

Columbia's plan & the Community's plan

Whats the Difference?

There are two development plans being considered in West Harlem: a 197-A Plan developed by community members and planners at Community Board 9 that protects longtime residents and businesses and the Columbia plan.

Columbia should sign on to the recommendations of the community's 197a plan for any development that occurs. Below are some of the main areas of difference between the two plans.

Community 197-A Plan

- (1) Protects existing housing and creates new affordable housing
- (2) Rules out eminent domain, protecting residents and businesses in expansion area
- (3) Creates jobs with a future for local residents
- (4) Protects manufacturing jobs
- (5) Establishes "zero waste" environmental zone, calls for "green" buildings
- (6) Calls on institutions to set aside remaining rent regulated apartments for long term residents
- (7) Creates a special use district in which available space is shared
- (8) Respects architectural and historical integrity of the area

Columbia's Expansion Plan

- (1) Displaces over 300 long term low income residents in the expansion zone and does not guarantee affordable housing.
- (2) Relies on the use of eminent domain, taking private and public land for Columbia's private use.
- (3) Eliminates over 1000 existing jobs and does not guarantee that jobs created will be long term living wage jobs for community members
- (4) CU's proposed jobs for locals are primarily jobs in the service sector without a living wage guaranteed
- (5) Creates bio-tech facilities - occupying more than a third of expansion area and including bio-safety level 3 labs handling deadly viruses (located directly across the street from public housing projects and other housing.) Includes biotech production and bio-terrorism research with government funding
- (6) Continues policy of taking community housing out of rent regulation and reserving it exclusively for institutional use (more than 6000 units housing long term community families eliminated in last three decades)
- (7) Creates a campus based on exclusive use of all available space for Columbia, as the only major developer for the area
- (8) Size and bulk of proposed buildings out of context to surroundings.

- For the full text of the Community Board's 197-A Plan, visit: www.picced.org/cp-cb9.php
- For more information on Columbia's expansion plan, visit: neighbors.columbia.edu

