

To the City Planning Commission:

As the President of the Board at 32 Washington Square West, a Co-Op, representing approximately 34 apartment units I have two primary concerns with the NYU expansion proposal; the sheer size of the proposed buildings and the issue of open space.

While we appreciate the changes that NYU made in response to Borough President Stringer's concerns, the planned buildings are still entirely out of context of the neighborhood. If NYU further scales back the height of portions of the "Zipper Building" and the Mercer Building to match the buildings on the East Side of Mercer Street they would be a much better fit for the neighborhood without overwhelming it.

32 Washington Square West is located within in Manhattan Community Board 2, and our district currently has the second lowest amount of open space in the entire City. NYU has described four acres of redesigned open space as one of the premier benefits of its plan. Unfortunately, the redesigns do not meet the needs of our residents and the community as a whole. We need more open space, not just redesigned open space.

Specifically, we urge NYU to consider the following improvements to the project:

- Reduce the height of the Houston Street portion of the "Zipper Building" to 162 feet while reducing the height of the remaining portions of the "Zipper Building" and the Mercer Building to match the height of the buildings on the east side of across Mercer Street. Under the current proposal, the buildings completely tower over the nearby buildings taking away air & light.
- Increase the amount of open space in the proposal while protecting the LaGuardia Corner Gardens.

In addition, we share the concerns that many of the small businesses in the area have and urge NYU to remove the commercial overlay to refrain from overwhelming our community with commercial development.

Thank you,

  
Roger Zissu

President of the Board of 32 Washington Square West

GIBSON DUNN

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24901

May 7, 2012

VIA FACSIMILE (212-720-3219)

New York City Department of City Planning  
Calendar Information Office - Room 2E  
22 Reade Street  
New York, New York 10007

Re: 505 La Guardia Place and the NYU 2031 Rezoning

Dear Sir or Madam:

Our firm represents the residents of 505 La Guardia Place.

Attached is an objection from the land use counsel for 505 La Guardia Place, Jesse Masyr of Wachtel Masyr & Missry LLP, which we would like entered in the record.

Sincerely,

Andrew Lance

AAL/acg

101286012.1

## WACHTEL MASYR & MISSRY LLP

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May 7, 2012

### MEMORANDUM

In 1954 the Washington Square Southeast Urban Renewal Area (WSSURA) was created, which included within its boundaries 505 LaGuardia Place. (While the WSSURA officially expired in 1994, deed restrictions codified in the original land disposition agreements indicate that the blocks must continue to be used in accordance with the now-expired Urban Renewal Plan.) In 1962 a revision to the WSSURA was approved to accommodate among other things, a middle income cooperative under the Mitchell-Lama program at 505 LaGuardia. To permit this development, in 1964, pursuant to the WSSURA, the City Planning Commission approved a Large Scale Residential Development (LSRD) special permit that allowed for the transfer of floor area and required open space without regard to zoning lot lines to 505 LaGuardia. In the pending application filed at CPC, the LSRD would be dissolved and replaced by a new Large Scale General Development (LSGD) that will consist of the same area as the LSRD with the addition of the Morton Williams Supermarket Lot and the exclusion of 505 LaGuardia Place. The application also proposes a re-zoning of 505 LaGuardia from an R7-2/C1-5 district to a C1-7 zoning district. Upon approval of this application, the waivers granted by the original LSRD permit would no longer be necessary since 505 would become zoning compliant.

The removal of 505 LaGuardia and the dissolution of the LSRD without the consent or waiver by the Cooperative is unprecedented. It is a long held view by the Department of City Planning that even upon expiration of the predicate urban renewal plan, the Large-scale plan remains in effect. As a general matter, pursuant to the existing Zoning Resolution, a Large-scale plan can be created in one of two ways. Either the entire area of a Large-scale plan must be under the control of the applicant as owner according to the zoning lot definition of "parties in interest" in ZR12-10 at the time of application or must be within the area developed through assemblage by a government agency having the power of condemnation. Herein the initial LSRD was created by the urban renewal. As urban renewal plans across the City have begun to expire, zoning text amendments have been approved to facilitate further development. In certain instances, the text amendment explicitly permits a modification that includes the withdrawal of a parcel from the Large-scale plan assuming it is zoning compliant, see (ZR 78-06). Herein no such modification is being sought. More disturbing, is the notion that the City Council modifies the re-zoning to remove the proposed C1-7 zoning district affecting 505 leaving it non-compliant as to zoning and unable to benefit from the flexibility of being located within an Large-scale

plan. This is precisely why modifications to Large-scale plans must be consented to by all parties-in interest to a zoning lot. The end-run being done around 505 runs afoul of their property rights and creates an unfortunate precedent.



**TESTIMONY FROM THE ASSOCIATION FOR A BETTER NEW YORK  
REGARDING THE NYU 2031 CORE EXPANSION PLAN**

**APRIL 25, 2012**

The Association for a Better New York New York is among the city's longest standing civic organizations advocating for the policies, programs and projects that make New York a better place to live, work and visit. We represent the broad fabric of New York's economy, and our membership includes New York's most influential businesses, non profits, arts & culture organization, educational institutions, labor unions and entrepreneurs.

At ABNY, we know that educational institutions are huge drivers of economic development for our city, not just in the people they employ and the facilities they occupy, but also in the businesses they spin off and the students they bring from all over the world who become New Yorkers, and stay here after school to live, work and start their families.

Over the past several years, NYU has been working hard to balance the needs of the Greenwich Village community with the growing demand for space at the University. The plan that appears before you today represents a true compromise that will strengthen the capacity of NYU while retaining the character of the surrounding community. NYU is proposing to build on its own property without further extending into Greenwich Village, while creating enhanced and more usable open space, and donating land for a future public school. NYU has been responsive and accommodating to the concerns of the local community, and also dedicated to their need for expanded and updated facilities.

NYU's expansion represents an exciting opportunity for New York City – more students from around the world want to come to college in New York than ever before. The City needs to be prepared for that, and we need to ensure that our educational institutions have the capacity, the state-of-the-art facilities, the cutting edge programs, and the connection with the city's other communities, to attract and retain these students here. They will become the workforce of tomorrow, and as we invest in projects like the applied sciences campuses with Cornell and NYU Poly, as we prepare our youth in schools like the DOE's new Software & Engineering Academy, and as we watch the WTC site and Hudson Yards fill up with new and growing businesses, we must be sure that NYU can continue to meet the demand for education that is fueling our city's growth.

NYU's 2031 Core Expansion Plan will ensure NYU is able to remain competitive and successful. This project will create hundreds of jobs and bring more economic development to the area, while supporting our city's rapid growth and providing new amenities to the local community. I urge you to support this plan, which is extremely important for both the University and the City.

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OFFICE OF THE  
CHAIRPERSON

April 25, 2012

APR 30 2012

24824

Amanda Burden, Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

Re: C120077MMM, C120122ZMM, C120123ZRM, C120124ZSM

Dear Chair Burden:

The New York Chapter of the American Institute of Architects is pleased to offer comments on the New York University Core Project applications referenced above which include an amendment to the City Map, an amendment of the Zoning Map, an amendment of the Zoning Resolution of the City of New York, concerning special permit regulations for large scale general developments, Special Provisions for bulk modifications and for the grant of a special permit. The Chapter has its offices and exhibition space, the Center for Architecture, at 536 LaGuardia Place, immediately across from the Proposed Development Area and more specifically Washington Square Village. We have been neighbors of NYU since 2003.

We recognize New York University's need to expand to accommodate additional students, faculty and academic facilities to continue to provide a world class education to thousands of students. This growth must happen in order for NYU to remain competitive with other institutions. Since the proposal involves adding considerable program area to the neighborhood, it is critical to design the individual buildings so that they have both their own identities and are carefully knit into the existing urban fabric to accomplish this goal.

The proposals for the 'LaGuardia Building' and the 'Mercer Building' are a positive addition because their placement will open up the ground plane to the community potentially allowing greater access. This will invite a greater number of people to the courtyard area. The inclusion of new amenities, including the Washington Square Village play garden, public lawn, tricycle garden and the LaGuardia Play Garden will potentially add to the enjoyment of the space for many in the community. It is also positive that the large bulk of these buildings will be located below-grade to limit the height and bulk of the buildings above-grade. These two buildings can be viewed as a spatial counterpoint to the distinctive slab buildings that make up Washington Square Village. We are heartened that community access to the open space has been assured in the recent negotiations and that the planted strips along the east side of LaGuardia Place will remain in use as park space. Discussions of bulk and massing are moving in the right direction, consistent with our prior statement that the bulk and the height of the 'Mercer Building' both require further study.

The addition of street wall retail at the 'Zipper Building' will activate and enliven Mercer Street to enhance the experience of the public. For far too long this area has been isolated and disconnected from the surrounding community creating a street void of pedestrians. We are still concerned about the bulk and massing of the three largest towers on the northernmost part of the 'Zipper Building' but are pleased that New York University has shown flexibility and openness in discussions with neighbors in the South Village. Community comments have helped shape the plan, important to both New York University and the future of the City.

In closing, we thank the City Planning Commission for the opportunity to provide comments on the applications for this important project.

Respectfully submitted,

Joseph J. Aliotta, AIA  
2012 Chapter President

Rick Bell, FAIA  
Executive Director

**2012 Board of Directors**

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## CITY PLANNING COMMISSION HEARING - 4/25/12

### NYU 2031 EXPANSION PLAN

The Bowery Alliance of Neighbors opposes the NYU 2031 Expansion Plan, despite Borough President Scott Stringer's vote to recommend the reduction of this plan by 16 percent. 16 percent is a paltry concession, considering that this would be the largest development project in the Village's history.

The numerous problems with the revised NYU 2031 Expansion Plan are as follows:

- Overwhelms the neighborhood with NYU's ever-expanding presence.
- Turns a residential neighborhood into a 20-year construction zone.
- Gives away public land.
- Strips neighborhood zoning and open space preservation protections.
- Ignores vastly preferable alternative locations.
- Abrogates the terms under which NYU was given the formerly-public land upon which they are now located, which was intended to prohibit this type of development from ever taking place.

After a 5-year task force that did nothing to mitigate NYU's large-scale development plan, this school has shown that it is oblivious to, and considers itself above, the concerns and needs of the community, despite the following statement made by President Sexton: "We are committed to the process of being respectful of the ecosystem in which we live even as we go on to become as great a university as we can." As evidenced by the expansion plan, NYU is definitely not listening to the community or considering the ecosystem of its surroundings. Many large universities have solved their space requirements by expanding to satellite campuses, why should NYU be any different. If NYU can build a satellite campus in Abu Dhabi, it can certainly have one in an area where a large-scale development plan would be more amenable, such as the financial district.

The Bowery Alliance of Neighbors is strongly requesting that the City Planning Commission vote "No" on the NYU expansion plan and that this plan should be developed in the financial district, where the height and bulk of this project would be more appropriate.

Jean Standish  
Vice Chair  
Bowery Alliance of Neighbors

4/25/12



**Statement of Muzzy Rosenblatt, Executive Director, BRC, April 25, 2012 to the NYC Planning Commission, Manhattan, regarding NYU Core and NYU 2031: NYU in NYC**

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Good afternoon.

My name is Muzzy Rosenblatt. I'm the Executive Director of the Bowery Residents' Committee, more familiarly known as BRC. I speak in support of NYU and their 2031 plan. It is a plan filled with opportunity for our city. Let me tell you why.

BRC serves individuals seeking to overcome the challenges of addiction, illness, poverty, homelessness and despair. We successfully serve thousands each year throughout the City.

NYU is an important, valued and thoughtful partner in our work, and our success.

NYU graduate students contribute thousands of hours to BRC each year in formal professional internships in the fields of social work, nursing, medicine, and public administration.

NYU students, faculty and staff contribute additional hours to BRC as volunteers in our shelters, housing and treatment programs.

NYU faculty and students collaborate with BRC staff and clients on research efforts to help advance our work, the field, and improve public policy here in their own backyard.

NYU jobs get filled by capable BRC clients eager to get back on their feet and get off of welfare.

And NYU helps break down socio-economic stigmas and barriers, building their facilities next door to ours, thus walking the walk of social integration.

None of these achievements happen by coincidence. They happen because NYU is a caring, committed and good neighbor. They happen because NYU seeks out its neighbors, and doesn't hide from them. They happen because NYU communicates, and listens.

NYU is good for New York. And NYU's growth is good for New York.

Not-for-profits couldn't do what we do – and New York City wouldn't be the great and thriving city that it is – without NYU. They provide us with the talented and trained workforce that makes our success possible. And we are the real-life learning environment upon which these students depend. From the schools of medicine and nursing, social work and education, to music and art, public health and public administration, the relationship is not a coincidence; it is interdependent. For our City and its economy to continue to grow, the relationship must continue to thrive.

For too long, our City's growth has been significantly focused on the financial services sector. NYU's growth will help ensure NYC grows without having all our eggs in one basket, and will create the kind of jobs that can lift New Yorkers out of poverty and homelessness.

BRC, and the people we serve, depend upon NYU's continued success, and we are confident that as NYU grows, they will remain the good neighbor they have been.

Thank you.



March 27, 2012

Hon. Scott Stringer  
Manhattan Borough President  
One Centre Street, 19th floor  
New York, NY 10007

OFFICE OF THE  
CHAIRPERSON

APR 2-2012

24661

Re: NYU expansion ULURP

Dear Borough President Stringer:

We are writing on behalf of the 30+ businesses and Village residents who have joined Villagers for a Sustainable Neighborhood to urge you to negotiate major changes to the New York University ULURP application.

The Washington Square Hotel and a coalition of small local businesses and community organizations recognize, understand and appreciate the many benefits of NYU for Greenwich Village and New York City. However, we feel the current expansion plans are out-of-scale with the historic nature of Greenwich Village and would permanently tarnish the character of the neighborhood. We are asking you to broker a compromise that significantly reduces density, expands opportunities for local business, creates quality, accessible open space and adds infrastructure improvements that ensure our neighborhood is not completely overwhelmed.

We believe that a compromise can be struck so that this rezoning benefits the community by:

- increasing the amount of quality, publicly accessible open space;
- lowering the overall density to remain consistent with the surrounding neighborhood;
- refraining from overwhelming our community with commercial development;
- maintaining affordable housing at 505 LaGuardia Place and Washington Square Village; and
- providing infrastructure improvements, like renovating the subway stations and paying for a new school for our neighborhood – which already has too few seats for the kids who live here.

### **Public Open Space**

Located within Manhattan Community Board 2, our district currently has the second lowest amount of open space in the entire City. NYU has described four acres of redesigned open space as one of the premier benefits of its plan. Unfortunately, the redesigns do not meet the needs of the community. We need more open space, not just redesigned open space.

In addition, the redesign makes the open space less beneficial to the community, not more. Specifically, the Municipal Art Society of New York stated the following in its position statement (in referring to 60,000 square feet of open space located on the north block between the two Washington Square Village Apartment Buildings):

*“The interior space, controlled by NYU, will be open to the public; however, “publicly-accessible” but privately owned open space often fails to be a public amenity due to physical barriers, inadequate programming and restricted hours of operation. NYU’s plans for the proposed parkland spaces include landscaping that appears to obstruct rather than invite entry into the site.”*

We have the following additional concerns:

Playgrounds: Key Park should be maintained and a minimum of equal square footage of public accessible open space for Mercer Playground should be identified prior to construction.

Community Gardens: The LaGuardia Corner Gardens are an important part of the neighborhood, and must be protected.

Coles Gymnasium: NYU's characterization of the Jerome S. Coles Sports Center as open space is highly misleading. Its offer of the NYU Athletic facility in the proposed Zipper Building as well as its temporary gymnasium fail to compensate for the existing lack of public accessible open space within our community. Additionally, the Zipper Building should be constructed within the footprint of the current Coles Sports Center.

The NYU plan falls far short of what the community needs and its open space plan will result in less than a 1:1 ratio of replacement of publicly accessible open spaces. We urge you to call upon NYU to address this need as NYU must increase the amount of publicly accessible open spaces. NYU should not be allowed to count private sites like the proposed Temporary Gymnasium and Coles Sports Center in its calculations of determining open space since they are not public spaces.

### **Density**

NYU is considering adding an additional 2.4 million square feet within the two superblocks. This is roughly the size of the Empire State Building. Even spread out over the two superblocks, this development is far out of scale for the neighborhood.

Within NYU's plan is 1,000,000 square feet of space below grade level, which allows them to circumvent density restrictions since this square footage would not be calculated into floor area regulations. But because it will be used as academic space, it will increase traffic and crowding in the neighborhood.

In addition, the planned buildings are entirely out of context of the neighborhood. We recommend the following changes:

- **Blecker Building** is twice as tall as buildings across from LaGuardia Place and almost 50 feet higher than the Washington Square Village complex across the street. It should not be allowed to tower over the 5-story buildings nearby.
- **LaGuardia Building** is 158 feet tall. Instead it should mirror the buildings across the street.
- **Mercer Building** is proposed at a height of 248 feet (14 stories) which will overwhelm the current Washington Square Village Buildings by almost 90 feet. This must be eliminated or substantially scaled back.
- **Temporary Gymnasium** should be relocated to an area outside of the core zone so that it doesn't needlessly disrupt the neighborhood.
- **Zipper Building's** boundaries should be limited to the footprint of Coles Sports Center and its density should be significantly decreased.

The New York chapter of the American Planning Association noted in their comments that "massing of the 'zipper building' and the hotel along Mercer Street is a cause of some concern as it seems to be excessive and tends to reinforce the fortress mentality separating school properties from others."

### **Infrastructure**

Clearly, even a scaled down version of NYU's proposal will cause infrastructure issues that must be remediated. We believe NYU should:

- Provide a firm commitment for financing the construction of a stand-alone public school, independent of the ULURP process;
- Maintain affordable housing units and 505 LaGuardia Place and Washington Square Village in perpetuity;

- Support the mapping of the strips of park as parkland and return them to the New York City Department of Parks. This land should remain untouched and no easements granted on these sites; and
- Improve the already-overcrowded subway stations that serve the neighborhood.

We understand the importance of this proposal for NYU. We want NYU to remain competitive and we appreciate NYU's contributions to the economic, civic and educational fabrics of our City. However, it is equally critical for NYU to understand that it is a part of a shared community with Greenwich Village residents and business.

We urge you to work with NYU to come to a compromise that is in the best interests of all those involved.

Sincerely,

Judy Paul  
Owner and CEO, Washington Square Hotel

Dharma Chandra  
Owner, Sushi Yawa

Barry Chatlani  
Owner, Fashion Shoppe Express

David Kwok  
Owner, Kinway Shoes

Adam Seini  
Owner, Cutting Edge Body Arts

Ruqayyah Sall and Abdul Sall  
Co-Owners, L'impasse Boutique

Enrique Cruz III  
Manager, Furry Paws VII

Andy Schulman  
Owner, DoggyStyle nyc

Vicki Sando  
Owner, Marumi

Roy Preston  
Owner, The Little Lebowski

Howard and Myra Donowitz  
Owners, Tudor Rose Antiques

Kathy Okroashvilli  
Manager, Jubilee Shoes

Massimo Rellini  
Owner, Ponte Vecchio Restaurant

Alex Kossi  
Owner, Zinc Bar

Bob Miller  
Owner, Ilana Fine Jewelry

Mayer Ebbo  
Owner, Mind Boggler

Noam Dworman  
Owner, Comedy Cellar and Olive Tree Café

Vittorio Antonini  
Owner, La Lanterna

Ofria Bronfeld  
Owner, Economy Foam & Futons

Sandra Guiffre  
Owner, Village Postal Center

Muhammad Akmal  
Owner, New University Stationary

Hamlet Tallaj  
Owner, Hamlet's Vintage

Larry Cerrone  
Director of Operations, Café Wha? and The Groove

Mark Greenberg  
Owner, Sullivan Street Tea & Spice Company

Cc: Mayor Michael Bloomberg  
Speaker Christine Quinn  
Councilmember Margaret Chin  
City Planning Commission Chair Amanda Burden  
City Planning Commission

# Community Action Alliance on NYU 2031

7 East 8th Street, #335, New York, NY 10003  
www.caan2031.org and on Facebook at CAAN 2031

*More than 30 neighborhood organizations working together against NYU's 2031 Plan*

April 20, 2012

24781

Hon. Chairwoman Amanda M. Burden, FAICP  
New York Department of City Planning  
22 Reade Street  
New York, NY 10007

Re: NYU Core Project; ULURP Applications Nos.: 120122 ZMM, N 120123 ZRM, N 120124 ZSM,  
120077 MMM

Dear Chairwoman Burden,

We formally request that the CPC postpone the public hearing until the community has been afforded sufficient opportunity to review the plan, which was modified by NYU and Manhattan Borough President Scott Stringer on April 11. While we generally understand the ULURP process and the time constraints under which it operates, this plan is so large and affects so many people we hope that you may have a way to give the community adequate time to study it and develop their response.

The Community Action Alliance on NYU 2031 (CAAN) and its 35 constituent groups have consistently opposed the NYU 2031 Plan. The vast scale of the proposed expansion and nearly 20 years of continuous construction would destroy the residential character of Greenwich Village. Without a publicly-available revised plan and the time to carefully review it, the community cannot provide fully-informed comment at the scheduled hearing. There are many questions that the community has asked and not received responses to, such as whether NYU intends to modify the city-owned streetside open space strips on Mercer Street and LaGuardia Place to create access plazas for their proposed buildings, and whether these public lands will be used for construction staging during the building of the LaGuardia and Mercer "boomerang" buildings.

If, as NYU claims, the modifications to the plan will result in less disruption to the neighborhood, then NYU should have no reasonable objection to delaying the CPC hearing until the public has the opportunity to review and consider the implications of the modifications. Given the nearly two decades of construction contemplated, NYU would not be harmed by the relatively minor delay.

Unless the CPC's public hearing is postponed until the full details of the modified plan are released and area residents are allowed sufficient time to consider it, we ask that CPC reject NYU's expansion proposal in any form. We ask for a postponement until September, as many of those who will be affected by NYU's Plan 2031 travel from late spring until early fall and we want them to have the opportunity to provide well-informed input.

We would appreciate your prompt response and hope it will include an announcement that the CPC will postpone the April 25th hearing to September, 2012.

Sincerely,

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*ta*  
Martin Tessler and Terri Cude  
Co-chairpersons, Community Action Alliance on NYU 2031

# **Community Action Alliance on NYU 2031**

7 East 8th Street, #335, New York, NY 10003  
www.caan2031.org and on Facebook at CAAN 2031

*More than 30 neighborhood organizations working together against NYU's 2031 Plan*

City Planning Commission  
22 Reade Street  
New York, NY 10007

**Testimony in Opposition to NYU 2031 Core Expansion Plan,**  
ULURP #s: 120122 ZMM, N 120123 ZRM, N 120124 ZSM, 120077 MMM

Dear Chair Burden and fellow Commissioners:

Thank you for the opportunity to comment on the NYU 2031 Core Expansion Plan. The Community Action Alliance on NYU 2031, comprised of 35 community groups, asks that the NYU 2031 Expansion Plan be denied in its entirety, as it adds much too much bulk and density for the area, takes or uses public land for private benefit, and has misleading information in its draft environmental impact statement that we feel must be reevaluated before a single square foot is considered for approval by City Planning.

The world-famous character of Greenwich Village is a major asset for New York City. The Village continues to be popular with residents and visitors of all ages drawn to its unique mix of small town charm, historic nature and diverse residents – from bankers to bohemians, from musicians to physicians, from playwrights to power brokers, and all ages and lifestyles. The superblocks, with their dramatic scale and integral open space, function as a central counterpoint to the dominant low-scale townhouse and loft structures typical of the rest of the area.

As Community Board 2 noted in its resolution, establishing a more intense campus environment on the superblocks would forever destroy a thriving residential community and transform it into a private NYU campus, changing the character of the area forever.

The existing zoning on the superblocks is R7-2, which is the highest zoning in the Greenwich Village area other than on avenues or major retail thoroughfares. The application to change the zoning to C1-7, or add a C1-5 overlay east of Washington Square Park, adds unnecessary retail in a long-established residential neighborhood. Worse, the requested zoning modification on the superblocks would almost double the residential FAR, and halve the minimum open space required. This means a drastic loss of public and publicly accessible open space in an area desperate for any land that is open to the sky. CB2 strongly recommended no blanket change in zoning for either the superblocks or the area east of Washington Square Park for reasons enumerated further in the resolution, and CAAN supports the CB2 resolution and its reasoning.

Looking at the public open space strips on the superblocks, the revised plan presented after the Borough President's recommendations show that NYU would be allowed to acquire, build upon, modify or destroy the city-owned open space. Whether via

construction staging, sheds or shadowing, or putting a building on or modifying them so they do not provide the uses created - and paid for - by community volunteers, this conversion of public land to private use completely contravenes NYU's frequently repeated statement that they are building on their own land.

While the community is pleased that the public open-space strips on the north superblock will not be torn up to build four stories beneath, the change of both of them to become largely access plazas for NYU buildings is unacceptable, as is modifying the strips to become infacing to what would become a campus quadrangle surrounded by buildings.

In addition, whether or not current thought is to laud or loathe their aesthetic, the superblocks were designed in a Corbusian Tower-In-The-Park paradigm, where increased height was provided *in exchange* for greater open space. Putting buildings on that open space defeats both the purpose of this paradigm and, since the tall buildings remain, the additional structures would take back what was provided "in payment" for their height.

The community is also disturbed by the thought that deed restrictions that NYU signed as a condition of bidding on the land can be simply swept away. According to a covenant in the original Urban Renewal Plan, no new structures can be built until 40 years after the last new building is completed, which was the fourth revision that created the Coles Sports and Recreation Center completed in 1981. Therefore, nothing should be built until 2021 according to NYU's own agreement. What good are long-term agreements if they can be simply swept away when convenient?

Last, with new horizons in education including online and other education delivery, and the uncertainty of the value of a university education, a decline in enrollment and therefore need for space is quite possible. We are concerned that the new NYU buildings, if allowed by a zoning change, might eventually be sold for a less beneficial use such as condo development if NYU were to need cash more than space in the future.

The Community Action Alliance on NYU 2031 appreciates NYU's contribution to the city and to our area, but a delicate balance exists that would be obliterated with the addition of two million square feet of university buildings in a long-established residential community. "Compromise" sounds logical until you realize that Greenwich Village has compromised with NYU over and over for the past five decades and there is simply no more to give without destroying the remainder of a treasured and irreplaceable part of New York City. There are other areas throughout the City that need and welcome just the type of construction that NYU seeks, and where the benefits to New York City would be multiplied. These are a shorter distance away than what many NYC middle and high-school children now travel to and from daily, and what peer universities include in their campus. We believe that those options should be prioritized over destroying a treasured historic neighborhood.

Commissioners, we ask you - for the sake of our neighborhood, for all those who would come after and use this as a precedent, and for the millions of people who live in or come to Greenwich Village: please deny this application.



Terri Cude

Co-Chair, Community Action Alliance on NYU 2031

The New York Times



May 2, 2012

# Harvard and M.I.T. Team Up to Offer Free Online Courses

By TAMAR LEWIN

In what is shaping up as an academic Battle of the Titans — one that offers vast new learning opportunities for students around the world — Harvard and the Massachusetts Institute of Technology on Wednesday announced a new nonprofit partnership, known as edX, to offer free online courses from both universities.

Harvard's involvement follows M.I.T.'s announcement in December that it was starting an open online learning project, MITx. Its first course, Circuits and Electronics, began in March, enrolling about 120,000 students, some 10,000 of whom made it through the recent midterm exam. Those who complete the course will get a certificate of mastery and a grade, but no official credit. Similarly, edX courses will offer a certificate but not credit.

But Harvard and M.I.T. have a rival — they are not the only elite universities planning to offer free massively open online courses, or MOOCs, as they are known. This month, Stanford, Princeton, the University of Pennsylvania and the University of Michigan announced their partnership with a new commercial company, Coursera, with \$16 million in venture capital.

Meanwhile, Sebastian Thrun, the Stanford professor who made headlines last fall when 160,000 students signed up for his Artificial Intelligence course, has attracted more than 200,000 students to the six courses offered at his new company, Udacity.

The technology for online education, with video lesson segments, embedded quizzes, immediate feedback and student-paced learning, is evolving so quickly that those in the new ventures say the offerings are still experimental.

“My guess is that what we end up doing five years from now will look very different from what we do now,” said Provost Alan M. Garber of Harvard, who will be in charge of the university's involvement.



EdX, which is expected to offer its first five courses this fall, will be overseen by a nonprofit organization governed equally by the two universities, each of which has committed \$30 million to the project. The first president of edX will be Anant Agarwal, director of M.I.T.'s Computer Science and Artificial Intelligence Laboratory, who has led the development of the MITx platform. At Harvard, Dr. Garber will direct the effort, with Michael D. Smith, dean of the faculty of arts and sciences, working with faculty members to develop and deliver courses. Eventually, they said, other universities will join them in offering courses on the platform.

M.I.T. and Harvard officials said they would use the new online platform not just to build a global community of online learners, but also to research teaching methods and technologies.

Education experts say that while the new online classes offer opportunities for students and researchers, they pose some threat to low-ranked colleges.

“Projects like this can impact lives around the world, for the next billion students from China and India,” said George Siemens, a MOOC pioneer who teaches at Athabasca University, a publicly supported online Canadian university. “But if I were president of a mid-tier university, I would be looking over my shoulder very nervously right now, because if a leading university offers a free circuits course, it becomes a real question whether other universities need to develop a circuits course.”

The edX project will include not only engineering courses, in which computer grading is relatively simple, but also humanities courses, in which essays might be graded through crowd-sourcing, or assessed with natural-language software. Coursera will also offer free humanities courses in which grading will be done by peers.

In some ways, the new partnerships reprise the failed online education ventures of a decade ago. Columbia University introduced Fathom, a 2001 commercial venture that involved the University of Chicago, the University of Michigan and others. It lost money and folded in 2003. Yale, Princeton and Stanford collaborated on AllLearn, a nonprofit effort that collapsed in 2006.

Many education experts are more hopeful about the new enterprises.

“Online education is here to stay, and it’s only going to get better,” said Lawrence S. Bacow, a past president of Tufts who is a member of the Harvard Corporation. Dr. Bacow, co-author of a new report on online learning, said it remained unclear how traditional universities would integrate the new technologies.

“What faculty don’t want to do is just take something off the shelf that’s somebody else’s and teach it, any more than they would take a textbook, start on Page 1, and end with the last chapter,” he said. “What’s still missing is an online platform that gives faculty the capacity to customize the content of their own highly interactive courses.”

DAVID BROOKS

# The Campus Tsunami

Online education is not new. The University of Phoenix started its online degree program in 1989. Four million college students took at least one online class during the fall of 2007.

But, over the past few months, something has changed. The elite, pace-setting universities have embraced the Internet. Not long ago, online courses were interesting experiments. Now online activity is at the core of how these schools envision their futures.

This week, Harvard and the Massachusetts Institute of Technology committed \$60 million to offer free online courses from both universities. Two Stanford professors, Andrew Ng and Daphne Koller, have formed a company, Coursera, which offers interactive courses in the humanities, social sciences, mathematics and engineering. Their partners include Stanford, Michigan, Penn and Princeton. Many other elite universities, including Yale and Carnegie Mellon, are moving aggressively online. President John Hennessy of Stanford summed up the emerging view in an article by Ken Auletta in *The New Yorker*, "There's a tsunami coming."

What happened to the newspaper and magazine business is about to happen to higher education: a rescrambling around the Web.

Many of us view the coming change with trepidation. Will online learning diminish the face-to-face community that is the heart of the college experience? Will it elevate functional courses in business and marginalize subjects that are harder to digest in an online format, like philosophy? Will fast online browsing replace deep reading?

If a few star professors can lecture to millions, what happens to the rest of the faculty? Will academic standards be as rigorous? What happens to the students

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## The emotional case for online learning.

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who don't have enough intrinsic motivation to stay glued to their laptop hour after hour? How much communication is lost — gesture, mood, eye contact — when you are not actually in a room with a passionate teacher and students?

The doubts are justified, but there are more reasons to feel optimistic. In the first place, online learning will give millions of students access to the world's best teachers. Already, hundreds of thousands of students have taken accounting classes from Norman Nemrow of Brigham Young University, robotics classes from Sebastian Thrun of Stanford and physics from Walter Lewin of MIT.

Online learning could extend the influence of American universities around the world. India alone hopes to build tens of thousands of colleges over the next decade. Curricula from American schools could permeate those institutions.

Research into online learning suggests that it is roughly as effective as classroom learning. It's easier to tailor a learning experience to an individual student's pace and preferences. Online learning seems especially useful in language and remedial education.

The most important and paradoxical fact shaping the future of online learning is this: A brain is not a computer. We are not blank hard drives waiting to be filled with data. People learn from people they love and remember the things that arouse emotion. If you think about how learning actually happens, you can discern many different processes. There is absorbing information. There is reflecting upon information as you reread it and think about it. There is scrambling information as you test it in discussion or try to mesh it with contradictory information. Finally there is synthesis, as you try to organize what you have learned into an argument or a paper.

Online education mostly helps students with Step 1. As Richard A. DeMillo of Georgia Tech has argued, it turns transmitting knowledge into a commodity that is cheap and globally available. But it also compels colleges to focus on the rest of the learning process, which is where the real value lies. In an online world, colleges have to think hard about how they are going to take communication, which comes over the Web, and turn it into learning, which is a complex social and emotional process.

How are they going to blend online information with face-to-face discussion, tutoring, debate, coaching, writing and projects? How are they going to build the social capital that leads to vibrant learning communities? Online education could potentially push colleges up the value chain — away from information transmission and up to higher things.

In a blended online world, a local professor could select not only the reading material, but do so from an array of different lecturers, who would provide different perspectives from around the world. The local professor would do more tutoring and conversing and less lecturing. Clayton Christensen of Harvard Business School notes it will be easier to break academic silos, combining calculus and chemistry lectures or literature and history presentations in a single course.

The early Web radically democratized culture, but now in the media and elsewhere you're seeing a flight to quality. The best American colleges should be able to establish a magnetic authoritative presence online.

My guess is it will be easier to be a terrible university on the wide-open Web, but it will also be possible for the most committed schools and students to be better than ever. □

**15 years**  
Amount of time U.S. Embassy in Budapest sheltered anti-Communist Cardinal Mindszenty.

**8 days**  
Amount of time U.S. Embassy in China sheltered human-rights activist Chen Guangcheng.

**'I think that's a better future than methamphetamine and cocaine.'**

-Newt Gingrich, defending his moon-colony idea during his concession speech.

**Opiate-addicted baby born per hour in the U.S.**

SOURCE: JOURNAL OF THE AMERICAN MEDICAL ASSOCIATION

**'I just burst into tears.'**

-Cameron Diaz, on receiving a short haircut.

**\$31.5M**  
Amount Brown University, which has tax-free status, will voluntarily pay Providence, R.I., over 11 years.

corporations and unions, holding that such restrictions were prohibited by the First Amendment. The ruling risked undermining faith in the democratic process by opening the floodgates to an unprecedented flow of money into political campaigns. Justice John Paul Stevens summed it up best in his dissent: "A democracy cannot function effectively when its constituent members believe laws are being bought and sold."

The Supreme Court could get another crack at the issue thanks to Montana's high court, which decided the ruling did not supersede state laws on political corruption. In the meantime, though, it will be up to citizen shareholders to blunt the impact of *Citizens United*.

They can start on Tuesday in St. Paul and Wednesday in Charlotte when the shareholders of 3M and BofA, respectively, gather. They'll be voting on proposals submitted by Trillium Asset Management of Boston to "request that the board of directors adopt a policy prohibiting the use of corporate funds for any political election or campaign."

Unsurprisingly, both the maker of Post-it notes and the nation's largest bank want shareholders to turn down the proposals. The companies say they need as free a hand as their competitors in, as 3M puts it, "supporting candidates whose views are aligned with the company's business interests."

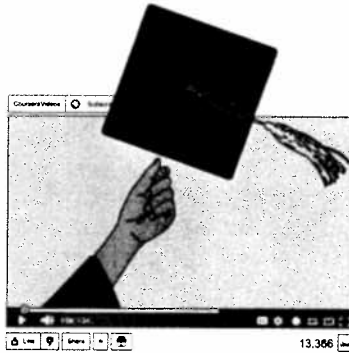
But shareholders must also consider that playing politics can backfire, as the retailer Target discovered two years ago. After the *Citizens United* ruling, Target donated \$150,000 of its shareholders' money to a political fund, MN Forward, which supported the gubernatorial campaign of an anti-gay Republican. That led to an embarrassing customer boycott supported by intense social-media campaigns. At best, Target shareholders received no benefit from management's use of their treasure in the political game. At worst, the bosses' behavior hurt the bottom line.

The Supreme Court may have damaged

democracy with *Citizens United*. Now, ironically, it's up to the people who own corporations to make it right.

-Rob Cox

## TECH Cheaper Than Harvard AN IVY EDUCATION ONLINE- FOR FREE



**THINK HEALTH-CARE** costs are out of control? Try paying for a university degree. In the past 25 years, while health-care costs have risen 250 percent, higher-education costs have skyrocketed 450 percent, according to the National Center for Public Policy and Higher Education. But Daphne Koller and Andrew Ng believe the Internet should allow millions of people to receive first-class educations at little or no cost. The two professors, who both teach computer science at Stanford, have launched Coursera, which will make courses from top-tier universities available online, at no charge, to anyone.

So far they've signed up volunteer professors from Stanford, Princeton, University of Michigan, and University of Pennsylvania. Coursera will offer 35 courses in subjects ranging from math and computer science to world history and contemporary American poetry. These aren't just videotaped lectures; they're full courses, with homework assignments, examinations, and grades.

"Today universities can offer a great education to a tiny sliver of the population. What we're hoping to do is provide

the technology to enable a university like Princeton to offer an education not just to hundreds or thousands of students, but to millions," Koller says.

Coursera grew out of an experiment Ng and Koller carried out last fall, when each made a class available at no cost online. Ng's class in machine learning drew more than 100,000 enrolled students, 13,000 of whom completed the course. The huge interest convinced Ng and Koller they were onto something. Others agreed, including two of the best venture-capital firms in the valley, Kleiner Perkins Caufield & Byers, and New Enterprise Associates, which have invested \$16 million combined in Coursera.

Coursera doesn't pay its professors, and it has yet to dream up a way to generate revenue, though as Ng says, "If you're changing the lives of millions of people, there will be a way to make money from that at some point." One possibility involves charging companies for helping them find qualified job applicants.

Internet learning is hot in Silicon Valley. Coursera joins a growing list of companies formed to offer classes online, including Udacity (cofounded by another Stanford professor), Khan Academy, the Minerva Project, and edX, a joint venture between Harvard and MIT. Could these guys one day become a threat to the higher-education market? How can top universities keep charging \$250,000 for a four-year degree if the courses they offer are available online at no cost?

At the very least, universities will need to reconsider their business model and figure out what it is they're selling. If it's not coursework, what is it? In-person access to famous professors? Seminars with other smart students? Frat parties? One thing universities can't do is pretend that things will stay the same. "Technology is changing education. This is coming whether we like it or not," Ng says.

College presidents, you've been put on notice.

-Dan Lyons

**From:** [ALEXANDRA SUTHERLAND-BROWN](#)  
**To:** [HANNAH FISCHER-BAUM](#); [DIANE MCCARTHY](#)  
**Subject:** FW: City of New York - Correspondence #1-1-729313458 Message to Agency Head, DCP - Zoning and Land Use Questions/Information  
**Date:** Wednesday, February 22, 2012 3:44:46 PM

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-----Original Message-----

From: outgoingagency@customerservice.nyc.gov [<mailto:outgoingagency@customerservice.nyc.gov>]  
Sent: Wednesday, February 22, 2012 3:24 PM  
To: CECILIA KUSHNER; ALEXANDRA SUTHERLAND-BROWN  
Subject: City of New York - Correspondence #1-1-729313458 Message to Agency Head, DCP - Zoning and Land Use Questions/Information

Your City of New York - CRM Correspondence Number is 1-1-729313458

DATE RECEIVED: 02/22/2012 15:21:44

DATE DUE: 03/07/2012 15:23:55

SOURCE: eSRM

RELATED SR# OR CASE#: N/A

EMPLOYEE NAME OR ID#: N/A

DATE/TIME OF INCIDENT:

LANGUAGE NEED:

The e-mail message below was submitted to the City of New York via NYC.gov or the 311 Call Center. It is forwarded to your agency by the 311 Customer Service Center. In accordance with the Citywide Customer Service standard, your response is due in 14 calendar days.

\*\*\*\*\*

If this message is to a Commissioner / Agency Head and needs to be re-routed to another agency or cc to another agency, forward the email to outgoingagency@customerservice.nyc.gov. Do not make any changes to the subject line. Include any comments and it will be processed by the 311 Customer Service Center.

