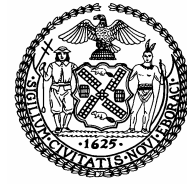




**New York State
Senator Tom Duane**



**Representative
Jerrold L. Nadler**



**Manhattan
Community Board 2**

**Community Survey on St. Vincent's Hospital Redevelopment
Summary of Results
March 31, 2008**

In early October 2007, St. Vincent's Hospital Manhattan and Rudin Development LLC unveiled proposed design concepts for a new hospital and residential redevelopment, respectively, on the footprint of the existing St. Vincent's Hospital, which lies within the Greenwich Village Historic District.

Since then, at numerous community meetings convened by local elected officials, the community board and St. Vincent's, as well as in correspondence and conversations, area residents, residents of neighboring communities and other concerned stakeholders have expressed a range of views and concerns about the proposed plan.

The New York City Landmarks Preservation Commission (LPC) is now considering the five applications St. Vincent's has submitted for its redevelopment project. Should the project win LPC's approval, the proposal must go through New York City's Uniform Land Use Review Procedure (ULURP) in order to proceed.

As community representatives who will be negotiating with St. Vincent's and Rudin during this process, we conducted an online survey to gain additional insights into the community's assessment of the St. Vincent's/Rudin Proposal. While the survey results are unscientific, the information gathered will be one tool that will help guide our future discussions about the project.

The survey, which was conducted from January 24 to March 19, 2008, drew 1,559 responses, 81% of which came from respondents who listed one of the five zip codes closest to St. Vincent's Hospital (10003, 10011, 10013, 10013 and 10014). Overall, 68% came from zip codes 10011 and 10014, which straddle the development site. Only 30 of the respondents listed St. Vincent's Hospital facilities at 170 West 12 Street or 325 West 15 Street as their address. Respondents were required to list their name and address in order to have their results counted in the survey.

The following is a summary of the overall results, as well as selected cross-tabulations, which we believe provide added insight.

Tom Duane

Thomas K. Duane
New York State Senate
29th District

Jerrold L. Nadler

Jerrold L. Nadler
Member of Congress
New York, 8th District

Brad Hoylman

Brad Hoylman
Chair, Community Board 2
Manhattan

Question 1: How important are the following to you?

	Very important (%)	Somewhat important (%)	Not important (%)	Don't know/Not sure (%)
Developing clear and strict construction and demolition protocols.	73.7	19.9	4.6	1.7
Reducing the height of the new residential building on 7th Avenue.	65.8	14.2	18.0	2.0
Reducing the bulk of the new residential building on 7th Avenue.	61.0	16.9	19.3	2.8
Having a state-of-the-art hospital facility in the Village	60.4	26.1	10.5	3.0
Limiting the height of the mid-block residential buildings, east of 7th Avenue.	60.3	19.9	17.1	2.6
Reducing the height of the new hospital building.	56.9	16.3	24.4	2.3
Accommodating increased demand for public schools to serve the community.	56.6	25.2	14.5	3.6
Converting the triangle bounded by Greenwich Avenue, 7th Avenue and 12th Street, into a meaningful public space.	52.0	31.3	13.3	3.3
Retaining current Smith-Raskob, Nurses Residence, Reiss and Spellman buildings for reuse.	51.4	15.7	24.7	8.2
Reducing the bulk of the new hospital building.	50.7	19.8	26.3	3.2
Guaranteeing affordable housing in the residential development.	45.1	28.5	21.8	4.5
Keeping the ambulance and garage entrances on 7th Avenue.	44.0	22.2	23.9	9.8

