school diploma or GED, youth will be referred for skills training, internships and work based learning opportunities through community based organizations. For youth successfully completing the GED program, CU will make a good faith effort to place qualified youth in positions with CU. To ensure coordination of program and placement services CU shall fund a position to coordinate program and placement efforts. The program will be reviewed by CU and ESD after eight years and, if effective, will be continued, subject to subsequent reviews of effectiveness for 25 years from commencement.

\*Planning activities were still ongoing upon the obligation trigger date. Outreach for disconnected youth was conducted in 2013, one year after the trigger date. Therefore, this obligation will be in effect until 2038, 25 years from the commencement of the obligation implementation.

**Evidence of Compliance**

1. Annual report

Columbia University's Implementation Plan and all supporting documentation are made available on the Columbia Neighbors Webpage at <https://neighbors.columbia.edu/content/community-commitments>.





**Manhattanville in West Harlem Implementation Plan Report  
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**Declaration Reference and Key Data**

Obligation Section Number: **5.07 (c)(xvi)**

Obligation Title: **Community Scholars Program**

Obligation Page Number: **56**

Obligation Trigger: **Acquisition by ESD or CU of all Initial Stage 1 Condemnation Parcel(s)**

Obligation Start Date: **March 12, 2012**

Obligation End Date: **March 12, 2038\* (10 Year Pilot; 25 Years from Commencement)**

Obligation Status: **In Compliance**

**Obligation**

*Community Scholars Program.* Commencing with the acquisition by ESD or CU of all Initial Stage 1 Condemnation Parcels, and continuing for a 25-year period from commencement, CU shall offer independent, community-based scholars from Northern Manhattan access to a range of services provided by CU and resources not usually afforded to non-affiliated residents. Services and resources shall be provided at no cost to participants and shall include access to all of CU's libraries – including on-line access, course auditing privileges, dialogue with scholars in their field of study, and the ability to participate in seminars and social events developed specifically for the group of in buildings proposed within the Project Site. Selection shall be determined by an application process, reviewed by a committee of CU's faculty and leaders from relevant local cultural institutions. Scholars shall be appointed for 3-year terms. In the first year CU shall appoint up to five scholars; in the second year CU shall appoint up to an additional five, so that after year one there shall be a plan to have a cohort of ten scholars. CU envisions the program to proceed as a pilot for ten years and then be re-evaluated in good faith to assess its effectiveness.

\*Planning activities were still ongoing upon the obligation trigger date. Appointments to the Community Scholars program began in 2013, one year after the trigger date. Therefore, this obligation will be in effect until 2038, 25 years from the commencement of the obligation implementation, after an assessment in 2023.

**Evidence of Compliance**

1. Annual report

Columbia University's Implementation Plan and all supporting documentation are made available on the Columbia Neighbors Webpage at <https://neighbors.columbia.edu/content/community-commitments>.



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**Declaration Reference and Key Data**

Obligation Section Number: **5.07(c)(xvii)**

Obligation Title: **Athletics Clinics**

Obligation Page Number: **56**

Obligation Trigger: **PACB Approval**

Obligation Start Date: **May 20, 2009 (PACB Approval date)**

Obligation End Date: **May 20, 2034 (25 Years from Commencement)**

Obligation Status: **In Compliance**

**Obligation**

*Athletics Clinics.* Commencing in May 20, 2009, CU's varsity sports programs and coaches of football, volleyball, basketball, soccer, swimming, track and field and tennis shall sponsor and participate in seasonal sports clinics for local community children between the ages of 5 and 13 in Columbia's facilities and throughout Harlem and Washington Heights, until 2033 or for a period of 25 years from actual commencement, whichever is longer.

**Evidence of Compliance**

1. Link to Athletics website
2. Annual report

Columbia University's Implementation Plan and all supporting documentation are made available on the Columbia Neighbors Webpage at <https://neighbors.columbia.edu/content/community-commitments>.



