



## *From the President:*

It is a great honor to take on the role of board president from Gorman Reilly, who served from 2003 to 2008. Many thanks to Gorman for his years of hard work as an advocate for the Upper East Side and East Harlem.

CIVITAS has just taken the major step of hiring our first executive director, Hunter Armstrong. [See page 4 for a feature profile.] This is just one step towards continuing CIVITAS' proven track record of community advocacy and outreach. To keep our organization and mission in step with the new set of challenges our community and city face, I plan to focus on the following goals for my tenure:

- Enhance CIVITAS' primary goal—improving the quality of life of the Upper East Side and East Harlem through responsible development and zoning initiatives
- Continue in the tradition of top-flight management and leadership for CIVITAS, using my expertise in fiscal responsibility and accountability
- Coordinate initiatives with other community-based organizations on quality-of-life issues
- Enhance our focus to expand the CIVITAS membership, attracting the next generation of residents, concerned citizens, and activists in the community we serve

Achieving these goals will be the task of our executive committee and board of directors. And with your cooperation and commitment we will succeed.

**Joseph F. Walsh**

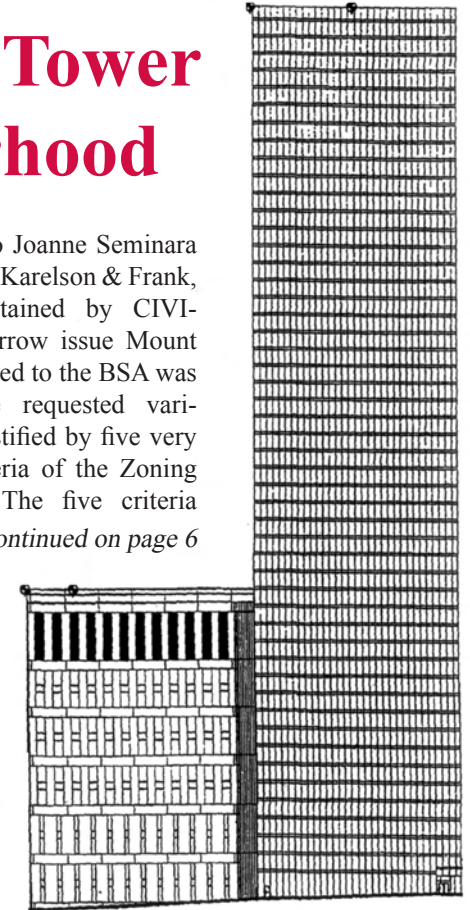
## Mount Sinai Residential Tower Overshadows Neighborhood

An out-of-scale 540-foot residential tower (the equivalent of 54 stories) just off Fifth Avenue at 102nd Street is all but certain to be built by Mount Sinai Medical Center as the result of a ruling by the Board of Standards and Appeals (BSA) on October 28, 2008. Committed to contextual zoning that respects neighborhood values, CIVITAS led a consortium of elected officials and community groups in vigorously opposing Mount Sinai's application before the BSA for three zoning variances. Unfortunately, the coalition did not prevail.

In exchange for an amount in excess of \$200 million, Mount Sinai entered into an agreement with two real-estate developers, the Durst Organization and Sidney Fetner Associates, to transfer almost one-half of the development rights for three merged zoning lots on the block between 101st and 102nd Streets and Madison and Fifth Avenues that would allow the construction of luxury condominiums overlooking Central Park. These funds will be used by Mount Sinai to defray the expense of its planned Center for Science and Medicine to be built on the same site. The agreement with the real estate developers was contingent on BSA approval of the application for variances.

According to Joanne Seminara of Kurzman, Karelson & Frank, attorneys retained by CIVITAS, the narrow issue Mount Sinai presented to the BSA was whether the requested variances are justified by five very specific criteria of the Zoning Resolution. The five criteria

*Continued on page 6*



*Mount Sinai's planned laboratory building (left) and residential tower. Image from 2008 BSA application.*



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An Urban Coalition of Concern About the Quality of Life

— for the —

East Side

A UNION OF CITIZENS

CIVITAS is a union of citizens concerned with the quality of life on the Upper East Side and in East Harlem. Since 1981, CIVITAS has worked to improve the urban environment, advocating for better land use, zoning and urban planning, affordable housing, public transportation, clean air and water, and public access to the waterfront.