All other web forms are to be handled by the receiving agency.

\*\*\*\*\*

-----Original Message-----

From: PortalAdmin@doitt.nyc.gov  
Sent: 02/22/2012 15:21:41  
To: sbladmp@customerservice.nyc.gov  
Subject: < No Subject >

From: wborock@hotmail.com (Bill Borock)  
Subject: Message to Director, DCP

Below is the result of your feedback form. It was submitted by  
Bill Borock (wborock@hotmail.com) on Wednesday, February 22, 2012 at 15:21:41

-----  
This form resides at  
<http://www.nyc.gov/html/mail/html/maildcp.html>

-----  
Message Type: Misc. Comments  
Topic: Zoning and Land Use Questions/Information  
Contact Info: Yes  
M/M: Mr.  
First Name: Bill  
Last Name: Borock  
Company: Council of Chelsea Block Associations  
Street Address: co 145 West 17th Street  
City: New York  
State: NY  
Postal Code: 10011  
Country: United States  
Work Phone #: 646-637-5775  
Email Address: wborock@hotmail.com

Message: The Council of Chelsea Block Associations wants to share with you our very strong concerns about NYUs development plans and we urge you to oppose their plans. Our neighbors in Greenwich Village have been sharingg with you all the reasons why NYUs plan should be rejected. It is also our understanding that Community Board 1 has offered NYU space for development in their community, at the WTC site area, but NYU rejected the offer. Please do not vote to support a bad plan in a community that does not want it. NYU rejected a good offer of space which would have accomodated part of their developement plans. We urge you to reject NYUs current plans and to ask them to return to the drawing board for the purpose of coming up with a plan which will be acceptable to the communities and neighborhoods such a plan will have impact on. Thank you. Bill Borock, President Council of Chelsea Block Associations.

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REMOTE\_HOST: 66.108.92.203, 208.111.129.22

HTTP\_ADDR: 66.108.92.203, 208.111.129.22

HTTP\_USER\_AGENT: Mozilla/5.0 (compatible; MSIE 9.0; Windows NT 6.1; WOW64; Trident/5.0)

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CVCA

MAY 1-2012  
24829

*The Central Village Co-op and Condo Alliance*

ATTN: AMANDA M. BURDEN, FAICP, CHAIR  
CITY PLANNING COMMISSION

April 16, 2012

Subject: NYU's Re-Zoning Proposal

The CVCA is comprised of seventeen (17) residential cooperative and condominium board presidents who represent residents of 3500 apartments in close proximity to Washington Square Park. WE STRENUOUSLY OBJECT TO ANY CHANGE IN THE ZONING LAWS TO ACCOMMODATE NYU'S EXPANSION.

Our buildings pay more than FIFTY ONE MILLION DOLLARS (\$51,000,000.00) per year in property taxes. NYU pays NOTHING. As tax paying citizens, we challenge the wisdom of the City allowing NYU to rezone a predominantly residential area to commercial and replace buildings between 8<sup>th</sup> Street and 3<sup>rd</sup> Street, Broadway to Laguardia Place with possible mega structures that will significantly increase retail space in the area, generate millions of tax-free dollars for NYU, and forever change one of our most important and beloved historical communities.

We cannot and will not allow NYU to destroy a neighborhood that is steeped in history and tradition. We live here. We work here. We raise our families here. We shop in the small stores along University Place. We eat in the small restaurants along Washington Square Park. Greenwich Village is our HOME and we implore the City to remember that it is we, the permanent residents, who are the heart and soul of this neighborhood. Granting NYU the right to rezone the area around Washington Square Park will allow ordinary, homogenized commercial establishments to dwarf the Arch, the Park, and History itself.

And what will we the property tax paying residents receive in return during the twenty-year construction period proposed by NYU? Rats being displaced by construction, snarled traffic, noise pollution, increased garbage, etc.

New Yorkers and tourists, alike, come **not** to see NYU, but Sanford White's Memorial Arch, to shop in avant-garde boutiques, to sit in neighborhood cafes and restaurants, to tour small streets where famous American writers lived and worked. They come to see the "Hanging Tree" in Washington Square Park. They come to relive a cold night in January 1917 when a group of six rebels, including Gertrude Drick and Marcel Duchamp, sat atop the Arch at Washington Square Park to declare Greenwich Village to be the Free and Independent Republic of Washington Square.



This is our history---this is our tradition----and even an institution as powerful and as wealthy as NYU should not be allowed to turn our neighborhood into another soulless urban development of steel and glass.

NYU has contributed a great deal to our neighborhood, but it has destroyed just as much. Henry James was born in a home just east of the square on Washington Place, now forever lost to an NYU building. There are numerous other examples, but we know you have heard them all. We implore you to listen this time.

Sincerely,

Dorsey Adler

Director of the CVCA  
20 East 9<sup>th</sup> Street  
New York, NY 10003

Cc:

John Sexton  
Lynne Brown  
Alicia Hurley  
Michael R. Bloomberg  
Jerome Nadler  
Christine Quinn  
Scott Stringer  
Rosie Mendez  
Margaret Chin  
Deborah Glick  
Bill de Blasio  
Jo Hamilton  
Bob Gormley

*Member list*

*1 Fifth Avenue – 2 Fifth Avenue – 11 Fifth Avenue – 33 Fifth Avenue – 40 Fifth Avenue – 60 East 8<sup>th</sup> St. – 20 East 9<sup>th</sup> St. – 29-45 East 9<sup>th</sup> St. – 30 East 9<sup>th</sup> St. – 55 East 9<sup>th</sup> St. – 60 East 9<sup>th</sup> St. – 63 East 9<sup>th</sup> St. – 23 East 10<sup>th</sup> St. – 70 East 10<sup>th</sup> St. – 15 West 11<sup>th</sup> St. – 67 East 11<sup>th</sup> St. – 18 East 12<sup>th</sup> St.*

## **DOWNTOWN INDEPENDENT DEMOCRATS**

April 25, 2012

I am Jeanne Wilcke. 26 years ago I received an MBA from NYU, where I attended classes near Wall Street.

I am the President of the Downtown Independent Democrats, an over 40-year-old organization which advocates for good government and the community.

The Downtown Independent Democrats are not against NYU. But we are more strongly than I can convey, against Sexton's grandiose plans. We do not ask for you just to say no - we ask you to say - no, NYU must reconvene with elected officials, City Planning and community representatives to make the right plan.

Progress for progress' sake is wrong, progress and development must be balanced and sure. Our forefathers in city planning saw fit to put zoning, deed restrictions and covenants in place to ensure that the exact development that is being proposed would not take place.

These agreements must not be abandoned like the abominations when treaties with Native Americans were struck down. Contracts that could not be altered without the consent of the people were thrown aside, and we must heed the lessons of the past.

We are the people. We are thousands of people who have testified and attended countless hearings and town halls and rallies over years. That Sexton keeps repeating this fact does not alter the more salient fact, that this plan is not the right plan.

Robert Moses did wonderful things for New York. He also made grave mistakes. We are thankful that the people stood up and, against all odds, defeated the highway through Washington Square Park, the Lower Manhattan Elevated Expressway which would have decimated SoHo & Little Italy, and the Westway highway, which was supported by almost all City, State and Federal officials. Listen to the people, that is your charge of duty.

NYU has done good for NYC as Robert Moses did. Academic excellence, creation of jobs and brain power. But like Robert Moses, NYU is not infallible in presenting bad urban planning.

The money and political influence in this plan is overpowering. NYU ranks in the top 25 largest out of almost 3000 groups in spending money on lobbying elected officials. It will pay off well from what the public witnesses. NYU's Board of Trustees is made up of the largest real estate developers in NYC, who also are the largest contributors to elected officials. Even a partner of Bloomberg's company sits on their board.

At a time when there is unlimited corporate spending on political campaigns and an uprising by groups such as Occupy Wall Street, we must look in our own backyard. This ULURP process is supposed to be a democratic process for the people. Not a process of politics, money and access.

As United States Supreme Court Justice Stewart famously said, I know pornography when I see it. This plan is an obscenity to the people that must not be allowed to continue. NYU did not expand in Paris because city planners did not agree to NYU's non-contextual plans. Our City Planning Agency must raise the bar accordingly.

The agreements and deed restrictions made four decades ago are sacred to us and must not be rescinded. They must be respected. NYU must not take our public land nor our air rights. City Planning must say yes to NYU, but no to this plan. You must reconvene with NYU, elected officials and community representatives and come up with a plan that balances community and university, the right plan.

Respectfully,  
Jeanne Wilcke  
President, Downtown Independent Democrats  
[info@didnyc.org](mailto:info@didnyc.org)

THE BELOW CAN BE USED AS SAMPLE TESTIMONY FOR THE APRIL 25<sup>th</sup> HEARING,  
AS A MODEL FOR YOUR OWN LETTER TO THE CITY PLANNING COMMISSION,  
OR CAN BE SIGNED AND SENT IN AS IS  
Feel free to add personal comments in the space at the bottom, and share a copy with GVSHP

---

Hon. Amanda Burden  
Chair, City Planning Commission  
22 Reade Street  
New York, NY 10007  
fax: (212) 720-3219  
e-mail: [aburden@planning.nyc.gov](mailto:aburden@planning.nyc.gov)

OFFICE OF THE  
CHAIRPERSON

MAY 1 - 2012  
24830

Dear Chair Burden:

I strongly urge you to VOTE NO on NYU's massive proposed expansion plan in the Village.

NYU's plan to add nearly two and a half million square feet of space south of Washington Square Park – the equivalent of the Empire State Building – would have a devastating impact, oversaturating neighborhoods which are already oversaturated with NYU facilities.

The means by which NYU is seeking to do this are equally disturbing. Lifting zoning requirements to preserve open space in one of the most park-starved areas in New York City, upzoning a residential area, transferring public land to a private institution, and removing urban renewal deed restrictions, as NYU is requesting, would be just plain wrong. NYU was given this formerly-public land with the explicit condition that the open space not be built upon and that academic and commercial uses would not be allowed. Now they are seeking to overturn those agreements.

There are better alternatives for the city, for NYU, and for the Village if NYU is to expand. Community leaders in the Financial District have asked NYU to consider their area for expansion, where NYU's academic, cultural, and housing facilities would be welcome and are needed. Growth potential in the Financial District or Downtown Brooklyn are considerably greater, while historic and predominantly residential neighborhoods like the Village, East Village, SoHo and NoHo clearly have their limits, which NYU has more than met. Twenty years of construction in the middle of a residential neighborhood would have an unbelievably damaging effect, while commercial areas like those mentioned could much more easily bear such impacts.

Please protect the character of our neighborhood and REJECT NYU's bid to overbuild and undo long-standing neighborhood zoning protections.

*Jonna Underwood, President, E 13<sup>th</sup> St. Community Association  
138 E 13<sup>th</sup> St  
NYC 3*

*Please say NO. The open aspect of  
this area - ability for sun to get in -  
feeling of peace + community will be eroded -  
+ for what - Frankly, NYU doesn't need to  
expand forever. If it must, go elsewhere!  
+ the buildings NYU has put up have been  
ugly + not worthy of a great institution - it's just a*

Sincerely,

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# THE IMPACTS OF NEW YORK UNIVERSITY'S PROPOSED EXPANSION IN GREENWICH VILLAGE

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Prepared by  
GAMBIT CONSULTING  
April 2012

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## EXECUTIVE SUMMARY

New York University's proposed 2031 plan for its Washington Square campus would add approximately 2.5 million square feet of academic, student and faculty housing, and commercial space to two superblocks, Washington Square Village and University Village, located just south of NYU's Washington Square campus. NYU has argued that expansion on this site is essential to maintaining its competitiveness among peer institutions, and that it will also provide substantial benefits to the city and the neighborhood. These claims are echoed in a NYU-commissioned report by New York City-based consulting firm Appleseed, and the project's Draft Environmental Impact Statement (DEIS). In addition, the DEIS finds the project would create a net increase in publicly accessible open space on the two superblocks, with minimal impact on the character of the project site or the neighborhood as a whole. Despite these findings, local stakeholders have continued to question the economic benefits of the project, expressing concerns about the impacts associated with this two-decade, complex development project located in a densely populated, historic neighborhood. Gambit Consulting was retained by the Greenwich Village Society for Historic Preservation to conduct a comprehensive investigation of the proposed development's impacts.

This report examines the economic, historic and environmental consequences, both positive and negative, of NYU's planned 2031 expansion of its Washington Square campus. It concludes that the local positive economic impact of the project in Greenwich Village would be minimal, while the collateral negative impacts would be substantial. Major findings include:

- Significant positive economic impacts of the plan would be citywide or regional in scope, while any positive local economic impacts would be minimal. For example, the maximum projected increase in local retail spending associated with the development would expand neighborhood retail sales by only approximately 2.5%.
- If NYU built its proposed development program in another area of the city—one that is, from the point of view of city policymakers, a priority for economic development—the local impacts would be greater, both because of the existing economic conditions of those alternate locations, and because development would represent more than an incremental expansion of an existing higher education presence.
- Based on a preliminary estimated development cost of \$1,000/SF, this project would cost approximately \$2.5 billion, i.e., close to the total size of NYU's endowment. If NYU suffers financial difficulties or financing shortfalls during the course of this twenty-year construction project, associated construction interruptions would substantially reduce economic benefits citywide and damage quality of life at a local level, especially for existing residents on the site.
- The proposed design would harm or destroy historically significant features of Washington Square Village and University Village by roughly doubling the amount of built space on both superblocks. The requested rezoning would permit the construction of new towers on areas required to remain as open space under the existing zoning.
- The project would reduce the amount of open space in the superblocks from 6.23 acres to 3.71 acres, a net loss of 2.52 acres.
- The inefficiencies inherent in building and operating 1.1 million SF of proposed underground space, as well as the project's complex construction phasing (including a temporary gymnasium), would reduce opportunities to pursue a more environmentally sensitive design.

### **Net New Economic Benefits Would Be Limited in Greenwich Village**

The NYU expansion would generate significant economic impacts felt across New York City. However, from a citywide perspective, certain benefits—including construction-period jobs and spending, as well as permanent new jobs, incremental increases in university purchases of goods and services, and incremental sales and other taxes—would remain essentially the same regardless whether the proposed space were built in Greenwich Village or elsewhere in the city. In contrast, the significance of local retail spending by students and NYU staff who work and live in the proposed mix of housing, academic, retail and hotel space would vary depending on project location.

The amount of local retail spending that a neighborhood captures from a major project depends on local factors. Economists use a term, “net new,” to denote the benefits of a project that are truly new within a geographic area. Incremental expansion of a university in a neighborhood in which it already has a major presence will generate far fewer net new benefits than the establishment of a new university presence in another neighborhood. In fact, economists generally state the standard definition of a net new impact is a job, dollar spent, or other activity, that would not occur *but for* the project in question.

This project represents a significant expansion of NYU's physical presence, and many students and staff would study, live, and work on site. However, as NYU has stated in its 2031 plan, the project also represents, primarily, an opportunity to reorganize existing facilities and programs, rather than provide for a radical expansion of the university population. Regardless of whether the project is built or not, most of the people associated with it would be present as economic actors in the Village and, therefore, little of the retail spending would be net new.

Based on conservative assumptions, neighborhood retail spending from students, faculty, and staff living or working in project components could total approximately \$23 million a year; however, as discussed above, only a small amount of that total could be classified as net new within the Village. Further, since retail sales within just a quarter-mile of the site are \$854 million per year, an additional \$23 million per year in retail spending would represent only a roughly 2.5% increase in the size of the local retail market, even without discounting spending that cannot be classified as net new. Thus, the positive local economic impact of the project would be minimal.

On the other hand, the project's impact would be superior in neighborhoods where NYU's presence is smaller or nonexistent. In areas with fewer higher education facilities, the \$23 million stimulus would be largely net new, only offset by the possible displacement of existing businesses or residents, along with their sales and spending. In addition, in areas lacking the vigorous real estate and local retail market of Greenwich Village, project impacts would have greater local benefit. For example, if this project were developed in Downtown Brooklyn, more of the potential retail spending would be truly net new, and would increase local retail spending by up to 10%. Areas such as the Financial District, Downtown Brooklyn, and Long Island City have excellent transit access, short travel times to NYU's Washington Square Campus, and have been identified by policymakers as economic development priorities. Additionally, the Financial District is a leading global business center, Downtown Brooklyn is part of an emerging “Tech Triangle,” and Long Island City is home to a large number of cultural institutions, each of which aligns with NYU's academic program and mission. Pursuing the project in one of these locations would meet NYU's goals, further economic policy agendas, and result in a greater economic impact.

The potential economic stimulus of this project depends on local context. This report finds that the NYU planned expansion, if developed elsewhere in the city, could be an effective neighborhood development tool that also meets NYU's needs. The rationale for considering alternative sites becomes even more urgent and compelling in light of negative project impacts associated with continued NYU expansion in Greenwich Village.

### **The Project Would Harm the Historic Character of the Site and the Village**

NYU's 2031 plan states that the university considers the Washington Square Village and University Village superblock designs historically significant, and that it will respect and preserve their historic character. Nevertheless, careful analysis of the proposed design makes clear that historic elements of both superblocks would be eliminated or significantly altered to accommodate the new construction. NYU's design would roughly double the developed square footage of the two superblocks, greatly increasing their density and upsetting the carefully balanced ratio of built to open space that remains an intact and historically significant feature of their original designs. On the National Register-eligible Washington Square Village site, two new academic towers would be built on open space between the existing buildings, and a massive underground academic complex would be excavated and constructed under the entire area of the superblock. On the southern superblock, the three I.M. Pei-designed University Village towers—a designated New York City landmark—would be surrounded by tall new construction that contravenes the original site plan and existing zoning requirements for open space.

The residential character of the site is currently protected by deed restrictions that prevent academic uses on the two superblocks, as well as zoning regulations that prevent commercial uses beyond the commercial strips on LaGuardia Place. The requested rezoning and removal of these deed restrictions would place students, staff, and additional faculty on the site, who would live and work in the new buildings, as well as a transient population associated with the hotel. Considered as a whole, the project would increase the total built square footage of NYU's Washington Square campus by 22% by 2031, a massive increase in the university's physical footprint in the Village after decades of piecemeal and contested expansion.

### **The Project Would Also Reduce Open Space and Diminish Quality of Life**

The project would permanently eliminate 2.52 acres of open space in a neighborhood where publicly accessible open space is scarce. Furthermore, the quality of the remaining open space would be significantly degraded throughout the twenty-year construction period, and would be permanently marred by the new shadows cast by the development. The project would also generate negative air quality and environmental impacts, despite goals to use green building standards for new construction.

NYU has requested that the superblocks be rezoned from R7-2 to C1-7, to allow for commercial uses restricted by current zoning. Notably, the proposed C1-7 zoning would also change the underlying residential zoning to R8, which carries greatly reduced open space requirements compared to the R7-2 zoning, and would allow NYU to build new towers on sites that the present zoning requires to remain as open space. This is especially important on the Washington Square Village superblock, where the current R7-2 zoning requires that roughly 85% of the entire superblock to be open space, while the new C1-7 zoning would reduce that figure to only 38% of the superblock, allowing two large new buildings to be constructed at the center of the block. Overall, the proposed new construction would reduce the entire amount of open space in the project area from 6.23 acres to 3.71 acres.



The DEIS, however, finds that there is currently only 0.58 acres of publicly accessible open space on the site, and that the proposed design would result in a net gain of publicly accessible open space when completed in 2031. This discrepancy is due to the narrow interpretation of City Environmental Quality Review (CEQR) technical guidelines used in the DEIS, which allow the classification of the majority of existing open space as not substantially publicly accessible. Thus, even though approximately 3.13 acres of open space would be eliminated by 2031, the DEIS states the proposed design “would not result in significant adverse impacts to publicly accessible open space” since this analysis considers only a tiny fraction of the 6.23 acres of open space on the blocks. The DEIS does not acknowledge that much of the open space in the area is not being maximally maintained by NYU, and that NYU has either tacitly or explicitly chosen to exclude the public from using this space. NYU’s current operation of the site, therefore, enables the low DEIS estimate of publicly accessible open space and, therefore, the counterintuitive conclusion that the project would result in more, rather than less, open space.

Furthermore, ongoing construction over the next twenty years would result in significant noise, dust, fumes, temporary closings of various areas, and other effects, thereby eliminating or seriously marginalizing all existing or planned open space amenities on site for two decades.

The new buildings would also produce significant amounts of greenhouse gases. The carbon footprint of the new buildings along would be 13,089 tons of CO<sub>2</sub>e annually, or over 5 CO<sub>2</sub>e per 1,000 SF. By comparison, the newly retrofitted, 2.85 million SF Empire State Building produces 11,421 tons of CO<sub>2</sub>e a year, or about 4 CO<sub>2</sub>e per 1,000 SF. In other words, the proposed NYU program, although smaller, and despite the presumption of extensive use of state-of-the-art sustainable technologies, would produce a greater carbon footprint per square foot than the retrofitted but eight-decade-old Empire State Building.

### **Reconsidering the Project in the Context of NYU’s 2031 Plan**

NYU is reasonably seeking to improve its Washington Square campus as part of its NYU 2031 plan for the entire university. While NYU’s desire to develop additional space in the Village is understandable, it may be financially and logistically more expedient to pursue the project elsewhere.

NYU’s 2031 plan acknowledges that the university’s endowment is small relative to its peer institutions. The university therefore seeks the efficiencies of building on sites it owns, both to avoid acquisition costs, and to end its reliance on rented space. However, by placing so much of the newly constructed space underground, the NYU 2031 design for the two superblocks creates engineering and planning challenges that may add greatly to the cost and detract from the long-term utility of the proposed space. Though NYU states that many current and future academic uses can be satisfactorily accommodated in windowless underground space, it may be in the university’s interest to construct or renovate less costly, more flexible space at other locations outside the Village.

More importantly, a 2.5 million SF expansion near Washington Square would only account for roughly a third of the new space in New York City called for in the NYU 2031 plan. NYU is already pursuing alternate locations further from the traditional campus to accommodate growth. Whether building satellite facilities in Brooklyn or Abu Dhabi, NYU has demonstrated its desire to develop as a global presence far beyond the confines of Greenwich Village. In the context of this broader view, and given the many negative impacts associated with this project, it is appropriate for NYU and policymakers to reassess whether this project is the most compelling strategy for growth, both for NYU and the city.

## ECONOMIC IMPACTS

NYU proposes to build approximately 2.5 million square feet of academic space and student and faculty housing on two superblock sites located south of the university's Washington Square campus by 2031. Students would live and study in these buildings; faculty and staff would work in them; parents, relatives, and friends would visit. This population would introduce spending power to the area, generating and supporting new jobs. Additionally, construction of the buildings would create on-site construction jobs and support positions for suppliers, architects, engineers, and others. These permanent and construction-period impacts would spread dollars throughout the region's economy, spurring associated impacts through what is known as a "multiplier effect." The proposed NYU expansion is, therefore, a potentially potent economic development tool.

An accurate evaluation of the economic value of the proposed expansion to both the New York City economy and to the immediate neighborhood requires consideration of NYU's existing presence in Greenwich Village. Simply put, NYU already dominates the Village in physical and human terms. Between 1993 and 2008, NYU increased its enrollment by 30% and its local presence to over 40,000 students, and either constructed or bought and leased space in existing buildings to expand its footprint around Washington Square to 11.4 million SF. Between now and 2031, NYU forecasts continued growth in student enrollment at a rate of 0.5% per year, meaning that NYU's student population will grow by just over 5% in the next decade.

Thus, NYU's proposed project would expand an already dominant presence, rather than introduce a wholly new use; and many of the students, faculty and service workers who would live, study, and work in the project's buildings would be present as economic actors in the neighborhood, whether or not the project is developed. On the other hand, developing the same amount of academic space and housing at a satellite campus in another neighborhood, where such a population would introduce a new local dynamic, would have a greater economic impact than incremental expansion in the Village. Four propositions support this conclusion:

- Most of the project's economic impacts would be citywide or regional in scope. Neighborhood impacts would be limited to local retail spending by students, employees and visitors. The potential size of this direct local spending would be up to approximately \$23 million per year, based on assumptions and methodologies discussed below.
- NYU is an already substantial presence in the Village. The project would increase the space available to NYU students and faculty. However, its purpose is to incrementally expand and reorganize NYU's programs, rather than accommodate a wholly new population. The incremental nature of this expansion would limit the portion of the potential \$23 million per year stimulus that would actually flow into the Village's economy or, in economists' terms, be "net new" (this term is explored below).
- The neighborhood has a strong retail sector. The retail market—i.e., the total amount spent on goods and services—within just ¼ mile of the superblocks is over \$850 million/year. Whatever portion of the potential, annual \$23 million in spending the project produces as net new impacts would result in only a very small expansion of this retail market. Moreover, in the context of constrained real estate supply, any such expansion would be unlikely to allow for significant business creation or expansion.
- Locating project elements in neighborhoods such as the Financial District, Downtown Brooklyn, and Long Island City would align with New York City's stated economic development goals and would catalyze greater net new impacts at the local level.

### **Defining Local Impacts**

To quantify local impacts of the NYU expansion, we must first identify and separate purely local impacts from those that would accrue to the city or region.

Based on the information available, it is reasonable to assume that construction-period impacts would remain approximately the same wherever the project is built. If the development program remained the same size, and the hard and soft construction costs also stayed constant, the amount of construction labor and material spending required, as well as the number of construction period full-time-equivalent positions, would be the same whether the project were built in the Village or elsewhere in the city. NYU has not committed to any local hiring or purchasing, so these benefits could be local, citywide, regional, national or even international in scope (e.g., hiring an architect, or purchasing materials, from a firm based in another city or country). Even if NYU made commitments to hire or buy locally, associated hiring and spending requirements would most likely apply within the five boroughs. Therefore, related impacts, while potentially meaningful, would remain the same for a development anywhere within city limits.

In terms of permanent impacts, the benefits associated with net new jobs that would be created by NYU and filled primarily by New York City residents (according to the Appleseed report, 81% of NYU employees live in the five boroughs) would be also citywide or regional in nature, not local. The new indirect and induced spending these jobs would generate throughout the city by virtue of the multiplier effect, and the incremental increases in purchases of goods and services by the university from New York City-based service providers and suppliers, are not likely to be tied closely to a neighborhood.

The relevant impact at the neighborhood scale is **local retail spending** by populations associated with six principal elements of the proposed NYU 2031 expansion around Washington Square<sup>1</sup>:

- Academic space (1,072,000 SF): NYU students that attend class there, as well as faculty and service workers who work there.
- Dormitory space (370,000 SF): NYU regular and summer students who live there, and service workers.
- Athletic Center (146,000 SF): Students, spectators at athletic events, and service workers.
- Hotel (115,000 SF): guests who stay there, and service workers.
- Faculty housing (105,000 SF): NYU faculty who live there, and service workers.
- Retail (64,000 SF): retail employees and associated spending.

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<sup>1</sup> We do not consider impacts associated with the proposed athletic center, public school, parking, or mechanical/service elements here. More detail is required regarding the public school and athletic center to derive meaningful estimated impacts, and the latter two elements are likely to produce negligible impacts. In addition, visitor spending would also provide a direct, local impact. Estimating visitor spending would require more detailed information than is available at this time; indeed, the Appleseed report and the DEIS, while acknowledging the value of visitor spending, do not attempt to quantify it, given the preliminary nature of the project. Similarly, while visitor spending is a factor in the project's potential impact, Gambit does not attempt to estimate this spending in this report.

**Estimating Potential Direct Local Impacts**

The NYU program is preliminary, would be developed over two decades, and will no doubt change in the years ahead. Indeed, NYU's plan is not specific enough to create a highly detailed economic impact model. However, an illustrative estimate of local direct impacts, based on NYU's development program as well as assumptions provided in the Appleaseed Report and DEIS, paints a picture of the potential local economic stimulus associated with this project.

This estimate is intended to show the **potential** direct local impact associated with the program. Neighborhood characteristics would determine the proportion of this spending that would have actual local impact. Such vital, place-specific considerations are discussed below.

Figure 1 shows the preliminary development program shown in the DEIS. Potential local impacts are analyzed below, project element by project element.

**FIGURE 1**

<b>Preliminary NYU Development Program</b>	
<u>Program Element</u>	<u>SF</u>
Academic space	1,072,000
Student housing	370,000
Athletic center	146,000
Hotel	115,000
Faculty housing	105,000
Public school	100,000
Parking	76,000
Retail	64,000
Academic/conference space	50,000
Mechanical/service areas	377,000
<b>Total</b>	<b>2,475,000</b>

*Source: DEIS. All SF#s rounded to nearest thousand.*

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**Academic Space**

In its 2031 plan, NYU states a goal of increasing university academic space to 240 SF per student. Assuming that the 1,072,000 SF of academic and conference space were built with this space utilization in mind, approximately 4,500 students would attend class at this location. This would yield a ratio of students:instructor in the classroom of about 25:1, in line with NYU's current ratio of "less than 30."<sup>2</sup>

However, according to the DEIS, it appears that a significantly higher number of students would use this space. According to Section 12 ("Solid Waste and Sanitation Services") of the DEIS, if

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<sup>2</sup> <http://www.nyu.edu/admissions/undergraduate-admissions/is-nyu-right-for-you/faqs.html>. Note that this is not to be confused with NYU's "student:faculty" ratio, which appears to not reflect the ratio of students to instructor in a typical classroom, but rather the total number of students in the university to total faculty.

the project were not built, there would be a total of 7,661 students in the project area.<sup>3</sup> The DEIS estimates that, with the addition of the project, there would be 15,212 students in the area. This implies an incremental difference of about 7,550 students attending class in the new academic space. While it is unclear from the DEIS, this calculation suggests that many students would be using the academic space for purposes other than simply attending classes, and that there would be multiple classes throughout the day. These are the kinds of efficiencies one would expect to see in a new academic building where space is at a premium, so it has been assumed that 7,550 students using this space is the more reasonable assumption.

The DEIS does not make clear how much of the academic component would be instructional space and how much would be devoted to similar, but distinct, uses. The Appleseed report apportioned Washington Square academic space among four components: classroom space (12%), research/lab space (32%), office/research (36%), and student services (20%). Additionally, the Appleseed report provided job generation numbers per 1,000 SF in each category. Although the development program has been modified somewhat since the Appleseed report was published, this component would generate about 2,590 full-time equivalent positions assuming that the proposed academic space were similarly utilized.

Appleseed cited several estimates of average NYU student spending. These include average spending on miscellaneous personal expenses per NYU student that varies widely between students that live off campus (\$14,685) versus on campus (\$1,800). Summer students are estimated to spend about a quarter of these amounts. According to the Bureau of Labor Statistics, a typical college student spends (adjusted to 2012 dollars) about \$3,400 per year on food away from home, apparel and services, entertainment, and other discretionary retail spending.<sup>4</sup> The Appleseed figures are not broken out by type of spending, and we do not have an estimate of how many students attending class at the program's academic space would live on- or off-campus or be regular or summer students. In the absence of such details, the BLS figure is a reasonable proxy.

In addition, according to the BLS' 2010 American Time Use Survey, full-time college students spend roughly one-third of their discretionary time (i.e., time not spent eating, grooming, sleeping, or traveling) in educational activities. The more time a student spends at a place, the more likely he or she is to spend money close by. If we assume that most of these educational activities occur in university academic space, and that the students attending class in the new academic space attend *most* of their classes there, we can assume that about a third of their spending in the local categories above would occur at the project site.

By applying \$3,400 in average annual spending per student in these categories to the 7,550 students that would attend class in the new academic space, and dividing by a third to account for how much of a student's discretionary time is spent in or near the space, we can estimate that these students would spend about \$8,530,000 per year in the immediate area around the academic space.

Employees would also spend money locally. According to the International Council of Shopping Centers, U.S. office workers typically spend just over \$3,000 on food and retail in a given year

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<sup>3</sup> This estimate consists of 6,695 students who attend class within a quarter mile of the site today, plus 966 students added once a nearby building is converted from residential to instructional use.

<sup>4</sup> "Expenditures of college-age students and non-students." Geoffrey D. Paulin, Division of Consumer Expenditure Surveys, Bureau of Labor Statistics, 2001.

## THE IMPACTS OF NYU'S PROPOSED EXPANSION IN GREENWICH VILLAGE

near their workplace<sup>5</sup>. Assuming that these 2,590 employees behaved similarly, this would generate an additional \$7,770,000 in neighborhood spending per year.

The academic space, therefore, could provide a potential annual stimulus of roughly \$16,300,000 in direct, local retail spending, based on a population of about 7,550 students and 2,590 employees. Related assumptions and calculations are summarized in Figure 2, below.

**FIGURE 2**

### Estimated Direct Local Retail Impacts | Academic Space

#### Estimated Number of Students

	<u>Students</u>
Students	<b>7,550</b>

(1) Source: DEIS calculation of # of students in project area with project—15,212—less # of students in project area today—6,695—and # of students to be added to area without project—966—rounded to nearest ten.

#### Estimated Number of Direct Jobs

<u>Program Element</u>	<u>Presumed Share of Academic Space<sup>1</sup></u>	<u>SF</u>	<u>Jobs per 1,000 SF<sup>2</sup></u>	<u>Jobs<sup>3</sup></u>
Classroom space	12%	128,600	1.4	<b>180</b>
Research/lab space	32%	343,000	2.1	<b>720</b>
Office/research space	36%	385,900	4.0	<b>1,540</b>
Student services	<u>20%</u>	<u>214,400</u>	<u>0.7</u>	<u>150</u>
<b>Total</b>	100%	1,072,000	2.4	<b>2,590</b>

1. Based on proportions in Appleseed report.

2. Based on multipliers in Appleseed report.

3. Rounded to nearest ten.

#### Estimated Direct Local Retail Spending Per Year

<u>Economic Driver</u>	<u>#</u>	<u>Estimated Local Average Retail Spending/Year<sup>1</sup></u>	<u>Estimated Direct Local Retail Spending/Year</u>
Students	7,550	\$1,130	\$8,530,000
Classroom space-related jobs	180	\$3,000	\$540,000
Research/lab space-related jobs	720	\$3,000	\$2,160,000
Office/research space-related jobs	1,540	\$3,000	\$4,620,000
Student services-related jobs	150	\$3,000	<u>\$450,000</u>
<b>Total</b>			<b>\$16,300,000</b>

1. Estimated local student by analyzing relevant retail categories from BLS statistics, adjusting for Consumer Price Index, and dividing by 3 based on analysis of BLS American Time Use Survey, 2010. Average retail spend for jobs derived from 2003 International Council of Shopping Centers survey, adjusted for CPI.

<sup>5</sup> 2003 ICSC survey adjusted for Consumer Price Index changes.

### Dormitory Space

NYU's recently completed dormitory buildings provide varying amounts of space per student: ~450 gross SF per student (Palladium Hall, 140 E. 14<sup>th</sup> Street, completed 2001); ~350 SF per student (University Hall, 110 E. 14<sup>th</sup> Street, completed 1999); and ~250 SF per student (Founders Hall, 120 East 12<sup>th</sup> Street, completed 2009).<sup>6</sup> Since Palladium Hall has substantial retail tenants that inflate this ratio, and since Founders Hall is NYU's most recent project, it is reasonable to assume that new NYU student housing would be closer to 250 SF per student. At this space utilization, 370,000 SF of dormitory space would house 1,480 residents.

However, Section 4 of the DEIS states that up to 1,750 dormitory beds are possible, while Section 12 assumes 1,317 beds. In the absence of definitive information, 1,480 student housing residents is a reasonable assumption.

Students spend a substantial amount of time near their dorm rooms. In addition to sleeping in the dorms, students study and relax inside or nearby. This represents roughly 1/3 of their discretionary time, so we can assume that roughly 1/3 of students' discretionary spending would occur near their dormitory.<sup>7</sup>

By multiplying the average annual local, discretionary spending of \$3,400 described above by 1,480 students and applying a factor of 1/3, we arrive at an estimated potential direct local spending by students living in the new dormitory space of about \$1,677,000.

In addition, student housing would generate service jobs. Assuming that all of this housing would be for undergraduates, and using the Appleseed report's job generation numbers, the dormitory space would generate roughly 59 positions. According to the 2010 BLS Consumer Expenditure Survey, service workers spend, on average, about \$7,600 per year on retail goods and services.<sup>8</sup> Assuming that roughly half of this amount is spent near work, this means that dormitory workers would spend about \$220,000 a year locally.

Adding student and worker spending, the potential local retail spending associated with this component would be about \$1,897,000 annually.

### Hotel

The Appleseed report assumes that the 115,000 SF hotel will have 240 rooms. The DEIS assumes 300 rooms; however, this assumption is based on a space utilization of 600 SF/room, implying the estimated number of rooms is based on a 180,000 SF hotel, which is inconsistent with the development program. Gambit applied the 600 SF/room assumption to the DEIS program of 115,000 SF, yielding a working assumption of 192 rooms.

Applying the 2011 average New York City hotel occupancy rate of 85.3%, at any given time, about 164 of these rooms would be occupied. Based on analysis of 2011 NYC & Co data and a 2011 Price Waterhouse Coopers report, the average New York City tourist spends about \$83/day on non-hotel related expenses. If guests at the proposed NYU hotel behaved similarly, and spent half this amount in the neighborhood (near their hotel), this would result in a potential local retail

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<sup>6</sup> Greenwich Village Historical Society analysis. [http://www.gvshp.org/\\_gvshp/preservation/nyu/doc/sq-footage.pdf](http://www.gvshp.org/_gvshp/preservation/nyu/doc/sq-footage.pdf)

<sup>7</sup> "Expenditures of college-age students and non-students." Geoffrey D. Paulin, Division of Consumer Expenditure Surveys, Bureau of Labor Statistics, 2001.

<sup>8</sup> "Expenditures of college-age students and non-students." Geoffrey D. Paulin, Division of Consumer Expenditure Surveys, Bureau of Labor Statistics, 2001.

spending of about \$2,484,000.<sup>9</sup>

Hotel service staff would spend an additional amount. We assumed this staff would primarily be service workers who would spend about \$7,600 per year on retail goods and services<sup>10</sup>, and that roughly half this amount would be spent near work. The Appleseed report estimates that the hotel will have 64 workers, while the DEIS assumes 112 based on 1 employee per 2.67 rooms. Again, the DEIS seems to imply a much larger hotel; however, by applying the DEIS' employee:room ratio to our assumption of 192 rooms, the hotel would require 72 employees. This number of employees yields a total annual spend by service workers of \$274,000. Total local direct local retail spending from hotel guests and workers is therefore estimated at \$2,758,000.

### Faculty Housing

Assuming an average apartment size of 1,000 gross SF, 105,000 SF of faculty housing would provide 105 apartments.<sup>11</sup> However, Section 4 of the DEIS assumes up to 260 faculty dwelling units. This would mean, presuming 105,000 SF of faculty housing, an average apartment size of only 510 gross SF. Assuming a 15% loss factor, this would mean an average apartment's net area was only 430 SF, about the size of a modest Manhattan studio unit. This space utilization seems unlikely, since the DEIS elsewhere assumes that these dwelling units would generate new school children (i.e. faculty children). In other words, the DEIS tacitly assumes that many of these units will be two bedroom apartments suitable for families. This upper-end calculation may therefore assume that another component is shifted to this use. Gambit therefore assumed 105 apartments, although we note that the DEIS appears to leave open the potential to develop more than twice this number.

According to the Appleseed report, the average NYU faculty member is paid \$113,000 per year. According to the Bureau of Labor Statistics' 2010 Consumer Expenditure Survey, households with incomes above \$70,000 per year annually spend an average of \$19,922 on retail goods and services.<sup>12</sup> Assuming that half of this is spent near their homes, faculty households would directly spend about \$1,046,000 nearby.

### Retail

The Appleseed report assumed 4.1 jobs per 1,000 SF of retail establishments; the DEIS, 3.0. Assuming the DEIS is based on a refined retail program, we would expect about 190 positions to be created within the 64,000 SF of retail in NYU's plan. Assuming service worker retail spending as described in the "Hotel" section above, retail workers would spend \$722,000 annually in the area on retail goods and services.

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<sup>9</sup> Data analyzed included First Quarter 2011 Manhattan Lodging Index (Price Waterhouse Coopers) and NYC & Co's 2011 estimated number of visitors and total direct spending. By dividing an estimated \$32 billion in direct spending by 50.5 million visitors, we find the typical NYC visitor spent \$633 in New York City in 2011. This tourist stayed for an average of 1.86 days and, presuming they stayed in Manhattan, paid an average daily rate of \$204.86/night. This leaves about \$250 in average *non-hotel* spending per visitor. Since the average stay is roughly 2 nights [if the average stay is indeed 1.86 DAYS, then they stayed 1 night. Alternatively, if they stayed 2 nights, you should change it to 1.83 NIGHTS above], this equates to roughly 3 days, meaning the \$250 is spread over three days, for an average daily spend on non-hotel activities of about \$83.33. 164 guests multiplied by \$83/day, multiplied by 365 days/year, and finally multiplied by 1/2, yields the estimated local direct spend.

