

MORNINGSIDE HEIGHTS COMMUNITY COALITION

PLATFORM FOR RESIDENTIAL DEVELOPMENT IN MORNINGSIDE HEIGHTS

Manhattan's residential real estate boom has arrived in Morningside Heights. Two luxury rental projects have already been completed: the 428- apartment Enclave on West 113th Street and the Stonehenge with 96 apartments on Amsterdam Avenue. St. Luke's Hospital is selling four vacant buildings for \$115 million for conversion into hundreds of high-rent apartments. Jewish Theological Seminary recently sold the rights to build a luxury condominium tower of 32 stories on West 122nd Street to the Savanna Real Estate Fund for \$ 77 million and sold buildings at 3060 Broadway and 415 West 120th Street, with a total of 86 apartments, to investors for \$54 million. Union Theological Seminary (UTS) is planning to sell the rights to build a 40- story luxury condominium on its campus on West 122nd Street.

Neighborhood organizations want to make sure that the planned housing developments do not harm the Heights and in fact offer real benefits to the neighborhood and its families and enhance public services. Our platform for residential development consists of eight elements.

Height Consistent With Nearby Buildings

The height of new buildings should be consistent with their neighbors. In the cases of Jewish Theological Seminary and Union Theological Seminary they should not exceed 18 to 21 stories, the height of the Teachers College residence and Morningside Gardens, respectively.

Exteriors Harmonize With Surrounding Buildings

The exteriors of new buildings should be of the same or similar materials, mainly stone or brick, as buildings in their immediate vicinity.

Views of Nearby Landmarks Preserved

The views of nearby landmarks, such as Riverside Church and the UTS tower at Broadway and 120th Street, should not be blocked by new buildings nor should they cast intrusive shadows.

Mitigate the Impact on the Environment and Local Services

Mitigate any adverse impacts of new development, especially its cumulative effects. This includes effects on transportation, parking, schools and other public services, shopping, existing residents as well as air quality, sanitation and noise during and after construction.

Provide Affordable Housing

At least 30% of the apartments in new housing developments should be designated permanent affordable housing or developers should provide such housing in nearby locations.

Support Local Social and Economic Development

Institutions and developers that will benefit from the planned housing should invest in local ventures such as affordable housing, services for youngsters and seniors, aiding businesses and reusing the gate house on Amsterdam through a community benefits agreement.

Rezoning Morningside Heights

The neighborhood's zoning should be revised to encourage appropriate development in terms of land use and the height and bulk of buildings.

Union Wages and Building Safety

Guiding principles for building construction should include union jobs, safe working conditions, job training and maximum opportunities for local businesses.