Visit us at [www.civitasnyc.org](http://www.civitasnyc.org)  
or call (212) 996-0745 to get involved.

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**Executive Director** Hunter F. Armstrong

**CIVITAS News**

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# CIVITAS in Action

## MTA Finance Commission Hearings

In September, CIVITAS was among a few dozen advocacy organizations, trade unions, and other groups asked to testify at hearings called by the MTA Finance Commission. Led by Richard Ravitch, former head of the MTA, the commission was formed in June to address the transit authority's \$1.2 billion budget deficit. In a prepared statement, CIVITAS advocated for: better oversight of MTA spending; traffic congestion pricing; increased contributions to MTA from New York City, state and federal governments; a steady increase in the State's gasoline tax; and modest but regularly scheduled passenger fare increases. The statement also reiterated our staunch support for the Second Avenue subway. CIVITAS anxiously awaits the Commission's findings in early December 2008. [For the full story on the Second Avenue subway, see page 5.]

## Marine Transfer Station

The expanded Marine Transfer Station at East 91st Street is still awaiting final governmental approvals. On September 16, 2008, the U.S. Army Corps of Engineers convened a hearing to determine whether the proposed expansion would present any impediments to navigation in the East River. CIVITAS offered testimony noting its support for the Mayor's Solid Waste Management Plan, but cautioning that concerns about traffic, foul odors, toxic emissions and air pollution must be resolved to the satisfaction of the community. A decision is expected shortly.

## 73rd and 74th Street Rezoning and Neighborhood Manufacturing Districts

CIVITAS has given conditional support to a proposal to rezone 519 East 73rd and 518 East 74th Street to construct student housing. The zoning committee and board met on several occasions with developer Arun Bhatia and architects Beyer Blinder Belle to review the proposed rezoning from M1-4 (manufacturing) to R-8 (residential). Our support hinged on the grounds that student housing for a nearby college or university provides a worthwhile amenity for the neighborhood. Building upon this project,

CIVITAS is conducting a full analysis of all manufacturing districts served by Community Boards 8 and 11.

## East Harlem Rezoning

CIVITAS is participating in a community coalition of Community Board 11 and the NYC Department of City Planning to analyze the need for rezoning the district between 120th Street and 142nd Street, west of Lexington Avenue. This area comprises much of the neighborhood not included in the 2003 rezoning. Among the primary objectives of the current initiative are: contextual development particularly in low-rise mid-blocks, encouraging neighborhood-scale retail and commercial uses on Madison Avenue, and expanding affordable housing opportunities. Community board meetings to discuss the rezoning will continue through 2009.

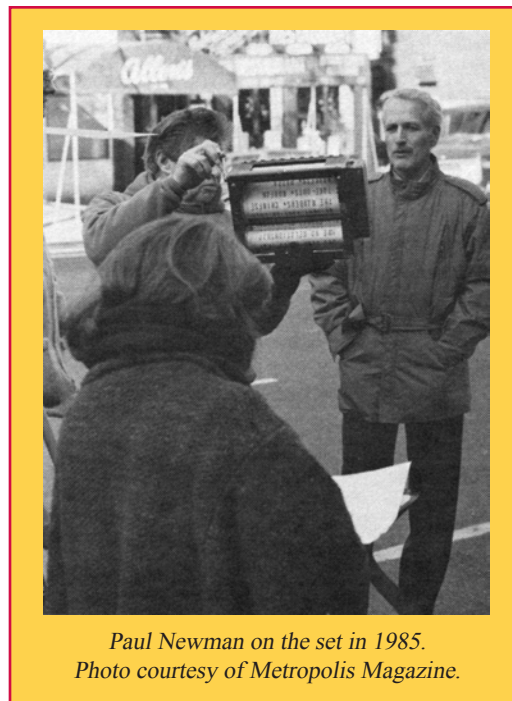
## Upper East Side Historic Districts Under Discussion