CROSSTAB: Question 1 by Respondents from Zip Codes 10011 and 10014

	Very important (%)	Somewhat important (%)	Not important (%)	Don't know/Not sure (%)
Developing clear and strict construction and demolition protocols.	76.8	17.6	4.2	1.4%
Reducing the height of the new residential building on 7th Avenue.	72.7	13.1	12.8	1.4
Reducing the bulk of the new residential building on 7th Avenue.	68.2	15.2	14.7	2.0
Limiting the height of the mid-block residential buildings, east of 7th Avenue.	66.7	19.1	12.9	1.3
Reducing the height of the new hospital building.	62.9	16.2	19.2	1.8
Accommodating increased demand for public schools to serve the community.	57.0	24.9	14.7	3.5
Reducing the bulk of the new hospital building.	56.5	19.1	21.9	2.5
Having a state-of-the-art hospital facility in the Village	55.6	29.1	12.3	3.0
Retaining current Smith-Raskob, Nurses Residence, Reiss and Spellman buildings for reuse.	55.1	15.8	21.9	7.2
Converting the triangle bounded by Greenwich Avenue, 7th Avenue and 12th Street, into a meaningful public space.	53.8	31.3	12.1	2.8
Keeping the ambulance and garage entrances on 7th Avenue.	48.8	20.4	21.9	8.9
Guaranteeing affordable housing in the residential development.	43.7	29.2	22.4	4.7

Question 2: Do you have a concern or concerns that were not included in the prior question?

While 671 respondents wrote in a reply to this question, many of the responses were related to items that were included in the prior question. Among the unique and relevant concerns that were cited, there were several that were mentioned by a significant number of respondents, including:

- Opposition to any upzoning or increase in overall density on these sites

- Concern that approval of this project would set a bad precedent for development in historic districts and/or undermine that historic character of the surrounding neighborhood
- Insistence that the new hospital and/or residential development be architecturally appropriate for the Greenwich Village Historic District

Question 3: If you had to choose a top priority in revising the redevelopment plan, which of the following would it be?

	Zip Codes 10011 & 10014 (%)	Overall (%)
Retaining current Smith-Raskob, Nurses Residence, Reiss and Spellman buildings for reuse.	20.5	19.6
Accommodating increased demand for public schools to serve the community.	17.5	18.5
Having a state-of-the-art hospital facility in the Village	17.2	22.6
Reducing the height of the new hospital building.	10.1	8.1
Reducing the height of the new residential building on 7th Avenue.	9.0	7.7
Reducing the bulk of the new residential building on 7th Avenue.	6.9	5.8
Guaranteeing affordable housing in the residential development.	4.7	5.1
Limiting the height of the mid-block residential buildings, east of 7th Avenue.	3.9	3.7
Keeping the ambulance and garage entrances on 7th Avenue.	3.2	2.3
Developing clear and strict construction and demolition protocols.	2.4	2.5
Reducing the bulk of the new hospital building.	2.4	2.3
Converting the triangle bounded by Greenwich Avenue, 7th Avenue and 12th Street, into a meaningful public space.	2.1	1.9

Ten percent of respondents selected “Other” as their top priority in revising the redevelopment plan, although in their comments, many said they simply couldn’t choose only one top priority; others just noted multiple choices from the list above. The most common “Other” responses were some variation of “no upzoning or increase in overall density on these sites.”

Question 4: Which of the following would be your second highest priority in revising the redevelopment plan?

	Zip Codes 10011 & 10014 (%)	Overall (%)
Reducing the height of the new residential building on 7th Avenue.	14.2	12.5
Reducing the bulk of the new residential building on 7th Avenue	12.0	9.7
Reducing the height of the new hospital building.	10.2	9.3
Retaining current Smith-Raskob, Nurses Residence, Reiss and Spellman buildings for reuse.	9.2	8.9
Having a state-of-the-art hospital facility in the Village	8.9	9.8
Developing clear and strict construction and demolition protocols.	7.8	9.5
Guaranteeing affordable housing in the residential development.	7.5	9.7
Reducing the bulk of the new hospital building.	7.2	5.8
Limiting the height of the mid-block residential buildings, east of 7th Avenue.	7.1	6.6
Accommodating increased demand for public schools to serve the community.	6.0	6.8
Converting the triangle bounded by Greenwich Avenue, 7th Avenue and 12th Street, into a meaningful public space.	5.7	7.2
Keeping the ambulance and garage entrances on 7th Avenue.	4.2	4.0

Six percent of respondents selected “Other” as their second highest priority in revising the redevelopment plan. As in the previous question, many respondents noted multiple choices from the list above, most commonly with respect to concerns about both height and bulk of the residential and/or hospital buildings.

