

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON LANDMARKS,  
PUBLIC SITING AND  
MARITIME USES

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December 2, 2014  
Start: 11:35 a.m.  
Recess: 12:24 p.m.

HELD AT: 250 Broadway, Committee Room -  
16<sup>th</sup> Floor

B E F O R E: Peter A. Koo  
Chairperson

COUNCIL MEMBERS:

Annabel Palma  
Maria Del Carmen Arroyo  
Rosie Mendez  
Stephen T. Levin  
Inez D. Barron  
Ben Kallos  
David Greenfield

A P P E A R A N C E S (CONTINUED)

LaRay Brown  
Health and Hospitals Corporation

Sydelle Knepper  
SKA Marin

Beth Greenberg  
Architect with Dattner Architects



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2 CHAIRPERSON KOO: Good morning. Good  
3 morning. This is Council Member Peter Koo. I'm Chair  
4 of the Subcommittee on Landmarks, Public Siting and  
5 Maritime Uses, and joining our committee is Council  
6 Member Arroyo, Council Member Mendez, Council Member  
7 Levin, and Council Member Kallos. The first item is  
8 LU 135. It's the application for the Bronx Real  
9 [sic] Community Justice Center, which is in Council  
10 Member Mealy's district. The applicant, the Mayor's  
11 Office of Criminal Justice withdrew this application  
12 on November 20<sup>th</sup>--on November 13<sup>th</sup>, 2014. Therefore,  
13 we will have a vote on the motion to file this matter  
14 pursuant to council removes to remove it from our  
15 calendar. We're going to have a vote on this first.

16 COUNCIL CLERK: Chair Koo?

17 CHAIRPERSON KOO: Yes.

18 COUNCIL CLERK: Council Member Arroyo?

19 COUNCIL MEMBER ARROYO: Of course.

20 COUNCIL CLERK: Council Member Mendez?

21 COUNCIL MEMBER MENDEZ: Yes.

22 COUNCIL CLERK: Council Member Levin?

23 COUNCIL MEMBER LEVIN: Yes.

24 COUNCIL CLERK: Council Member Kallos?

25 COUNCIL MEMBER KALLOS: Aye.

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2 COUNCIL CLERK: By a vote of 5 in the  
3 affirmative, 0 abstentions and no negatives, motion  
4 to file Land Use Item Number 135 is approved and  
5 referred to the Full Land Use Committee.

6 CHAIRPERSON KOO: The second item is Land  
7 Use Item Number 138, which is Application Number 205.  
8 No, I'm sorry, 20155169 HHM, Draper Hall, which is in  
9 Speaker Mark-Viverito's office. And we have LaRay  
10 Brown, Senior Vice President of HHC here to testify.

11 LARAY BROWN: Just me.

12 CHAIRPERSON KOO: So, you can begin,  
13 yeah.

14 LARAY BROWN: Good morning. My name is  
15 LaRay Brown and I'm the Senior Vice President for  
16 Corporate Planning, Community Health and  
17 Intergovernmental Relations at the New York City  
18 Health and Hospitals Corporation or HHC. Thank you  
19 for the opportunity to testify this morning in  
20 support of LU 0138 2014. This is a proposed lease  
21 agreement between HHC and Draper House Housing  
22 Development from Corporation Inc. to develop housing  
23 for low income elderly and/or disabled individuals.  
24 I am joined this morning. Is Sydelle in the room?  
25 You should come up. I'm joined this morning by

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2 Sydelle Knepper the Chief Executive Officer of SKA

3 Marin, the proposed developer of this project. SKA

4 Marin is an experienced developer of affordable

5 housing for seniors and disabled tenants with whom

6 HHC has had a long and positive relationship. If

7 approved by the City Council, HHC would enter into a

8 long term lease with SKA Marin for the renovation and

9 expansion of Draper Hall which is on East 99 Street

10 and First Avenue in Manhattan, across the street from

11 Metropolitan Center. The Enlarged structure would

12 contain approximately 203 units of housing. The

13 units would be a mixture of studio and one bedroom

14 apartments with an apartment for a live-in

15 superintendent. As the committee knows, in New York

16 City there is an acute shortage of affordable and

17 accessible housing for low income elderly and

18 disabled individuals. HHC and the developer have

19 been working in conjunction with several city

20 agencies on the financing and development of this

21 project, including the New York City Department of

22 Housing, Preservation and Development, HPD, the New

23 York City Housing Development Corporation, HDC, and

24 the New York City Housing Authority, NYCHA. We have

25 also been engaged in ongoing communications about

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2 this project with local elected officials,  
3 particularly our Council Speaker Viverito, Community  
4 Board 11 and Metropolitan Hospital's Community  
5 Advisory Board. This project also received two  
6 million in funding from the New York City Council in  
7 this current fiscal year's budget. In accordance with  
8 HHC's Enabling Act, a public hearing was conducted on  
9 September 10<sup>th</sup>, 2014 with respect to this proposed  
10 long term lease. HHC's Board of Directors authorized  
11 the proposed lease on September 25<sup>th</sup> of 2014. I  
12 thank you for the opportunity to testify on this  
13 important project and I can address any questions  
14 that you may have. Thank you.

15 CHAIRPERSON KOO: Thank you, Ms. LaRay.  
16 What kind of--no questions? What kind of lease is  
17 this? Can you give me some--

18 LARAY BROWN: [interposing] Sure.

19 CHAIRPERSON KOO: details on this lease?

20 LARAY BROWN: Yes, this would be a long  
21 term, basically this is a parcel that is under the  
22 auspices of Metropolitan Hospital Center, or HHC, and  
23 so this would be a long term lease for a term of 99  
24 years. We likely would have it be a 25 year and then  
25 an extended period up to the 99 year period, which is

2 essentially the kind of lease that we have when we  
3 are leasing unused HHC parcels or buildings.

4 CHAIRPERSON KOO: So, how much the  
5 developer has to pay the corporation for this lease?

6 LARAY BROWN: At this juncture, we're  
7 still negotiating that amount. Essentially, our  
8 board of directors requires that we do, we get  
9 appraisals for the--what we would be able to get for  
10 the purposes of this type of use. And generally,  
11 depending on the building and more often depending  
12 upon the amount of the cost of remediation, for  
13 example, there's a lot of asbestos in buildings of  
14 this age. That--those costs offset the lease amounts  
15 that HHC is paid. So we're still negotiating on that  
16 dollar amount. In addition, because of the use of  
17 this building and in this case as I have described,  
18 all these apartments would be for low income elderly  
19 individuals and/or disabled individuals and we are  
20 actually working very closely with the Speaker's  
21 Office to assure that there would be a significant  
22 portion of those individuals who live in Community  
23 Board 11. We also use the sort of social policy use  
24 of an HHC building or parcel as an offset to lease  
25 payments that we would incur.