CIVITAS testified in favor of extensions to the Upper East Historic District at July and September Community Board 8 meetings. The proposed expansion will extend along Lexington Avenue, from 62nd to 65th Streets and from 72nd to 75th Streets. CIVITAS has also pledged support for a Park Avenue historic district between 79th and 96th Streets.

## In Memoriam

In July 2008, CIVITAS lost a dear friend and staunch advocate of responsible zoning policies, Norman Marcus. Serving two decades as general counsel to the New York City Planning Commission, Mr. Marcus was counsel to CIVITAS and other neighborhood groups that fought non-contextual buildings on the Upper East Side. In his *New York Times* obituary, Mr. Marcus was credited as an "architect" of inclusionary zoning policies for affordable housing, and for drafting "much of the intricate legal language intended to preserve the historic character of the city's neighborhood while still allowing new construction."

# The Story of Paul Newman and East Side Zoning



Paul Newman on the set in 1985.  
Photo courtesy of Metropolis Magazine.

*CIVITAS was saddened by the death of iconic American actor and our Advisory Board member Paul Newman on September 26. When it came to protecting First Amendment rights, creating a summer camp for seriously ill children, or speaking up for the quality of life on his beloved East Side, Mr. Newman was the very model of a passionate advocate and philanthropist. Chairman Genie Rice remembers one of his greatest contributions to CIVITAS and the neighborhood—the 1985 filming of “No More Tall Stories.” Circulated as an advocacy piece to encourage contextual rezoning on East Side avenues, this film is now available on the Web at <http://www.civitasnyc.org/nomoretallstories>.*

In 1985, CIVITAS board members were intent on changing the zoning on East Side avenues to prevent the “Wall Street effect” created by tall towers springing up along Third Avenue above 59th Street. The American Institute of Architects described the resulting streetscape as “a mess of straggly towers and barren plazas that jostle tiny tenement buildings.” The Upper West Side had recently gained contextual zoning protection for buildings along many avenues, and the East Side wanted parity.

But City Planning said “No. We have worked with you to preserve low scale mid-blocks and that’s it.” CIVITAS wouldn’t accept that and enlisted a team of experts, volunteers, and community groups to build support for more appropriate zoning. Among the problems addressed were:

- The 125-foot zone lining East Side avenues that increased the footprint and height for towers and contributed to the demolition of low-rise, mid-block structures which often housed affordable units.
- The circular “VIP” driveways, especially along East End Avenue, that allowed taller buildings by designating driveways as “public plazas.” In fact, the driveways did nothing for the public but detract from the pedestrian experience.

To make the case for rezoning over this multi-year campaign, CIVITAS enlisted the help of Peter Bosselmann and UC Berkeley’s Environmental Simulation Laboratory, Fred Kent of the Project for Public Spaces, and architect Craig Whitaker. Further, CIVITAS worked with the New School’s Environmental Simulation Center to project potential development under different scenarios.

## The Film

To bring attention to this cause, we needed a succinct, compelling way to present the study and recommendations to the public. CIVITAS decided to make a demonstration film and drafted what we thought was a workable script.

This was soundly denounced as “boring and terrible” by our narrator, Paul Newman. I asked for his remedy. And he said “Ed Levy.”

With that recommendation, I called three different Ed Levys from the phone book before locating the right one, an award-winning screenwriter with whom Paul had worked. Ed had been generous in his interest and time with various causes, and we clinched the deal over a Newman’s Own-dressed salad and sandwiches in board member Jim Tripp’s office at the Environmental Defense Fund.