**Manhattanville in West Harlem Implementation Plan Report  
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**Declaration Reference and Key Data**

Obligation Section Number: **5.07(c)(xviii)**

Obligation Title: **Summer Camp**

Obligation Page Number: **56**

Obligation Trigger: **PACB Approval**

Obligation Start Date: **May 20, 2009 (PACB Approval date)**

Obligation End Date: **May 20, 2036\***

Obligation Status: **In Compliance**

**Obligation: Innovation/Changed Conditions**

In accordance with the Declaration of Covenant and Restrictions Section 5.08, Obligation 5.07 (c)(xviii) is modified to clarify the obligation. In general, the scope of services to be provided has not been changed. Empire State Development and Columbia University agreed to this modification on November 28, 2018.

**Modified Language:**

*Summer Camp.* Commencing in May 2009, CU shall offer 25 Little Lions Camp scholarships per summer to children from the Manhattanville in West Harlem area to attend CU's Little Lions Camps, or its successor program, until 2033 or for a period of 25 years, whichever is longer.

In Fall 2016, Columbia Athletics changed the name of this program from Cubs Camp to Little Lions Camp. The services provided and process for scholarship distribution remains the same.

\*Considering safety measures related to COVID-19, the University made the difficult decision to cancel Little Lions Camp for summer 2020 and summer 2021. The decision was made to extend this commitment for an additional year for each year that the camp was not able to run, with a new commitment end date of May 20, 2036.

**Evidence of Compliance**

1. Link to Little Lions Camp website
2. Annual report

Columbia University's Implementation Plan and all supporting documentation are made available on the Columbia Neighbors Webpage at <https://neighbors.columbia.edu/content/community-commitments>.



**Manhattanville in West Harlem Implementation Plan Report  
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**Declaration Reference and Key Data**

Obligation Section Number: **5.07(c)(xix)**

Obligation Title: **Construction Business Development for Minority, Women, and Local Businesses**

Obligation Page Number: **56**

Obligation Trigger: **PACB Approval**

Obligation Start Date: **May 20, 2009 (PACB Approval date)**

Obligation End Date: **December 2014**

Obligation Status: **Completed**

**Obligation**

*Construction Business Development for Minority, Women, and Local Businesses.* CU has, in partnership with the New York City Department of Small Business Services ("NYCDSBS"), implemented a program to develop the capacity of MWL construction firms such that they shall be able to manage larger contracts including construction trade work on the proposed Project. The pilot program was initiated in January 2008. The program requires approximately one year of classroom training conducted by the NYCDSBS supplemented by up to one year of mentoring by senior executives and construction project managers from CU. Firms sponsored by CU shall also receive actual project bid opportunities during their one-year of training. While this is a pilot program, if it is successful CU shall match funding of government and private sector partners of up to \$250,000 per year for five years so that CU's participation in the program can be continued and, if feasible, expanded.

**Evidence of Compliance**

1. Columbia University Minority, Women and Local Construction Trade Certificate/Mentorship Program Report

**In accordance with the commitment above, the requirements for this commitment have been permanently satisfied.**



**Manhattanville in West Harlem Implementation Plan Report  
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**EOC Checklist for Obligation 5.07(c)(xix):**

**In accordance with the commitment above, the requirements for this commitment have been permanently satisfied. There are no EOC items submitted for review.**

**Manhattanville in West Harlem Implementation Plan Report  
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**Declaration Reference and Key Data**

Obligation Section Number: **5.07(c)(xx)**

Obligation Title: **Project Labor Agreement**

Obligation Page Number: **57**

Obligation Trigger: **Undefined**

Obligation Start Date: **Undefined**

Obligation End Date: **PLA Completion**

Obligation Status: **Completed**

**Obligation**

*Project Labor Agreement.* CU shall negotiate a Project Labor Agreement with the objective that 40% of all construction job referrals related to the Project go to MWL construction trade persons. Leveraging the full range of programs identified in subparagraphs (xix) to (xxv) of this paragraph, CU shall work with its construction management firms and other relevant parties to prioritize construction trade persons from the local community for construction job referrals.