<sup>10</sup> "Expenditures of college-age students and non-students." BLS

<sup>11</sup> Assuming a 15% loss factor, this would mean that a typical apartment would be 850 SF.

<sup>12</sup> Including all food, alcohol, housekeeping supplies, apparel and services, entertainment, personal care products and services, reading, and tobacco products.



Total Direct Impact

As summarized in Figure 3 below, we estimate potential direct, local retail spending associated with the NYU program would be approximately \$22.7 million per year in 2012 dollars.<sup>13</sup>

FIGURE 3

<u>Estimated Potential Direct Retail Spending/Year</u>	
Academic and conference space	\$16,300,000
Student housing	\$1,897,000
Hotel	\$2,758,000
Faculty housing	\$1,046,000
Retail	<u>\$722,000</u>
<b>Total</b>	<b>\$22,723,000</b>

Net New Impacts Would Be Minimal in Greenwich Village

The above estimate is illustrative and is intended to provide a sense of the maximum potential local economic impact. Neighborhood conditions and context would determine the significance of this impact at the neighborhood level.

“Net new” economic impacts are those impacts that would not occur *but for* the project in question. A 2006 Vanderbilt University Department of Economics working paper warned of the pitfalls of assuming that all, or even most, of a higher education development project’s impacts are truly net new.<sup>14</sup> After reviewing over 90 economic impact studies of higher education institutions and projects, the authors concluded that incremental university expansion in a neighborhood already saturated with populations and uses associated with higher education will produce fewer net new impacts than in a less saturated neighborhood. This analysis is particularly germane to NYU, which is a dominant presence in the Village without the additional Washington Square space proposed in the 2031 plan.

Although the physical expansion associated with this project would be significant, the net new positive economic impact would be minimal, and could even be negative, for three reasons. First, NYU is an established and substantial presence in the Village and has already made a significant economic impact on this area. This project is not intended to allow for a radical expansion of the university, but rather, primarily to allow the school to reorganize existing facilities and programs, and to accommodate only modest growth in enrollment. As such, it is an incremental expansion. Second, Greenwich Village already enjoys robust retail and real estate markets that would not be significantly enhanced by this project. Finally, a review of experiences at peer universities illustrates several ways in which universities’ expansion projects can result in negative impacts on the local economy.

Local Economic Impact would be Minimal Given the Context of the Village

Incremental expansion of a university results in a smaller net new impact than the introduction of a wholly new educational institution, or a new campus for an existing university. Additionally,

<sup>13</sup> As noted above, this estimate does not note potential direct, local retail spending associated with athletic or school program components, or visitors.

<sup>14</sup> “The Economic Impact of Colleges and Universities.” John J. Siegfried (Vanderbilt University), Allen R. Sanderson (University of Chicago), and Peter McHenry (Yale University). Department of Economics, Vanderbilt University. May 26, 2006.

incremental university expansion has a smaller effect in a neighborhood already saturated with college students and employees. The Vanderbilt working paper noted, "Diminishing marginal returns can create mischief when an average impact of the entire investment in a college or university is inappropriately interpreted as the relevant effect on an incremental expansion."<sup>15</sup>

NYU already dominates the Village in several important ways:

- NYU's Washington Square campus is an estimated 11.4 million square feet in size, according to the DEIS.
- According to the Appleseed report, over 16,000 NYU employees are affiliated with the Washington Square campus. The DEIS states that there are an estimated 48,700 workers employed within a quarter mile of the site. If we assume most campus employees work within the same quarter-mile radius, then about a third of the local workers are employed by NYU. Note that this does not consider an estimated 9,000 NYU student workers.
- The Appleseed report also estimates that over 42,500 students frequent the Washington Square campus. This is the culmination of growth in NYU enrollment of 30% between 1993 and 2008, or about 0.9%/year. While this growth took place, the overall population of Community District 2 declined; between 1990 and 2000, the residential population shrank from approximately 94,000 to 93,000, and by 2010 had further declined to just over 90,000. While it is not clear how many of NYU's students are included in the total number of residents, it is apparent that NYU students make up an increasing portion of the residential population.<sup>16</sup>

The project, while significantly expanding the physical footprint of NYU in the Washington Square area, is primarily intended to reorganize and provide more space for its existing population of students and staff, rather than accommodate a large increase of either. This means that this project represents an incremental increase in NYU's population. For instance, the DEIS estimates only 600 dormitory beds (based on Gambit's estimate, less than half the total number of beds proposed in the project) of the proposed total would be filled by students that are truly new to the Village.

In comparison, were another neighborhood with limited or no existing NYU student housing to capture the local spending of the entire population of the dormitory—1,480 students—the local economic impacts would be magnified. The difference in direct, net new, local impacts associated with 600 students living in the dormitory component (~\$680,000) vs. all 1,480 students (\$1,700,000) is approximately a million dollars per year. This difference illustrates the potential of each component to have greater impact in another neighborhood, as 100% of the project's population—as well as the associated retail spending—could be net new.

Even if the project's full potential impact were realized locally, this impact would be very small relative to the Village's enormous retail market.

According to Nielsen/Claritas market analysis, 14,000 people live within ¼ mile of the project site and spend over \$370 million annually on retail goods and services. Some portion of this money is spent within this same area. However, total 2011 annual retail sales in the area were

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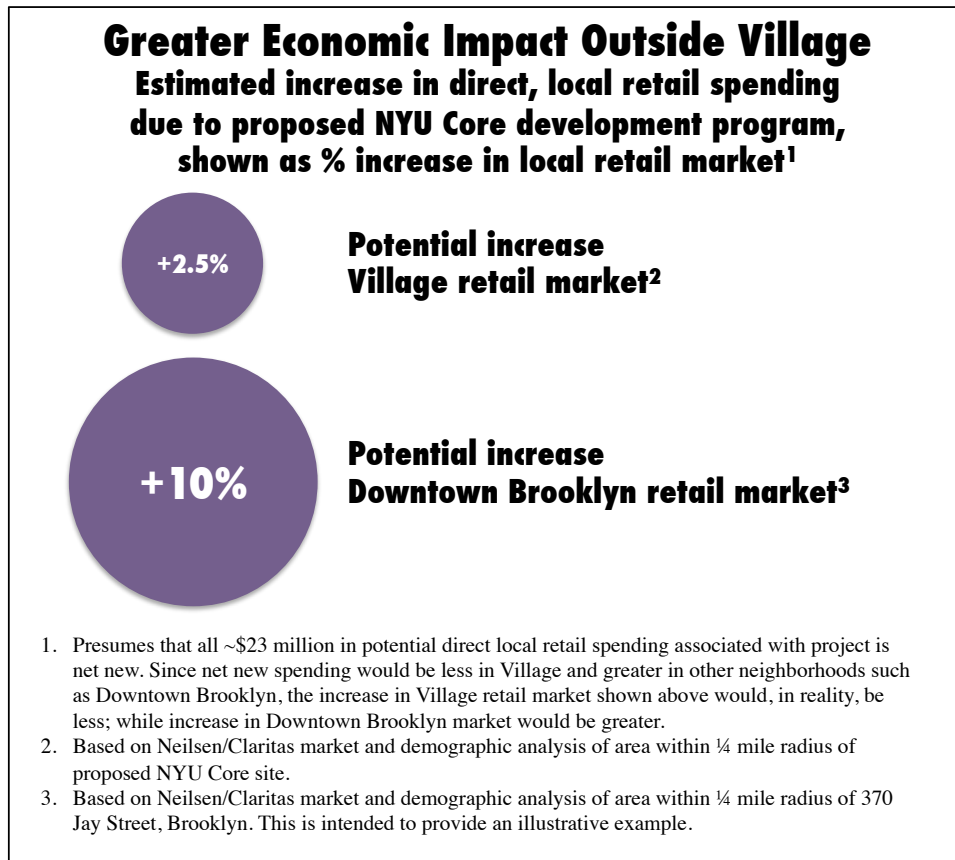
<sup>15</sup> In addition, when considering such an incremental expansion, the overall impact of the institution, however impressive, is irrelevant in considering a policy change that accommodates such a project. Since NYU is requesting a rezoning and other accommodations to facilitate this project, it is appropriate to focus on whether the project would have greater economic impact, and fewer negative effects, elsewhere, rather than dwelling on the acknowledged economic power of NYU's existing facilities.

<sup>16</sup> New York City Department of Planning, Community District 2 Statistics, and 2010 5-year American Community Survey estimates, US Census.

about \$854 million. In other words, visitors from outside the area provide the majority of the area's retail spending. Even if the entire net new impact of the project were realized locally, the project would increase this local retail market by only about 2.5%.<sup>17</sup>

NYU has proposed a new Center for Urban Science and Progress at 370 Jay Street in Downtown Brooklyn. The ¼ mile around this potential project has a much smaller retail market—about \$224 million in annual spending. Introducing up to \$23 million in new retail spending would increase retail sales in this area by 10%. Since this would represent a new NYU campus in the area, rather than an incremental expansion, we could expect the bulk of this \$23 million to be realized as net new. Moreover, in the context of the Village's constrained real estate supply, any such expansion would be unlikely to allow for significant business creation or expansion. This difference in increased retail spending is summarized visually in Figure 4, below.

FIGURE 4



This retail spending would spur additional impacts, as related businesses expanded or set up shop. These positive impacts would vary depending, as shown above, on the amount of spending by net new economic actors. However, the Village's expensive and constrained real estate market would further limit such benefits.

<sup>17</sup> Nielsen/Claritas Report, RMP Opportunity Gap-Retail Stores.

The median 2011 residential unit sale price in Greenwich Village was \$1.8 million.<sup>18</sup> Office rents are drastically higher than other areas of Manhattan; according to the Real Estate Board of New York, Greenwich Village/NoHo market asking rents are \$79/SF<sup>19</sup> as compared to \$36-\$43/SF in the Financial District. Most relevant, retail rents are also very high: a recent Massey Knakal study placed asking retail rents at \$179/SF (by comparison, REBNY estimated Financial District rents at \$144/SF).

Additionally, vacancy rates in Greenwich Village in the residential, retail and office sectors are all extremely low, even relative to elsewhere in Manhattan. Residential rental vacancy is about 0.6%, compared to about 1% for Manhattan as a whole<sup>20</sup>. In 2011, 7.4% of office space is vacant in the Greenwich Village/NoHo market, compared with, for example, 12.3-15.3% in the Financial District<sup>21</sup>. According to CoStar Property, only about 3.4% of retail space in the Village was available in the fourth quarter of 2011. (This is put in context among three other neighborhoods below).

Additional demand in the context of this constrained context would likely further increase rents, rather than create opportunities for new establishments to open, or existing businesses to expand.

### Similar Projects Encountered Problems that Reduced Anticipated Benefits

A review of expansions at peer universities shows that unanticipated consequences can further reduce positive net new impacts. First, increased enrollment brings greater demand for off-campus student housing. This has been shown to increase local residential rents while causing housing and neighborhood conditions to deteriorate. Second, in recent years several major universities have abandoned major campus expansions due to financial shortfalls, and local communities have suffered as a result.

Students are more willing to live in very close quarters, and therefore will pay more than traditional renters on a square foot basis. This can push out longtime residents. Yet as students push rents up, housing stock quality often deteriorates. As one study stated, "Students tend to have a lower investment claim in the area in which they reside, and thus act very differently than permanent residents who have a greater financial commitment to the region in preserving neighborhood quality."<sup>22</sup> Non-student residents, whether owners or renters, are more invested in their neighborhood's quality, and the quality of their own building. Student renters, who typically rent for no more than a couple of years, are less likely to invest time, money or energy into the neighborhood.

Long-term residents may find that their property values or rents increase, while the quality of life in their neighborhood decreases. If longtime residents are pushed out, their spending power leaves, too. Such changes would reduce net new local positive impacts from the NYU expansion. In the worst case scenario, if NYU's expansion results in a significant change in the neighborhood's character, Greenwich Village may lose its favored status as a shopping and dining destination; spending associated with NYU students would be unlikely to be sufficient to substitute for this deficit. Other areas, with smaller resident student populations and lower retail sales, may be better able to accommodate a new student population (due to higher residential

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<sup>18</sup> Douglas Elliman 2002-2001 Sale Report and Brooklyn and Queens 4Q, 2011.

<sup>19</sup> Real Estate Board of New York 2011 Statistical Abstract.

<sup>20</sup> Citi Habitats Manhattan Rental Report, 2006-2011.

<sup>21</sup> Real Estate Board of New York 2011 Statistical Abstract.

<sup>22</sup> "The Impacts of Changing College Enrollments on Local Housing Prices Over Time—A Case Study: Purdue University and West Lafayette, Indiana." George A. Chressanthis. *Journal of Education Finance*, Vol. 11, No. 4 (Spring 1986), 460-479.

vacancy rates, or sites or buildings available for use as dorms), and proportionally would benefit more from the associated retail spending.

Another negative scenario involves NYU having difficulty either financing the ongoing construction of the project or funding the operation of the buildings once completed. Harvard University's stalled Allston campus dramatically highlights this possibility. In 2009, in the wake of the financial crisis, Harvard's endowment lost more than 27% of its value, and the university halted development of the 5 million SF Allston campus.<sup>23</sup> Harvard's endowment was worth \$25 billion after the decline in value, and the estimated project cost was \$1.2 billion when the university stopped construction. In the past year, Harvard officials have begun to discuss its development plans but have not reinitiated the expansion project.<sup>24</sup> In the meantime, economists have estimated an \$85 million loss in potential direct earnings for each year the Allston project is delayed, and a \$275 million loss to the regional economy. In addition, the community is left with a vacant, blighted site, without the amenities that were cleared.

Harvard is not alone in having to halt major development programs: Boston University, Boston College and Dartmouth, among others, have also slowed down their development plans as a result of endowment losses.<sup>25</sup>

In 2009 NYU's endowment was valued at \$2.2 billion, or less than ten percent the size of Harvard's.<sup>26</sup> Given Appleseed's estimated development cost of \$1,000/SF, the project would cost \$2.5 billion, almost twice Allston's estimated cost. NYU has not provided details on how it plans to finance the proposed development. Given NYU's relatively small endowment, and the significant cost of its plans, it seems reasonable to be concerned that NYU could suffer financial shortfalls during the course of this twenty-year construction project. Such a delay would be extremely damaging, not only economically, but also to NYU's standing and neighborhood quality of life. Given the project site's location, directly beneath residential buildings housing thousands of people, any financing problems, and associated construction interruptions, would be especially impactful upon the quality of life of the neighborhood, and would substantially reduce economic benefits. On a less complex site, without existing uses, potential impacts would be less problematic.

### **Economic Impact Would Be Greater at Alternate Locations**

In order to investigate the hypothesis that other locations in New York City might derive greater economic benefits from the project, we identified three potential neighborhoods worthy of NYU investigation: the Financial District, Downtown Brooklyn, and Long Island City. This selection was based on five criteria:

***Excellent transit access.*** Proximity to the Washington Square campus by transit was a critical consideration. While NYU notes in its 2031 plan that its expansion must be within walking distance of Washington Square, its stated peer institutions have built or are in the process of building satellite campuses and facilities that are further afield. Harvard, Brown and Columbia all recently began development of satellite campuses approximately one mile from their core campuses. NYU itself is looking to develop the Center for Urban Science and Progress at 370 Jay Street in Downtown Brooklyn, a neighborhood that is two and a half miles, and about a twenty-

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<sup>23</sup> <http://news.harvard.edu/gazette/story/2007/02/harvard-submits-multi-decade-master-plan-framework-for-allston/>

<sup>24</sup> <http://harvardmagazine.com/2011/09/allston-plan-endorsed-by-harvard-corporation>

<sup>25</sup> "Educational Endowments and the Financial Crisis: Social Costs and Systemic Risks in the Shadow of the Banking System" Joshua Humphreys, Ph.D., Senior Associate, Tellus Institute. May 27, 2010.

<sup>26</sup> <http://www.nyu.edu/budget2010/budget/>

five minute subway ride, from Washington Square.<sup>27</sup> As NYU's consideration of Brooklyn shows, New York City's extensive subway system makes locating satellite facilities farther from core campuses reasonable.

***Assets that align with NYU's mission and curriculum.*** The Financial District, of course, is a leading global business center. Downtown Brooklyn is part of an emerging "Tech Triangle" (i.e., DUMBO, Brooklyn Navy Yard, and Downtown), and is a place that NYU has already deemed appropriate for expansion. Long Island City is home to numerous cultural institutions including the American Museum of the Moving Image, Silvercup Studios, the Noguchi Museum, MoMA PS 1, the Thalia Spanish Theater, and the Chocolate Factory theater.

***Potential for higher net new local economic impacts, based on real estate metrics.*** Each neighborhood has a real estate market that can accommodate the increased demand for residential and commercial space, and the upward pressure on rents that can result from higher education projects without unduly burdening existing residents and businesses.

According to REBNY, Greenwich Village/NoHo market asking office rents are \$79/SF.<sup>28</sup> Each of the alternate neighborhoods has lower asking rents: \$36-\$43/SF in the Financial District, \$32/SF in Downtown Brooklyn; and \$23-\$36/SF in Long Island City. Office vacancies are also higher than or comparable to the Village. Greenwich Village ranges by submarket from 7.4-9.2%. Downtown Brooklyn office vacancy is an estimated 7.6%; Long Island City, 11-13%; and the Financial District, 12.3-15.3% (with millions of square feet from the World Trade Center about to come online).<sup>29</sup> With such vacancies, these neighborhoods can better accommodate business expansion, or the establishment of new businesses.

The retail market in the Village is also much more expensive. A recent Massey Knakal study placed asking retail rents at \$179/SF. REBNY estimated Financial District rents at \$144/SF, and the New York City Economic Development Corporation estimated Downtown Brooklyn rents between \$40-\$90/SF and Long Island City rents between \$15-\$26/SF.

Perhaps most importantly, the retail markets in these neighborhoods have much higher vacancies rates than Greenwich Village. As shown in Figure 5 below, businesses that would form or expand to serve the new project population would have sufficient space in which to do so.

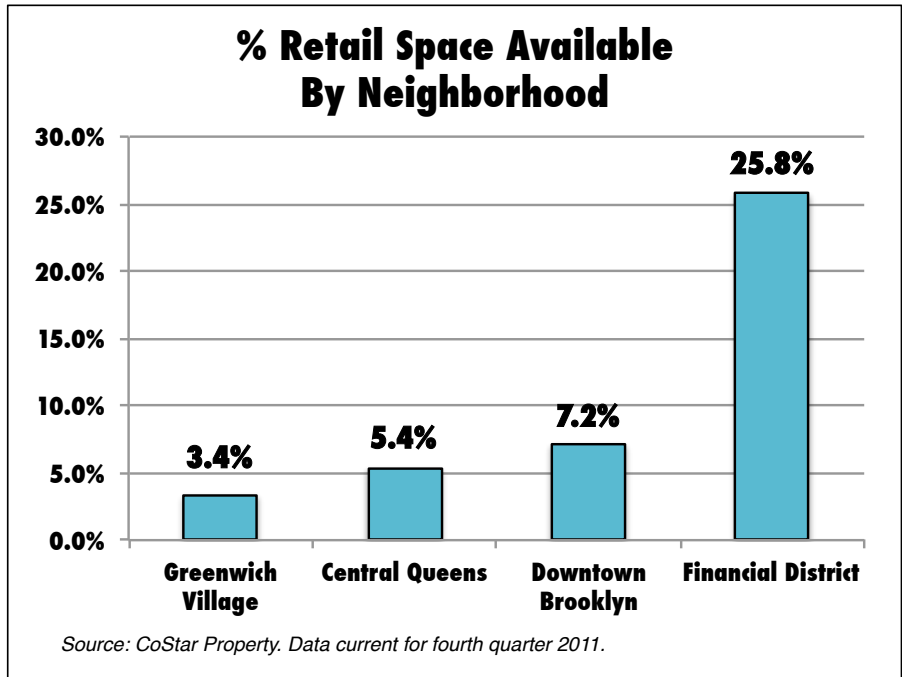
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<sup>27</sup> Harvard: Allston (1.2 miles), Brown: Jewelry District (1.1 miles), and Columbia: Manhattanville (1 mile). Estimates derived using Google Earth.

<sup>28</sup> Real Estate Board of New York 2011 Statistical Abstract.

<sup>29</sup> Real Estate Board of New York 2011 Statistical Abstract; Newmark Knight Frank Brooklyn Office Market Report, Q4 2011; and New York City Economic Development Corporation.

FIGURE 5



Each of these neighborhoods also offers potential development opportunities of a scope substantially greater than what is available in the Village. The newly redeveloped World Trade Center will, in the years ahead, offer the chance to occupy large amounts of square footage in state-of-the-art buildings and likely open up space in older buildings in the area; the Jehovah’s Witness’ portfolio in Downtown Brooklyn/Brooklyn Heights, put on the market in late 2011, spans 3.2 million SF; and Long Island City continues to see considerable new development owing to a 2001 rezoning and a public-private project at Queens West. All three sites offer more space than what NYU proposes to build in the Village, and, in utilizing this space, NYU would avoid the significant difficulties inherent in redeveloping and adding underground space to complex superblock sites.<sup>30</sup> Additionally, all three areas would provide ample opportunities for the university to grow after 2031 as NYU will presumably continue to need new facilities after that date. The Village, with its more constrained real estate market and significant landmark protections would, by contrast, provide fewer opportunities for future growth.

**Alignment with New York City economic development priorities.** New York City has promoted economic development in these three areas with planning efforts and incentives.

In Long Island City, a 2001 rezoning allowed for denser mixed-use development of 37 blocks in the commercial business district. The Department of City Planning announced the rezoning, stating, “The goal of the zoning is to foster reinvestment and redevelopment that takes advantage of Long Island City’s excellent mass transit access and its supply of large, underdeveloped properties.”<sup>31</sup> Other examples of city efforts include the Queens West public-private

<sup>30</sup> “Hallelujah! Jehovah’s Witness’ Land Sell-Off Has Brooklyn Dreaming Big.” Amanda Fung, *Crain’s New York*, October 16, 2011.  
<sup>31</sup> <http://www.nyc.gov/html/dcp/html/lic/lic1.shtml>

redevelopment project, which has produced 2,600 residential units; and the expansion of Gantry Park in 2009.

The Department of City Planning approved the Downtown Brooklyn Development Plan in 2004, and the City, according to the Downtown Brooklyn Partnership, has \$300 million in public improvements underway. The New York City Economic Development Corporation has invested in efforts such as the City Point project and improvements to the Fulton Mall, and the Brooklyn Navy Yard is spearheading various industrial and sustainability initiatives.

Finally, the Financial District has been the focus of numerous economic initiatives since the September 11 attacks. Examples include the Port Authority's redevelopment of World Trade Center site, creation of Lower Manhattan Development Corporation, and rollout of numerous public sector incentives. These new entities and programs succeeded in rebuilding the Financial District as a budding 24/7 neighborhood with a diversity of uses. The city and state continue to offer incentives to expanding or relocating businesses including the Commercial Revitalization Program.

***Smaller existing student population.*** Each of these neighborhoods has an existing student population and some higher education presence. Adding NYU students and staff would be consistent with current uses. However, the student populations are smaller in each of the alternate areas, and NYU's presence in each neighborhood is either nonexistent (Long Island City) or relatively limited (in Lower Manhattan, the School of Continuing and Professional Studies; in Downtown Brooklyn, NYU Polytechnic). Therefore, a new NYU presence would be a significant change in the dynamics of these neighborhoods:

- The Village has a student population of about 58,000 students. The majority of these students attend NYU's Washington Square Campus (42,500) and the New School (13,900). The balance includes Cardozo School of Law and Cooper Union. The residential population of these schools is significant: the majority of NYU's 11,700 dormitory beds are located in the area, as are roughly 2,000 New School and Cooper Union rooms.
- Borough of Manhattan Community College and Pace University provide the overwhelming majority of the Financial District's student population—34,100 out of 35,900, not counting part-time students associated with NYU's School of Continuing and Professional Studies (11,000 in total, divided among the Financial District and Midtown Manhattan). New York Law School has an enrollment of about 1,750 students.

However, the vast majority of area students do not live in the area and are part time. BMCC does not operate any dormitories. Pace, in partnership with Education Housing Services (a private company), operates four dormitories in the area, housing 1,850 students. New York Law School houses 90 students—in a building on East 3<sup>rd</sup> Street. As of 2010, 62% of BMCC's students were not full time.

- Similarly, Downtown Brooklyn has a smaller student population than the Village—about 33,000 people—with few living in the neighborhood. New York College of Technology (NYCT), Long Island University (LIU) and NYU Polytechnic are the major institutions, with 29,000 enrolled. NYCT does not provide housing. LIU houses 800 students, and some additional graduate students, in Downtown Brooklyn. Including a Clark Street



dormitory operated by EHS, NYU Polytechnic houses about 1,600 students in the area.

- LaGuardia Community College is the sole higher education institution in Long Island City. 17,600 students attend, and there are no dormitories.

The Village would experience limited net new economic benefits from the proposed development project, but would be subjected to negative externalities associated with the project. In contrast, if NYU built its proposed development in another area of the city—perhaps one that is, from the city's point of view, a priority for such economic stimulus—the net new impacts would be greater, both because of the existing economic conditions of those alternate locations, and because development would represent more than an incremental expansion of an existing higher education presence.

## COLLATERAL IMPACTS

The economic analysis presented above shows that the positive economic impacts of NYU's growth would be amplified if were developed elsewhere in New York City. In addition to economic considerations, the NYU 2031 plan must also be carefully weighed against the collateral negative impacts that the proposed expansion would have on the immediate Washington Square vicinity and on the Village as a whole.

These collateral impacts would be significant. The proposed NYU 2031 design would greatly increase the developed square footage of the two residential superblock sites beyond the planned density of their original designs, which carefully balanced towers with park landscape. This is especially true on the Washington Square Village site, where a historically significant landscape would be demolished to build two new academic towers on open space, and where an unprecedented 770,000 SF underground complex would be constructed beneath the entire superblock. On the southern superblock, the three 30-story I.M. Pei-designed University Village apartments—designated, together, as a New York City landmark—would be surrounded by new tall construction that contravenes the zoning, deed restrictions, and original design intention to keep the towers framed by open space or low-rise buildings.

In both cases, the requested rezoning from R7-2 to C1-7 would greatly decrease the required open space on the site by changing the underlying residential zoning to R8, which mandates far less open space for residential building than the existing zoning. In doing so, the proposed design, if completed, would permanently eliminate approximately 2.5 acres of open space in a neighborhood where publicly accessible open space is scarce. Furthermore, the quality of the remaining open space would be significantly degraded by the planned construction for twenty years. Once completed in 2031, the open space would be subject to increased shadowing, with a number of areas in shade most of the day including the Toddler Playground, the Greene Street Walk, the dog run, and the La Guardia Corner Gardens.<sup>32</sup> Finally, the project would also generate negative air quality impacts and environmental impacts despite goals to use green building standards for new construction.

### **Superblocks: Placing New Towers in the Towers in the Park**

The NYU 2031 plan compresses 2.5 million SF of new development into two residential superblock sites south of Washington Square Park: Washington Square Village and University Village. These sites, which contain the area of roughly six regular New York City blocks, were conceived as towers-in-the-park housing developments, with ample open space offsetting large, tall residential buildings. The NYU 2031 plan envisions building an additional 1.4 million SF of new construction above ground on the two superblocks, including two new buildings in the open space between the two 600-foot-long Washington Square Village towers. The plan would also place an additional 1.1 million SF underground on the two superblocks. Thus, if built, the NYU 2031 design would radically increase the density of the two superblocks and obliterate the careful balance of tower and open space of the original designs, which remain intact today.

NYU states that the “primary objective” of the NYU 2031 design on the superblock sites is to “foster an increased engagement with the city.”<sup>33</sup> Further, NYU states that its 2031 design is an attempt to bring into balance the legacy of the two great antagonists of New York City urban planning and Greenwich Village preservation, Robert Moses and Jane Jacobs. In the words of the

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<sup>32</sup> DEIS, 6-2.

<sup>33</sup> NYU 2031, 144. <http://www.nyu.edu/nyu2031/nyuinny/>

2031 plan, the redesign of the two superblocks would “respect and bring into balance” the “conflicting visions” of Moses and Jacobs on the same site.<sup>34</sup>

This claim deserves close scrutiny against the history of the proposed building sites, as the majority of NYU's postwar expansion south of Washington Square has occurred on land that Moses, while serving as Chairman of the Mayor's Committee on Slum Clearance, successfully fought to level in the 1950s. Nine blocks were cleared of almost 200 existing buildings, and combined to form three superblocks stretching from Washington Square to Houston Street. The northernmost block, created by combining the area bounded by West Broadway, West Third Street, Mercer Street, and West Fourth Street, was reserved for academic use for NYU buildings, and the two southern superblocks were slated for residential developments by private developers.

The Washington Square Village residential complex was completed in 1960 on the superblock bounded by LaGuardia Place, Bleecker Street, Mercer Street, and West Third Street. The two massive 17-story residential towers were placed directly on West Third Street and Bleecker Street, respecting the original street wall. Architect Paul Lester Weiner and landscape architect Sasaki, Walker & Associates placed a central garden landscape, with fountains and street furniture, as a public amenity in order to “compensate for the superscale of the slabs” and “their comparative anonymity.”<sup>35</sup> A third identical tower was planned for the southern cleared superblock, but the economic failure of the Washington Square Village residences led the developers to sell the block to NYU. The site was developed as the University Village complex of three towers (two housing NYU faculty, one middle-income housing), designed by I.M. Pei & Associates, and built from 1964-1966. NYU purchased the Washington Square Village superblock from its original developers in 1963. Thus, the entire swath of the Washington Square South slum clearance site has been under NYU's stewardship for nearly half a century.

The towers-in-the-park housing typology was intended to promote the health and well-being of residents, and had become the favored mode of large-scale residential housing in New York City in the post-World War II era of slum clearance spearheaded by Moses under the federal 1949 Housing Act. The building typology was closely associated with the fraught social policy decisions tied postwar urban renewal nationwide, and later was condemned wholesale as a sign of the failure of U.S. housing policy, punctuated by the celebrated demolition of the Pruitt-Igoe development in St. Louis in 1972.

While the intellectual dialogue regarding this housing type remains contentious, the historic significance of this building typology is now clear. University Village is widely recognized as one of the most significant of such developments in the U.S., and was designated as a New York City landmark in 2008. Meanwhile, Washington Square Village has been determined eligible for listing on the National Register of Historic Places by the New York State Historic Preservation Office (SHPO). In its 2031 plan, NYU concurs with these assessments, stating that its design approach “defines both Washington Square Village and University Village as historic building types that need to be restored, preserved, and maintained.”<sup>36</sup> NYU further states that, unlike other failed versions of the tower-in-park typology, both Washington Square Village and University Village, are functioning and successful. In the language of the 2031 plan, both Washington Square Village and the three Silver Towers on the University Village superblock “remain vital, due in part to the proximity of vibrant neighborhoods and NYU's academic core.”<sup>37</sup>

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<sup>34</sup> NYU 2031, 145

<sup>35</sup> Robert A.M. Stern, Thomas Mellins and David Fishman, *New York 1960: Architecture and Urbanism Between the Second World War and the Bicentennial*, 227.

<sup>36</sup> NYU 2031, 145.

<sup>37</sup> NYU 2031, 144.

Will the proposed design modifications in fact restore, preserve, and maintain the character of the historic superblocks? Below, the effects of the NYU 2031 design on the Washington Square Village and University Village sites are considered separately before weighing the cumulative impact of the design as a whole.

### Washington Square Village

The New York State Historic Preservation Office has determined the entire Washington Square Village site to be eligible for the State and National Register of Historic Places, finding that the Washington Square Village “superblock complex of two residential towers, elevated landscaped plaza, commercial strip, and below-grade parking” meets National Register criterion C for historic significance as an “impressive example of postwar urban renewal planning and design.”<sup>38</sup>

NYU's proposed additions to the Washington Square Village site would add 1,111,500 SF of space on the Washington Square Village site, nearly doubling the amount of square footage on the site. Two new academic towers are to be constructed directly between the two residential towers (the Mercer building, 208,500 SF, and the LaGuardia building, 133,000 SF). In addition, the design calls for 770,000 SF of below-grade space, stretching underneath the entire superblock, which to be executed would require the destruction of all existing landscape features of the superblock. According to the DEIS, the first floors of the Washington Square Village would also be modified to accommodate new uses at ground floors. Among these alterations would be “the removal of the canopies at the Greene and Wooster driveway entrances; modifying some first floor windows and installing new metal cladding panels on the first floors; and re-programming the first floors and basements.”<sup>39</sup>

The New York State Historic Preservation Office has found that the proposed design would result in an adverse effect to the historic Washington Square Village site, and NYU was required to prepare an Alternatives Analysis, submitted on December 7, 2011.<sup>40</sup> NYU's analysis states that its academic needs require that new space be located in close proximity to its Washington Square campus, and due to development restrictions on the University Village superblock, the Washington Square Village superblock makes sense as the most logical locus for development on land that NYU already owns. The analysis states that the Washington Square Village superblock “presents opportunities for development due to **the undeveloped areas located on it.**”<sup>41</sup> SHPO's finding of Register eligibility covers the entire Washington Square Village superblock; thus, NYU's analysis has defined areas without buildings (the overwhelming majority of the site) as undeveloped space, even though, according to the State Historic Preservation Office determination of significance, the entire site is already developed.

Beginning in 2007, NYU, as part of the alternatives analysis, prepared scenarios that would involve placing no new buildings on the entire Washington Square Village site, either by restricting institutional growth to other sites in the Village or displacing all new growth to satellite campuses. NYU determined that both these alternatives were infeasible due to its stated need to significantly expand its space near its existing Washington Square campus, and that it had no choice but to build upon the Washington Square Village site while attempting to mitigate the impact on its historically significant features.<sup>42</sup>

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<sup>38</sup> New State Historic Preservation Office, Resource Evaluation, Washington Square Village, Bounded by West Third Street, Bleecker Street, Mercer Street, and LaGuardia Place. February 23, 2011.

<sup>39</sup> DEIS, 7-3.

<sup>40</sup> NYU Alternatives Analysis for Washington Square Village superblock, December 7, 2011.

<sup>41</sup> NYU Alternatives Analysis for Washington Square Village superblock, December 7, 2011, 8. Emphasis added.

<sup>42</sup> NYU Alternatives Analysis for Washington Square Village superblock, December 7, 2011, 12-13.

The alternatives analysis states the present design retains the “most significant features of Washington Square Village”—that is, only the existing residential towers—since the rest of the site must be cleared and excavated to accommodate the planned underground space. The analysis states that the plan would “maintain much of the original site composition,” and the “principal elements” of the site plan would be maintained simply by maintaining the residential tower slabs along the site’s north and south street fronts. Further, the alternatives analysis states that the new Mercer and LaGuardia towers built in between the existing Washington Square Village towers “would support several key principles of the original Washington Square Village site plan—maximizing access to light and air...[and] creating large central open space” in the middle of the site. In other words, building new towers within the park space of the original towers-in-the-park design—with a smaller amount of park space between them—is supposed to mimic the design principles of the original Washington Square Village.

Clearly, the generous spacing between the two Washington Square Village residential buildings is a key part of the original design that remains intact today, and placing new towers in between the two buildings functions as a radical design intervention. The alternatives analysis refers to the plan for the superblock sites as a “densification approach”—even though the historic integrity of the Washington Square Village site is based on the existing density.<sup>43</sup>

There is little precedent in New York City for building new towers in space originally designed as open space in a tower-in-the-park development. In NYU’s own description, Washington Square Village is a successful and thriving example of the towers-in-the-park typology. Therefore, NYU’s design intervention should meet an extraordinary criterion of necessity to go forward.

A finding of no feasible alternative for the destruction of historically significant elements of the historic design of Washington Square Village relies on the assumption that NYU must place its expansion on the two superblock sites. If the entire square footage of NYU’s planned 2031 expansion were placed in another neighborhood, then there would be no need to destroy historically significant elements of the Washington Square Village design.

### University Village (Silver Towers I & II, 505 LaGuardia Place)

The NYU 2031 plan envisions fewer changes to the University Village site than the Washington Square Village superblock, restricting new development on the area designated as a New York City landmark only to landscape modifications. The DEIS finds that these landscaping plans would not significantly adversely impact the University Village site, and the New York City Landmarks Preservation Commission itself has already signed off on the proposed changes, approving a Certificate of Appropriateness application in July 2011.<sup>44</sup>

The adjacent Bleecker corner site, at LaGuardia Place and Bleecker Street, and Coles Gymnasium, are not part of the LPC-designated University Village parcel, and NYU plans to place the roughly 1.4 million SF of new construction on these locations. Nevertheless, it makes sense to consider the superblock as a whole, rather than only the LPC-designated University Village in weighing the effects of the proposed new construction, since the original design envisioned the three towers as a composition defined in part by the views allowed by the cleared open space surrounding them, as the 2008 LPC designation report notes: “Whereas most Manhattan buildings fit snugly into the grid and address the street directly in a conventional way, at University Village each structure seems independent and was deliberately positioned in an

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<sup>43</sup> NYU Alternatives Analysis for Washington Square Village superblock, December 7, 2011, 7.

<sup>44</sup> DEIS, p. 7-3; NYC LPC CofA #12-3095; Docket #12-2620.

asymmetrical manner around a 100-by-100-foot lawn to maximize views and create general visual interest.”<sup>45</sup> Indeed, the designation report finds that, “Unlike many ‘tower in the park’ projects located in New York City” University Village was designed to create a “deliberate tension between the buildings and the space they occupy”—and that the surrounding open space or low-rise construction functions much like the negative space of a modernist painting to frame the towers themselves. Though the LPC did not designate the entire superblock, it is possible to infer that the construction of adjacent tall buildings would directly affect the composition that the designation cites as a unique quality of the design considered as a whole.

Considered under the less subjective rubric of open space requirements required by the existing R7-2 zoning—in place when University Village was constructed and specifically mapped for high-rise towers in parks—the overwhelming majority of the superblock is required to remain as open space. (See below section on open space for calculations.)

These open-space requirements were designed in part so that residents in tall residential towers, especially those on lower floors, would have access to light and air. The bulk of the planned Zipper Building on the southeastern corner of the superblock would cast shadows on the existing buildings, whose site plan was designed to carefully let all three towers receive natural lighting. The DEIS summarizes the effect of the Zipper Building on the available sunlight to the three towers as follows:

By 2021, the proposed Zipper Building would for several morning hours throughout the year cast new shadows on the east facade of 100 Bleecker Street/Silver Tower II (the easternmost of the three University Village buildings), on the south façade in December and March/September for shorter durations, and on the north façade in May/August and June for a brief duration. New shadows also would be cast on one or more facades of the other two University Village buildings, but for shorter durations and on smaller areas in most months.<sup>46</sup>

Another Pei design from the same era, Society Hill Towers in Philadelphia—a trio of tall concrete residential whose site plan is remarkably similar to University Village—have been preserved with the surrounding open space intact. Though the NYU 2031 design would not greatly alter the University Village within the boundaries designated by the LPC, the new construction would greatly alter the largely intact relationship between tower and open space foreseen in the original design and zoning.

### Cumulative Effect on Superblocks

NYU claims that the “overall design concept for the NYU Core would add density to the site through strategies that would balance the University’s development objectives and spatial needs with the community’s expressed need for publicly accessible open space.”<sup>47</sup> In this manner, NYU 2031 has been presented to the public largely as a reorganization and reprogramming of the existing landscape design, rather than a massive increase of density on sites that are already built to a high level of density.

The NYU 2031 plan states that its design approach for all new development is “contextual”<sup>48</sup> to the existing landscape—and that the superblock sites, in time, have become more like the diverse Village surrounding them. The NYU 2031 plans states that the “superblock site is an eclectic

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<sup>45</sup> University Village Designation Report, November 18, 2008, Designation List 407 LP-230, 7.

<sup>46</sup> DEIS, 6.2.