Paul Newman and Ed Levy were a great team. Although Paul donated his time and Ed charged a pittance, funds were limited. Several of us got trained to perform crowd control, we used a back room at Cronie’s Restaurant for make-up, and Jim’s van became the delivery vehicle for cameramen and equipment. The budget for this independent film may have been minimal, but the finished product paid in dividends. “No More Tall Stories” made its debut to hundreds of viewers in the Asia Society auditorium and was featured on cable television and on New York’s Channel One. People were sick and tired of the ill-conceived zoning (the “tall story” we’d been fed) that was wrecking our neighborhood, and the destruction of mid-block buildings and the pedestrian environment, all to allow taller towers on the avenues.

## The Results

In 1994, our hard work paid off when City Planning rezoned neighborhood avenues, including Third Avenue to East End Avenue, between 59th and 96th Streets. This reduced the avenue zone to 100 feet, thereby reducing the building lot depth and height and helping to maintain the low-rise scale of the mid-blocks. Further, the city passed another measure to replace the bonus that gave the public many unwelcoming plazas (and VIP driveways). The new bonus created incentives for increased affordable housing in exchange for slightly taller buildings. This measure also dictated that more building bulk be brought to the base, to create a contextual street wall with surrounding buildings.

Paul, we couldn’t have done it without you. You will be missed.

Genie Rice 3

# CIVITAS Hires Its First Executive Director

Hunter F. Armstrong joined CIVITAS in July 2008 as its first executive director. In a recent interview, Hunter described his longtime interest in planning and preservation. Having grown up in Virginia, a state where careful planning had made a difference (even though it was sometimes later undermined by rampant development), he became intrigued by what makes some places so attractive and vibrant and others so unsuccessful.

While completing a master's degree in urban planning at the University of Virginia, Hunter worked for the municipal planning department in Charlottesville. He first came to New York City to work for Corporate Properties LLC, a brokerage and development company specializing in redeveloping "brownfield" contaminated properties. For the last two and a half years, he worked as the deputy director of Landmark West, a historic preservation advocacy organization on the Upper West Side. There he learned how community and neighborhood groups bring about positive change. By forming coalitions and lobbying city government, he says, Landmark West was able to fight for historic buildings and parks and the quality of life in West Side neighborhoods.

During his tenure at Landmark West, Hunter worked with the organization's design review and landmarks designation committees. This team of volunteer architects, historians, and neighborhood activists conducted research and presented testimony at public hearings of the NYC Landmarks Preservation Commission.

"When I learned that CIVITAS, an organization well known for its carefully researched and considered positions, was looking to hire an executive director, I sent in my application," he says. "I felt that it was a great opportunity to participate in envisioning the future of a neighborhood."

One of the problems, he noted, is that "Unlike other parts of the country that sprawl outwards, the Upper East Side and East Harlem are sprawling up. This contributes to the vitality, diversity, and interest that we love in New



*"My goal is to enhance our coalition of volunteers, public officials, activists, and academics."*

York, but it takes a keen sensibility and foresight to determine where high density development is appropriate or detrimental."

When asked to describe the major issues facing CIVITAS in the upcoming years, Hunter quickly responded with the topic of the Second Avenue subway. "Although a great plus for the East Side, planning issues must be settled with com-

munity input." For this reason, CIVITAS is currently evaluating the MTA's designs for station entrances and ancillary buildings as well as researching solutions for beleaguered retailers struggling amid the construction.

Another major CIVITAS concern is the pressure for institutional expansion in local neighborhoods. "We are blessed with many world-class cultural, religious, educational, and medical institutions, but we want to make sure they act as good neighbors and stewards of the tax-exempt land they occupy."

In addition, Hunter notes, CIVITAS will continue to advocate for a year-round pedestrian bridge to Randall's Island, and participate in initiatives to rezone East Harlem. [See CIVITAS In Action on page 2 for more details.]

Lastly, Hunter said CIVITAS will support green building and sustainable development. As part of its environmental focus, CIVITAS co-sponsored an electronics recycling event in October on the Upper East Side, and its 2009 Benefit in March will have a "green" theme. [See page 8 for more details about the event.]