2 CHAIRPERSON KOO: There's no dollar a  
3 month?

4 LARAY BROWN: I would--at this point I'm  
5 not sure whether we have a final dollar amount.

6 SYDELLE KNEPPER: Well, we don't have a--  
7 we don't have final numbers yet. I would say just to  
8 add onto this that the project is going to have 100  
9 percent project-based section eight, which means we  
10 expect to have tenants who are at the very low end--

11 LARAY BROWN: [interposing] Lowest level.

12 SYDELLE KNEPPER: lowest levels of  
13 income, because as you know, the section eight allows  
14 you to bring--people will pay no more than 30 percent  
15 of their income for rent, but their income, we  
16 typically find seniors, low income seniors are at  
17 very low levels.

18 LARAY BROWN: Very low levels of income.  
19 Let me just add in terms of the dollar amount. We  
20 usually negotiate, you know, the final negotiation in  
21 terms of lease after we've gotten the Council's  
22 approval and that's why its open-ended at this  
23 point. But just to underscore, it's been the policy  
24 of the HHC Board of Directors to not go for highest  
25 and best use of the parcels of land or buildings that

2 are used by for HHC in the use of development of  
3 housing, because it is, we believe, consistent with  
4 the city's policy of affording the access to  
5 affordable housing throughout the city of New York,  
6 that HHC as part of the city's contribution is to  
7 ensure that if we have land that can be used to  
8 develop housing and in particular for individuals  
9 with the lowest income and/or disabled individuals  
10 that we see that as our partnership with the  
11 developer, but also with our city agency partners.

12 CHAIRPERSON KOO: So what's the incentive  
13 for the developer to build these housing projects if  
14 there's no money that remains?

15 LARAY BROWN: I'll let the developer speak  
16 to that.

17 SYDELLE KNEPPER: I think in affordable  
18 housing there's quite a large number of people in  
19 industry engaged in affordable housing. We've been  
20 exclusive affordable housing providers. We've never  
21 done any market-rate housing, and our specialty has  
22 been on supportive and senior housing over many, many  
23 years. We've developed in Brooklyn quite a number of  
24 projects, and as well, quite a number of 202  
25 projects. So, of course, there is, you know

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2 financial--we're a private sector developer, but I  
3 think that we have a purpose in developing this niche  
4 of business. We think there are many, many seniors  
5 throughout the city who are aging in place who cannot  
6 afford to stay where they are or who are disabled and  
7 cannot afford to be in let's say a walk-up apartment  
8 and need the housing, and you know, we find that our  
9 last project was in Brownsville. We developed 115  
10 units of senior housing. We had several thousand  
11 people who were on the--for the lottery, and so we  
12 find there's a need throughout the entire city of New  
13 York for this type of housing.

14 CHAIRPERSON KOO: So, I may have one more  
15 question and I'll ask my other members of the staff,  
16 of the committee to ask questions. So, Ms. LaRay--

17 LARAY BROWN: Yes.

18 CHAIRPERSON KOO: How do you pick this  
19 developer? Is there a process?

20 LARAY BROWN: Sure. I would say, my  
21 goodness, several years ago HHC in collaboration with  
22 our colleagues at HPD we did a request for expression  
23 of interest for several parcels of land and/or  
24 buildings that HHC would have available because of  
25 our rebuilding our hospitals or consolidating the use

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2 of the campuses, and as part of that RFEI, we  
3 received responses from several developers for  
4 different parcels. In this case, SKA Marin actually  
5 responded to--that was interested in developing both  
6 the Draper Hall Building as well as a parcel on East  
7 99<sup>th</sup> Street, which came in front of this committee I  
8 think a couple years ago. That parcel, some of you  
9 may recall, was for 175 units expressly for patients  
10 from HHC's long term care facilities or acute  
11 hospitals who are essentially languishing in those  
12 settings for want of affordable housing and  
13 accessible housing. So we had originally had engaged  
14 in this being a combined project. Because we gave  
15 priority to the completion of East 99<sup>th</sup> Street, we  
16 separated the two and are now bringing this parcel as  
17 a separate project development to this committee.  
18 But the process was a RFEI working with HPD.

19 COUNCIL MEMBER ARROYO: We have new  
20 microphones. Pretty cool. They're heavy. Good  
21 morning, LaRay.

22 LARAY BROWN: Good morning.

23 COUNCIL MEMBER ARROYO: Nice to see you  
24 again as always.

25 LARAY BROWN: Thank you, same to you.

2 COUNCIL MEMBER ARROYO: A couple of  
3 questions. Did you indicate the total cost of the  
4 project?

5 LARAY BROWN: The cost of the project is  
6 about 84 million dollars.

7 COUNCIL MEMBER ARROYO: To what, retrofit  
8 or are you knocking it down and building--

9 LARAY BROWN: [interposing] No, we are  
10 basically keeping the existing structure and adding  
11 onto it. In fact, if you were to look at the big  
12 board, the one at the farthest right there, it shows  
13 the Draper Hall building and then there's an add-on.  
14 You see the little area.

15 COUNCIL MEMBER ARROYO: I can't see that.  
16 David's big head is in the way.

17 LARAY BROWN: It's blocking. So we're  
18 going to--we want the Drap--maybe push it back. Can  
19 you see it? Yeah. We're keeping the structure. You  
20 may recall, it's a big wide structure.

21 COUNCIL MEMBER ARROYO: Yes.

22 LARAY BROWN: And they're--yes, that one.

23 [off mic]

24 LARAY BROWN: Thank you.

25

2 COUNCIL MEMBER ARROYO: That's princess  
3 to everyone.

4 LARAY BROWN: So, perhaps, Sydelle, you  
5 want to describe what we're doing with the building.

6 COUNCIL MEMBER ARROYO: That's the  
7 existing structure?

8 SYDELLE KNEPPER: No, it also includes an  
9 addition.

10 LARAY BROWN: If you see the little set  
11 back, there's a little narrow part if you can see  
12 that. That is an addition onto the current building  
13 structure.