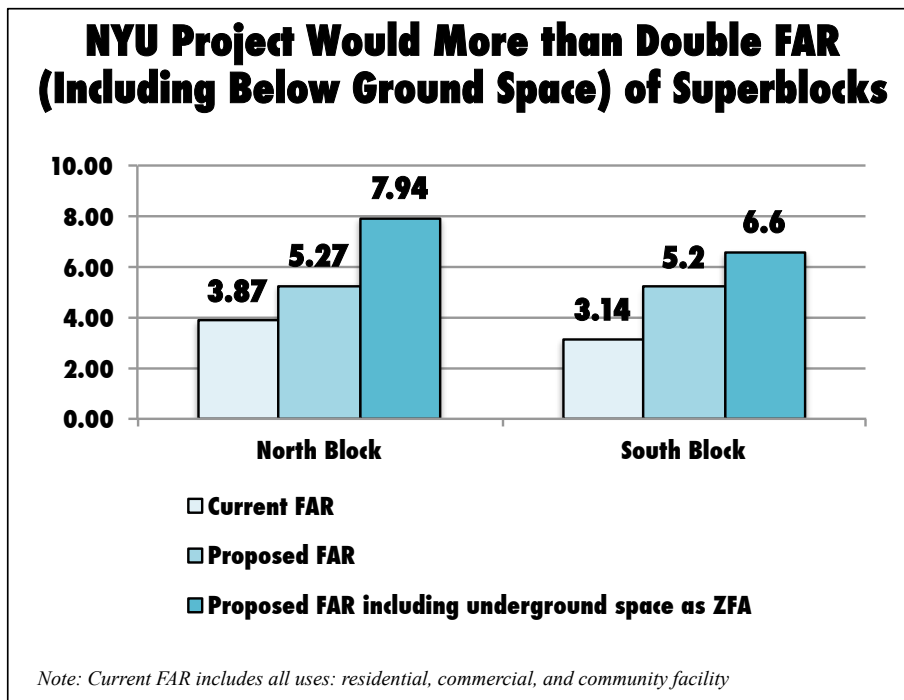
<sup>47</sup> NYU Alternatives Analysis, Washington Square Village Superblock, December 7, 2011, 20.

<sup>48</sup> NYU 2031, 141.

urban collage, an assemblage of building and open spaces that came together in an unplanned sequence.”<sup>49</sup> Adding massive new density, even with a sensitive landscape design, may erase the qualities that the NYU 2031 plan claims it seeks to preserve.

The increase in density can be illustrated by examining the total FAR (floor to area ratio) for the north and south blocks in their entirety, without dividing by use or zoning lots, as this is the way that residents, visitors and neighbors experience these buildings and the space that surrounds them. It also clearly illustrates the increase in density that the proposed design would create by including underground square footage, which is not counted as floor area in zoning calculations.<sup>50</sup> This change is significant—effective FAR on both superblocks would more than double—and is shown graphically in Figure 6, below:

FIGURE 6



<sup>49</sup> NYU 2031, 144.

<sup>50</sup> The Washington Square Village superblock is 288,067 SF in area. The existing residential floor area is 1,100,849 SF, split roughly equally between the existing Washington Square Village buildings, and 21,628 SF in the LaGuardia retail strip. The proposed Mercer and LaGuardia buildings would respectively add 208,520 SF and 132,962 SF of zoning floor area as community facility space. Finally, the proposed below-grade space under the entire superblock would total 770,000 SF. University Village superblock is 228,567 SF in area. The existing floor area, spread across multiple zoning lots, is residential 643,202 SF, split equally between the three University Village buildings, and roughly 74,800 SF in additional built floor area in the Morton Williams and Coles Gymnasium building. After the demolition of the latter two buildings, the NYU 2031 plan proposes 829,410 SF in total community facility space on the superblock, and 226,000 SF in commercial space. Finally, the proposed below-grade space on the superblock totals 318,000 SF. All figures are from the “NYU Core” ULURP and Zoning Change submission to Department of City Planning dated December 5, 2011.

**Loss of Open Space and Other Negative Environmental Impacts**

The project would permanently eliminate 2.52 acres of open space in a neighborhood where publicly accessible open space is scarce.<sup>51</sup> Notably, the proposed C1-7 zoning has greatly reduced open space requirements compared to the R7-2 zoning, and would allow NYU to build new towers on sites currently required to remain as open space, reducing total open space on the site from 6.23 acres to 3.71 acres. The DEIS, however, finds that there is currently only 0.58 acres of publicly accessible open space on the site, and that the proposed design would result in a net gain of 3.13 acres of publicly accessible open space when completed in 2031. This discrepancy is due to the narrow interpretation of CEQR technical guidelines used in the DEIS, which allow the classification of the majority of existing open space as not substantially publicly accessible. The DEIS also does not acknowledge that much of the open space in the area is not being maximally maintained by NYU, and that NYU has either tacitly or explicitly chosen to exclude the public from using this space.

The loss of open space is not the only environmental impact associated with the project. The destruction of greenery, the duration and challenging logistics of the construction, the energy new buildings would use, and the resource-intensive nature of new construction on this site present environmental impacts that are not adequately considered in the DEIS. While NYU has committed to incorporating green technologies and methods into its architectural plans and construction, the new buildings would create a number of negative environmental impacts.

**Rezoning Greatly Reduces Required Open Space Under Residential Zoning**

NYU's rezoning application to New York Department of City Planning states that, in addition to allowing commercial uses on the site, the "proposed C1-7 district would also reduce the amount of required open space on both Superblocks in order to allow for the development of the four proposed buildings."<sup>52</sup> The requested rezoning would dramatically reduce the required open space to allow the new buildings to be constructed on existing open space—a function of changing the underlying residential zoning from R7-2 to R8 in the new C1-7 zoning. On the North Block, the current R7-2 zoning requires almost 250,000 SF of open space on a lot of roughly 290,000 SF, while the new C1-7 zoning would require only 111,000 of open space. NYU states that the new construction would leave 153,000 SF of open space on that block—generous under the rezoning, but not possible under the current zoning. (The DOT strips along the Washington Square Village blocks are not being used as part of the zoning lots and thus not as part of the open space calculation here.)<sup>53</sup>

On the South Block, the drawing of the new zoning lots makes this calculation a little more complex, as the zoning divides a block that visually appears to be a cohesive parcel. Excluding the third University Village tower and the Bleeker corner site, which are separate zoning lots, the current R7-2 zoning would require 126,000 SF of open space on the eastern part of the

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51 DEIS 5-12. The DEIS states there are 11.05 acres on the site, including Coles Gymnasium. Deducting Coles (4.82 acres) leaves 6.23 acres. The DEIS states there are 0.58 acres of publicly accessible open space on the site, and the remaining 5.65 acres are deemed open space that is not publicly accessible. For the purposes of this analysis, only spaces labeled and detailed in the DEIS were considered potential open space. However, a different analysis of the two superblocks looking at total square footage on the site, rather than designated areas, results in a higher open space assessment.

<sup>52</sup> NYU Core Zoning Application, December 5, 2011, 18-19.

<sup>53</sup> The figures for the required and proposed open space under the C1-7 rezoning are provided on p. Z-004 of the NYU ULURP submission to Department of City Planning, dated December 5, 2011. The required open space in both R7 and R8 zoning is determined by the height factor of the buildings, which is calculated by dividing the total residential zoning floor area by residential lot coverage. The Washington Square Village superblock, a single zoning lot under the proposed rezoning, has a height factor of 15. The open space ratio is then calculated by using the open space ratio (OSR) required by the zoning text, dividing it by 100, then multiplying that number by the total residential zoning floor area on the site. The OSR for height factor 15 buildings in R7 districts is 22.5 as opposed to 10.1 in R8 districts, meaning that current zoning requires 2.23 times the amount of open space as does the rezoning, or 247,692 SF vs. 111,186 SF.



superblock, as opposed to 61,000 SF under the rezoning.<sup>54</sup> NYU states the new construction would leave 111,000 SF of space on that zoning lot, again ample under the rezoning but not permissible under the current zoning. If all three University Village towers are used to calculate the open space requirements—which makes sense, as they are an ensemble, and designated as such by the LPC—then 190,000 SF of the entire 229,000 SF superblock are required to be kept as open space under the current R7-2 zoning. (The roof of the Coles Gymnasium building, due to zoning language added at the time of its construction, currently is classified as open space.)<sup>55</sup>

In addition, the new faculty housing SF, totaling over 100,000 SF, is not counted as residential zoning SF because of a zoning loophole that allows faculty housing to be counted as community facility zoning SF in a building that contains other community facility uses. The proposed faculty housing is integrated into the mixed-use Zipper Building, which also contains academic and student housing. If the faculty housing component of the Zipper Building were constructed as a freestanding building, the faculty housing SF would count as residential zoning SF and would be used in the calculation of required open space under the existing or requested rezoning.

### Reevaluating Open Space Use Restrictions from a Practical Perspective

Despite NYU's stated intent to change the site's zoning to allow for a reduction in the open space required under current zoning, the DEIS states that the project "would not result in significant adverse impacts to publicly accessible open space."<sup>56</sup> This conclusion is possible because the DEIS determines that there is little publicly accessible open space in the project area. While the DEIS inventories 11.05 acres of open space, it finds only 0.58 acres meet the CEQR criteria for open space.<sup>57</sup> This determination is flawed for two fundamental reasons: the methodology used to determine the existing amount of open space excludes almost all spaces that residents would recognize as "open" given their everyday uses. Second, the DEIS apparently does not apply the second CEQR open space criteria, "[space] set aside for the protection or enhancement of the natural environment."

The DEIS acknowledges that the amount of open space in the neighborhood, defined as a ¼ or ½ study areas surrounding the site, is very low: "With or without the Proposed Actions, all open space ratios in the study areas would be below, and in many cases severely below, the levels recommended by the City's open space planning guidelines."<sup>58</sup> In spite of this judgment, its analysis concludes that the project would produce no adverse impact.

The DEIS dismissed 10.47 acres of the project area's open space inventory as not publicly accessible open space due to restrictions on use such as prohibition of active recreation and fences.<sup>59</sup> The 4.82 acres attributed to the Coles Gymnasium would not typically be identified, either formally or informally, as open space, however it is important to note that NYU was originally granted permission to build Cole Gymnasium with the express understanding that the

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<sup>54</sup> The figures for the required and proposed open space under the C1-7 rezoning are provided on p. Z-004 of the NYU ULURP submission to Department of City Planning, dated December 5, 2011. The height factor for Zoning Lot 2 in the proposed rezoning, which comprises the University Village Silver Towers 1 and 2 and the Coles Gymnasium site, is 29. The OSR for height factor 29 buildings in R7 districts is 29.5 as opposed to 14.3 in R8 districts, meaning that current zoning requires 2.06 times the amount of open space as does the rezoning, 126,497 SF vs 61,139 SF.

<sup>55</sup> The figure for the entire southern superblock was calculated using the same height factor, 29, for all three University Village towers, since they are identical. The total residential zoning floor area across the entire superblock is 643,202 SF, or 1.5 times the 428,801 SF of two of the three towers. Thus the required open space if the whole superblock is considered as a single zoning under the current R7 zoning is 189,745 SF (29.5/100 X 643,202 SF) as opposed to 91,978 SF (14.3/100 X 643,202 SF) under the proposed C1-7 (underlying R8) zoning.

<sup>56</sup> DEIS, 5-1.

<sup>57</sup> DEIS, 5-3

<sup>58</sup> DEIS, 5-2.

<sup>59</sup> For example, the LaGuardia Landscape has no "recreational areas," and the planted strip along Bleecker Street is considered not public open space because it is surrounded by fencing. DEIS, 5-10.

community would have access to the facility for recreational purposes. Community members do actively use this space and would suffer from its loss. For the purposes of considering ground level open space open to the general public, however, the Coles space is excluded from the following analysis of open space. The balance of the remaining 5.65 acres is classified in the DEIS as not typically public accessible. However, closer analysis reveals that much of this space is either de facto publicly accessible open space, or is space that contributes to the natural environment, per the CEQR definition.

The DEIS determines that nearly all the space in the project area is not accessible to the public, but in reality, much of this space is, in fact, part of the public realm. Open spaces surrounding the University Village buildings, such as the Silver Oaks Grove, and the Elevated Garden and playground within Washington Square Village, are available to the thousands of residents who reside in both developments, and are furthermore effectively largely open to the public. Indeed, the Elevated Garden was originally designed to be open to the public<sup>60</sup>; the unlocked gates at the entrance, which currently discourage, but do not prevent, public access, were added by NYU and are not original to the design.<sup>61</sup> The public also enjoys as visual amenities, if not as active recreational resources and spaces, the planted areas and trees around and within the site.

### Revisiting the CEQR Definition of Open Space

“Open space” is defined by the 2010 City Environmental Quality Review Technical Manual as “publicly or privately owned land that is publicly accessible and operates, functions, or is available for leisure, play or sport, or set aside for the protection and/or enhancement of the natural environment.” The criteria applied in the DEIS is too narrow and therefore discounts the importance of the site’s open space as a natural resource. The DEIS excludes fenced green areas, gardens and landscapes as not accessible, and does not include them on the criteria of enhancing the natural environment. By this definition much of New York City’s parkland would not be considered open space. Large swaths of Riverside Park, Central Park and other parks throughout the city are blocked off year-round in order to facilitate gardening, yet these areas clearly have tremendous value and are enjoyed by the public. Central Park’s Great Lawn is also periodically inaccessible, and permits must be procured to use the baseball diamonds. Nonetheless, the Great Lawn is considered one of New York City’s iconic open spaces. The crowds who stroll along the lawn’s oval edge throughout the winter, or sit on benches and enjoy its beauty, demonstrate its value and accessibility even when it is technically closed to the public in the off-season.

The original plans for the Silver Towers and Washington Square Village sites both include significant passive green spaces that were clearly designed to enhance the natural environment. The Silver Towers Oak Grove and the Silver Tower Seating Area and Playground and the Washington Square Village Elevated Garden, were intended to offset the massive scale of the buildings on the site.

The DEIS also does not deem several of the *publicly* owned green spaces in the project area “public space.” LaGuardia Landscape and the planted strips along Bleecker Street are not considered public open space, even though both are publicly owned property in good or excellent condition, with carefully maintained plantings. These spaces clearly “enhance the natural environment” and an assessment of open space should include these resources. The Time Landscape is also excluded, although it also contributes to the natural environment and, as green space directly on the sidewalk, is actively enjoyed by the public.

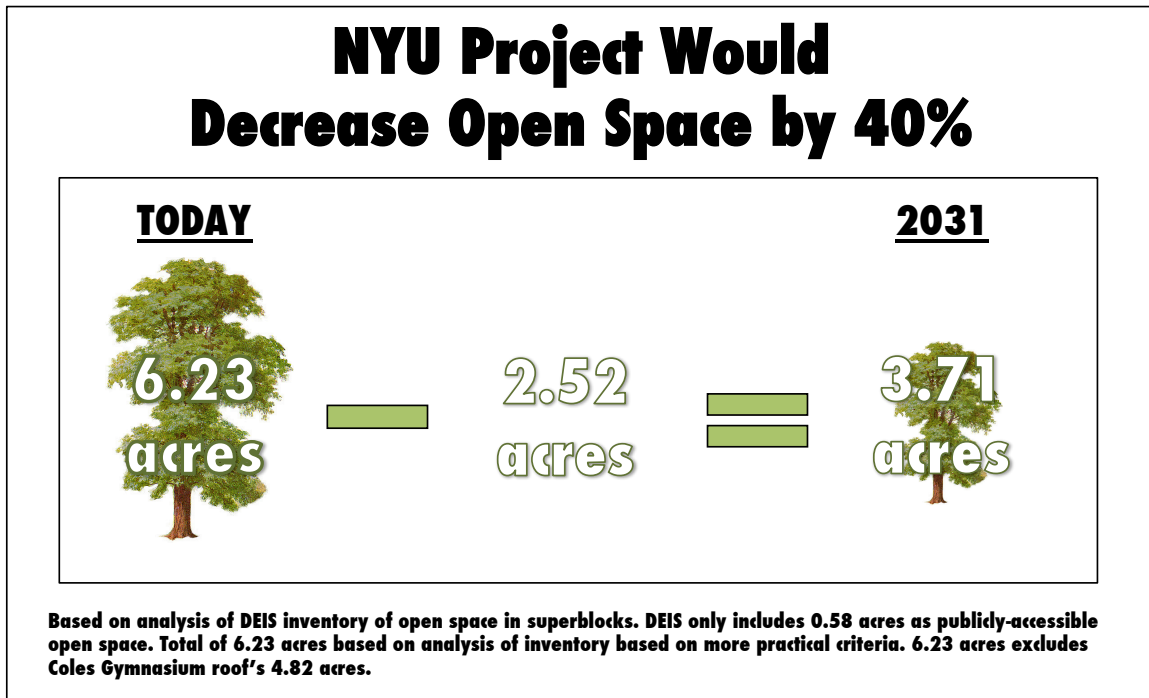
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<sup>60</sup> Robert A.M. Stern, Thomas Mellins and David Fishman, *New York 1960: Architecture and Urbanism Between the Second World War and the Bicentennial*, 227.

<sup>61</sup> NYU Alternatives Analysis for Washington Square Village superblock, December 7, 2011, 12.

Figure 7 illustrates the open space impact of NYU's project.

FIGURE 7



Lack of Maintenance Leads to Undervaluing of Open Spaces

The DEIS also implicitly assumes that the area's open spaces are in conditions that maximize their value: it fails to address the tremendous unrealized potential value of these spaces as resources for NYU residents and workers and area residents. It logically follows, from this point of view, that the only way to improve these spaces is through the proposed project. The DEIS does not consider the more immediate and practical solution of NYU taking greater stewardship of these areas.

The DEIS identifies and assesses twenty-five open spaces, only five of which are in optimal condition:

- Only five are listed in “excellent” condition (one owned by the New York City Department of Parks and Recreation, two by the City’s Department of Transportation, and two by NYU).
- Ten are listed in “good” condition (eight NYU, two NYCDOT).
- Four are listed in “fair” condition (three NYU, one NYCDOT).
- Six in “poor” condition (four NYU, two NYCDOT). Of the properties managed by NYU, ten are in good or excellent condition and seven are in fair or poor condition.

If NYU maintained its open space at the highest level, and provided public access to the site's open space, the discussion of the loss of the open space, and the DEIS assessment of the impact of the proposed project, would be very different. Although the value of the open space is currently not maximized by its maintenance or access, that does not mean its value should be ignored almost entirely.

### Additional Environmental Impacts

The DEIS concludes that the new buildings and additional vehicular traffic would not cause significant adverse impacts. However, it also assumes that, without the project, the air quality in the area would continue to improve as technology improved and cleaner fuel was used for heating.<sup>62</sup> Despite the conclusion that the project would not worsen air quality, the DEIS states that the new buildings and associated mobile emissions required for servicing them would produce over 19,000 tons of CO<sub>2</sub>e annually. According to the EPA, this is the amount of carbon sequestered on an annual basis by 3,687 acres of pine or fir forest. Although the measures employed by the authors of the DEIS find no adverse impact on air quality, it is clear that a significant amount of pollution would be generated by the new development, and the impact would be both local and regional in nature.

The carbon footprint of the new buildings would be 13,089 CO<sub>2</sub>e. By comparison, the newly retrofitted, 2.85 million SF Empire State Building produces 11,421 tons of CO<sub>2</sub>e a year. In other words, the proposed NYU program, although smaller, and despite the presumption of extensive use of sustainable technologies, would produce a greater carbon footprint than eight-decade-old Empire State Building.<sup>63</sup>

The DEIS also fails to consider how the loss of open space, including areas planted with trees, bushes and flowers, would also deteriorate the air quality in the area. In its analysis of open space, the DEIS acknowledges that the LaGuardia Garden would lose much of its planting due to increased shade. According to the New York City Department of Environmental Conservation, one tree removes 600 pounds of carbon dioxide from the air over a 40-year period.<sup>64</sup> For the construction period the trees, grass and other plants in the PDA would be compromised, removed or killed by the increasing amounts of shade. The impact to the air quality in the area because of the loss of natural air cleaners, i.e. trees, grass and plants, is not discussed by the DEIS and was presumably not taken into consideration.

Trees, plants and grass also play an important role in reducing the heat island effect that impacts urban areas dominated by concrete. The loss of this green space would potentially make this neighborhood hotter in the summer, increasing cooling costs for the surrounding buildings and generating additional pollution due to the increased use of HVAC.<sup>65</sup>

Finally, the complex conditions of the site, with existing buildings interspersed throughout the area, do not lend themselves to a green development. The space constraints and existing uses of the site require that various uses be shifted several times over the course of the twenty-year construction period, leading to a more complex and material-intensive project. For example, the waste and materials involved in demolishing the existing Coles Gymnasium, constructing a temporary gymnasium, demolishing the temporary facility and building a new facility, is resource intensive and would have significant environmental impacts. Developing this project in a location that is better able to accommodate the construction staging and allow for a more linear construction plan could eliminate some of the waste associated with the complex plan for the project area. In addition, if NYU moved some of its proposed development program to existing buildings in some other area of the city, the embodied energy of the existing buildings would be preserved, resulting in less construction waste and fewer construction materials being used. The

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<sup>62</sup> DEIS, 15:25.

<sup>63</sup> The Empire State Building produced 16,666 tons of CO<sub>2</sub>e *before* it was retrofitted and reduced its carbon footprint by 40%.

<sup>64</sup> <http://www.dec.ny.gov/public/43563.html>

<sup>65</sup> The tremendous cost savings associated with trees and grass, and a comparison between the two, is articulated by Dr. Sylvan Addnick in "Trees are Sacred, Grass is Bad; Why?", TPI, Turf News March/April 2007.

design possibilities in the project area are limited and the existing buildings would lose natural light and open space with the introduction of the new buildings. The large amount of underground development is particularly resource intensive and would result in permanently higher operation costs for that space. Underground space would clearly require artificial lighting and HVAC at all times. If the project were developed elsewhere, there would potentially be greater opportunity to include natural light, green space, and other elements typically encouraged for a LEED development.

GVCC  
GREENWICH VILLAGE CHAMBER OF COMMERCE

Greenwich Village, Chelsea, Soho, Noho, Hudson Square, Union Square, Flatiron

Statement of Tony Juliano  
President, Greenwich Village-Chelsea Chamber of Commerce

RE: NYU Core Plan

DATE: April 25, 2012

Good afternoon. My name is Tony Juliano and I am the President of the Greenwich Village-Chelsea Chamber of Commerce (GVCCC). Our Chamber is an organization representing hundreds of member businesses in neighborhoods stretching from Canal Street up to 34<sup>th</sup> Street.

I am here on behalf of our members to voice our support for New York University's *NYU Core* plan.

I don't think anyone here today could imagine the Village without NYU, especially the small business community. From the Chamber's point of view, NYU's 16,000 employees and 40,000 students provide the economic lifeblood for our neighborhood. It is estimated that NYU's Washington Square campus directly and indirectly accounts for more than \$2.25 billion in economy activity every year and nearly 25,000 jobs.

The impact is even more pronounced at specific times of the year. During spring commencement, for example, some 30,000 people spend time in the Village and another 15,000 visit during fall semester back-to-school days. The university hosts more than 50,000 prospective students and families every year for information sessions and tours. All these visitors utilize our hotels, restaurants, and shops -- supporting local merchants, strengthening our neighborhood's economy and ensuring that our neighborhood is a place where small businesses can thrive.



GREENWICH VILLAGE CHAMBER OF COMMERCE CHELSEA

NYC Planning: NYU Core Plan, Tony Juliano, April 25, 2012

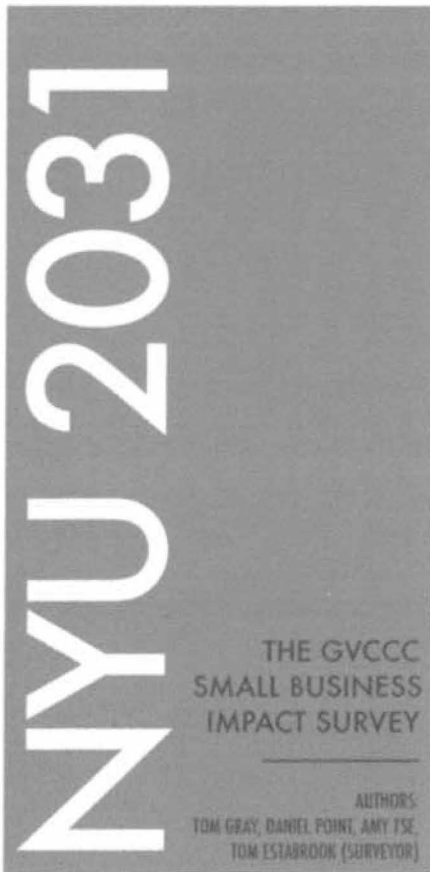
Page 2

The Chamber believes that *NYU Core* is important for the economic future of Greenwich Village. It is unimaginable to think what this area would be like without NYU. Just last month we surveyed 110 businesses in the area bound by 14th and Broome Streets and 6th Avenue and Broadway -- quite literally the "heart" of Greenwich Village. Ninety-five percent of these local shops reported receiving business from NYU, and almost 70% of them indicated that NYU is "important or extremely important" to their business, accounting for either "11-20%" or "21% or more" of their revenue."

Since the release of the Chamber's survey and report, NYU has gone the extra mile in working with us to develop policies that help businesses impacted by their construction.

Aside from the impact NYU has on the 110 businesses we surveyed and the roughly 1,200 people they employ, NYU contributes greatly to the diverse community population itself. A 2011 Appleseed study showed that Greenwich Village's economy is fueled by its academic institutions and NYU is the biggest school in this neighborhood. Appleseed found that because of the presence of NYU and other institutions like the New School, Greenwich Village has an unusually high level of education among its residents. Many of these residents remain in the Village upon graduation and become successful members of the community. This more than anything contributes to the unique and enduring character of Greenwich Village.

*NYU Core* will help the businesses in Greenwich Village and the surrounding area thrive in the coming years. We hope you will take our comments and suggestions into consideration as you review NYU's proposal.



A map depicting the survey boundaries

## NYU in NYC: Exploring the views of small business owners in the Village

### What is "NYU 2031?"

NYU 2031: NYU in NYC is New York University's comprehensive plan for sustainable development within the vibrant city they call home. As the University works towards enhancing its academic offerings and maintains its competitiveness amongst the world's top educational institutions, physical expansion is a vital reality. Based on the findings from a Community Task Force on NYU the University is looking to grow on its own footprint, which relieves the pressure to expand the footprint in the neighborhood

Several years of planning and a thorough task force headed by Manhattan Borough President Scott Stringer have resulted in a plan from NYU for redevelopment of the two super-blocks bound by Houston St, West 3rd, Mercer, and LaGuardia Place. On these two blocks the University hopes to construct 4 mixed-use buildings, all in step with the surrounding buildings. These will feature academic space,

housing for faculty and students, retail storefronts, a hotel, and even space for a public school. Beyond that, the redevelopment would restructure open space to create corridors and parks that will connect the Washington Square area to NoHo and surrounding neighborhoods.

### The Survey

The Chamber works closely with its members to develop comprehensive policy positions, and, when necessary, grassroots advocacy campaigns. On February 8, 2012, the GVCCC Government Relations Committee convened for its quarterly meeting to review the top issues facing the Chamber. Much of the meeting was spent discussing ways the Chamber could help amplify the voice of the business owners in the area as their representative. The Government Relations Committee - while themselves in strong support of the NYU 2031 plan - resolved to conduct research based on the small businesses surrounding NYU that would be

most impacted by the expansion plan. Rather than remove them from their workplaces, it was determined that a simple on-site survey provided the least disruptive method of interacting with business owners face-to-face.

### About the Survey

The reach of the survey includes the blocks between 14th Street and Broome Street from 6th

"It's great to know that the Chamber is giving a voice to the business community while we work hard to run our stores. Often times the limited resources of small businesses prevent us from fully participating in the public discourse over issues like this that do, in fact, have an effect on us. The business that Crepeaway receives from NYU students, faculty and staff is a huge contributor in keeping our doors open and we're thankful to call them customers."  
-Said Jallad, Manager, Crepeaway

Greenwich Village-Chelsea Chamber of Commerce **1949**

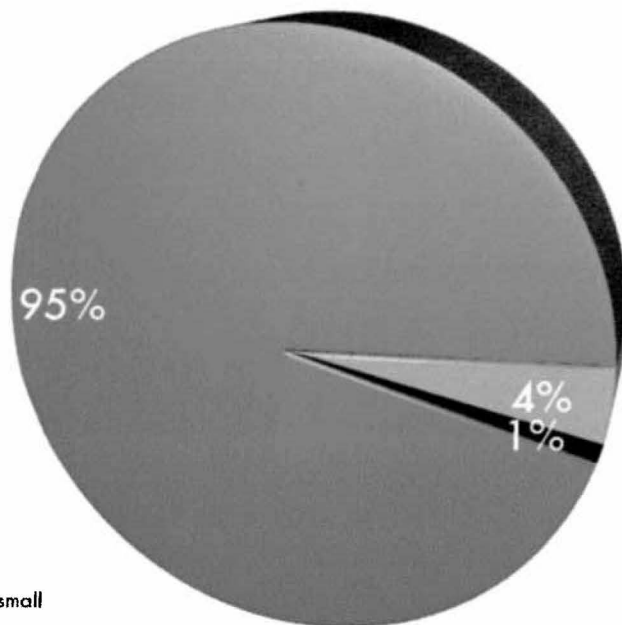
The Greenwich Village-Chelsea Chamber of Commerce is an organization founded in 1949 of over 225 businesses serving a large portion of lower Manhattan. Representing industries from healthcare to technology, restaurants, and even sports franchises, the GVCCC is a true representation of the diverse mosaic of New York City businesses. The Chamber offers numerous benefits and services including networking opportunities, business and educational seminars, government advocacy, marketing and promotional campaigns and much more.



# Do you receive business from NYU?\*

- Yes
- Maybe/Unsure
- No

\*survey results based on 110 small businesses



Avenue to Broadway and across the three zip codes of 10003, 10012, and 10011. The boundaries of the survey were set to best evaluate the impact of NYU on the immediate businesses located on campus around Washington Square Park, on the businesses along West 3rd and Bleecker streets between Laguardia Pl and Mercer Street, where the bulk of the proposed expansion will take place in the neighborhood, and on the businesses surrounding the immediate area of the university. To fully capture the sentiments of businesses in the community, we actively made efforts to survey businesses across multiple industries and equally among the three zip codes.

Our goal was to gain insight into the business community's perspective of NYU by listening to and recording their concerns and suggestions. Surveyors entered businesses, introduced themselves (as staff members of the Chamber), and explained the purpose of their visit (to gauge the importance of NYU's students and faculty to their business). The respondent, who was a representative of the business (owner, manager, or employee), was offered three ways to complete in the survey:

(1) by filling out the online survey (2) by personally filling out a paper survey (3) by surveyor filling out the paper survey with his/her answers.

## Survey Results

As indicated in the survey responses, NYU is an invaluable member of the community and a source of revenue for 95% of the 110 businesses surveyed. Almost 70% of businesses who greatly rely on the spending of NYU's students, faculty members, staff, and visitors, have indicated that NYU is important or extremely important to their business, providing 11-20% or 21% and more, respectively, of their overall customers. Three-fourths of participants speculated that their business will grow as NYU grows and increases the size and diversity of the pool of consumers shopping in the area.

Of the businesses surveyed, less than half of respondents claimed to even be aware of the NYU 2031 plan. Overall, more businesses were supportive of the plan than not. Upon explaining the plan to those originally unfamiliar with the expansion, many businesses expressed their support and their appreciation for more students, faculty, and staff in the community. Even those who did not support the plan rely on the business of NYU. In fact, of those in opposition to the plan, 58% stated that NYU attributes to more than 10% of their overall business.

Even though only a small fraction of businesses oppose the plan, we still heard concerns from supportive business owners and managers. Merchants worried that big-box retailers or large national chains might occupy the new retail spaces and could be bad for business. Additionally, scaffolding in front of storefronts covering signage, sidewalk

## NYU 2031 SBIS:

The GVCCC conducted the NYU 2031 Small Business Impact Survey for several reasons:

1. To measure the importance of NYU to the local economy
2. To assess the concerns of the business community as they relate to a long-term project of this magnitude
3. To understand how the University can best go about helping small businesses in this time of change
4. To ascertain the level of understanding the business community has about the NYU 2031 plan
5. To gauge the level of support and/or opposition the business community has to the plan

## Small Business Economy and Jobs in New York City

"Small Businesses", in the context of this survey, are directly synonymous with jobs. The 110 businesses surveyed accounted for 1,189 jobs, and this was just a sample of the small business community. It is safe to say, then, that aside from the 16,000+ jobs provided by the university, the small business community employs thousands of New Yorkers.

closings and noise are all things that can disrupt business by preventing access to pedestrians and other potential patrons.

The businesses we surveyed provide 1,189 jobs to the community. With so many of these businesses citing NYU as a key partner and customer, the University and its expansion become an integral part of job stability and creation in Greenwich Village and nearby areas.

"NYU's presence in the neighborhood is crucial to the continued success of the business community. As a member of that community, I wholeheartedly support NYU's plan to grow its presence, to create more jobs, and to build a greater institution for its students. Our relationship with NYU, from co-hosting brunches to jazz classes and producing other kinds of special programming, is a testament to the importance of the University's ongoing presence in the neighborhood."

-Eaton Benson, Owner, Blue Note Jazz Club

# Recommendations

## Rent New Commercial Space to Small Businesses

During our survey, merchants familiar with the plan expressed concerns regarding the development of new commercial space as part of the proposal. Several small business owners and managers stated that additional competition from shops already having an established nationwide brand, central management and multiple locations could pose a threat to local merchants. The Chamber does not believe that the City should impose additional restrictions on the commercial space, but the University has the power to help protect the unique commercial character of the neighborhood.

NYU should commit to leasing newly developed commercial space to not-for-profit organizations or small businesses as defined by the U.S. Small Business Administration. The SBA defines a small business as one that is independently owned and operated, is organized for profit and is not dominant in its field. Depending on the industry, size-standard eligibility is based on the average number of employees for the preceding twelve months or on sales volume averaged over a three-year period.<sup>1</sup>

The University has an opportunity to help preserve the character of the neighborhood through development, encourage entrepreneurship, and show they are committed to the small business community. We believe the unique quality of the surrounding business district is a factor in what makes the area more desirable to prospective students and faculty. By leasing only to small businesses and not-for-profit organizations the university will help to maintain an even playing field for local merchants. This is most effective way for NYU to shape and advance the symbiotic relationship between the university,

businesses, and neighborhood as the area continues to develop.

## Establish a Grant Program to Help Businesses Impacted by Construction

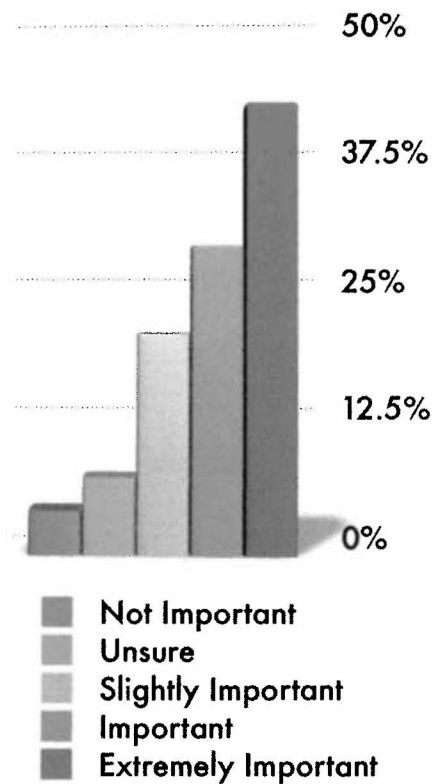
To aid businesses negatively impacted by ongoing construction, the University should create a grant program to assist business owners. The money should be set aside to pay for marketing campaigns to promote individual businesses, pay for signs when shops are obstructed by scaffolding, and provide rent or utility relief to those who qualify. The University should work with local elected officials, the Community Board, and business owners to develop the program.

That money will pay for a marketing campaign to promote the business district and a program that would offer free or discounted parking to people who shop there. A similar fund was established in 2010 to help merchants impacted by the Flushing Commons development in Queens.<sup>2</sup> These types of grant programs are only successful if business owners and developers work together to identify where they need additional support. It is important that we encourage developers to support local businesses, especially when their projects directly impact merchants.

## Additional Outreach to Businesses

During our survey we found that 54% of those surveyed were not familiar with the plan, or only vaguely knew of a plan for the university to expand. After talking to our members, it became clear that merchants that are part of the Greenwich Village Chelsea-Chamber of Commerce were more likely to be informed about the plan through our efforts. Although we have a substantial and diverse membership, we cannot reach

## How important is NYU to your business?



every business in the area. The Chamber recommends that the University mail information to the businesses in the zip codes 10011, 10010, and 10003.

Better informing local businesses about the NYU 2031 plan will give them an opportunity to ask detailed questions about the project, understand the project's benefits to the business community and express concerns surrounding the plan. The GVCCC is committed to working with the University to continue to reach out to local merchants.

Responses	Yes	No
We asked, and 110 small business owners, managers, and employees answered. Here are some of their responses.	<p><b>75</b></p> <p>Businesses said they expect to grow as NYU grows. This means more jobs and more options.</p>	<p><b>14</b></p> <p>Businesses claimed that they do not expect to grow as NYU expands.</p>
	<p><b>42</b></p> <p>Businesses are aware of the NYU 2031 plan</p>	<p><b>54</b></p> <p>Businesses have not yet learned any/enough information on the NYU 2031 plan. We're working on changing that.</p>

### References

1 - US Small Business Administration, "What is a Small Business?" <<http://www.sba.gov/category/navigation-structure/contracting/contracting-officials/eligibility-size-standards>>

2 - Fernando Santos, "Council Approves Plan to Build Flushing Commons" <<http://www.nytimes.com/2010/07/30/nyregion/30flushing.html>> July 29, 2010



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March 13, 2012

Hon. Scott Stringer, Manhattan Borough President  
One Centre Street, 19<sup>th</sup> floor  
New York, NY 10007

Hon. Amanda Burden, Chair, City Planning Commission  
22 Reade Street  
New York, NY 10007

Hon. Christine C. Quinn, Speaker, NY City Council  
224 West 30<sup>th</sup> Street, Suite 1206  
New York, NY 10001

Hon. Margaret Chin, Councilmember, 1<sup>st</sup> District  
165 Park Row, Suite 11  
New York, NY 10011

OFFICE OF THE  
CHAIRPERSON

MAR 16 2012

24620

**Re: Timing of City Council Hearings for NYU "Core" ULURP Applications**

Dear Borough President Stringer, Chair Burden, Speaker Quinn, and Councilmember Chin,

**We write to urge you to ensure that the City Council public hearings on the above-referenced applications do not take place during the summer months when many interested parties, including many NYU faculty and students, will be away and unable to participate in these public hearings.**

Because Community Board #2 did not issue its formal recommendations regarding the above-referenced applications until this week, the thirty-day review period for the Borough President now ends in mid-April, potentially leaving the sixty-day review period for the City Planning Commission to end in mid-June. **This would leave the fifty-day review period for the City Council to run from mid-June to July 31st. This could easily result in, or even (depending upon the City Council calendar) require, City Council hearings on this matter taking place at the end of June or in July.**

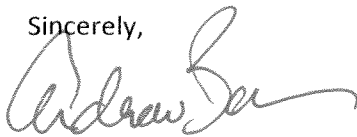
**This would severely hamper the public's ability to participate in the critically important public hearings at the City Council, where the final decision about these applications will likely be made.** As you know, participation in public hearings held on this issue thus far has demonstrated an overwhelming sentiment *against* approval of these applications. Thus holding the City Council public hearings during a time period when the broadest possible cross-section of the public was not able to participate would significantly favor the applicant, NYU.

**This should not be allowed to happen.** Because the Borough President and City Planning Commission have discretion as to how much of their review period they use, and because the City Council can plan its schedule in advance, this scenario is avoidable if action is taken now.

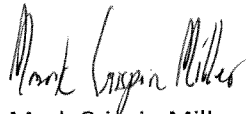
**Thus we strongly urge the Borough President, the City Planning Commission, and the City Council to coordinate your schedules and review periods to ensure that the application reaches the City Council in time to allow hearings to take place well before late June, when many interested parties, including NYU faculty and students, may be unable to participate.** Barring that possibility, I urge you to find a way to schedule the City Council hearings so they may take place after Labor Day, in the fall, when fuller public participation can be ensured.

Thank you for your attention to this matter.