Hunter also plans to "brand" the CIVITAS image with an improved website and with additional public events about issues that affect our neighborhoods. "I would like to gain greater awareness for the work we do. We should evaluate continually what our neighborhood's needs and concerns will be over the next five, ten, and twenty five years. I find it more gratifying to plan ahead than to react to something that is underway. . . My goal is to enhance our coalition of volunteers, public officials, activists, and academics. We will continue to present well-researched and well-publicized policy recommendations to the public." Real estate slumps, he maintains, are an opportunity to plan for better times.

Even in these questionable times, he is convinced that joining CIVITAS just might be one of the best investments you make for the economic future of your neighborhood.

**Roberta Hodgson**

# Second Ave. Subway Design and Construction Under Review

After years of planning and delay, relief is on the way as the New York City Second Avenue subway is finally under construction on the Upper East Side. Ground was broken on the subway's first phase to great fanfare in April 2007 as former Governor Eliot Spitzer and other dignitaries wielded brick hammers and posed for cameras. Yet with a scheduled completion date of 2015, there are skeptics who still doubt that this 80-year public works project will ever be up and running.

Ask any pedestrian, shopkeeper, or resident on upper Second Avenue if the construction is in progress and they will assure you it is. Since spring 2007, the avenue near 96th Street has been an active construction site, and a former city playground south of Metropolitan Hospital has been repurposed as a staging area for building crews. While the station sites along the route have been decided, many questions still remain unanswered. MTA presentations at Community Board 8 meetings have resulted in heated public debates about the appropriate design and placement of subway entrances.

To address community concerns, CIVITAS convened a task force in 2008—led by Janis Eltz and James Tripp—which embarked on analysis of the construction, design and public process. To provide technical support and recommendations, CIVITAS retained BFJ Planning, consultants in urban design and transportation planning. The ongoing study will keep pace with developments as they occur. The following overview describes what has been done so far.



Left: Proposed station entrance at the northeast corner of 86th Street. Above: Proposed ancillary building at 97th Street. Drawings from MTA.

## Issue: Station Entrances and Ancillary Buildings

Much of the controversy surrounding MTA's selection of station entrances relates to the placement of the 86th and 72nd Street entrances. Sound urban planning principles dictate that the heavily trafficked public sidewalks remain unobstructed and that station entrances be located within the footprint of existing buildings. Northwest entrances to the 86th Street Station for the Lexington IRT (4-5-6) Line are well-designed examples. With so much congestion in this high-density district, it is imperative that the sidewalks remain open for pedestrians.

In planning the Second Avenue subway, MTA has adhered to this principle in several locations but encountered resistance from property owners at two prime spots: the northeast corner of 86th Street (now occupied by Food Emporium) and the northeast corner of 72nd Street (now occupied by CVS). As an alternative, MTA has proposed freestanding glass canopy station entrances on the sidewalk along the north side of East 72nd Street and East 86th Street. For each station site, one entrance would be located near the corner and the other about one-third of the block down in the direction of First Avenue. To accommodate the canopied entrances, MTA has proposed

widening sidewalks and removing a parking lane at each location.

Neighbors in surrounding apartment buildings have raised an outcry about station entrances and the drastically reduced sidewalks on these predominantly residential blocks, and at least one lawsuit is underway to block the proposal.



## A Brief Description of the Project:

**Phase I** of the Second Avenue Subway Project will link the Q line (part of the BMT Broadway line) to East 96th Street. This phase, currently under construction, will include three new stations at 96th, 86th and 72nd Streets and will expand the existing F station at Lexington Avenue and 63rd Street. The latter will include an across-the-platform transfer between the F and Q subway lines. Utilizing an existing rail tunnel under Central Park, the extended line will connect with the existing Q terminus at 57th Street and Seventh Avenue. **The projected date of completion for Phase I is 2015.**

**Phase II** will extend the Q line from 96th to 125th Street where it will connect with the existing 4-5-6 station under Lexington Avenue. With the construction of **Phases III** (72nd to 14th) and **IV** (Extension to Hanover Square in Lower Manhattan), the MTA will incorporate a new subway line, the T, to serve the newly constructed two-track line. **No timeline has been established for Phases II-IV.**

MTA has prepared multiple entrance and circulation alternatives for each of the four stations and requires approval from the Federal Transit Administration before proceeding. Citing the neighborhood outcry over the controversial 72nd and 86th Street entrances, Community Board 8 has requested an environmental assessment to analyze the potential negative impact.