Question 5: Which of the following would be your third highest priority in revising the redevelopment plan?

	Zip Codes 10011 & 10014 (%)	Overall (%)
Reducing the height of the new residential building on 7th Avenue.	12.0	10.9
Reducing the bulk of the new residential building on 7th Avenue.	11.5	10.3
Retaining current Smith-Raskob, Nurses Residence, Reiss and Spellman buildings for reuse.	10.0	9.2
Limiting the height of the mid-block residential buildings, east of 7th Avenue.	10.2	9.4
Converting the triangle bounded by Greenwich Avenue, 7th Avenue and 12th Street, into a meaningful public space.	8.5	9.2
Reducing the height of the new hospital building.	8.2	7.8
Developing clear and strict construction and demolition protocols.	7.9	8.9
Guaranteeing affordable housing in the residential development.	7.6	9.0
Accommodating increased demand for public schools to serve the community.	6.4	7.4
Reducing the bulk of the new hospital building.	6.3	5.3
Having a state-of-the-art hospital facility in the Village	5.7	6.4
Keeping the ambulance and garage entrances on 7th Avenue.	5.7	6.1

Five percent of respondents selected “Other” as their third highest priority in revising the redevelopment plan. Among those, a wide range of concerns and opinions were expressed, although again, concerns about the size of the development were most common.

SUMMARY: Total of respondents' top three priorities in revising the redevelopment plan

	Zip Codes 10011 & 10014 (%)	Overall (%)
Retaining current Smith-Raskob, Nurses Residence, Reiss and Spellman buildings for reuse.	39.7	37.7
Reducing the height of the new residential building on 7th Avenue.	35.2	31.1
Having a state-of-the-art hospital facility in the Village	31.8	38.8
Reducing the bulk of the new residential building on 7th Avenue.	30.4	25.8
Accommodating increased demand for public schools to serve the community.	29.9	32.7
Reducing the height of the new hospital building.	28.5	25.2
Limiting the height of the mid-block residential buildings, east of 7th Avenue.	21.2	19.7
Guaranteeing affordable housing in the residential development.	19.8	23.8
Developing clear and strict construction and demolition protocols.	18.1	20.9
Guaranteeing the triangle south of hospital as usable green space.	16.3	18.3
Reducing the bulk of the new hospital building.	15.9	13.4
Keeping the ambulance and garage entrances on 7th Avenue.	13.1	12.4

Question 6: Thinking only about the size of the residential development, might you support Rudin Development LLC redistributing the height and bulk of the new residential building on 7th Avenue among a series of medium-sized buildings on the mid-blocks, instead of the smaller townhouses now proposed?

	Zip Codes 10011 & 10014 (%)	Overall (%)
Yes	28.0	29.0
Maybe	32.8	33.5
No	25.9	22.6
Don't know	13.3	14.9
Total Yes + Maybe	60.8	62.5

Question 7: Would you support a trade-off of height and bulk for any of the following?

	Provision of a public school. (%)	Commitment of public open space in the residential development. (%)	Commitment of at least 20% permanent affordable housing in residential development. (%)
Yes	33.4	26.0	26.7
Maybe	20.2	21.9	19.5
No	42.7	48.1	49.7
Don't know	3.8	4.0	4.1
Total Yes + Maybe	53.6	47.9	46.2

CROSSTAB: Question 7 by Respondents from Zip Codes 10011 and 10014

	Provision of a public school. (%)	Commitment of public open space in the residential development. (%)	Commitment of at least 20% permanent affordable housing in residential development. (%)
Yes	29.6	22.0	21.0
Maybe	19.4	21.6	18.6
No	47.9	52.7	56.6
Don't know	3.2	3.7	3.7
Total Yes + Maybe	49.0	43.6	39.6