14 SYDELLE KNEPPER: So, the building is  
15 basically right now a dorm, an old dormitory and it  
16 has like little rooms. Think of an old college dorm  
17 with kind of osang [sic] toilets and single tiny  
18 small rooms. And in order to accommodate, this  
19 building will be primarily one bedrooms, 200 one  
20 bedrooms and two studios. We are adding onto it onto  
21 the north end of the building a structure tower,  
22 which will enable us to have much better apartments  
23 for seniors.

24 COUNCIL MEMBER ARROYO: So how many of  
25 the 203 are new?

2 SYDELLE KNEPPER: All of them are a  
3 combination of new and old.

4 COUNCIL MEMBER ARROYO: Rehabed old.

5 SYDELLE KNEPPER: Rehab.

6 LARAY BROWN: Yeah, this is a total gut  
7 renovation and then the add on of a tower.

8 SYDELLE KNEPPER: And then there's a two  
9 story podium, what we call a podium. It's this  
10 building here, which currently had all of the  
11 facilities for, you know, for a residence, for a  
12 student residence, and we are converting the  
13 auditorium will become the community room, and we are  
14 hoping that we will have some community facility  
15 space for a senior center or other uses that would be  
16 adaptable and work with this population.

17 COUNCIL MEMBER ARROYO: Now, how can you  
18 assure us that the selection of the tenants and the  
19 community preference is going to stand and that at  
20 the end of the process, what percentage will be  
21 community residents?

22 SYDELLE KNEPPER: Well, I can't assure  
23 anything right now. I mean, I understand that the  
24 Speaker's office has been in close consultation with  
25 HUD and working on the concept of having a community

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2 preference of a certain percentage for the building,  
3 and I couldn't tell you how the process will work.  
4 Typically, when we have lotteries and there is a  
5 community preference there are two lists that are  
6 prepared in the lottery. One would be for the  
7 community preference. The other would be for general  
8 lottery, and those lists would be continued as  
9 through rent up until they finish.

10 COUNCIL MEMBER ARROYO: So, why don't you  
11 bring the application back when you know the answer  
12 to that question?

13 LARAY BROWN: Because we believe that the  
14 current discussions with HUD, and I should say that  
15 it is our understanding from the Speaker's Office  
16 very specifically that the current discussions with  
17 HUD are optimistic. We, in fact, have not--we  
18 actually delayed bringing this project to this body  
19 until that level of comfort was reached by the  
20 Speaker's Office. She was at a point where the  
21 discussions are progressing and she has allowed us to  
22 come in front of you today.

23 COUNCIL MEMBER ARROYO: So, are we voting  
24 this out today, Mr. Chairman? No? Okay. So, the

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2 support services for the population, who's going to  
3 provide it?

4 SYDELLE KNEPPER: The--this is an  
5 independent senior housing project. We expect that  
6 as people age in place they will have their--some  
7 support service available. In a project of  
8 independent senior housing, support service is not a  
9 given into the project. It is not an assisted living  
10 project. We expect that, of course, across the  
11 street with Metropolitan Hospital, they'll be liaison  
12 with the hospital and we expect that there'll be some  
13 community facility in the building that will help,  
14 potentially a senior center, but not at this point  
15 selected.

16 LARAY BROWN: So, Council Member, as you--

17 COUNCIL MEMBER ARROYO: [interposing] I  
18 don't like that answer.

19 LARAY BROWN: Well, let me--as you know,  
20 for independent--

21 COUNCIL MEMBER ARROYO: I--

22 LARAY BROWN: [interposing] No, I was  
23 just--

24 COUNCIL MEMBER ARROYO: [interposing]  
25 We're looking at 300--203--

2 LARAY BROWN: [interposing] 203.

3 COUNCIL MEMBER ARROYO: units for elderly  
4 and disabled individuals. Both populations come with  
5 great deal of need, and who is going to make sure  
6 that many individuals in this development are going  
7 to be well taken care of?

8 LARAY BROWN: These are independent--

9 COUNCIL MEMBER ARROYO: [interposing]  
10 They're on their own basically.

11 LARAY BROWN: No, no, no, no they're not.  
12 Let me--if I may answer this. Part of the synergy of  
13 having independent housing developed either on an HHC  
14 campus or in proximity to an HHC facility is that  
15 there is assurance that the individuals have access  
16 to healthcare and other support services that an HHC  
17 facility can provide. That said, this is not a  
18 nursing home, nor is it assisted living.

19 COUNCIL MEMBER ARROYO: Supportive housing  
20 is not nursing home.

21 LARAY BROWN: This is not supported--

22 SYDELLE KNEPPER: This is not supported  
23 housing.

24 LARAY BROWN: Just to clari--  
25

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2 COUNCIL MEMBER ARROYO: [interposing] Mr.  
3 Chairman, I'm done. Thank you.

4 CHAIRPERSON KOO: Thank you. Next we  
5 have Steve, Steve Levin.

6 COUNCIL MEMBER LEVIN: Hi, thank you very  
7 much. I just--I'm curious a little bit more about  
8 the structure of the funding through HUD. So is this  
9 a--is this a 202 project?

10 LARAY BROWN: No, it's not.

11 COUNCIL MEMBER LEVIN: It's not a 202  
12 project?

13 LARAY BROWN: This is a project that's  
14 tax exempt bonds through HDC.

15 COUNCIL MEMBER LEVIN: Okay.

16 LARAY BROWN: With HPD financing.

17 COUNCIL MEMBER LEVIN: Okay.

18 LARAY BROWN: And pri--the HUD part of it  
19 is the project based section eight.

20 COUNCIL MEMBER LEVIN: Okay, but they're  
21 not putting capital into it like a 202 would?

22 LARAY BROWN: HUD? No.

23 COUNCIL MEMBER LEVIN: Yeah, right.

24 Because the reason I ask is that we have this huge  
25 need for senior housing in New York City and we are

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2 so far behind the demand, and every year we get more  
3 and more behind that demand and with baby boomers  
4 continuing to retire, that--the waiting list for  
5 202's is like--there's like 200,000 seniors on the  
6 waiting list throughout the city of New York, and  
7 we're building something like 200 or 200 and--or 400  
8 units a year or something like that. It's--we're so  
9 far behind. So, it's interesting to see a senior  
10 housing development that's affordable with project  
11 based section eight as it's, you know, means of  
12 afford--you know, mode of affordability or you know,  
13 long term affordability, and you know, we should be  
14 looking to see how we can, you know, do this in the  
15 absence of, you know, a robust 202 program because I  
16 don't think that, you know, a Republican Congress is  
17 really going to be allocating those types of funds to  
18 HUD and to New York City moving forward, and so it's  
19 a big challenge. But, I mean, this is--it's  
20 interesting to see and so you're saying that it's HPD  
21 financing, HDC--