Working with BFJ Planning, CIVITAS has met with MTA's president of capital construction company and other high-ranking officials to present our proposal to make sure this major capital investment is the right design for the neighborhood, that small businesses along Second Avenue are protected from substantial disruption during construction, and that the MTA exhibits transparency in its dealings with the affected community.

*Continued on page 6*

## Second Avenue Subway, *continued from page 5*

### Key Elements of the CIVITAS Proposal Are:

- Location of station entrances within the existing building footprint when possible
- Relocation of glass entrance canopies to maximize room for pedestrian circulation
- Reduction in the height of proposed elevator shafts for sidewalk locations
- Reorientation of some entrances to accommodate anticipated pedestrian flow
- Integration of small footprint retail uses into ancillary structures designed to contain mechanical systems and ventilation shafts. This would enhance the streetscape as well as provide revenue for MTA.

### Issue: Second Avenue Businesses

As described in the CIVITAS Spring 2008 Newsletter, small merchants along Second Avenue are suffering a long decline in business during the seven or more years of construction. Already, more than seven businesses (including Wine Lovers, Vital Dent Dentistry, and Red Rock Bar) have closed due to construction between 91st and 95th Streets. Along this stretch of Second Avenue, sidewalks have been reduced to seven feet as the ongoing excavation and slurry wall construction turn this into an unwelcoming pedestrian environment. In November 2008, the construction began surrounding the 72nd Street station.

To address the devastating losses to merchants during this ongoing construction, the Second Avenue Business Association (SABA) was formed to organize retailers, promote neighborhood businesses, and demand transparency from the MTA.

Retailers received a setback when, after passing through the state legislature, the Second Avenue Subway Construction Economic Development Grant program was vetoed by Governor David Paterson in July 2008.

BFJ Planning consultants are currently analyzing proposals to assist in the dire situation. CIVITAS is also helping SABA enhance its website ([www.sabany.org](http://www.sabany.org)) to serve as a clearinghouse and toolbox for educating merchants in future affected areas.

*This project needs your funding and support. For more information about this initiative, please visit [www.civitasnyc.org](http://www.civitasnyc.org), call the CIVITAS office at (212) 996-0745 or email [info@civitasnyc.org](mailto:info@civitasnyc.org) if you can help.*

**Hunter F. Armstrong**

## Mount Sinai, *continued from page 1*

are: a) the zoning lot presents unique physical conditions; b) because of such physical conditions there is no reasonable possibility that development of the zoning lot will bring a reasonable return; c) the variance, if granted, will not alter the essential character of the neighborhood; d) the practical difficulties or unnecessary hardship claimed have not been self-created; and e) the variance, if granted, is the minimum necessary to afford relief. CIVITAS also urged, based upon advice from its environmental consultant, that a full environmental impact statement (EIS) was required, not merely an environmental assessment statement (EAS).

CIVITAS' firm position was and is that Mount Sinai has failed to make its case. The larger question is whether an important and respected medical institution should be allowed to build an out-of-scale residential tower on a mid-block in the low-rise context of East Harlem that will at the same time be an egregious affront to the eastern skyline of Central Park for years to come.

The Mount Sinai tower, says CIVITAS President Joseph Walsh, is "just the latest example of a disturbing trend whereby worthy charitable institutions – schools, hospitals and religious entities – in order to raise money for their building plans are selling off their real estate assets, i.e. air rights, to the detriment of the surrounding community." What is remarkable about the Mount Sinai effort is that it has chosen to hand off such a large portion of its development rights to luxury real estate interests, thereby foreclosing the hospital's ability to meet its own expansion needs in the future.