Sincerely,



Andrew Berman  
Executive Director  
Greenwich Village Society  
for Historic Preservation



Mark Crispin Miller  
NYU Faculty Against  
the Sexton Plan  
(NYU FASP)



Scott M. Sommer  
New York Sub-Regional Director  
UAW Region 9A (GSOC/UAW,  
NYU Graduate Employee Union)

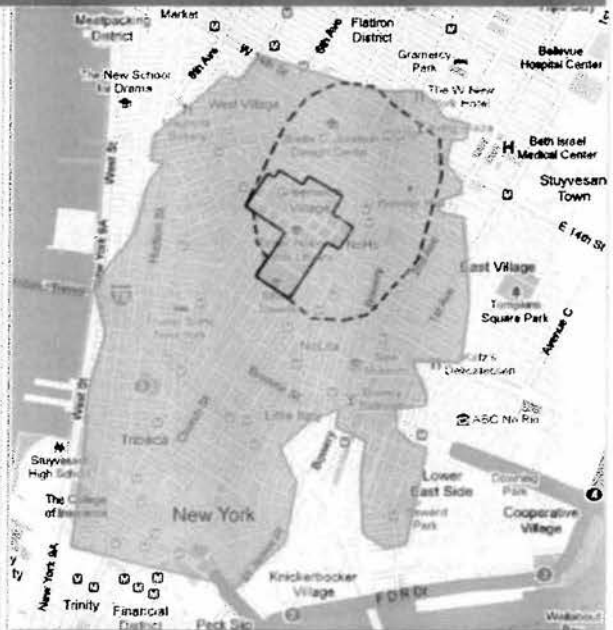


# The MYTH of the 10-Minute Walk From Washington Square:

*How NYU's Claim Its Facilities  
Must Be Concentrated in the Village  
Belies the Experience of Universities Across the Country*



Greenwich Village Society  
For Historic Preservation



[www.gvshp.org](http://www.gvshp.org)

232 East 11<sup>th</sup> Street

New York, NY 10003

## **The MYTH of the 10-Minute Walk From Washington Square**

In advocating for their controversial 20-year Village Expansion Plan, New York University's administration frequently makes the claim that considering alternatives like the Financial District are impractical, because they must locate their facilities within a 10-15 minute walk of each other around Washington Square.

But this belies the experience of universities across the country, which maintain their facilities spread out over considerably greater distances than a 10-15 minute walk. What follows are a series of maps showing a variety of U.S. college campuses of all sorts – urban, suburban, and rural, large and small, public and private – and the outlines of their campuses as compared to NYU's Washington Square "core" and surrounding facilities.

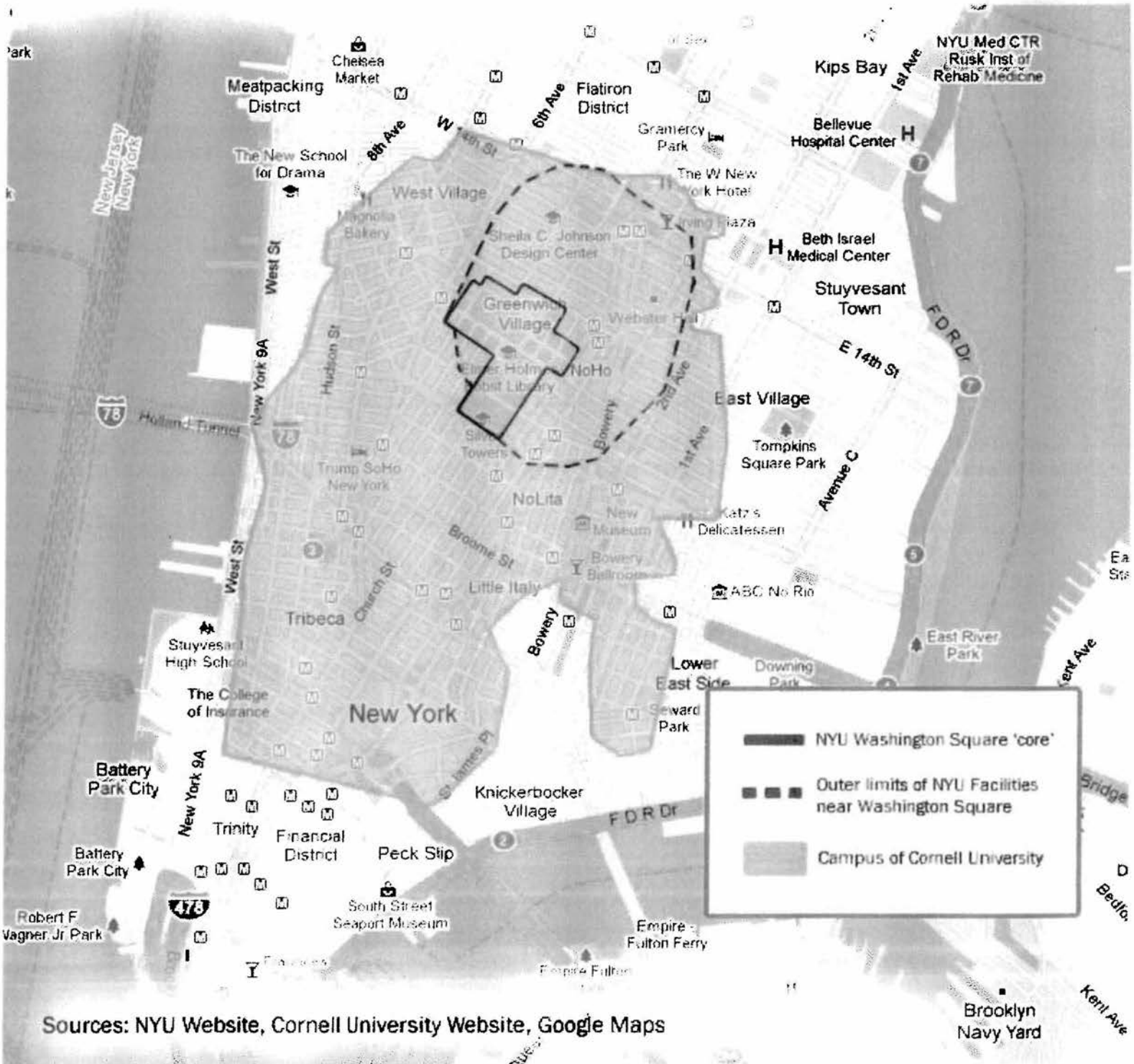
As becomes clear, most schools maintain campuses over distances the equivalent of those between Washington Square and the Financial District, and in many cases over considerably greater distances. Further, few if any of these campuses have the wealth of mass transit options that allow travel between Washington Square and a location like the Financial District to take as little as 5 to 10 minutes, and frequently require walking time of much more than 10-15 minutes, as NYU claims is essential.

# Campus Comparison

## NYU vs. Cornell University

NYU student population: 43,404

Cornell University student population: 21,131



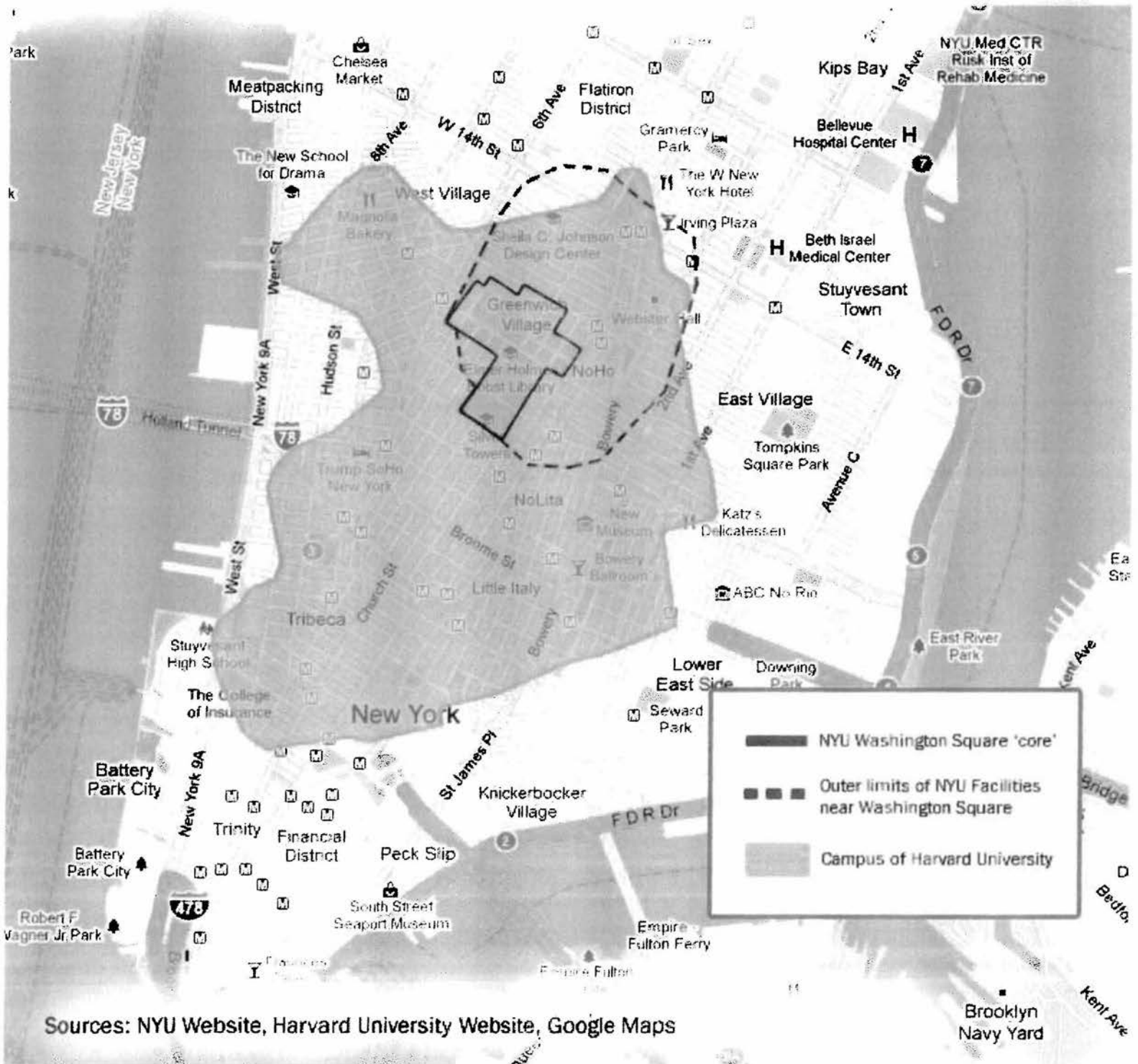
Sources: NYU Website, Cornell University Website, Google Maps

# Campus Comparison

## NYU vs. Harvard University

NYU student population: 43,404

Harvard University student population: 20,616



Sources: NYU Website, Harvard University Website, Google Maps

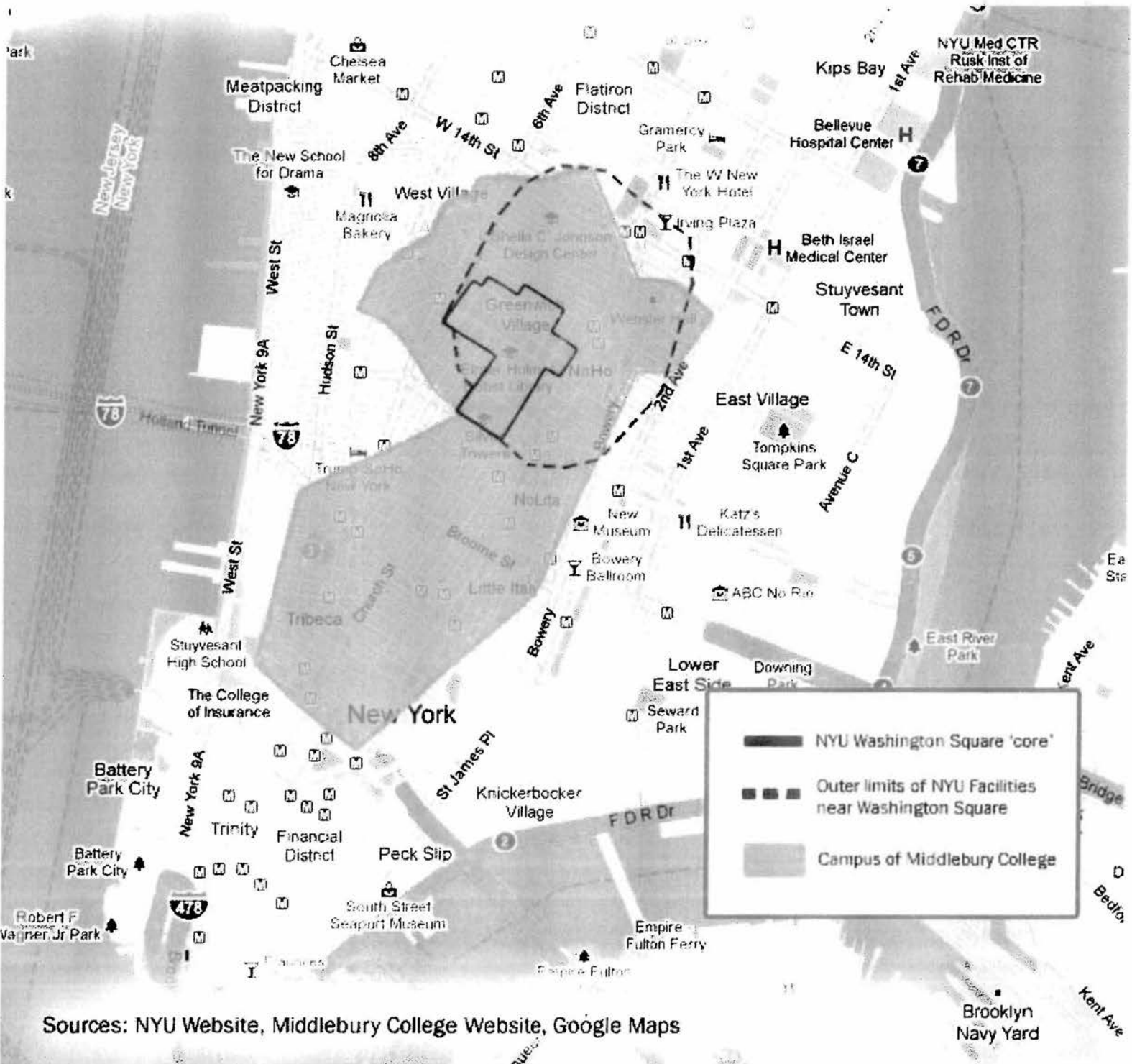


# Campus Comparison

## NYU vs. Middlebury College

NYU student population: 43,404

Middlebury College student population: 2,507



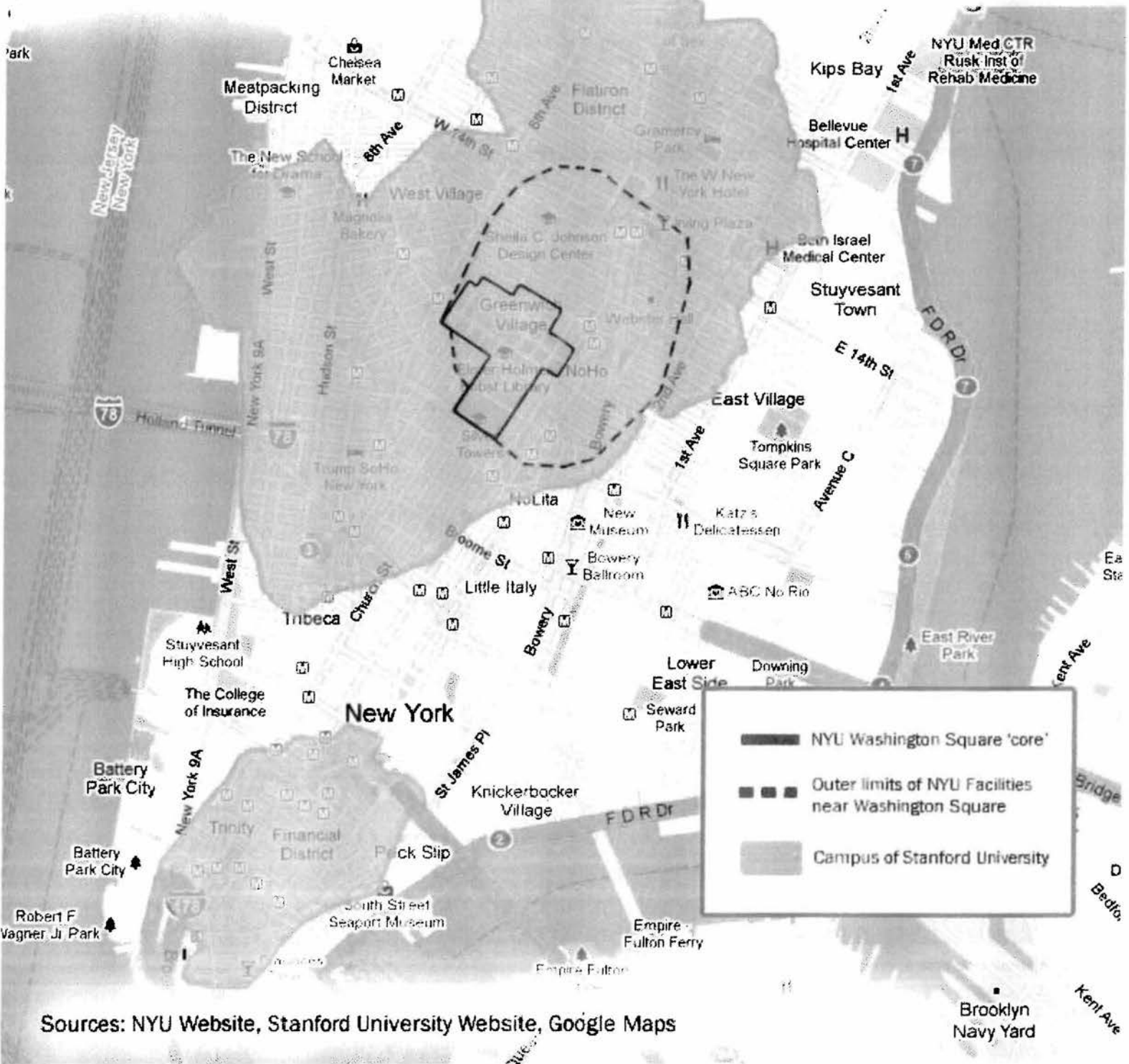
Sources: NYU Website, Middlebury College Website, Google Maps

# Campus Comparison

## NYU vs. Stanford University

NYU student population: 43,404

Stanford University student population: 19,945



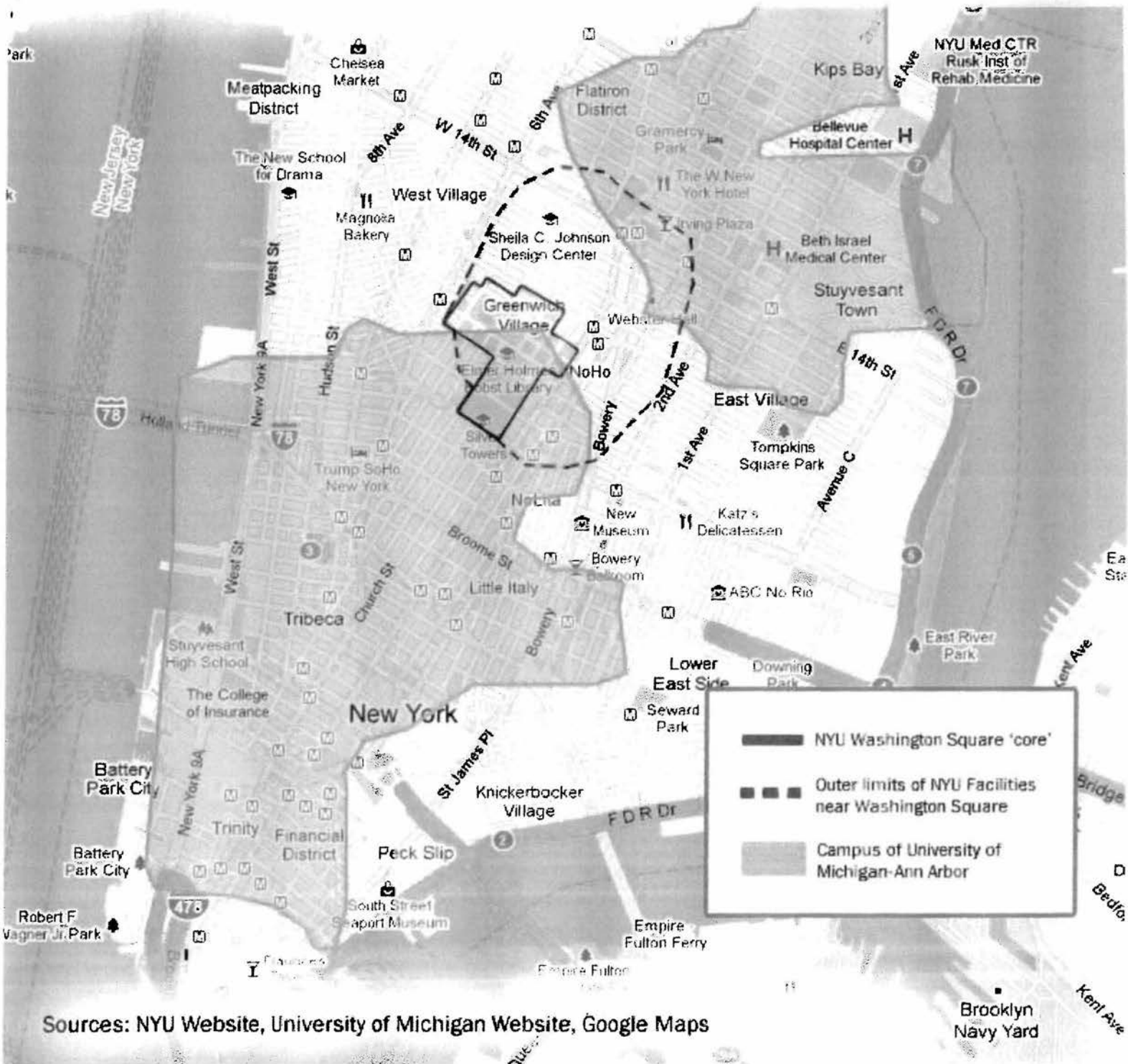
Sources: NYU Website, Stanford University Website, Google Maps

# Campus Comparison

## NYU vs. University of Michigan-Ann Arbor

NYU student population: 43,404

University of Michigan-Ann Arbor student population: 42,716

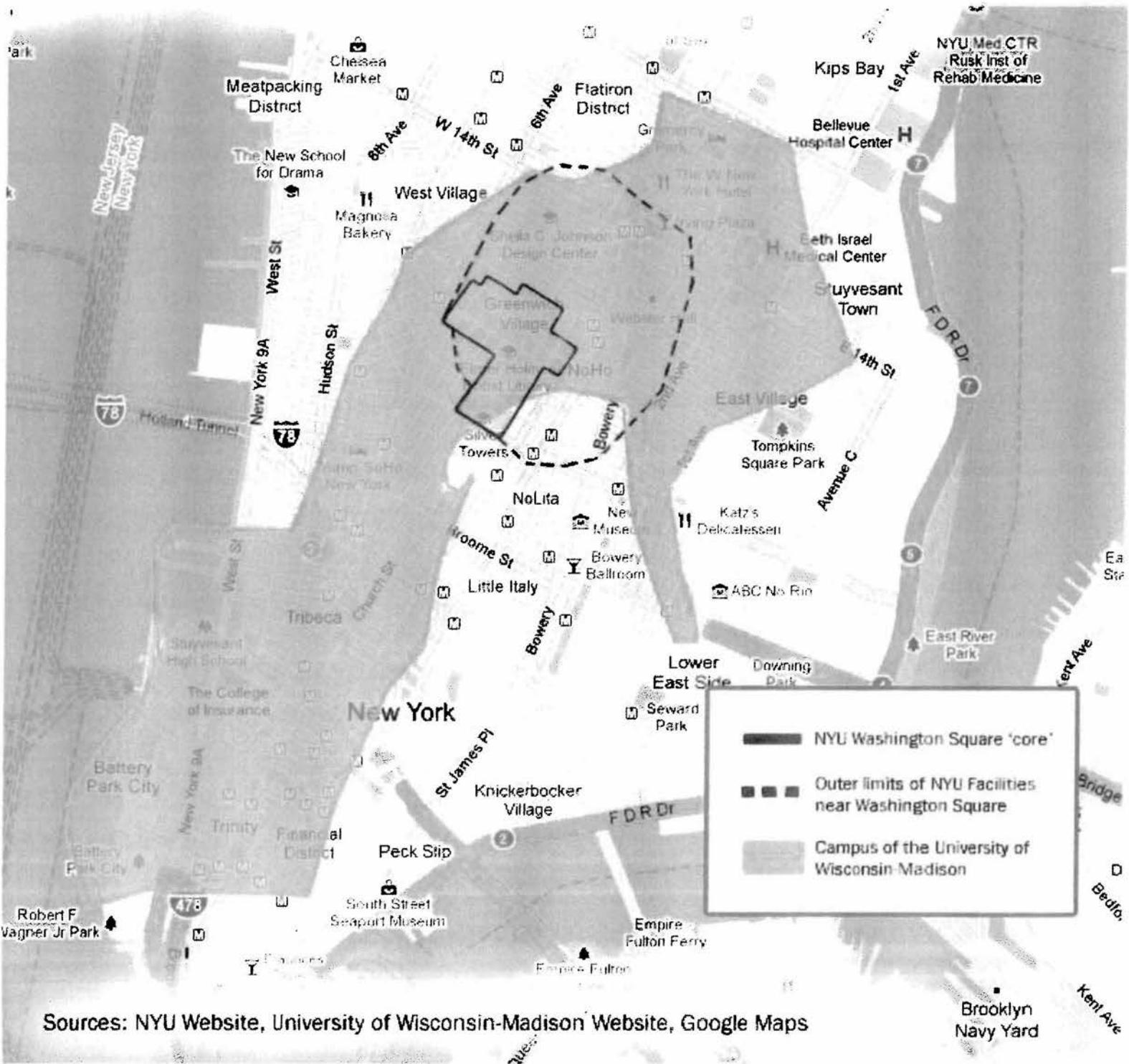


# Campus Comparison

## NYU vs. University of Wisconsin-Madison

NYU student population: 43,404

University of Wisconsin-Madison student population: 42,441

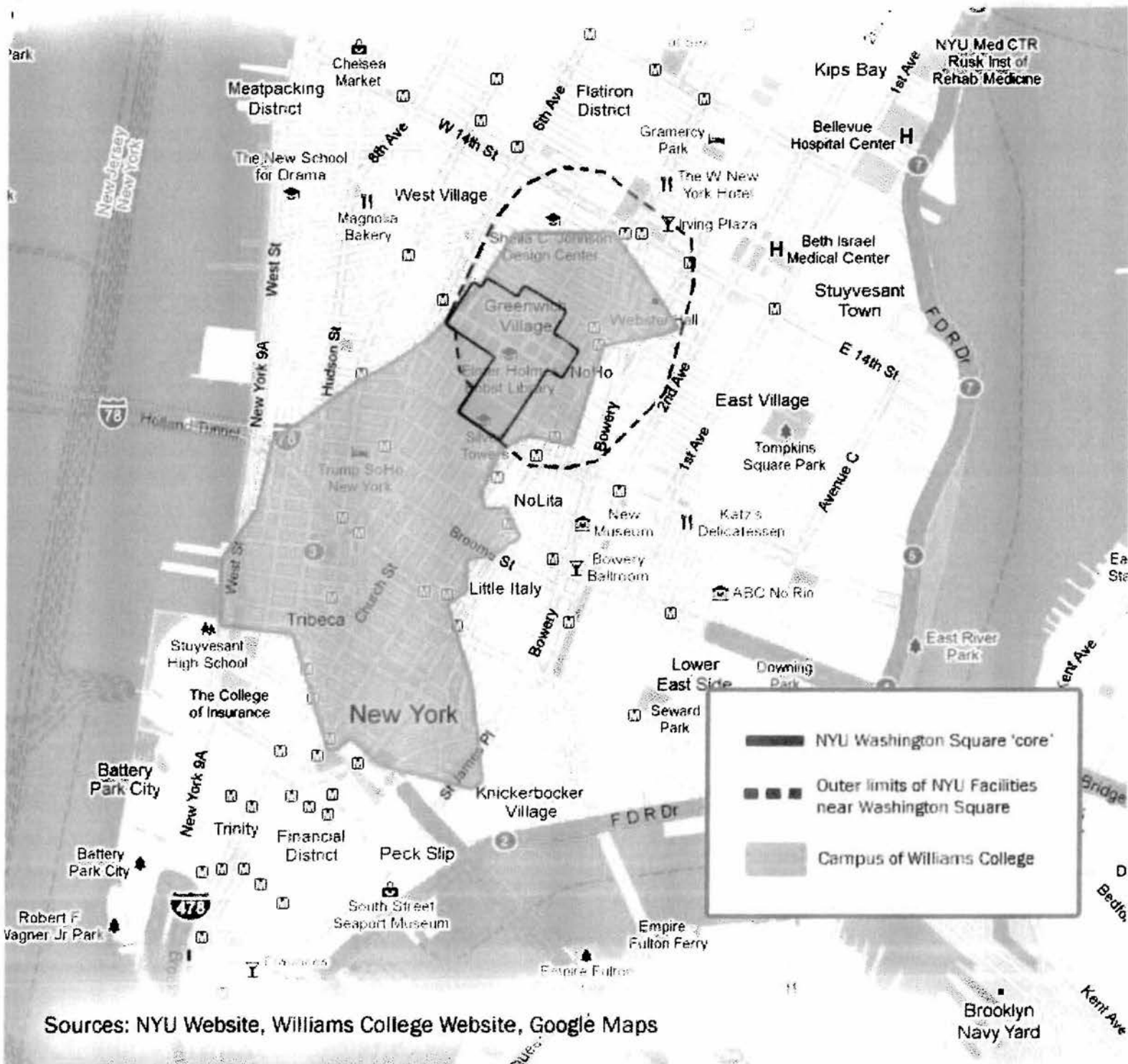


# Campus Comparison

## NYU vs. Williams College

NYU student population: 43,404

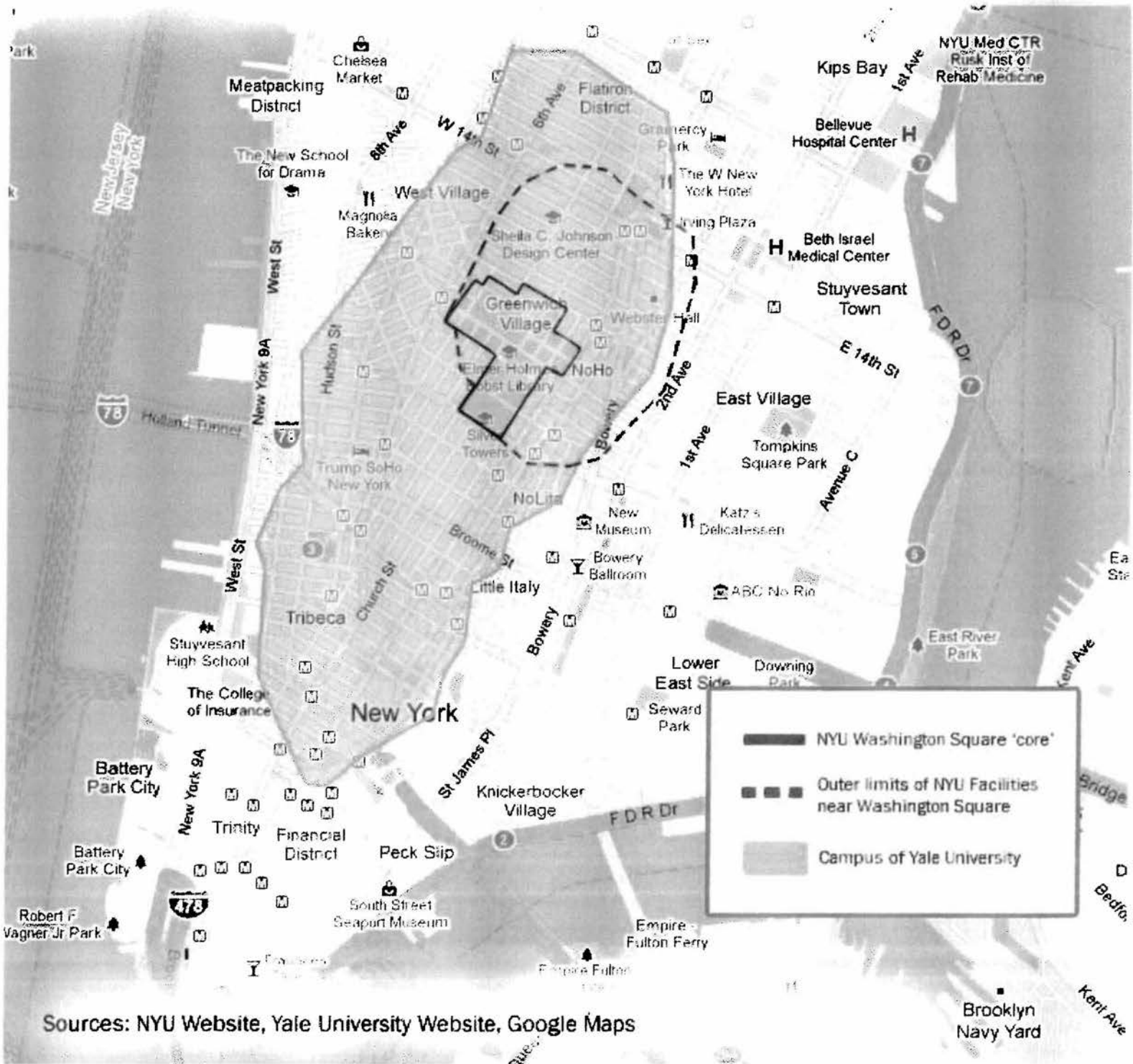
Williams College student population: 2,109



# Campus Comparison NYU vs. Yale University

NYU student population: 43,404

Yale University student population: 11,875



Sources: NYU Website, Yale University Website, Google Maps

# Too Big To Fit:

*How NYU's Controversial Plan to Add 2.5 Million Square Feet  
Of New Space In the Village  
Contradicts How University Growth Needs  
Are Being Addressed Across the Country*



**Greenwich Village Society  
For Historic Preservation**



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# Executive Summary

New York University is seeking to overturn long-standing neighborhood zoning protections, gut open-space preservation requirements, lift urban renewal deed restrictions, introduce commercial zoning in a residential area, and take over publicly-owned park space in order to facilitate their development of 2.5 million square feet of new facilities – the equivalent of the Empire State Building – in the blocks south of Washington Square Park. The plan has elicited a firestorm of opposition from NYU’s neighbors, faculty, and students. But the university claims that such a plan is not only necessary for it to grow, but the only way for it to do so.

However, NYU’s situation is hardly unique. Universities in other cities have had to confront the tension between their need or desire to expand and the limitations of the urban environment in which they are located and the desires for the preservation of neighborhood character and quality of life by surrounding communities.

What is different, however, is NYU’s approach. Other universities and other cities across the country have handled this challenge very differently, and successfully managed to balance these sometimes competing needs. Instead of seeking to shoehorn more and more facilities into an area with limited capacity to handle that growth, universities and cities have partnered to find nearby locations which can absorb the growth, and where the expansion of a university would be maximally beneficial to the city and leave room for continued growth of the university.

The following case studies are presented for the development of satellite campuses for Emerson College, the Georgia Institute of Technology, Suffolk University, Brown University, Harvard University and Columbia University.

Partnering with local elected leaders, the business community and residents, these institutions are or will be building satellite campuses in areas that were identified as targets for redevelopment or in underutilized, non-residential areas. This type of development for universities is a stark contrast to the approach NYU is advocating of continuing to chip away at or overwhelm an existing, vital neighborhood.

# Brown University Satellite Campus Case Study

## *Summary*

Brown University in Providence, Rhode Island, is a leading institution of higher learning noted for its exceptional liberal arts programs. Founded in 1764, the school expanded rapidly from 1938 to 1975 adding new academic programs and buildings to house them. After 1975 Brown University not only continued to construct more facilities but the size of the buildings themselves grew exponentially. In recent years the school has strived to build new science, medical, and research facilities to be more competitive.

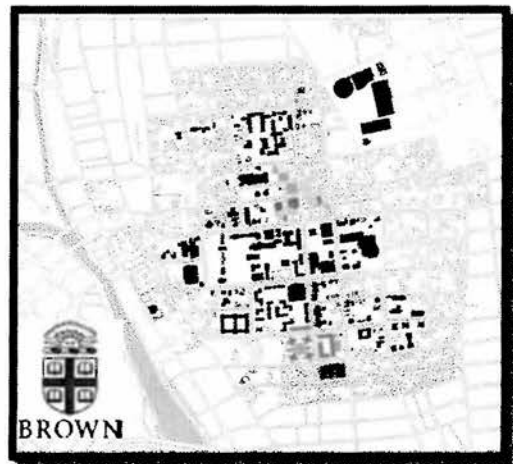
Brown University's 143 acre campus is located in College Hill, a richly historic residential neighborhood defined by its low sale brick and wood buildings that was the first permanent colonial settlement in Rhode Island. Brown University is also located in and surrounded by four historic districts.

**More than ten years ago Brown University completed master plan studies to guide its long term campus planning. These studies determined that expansion in College Hill was not viable for the large scale expansion needed to meet Brown University's needs. The solution was to develop a satellite campus in Providence's Jewelry District, a formerly robust manufacturing area that had been in decline for decades.**

This area was identified by the City for redevelopment to bring knowledge economy industries to Providence to revitalize the underutilized area and the region's economy. The Jewelry District offered many unimproved lots and former factory buildings with large footprints that were far better suited for the Brown University's long term growth than continuing to build in College Hill. Brown's construction and renovation of buildings in the Knowledge District has been well received by its students, faculty, College Hill neighbors and the city of Providence.

## *Brown University and Its Campus*

Brown University is an Ivy League institution founded in 1764 in Providence, Rhode Island that is ranked 15<sup>th</sup> among the nation's universities by *U. S. News & World Report*.<sup>1</sup> It has more than 8,000 students including 6,100 undergraduates and 2,300 graduate and professional students served by 3,600 employees including 700 full time faculty members. Brown's main campus comprises 236 buildings, totaling approximately 6.8 million square feet, on 143 acres in the College Hill neighborhood. The campus is located within and bounded by four city and/or National Register Historic Districts.



Most of the physical growth of Brown University occurred between 1938 and 1975 when dozens of academic, research and residential buildings were constructed to accommodate a growing student body. After 1975 new construction created larger, specialized buildings for the University's expanding athletic, science, engineering and medical research programs.<sup>2</sup>



*Expansion of Brown University Campus - 1870-2003 (campus buildings in red)*

## *The City of Providence, Rhode Island*



Providence, the capital of Rhode Island, is the state's most populous city. The Providence metropolitan area has more than 1.5 million residents.<sup>3</sup> Brown University is the city's second largest employer and the state's 7<sup>th</sup> largest employer.<sup>4</sup> Other institutions of higher

education in Providence include Johnson & Wales University, Providence College, Rhode Island College and the Rhode Island School of Design. Formerly centered on manufacturing and transportation, today Providence's economy is driven by the education and health services sectors.<sup>5</sup>

### *Brown University and the College Hill Neighborhood*



The neighborhood Brown University is located in, College Hill, is the city's most affluent with a median annual household income of more than \$100,000.<sup>6</sup> As the site of the first permanent colonial settlement in Rhode Island, it is steeped in history and its rich architectural fabric has been recognized with designation as

both a local and State/National Register Historic District. Though primarily residential, the neighborhood has vibrant commercial and retail corridors and is home to Brown University and the Rhode Island School of Design.

The Rhode Island School of Design and Brown University began with small footprints and have grown exponentially into the surrounding residential areas in the post-war era. In the 1950's Brown demolished or moved nearly 100 houses to construct new residential quadrangles, permanently altering the character of this historic neighborhood.<sup>7</sup> These actions drew such outrage from the community that the Providence Preservation Society was founded as a result.<sup>8</sup>

In charrettes held with members of the College Hill community by the Providence Department of Planning and Development, campus-edge conflicts were a recurring theme. Residents cited displeasure with the density, height and massing of Brown's buildings, as well as clashes between institutional, commercial and residential uses in the area.<sup>9</sup>



*"The impacts of Brown and RISD (Rhode Island School of Design) are both cultural and physical, affecting quality of life, community character and the physical development of the neighborhoods."*

Providence Department of Planning and Development

## *Brown University and the Development of a Satellite Campus*

More than ten years ago Brown University launched a long term planning initiative to guide future campus expansion that included a number of master plan studies to determine the best way forward. As a result of these studies the University decided that construction of new facilities to serve an expanding student body and more academic programs must be guided by a responsible and sustainable approach to the campus' physical development. Recognizing both the limitations and inappropriateness of planning for new construction within the College Hill neighborhood, two strategies were developed to accommodate the school's growth plans: 1) consolidation of buildings within the campus core and 2) developing satellite campuses away from College Hill.<sup>10</sup>

To consolidate the core, campus leadership at Brown University decided to cluster academic departments within existing buildings; explore adaptive reuse of underutilized historic buildings on campus; and to keep low scale historic structures in place at the campus edge to have a more contextually appropriate "face" to the community and serve as a barrier from larger campus buildings.<sup>11,12</sup>



*"I guess that we and the trustees ultimately realized that the neighbors were right - Brown is in a very fragile and beautiful setting ... I think that you've got to see any entity as part of a larger community and part of a larger environment."*

Frances Halsband of R. M. Kliment and Frances Halsband Architects, developer of Brown University Master Plan

Collaborating with the city and state governments, Brown University sought out potential satellite campus sites that not only offered a significant amount of developable land and/or underutilized buildings, but were also areas where Brown's presence would contribute to the economic and development goals of the City of Providence. Several potential long term satellite campus sites were identified throughout Providence and East Providence.<sup>13</sup> The first of such campuses to be developed is in a former industrial area known as the Jewelry District.