22 LARAY BROWN: [interposing] Bonds.

23 COUNCIL MEMBER LEVIN: bonds.

24 SYDELLE KNEPPER: Tax credits.

25 COUNCIL MEMBER LEVIN: Tax credits.

2 SYDELLE KNEPPER: And project based.

3 COUNCIL MEMBER LEVIN: So bonds and tax  
4 credits.

5 SYDELLE KNEPPER: And project based  
6 section eight, and actually this model, HPD has been  
7 very active in doing this model, and we did our first  
8 project actually with HHC on the grounds of Kings  
9 County Senior--

10 LARAY BROWN: McKinney, McKinney Nursing  
11 Home.

12 COUNCIL MEMBER LEVIN: So it has to have  
13 kind of a public component in terms of the land cost  
14 being--

15 LARAY BROWN: That's exactly right.

16 SYDELLE KNEPPER: Right.

17 LARAY BROWN: And your Chairman's  
18 questions were right on target in terms of the lease  
19 payment between HHC, because what makes this doable  
20 is the fact that the land lease is not cost  
21 prohibitive.

22 COUNCIL MEMBER LEVIN: Right, right. I  
23 mean, absolutely. That's--

24 LARAY BROWN: [interposing] In a city like  
25 New York.

2 COUNCIL MEMBER LEVIN: Right, and that's  
3 the challenge when we have less and less public land  
4 available.

5 LARAY BROWN: Yes.

6 COUNCIL MEMBER LEVIN: Okay, thank you  
7 very much.

8 CHAIRPERSON KOO: Thank you, Steve. We  
9 are joined by Chairman Greenfield of the Land Use  
10 Committee and also Council Member Barron. Council  
11 Member Kallos to ask questions.

12 COUNCIL MEMBER KALLOS: So, first  
13 question is just how long was this facility not being  
14 used? How long was the facility not being used?

15 LARAY BROWN: The facility was being used  
16 and not fully, I would say a little before Sandy. So,  
17 what is that, two years now? We--HHC was using part  
18 of the building for meetings and our community  
19 advisory board and other public sort of meetings on  
20 the ground level and the second floor for training,  
21 and then there was some minimal use for podiatry  
22 students. After Sandy, because of the significant  
23 damage to the building, particularly to the basement  
24 and the electrical utility systems, we, HHC has not  
25 been using the building, but even before the storm,

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2 our strategic plan was to not--to make this building  
3 available for other purposes because it was really  
4 not cost efficient for us to continue to manage that  
5 building and make the types of structural repairs  
6 that would be necessary for healthcare use.

7 COUNCIL MEMBER KALLOS: Has--is there  
8 additional funding to make sure that this is going to  
9 be resilient, because the next Sandy will come, and  
10 my district and the Speaker's district will flood in  
11 addition to taking out a 215 million dollar garbage  
12 dump they're going to be putting a couple of blocks  
13 from the senior residence, the senior residence will  
14 also be in jeopardy.

15 SYDELLE KNEPPER: The building will be  
16 designed to meet all the flood standards. We are  
17 raising--

18 COUNCIL MEMBER KALLOS: [interposing] For  
19 which--yeah.

20 SYDELLE KNEPPER: Yeah, for--we are  
21 raising basically the utilities above the first  
22 floor.

23 COUNCIL MEMBER KALLOS: Okay.

24 SYDELLE KNEPPER: They'll be a generator  
25 in the building. It'll be on the top floor. EMS, I

2 should add, is currently in the building and they  
3 will stay in--they're in the back of the building.  
4 So, we will be also making their portion of the  
5 building resilient. They moved back in right after  
6 Sandy. The building took about eight feet of water.

7 COUNCIL MEMBER KALLOS: Okay, and you  
8 don't see anyone having trouble with moving in next  
9 door to a garbage dump that the Mayor's putting in  
10 there?

11 SYDELLE KNEPPER: I can't comment on  
12 that.

13 COUNCIL MEMBER KALLOS: No problem. So  
14 then the next piece. So it's 100 percent section  
15 eight. It's all seniors or disabled. So, it's both--  
16 it's 203 units. How many one bedrooms? How many  
17 studios?

18 SYDELLE KNEPPER: 201 bedrooms and two  
19 studios.

20 LARAY BROWN: And one apartment for the  
21 super--live in superintendent.

22 SYDELLE KNEPPER: Yes.

23 COUNCIL MEMBER KALLOS: And--

24 SYDELLE KNEPPER: [interposing] Two  
25 bedroom.

2 COUNCIL MEMBER KALLOS: And two bedroom  
3 for the super and two studios. How many people per  
4 one bedroom? Is it two or one or more?

5 LARAY BROWN: Typically it's either, it  
6 could be two or one. I mean--

7 COUNCIL MEMBER KALLOS: Any one bedroom  
8 where we're going to have three people or?

9 LARAY BROWN: It's really, it's a HUD  
10 requirement, so I don't think so.

11 COUNCIL MEMBER KALLOS: So we could have  
12 up to about 400 or so seniors living, seniors and  
13 disabled there.

14 LARAY BROWN: Uh-hm.

15 COUNCIL MEMBER KALLOS: And so what  
16 happens to a--so, this is straight senior  
17 independent, senior and disabled independent living  
18 and so is there a plan to make this progressive  
19 living where they receive progressive support, or?

20 LARAY BROWN: There is not a plan to make  
21 this into assisted living. Assisted living is a  
22 licensed facility.

23 COUNCIL MEMBER KALLOS: Okay.

24 LARAY BROWN: With a different--it's a  
25 different type of program.

2 COUNCIL MEMBER KALLOS: And in terms of  
3 it for the community space, is there a commitment for  
4 a senior center to provide support for those 400  
5 folks or partners? Stanley Isaac's is six blocks  
6 away on First Avenue. We have a NORC there. This  
7 isn't quite a NORC. This is straight up senior  
8 housing, but is there a commitment to have onsite  
9 senior services or provided and contracted from local  
10 senior centers?

11 LARAY BROWN: The DIFTA [sic] and the  
12 previous Commission of DIFTA whose now the Deputy  
13 Mayor had provided a letter of support for a senior  
14 center in the building, and right now there is no  
15 commitment to its--they have a process that they have  
16 to go through if there would be a senior center to  
17 have an RFP etcetera, and to pick, select any  
18 operator.