*Future site of the mid-block tower on 102nd Street, as seen from Central Park*

Hearings on the BSA application commenced in May and stretched out through the summer months. Mount Sinai skewed the application in such a way as to limit its requested relief to what it described as the laboratory and science building, claim-

ing that the residential tower was a separate structure that could be built "as of right." This artificial presentation ignores the fact that the laboratory wing and the tower are joined together and that the ventilation and related mechanical equipment for the laboratories are housed in the contiguous lower floors and on the roof of the residential tower. As summed up by CIVITAS Executive Director Hunter Armstrong, "It's all one building."

A wide array of elected officials and community organizations joined CIVITAS in opposing the Mount Sinai application. The local Council Member, Melissa Mark-Viverito, gave powerful testimony expressing her concern about the sell off of development rights by charitable institutions that ignored the context of the neighborhood and failed to deal with the community's need for affordable housing. Also weighing in against the application were State Senator Jose Serrano, Community Board 11, Community Board 8, East Harlem Preservation Alliance, Carnegie Hill Neighbors, Defenders of the Historic Upper East Side, Friends of the Upper East Side Historic Districts, and Landmark West.

**T. Gorman Reilly**

# CIVITAS Welcomes New Board Members



## Matthew Washington

Matthew Washington believes in the three R's: "Reduce, Reuse, Recycle." As the fourth of five children, Matthew from an early age was telling his family, "Turn off the water; take a five-minute shower."

Steeped in respect for nature and the environment from childhood, Matthew attended the High School of Environmental Studies (H.S. 400) and interned with Learning Through an Expanded Arts Program (LEAP). Upon graduating, this East Harlem native was ready to "try something different" for college and attended Alfred University in rural western New York. While earning his bachelor of science degree in comparative cultures, Matthew also served as president of the student senate and volunteered at local dairy farms.

Since 2005, Matthew has worked for the Friends of Hudson River Park, a non-profit advocacy organization whose mission is to support completion of this Manhattan waterfront park through public and private sources. As deputy director, Matthew oversees all programming efforts for the park and is engaged with community and government relations for the organization.

Reflective of his abundant energy and drive to get involved, Matthew has multiple board affiliations including: co-chair of the Community Board 11 (CB11)'s City Properties and Land Use Committee, El Barrio's Operation Fightback, LEAP, Make Music New York, and the New York League of Conservation Voters.

Matthew first began working with CIVITAS through his activism with CB11 and the Manhattan Waterfront Parks Coalition. He was impressed that "without a doubt, CIVITAS' strength is its ability to conduct sound research and collect good data. When CIVITAS takes a position, you don't have to question its validity." Upon joining the CIVITAS board in June, Matthew stated his goal to help CIVITAS expand its outreach. "Getting communities and business owners more engaged on our projects is important," he said.



## Natasha Brown

Natasha Szarkowski Brown brings to the CIVITAS Board her experience as a commercial real estate broker as well as the preservation sensibilities of a lifelong New Yorker. Raised on the Upper East Side, Natasha attended the Brearley School and studied

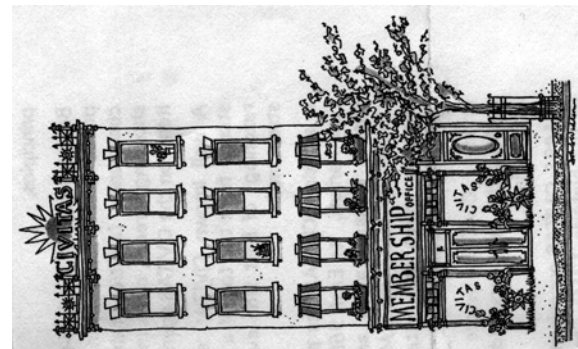
art history at Cornell University. As an undergraduate at Cornell, she interned with two city agencies, the Art Commission and the Landmarks Preservation Commission, the Architectural League, and Platt Byard Dovell Architects.