**Evidence of Compliance**

1. Signed copy of Project Labor Agreement Transmittal Letter

**In accordance with the commitment above, the requirements for this commitment have been permanently satisfied.**

**Manhattanville in West Harlem Implementation Plan Report  
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**EOC Checklist for Obligation 5.07(c)(xx):**

**In accordance with the commitment above, the requirements for this commitment have been permanently satisfied. There are no EOC items submitted for review.**

**Manhattanville in West Harlem Implementation Plan Report  
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**Declaration Reference and Key Data**

Obligation Section Number: **5.07(c)(xxi)**

Obligation Title: **Workforce Training Program**

Obligation Page Number: **57**

Obligation Trigger: **Acquisition by ESD or CU of all Initial Stage 1 Condemnation Parcel(s)**

Obligation Start Date: **March 12, 2012**

Obligation End Date:

Obligation Status: **In Compliance**

**Obligation**

*Workforce Training Program.* Commencing with the acquisition by ESD or CU of all Initial Stage 1 Condemnation Parcels, CU shall provide up to \$750,000 to fund and support the design, development and implementation of industry response (skills-based) education and workforce development training. Materials to be developed shall include competency based curriculum, assessment strategies, recommendations for textbooks, instructional aides, delivery strategies and include implementation training for service providers.

**Evidence of Compliance**

1. Annual report
2. Copy of contract with selected provider

Columbia University's Implementation Plan and all supporting documentation are made available on the Columbia Neighbors Webpage at <https://neighbors.columbia.edu/content/community-commitments>.



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**Declaration Reference and Key Data**

Obligation Section Number: **5.07 (c)(xxii)**

Obligation Title: **Medical Technician Training Program**

Obligation Page Number: **57**

Obligation Trigger: **Issuance of First New Building Permit**

Obligation Start Date: **December 22, 2010 (Issuance of First New Building Permit)**

Obligation End Date: **December 22, 2020**

Obligation Status: **Completed**

**Obligation**

In accordance with the Declaration of Covenant and Restrictions Section 5.08, Obligation 5.07 (c)(xxii) is modified to clarify the obligation. In general, the scope of services to be provided has not been changed. Empire State Development approved this modification via official letter on July 12, 2016.

*Medical Technician Training Program.* Commencing with the issuance of the first Building Permit for a New Building on the Project Site, CU shall commit \$1 million (no in-kind substitution) to expand the CUNY – Columbia Health Sciences Award Program. This program is designed to increase the number of residents from Community Districts 9 and 12 pursuing careers in health services.

**Evidence of Compliance**

1. Letter expressing commitment of funds
2. Annual report

Columbia University's Implementation Plan and all supporting documentation are made available on the Columbia Neighbors Webpage at <https://neighbors.columbia.edu/content/community-commitments>.

Columbia issued the final payment of \$100,000 to CUNY in July 2020 and has made all ten payments to CUNY totaling \$1 million.

**In accordance with the commitment above, the requirements for this commitment have been permanently satisfied.**

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**EOC Checklist for Obligation 5.07(c)(xxii):**

**In accordance with the commitment above, the requirements for this commitment have been permanently satisfied. There are no EOC items submitted for review.**

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**Declaration Reference and Key Data**

Obligation Section Number: **5.07(c)(xxiii)**

Obligation Title: **Community-Provided Job Training**

Obligation Page Number: **57**

Obligation Trigger: **Acquisition by ESD or CU of all Initial Stage 1 Condemnation Parcel(s)**

Obligation Start Date: **March 12, 2012**

Obligation End Date: **December 31, 2016**

Obligation Status: **Completed**

**Obligation**

*Community-Provided Job Training.* Commencing with the acquisition by ESD or CU of all Initial Stage 1 Condemnation Parcels, CU shall contribute \$100,000 each year for five calendar years to fund a matching program with community-based organizations to provide job training. Each such contribution shall be due and payable on or before December 31 in each calendar year when such payment is due. CU shall make such payment to the matching program in accordance with the instructions of ESD, or if no program has been identified, to ESD, to be held by ESD in escrow for this purpose.