*"Once brimming with so many jewelry companies that Rhode Island was called the Jewelry Capital of the World, the district went into a tailspin 20 years ago...Left behind in the jewelry district were blocks of huge red-brick factory buildings. The vacant and deteriorating structures...were a depressing reminder of the industry's woes. They also posed a challenge to city planners, who wondered what they could do with them."*



Formerly a bustling industrial area along the Providence Harbor, the Jewelry District had declined into a neglected and largely underutilized area marked by a number of vacant parcels and surface parking lots. In the 1960's part of Interstate 195 was built through the District creating a barrier that cut it off from downtown. More than two

decades ago it was announced that Interstate would be realigned opening up a large amount of land and reconnecting the Jewelry District with downtown Providence.

Aligning the development plans for the area with goals to revitalize the regional economy by fostering growth in the knowledge economy, the City identified the Jewelry District as a potential "Knowledge District," a hub for biotechnology, life sciences, information technology and green technology industries.<sup>14</sup>

Following other successful planning models of this type, the City determined that a key component to the success of the Knowledge District would be anchoring it with local institutions like Brown University and nearby Johnson & Wales University to help foster new enterprises.<sup>15</sup> For Brown the Knowledge District was an ideal location for a satellite campus – it offered a number of vacant parcels, large industrial



buildings primed for adaptive reuse, was within a mile and a half of the main campus, and even closer to downtown. It should be noted that many of the buildings are within the Jewelry Manufacturing Historic District and the large buildings with tremendous square footage that constitute the district were well suited for adaptive reuse as institutional buildings.<sup>16</sup>



In the last decade Brown has acquired several buildings in the Knowledge District and converted them into facilities for its expanding biomedical science, research and related technology programs. The Laboratories for Molecular Medicine are housed in a former Speidel Chain Company factory, facilities for Psychology and Human Behavior Training and Research are in the 1920's Coro manufacturing

building and administrative and support facilities are located in Davol Square, a group of buildings that formed the complex of the former Davol Rubber Company.

In addition to facilities for Brown University, many of the school's buildings in the Knowledge District offer space to other institutions creating an environment of synergies and knowledge sharing. The Coro building also houses the Bradley Hasbro Children's Research Center and the Rhode Island Center for Innovation and Entrepreneurship has space in Davol Square.

In 2006 Brown acquired the former Brier Manufacturing Company building to convert the 137,000 square foot structure into a permanent home for its medical school. In the summer of 2011 Brown officially opened the Alpert Medical School its first dedicated building in the school's history. This new facility will enable Brown to increase its medical school enrollment by 20%. The restoration cost \$45 million, a fraction of what the university would have spent on new construction.



*"To have found a home in this beautiful building which exemplifies the sustainable, vibrant, and historic spirit of this renaissance city of ours is simply icing on a very sweet cake."*

Patrick Worth, M.D. 2011, former president of the Medical Student Senate, Brown University

Today there are about 1,000 Brown University students, faculty and staff working and learning in the Knowledge District and the response has been very positive. The proximity to downtown and other medical and research entities has been a boon.

While still transitioning into the "Knowledge District" from its former identity as the Jewelry District, the area has clearly progressed out of neglect and is on track to lead the city into the Knowledge Economy. Since the development of Brown's satellite campus there are

residential units in the area, restaurants, a myriad of services, a children's museum, award-winning arts and design firms, as well as pioneering technology and biomedical research entities. In 2009 *Bloomberg BusinessWeek* listed Providence as one of America's best small cities for startups.



# Emerson College Campus Relocation Case Study

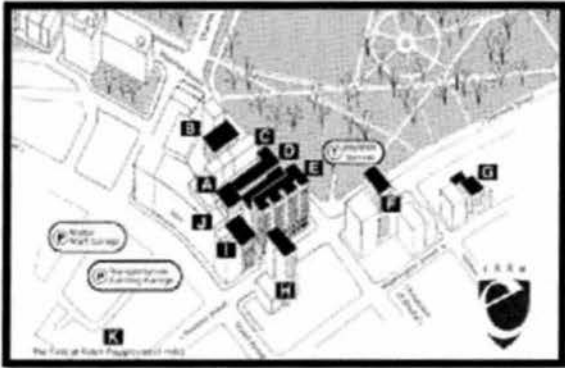
## *Summary*

Boston, Massachusetts' Emerson College began as a small law school for working students. As it developed into one of the best universities in the northeast, its approach to campus planning was to buy or rent non-purpose built buildings in the Back Bay, a neighborhood that developed in the mid to late 1800's.

The popularity of its flexible academic programs led to a marked growth in the number of applicants starting in the 1990's. Emerson College's facilities were not able to accommodate this growing demand and there were no viable options for large-scale expansion with the Back Bay, which is protected with designation as a local historic district. Emerson considered relocation out of Boston before deciding to move its campus from the Back Bay to Boston's former red light district.

The campus relocation to former red light district was aligned with the city's goals to redevelop the area. In 1983 Emerson College purchased a derelict historic theatre and rehabilitated it leading the school to purchase several other buildings in the area. By 2006 Emerson College had officially relocated from the Back Bay to what is now known as the Midtown Theater District. The move has been a success for the school enabling it to double its square footage, increase enrollment and its endowment. It has also been a success for the Midtown Theater District which has become a hotbed of development activity.

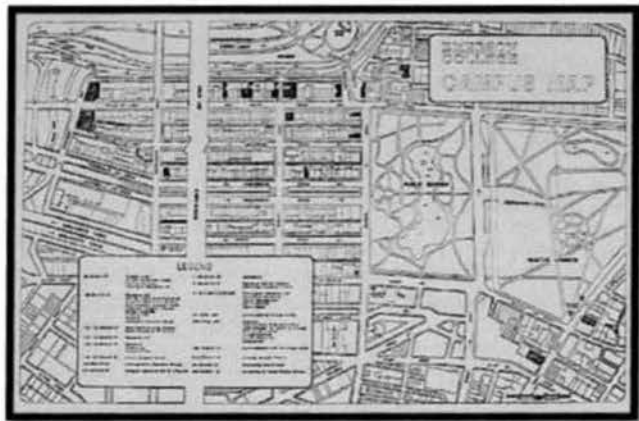
## Emerson College and Its Campus



What is today known as Emerson College was opened in 1880 as The Boston School of Elocution, Oratory and Dramatic Art with 10 students in rented space in downtown Boston, Massachusetts.<sup>17</sup> Since then the school has been lauded as a top-ranking college in the northeast by *U.S. News and World Report* and *The Princeton Review*, and has expanded to offer degrees in mass

communications, theatre arts, literature and publishing to more than 4,000 undergraduate and graduate students.<sup>18, 19</sup>

As Emerson grew, it acquired space for its campus in a piecemeal manner by renting and buying non-purpose built structures in Boston's Back Bay, a largely residential neighborhood known for its rich collection of 19<sup>th</sup> century homes. When the student population grew by 66% between the late 1970's and 1980's, this approach became unsustainable.<sup>20</sup>



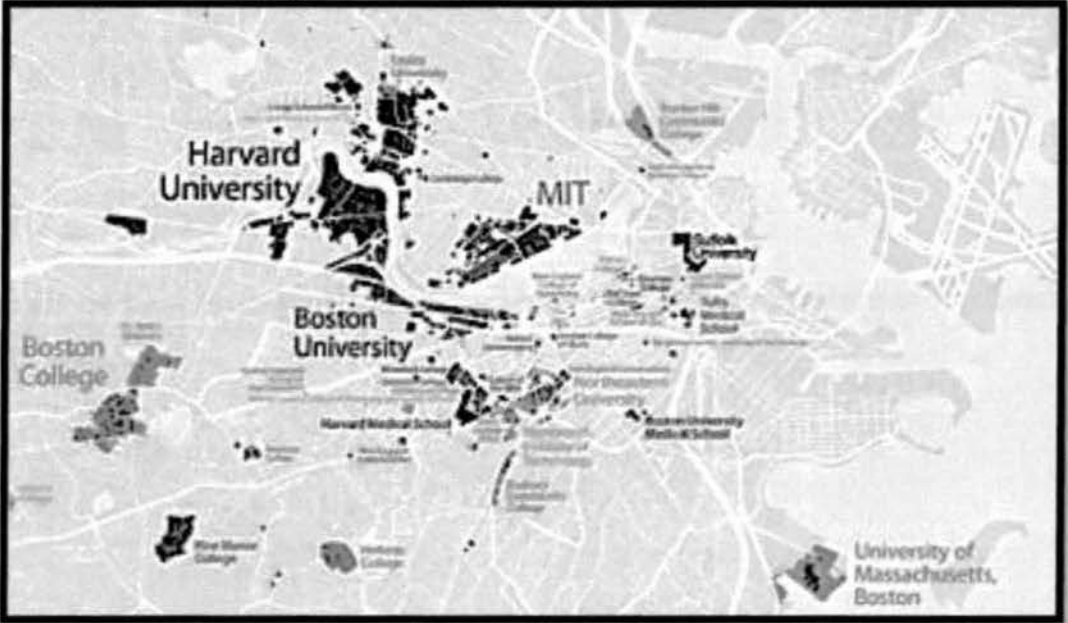
1992 Emerson College Campus Map, college buildings in black

## The City of Boston, Massachusetts



Boston, the largest city in New England, is also the capital of the state of Massachusetts. One of the nation's ten largest metropolitan areas with a population of more than 4.5 million, Boston has a diverse and robust economy fueled by the finance, publishing, tourism, management consulting and technology industries.<sup>21, 22</sup>

To say that Boston is a college town would be an understatement. There are more than 100 colleges and universities in the Greater Boston area including Harvard University, the Massachusetts Institute of Technology, Northeastern University and Tufts University, and nearly 10% of those employed in Boston work in higher education.



*Colleges and universities in the Boston Metropolitan area*

*Emerson College and the Back Bay Neighborhood*



The Back Bay neighborhood is one of the most affluent and historic neighborhoods in Boston. Once a bay between Boston and Cambridge, its creation from fill as a high-end residential district was the brainchild of architect Arthur Gilman. A planned neighborhood that developed in phases from the 1850's to the 1890's, the area's streetscapes are highly uniform while also representing the diverse

architectural styles popular during the era of construction, including Italianate, Gothic, Queen Anne, and Beaux Arts. The Back Bay is designated as both a local and National Register Historic District.<sup>23</sup>

In no small part due to Gilman's master plan for the neighborhood which established mandatory building setbacks, limited building heights and restricted building materials to stone and brick, the Back Bay looks much the same today as it did in the 19<sup>th</sup> century.<sup>24</sup>

After 60 years of functioning by renting space, Emerson College made the eastern section of the Back Bay its home in the 1930's when it made its first real estate purchases starting with an apartment building at 373 Commonwealth Avenue for student housing and two brownstones at 128 and 130 Beacon Street to house administrative offices and the school's first theater in the carriage house behind them.<sup>25</sup> In the 1960's, a post-war boom in enrollment led to the acquisition of apartment buildings in the western section of the Back Bay for student housing.



*Back Bay properties owned by Emerson College including left to right: 126- 130 Beacon Street the Division of Mass Communications, 303 Berkeley Street which housed the Division of Humanities and Social Sciences, the Student Union at 96 Beacon Street and 4 Charlesgate, a freshman residence hall*

*"Emerson College has for many years owned and maintained a number of historically significant buildings. The College has not demolished or significantly altered the exteriors of any of its buildings...Emerson recognizes the importance of preserving historic exteriors and restoring exteriors that have been significantly altered by others."*

While a good steward for its buildings in the Back Bay, Emerson College was aware of the limitations on its physical growth posed by the building size, scale and historic fabric of the neighborhood. Recognizing that staying in the Back Bay was no longer viable to meet the future needs of the College, its leadership explored a number of options including relocation to suburbs outside of Boston.<sup>26</sup>

## *Emerson College and the Decision to Relocate Its Campus*

The 1980s were a critical period for Emerson. It was seeing a tremendous rise in applicants while its ability to admit more students and expand its programs was severely hindered by its facilities in the Back Bay. Knowing that its buildings were inadequate, Emerson spent most of the decade, and a great deal of resources, attempting to move its campus to various suburbs of Boston - Bedford, Lexington, Beverly and Lawrence, Massachusetts where it ultimately failed in 1989.<sup>27</sup>

*"We knew we had to do something different. Emerson was in a lot of financial trouble and ordinary solutions wouldn't have worked."*

Robert Silverman, Vice President of  
Administration and Finance, Emerson College  
(1992-2006)

At the same time as the College was exploring its options outside of Boston, it also evaluated financially feasible relocation options within Boston. Among the sites that were included in these discussions was a downtrodden neighborhood known as the "Combat Zone" in downtown Boston.

The Combat Zone had once been a fashionable commercial and entertainment district with large movie houses, theaters, office buildings, stores and restaurants. Like so many of America's cities in the 1960's, areas of downtown Boston, including the Combat Zone, fell into decline through a combination of urban renewal



*"Once upon a time, there was a slice of Boston called the Combat Zone... What it was, was a rodeo. On any given night from the '60s into the '80s, you'd find scores of prostitutes on parade. They worked the sidewalks like they owned them, which they did."*

projects and flight to the suburbs. The Combat Zone's deterioration was accelerated when an urban renewal project to create a new government center demolished Scollay Square, the heart of the vice zone at that time, pushing the red light district into the Combat Zone. The city of Boston put its stamp of approval on this degradation when it zoned the area an adult entertainment district in an attempt to contain

vice activity.<sup>28</sup>

By the 1980s the city had a change of heart and identified the Combat Zone as a target for redevelopment citing both its numerous surface parking lots and “handsome but underutilized” buildings.<sup>29,30</sup> The Combat Zone, rebranded as the Midtown Cultural District/Theater District, had also come to the attention of Emerson College for similar reasons.

In 1983 while still struggling with its suburban relocation plans, Emerson purchased a derelict 1903 movie house on Tremont Street in the Combat Zone with the intent to restore it to its former glory and utilize it as a performance space. The renovation of the Cutler Majestic Theatre was a resounding success and continues to be a beacon of progress for the university and the neighborhood.



*Emerson College's Cutler Majestic Theater in 1983 during renovations, left and today, at right*

Under the leadership of new President Jacqueline Weiss Liebergott and Vice President of Administration and Finance Robert Silverman, Emerson took a closer look at the Theatre District as a site for expansion and ultimately relocation. The area offered a number of large historic office buildings and theatres that were ripe for renovation and in many ways ideal for the types of academic programs offered at Emerson.

Following the tremendous expenses incurred from the failed moves, Emerson's financial resources were limited but real estate prices in the “Combat Zone” were quite low. Emerson had a history of owning and renovating historic buildings so the older (often landmark protected) building stock in the area was viewed positively. And unlike the spread out campus in Back Bay, Emerson would be able to acquire adjacent properties to create a more campus-like experience.

In 1992 Emerson acquired a 14-story building that was once the Boston Edison Co. at \$25 a square foot, considered a phenomenal deal. Emerson purchased and restored several more

historic buildings in the Midtown Theater District financed by the sale of its assets in the Back Bay. By 2006 Emerson had officially relocated its campus to the Theatre District.

*"The result is an urban college that is rapidly distinguishing itself as a hip place where students can sharpen performing arts skills, get the kind of training that Hollywood or New York demands, and, most importantly interact with leaders of the entertainment industry, thanks to a growing list of successful alumni getting involved."*



The relocation of the Emerson College campus to the Theater District was unquestionably a success for the school and the city of Boston. Emerson doubled the square footage of its buildings; has been able to increase its national reputation (today 4/5 of its students are from out of state compared to 2/3 before the move); increased enrollment from 2,600 to 4,000 students while raising its admission standards; and has increased its endowment from \$4 million in 1992 to \$87 million in 2005.<sup>31, 32, 33</sup> The streets are now populated with a vibrant community of students and theater goers and a number of other new developments have also been completed.

The Theater District has been restored to its former glory and Emerson was recognized with a number of awards for its work to revitalize the area including the National Preservation Honor Award (2004) from the National Trust for Historic Preservation, the Massachusetts Historical Commission Preservation Award (2003), the Historic

*"I've watched Emerson from a distance with admiration. A number of things have come together. The move to downtown was absolutely brilliant, both for the city in terms of revitalizing the area and for Emerson."*

Richard Freeland, Massachusetts Commissioner of Higher Education, former President Northeastern University (1996-2006)

Preservation Award by the Boston Society of Architects and twice recognized as the Best of Boston (1989, 1992) by *Boston Magazine*.



# Georgia Institute of Technology Satellite Campus Case Study

## *Summary*

Founded in 1888, the Georgia Institute of Technology in Atlanta has a 400 acre campus to accommodate its 20,000 students. It is a top 50 university and consistently highly ranked for its engineering programs. Like many other universities, the post-war baby boom led to expansive physical growth for Georgia Tech to meet higher student enrollment. In this era Georgia Tech expanded into adjacent historic residential and commercial enclaves, wantonly demolishing structures.

By the late 1990's the school realized that its facilities were suffering from deferred maintenance and were not up to the standard of its academic reputation. Additionally, master plan studies identified the need for an additional 3 million square feet of facilities. Neighborhood groups mobilized when Georgia Tech announced more development in these historic areas. At the same time a business improvement district in a distressed, underutilized area known as Midtown began seeking the school's support for its redevelopment plans.

What began as a small construction project for Georgia Tech in Midtown blossomed into a 3 million square foot, four block mixed-use development known as Technology Square and Centergy. These facilities included academic, research, business development, conference, retail and office space and became the key to fostering additional development in the area. **Georgia Tech's expansion into Midtown was a success for the area and the University, whose endowment has grown tremendously along with its research funding since the development was completed.**

## *The Georgia Institute of Technology and Its Campus*



The Georgia Institute of Technology was founded in 1885 in Atlanta as the Georgia School of Technology to help the post-Reconstruction South move into the Industrial era. Georgia Tech has grown from a regionally focused trade school to one the nation's top 10 public universities with a top five ranked school of engineering.<sup>34</sup> It has a large 400 acre campus in central Atlanta totaling more than 7 million gross square feet to accommodate

more than 20,000 undergraduate and graduate students and 4,000 faculty and staff members.<sup>35</sup>

While a leader in its academic programs, Tech struggled for many years to accommodate its large student body and felt hindered by facilities that did not meet the state of the art needs of an institution focused on science and technology-based fields.<sup>36</sup> A master plan study completed in 1996, the first in 25 years, found that the University needed more than 3 million additional square feet of facilities and that 75% of its academic space was in poor condition and/or obsolete.<sup>37</sup> In addition, prior to the construction of facilities and housing at the campus for the 1996 Summer Olympics in Atlanta, Georgia Tech was only able to provide housing for 35% of its students.<sup>38</sup>



*The development of Georgia Tech's campus left to right: 1920's, 1950's, 1960's and 1990's*

## *The City of Atlanta, Georgia*



Atlanta, Georgia, one of the largest cities in the South, has a population of more than 5 million people in the metropolitan area.<sup>39</sup> Unlike other cities of the South that developed around the shipping industry like Charleston and Savannah, Atlanta was a hub for railroad transport and had a number of manufacturing concerns helping to sustain its economic viability beyond that of its peers. Today, its

economy is robust in so small part due to it being the home of Fortune 100 companies including United Parcel Service, The Coca Cola Company and The Home Depot.<sup>40</sup>

While other cities have been experiencing population decline, the metropolitan Atlanta area has gained more than a million residents from 2000 to 2008.<sup>41</sup> The city boasts a highly educated population; 43% of adults have a college degree compared to the national average of 27%.<sup>42</sup>

The city is lush and green but bisected by numerous highways and roads. Virtually without natural barriers – mountains or bodies of water – Atlanta’s growth has been expansive. Nevertheless its neighborhoods and their connectivity are hindered by the highway, road and rail systems. Despite this infrastructure, the population boom in Atlanta has exceeded the capacity of the roads, earning Atlanta the number one spot on *Forbes’* list of worst cities for commuters in 2008.<sup>43</sup>

## *Georgia Tech and Its Impact on Surrounding Neighborhoods*

As it expanded from 4 to 400 acres, Georgia Tech swallowed up entire neighborhoods in Atlanta. The school consumed the Hemphill Avenue neighborhood in the 1960’s; forever changed the face of Bellwood and has taken chunks of Home Park for its campus.

In 1965 a master plan was developed for Georgia Tech to address the potential for enrollment to grow to 25,000 students by 1985. This master plan established the need to expand the campus from its 153 acres to 400 acres in anticipation of

*“The place we now know as west campus was, at one point, a vibrant neighborhood. The Couch Building was an elementary school ... The Burger Bowl functioned as a city park ... and a portion of (the) Woodruff dorms sit where there were once churches. Unfortunately, it was a neighborhood in the wrong place at the wrong time.”*



the larger student body.<sup>44</sup> The means to achieve the additional 250 acres was by tearing down the bordering Hemphill Avenue neighborhood. The school had been growing in small bursts since its founding this expansion into the Hemphill Avenue area as the first large scale campus expansion in its history. This massive expansion of Georgia Tech's campus demolished more than 200 buildings in a once-vibrant though poor neighborhood that is now completely gone.

The Bellwood neighborhood developed along Marietta Street, a lively corridor of retail and industrial activity, surrounded by worker housing. The neighborhood fell into decline as the manufacturing sector weakened and people moved to the suburbs in the 1950's and 1960's. Georgia Tech seized upon the area's decline as an opportunity for its expansion and bought up wide swaths of retail buildings for its West Campus, replacing the historic fabric with brutalist style buildings surrounded by surface parking lots.<sup>45</sup> Today, because of the school's development activity, little is left of this once vibrant neighborhood.

Home Park was rural until the Atlantic Steel Company built a major manufacturing facility in



*Marietta Street in Bellwood in the 1880s, left and today, right (Tech facility pictured)*

the area in the early 1900's.<sup>46</sup> Other large manufacturing concerns soon followed fostering a boom of residential development. By the 1920's Home Park had developed into a charming neighborhood of low slung, arts and crafts style bungalows that earned it the designation of "Atlanta's best kept secret."<sup>47</sup>

Georgia Tech had expanded into this neighborhood in the 1950's, buying up homes and demolishing them. The neighborhood came under siege in the late 1990's when a



large developer, Turner Broadcasting, and Georgia Tech developed plans for major non-contextual construction in the area that would involve demolition of buildings.<sup>48</sup> Faced with these daunting projects and concern about the impact on the neighborhood, the Home Park Community Improvement Association was formed to organize the community and protect the neighborhood.<sup>49</sup>

### *Georgia Tech and Its Decision to Build a Satellite Campus in Midtown*

In 1996 Georgia Tech had a new president, Wayne Clough, who found its physical plant did not meet its reputation. The school was saddled with significant deferred capital investment and obsolete facilities that limited its competitiveness. Clough initiated a master plan study that identified the need for an addition 3 million square feet of space and recommended further expansion into the adjacent Bellwood and Home Park areas, in addition to infill construction.<sup>50</sup>

While Georgia Tech was considering campus expansion into these residential neighborhoods, it was ignoring the adjacent Midtown neighborhood, which was directly east of the campus but had been separated from it by the construction of Interstate 75/85 in the 1950's. The highway was widened to 14 lanes in the 1980's as part of the infrastructure improvements for Atlanta's winning Olympic bid.

Midtown was once a high-end residential neighborhood at what was at the time then the northern boundary of the city limits. The area flourished as streetcar lines were built and its main streets were among Atlanta's most popular shopping destinations.



The creation of the Interstate in the 1950's erased a number of Midtown's streets and buildings, creating a tremendous physical and psychological boundary.<sup>51</sup> The construction of the interstate system quickened the exodus to the suburbs of area residents, aiding the downfall of Midtown. By the 1960's Midtown's fine homes were being used as rooming houses and a significant number of them were burned or demolished by desperate owners.<sup>52</sup> The construction of the MARTA Rail line led to additional disruptions and demolitions. By the early 1990's the area was marked by vacant lots and underutilized buildings and had earned a seedy reputation, though it was in close proximity to the blossoming central business district.

In the 1980's the Midtown Alliance was formed by business leaders to promote redevelopment. The activities of the Alliance came to Georgia Tech's attention in the late 1990's, and land was

purchased in the area initially only for Georgia Tech's continuing education and hospitality programs.

*"Universities have grown to be such large institutions that they have a moral and practical obligation to take leadership roles in their communities to improve them."*

Wayne Clough, President Emeritus, Georgia Institute of Technology

From its founding as a technical school to its mission today, supporting business development is at the core of Georgia Tech. Soon, Tech realized that its modest plans for Midtown would not really be of much help with the area's redevelopment goals.<sup>53</sup>

Midtown offered large parcels of vacant land, parking lots and underdeveloped sites that were

ideal for the large scale development that Georgia Tech needed to fulfill its goal of building an additional 3 million square feet. Working with local political and business leaders, in 2001 Georgia Tech embarked on the development of a number of facilities in Midtown including a new school of business, a hotel and conference center, a global learning center, an economic development institute, business incubator and state of the art facilities

for technology, media, engineering and research programs.

Completed in 2003, the four-block mixed use development known as Technology Square and Centergy, with ground floor retail, restaurants and office space, has become the "beta project" of the redevelopment of Midtown.<sup>54</sup>

Since the construction of Technology Square and Centergy, Georgia Tech's campus has gained an

*"This will change the way we are perceived by the business community. It will provide an opportunity to bring people in and expose them to the quality of our students and staff."*

Nathan Bennet, Associate Dean, DuPre College of Management, Georgia Institute of Technology

additional 4 million square feet of space and seen its

endowment quadruple.<sup>55</sup> The departure from a traditional campus setting has also been well received by students who appreciate being able to study, shop, work, play and live in the new setting. The school has



*\*The Georgia Tech Technology Square  
– Centergy project in Midtown shows,  
quite dramatically how a university  
can serve as a significant generator of  
economic opportunity and health for  
a changing economy.\**

also benefitted from being physically closer to the business community.

To facilitate ease of access and reduce the impact of the highway the Atlanta Department of Transportation is creating pedestrian friendly bridges to cross the Interstate and reconnect Midtown with western neighborhoods.

The completion of Georgia Tech's development has been a success for Midtown, the neighborhood has since added thousands of residential units and millions of square feet of new office space and real estate prices have quadrupled.

# Suffolk University Satellite Campus Case Study

## *Summary*

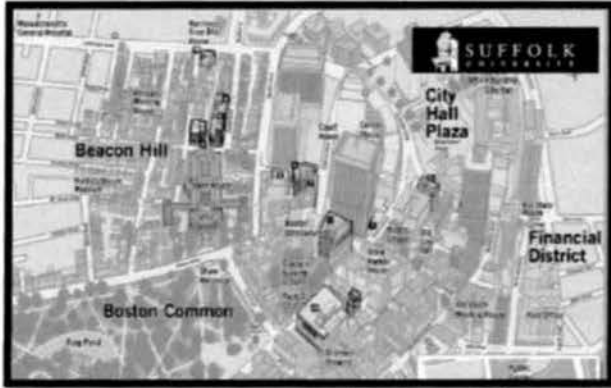
Suffolk University was founded more than 100 years ago in Boston, Massachusetts. From its beginnings as a law school for part-time students it has become one of the fastest growing schools in the Northeast. Suffolk University was a commuter school until the mid-1990's when it constructed its first students dormitory. Striving to break out of this categorization and to be more competitive, the university wanted to offer more student housing, better athletic facilities, and enhanced students services.

With more than 10,000 full and part time students in undergraduate and graduate programs, Suffolk University had begun to outgrow its facilities in Boston's Beacon Hill, a residential area whose architectural and historic significance is recognized with both a local and national register historic districts. Starting with a Massachusetts Supreme Court battle in the 1970's that blocked construction of a building proposed by the University, the Beacon Hill Civic Association has vigorously fought the school's development plans. The most recent clashes led to covenants barring the school from developing within the residential core of the neighborhood as well as capping its enrollment to 5,000 full time students.

**Consulting with the Boston Redevelopment Authority and a stakeholder task force, sites for Suffolk University's expansion were identified in areas of downtown Boston that were physically more appropriate for the school's needs and in close proximity to its Beacon Hill campus. As a result, Suffolk University began rehabilitation of underutilized buildings in Downtown Crossing, an area that was once considered Boston's Main Street. These developments have offered the university the appropriate building scale and footprint to meet its needs and have been welcomed by the Downtown Crossing neighborhood.**



## Suffolk University and Its Campus



Suffolk University was founded in Boston, Massachusetts in 1906 by attorney Gleason L. Archer as a law school for working students. Today, the former 'night school' offers a dynamic array of academic programs and degrees to nearly 10,000 full and part-time graduate and undergraduate students while still catering to meet the needs of non-

traditional learners through day, evening, online and yearlong academic offerings. Its academic reputation has earned it recognition from The Princeton Review and *U. S. News and World Report* as one of the country's "best colleges."<sup>56</sup>

The desirability of Suffolk's offerings has appealed to both traditional and non-traditional students. The number of undergraduates has doubled since 1996 and the University has seen the number of new applicants increase by 137% between 2002 and 2007.<sup>57</sup> With more than 90% of incoming freshman requesting on-campus housing, Suffolk built its *first* residence hall in 1996 and is working to meet the goal of housing at least 50% of its full time undergraduate students.<sup>58</sup>

	1996-1997	1997-1998 <sup>2</sup>	1998-1999 <sup>2</sup>	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008 <sup>2</sup>	Total Percent Change 1996 to 2008
<b>Undergraduate</b>	2,515	2,535	2,796	2,900	2,950	2,906	3,166	3,460	3,833	4,178	4,612	4,945	96.6%
<b>Graduate</b>	782	739	708	732	802	811	914	951	958	902	1,007	998	27.6%
<b>Law School</b>	1,503	1,487	1,486	1,466	1,471	1,456	1,471	1,471	1,480	1,484	1,459	1,300	-6.9%

Since the 1990's Suffolk has strived to be more competitive in the academic marketplace, in particular working to shed its image as a "commuter" school by offering on-campus housing, more athletic facilities and enhanced student services. These efforts have been met with resistance by its Beacon Hill neighbors.

## *The City of Boston, Massachusetts*



Boasting a metro area population of 4.5 million, Boston is one of the largest cities in the northeast United States. The city is well known as the Silicon Valley of the east coast and a center for business and management consulting. Its leading edge in these industries is in part fueled by the density of institutions of higher learning in the metro area, including more than 100 universities and colleges.

This has also created a unique problem for the city. The severe deficiency of on-campus student housing has unleashed a flood of students into the retail rental market. Not only has this inflamed longstanding town-gown conflicts but also inflated the rental market as student renters (often many to one apartment) have driven up housing costs, pushing families out of neighborhoods.<sup>59</sup> To address this problem, Boston's Mayor Thomas Menino issued an order in 2008 requiring that all universities provide housing for at least 50% of their students and limiting the number of students that can occupy an apartment to no more than four.<sup>60</sup>

*"Universities and colleges are crucial to Boston's economy and prominence but, institutional expansion needs to be done in a way that is in harmony with our great neighborhoods."*

Mayor of Boston, Thomas Menino

## *Suffolk University and the Beacon Hill Neighborhood*



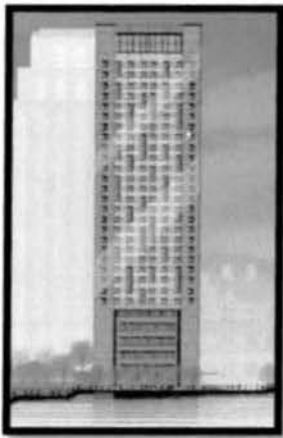
Beacon Hill developed at the turn of the 18<sup>th</sup> century in three parts - the residential areas of the South Slope and the North Slope and the commercial area known as the Flat of the Hill. From 1800 to 1850 the South Slope developed as a residential community of brick row houses for Boston's elite, known as the Boston Brahmins.<sup>61</sup> It is quite picturesque with cobblestone streets, brick

walks and Federal and Greek Revival Style rowhouses. The South Slope of Beacon Hill was designated an historic district in 1955.



In contrast to the aristocratic residents of the South Slope, the North Slope developed as a community of free African-Americans, many of whom worked for the Brahmins. Its buildings were mostly simple wood or brick structures that were replaced by tenements in the 1900's but the area is rich in history with stops on the Underground Railroad, the first public school for African Americans and the first integrated school in America.<sup>62</sup> In the middle of the 20<sup>th</sup> century the North Slope was a target for an urban renewal project, leading Beacon Hill residents to advocate for an historic district to protect what remained. The South Slope was designated as an historic district in 1963.

While a wonderful neighborhood, Beacon Hill's historic building fabric and lack of open sites for development was less than an ideal location for Suffolk University to expand. Its highly active and civically-minded residents were staunchly opposed to the University's continued growth in Beacon Hill.



tower was met with staunch resistance from the community, ultimately leading to Boston Mayor Menino nixing the plan.<sup>64</sup>

Starting with a successful lawsuit that challenged Suffolk University's plan to construct a nonconforming building in 1970, the Beacon Hill Civic Association has led the charge in preventing the University from overdevelopment in the area.<sup>63</sup> Following the construction of a high rise dormitory in 2003, Suffolk announced plans to construct another out-of-scale, non-contextual building in Beacon Hill. The proposed 22-story

*"We know we don't have to worry about Suffolk building in certain areas anymore. We had reached a saturation point where we really couldn't take anymore."*

Robert Whitney, Board Member,  
Beacon Hill Civic Association

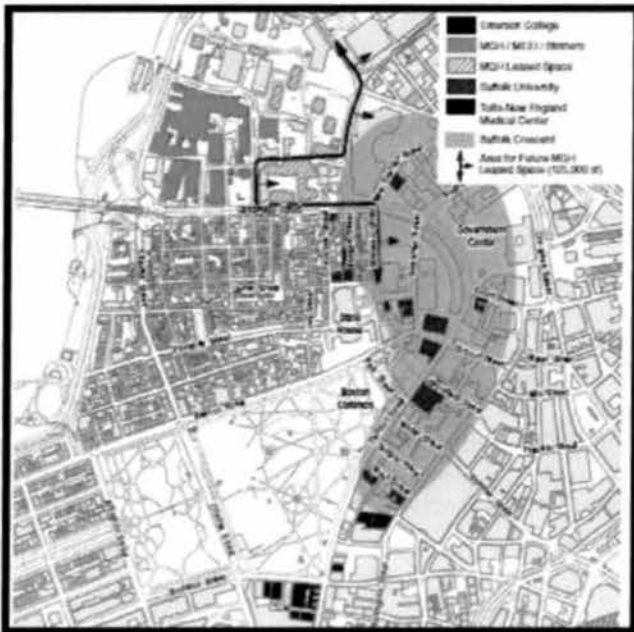
In 2008 the struggle between the school and the neighborhood over another new building led to a landmark pact between the Suffolk University and the Beacon Hill neighborhood, which left the residents with the upper hand. The agreement created a non-expansion zone that limited Suffolk from expanding its footprint within a certain perimeter of the core residential area of



Beacon Hill as well as limited enrollment of full-time undergraduate students to no more than 5,000. As a result to agreeing to these concessions, Suffolk University was allowed to build a 9-story academic building in Beacon Hill.<sup>65</sup>

### *Suffolk University and the Move to Downtown Crossing*

When Suffolk University submitted its master plans for campus expansion in the early 2000's, the Boston Redevelopment Authority (BRA) decided that a task force of community stakeholders should be involved in the process to mitigate the conflicts between the school's growth goals and the community's preservation interests. A number of meetings were held and studies were undertaken to aid in the development of a ten year plan for the university.



One of the recommendations to come out of these efforts was that Suffolk University should develop outside of Beacon Hill in clusters that would be more suitable for the school's needs and the larger community.<sup>66</sup> These clusters focused on moving campus facilities and any new development towards Boston's Government Center, Financial District and the Theatre District and Downtown Crossing, areas that were targeted by BRA for redevelopment.

The cluster approach and the selection of sites for future development led to what the University refers to as the 'Suffolk Crescent,' areas of development east and south of Beacon Hill. All of these areas are far more suitable for the university's long term needs. The existing buildings are larger and taller, there are undeveloped and underdeveloped sites for new construction and areas like Downtown Crossing and the Theater District, both part of Boston's former red-light district, were redevelopment priorities for the City. In addition, all of the cluster areas are within walking distance to the Beacon Hill facilities and are well-served by mass transit.

*"Getting someone to do something about the Modern that is financially feasible is such a win for everyone. The dorms are a good use, that building has been just sitting there and this is a great opportunity."*

Anne Meyers, President of the  
Downtown Crossing Association \*

At the suggestion of the BRA and the task force, Suffolk University responded to a request for proposals for the development of the Modern Theatre, a nearly 100 year old historic theatre that had been vacant since the 1980s.<sup>67</sup> The Modern Theatre along with other historic buildings in the area had been in such dire straits that they had been placed on the National Trust for Historic Preservation's List of Most Endangered Places.<sup>68</sup> The completed renovation of the Theater provided performing space as well as much needed dormitory space for 200 students.

*"I'm delighted to see Suffolk University joining the Downtown Crossing community. Suffolk students will greatly add to the vitality of this area and ensure that it remains vibrant at all hours of the day."*

Suffolk has developed other residence halls in Downtown Crossing including the acquisition of a failed condominium conversion of a former office



building that is now a dormitory for nearly 300 students.

The University continues to pursue development opportunities outside of Beacon Hill and is currently investigating the potential to redevelop the former Filene's Department Store site in Downtown Crossing.

# Harvard University Satellite Campus Case Study

## *Summary*

In the 1980's Harvard University embarked on a bold plan for its future. The University, which has a 200 acre campus in Cambridge, Massachusetts, began acquiring parcels of land in nearby North Allston, an underutilized industrial area near its athletic facilities and School of Business. Today, Harvard University owns 350 contiguous acres in North Allston to be developed into a satellite campus.

Through its expansion over the years, Harvard University's campus had become the physical core of Cambridge, a community of 120,000 outside of Boston. With such a large footprint, the University abuts and is a part of several densely populated residential areas. Over the last 30 years, public displeasure with Harvard's expansion into residential areas has led to efforts to block and restrict its new construction plans.

The driving force for the expansion was that Harvard University also wanted to be more competitive in the fields of science and technology, like its Cambridge neighbor the Massachusetts Institute of Technology. The satellite campus offered the school the opportunity to build new facilities to enhance science and technology programs, as well as providing a bank of land for a multitude of long term projects. Stalled due to the recent recession, the University is investigating its options to move forward with construction projects in Allston which it plans to resume by 2013.

## *Harvard University and Its Campus*



Founded in 1636 in Cambridge, Massachusetts, Harvard University is this nation's first university and among its most distinguished. Though highly selective in its admissions, there are more than 20,000 undergraduate, graduate, and postgraduate students enrolled in Harvard University's programs.

Harvard's home in Cambridge is across the Charles River, approximately three miles, from Boston. It boasts a 200 acre campus with 380 buildings encompassing 15 million square feet of space in the heart of town. Though its campus is quite large, the town of Cambridge is only 7 square miles so Harvard University physically dominates the city from its central location.

In the 1980's Harvard developed a 50 year master plan, and one of its primary goal was to make its science and technology offerings more robust to be more competitive in these fields.

## *The City of Cambridge, Massachusetts*



Cambridge is located within the Greater Boston area and has a population of 120,000. Formerly one of New England's most active industrial cities, being the home of Harvard and the Massachusetts Institute of Technology (MIT) has enabled Cambridge to transition into one the nation's hubs of the information technology and biotechnology fields. Its economy is robust with only 4% unemployment.<sup>69</sup>

Not only does the presence of the universities foster business development in Cambridge, Harvard and MIT employ nearly 20,000 of Cambridge's residents, making them the city's largest employer.<sup>70</sup> Cambridge is only 7 square miles and high demand for housing has made it one of the country's most expensive housing markets, with the median price for a single family home costing nearly \$700,000.<sup>71</sup>



*Universities in Cambridge in blue, Harvard in the middle and MIT on the right*

### *Harvard University and Its Neighborhoods*

Harvard University is so large that its campus stretches across five neighborhoods, including Agassiz and Riverside.