19 COUNCIL MEMBER KALLOS: So is it possible  
20 it's part of the deal to make sure that a senior  
21 center is one of the pieces so that we get one and  
22 the 400, the up to 400 seniors plus the surrounded  
23 community have somewhere there to get services they  
24 may need so that they can stay there as long as

1 SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING & MARITIME USES 27

2 possible? Because the other option is 15,000 a month  
3 for nursing care if they're not able to stay there.

4 LARAY BROWN: Or more than that.

5 SYDELLE KNEPPER: We would--obviously we  
6 would love to see a senior center in the building.  
7 We've supported that. We've done one out in  
8 Brownsville in our Riverway project with the senior  
9 center and that model has been very successful in  
10 allowing tenants to age in place and at the senior  
11 center they can get some kind of referrals. There's  
12 two meals a day. There's recreation. It's quite  
13 successful model, and we would love to see that kind  
14 of model here.

15 COUNCIL MEMBER KALLOS: And what is the  
16 average tenancy you're expecting for your tenants?

17 LARAY BROWN: Tenants, we consider that  
18 tenants move in here and we don't have any vacancies  
19 unless tenants either pass or they have, they can no  
20 longer remain independent. In all our projects,  
21 that's the case.

22 COUNCIL MEMBER KALLOS: And so--

23 LARAY BROWN: [interposing] There's no--  
24 there are no vacancies, maybe one a year. There's a  
25 tremendous, as was mentioned earlier by Council

2 Member Levin, there's a tremendous need and people  
3 stay because they can afford to, and as we know, when  
4 seniors age, they have less income available, so the  
5 section eight becomes even more important to their  
6 ability to stay in place.

7 LARAY BROWN: And may I just add, it is  
8 HHC's goal because we also have a home-care agency,  
9 that as people who live in this building as in other  
10 buildings that are, have been developed on our  
11 campuses, that folks can get the entire continuum of  
12 care including home-based healthcare services, which  
13 would also add to individual's ability to stay and  
14 age in place. The state Department of Health, as  
15 well as the federal government, is very much focused  
16 on avoiding institutional care, avoiding even in the  
17 case of long term care, avoiding nursing home care.  
18 So there's a lot of emphasis being focused on  
19 providing home and community based services, and  
20 actually for seniors, particularly those individuals  
21 who are both Medicaid and Medicare to be involved in  
22 managed care arrangements in which services are  
23 rendered in their home to avoid individuals going  
24 into nursing homes, or if they go into nursing homes,  
25 for that not to be the end of their route, that they

2 might go in on a nursing home on a short term basis  
3 and then return to their apartments. Because of the  
4 way that this is designed in terms of the  
5 affordability as well as the very close proximity to  
6 Metropolitan Hospital and accessibility to other HHC  
7 services, we believe that individuals will--and  
8 hopefully will have a community based senior center.  
9 The folks will have the requisite supports to stay as  
10 long as possible in their apartments.

11 COUNCIL MEMBER KALLOS: Ms. Brown, you  
12 always say things that I like hearing, so thank you.  
13 I just want to again echo the concerns brought by  
14 Council Member Arroyo and Levin of just making sure  
15 that what you just spoke to is part of the terms of  
16 the deal, and as a Council Member who is literally  
17 wraps around this project. I go to 100<sup>th</sup> Street. So  
18 I'm just missing is, but it is my constituency. I  
19 just--the more you can do in terms of making sure we  
20 get a senior center out of that, if that's a  
21 commitment from the Mayor's Office, that should be  
22 part of this deal as well as your commitment that the  
23 senior center be there as well as the additional  
24 commitment from HHC that the funding will be set  
25 aside to make sure that these people can stay there

1 SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING & MARITIME USES 30  
2 for as long as they wish independently with the home  
3 care they need because it so much less expensive than  
4 institutionalization.

5 SYDELLE KNEPPER: Absolutely.

6 LARAY BROWN: It's not about funding set  
7 aside. It's the fact that as long as HHC exists and  
8 we hope that it'll exist for many years, that it's  
9 our responsibility to ensure that folks have the kind  
10 of healthcare services that they need, and these  
11 individuals are our constituents, our patients as  
12 well. And I absolutely hear Council Member Arroyo's  
13 concern. I respect her concern. For a long time I  
14 know how strongly she feels about the citizens of New  
15 York and their getting the services they need as well  
16 as yours and Council Member Levin's. And that is  
17 HHC's commitment and our commitment in terms of all  
18 of these types of partnerships, the creation of  
19 housing as well as the provision of responsive and  
20 comprehensive healthcare in those neighborhoods.

21 COUNCIL MEMBER KALLOS: Thank you for your  
22 service.

23 CHAIRPERSON KOO: Council Member Mendez?

24 COUNCIL MEMBER MENDEZ: Thank you very  
25 much. I am not quite clear what part is the new

1 SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING & MARITIME USES 31

2 structure. So if you could just touch and show me  
3 what is the new structure?

4 LARAY BROWN: This is the new structure.

5 COUNCIL MEMBER MENDEZ: All of that in  
6 the front?

7 SYDELLE KNEPPER: All of it, yes. It's on  
8 the --if you think of--the building's on First Avenue  
9 and 99<sup>th</sup> Street and right nearby the HHC parking for  
10 Metropolitan Hospital. So this new structure is on  
11 99<sup>th</sup> Street, and this is the old structure. So--

12 COUNCIL MEMBER MENDEZ: So the entrance  
13 is on 99<sup>th</sup> Street, or?

14 SYDELLE KNEPPER: The entrance will be on  
15 First Avenue where the current entrance to the  
16 building is.

17 COUNCIL MEMBER MENDEZ: And which is--  
18 First Avenue is the side part that--

19 SYDELLE KNEPPER: So basically this is  
20 First Avenue now, and here is the current building,  
21 and then there's this new wrap around.

22 COUNCIL MEMBER MENDEZ: And--okay. And  
23 the existing structure would have held--well, the new  
24 structure will add how many more units to this  
25 project?

2 SYDELLE KNEPPER: The existing structure  
3 was just rooms. It's very small, like dormitory  
4 rooms without bathrooms. So it really, I think it  
5 would have been about 90 rooms, and so you really  
6 couldn't have done--we like to do one bedrooms, and  
7 the reason for that is that we find as people age in  
8 place, if they want to have a homecare worker there  
9 in their apartment, if they want to have family who  
10 help them, it's really important to have like a one  
11 bedroom. So we--that's--we wanted to create one  
12 bedrooms here.