**Evidence of Compliance**

1. Proof of payment
2. Report from Empire State Development

**In accordance with the commitment above, the requirements for this commitment have been permanently satisfied.**



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**EOC Checklist for Obligation 5.07(c)(xxiii):**

**In accordance with the commitment above, the requirements for this commitment have been permanently satisfied. There are no EOC items submitted for review.**

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**Declaration Reference and Key Data**

Obligation Section Number: **5.07(c)(xxiv)**

Obligation Title: **Retail Businesses**

Obligation Page Number: **57**

Obligation Trigger: **CO - First New Building with Small Format Retail Space**

Obligation Start Date: **TBD**

Obligation End Date: **Project Completion**

Obligation Status: **Not Triggered**

**Obligation**

*Retail Businesses.* Columbia shall market no less than 12,000 GSF of small format retail space (up to 2,500 GSF per business) on the Project Site for local entrepreneurs and existing local businesses for uses specified in Section 104-16 of the Zoning Resolution. Priority shall be given to any business displaced by the Project that is in compliance and good standing with its lease terms. When feasible, Columbia shall implement the retail strategy that it currently uses in Morningside Heights and will use good faith efforts to reach agreements with on-site retailers, and with businesses compatible with Columbia's and the community's rebuild needs, provided reasonable economic terms can be agreed upon with such businesses.

**Evidence of Compliance**

1. Copy of marketing materials about retail space on Project Site
2. Report of community outreach regarding retail space on Project Site

Columbia University's Implementation Plan and all supporting documentation are made available on the Columbia Neighbors Webpage at <https://neighbors.columbia.edu/content/community-commitments>.



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**Declaration Reference and Key Data**

Obligation Section Numbers: **5.07(c)(xxv)( A) – (E)[i]-[iii]**

Obligation Title: **Community Information, Opportunities and Resources Center**

Obligation Page Number: **57-59**

Obligation Trigger: **Acquisition by ESD or CU of all Initial Stage 1 Condemnation Parcel(s)**

Obligation Start Date: **March 12, 2012**

Obligation End Date: **March 12, 2037 (25 Years from Commencement of the Center’s Full Operation)**

Obligation Status: **In Compliance**

**Obligation: Innovation/Changed Conditions**

In accordance with the Declaration of Covenants and Restrictions Section 5.08, Obligations 5.07 (c)(xxv)(A)-(E)[i]-[iii] are modified to clarify the obligations. In general, the scope of services to be provided has not been changed. Empire State Development and Columbia University agreed to this modification on November 28, 2018.

**Modified Language:**

*Community Information, Opportunities and Resources Center also referred to as the Columbia Employment Information Center (CEIC) or the “Center”.* Columbia University is already operating the Columbia University Employment Information Center (CEIC), which shall be maintained and enhanced to create the Community Information, Opportunities and Resources Center (the “Center”). The Center shall be located on the site where the existing Columbia University Employment and Career Center is located, or in a location in or near the Project Site. The Center shall commence full operation with the acquisition by ESD or CU of all Initial Stage 1 Condemnation Parcels, and continue operation for a 25-year period from commencement of full operation of the Center. The Center shall provide information on all benefits provided under this Section 5.07 and resources, including a hotline and website presence, to enable local residents and businesses to receive prompt notification of business opportunities and available jobs at Columbia University, to learn about construction schedules, safety and mitigation, and to receive information about community-oriented service programs (i.e. job training, technical assistance, clinics, mentoring, volunteerism). The Center shall provide bilingual services and shall be staffed, in part, by persons devoted exclusively to serving as liaison with the community with respect to the obligations incurred by Columbia in connection with the project. The estimated annual minimum value of maintaining the Center shall be \$325,000. Columbia shall collaborate with appropriate organizations to develop and maintain the center which shall provide, among other things, the following services:

- (A) Provide access to Columbia’s job listings with detailed descriptions of job qualifications, including a regularly updated information hotline to provide callers with information relating to Declarant’s employment opportunities and continuing counsel and assistance to local residents seeking employment with Declarant.
- (B) Coordinate Columbia’s resources with (i) appropriate job training centers, (ii) City, State and Federal agencies and (iii) other educational institutions and organizations to provide bilingual referral information regarding services for small businesses, leasing space from Declarant and facilitating access to integrated support services.