Agassiz, home to Harvard's North Campus, is a moderately-dense residential neighborhood with a commercial core located in Harvard Square, the southernmost part of the area. The neighborhood is rich with highly ornamented Victorian-era homes that were built following the development of railroads in the late 19<sup>th</sup> century.

Following the post-war enrollment boom, Harvard University began acquiring homes in Agassiz, many of which were demolished for



campus facilities.<sup>72</sup> Some of the properties were held by the University for decades for potential future development without the community's knowledge. Following the release of a Harvard University Master Plan in 1975, the school's ownership of these properties became public knowledge. The outrage in the community over the school's stashed real estate holdings forced the school selling off many of the homes in the 1980's.<sup>73</sup>

The conflicts between the Agassiz community and Harvard University are long-standing. In 2003, a Memorandum of Understanding (MOU) was developed between the parties to mitigate the impact of the University's development in the area. This 25-year MOU included restrictions on how much new space Harvard could build, and required that it add community enhancement features, incorporate robust construction mitigation procedures and traffic calming measures for any new projects.<sup>74</sup>

Riverside is a primarily residential neighborhood that developed in the 1800's along with the book bindery and printing companies Little, Brown & Company and the Riverside Press (Houghton Mifflin). The working-class neighborhood had charming wood frame houses that remained relatively untouched until the 1940's and 1950's, when many of these structures were blighted and demolished for public housing.



*"Riverside is such a pleasant little neighborhood – tree-shaded streets, and small houses, and all that – except for those three ugly concrete towers that Harvard has just built."*

In the 1960's and 1970's Harvard University built Peabody Terrace, a complex of tall, brutalist towers for student housing that stand in stark contrast to the low-rise character of Riverside.<sup>75</sup> In addition to separating the community from its waterfront, these "tower in the park" type structures were built with



inward facing courtyards and no relation or connection to the surrounding built fabric.<sup>76</sup>

These neighborhoods, while distinct, share a certain low-scale, residential density that is not well suited for the intensity of use, scale, bulk or height that Harvard University wants to construct to meet its long-term needs.

## *Harvard University and the Its Decision to Develop a Satellite Campus*

Faced with the reality that opportunities for large scale, long-term growth in Cambridge were limited, Harvard University looked to nearby areas for development opportunities to enable growth for decades to come.

Harvard University has long had facilities in North Allston, Massachusetts, a small town directly across the Charles River from Cambridge. Harvard's athletic facilities have been sited there since 1903, and its renowned School of Business moved there in 1926.<sup>77</sup> Excluding Harvard's facilities, land use in North Allston was largely industrial with former manufacturing sites, storage lots and disused rail yards.



Harvard University identified Allston as the site for its future-long term growth because it would allow the school to build a significant land bank for immediate and long term building needs. The site was ideal for the school's plans because property could be had for fractions of the cost of acquisitions in Cambridge; there was an abundance of undeveloped and underdeveloped sites; and it was literally across the river from Harvard's main campus. In the 1980's Harvard began

acquiring land in North Allston around its current School of Business and athletic facilities. Today the school owns more than 300 acres in North Allston.<sup>78</sup>

Harvard's ambitious 50-year plan for the site includes new academic facilities, student housing, a theater, and museum. These plans were stalled in 2008 when the school's endowment took a major hit as a result of the economic recession. Currently, Harvard plans to resume construction in 2013 and is also exploring options to partner with private developers to move the project forward.<sup>79</sup>

Though the construction of a satellite campus for Harvard University was halted leaving vacant parcels, unfinished construction projects and disappointed Allston residents, the merits of decision to expand into and underutilized, development hungry area like North Allston is unquestionable.

# Columbia University Satellite Case Study

## *Summary*

There have long been tensions between Columbia University and the Morningside Heights community due to the school's encroachment into the neighborhood. In the 1960's the University's proposal to build a gym in Morningside Park led to infamous protests, and the plan was halted due to the backlash. The school's relationship with the neighboring community continues to bear the scars from this and other development battles.

Columbia University has moved three times since it was founded in 1754. By the late 1980's, Columbia was beginning to outgrow its beautiful McKim, Mead and White-designed campus. With competition for top professors, talented students and research funding reaching a fever pitch among Ivy League institutions, Columbia began to look at alternative locations for large scale campus construction to strengthen its position as a leading institution.

The site Columbia University selected was a 17 acre parcel in West Harlem. Mostly industrial, Columbia chose this site for its satellite campus which will include 6.8 million square feet for classrooms, research, and housing to avoid further conflict in Morningside Heights over new construction.

## Columbia University and Its Campus



Columbia University is the oldest college in the state of New York. It was founded in 1754 as King's College with classes held in the school of Trinity Church in lower Manhattan. Soon thereafter King's College moved to a dedicated building near Park Place.

In 1857 Columbia University relocated to a purpose built campus at East 49<sup>th</sup> Street and Madison Avenue. The move gave the school much more space, helping it expand into a



university with a number of new programs and academic offerings including schools of law and engineering.<sup>80</sup>

Under the direction of University President Seth Low, in 1896 Columbia University moved to its present location in Morningside Heights, which was not highly developed at the time. The move was triggered by the need for more space and the desire to create an "academic village." The campus master plan was developed by renowned architects McKim, Mead & White.

Like so many American universities, Columbia experienced a building boom in the 1960's following the increase in enrollment in the post-war era. To manage this larger student body, the school began acquiring residential buildings in Morningside Heights and constructing new facilities. Today, Columbia University's 32 acre campus accommodates 27,000 students in undergraduate, graduate and professional programs.

*"As knowledge grows and fields grow, we need more faculty, you need a certain scale. And we need places to put them. Now, a number of young faculty share offices. Our science departments have lab conditions that don't compare to what other top universities have."*

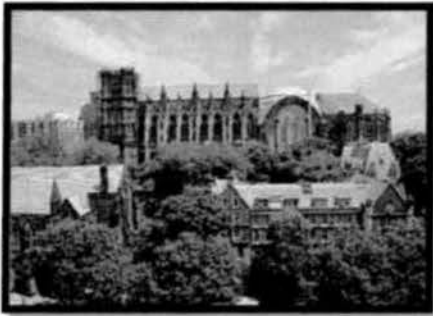
Columbia University President Lee Bollinger

Seeking to maintain its leading position in the academic marketplace, Columbia University is looking to develop large-scale, state-of-the-art facilities for its science and research programs and new space for other academic programs, student and faculty housing, and services.

As part of its justification for the need for significantly more space to remain competitive,

Columbia University cited its having significantly less space per student than other leading universities. Based on a 1998 survey Columbia University had 194 square feet per student; compared to its peers Princeton University which had 561 square feet, the University of Pennsylvania with 440 square feet, and Harvard with 368 square feet per student.<sup>81</sup>

### *Columbia University and the Morningside Heights Neighborhood*



Morningside Heights is a unique neighborhood on the Upper West Side of Manhattan that is flanked by two magnificent greenspaces – Morningside Park and Riverside Park. The neighborhood has come to be defined by the number of large institutions located there. Nonetheless its residential buildings (brownstones and apartment buildings) are among the most notable and distinct in Manhattan.

Morningside Heights was sparsely developed until the late 1800's when a number of institutions including Columbia University, the Cathedral of St. John the Divine, Barnard College, Riverside Church and St. Luke's Hospital were constructed near the newly completed Morningside Park.

Residential construction followed with most building in the area occurring between 1900 to 1915, with the IRT Subway line opening in 1904. Along with the subway came handsome rowhouses and apartment buildings for the middle class.<sup>82</sup> Over the years the institutions in Morningside Heights, excluding the Cathedral, continued to grow beyond their original footprint, consuming the area's residential fabric either directly through demolition or ownership of buildings.



Starting in the late 1950's, Columbia University evicted nearly 7,000 residents from properties it owned in the neighborhood, many of whom were poor minorities; others became the University's tenants.<sup>83</sup> This shift in control over the neighborhood increased the tension in the densely-populated area.

Columbia University has proposed a number of projects that have left residents in Morningside Heights angry over its treatment of the community. A turning point came in 1961 when the

University obtained a contract from the City to build a gymnasium in Morningside Park.<sup>84</sup>



Constructing a private facility in a public park was unconscionable to many. Further inflaming town-gown tensions, the design of the publicly accessible part of the gymnasium revealed that it was quite small and only accessible from a lower level back door. Many felt that this marginalization was symbolic of how Columbia University felt about the community.<sup>85</sup> By 1968 the community outcry led to a number of protests by community groups, residents and students. Though excavation had already started, the highly visible protests which garnered

national attention caused the school to abandon the project.

In 2003 Columbia University considered development of campus buildings on the grounds of the Cathedral of St. John the Divine. However, the University backed away when community opposition grew heated once again.

*"If Columbia were like another private developer, most would say it has no responsibility. Developers are private sector entities whose purpose is to make money. But Columbia is a nonprofit institution. It gets substantial public benefits and thus has substantial obligations as a property owner."*

Peter Marcuse, Professor of Urban Planning,  
Columbia University

### *Columbia University and the Move to West Harlem*

Columbia University dominates Morningside Heights both physically and psychologically. In the past, to accommodate its growing need for space, Columbia had built new buildings within its campus, squeezed non-contextual buildings into Morningside Heights' residential fabric, and acquired a number of the areas buildings for future development. This piecemeal approach was not only incompatible with the neighborhood of Morningside Heights, but also not a practical way to build that massive amount of square footage that Columbia indicated it needed.

With that knowledge, the university looked to areas of New York City that were close to its existing campus and would enable it to build out large facilities over a long time period. The university was also seeking to avoid further conflicts with the Morningside Heights community.

*"Columbia hopes to avoid the kind of community opposition and campus rebellions caused by its past attempts to expand, or its effort in 1968 to build a gymnasium in Morningside Park. To that end, the university is focusing on a run-down industrial area of warehouses, auto-repair shops and a meatpacking plant, avoiding a string of apartment buildings."*

In 2003 Columbia announced plans to develop a satellite campus in an area of West Harlem referred to as Manhattanville. The 17-acre parcel that Columbia selected was dominated by industrial uses with auto shops, storage facilities an MTA garage and approximately 400 residents.<sup>86</sup> The University began buying parcels of land in the area in the late 1960's.

Columbia University intends to build out over time nearly 6.8 million square feet of space for classrooms, housing, research, parking and student services. The first phase of the project is intended to be completed in 2015 will include new

buildings for science, art and business programs. The second phase which includes new dormitories, athletic facilities and academic buildings will be built out over a 25 year period.<sup>87</sup>



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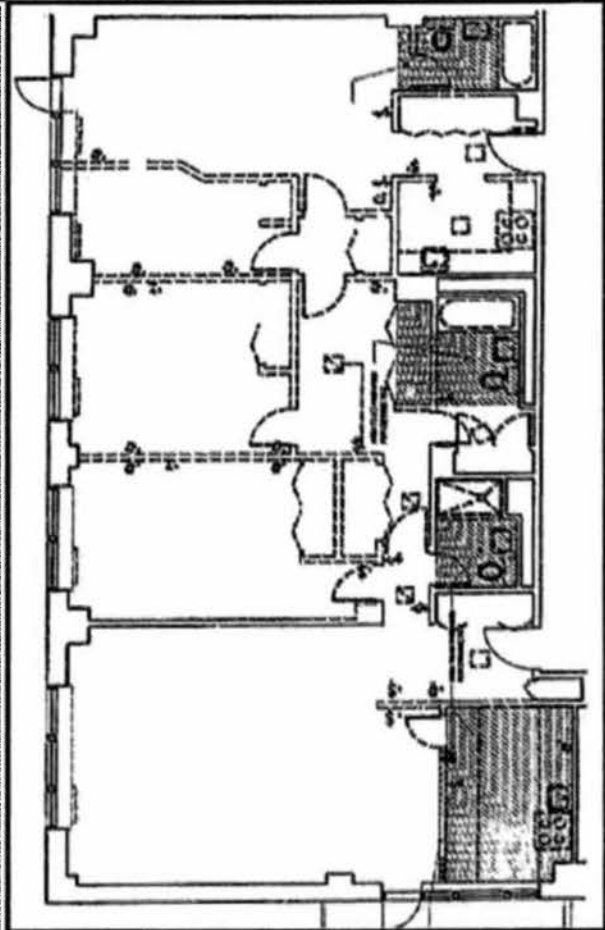
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# Disappearing Before Our Eyes:

*How NYU Has Eliminated and Warehoused  
Faculty Housing Units  
in Washington Square Village,  
Even As They Ask to Overturn Zoning Rules  
To Build More Faculty Housing*



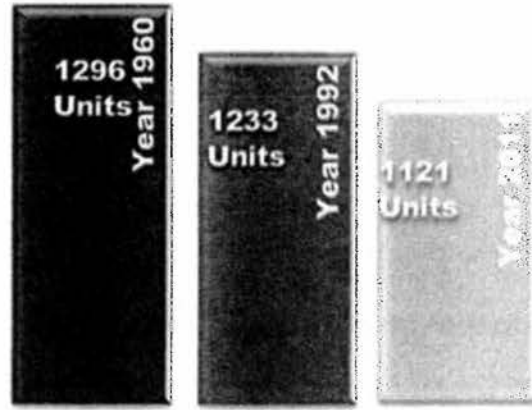
**Greenwich Village Society  
For Historic Preservation**



[www.gvshp.org](http://www.gvshp.org)  
232 East 11<sup>th</sup> Street  
New York, NY 1003

## Apartments Sacrificed by NYU at Washington Square Village for Combinations

- Currently there are a **total of 1,121 apartments** in the four buildings that comprise the Washington Square Village complex.
- According to the **1992 Certificates of Occupancy** the buildings had **1,233 apartments** or **112 more units than** today.
- When construction was completed in **1960** the buildings had **1296 apartments or 175 more units than today.**
- The number of units in the buildings is significantly reduced, **today there are 14.2% fewer apartments than when built,** because of apartment combinations made by New York University over the years.
- Between **1960 and 1992 the buildings lost 63 apartments** likely to combinations.
- Between **1992 and 2011 there were 40 applications for 80 apartment combinations** filed with the Department of Buildings.
- These 40 applications recorded that **since 1992, 197 apartments were combined into larger units, sacrificing 112 apartments.**
- Residents report that units are being warehoused (left empty) throughout the complex: at least 17 units in 1 Washington Square Village, 15 to 20 units in 2 Washington Square Village, 14 apartments at 3 Washington Square Village, and 18 apartments in 4 Washington Square Village.
- The **2010 Census reports a 56% increase in the number of vacancies compared to the 2000 Census** and a total of 288 vacant units in the census tract dominated by NYU housing.



*Reduction in Units in Washington Square Village  
1960, 1992, and 2011*

## **Attachments**

- I. Change in Apartment Units from 2000-2010 Census**
- II. Floor Plans for Apartment Combinations at Washington Square Village**
  1. 4 Washington Square Village Combination of Units 17P, S & T
  2. 2 Washington Square Village Combination of Units 2P, R, T & V
  3. 3 Washington Square Village Combination of Units 3B & D
- III. Certificates of Occupancy for Washington Square Village**
  1. 1959 and 1960 Housing Classification for 1 & 2 Washington Square Village
  2. 1992 Certificate of Occupancy for 1 & 2 Washington Square Village
  3. 1960 Certificate of Occupancy for 3 & 4 Washington Square Village
  4. 1992 Certificate of Occupancy for 3 & 4 Washington Square Village
- IV. New York University Correspondence with Department of Buildings**
  1. November 12, 1992 Letter to Department of Buildings Regarding Ongoing Apartment Combinations
  2. March 9, 2004 Letter to Department of Buildings Regarding Objection to Not Filing for Amended Certificate of Occupancy
- V. Washington Square Village Building and Apartment Floor Plans**
  1. Floor Plan for 1 & 2 Washington Square Village
  2. Floor Plan for 3 & 4 Washington Square Village
- VI. Department of Buildings Records of Permit Applications for Combinations, 1992 - 2011**
  1. Permit Applications for 1 Washington Square Village
  2. Permit Applications for 2 Washington Square Village
  3. Permit Applications for 3 Washington Square Village
  4. Permit Applications for 4 Washington Square Village

Change in Apartment Units for Census Tract 55.01 Which Includes Washington Square Village and Silver Towers



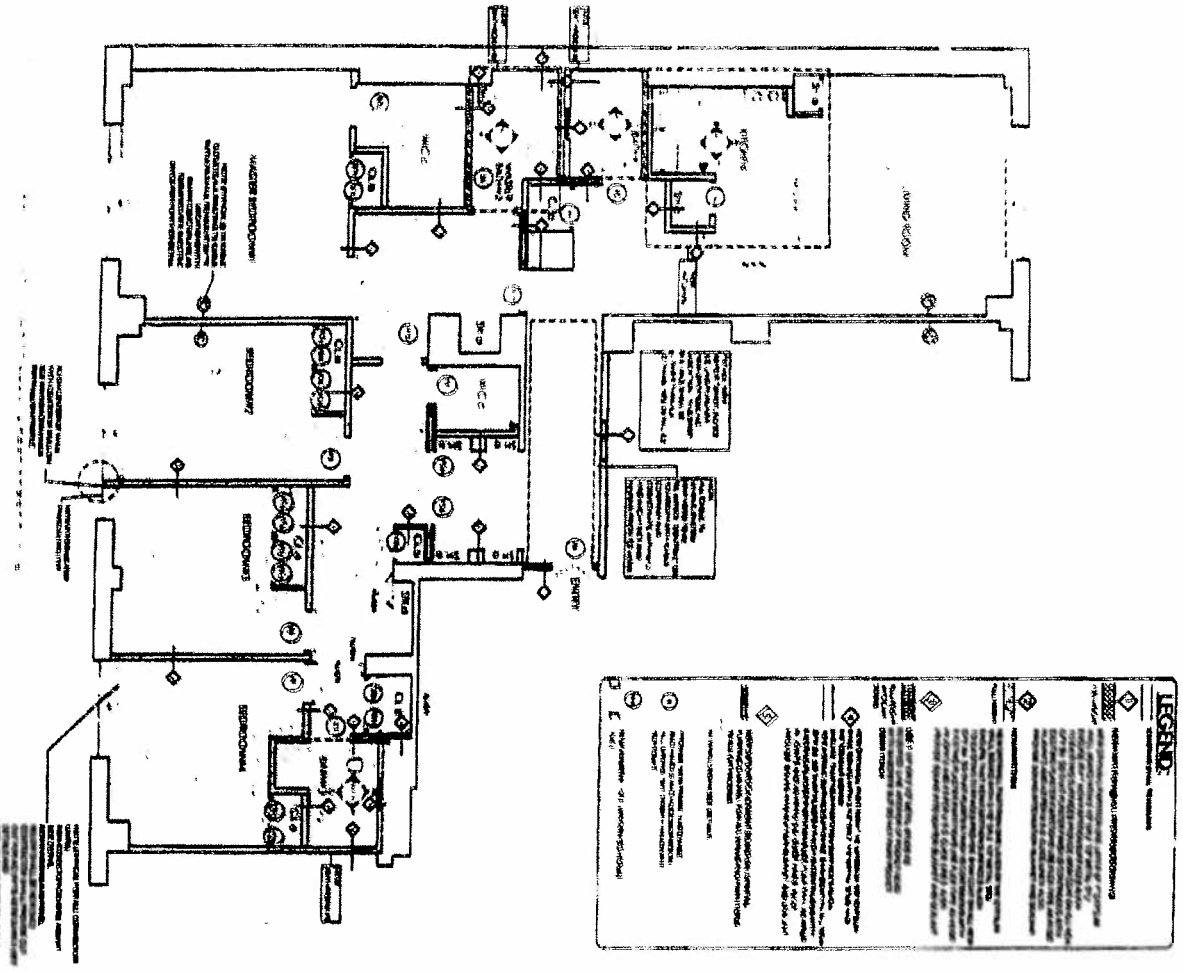
	2000	2010	Change in Units from 2000-2010
<b>Total Housing Units</b>	2480	2370	<b>-110</b>
<b>Total Occupied Housing Units</b>	2317	2082	<b>-235</b>
<b>Total Vacant Housing Units</b>	<b>163</b>	<b>288</b>	<b>115</b>

Source: U.S. Census Bureau, 2010 and 2000 Census

Floor Plans for Apartment Combinations at  
Washington Square Village

4 Washington Square Village  
 Apartment Combinations - Units 17P, 17S, and 17T into a 4 bedroom apartment

1 CONSTRUCTION PLAN  
 SCALE: 1/8" = 1'-0"



APPROVED FOR SEPT. 14, 2007  
 PROFESSIONAL CONTRACTOR  
 23 W. 42ND ST.

MANHATTAN  
 COMMERCIAL

THE  
 CONVENTS 2007  
 4 Washington Square Village  
 New York, NY

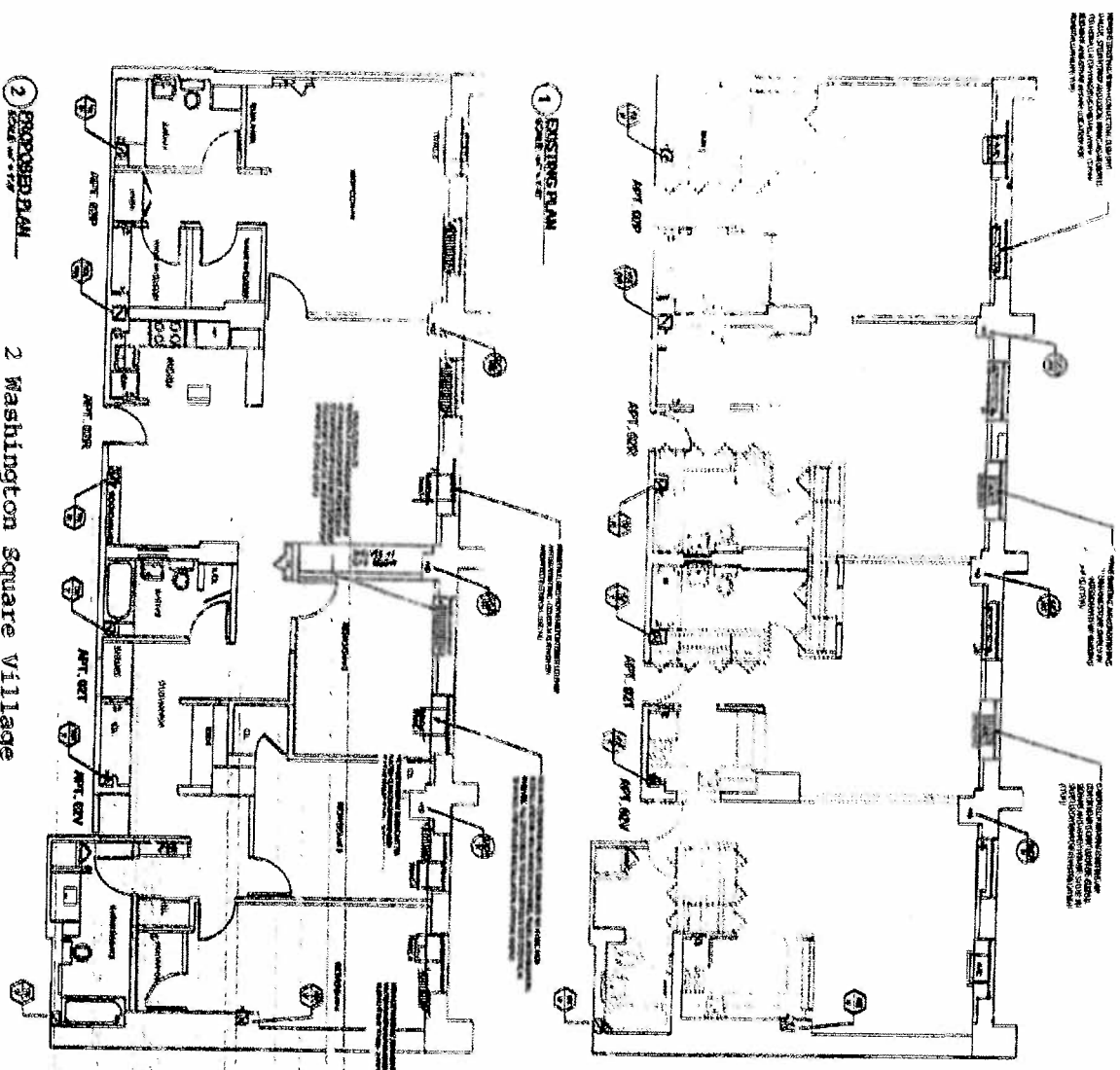


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- SYMBOLS/LEGEND**
- 1. MECHANICAL AIR
  - 2. ELECTRICAL
  - 3. PLUMBING
  - 4. FINISHES
  - 5. STRUCTURE
  - 6. FURNITURE
  - 7. LANDSCAPE
  - 8. OTHER
- NOTES**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS OF THE CITY OF WASHINGTON.
  2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARMS CODE (NFPA).
  3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND PLUMBING CODES (IMPC/IPC).
  4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC).
  5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODES (IRC).
  6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY CONSERVATION CODES (IECC).
  7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SMOKE AND ALARM CODES (ISAC).
  8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ACCESSIBILITY STANDARDS (IAS).
  9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL GREENING STANDARDS (IGS).
  10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SUSTAINABLE DESIGN STANDARDS (ISDS).

2 Washington Square Village  
 Apartment Combinations - Units 2P, 2R, 2T, and 2V into a 4 bedroom apartment

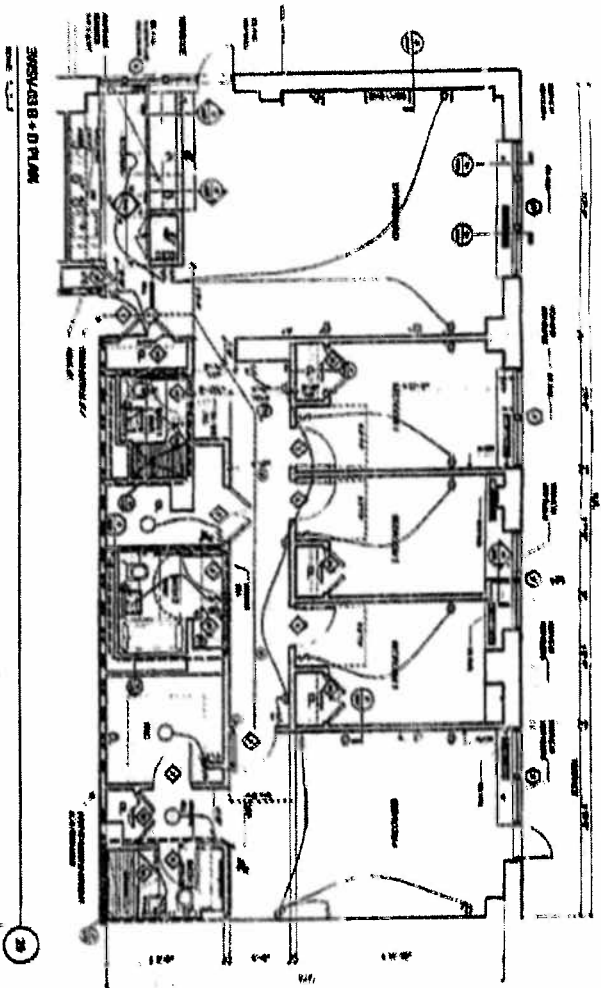
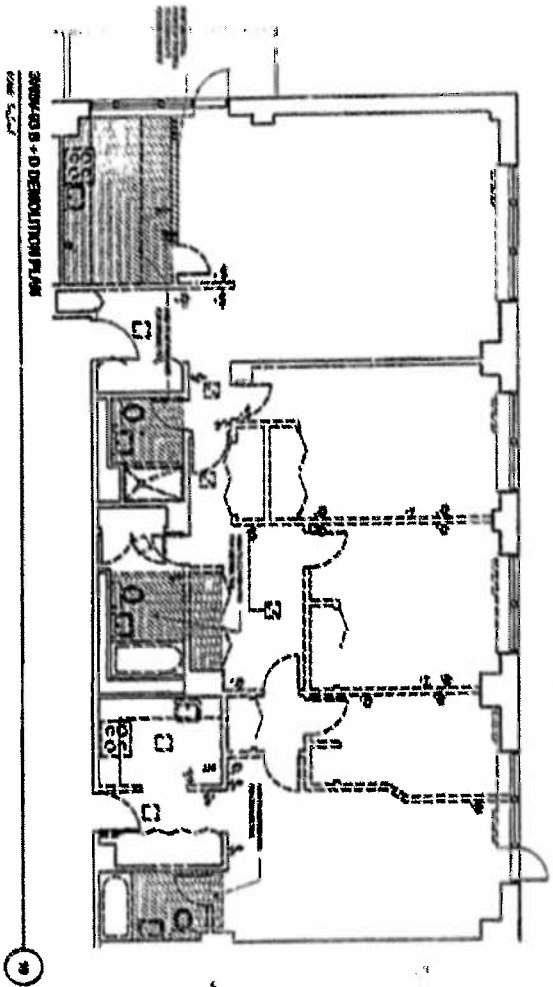
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10.2.1.25.3

ASU  
 COMMISSION 2007  
 1000 15th St NW  
 Washington, DC 20004  
 (202) 462-2000

M1.1

3 Washington Square Village  
 Apartment Combinations - Units 3B and 3D into a 4 bedroom apartment



NO.	DESCRIPTION	QTY	UNIT
1	...	...	...
2	...	...	...
3	...	...	...
4	...	...	...
5	...	...	...
6	...	...	...
7	...	...	...
8	...	...	...
9	...	...	...
10	...	...	...
11	...	...	...
12	...	...	...
13	...	...	...
14	...	...	...
15	...	...	...
16	...	...	...
17	...	...	...
18	...	...	...
19	...	...	...
20	...	...	...
21	...	...	...
22	...	...	...
23	...	...	...
24	...	...	...
25	...	...	...
26	...	...	...
27	...	...	...
28	...	...	...
29	...	...	...
30	...	...	...
31	...	...	...
32	...	...	...
33	...	...	...
34	...	...	...
35	...	...	...
36	...	...	...
37	...	...	...
38	...	...	...
39	...	...	...
40	...	...	...
41	...	...	...
42	...	...	...
43	...	...	...
44	...	...	...
45	...	...	...
46	...	...	...
47	...	...	...
48	...	...	...
49	...	...	...
50	...	...	...

Certificates of Occupancy for Washington  
Square Village

**DEPARTMENT OF BUILDINGS  
DIVISION OF HOUSING CLASSIFICATION CARD**

BOR.....

(Used Only for Charter—Ch. 26 §446a)

DATE.....19.....

AVENUE STREET WEST B'WAY <sup>(229-245-1100)</sup> 1260 41 300 ST NO. 513563 BLOCK. 93 LOT. 327 VOL.....SEC.....

OWNER \_\_\_\_\_ ADDRESS \_\_\_\_\_

OLD CLASSIFICATION \_\_\_\_\_ ERECTED \_\_\_\_\_ DEMOLISHED \_\_\_\_\_

NEW CLASSIFICATION HEREAFTER ERECT. CL. 4A-1 ALTERATION \_\_\_\_\_ NEW BLDG. 73-7

PLAN PERMIT NO. \_\_\_\_\_ C. O. NUMBER 50492 DATE C. O. ISSUED 4-23-59

FIREPROOF  NON-F. P. \_\_\_\_\_ MATERIAL \_\_\_\_\_ ZONING USE DIST. RESIDENCE

STORIES	C	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	TOTAL	
																				2
Sleeping Rooms Class "B"																				
Other Living Rooms																				
Class "A" Apts.		30	36	42	42	42	42	42	42	42	42	42	42	42	42	42	42	42	16	670
Stores-Business																				

ELEVATOR \_\_\_\_\_ SELF-SERVICE \_\_\_\_\_ INCINERATOR \_\_\_\_\_ BAKERY \_\_\_\_\_ CENTRAL HEATING SYSTEM \_\_\_\_\_

If No Records are Available State Basis on Which Classification of Building Was Determined by Borough Chief Inspector:

DATE ENTERED ON RECORDS \_\_\_\_\_ CLERK \_\_\_\_\_ APPROVED BOR. CHIEF INSP. [Signature]  
Form 1024A-5M-702960 (57) 10 Over

**ROOMS PER APARTMENT**

	S.C.	CELL.	BASE	1	2	3	4	5	6	7	TOTAL
1 ROOM											
2 ROOMS											
3 ROOMS											
4 ROOMS											
5 ROOMS											
6 ROOMS											
7 ROOMS											
8 ROOMS											
9 ROOMS OR MORE											
TOTAL											

REMARKS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**DEPARTMENT OF BUILDINGS  
DIVISION OF HOUSING CLASSIFICATION CARD**

BOR.....

(Used Only for Charter—Ch. 26 §646a)

AVENUE STREET W 21st St BLDG # 112-60 W 3 St NO. 53-563 BLOCK 536 LOT 337 VOL..... SEC.....  
(234-245 HERCEST) 533 - DATE 5-21-60

OWNER \_\_\_\_\_ ADDRESS \_\_\_\_\_

OLD CLASSIFICATION \_\_\_\_\_ ERECTED \_\_\_\_\_ DEMOLISHED \_\_\_\_\_

NEW CLASSIFICATION HEREAFTER ERECT. - CL. A ALTERATION 7357 NEW BLDG. \_\_\_\_\_

PLAN PERMIT NO. \_\_\_\_\_ C. O. NUMBER 51868 DATE C. O. ISSUED 2-10-60

FIREPROOF  NON-F. P. \_\_\_\_\_ MATERIAL \_\_\_\_\_ ZONING USE DIST. RES.

STORIES	C	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	Per	TOTAL	
																				1
Sleeping Rooms Class "B"																				
Other Living Rooms																				
Class "A" Apts.		30	36	42	42	42	42	42	42	42	42	42	42	42	42	42	42	16	670	
Stores-Business																				

ELEVATOR \_\_\_\_\_ SELF-SERVICE \_\_\_\_\_ INCINERATOR \_\_\_\_\_ BAKERY \_\_\_\_\_ CENTRAL HEATING SYSTEM \_\_\_\_\_

If No Records are Available State Basis on Which Classification of Building Was Determined by Borough Chief Inspector:  
 \_\_\_\_\_  
 \_\_\_\_\_

DATE ENTERED ON RECORDS \_\_\_\_\_ CLERK \_\_\_\_\_ APPROVED BOR. CHIEF INSP. *[Signature]*  
 Form 1024A-231-702853 (38) 10 Over

**ROOMS PER APARTMENT**

	S.C.	CELL.	BASE	1	2	3	4	5	6	7	TOTAL
1 ROOM											
2 ROOMS											
3 ROOMS											
4 ROOMS											
5 ROOMS											
6 ROOMS											
7 ROOMS											
8 ROOMS											
9 ROOMS OR MORE											
TOTAL											

REMARKS:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

NYC 241 Rev. 1/84

THE CITY OF NEW YORK



DEPARTMENT OF BUILDINGS ALT# 1028/89

CERTIFICATE OF OCCUPANCY AMENDED  
100048

BOROUGH MANHATTAN

DATE: FEB 11 1982 NO.

ZONING DISTRICT R7-2, C1-5

This certificate supersedes C.O. NO.

THIS CERTIFIES that the ~~K&K~~ altered ~~K&K~~ building premises located at

8-60 West 3rd Street/553-563 W. Broadway, 239-245 Block 533 Lot 1

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

Mercer Street  
PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Cellar	grade				2		Incinerator and storage, carriage tenant's laundry meter, boiler and porter's locker rooms
1st Floor	40/75		23	29	2	J-2	22 Apartments, mail and package rooms, bldg. lobbies, dental office, bldg. mgt. office, law institute, blood collection center
		10			4	E	
		10			4	E	
		20			4	* E	
		10			4	* E	
2nd Floor	40		33	59	2	J-2	33 Class A apartments
3rd Floor	40		42	72	2	J-2	42 Apartments
4th Floor	40		40	74	2	J-2	40 Class A apartments
5th Floor	40		42	72	2	J-2	42 Apartments
6th Floor	40		41	73	2	J-2	41 Class A apartments
7th Floor	40		41	73	2	J-2	41 Class A apartments
8th Floor	40		40	74	2	J-2	40 Class A apartments
9th Floor	40		40	74	2	J-2	40 Class A apartments
10th Floor	40		41	73	2	J-2	41 Class A apartments
11th Floor	40		39	75	2	J-2	39 Class A apartments
12th Floor	40		41	73	2	J-2	41 Class A apartments
13th Floor	40		40	74	2	J-2	40 Class A apartments

(CONTINUED)

OPEN SPACE USES

(SPECIFY NUMBER SPACES, LOADS BEARING, OTHER USES, NONE)

N.G.

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS

A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND SPECIFICATIONS NOTED ON THE REVERSE SIDE.

*John J. Ballin*  
COMMISSIONER

*[Signature]*  
COMMISSIONER

ORIGINAL  OFFICE COPY - DEPARTMENT OF BUILDINGS  COPY

THE CITY OF NEW YORK



DEPARTMENT OF BUILDINGS ALT# 1028/89

CERTIFICATE OF OCCUPANCY AMENDED  
100048

BOROUGH MANHATTAN

DATE FEB 11 1958 NO.

This certificate supersedes C.O. NO. ZONING DISTRICT R7-2, C1-5

THIS CERTIFIES that the ~~new~~-altered ~~existing~~-building-premises located at

8-60 West 3rd Street/553-563 W. Broadway, 239-245 Block 533 Lot 1

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.  
Mercer Street

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS PER SQ FT	MAXIMUM NO OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
14th Floor	40		39	75	2	J-2	39 Apartments
15th Floor	40		40	74	2	J-2	40 Apartments
16th Floor	40		40	74	2	J-2	40 Apartments
Penthouse	40		16	46	2	J-2	46 Apartments

NOTE: See certificate of occupancy #51870 for underground accessory garage for multiple dwelling under NB 73/1957 and NB 80/1958. Said garage is located between these two multiple dwellings.

Standpipe system approved by Fire Department November 13, 1958.

Fuel oil installation approve by Fire Department November 13, 1958.

Indicates law institute office & blood collection center are non-profit organizations.

THIS CERTIFICATE IS VALID ONLY WHEN USED WITH THE RULES OF THE DEPARTMENT OF BUILDINGS

OPEN SPACE USES

(SPECIFY - PARKING SPACES, LOADING BAYS, OTHER USES, NONE)

M.G.

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND SPECIFICATIONS NOTED ON THE REVERSE SIDE

M-5

*[Signature]*  
BOROUGH SUPERINTENDENT

*[Signature]*  
MAYOR

ORIGINAL     OFFICE COPY - DEPARTMENT OF BUILDINGS     COPY

THAT THE ZONING LOT ON WHICH THE PREMISES IS LOCATED IS BOUNDED AS FOLLOWS:

BEGINNING at a point on the Southwest ~~XXXXXX~~  
 distant West 3rd Street and Mercer Street  
 running thence South 477' 0 1/8" feet; thence East 103' feet;  
 thence West 605' 10 5/8" feet; thence North 216' 1-15/16" feet;  
 thence North 125' 1-3/16" feet; thence West 103' feet;  
 thence East 605' 9-7/8" feet; thence North 133' feet;  
 to the point or place of beginning.