13 COUNCIL MEMBER MENDEZ: How many stories  
14 here?

15 SYDELLE KNEPPER: It's 14 stories.

16 LARAY BROWN: Fourteen floors.

17 SYDELLE KNEPPER: Fourteen.

18 COUNCIL MEMBER MENDEZ: Fourteen stories,  
19 and the back-up generators?

20 LARAY BROWN: It's not a back-up  
21 generator. It's actually a generator that will be on  
22 top of the building. We've done one on 99<sup>th</sup> Street at  
23 our supportive housing residence, and so it'll be  
24 available. We hope also to hook up--right now, EMS  
25 has only a kind of power they bring--it's a temporary

1 SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING & MARITIME USES 33

2 generator that they bring on. So we're going to hook  
3 up our generator up for EMS as well so that they will  
4 have also the benefit of the generator.

5 COUNCIL MEMBER MENDEZ: So in case of a  
6 blackout or a Sandy, and you're saying this is going  
7 to be resilient, so it should not get flooded?

8 SYDELLE KNEPPER: We hope that it won't  
9 get flooded. We are doing everything we can to rai--  
10 to not have to have any kind of service utilities on  
11 the first floor. We know that the building's basement  
12 took, you know, quite a lot of water, and so we'll be  
13 filling in that basement pursuant to Department of  
14 Building's requirements. So it will meet all the  
15 flood requirements for of the Department of  
16 Buildings. And that's all I can say, you know.

17 COUNCIL MEMBER MENDEZ: And in case of a  
18 blackout, what would get powered up?

19 SYDELLE KNEPPER: All of the security  
20 systems would be powered up. We haven't fully  
21 designed this yet, but like on 99<sup>th</sup> Street we powered  
22 up an elevator. We powered a--

23 COUNCIL MEMBER MENDEZ: A elevator, one?

24 SYDELLE KNEPPER: In 99<sup>th</sup> Street, right.

25 LARAY BROWN: In the other building.

2 SYDELLE KNEPPER: Right, because what  
3 happens is, is that these buildings are in zone A,  
4 and so in the event of a flood, for example, you  
5 probably have to evacuate under the requirements  
6 currently for the city for zone A. So you would have  
7 to be able to orderly evacuate in a couple of hours,  
8 have a staging. We'd power up the community room,  
9 power up the kitchen on the main floor, probably the  
10 senior center to enable people to stay until  
11 arrangements could be made.

12 COUNCIL MEMBER MENDEZ: Okay. So, in  
13 case of a blackout without a flood, what gets powered  
14 up if the seniors--look, I had--I have a building on  
15 the Bowery, senior housing, 14 floors, 150 units.

16 SYDELLE KNEPPER: Right.

17 COUNCIL MEMBER MENDEZ: And it did not  
18 flood. It was in distress. They had one super on  
19 site, a couple of social workers. It wasn't enough  
20 to provide the services during the blackout during  
21 Sandy that they needed. So, you know, we got  
22 volunteers in there.

23 SYDELLE KNEPPER: Right.

24 COUNCIL MEMBER MENDEZ: With the super.  
25 We delivered food. We got into all the apartments,

1 SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING & MARITIME USES 35

2 but the seniors could not walk down. The seniors  
3 could not go get other services, and you know, south  
4 of 39<sup>th</sup> Street, you know, what have you.

5 SYDELLE KNEPPER: Right.

6 COUNCIL MEMBER MENDEZ: But just even,  
7 you know, being housed in place was hard for them.

8 SYDELLE KNEPPER: Right.

9 COUNCIL MEMBER MENDEZ: So in case of a  
10 blackout, which happens from time to time, happens  
11 during the summers, how many elevators do you have?  
12 How many will be powered up? Will there be lighting  
13 in the hallways?

14 SYDELLE KNEPPER: This is all part of an  
15 emergency plan, which we will be required to do. We  
16 do it for all of our buildings. We were especially,  
17 just to refer to you to the building around the  
18 corner which is on 99<sup>th</sup> for our supportive housing  
19 facility, which also did not take water after--which  
20 did not take water after Sandy, but we raised the  
21 building three feet to comply with FEMA guidelines.  
22 We have an emergency generator there. We have a plan  
23 on what to do in case of evacuation or in case where  
24 we don't have to evacuate, what will be powered up,  
25 and we will have that same plan, a plan in effect

1 SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING & MARITIME USES 36  
2 that we will discuss and work on with EMS among--and  
3 HHC among other users, and HPD. And we will share it  
4 with you if you would like to, you know, see it.

5 COUNCIL MEMBER MENDEZ: Yes. How many  
6 elevators in this place?

7 SYDELLE KNEPPER: The building currently  
8 has, I think, three elevators. They're of course  
9 quite obsolete, and so our plan is to replace those.

10 COUNCIL MEMBER MENDEZ: Replace the  
11 three?

12 SYDELLE KNEPPER: Yes.

13 COUNCIL MEMBER MENDEZ: And they will be--

14 SYDELLE KNEPPER: Stretcher able.

15 COUNCIL MEMBER MENDEZ: Stretcher able?

16 SYDELLE KNEPPER: Yes.

17 COUNCIL MEMBER MENDEZ: Okay. What is  
18 the ownership structure? Are you just leasing from  
19 HHC? Is it going to be an LLP?

20 SYDELLE KNEPPER: It's a long term, 99  
21 year long term lease.

22 COUNCIL MEMBER MENDEZ: So they're  
23 getting a 99 year lease from HHC?

24 SYDELLE KNEPPER: Yes, ma'am.

25

2 COUNCIL MEMBER MENDEZ: Okay. And how  
3 are you getting this to be 100 percent project based  
4 section eight?

5 SYDELLE KNEPPER: We applied for an RFP  
6 this past year to NYCHA for project based section  
7 eight, and we were awarded it.

8 COUNCIL MEMBER MENDEZ: You applied to  
9 NYCHA?

10 SYDELLE KNEPPER: They--

11 COUNCIL MEMBER MENDEZ: [interposing]  
12 That's rather interesting.

13 SYDELLE KNEPPER: The New York City  
14 Housing Authority had an RFP earlier this year for  
15 project based section eight for projects, and we  
16 applied.

17 COUNCIL MEMBER MENDEZ: And how is NYCHA  
18 put--well, that's not a question for you, I guess.  
19 Yeah. Any social workers that will be there  
20 throughout the day? You mentioned something about  
21 possibly a community facility, would they have some  
22 case workers on site?