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- (C) Identify and provide referrals to training programs and classes in areas such as the skilled trades, administrative support, technology, management, and administration, and where feasible, coordinate with State and City education programs and institutions in the administration of such programs.
- (D) Coordinate and host job fairs and job training/job readiness in the community not less than once a year.
- (E) Assist local residents in the identification of business, education, training, and career opportunities that provide opportunities for hands-on learning, and competency based instruction based on industry standards. Such programs shall include one group session per month where up to forty (40) persons per session will receive:
  - [i] Referrals for skills training, internships and work-based learning opportunities with Declarant and through community-based organizations supported by Declarant.
  - [ii] A catalog of Declarant’s community outreach programs.
  - [iii] Access to work-based learning programs for high school students, high school dropouts, individuals transitioning from welfare-to-work, individuals with special needs, and veterans.

**Evidence of Compliance**

- 1. Link to CEIC website
- 2. Link to website for CEIC job listings
- 3. Link to CEIC website with information regarding live job readiness training workshops
- 4. Annual report

Columbia University’s Implementation Plan and all supporting documentation are made available on the Columbia Neighbors Webpage at <https://neighbors.columbia.edu/content/community-commitments>.



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**Declaration Reference and Key Data**

Obligation Section Number: **5.07(c)(xxv)(F)**

Obligation Title: **Community Alert System**

Obligation Page Number: **59**

Obligation Trigger: **Acquisition by ESD or CU of all Initial Stage 1 Condemnation Parcel(s)**

Obligation Start Date: **March 12, 2012**

Obligation End Date: **March 12, 2037 (25 Years from Commencement of the Center's Full Operation)**

Obligation Status: **In Compliance**

**Obligation: Innovation/Changed Conditions**

In accordance with the Declaration of Covenant and Restrictions Section 5.08, Obligation 5.07 (c) (xxv)(F) is modified to clarify the obligation. In general, the scope of services to be provided has not been changed. Empire State Development and Columbia University agreed to this modification on November 28, 2018.

**Modified Language:**

*Community Alert System.* Columbia shall provide a community alert system to notify subscribers about construction issues and a 24-hour hotline to provide callers with timely and regularly updated information about construction activity and employment opportunities related to the Project, and include the GPP Monitor on any related e-mail list serve. The annual report will identify the department within Columbia that administers the alert system.

**Evidence of Compliance**

1. Link to subscribe to notifications about construction issues and copies of construction schedules, safety and mitigation notices
2. Construction hotline phone number (212-854-2222)
3. Annual report

Columbia University's Implementation Plan and all supporting documentation are made available on the Columbia Neighbors Webpage at <https://neighbors.columbia.edu/content/community-commitments>.





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**Declaration Reference and Key Data**

Obligation Section Number: **5.07(d)(i)**

Obligation Title: **Harlem Community Development Corporation (HCDC) Financial Contribution**

Obligation Page Number: **59**

Obligation Trigger: **Acquisition by ESD or CU of all Initial Stage 1 Condemnation Parcel(s)**

Obligation Start Date: **March 12, 2012**

Obligation End Date: **March 12, 2037**

Obligation Status: **In Compliance**

**Obligation**

*Harlem Community Development Corporation (HCDC) Financial Contribution* (\$20 Million over 25 years).

CU shall make annual financial contributions to ESD's subsidiary, the Harlem Community Development Corporation or its successor ("HCDC"), in increasing amounts, that shall extend for 24 years after the first contribution, and will total \$20 million. The initial \$500,000 contribution shall be paid by CU within thirty (30) Business Days of the acquisition by ESD or CU of all Initial Stage 1 Condemnation Parcels. Each subsequent yearly contribution shall increase by \$25,000 over the prior year's contribution until the \$20 million is paid in full, and shall be paid by CU on the first Business Day of the year in which the contribution is due.

**Evidence of Compliance**

1. Proof of payment

Columbia University's Implementation Plan and all supporting documentation are made available on the Columbia Neighbors Webpage at <https://neighbors.columbia.edu/content/community-commitments>.