After graduation Natasha returned to New York to work in the real estate department of the law firm Paul, Weiss, Rifkind, Wharton and Garrison. She then made the transition into commercial real estate and worked for eight years as a broker, first with the Philadelphia-based firm Binswanger and then with The Staubach Company, where she was nominated for the Real Estate Board New York's salesperson of the year in 2004. After leaving Staubach in 2006, she returned to school, and she has recently graduated with a masters degree in real estate development from Columbia University.

Natasha joined the CIVITAS board because she feels a strong tie to the community, and would like to serve as a resource and to participate in a group that is involved with changing the dynamics of our city environment. "I want my friends who are chaining themselves to buildings to know not all developers are evil, but also to show developers that most preservationists are rational and understand the changing needs of the city."

Natasha lives in Carnegie Hill with her husband Colton. Bridging the organization's past and present, she declares, "CIVITAS has such a wonderful reputation which I knew of mainly because I saw the newsletter in my parents' mail while growing up. I hope I can help to get additional members involved in our causes and contributions to the neighborhood."

*Matthew Washington photograph by Steven Libby;  
Natasha Brown photograph by Rita Hirsch.*



Join CIVITAS' continuing effort to make an impact on the quality of life in East Harlem and the Upper East Side by contributing.

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 Address \_\_\_\_\_ Apt. \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
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 Membership Dues (\$50) \_\_\_\_\_ Contribution: \$ \_\_\_\_\_

**All contributions are tax deductible.**

Please return to CIVITAS, 1457 Lexington Avenue, NYC 10128  
 Tel. 212-996-0745 www.civitasnyc.org Fax: 212-289-4291

Or donate online through Network for Good ([www.networkforgood.org](http://www.networkforgood.org))

Mark your calendars...

***CIVITAS***  
***Annual Benefit***

Thursday, March 5,  
2009

At the Americas Society  
680 Park Avenue

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**Honoring  
Carlton Brown  
and Bruce Fowle**

Recipients of the  
2009 August Heckscher Award  
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Honorary Co-Chairs:  
Mrs. Stephen Kellen  
Stephen Lash  
Steven Narker

**A Brief History of the Second Avenue Subway:**

**1920s** – Preliminary plans are prepared to construct a Second Avenue Subway

**1942 & 1956** – The Second Avenue El and Third Avenue El are demolished

**1960s** – A two-track line is proposed from Lower Manhattan to the Bronx and tunnel segments are constructed in lower Manhattan and East Harlem

**1970s** – Construction is suspended due to the city's financial crisis

**1995** – MTA begins the Manhattan East Side Alternatives (MESA) Study, carried out as a federal Major Investment Study/Draft Environmental Impact Statement

**2003-2004** – The Second Avenue Subway environmental impact studies are released

**2005** – New York State voters approve the Transportation Bond Act, including funding for the Second Avenue Subway construction.

**2006** – The Federal Transit Administration authorizes MTA to begin Final Design of Phase I (63rd to 96th Streets)

**April 2007** – Official groundbreaking ceremony

**2015** – Estimated date of completion

**The Future of the Second Avenue Subway:  
Funding in Question**

In November 2007, the federal government announced its commitment to \$1.3 billion in financing for Phase I (63rd to 96th Streets) of the Second Avenue Subway. At the time, costs were estimated at \$3.8 billion—and climbing.

Here's a brief overview of what is in place so far: In 2000, the long-delayed project received a major boost when New York State Assembly Speaker Sheldon Silver, whose Lower Manhattan district includes part of the projected subway corridor, secured \$1.05 billion in state funding. In November 2005, New York State voters approved the Transportation Bond Act, including \$450 million funding for the subway construction. This positive step allowed MTA to move forward with the 2007 groundbreaking for Phase I. Additional federal funding will be required to move beyond Phase I of the four phase project.