23 SYDELLE KNEPPER: Yes, I mean, we fully  
24 expect we will have someone who will provide  
25 referral, but we fully expect that there will be a

1 SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING & MARITIME USES 38

2 senior center. We hope that there will be a senior  
3 center in the building, and the senior center will  
4 offer various supportive services including two  
5 meals.

6 COUNCIL MEMBER MENDEZ: So you say you  
7 hope, so you don't know?

8 SYDELLE KNEPPER: Well, at this point, we-  
9 -it would be a DIFTA RFP.

10 COUNCIL MEMBER MENDEZ: What is the  
11 nearest senior center near there?

12 SYDELLE KNEPPER: There's one in  
13 Washington Houses on a couple of blocks on 99<sup>th</sup> or  
14 100<sup>th</sup> Street, and then there is one on 96<sup>th</sup> Street.

15 COUNCIL MEMBER MENDEZ: Okay. Okay. I  
16 think I have another question, but I can't remember  
17 it. I'm looking at my list here. Thank you very  
18 much.

19 SYDELLE KNEPPER: You're welcome.

20 CHAIRPERSON KOO: Okay, thank you.

21 Council Member Barron?

22 COUNCIL MEMBER BARRON: Thank you, Mr.  
23 Chair. Thank you to the panel for being here. I  
24 apologize I came late. So, can you explain this  
25 design? You said that it's a wrap around building

1 SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING & MARITIME USES 39

2 which will wrap around an existing building, and how  
3 will they--how are the two buildings connected? Can  
4 you go from one building to the next, and are the  
5 elevators in the new building or in the old building,  
6 or how does that work?

7 SYDELLE KNEPPER: It's a good question.  
8 I would like my architect to answer that question.  
9 Beth?

10 LARAY BROWN: If it's okay with--

11 SYDELLE KNEPPER: If you don't mind.

12 LARAY BROWN: If it's okay with the  
13 Council. Why don't you stand near the--

14 COUNCIL MEMBER BARRON: If you could give  
15 us your name, and?

16 BETH GREENBERG: My name is Beth  
17 Greenberg. I'm a principal at Dattner Architects,  
18 and I have been leading this project.

19 LARAY BROWN: There's too many chairs.  
20 We had to move them around. There we go.

21 BETH GREENBERG: So, back to the picture  
22 that--a little bit difficult to see. You can see  
23 there's a white building.

24 COUNCIL MEMBER BARRON: Yes.  
25

2                   BETH GREENBERG: Very narrow, it's about  
3 35 feet wide. The current configuration, there's a  
4 window in the center of that, that's where the  
5 corridor is now. What we're doing is moving the  
6 corridor over to the north wall of the existing  
7 building. We are reusing the elevators, the elevator  
8 shafts that are in the existing building so that the  
9 new building which is this brown colored in this  
10 illustration shares a corridor with the very north  
11 side of the existing building.

12                  COUNCIL MEMBER BARRON: So the elevators  
13 are already in an existing shaft. You won't have to  
14 build elevators in this new building that's going up,  
15 which I understand is usually quite costly to do  
16 that.

17                  BETH GREENBERG: That's correct.

18                  COUNCIL MEMBER BARRON: Okay. So the  
19 elevators that are presently there will service both  
20 buildings.

21                  BETH GREENBERG: Correct.

22                  COUNCIL MEMBER BARRON: How many  
23 apartments is that?

24

25

2 BETH GREENBERG: It's 203 apartments  
3 including one super, two studios and the balance are-  
4 -

5 COUNCIL MEMBER BARRON: [interposing] So  
6 it's a total for the two buildings--

7 BETH GREENBERG: [interposing] Correct.

8 COUNCIL MEMBER BARRON: of 203  
9 apartments.

10 BETH GREENBERG: Correct.

11 COUNCIL MEMBER BARRON: Okay. So to go  
12 from one building to the other, it's only through one  
13 corridor, it's not one at the other end as well?

14 BETH GREENBERG: Correct, yeah. It's  
15 basically it's one building.

16 COUNCIL MEMBER BARRON: Okay.

17 BETH GREENBERG: It's a double loaded  
18 corridor. The corridor is at the edge of the  
19 existing building, we're taking down the north wall  
20 of that existing building.

21 COUNCIL MEMBER BARRON: Okay.

22 BETH GREENBERG: So that will be--

23 COUNCIL MEMBER BARRON: [interposing] That  
24 makes it understandable.

1 SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING & MARITIME USES 42

2 BETH GREENBERG: It's basically, it will  
3 function as a single building.

4 COUNCIL MEMBER BARRON: Okay, good.

5 Thank you. The other questions I have I guess are  
6 for the other panel members because they're not  
7 really construction. What is the income levels that  
8 this--that's a target for this development?

9 LARAY BROWN: So, no tenant can pay, can  
10 be above 50 percent of median income, but--

11 COUNCIL MEMBER BARRON: [interposing] So  
12 let's deal with dollar amounts, what's that? Is  
13 that--would that be 80--based on the AMI of 80--

14 SYDELLE KNEPPER: [interposing] Based on  
15 the AMI.

16 COUNCIL MEMBER BARRON: Okay.

17 SYDELLE KNEPPER: For a family of one or  
18 two.

19 COUNCIL MEMBER BARRON: So, one or two?

20 SYDELLE KNEPPER: I think it's prob--  
21 yeah.

22 COUNCIL MEMBER BARRON: Okay.

23 SYDELLE KNEPPER: And it basically would  
24 follow--what we find in actuality with the section  
25 eight is that we can reach very, very low levels of

1 SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING & MARITIME USES 43  
2 income. So somebody who is on, for example, welfare  
3 shelter allowance can be in the building. They would  
4 pay only 30 percent of what their income is, and the  
5 contract would pick up, the section eight contract  
6 would pick up the difference. It's similar to the  
7 project in your district in Riverway Apartments which  
8 we developed.

9 COUNCIL MEMBER BARRON: Right.

10 SYDELLE KNEPPER: Where we find that we  
11 were able to take, for example, people from the NYCHA  
12 projects like Brownsville Houses, and people were  
13 willing and able to kind of move to a facility where  
14 they wanted to be and were not having to take--get an  
15 increase in their rent.

16 COUNCIL MEMBER BARRON: Okay. So for if  
17 my chart here is correct, 50 percent of the AMI for  
18 one person family is like 30,000 dollars.

19 SYDELLE KNEPPER: Right.

20 COUNCIL MEMBER BARRON: So--

21 SYDELLE KNEPPER: But we could go much  
22 lower. I mean, you could go to--that's the highest.  
23 You can't go above that.

24 COUNCIL MEMBER BARRON: You can't go  
25 above the 50 percent.

2 SYDELLE KNEPPER: It can't go above it,  
3 but it could go to--we have people over at 99<sup>th</sup>  
4 street who have come from Goldwater Hospital and they  
5 are basically on welfare shelter and SSI level.

6 COUNCIL MEMBER BARRON: With the outreach  
7 to persons who have those special needs, will there  
8 be someone on site to provide those kinds, address  
9 those supportive needs that they have? Will there be  
10 someone designated to be there?

11 SYDELLE KNEPPER: The persons who are on  
12 site, basically, who are the dis--who would be a  
13 physically disabled population we have--would be the,  
14 I think it's 10 percent set aside for physically  
15 disabled under the HUD requirements and Fair Housing.  
16 Five percent? Five percent. And so basically there  
17 would be--the building will be designed so that it  
18 meets those requirements for somebody who is  
19 physically disabled for those particular apartments.

20 LARAY BROWN: But in terms, to answer  
21 your question very specifically, in terms of the on  
22 site services as we were explaining, the objective  
23 would be to have a senior center that would be able  
24 to provide those on site services, and depending on  
25 the needs of the individual tenants to make available

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2 home-based services such as homecare supports for  
3 those individuals.

4 COUNCIL MEMBER BARRON: So you're  
5 designing the building now so that there will be the  
6 capability to house a senior center--

7 SYDELLE KNEPPER: [interposing] Yes.

8 LARAY BROWN: Yes, ma'am.

9 COUNCIL MEMBER BARRON: as well as  
10 community space?

11 SYDELLE KNEPPER: Yes.

12 LARAY BROWN: Yes.

13 COUNCIL MEMBER BARRON: They're not going  
14 to share the same space?

15 SYDELLE KNEPPER: In term--no.

16 LARAY BROWN: No. That's why, in fact--I  
17 don't know if you were here when it was described  
18 that this existing building had on the first floor  
19 had--

20 SYDELLE KNEPPER: [interposing] Six  
21 thousand square--

22 LARAY BROWN: in that podium had 6,000  
23 square feet that comprised an auditorium and  
24 classrooms when HHC was using it. That space will be

25

1 SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING & MARITIME USES 46

2 made available for a senior center as well as  
3 community space.

4 COUNCIL MEMBER BARRON: So that same  
5 space will be divided--

6 SYDELLE KNEPPER: Yeah.

7 LARAY BROWN: Right, the audit--

8 COUNCIL MEMBER BARRON: [interposing]  
9 Into two spaces.

10 SYDELLE KNEPPER: The current auditorium  
11 will continue as a community residence room, which we  
12 hope in the evenings could be used--

13 LARAY BROWN: [interposing] By the  
14 community--

15 SYDELLE KNEPPER: [interposing] by the  
16 general community.

17 LARAY BROWN: [interposing] for many  
18 purposes, but there will be--the space will be  
19 designed for the operations of a senior center.

20 COUNCIL MEMBER BARRON: Okay.

21 LARAY BROWN: Which would include the  
22 capacity to provide meals and other types of  
23 activities.

24 COUNCIL MEMBER BARRON: And then for the  
25 existing building, what's the purpose? How will that

1 SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING & MARITIME USES 47

2 be purposed? How will that be used? You said it has  
3 basically dormitory style rooms?

4 SYDELLE KNEPPER: No, no, no, they--

5 COUNCIL MEMBER BARRON: [interposing]

6 That's not--

7 SYDELLE KNEPPER: There are no longer  
8 going to be dormitory.

9 COUNCIL MEMBER BARRON: Okay.

10 SYDELLE KNEPPER: The reason for--

11 COUNCIL MEMBER BARRON: [interposing]

12 You're going to redesign the whole thing?

13 SYDELLE KNEPPER: Yes, exactly. The reason  
14 for this add-on is because the existing building is  
15 such that it was originally built many, many years  
16 ago for dorms, and therefore the space is, the living  
17 spaces were extremely constrained. And the reason  
18 for this add-on is to be able to create those one  
19 bedrooms with the levels of light and the hallways  
20 and the things for apartments versus, you know,  
21 cellular dorm space.

22 COUNCIL MEMBER BARRON: Okay, great.

23 Well, there is an independently operated senior  
24 living facility in Queens, which you may know, which  
25 is fantastic. It's called Flushing House.

2 SYDELLE KNEPPER: Yes.

3 COUNCIL MEMBER BARRON: And Flushing  
4 House has so many amenities for the residents who are  
5 there. They have a chapel, multipurpose chapel,  
6 interdenominational chapel I should say. They have an  
7 arts and crafts room. They have a computer room. They  
8 have a movie room, or if you just want to go watch  
9 the old movies, you can stay and do that. They have  
10 a beautiful rooftop garden, and I would encourage you  
11 to try to see how some of these amenities might not  
12 be incorporated into the design of this building as  
13 it's going forward.

14 SYDELLE KNEPPER: Thank you. We will  
15 look at that.

16 COUNCIL MEMBER BARRON: Thank you.

17 CHAIRPERSON KOO: Okay. Are we done with  
18 the questions? Council Member Arroyo, you want more  
19 questions? No? So anyone else in the audience want  
20 to testify? Seeing none, I'm going to close this  
21 public hearing. We are not voting on the Draper Hall  
22 item this morning. We are going to adjourn this  
23 meeting and call a new meeting of the Landmarks  
24 Subcommittee this Thursday, December 4<sup>th</sup> at 10:30 in

1 SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING & MARITIME USES 49

2 City Hall immediately prior to the Full Land Use  
3 Committee.

4 COUNCIL CLERK: Let me just get her vote.

5 CHAIRPERSON KOO: Okay, yeah.

6 COUNCIL CLERK: Council Member Barron on  
7 motion to withdraw LU 135?

8 COUNCIL MEMBER BARRON: Aye.

9 COUNCIL CLERK: The vote stands 6 in the  
10 affirmative, 0 abstentions, no negatives.

11 CHAIRPERSON KOO: Meeting's adjourned.

12 LARAY BROWN: Thank you.

13 [gavel]

14 [off mic comments]

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C E R T I F I C A T E

World Wide Dictation certifies that the foregoing transcript is a true and accurate record of the proceedings. We further certify that there is no relation to any of the parties to this action by blood or marriage, and that there is interest in the outcome of this matter.



Date December 8, 2014