PERMIT NO. 1028/89 DATE OF COMPLETION 6/14/91 CONSTRUCTION CLASSIFICATION Class 1-Fireproof  
 BUILDING OCCUPANCY GROUP CLASSIFICATION J-2 HEIGHT 16 & Ph STORIES 144' 4" FEET

THE FOLLOWING FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE REQUIRED AND WERE INSTALLED IN COMPLIANCE WITH APPLICABLE LAWS:

	YES	NO		YES	NO
STANDPIPE SYSTEM	X		AUTOMATIC SPRINKLER SYSTEM		
WATER HYDRANT SYSTEM					
STANDPIPE FIRE TELEPHONE AND SIGNALING SYSTEM					
SMOKE DETECTOR	X				
FIRE ALARM AND SIGNAL SYSTEM					

STORM DRAINAGE DISCHARGES INTO:  
 A) STORM SEWER  B) COMBINED SEWER  C) PRIVATE SEWAGE DISPOSAL SYSTEM

SANITARY DRAINAGE DISCHARGES INTO:  
 A) SANITARY SEWER  B) COMBINED SEWER  C) PRIVATE SEWAGE DISPOSAL SYSTEM

LIMITATIONS OR RESTRICTIONS:  
 BOARD OF STANDARDS AND APPEALS CAL. NO. \_\_\_\_\_  
 CITY PLANNING COMMISSION CAL. NO. \_\_\_\_\_  
 OTHERS: \_\_\_\_\_



(AKA B/60 W. 3RD ST)

THE CITY OF NEW YORK  
HOUSING AND DEVELOPMENT ADMINISTRATION - DEPARTMENT OF RENT AND HOUSING MAINTENANCE

Block 533

STREET: WEST BROADWAY No. 553/563 Boro. MAN Card No. 1

Lot 1

Easement District				CLASSIFICATION				ORIGIN											
Business Use	Location	Date	Origin	HEREAFTER ERECTED				CL. A. M.D.											
	REG 13795B			HEREFORE ERECTED		NEW LAW													
RECORD OF FIRE RETARDING OR FIREPROOFING				B'W's	Plan No.	Date Filed	Date Approved												
Location	Origin of Report	Date		Application No.	Certificate No.	Date Issued													
Changelt shaw	657 apt	10-14-92																	
		16																	
ALTERATION PLANS				HEREAFTER ERECTED				CLASS											
B'W's	Plan No.	Date Filed	Approved	Completed	B'W's	Plan No.	Date Filed	Date Approved											
					Application No.	Certificate No.	Date Issued												
				HEREAFTER CONVERTED				CLASS											
				B'W's	Plan No.	Date Filed	Date Approved												
				Application No.	Certificate No.	Date Issued													
				DEPARTMENT OF BUILDINGS RECORD															
				Plan No.	Certificate of Occ. No.	Date Issued													
				H-1 6023/80	100043	2-11-92													
				To be occupied as follows:															
				Stair															
				Sleeping Rooms - Class "B"															
				Other Living Rooms															
				Class "A" Apartments															
				Stores - Business															
				(OVER)															

ALTERATION PLANS					ACCEPTANCES							
Buildings	Plan No.	Date Filed	Approved	Completed	1	2	3	4	5	6	7	
					22	33	42	40	42	41	41	
					8	9	10	11	12	13	14	
					40	40	41	39	41	40	39	
					15	16	PH	T8M2				
					40	40	16	637				

DEPARTMENT OF BUILDINGS  
 BOROUGH OF MANHATTAN, THE CITY OF NEW YORK

No. 51869  
 Date February 10, 1940

CERTIFICATE OF OCCUPANCY

(Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C-26-181.0 to C-26-187.0 inclusive Administrative Code 2.1.1.1. to 2.1.3.7. Building Code.)

This certificate supersedes C. O. No. 3786

To the owner or owners of the building or premises:

THIS CERTIFIES that the new ~~erected~~ building—premises located at 521-579 West Broadway; 207-223 Horsecor Street; 91 Elecker St. Block 533 - - - 1, 26, 39 534 - 1-9, 34, 35 536 - 1-3, 32-44

conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and CERTIFIES FURTHER that, any provisions of Section 6467 of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

N.Y.C. No. 89-1998  
 Permitted Erected  
 Occupancy classification Class 1  
 Date of completion February 10, 1940

Construction classification—fireproof  
 Height 17 stories, 154'-11 3/4" feet  
 Residence Use District

Area 2 . Height Zone at time of issuance of permit 162-1997; 1526-1998; 1291-1998  
 Located in 3d, of Est. Cal. 1-6/27/37

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: (Calendar numbers to be inserted here)

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
Cellar	on ground				Storage, boiler room, tenants' laundry, meter and incinerator rooms and porter's room (no living).
1st story	40 & 75				Twenty-four (24) apartments, package and mail rooms, management offices and lobbies of building.
2nd story	40				Thirty-two (32) apartments.
3rd to 17th story, incl.	40 each				Thirty-eight (38) apartments, on each story.

NOTE: See Certificate of Occupancy 50870 for underground accessory garage for multiple dwellings under N.B. 73-1937 and N.B. 87-1938. Said garage is located between these two multiple dwellings.  
 Fuel Oil installation approved by Fire Department October 13, 1939.  
 Standpipe system approved by Fire Department October 13, 1939.

*[Signature]*  
 Borough Superintendent

**DEPARTMENT OF BUILDINGS**  
**BOROUGH OF MANHATTAN, THE CITY OF NEW YORK**

No. **51869**

Date **February 10, 1960**

**CERTIFICATE OF OCCUPANCY**

(Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C.26-181.0 to C.26-187.0 inclusive Administrative Code 2.1.3.1. to 2.1.3.7. Building Code.)

This certificate supersedes C. O. No. **51786**

To the owner or owners of the building or premises:

THIS CERTIFIES that the new ~~ERECTED~~ ~~building~~ premises located at **521-539 West Broadway; 207-225 Mercer Street; 91 Bleecker St.** Block **533 - - - 1, 26, 39**  
**534 1-3, 34, 35**  
**536 1-3, 32-44**

, conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent. **Class 1**

N.B. of M.L. No. ~~89-1958~~ **Hereafter Erected** Construction classification **fireproof**

Occupancy classification **Class 1 4<sup>th</sup> Unit, Dwell.** Height **17** stories, **54'-11 3/4"** feet.

Date of completion **February 10, 1960** Located in **Residence** Use District **162-1959; 1526-1958; 1291-1958**

Area **2** Height Zone at time of issuance of permit **162-1959; 1526-1958; 1291-1958**

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: (Date numbers to be inserted here) **3d. of Est. Cal. 1-6/27/57**

**PERMISSIBLE USE AND OCCUPANCY**

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
Cellar	on ground				Storage, boiler room, tenants' laundry, meter and incinerator rooms and porter's room (no living).
1st story	40 & 73				Twenty-four (24) apartments, package and mail room, management offices and lobbies of building.
2nd story	40				Thirty-two (32) apartments.
3rd to 17th story, incl.	40 each				Thirty-eight (38) apartments, on each story.
NOTE:					See Certificate of Occupancy #51870 for underground accessory garage for multiple dwellings under N.B. 73-1957 and N.B. 89-1958. Said garage is located between these two multiple dwellings.
					Fuel Oil installation approved by Fire Department October 13, 1959.
					Standpipe system approved by Fire Department October 13, 1959.

*[Signature]*  
 Borough Superintendent

H Form 101 Rev 1/81

THE CITY OF NEW YORK



DEPARTMENT OF BUILDINGS

ALT# 1029/89

CERTIFICATE OF OCCUPANCY

AMENDED

BOROUGH MANHATTAN

DATE: FEB 14 1992 NO. 100063

AMENDED  
This certificate is subject to C.O. NO 51869

ZONING DISTRICT R7-2

THIS CERTIFIES that the ~~above~~ altered ~~existing~~ building premises located at  
521-539 W. Broadway/207-225 Mercer Street Block 533 Lot 1

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

91 Beecker Street

PERMISSIBLE USE AND OCCUPANCY

FLOOR	LIVE LOAD LBS PER SQ FT	MAXIMUM NO OF PERSONS PERMITTED	ZONING SWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE AREAS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Cellar	grd				2	J-2	Storage, boiler room tenant's laundry meter & incin. rooms porter's room (no living)
1st Floor	40/75	15 15 10	17	30	2 4 4 4	J-2 E E E	17 Class A apartments dental office medical office non-profit inst.
2nd Floor	40		31	57	2	J-2	31 Class A apartments
3rd Floor	40		38	66			Thirty-eight (38) apartments
4th Floor	40		38	66			Thirty-eight (38) apartments
5th Floor	40		34	70	2	J-2	34 Class A apartments
6th Floor	40		38	66	2	J-2	Thirty-eight (38) apartments
7th Floor	40		37	67	2	J-2	37 Class A apartments
8th Floor	40		36	68	2	J-2	36 Class A apartments
9th Floor	40		37	67	2	J-2	37 Class A apartments
10th Floor	40		34	70	2	J-2	34 Class A apartments
11th Floor	40		37	67	2	J-2	37 Class A apartments
12th Floor	40		37	67	2	J-2	37 Class A apartments
13th Floor	40		35	69	2	J-2	35 Class A apartments
14th Floor	40		36	68	2	J-2	36 Class A apartments
15th Floor	40		38	68	2	J-2	Thirty-eight (38) apartments

(CONTINUED)

OPEN SPACE USES

(SPECIFY PARKING SPACES, LOBBY, SERVICE, OTHER USES, NONE)

M.G.

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS  
A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED.

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND  
SPECIFICATIONS NOTED ON THE REVERSE SIDE.

*Valery B...*  
COMMISSIONER

*[Signature]*  
COMMISSIONER

ORIGINAL  OFFICE COPY - DEPARTMENT OF BUILDINGS  COPY

11 Form 64 (Rev. 11/64)

THE CITY OF NEW YORK



DEPARTMENT OF BUILDINGS ALTM# 1029/89

CERTIFICATE OF OCCUPANCY AMENDED

BOROUGH MANHATTAN DATE: FEB 14 1992 NO. 100063  
 AMENDED  
 This certificate is amended by C.O. NO 51869 ZONING DISTRICT R7-2  
 THIS CERTIFIES that the ~~room~~ altered - ~~room~~ building - premises located at C1-5  
 521-539 W. Broadway/ 207-225 Mercer Street Block 533 Lot 1  
 CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS,  
 RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.  
 91 Beecker Street

PERMISSIBLE USE AND OCCUPANCY

FLOOR	LIVE LOAD LBS PER SQ FT	MAXIMUM NO OF PERSONS PERMITTED	ZONING SCHEDULE OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
16th Floor	40		36	68	2	J-2	36 Class A apartments
17th Floor	40		37	67	2	J-2	37 Class A apartments

NOTE: See certificate of occupancy #51870 for underground accessory garage for multiple dwellings under NB 73/1957 and NB 89/1958 said garage is located between these two multiple dwellings.

Fuel oil installation approve by Fire Dept., October 15, 1959.

Standpipe system approved by Fire Department October 13, 1959

OPEN SPACE USES

(SPECIFY - PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED. THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND SPECIFICATIONS NOTED ON THE REVERSE SIDE.

*Valery P. ...*  
 BOROUGH SUPERINTENDENT

*... Kinelli*  
 COMMISSIONER

ORIGINAL  OFFICE COPY DEPARTMENT OF BUILDINGS  COPY

THAT THE ZONING LOT ON WHICH THE PREMISES IS LOCATED IS BOUNDED AS FOLLOWS:

BEGINNING at a point on the **S/W** side of  
distant **West 3rd Street** feet from the corner formed by the intersection of  
and **Mercer Street**  
running thence **South 477' 9 1/8"** feet; thence **North 216' 1 15/16"** feet;  
thence **West 605' 10 5/8"** feet; thence **West 103'** feet;  
thence **North 125' 1-3/16"** feet; thence **North 133'** feet;  
thence **East 103' 1-3/16"** feet; thence **East 605' 9-5/8"** feet;  
to the point or place of beginning.

~~PERMIT~~ No. **1029/89** DATE OF COMPLETION **11/22/91** CONSTRUCTION CLASSIFICATION **Class 1-Fireproof**  
BUILDING OCCUPANCY GROUP CLASSIFICATION **Residential/Commercial** HEIGHT **17** STORIES, **155** FEET

THE FOLLOWING FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE REQUIRED AND WERE INSTALLED IN COMPLIANCE WITH APPLICABLE LAWS.

	YES	NO		YES	NO
STANDPIPE SYSTEM <b>Exist</b>	<b>X</b>		AUTOMATIC SPRINKLER SYSTEM		
YARD HYDRANT SYSTEM					
STANDPIPE FIRE TELEPHONE AND SIGNALLING SYSTEM					
SMOKE DETECTOR					
FIRE ALARM AND SIGNAL SYSTEM					

STORM DRAINAGE DISCHARGES INTO:

- A) STORM SEWER  B) COMBINED SEWER  C) PRIVATE SEWAGE DISPOSAL SYSTEM

SANITARY DRAINAGE DISCHARGES INTO:

- A) SANITARY SEWER  B) COMBINED SEWER  C) PRIVATE SEWAGE DISPOSAL SYSTEM

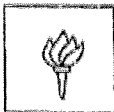
LIMITATIONS OR RESTRICTIONS:

BOARD OF STANDARDS AND APPEALS CAL. NO. \_\_\_\_\_

CITY PLANNING COMMISSION CAL. NO. \_\_\_\_\_

OTHERS \_\_\_\_\_

New York University Correspondence with  
the Department of Buildings



**NEW YORK UNIVERSITY**  
*A private university in the public service*

Office of the Vice President for Administration

Elmer Holmes Bobst Library  
70 Washington Square South  
New York, N.Y. 10012  
Telephone: (212) 998-2366

November 12, 1992

Valery Baker, R.A.  
Borough Superintendent  
Department of Buildings  
60 Hudson Street  
New York, N.Y. 10013

Re: 521-539 La Guardia Place a/k/a 3-4 Washington Square Village  
Block 533 Lot 1 Manhattan

Dear Borough Superintendent Baker:

Please be advised that there is an ongoing project in the above building to create many larger apartments for faculty use by, in each case, combining two or three small apartments into a larger unit. In addition, in the case of the first floor apartments, the University is converting many of the them into Community Facility Uses.

These conversions are sporadic in timing, and dependent upon securing the necessary vacancies. Therefore, each individual project is being filed as a separate Type II application, and only for the actual construction work.

An Alt Type I application has been filed for this building, and all the actual changes of Use, and changes in apartment and room count will be "collected" and coordinated into a new Certificate of Occupancy, using this filed Alt I as a basis, in the future, when a sufficient number of conversions have been generated.

Sincerely,

Robert Goldfeld  
Vice President for Administration





NYC Department of Buildings  
 250 Broadway, New York, NY 10007  
 Patricia Lancaster, AIA, Commissioner  
 (212) 566-5000, TTY: (212) 566-4769

**OBJECTION SHEET for Directive 14**

DATE: 01-07-03

PLAN EXAMINER: JOHN J. O'GRADY

APPLICATION No: 103680946

LOCATION: 4 Washington Sq. Village

Block: 533

Lot: 1

Item No.	Section of Code	Objection	Date Resolved	Recons
		Complete all items on application: Paperwork (FW-1, PW1-B)		
		Submit and complete the Asbestos evaluation ACB 4, ACP5, ACP7		
		Owner authorization required.		
		Original signature & seal on plan, application & all required items.		
- 1 -		Submit construction plan & legend & symbols for <b>EXISTING</b> as well as the proposed work. Identify apartments combined. Exam to continue.		WVO 3-9-04
		Submit complete plot plan showing location of premises with dimensions.		
- 2 -		<b>Provide Property Profile</b>	04-14-04	
		Submit MEA/BSA approval for:		
		Provide TR-1 for:		
		Show all dimensions, room and window sizes (if there are changes)		
		Provide <input type="checkbox"/> Usable <input type="checkbox"/> Adaptable for people having physical disabilities. Per LL 58:87 - provide details.		
		1) Primary entrance		
		2) Toilets		
		3) Kitchen		
		4) Path of travel		
		5) Access doors		
		6) Other		
- 3* -		Combination of 3 apartments is resulting in an INCREASE in habitable room count. Kitchenettes are being removed & CO indicates habitable room count per floor. ALT. 1 required.		WVO 3-9-04

JOHN J. O'GRADY  
 MAR 11 2004  
 ACCEPTABLE FOR PERMIT  
 UNDER DIRECTIVE NO. 14/1975

*[Signature]*  
 JOHN J. O'GRADY

DATE: 01-07-04; 01-14-04\*



**New York University**  
*A private university in the public service*

Office of Planning and Construction

269 Mercer Street, Fifth Floor  
New York, NY 10003-6687  
Telephone: (212) 998-1400  
Fax: (212) 995-4025

German E. Roa  
*Assist. Director Code Compliance*

March 9, 2004

NYC Department of Buildings  
280 Broadway - 3<sup>rd</sup> Floor  
New York, N. Y. 10007

Attn: Ms. Laura Osorio, R.A.  
Borough Commissioner

Re: NYU - 3-4 Washington Square Village  
DOB #: 103680946 & 103677308

Dear Ms Osorio:

I can hereby respectfully requesting Reconsideration to Objection #3, as outlined on Objection list dated Jan. 14, 2004, issued by plan examiner John O'Grady as follows:

Objection: "Combination of 3 apartments is resulting in an increase in habitable room count. Kitchenettes are being removed and C of O indicates room count per floor, Alt I required."

Reconsideration is requested on the following basis:

1. The proposed combination of the apartments is being made following the guidelines of the New York City Charter Revision implemented under LL 77/68, extended to include new code multiple dwellings by TPPN #3/97.
2. While the plan examiner's concern with the room counts listed on the Certificate of Occupancy is duly noted, it would be fair to note that the combination of the apartments does not only reduce the number of apartments but also reduce the legal number of families, without increasing the bulk of the building as stipulated in the aforementioned Charter Amendment.
3. Furthermore, if we consider the Certificate of Occupancy numbers relating to "Zoning Dwelling Units and Code Habitable Rooms" and use the ratio of listed number of habitable rooms to listed number of apartments it could be clearly argued, that the resulting number of habitable rooms is in fact reduced by more than 5%. (Exist. Habit. Rooms/Exist. No. Apart. =  $66/38 = 1.74$ . - Therefore: Proposed No. Apart.  $64 \times 1.74 = 62.64$ , this is less than 66).
4. Additionally, it would be worth noting that the apartments being combined are the smallest in floor area, namely three (3), one (1) room "Studio Apartments", with the resulting unit being a three (3) bedroom unit with a combination living/dining room. However, the floor area used remains constant, so the additional habitable room might be considered a negligible issue as the overall effect on the floors in question is the reduction of the total number of apartments by two (2) apartments

March 9, 2004  
Laura V. Osorio, R. A.

5. The proposed apartment's combination will not affect or compromise, in any way, the buildings existing means of egress or the life, fire or safety systems/infrastructure.

6. Lastly, I would like to underscore, on behalf of the University, the fact that our request is not intended to set a precedent but rather as a one time grant addressing a difference of opinion in the interpretation of the previously referenced Local Law (LL77/68) and current city regulations (TPPN #3/97) concerning the combination of apartments, between the plan examiner and the university's architectural consultant.

I thank you in advance for all your help and please do not hesitate to contact our office if you have any questions.

Very truly yours,

*German E. Roa*  
German E. Roa

*ok to accept as stated  
above  
Laura V Osorio  
3/9/04*

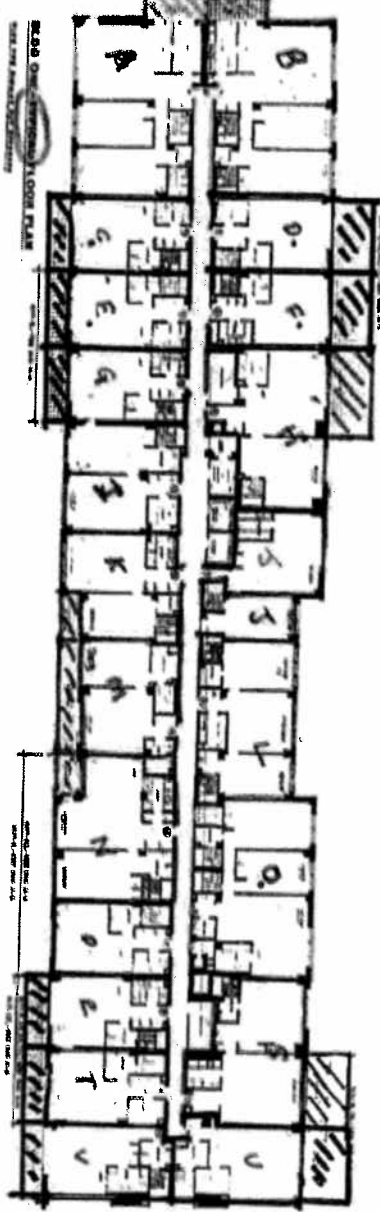
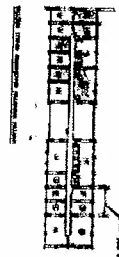
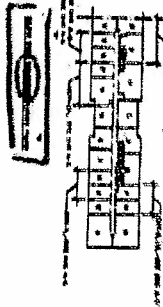
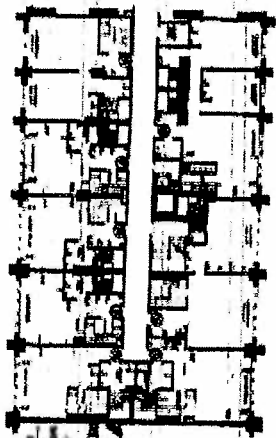
**JOHN J. O'GRADY**

MAR 11 2004

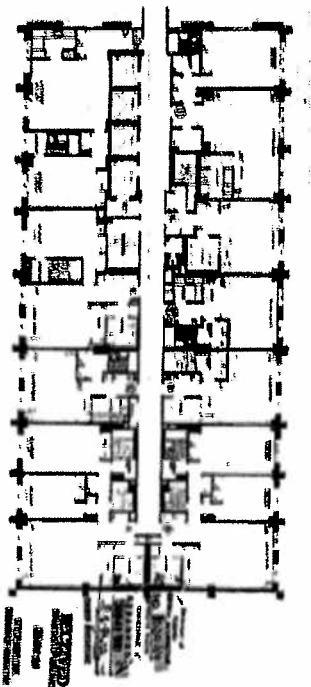
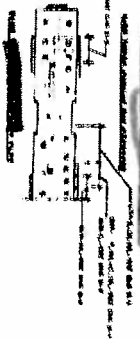
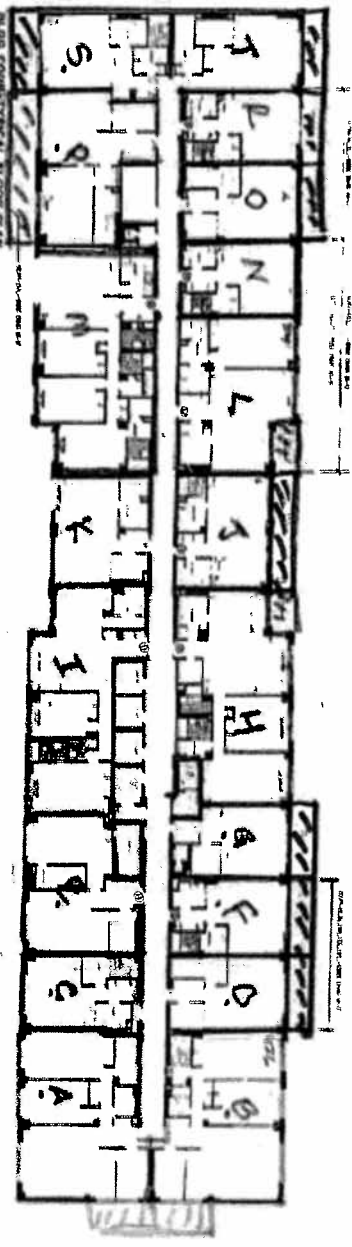
ACCEPTABLE FOR PERMIT  
UNDER DIRECTIVE NO. 14/1975

Washington Square Village Building and  
Apartment Floor Plans

SEAL, USE-RECORD, PLANO 2 PLAN  
 FROM THE RECORDING ACT ARCHIVES



PLAN NO. <b>A-2</b>	DATE 1957	PERIODIC	<b>WASHINGTON SQUARE VILLAGE</b> NEW PLAN		JOHN G. ... ARCHITECTS
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WASHINGTON SQUARE ATTACHE  
KEY PLANS

EMPIER ENGINEERS, INC.  
ARCHITECTS

4888  
8-8

Department of Buildings Records of Permit  
Applications for Combinations, 1992-2011



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**TESTIMONY OF THE GREENWICH VILLAGE SOCIETY FOR HISTORIC PRESERVATION**  
**BEFORE THE CITY PLANNING COMMISSION**  
**IN OPPOSITION TO NYU 2031 PLAN**

**April 25, 2012**

My name is Andrew Berman and I am the Executive Director of the Greenwich Village Society for Historic Preservation. GVSHP is the largest membership organization in Greenwich Village, the East Village, and NoHo, and we urge the Commission, in the strongest of terms, to reject NYU's 2031 application.

The 2031 plan is simply wrong for the Village, wrong for New York City, and wrong for NYU. NYU claims they have met and listened to their neighbors for the last four years; in reality, they have ignored our input and forged a plan which violates all our fundamental concerns. NYU claims they are looking at the entire city for their growth, but in reality they are continuing to dramatically expand their Village presence, with developments at other locations doing nothing to relieve that pressure.

Our single overriding concern with the NYU plan is that it allows the university to increasingly dominate our neighborhood. As has happened over the last several decades, more and more of the Village and surrounding neighborhoods will feel populated, controlled, and overwhelmed by a single institution. Even if you think NYU is a great institution, this is not a good future for our neighborhood. The Village has always been about the convergence of a diversity of people, activities, and cultures. To approve this plan and allow NYU to take over more of the neighborhood is to doom the Village to become a company town.

There are better alternatives, which have been successfully pursued across the country. Harvard, Yale, Brown, and a host of other schools have worked with their cities to develop satellite campuses in locations where large-scale development was needed and seen as a benefit, while preventing the oversaturation and overdevelopment of predominantly residential neighborhoods in which the institutions were located. If NYU can open new campuses in Abu Dhabi and Shanghai, why can't they locate some of their new facilities a few subway stops away in the Financial District, Downtown Brooklyn, or Long Island City?

By contrast, NYU's plans would turn a residential neighborhood into a twenty-year construction zone and destroy precious open space. Worse, this proposal only satisfies NYU's stated growth needs for nineteen years. What happens in 2031? Approve this plan, and NYU will be back to ask to take more open space, tear down more low-rise buildings, violate more zoning and urban renewal agreements, and further oversaturate this neighborhood. The 2031 plan is not sustainable for the Village or for NYU. Instead, NYU should be working with the city to find locations that



can absorb its growth not just for the next nineteen years, but the next hundred. The Village cannot without ceasing to be the Village.

Along with my testimony, I am submitting a petition with nearly 3,000 signatures urging you to vote 'NO' on the NYU plan. Subsequent GVSHP speakers will address several reports we have written or commissioned and submitted to CPC analyzing the economic impact of the proposed NYU plan, examining how other schools have handled their expansion, and showing how NYU has consistently eliminated faculty housing on the superblocks, even as they now ask you to lift zoning restrictions to allow them to build more. I am happy to answer any questions about these.

Finally, I ask that you please show New Yorkers that this is not a predetermined process, that you are listening to these arguments and that you are in fact planning for the future of New York City. If that is the case, I believe that you will and must vote 'NO' on the NYU plan.

GVSHP has submitted:

- An analysis by Gambit Consulting of the relative economic and environmental impacts of NYU's proposed expansion and locating their expansion in the Financial District, Downtown Brooklyn, or Long Island City -- <http://gvshp.org/nyugambitstudy>
- A study of how other schools and cities have established satellite campuses to accommodate university growth -- <http://gvshp.org/satellitecampus>
- A study showing how most schools spread their facilities over distances much greater than the 10-15 minute walk NYU claims must be the distance between all its facilities, which is the basis for its claim that it must build at its proposed Village location -- <http://gvshp.org/campuscomparisons>
- A study documenting how NYU has eliminated hundreds of faculty housing units over the years even as it is now asking for approvals to build more faculty housing, claiming they lack sufficient numbers of units -- <http://gvshp.org/wsvaptcombos>



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**BEFORE THE CITY PLANNING COMMISSION**  
**IN OPPOSITION TO NYU 2031 PLAN**

**April 25, 2012**

My name is Amanda Davis and I am testifying on behalf of the Greenwich Village Society for Historic Preservation in opposition to the NYU 2031 plan.

In advocating for their controversial twenty-year Village Expansion Plan, New York University's administration frequently makes the claim that considering alternative locations like the Financial District are impractical, because they must locate their facilities within a 10-15 minute walk of each other around Washington Square.

But this belies the experience of universities across the country, which maintain their facilities spread out over considerably greater distances than a 10-15 minute walk.

To illustrate this, GVSHP has submitted to the Commission a study called "The Myth of the 10-Minute Walk From Washington Square," which looks at the geographic distribution of the facilities of a variety of U.S. colleges—urban, suburban, and rural; large and small; public and private. We took the outlines of the location of their facilities and overlaid and compared them to NYU's Washington Square "core" and surrounding facilities.

What we found is that most schools maintain campuses and facilities over distances considerably greater than the 10 to 15 minute walk NYU claims it must maintain. In fact, most schools seem to have facilities spread out over distances the equivalent of those between Washington Square and the Financial District, and in many cases over considerably greater distances – even schools without "satellite" campuses. Further, few if any of these campuses have the wealth of mass transit options that allow travel between Washington Square and a location like the Financial District to take as little as 5 to 10 minutes. In fact, most of these other campuses require walking times of much more than 10-15 minute between facilities, as NYU claims is essential.

While the study compares NYU's geographic distribution of facilities to a broad range of schools, I have with me today a representative cross sample – University of Wisconsin/Madison, a public institution with about as many undergraduates as NYU; Stanford University, a private institution which NYU considers a peer with less than half the number of undergraduates as NYU; and Middlebury College in Vermont, a small liberal arts college in Vermont with 2,500 undergraduates, or just over 1/20<sup>th</sup> the population of NYU. As you can see, each of these schools, regardless of these various features, spreads their facilities out over considerably greater distances than NYU, or roughly the equivalent of the distance from Washington Square to the Financial District. Apparently these schools have not heard that a college's facilities must all be within a 10 to 15 minute walk of one another, as the NYU administration claims.

Upon even routine examination, the very foundation of NYU's claim for the need for approval of their massive Village expansion plan is faulty. The university is seeking to take public land, overturn zoning rules and open space preservation requirements, undo urban renewal deed restrictions, and violate the terms under which they were originally given public land fifty years ago. With the best of arguments they would be hard-pressed to justify such an outcome. Given the specious basis for their claims, we urge you in the strongest of terms to reject NYU's 2031 application.



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**April 25, 2012**

My name is Drew Durniak and I am testifying on behalf of the Greenwich Village Society for Historic Preservation in opposition to the NYU 2031 plan. GVSHP's study by Gambit Consulting analyzing the impact of the proposed NYU Village expansion plan found it would be particularly harmful in its impact upon the environment.

For instance, it found that NYU's proposed developments would produce a greater carbon footprint per square foot than the retrofitted but eight-decade-old Empire State Building. The complex conditions of the Village sites on which NYU proposes to build, with existing buildings interspersed throughout the area, do not lend themselves to green development. The space constraints and existing uses of the site require that various uses be shifted several times over the course of the twenty-year construction period, leading to a more complex and material-intensive project. Developing this project in a location that is better able to accommodate the construction staging and allow for a more linear construction plan could eliminate some of the waste associated with the complex plan for the project area. In addition, if NYU moved some of its proposed development program to existing buildings in some other area of the city, the embodied energy of the existing buildings would be preserved, resulting in less construction waste and fewer construction materials being used. The large amount of underground development is particularly resource intensive and would result in permanently higher operation costs for that space. If the project were developed elsewhere, there would potentially be greater opportunity to include natural light, green space, and other elements typically encouraged for a LEED development.

Additionally, the study warned of the grave potential negative impacts inherent in the choice of this location if the expansion plan has to be halted mid-stream due to financial shortfalls or for any other reason. NYU has one of the smallest financial endowments of any comparable educational institution in the country, and in the last economic downturn, considerably wealthier institutions, including Harvard, had to halt similar plans. Given the project site's location, directly beneath residential buildings housing thousands of people, including hundreds of NYU faculty, any construction interruptions would be especially impactful upon the quality of life of the neighborhood, and would substantially reduce economic benefits. On a less complex site, without existing uses, potential impacts would be less problematic.

The study also identified the marked loss in open space resulting from NYU's plan -- from 6.23 acres currently to 3.71 acres, a net loss of 2.52 acres, in what is the community district with the second lowest ratio of open space per resident in the

city. NYU's claim that it would increase the amount of public open space is based upon an overly restrictive and technical definition of open space which would exclude much of Riverside and Central Parks, including the Great Lawn. NYU's calculations of "open space" leaves out much of the true open space on these sites, and entirely excludes the Coles Gymnasium, which was only allowed to be built because it was supposed to provide substantial equivalent open space for the public in the form of access to its roof and athletic facilities. The little remaining open space in NYU's plan would frequently be encased in shadows cast by NYU's massive proposed new buildings.

Additionally, the proposed design would harm or destroy historically significant features of Washington Square Village and University Village by roughly doubling the amount of built space on both superblocks. The requested rezoning would permit the construction of new towers on areas intended by design and required by the current zoning to remain as open space or low-rise buildings.



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**April 25, 2012**

My name is Andito Lloyd and I am testifying on behalf of the Greenwich Village Society for Historic Preservation in opposition to the NYU 2031 plan.

New York University is seeking to overturn long-standing neighborhood zoning protections, gut open-space preservation requirements, lift urban renewal deed restrictions, introduce commercial zoning in a residential area, and take over publicly-owned park space in order to facilitate their development of 2.5 million square feet of new facilities – the equivalent of the Empire State Building – in the blocks south of Washington Square Park. The plan has elicited a firestorm of opposition from NYU's neighbors, faculty, and students. But the university claims that such a plan is not only necessary for it to grow, but the only way for it to do so.

However, NYU's situation is hardly unique. Universities in other cities have had to confront the tension between their need or desire to expand and the limitations of the urban environment in which they are located and the desires for the preservation of neighborhood character and quality of life by surrounding communities.

What is different, however, is NYU's approach. Other universities and other cities across the country have handled this challenge very differently, and successfully managed to balance these sometimes competing needs. Instead of seeking to shoehorn more and more facilities into an area with limited capacity to handle that growth, universities and cities have partnered to find nearby locations which can absorb the growth, and where the expansion of a university would be maximally beneficial to the city and leave room for continued growth of the university.

To illustrate this point, the Commission has received a copy of GVSHP's study called "Too Big to Fit" which looks at Brown University in Providence, RI; Emerson College in Boston, MA; Georgia Institute of Technology in Atlanta, GA; Suffolk University in Boston, MA; Harvard University in Cambridge and Allston, MA; and Columbia University here in New York. Partnering with local elected leaders, the business community and residents, each of these institutions are building satellite campuses or new campuses in areas of their cities that were identified as targets for redevelopment. This is in stark contrast to the approach NYU is advocating of continuing to chip away at and overwhelm an existing, vital and historic residential neighborhood.

These cases studies amply illustrate that there are very different and successful approaches which can be taken. The satellite campus approach could help areas of the city which would greatly benefit from this kind of development. Leaders of Community Boards 1 and 4 in Manhattan and 2 in Brooklyn have spoken out about the positive benefit that greater development by a university like NYU could have in their community, as has Bronx Borough President Ruben Diaz. This different approach would also ultimately help NYU; the university is pursuing a uniquely difficult and expensive route for expansion that will leave them with few if any options in less than twenty years when they need to grow further. University and city leaders in so many other cases have seen the benefit of this more far-sighted approach; we hope you will as well, and reject the NYU 2031 plan.



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Anthony C. Wood

**TESTIMONY OF THE GREENWICH VILLAGE SOCIETY FOR HISTORIC PRESERVATION**  
**BEFORE THE CITY PLANNING COMMISSION**  
**IN OPPOSITION TO NYU 2031 PLAN**

**April 25, 2012**

My name is Dana Schulz and I am testifying on behalf of the Greenwich Village Society for Historic Preservation in opposition to the NYU 2031 plan.

GVSHP has submitted to the Commission for the record a study called "Disappearing Before Our Eyes," which documents how NYU has, over the years, consciously and consistently reduced the number of units of faculty housing in the Washington Square Village complex. This is noteworthy of course because NYU is before you today asking you to overturn zoning rules in order to allow them to build more faculty housing on these exact sites, claiming a shortage of such facilities. What they don't tell you is that they themselves have contributed significantly to this shortage which they are now asking their neighbors and the public to bear the burden for correcting.

According to Department of Buildings records, from 1960 to 2010, NYU has eliminated 175 units of faculty housing from the Washington Square Village complex. This has been done through a continuing series of apartment combinations, turning studio, one, and two bedroom units into increasingly larger "super-apartments," some of which are made of three or four of the original units. The pace has accelerated in recent years, as more than 112 of the units were subsumed to combinations just since 1992.

Beyond this, by all accounts NYU is warehousing, or leaving unoccupied for long periods of time, numerous faculty housing units in the Washington Square Village complex. Residents have reported nearly 65 units in the complex that are empty and have remained empty for protracted periods of time. The combined documented warehoused apartments and those lost to combinations account for about 240 units, or nearly 20% of the units once found in the complex, NYU's primary source of faculty housing. The change is so dramatic that in the 2010 census, the tract containing Washington Square Village had the largest drop in population of any in the Village or East Village, the largest drop in the number of housing units, and the largest increase in the number of unoccupied units.

There are many reasons why the Commission should not approve NYU's plan. But NYU is asking city leaders to undo long-standing agreements with the public, and asking its neighbors to deal with twenty years of construction and a devastating loss of open space and light and air so the university can build, among other things, new faculty housing units. Yet NYU is warehousing and reducing its stock of faculty apartments to create larger, vanity "super-apartments." This is particularly galling and



inappropriate, and for these and many other reasons we urge you to reject NYU's 2031 plan.



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Village  
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Historic  
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**TESTIMONY OF THE GREENWICH VILLAGE SOCIETY FOR HISTORIC PRESERVATION**  
**BEFORE THE CITY PLANNING COMMISSION**  
**IN OPPOSITION TO NYU 2031 PLAN**

**April 25, 2012**

My name is Sheryl Woodruff and I am testifying on behalf of the Greenwich Village Society for Historic Preservation in opposition to the NYU 2031 plan. GVSHP has submitted to the City Planning Commission a study we commissioned conducted by Gambit Consulting, analyzing the relative economic, environmental, and quality of life impacts of the proposed NYU 2031 Village expansion plan, and comparing it to the impacts if the university were to locate these facilities in one of several alternative locations such as the Financial District, Downtown Brooklyn, or Long Island City. These alternatives were studied because all are areas the City has identified as priorities for large-scale growth and new development, including the type of facilities NYU would provide; all have ample mass transit to connect it to NYU's other campuses and other parts of the city; and all contain resources making them particularly suited to NYU's academic mission – the Financial District is a global business center, Downtown Brooklyn is part of a burgeoning tech triangle, and Long Island City is home to a number of cultural institutions and film-related facilities.

The Gambit Study found that the positive economic impacts of the proposed NYU expansion would be citywide or regional in scope, and thus New York City would benefit just as much no matter where in the city NYU's facilities are located. But the study finds the Village would derive relatively little benefit from it being located there and would suffer considerable negative impacts, whereas other locations would derive significantly greater benefits from the proposed expansion and would likely suffer fewer if any negative impacts. NYU's Village plan would be particularly environmentally inefficient because of the below-ground construction. NYU development at other locations by contrast could be much greener and less negatively impactful, and alternate locations would also allow NYU considerably greater opportunity for future growth and expansion.

The Gambit Study pointed out that NYU's proposed project would expand an already dominant presence, rather than introduce a wholly new use, in the Village; many of the students, faculty and service workers who would live, study, and work in the project's buildings would be present as economic actors in the neighborhood, whether or not the project is developed. On the other hand, developing the same amount of academic space and housing at a satellite campus in another neighborhood, where such a population would introduce a new local dynamic, would have a greater economic impact than incremental expansion in the Village. For instance, the study found that the maximum projected increase in local retail spending in the Village associated with the development would be just 2.5%, since retail sales within just a

quarter-mile of the site are \$854 million per year, and the additional \$23 million per year in projected retail spending from the development would represent only a roughly 2.5% increase in the size of the local retail market. By contrast, the development would lead to a 10% increase in retail spending in Downtown Brooklyn.

For these as well as many other reasons we urge you to vote 'NO' on the NYU 2031 plan.

Dear Mayor Bloomberg, City Council Speaker Quinn, City Councilmember Chin, Members of the New York City Council, Members of the City Planning Commission, Manhattan Borough President Scott Stringer, Borough President Diaz, Borough President Markowitz, Borough President Marshall, Borough President Molinaro, and Public Advocate Bill DeBlasio,

We are pleased to present you with this petition affirming one simple statement:

**"I strongly urge you not to approve or support New York University's massive planned 20-year expansion plan in the Village. The plan is not only wrong for the Village and surrounding neighborhoods, which would be severely impacted, but for New York City and even NYU itself.**

**The plan requires undoing long-standing neighborhood zoning and open space protections and urban renewal deed restrictions, as well as selling off public land used as parks. NYU would shoehorn 2.5 million square feet of space – the equivalent of the Empire State Building! – into an area south of Washington Square Park which simply cannot absorb it. It would drastically tip the balance of this and surrounding neighborhoods. At best, in a mere 20 years, NYU would be back, asking for more zoning changes and more public land to expand further.**

**There are much better alternatives. In the Financial District such development would be contextual and welcome, adding to the diversity of that growing neighborhood. It would be just a few minutes by subway and walking distance from NYU's main hubs in Washington Square and Downtown Brooklyn. It would allow NYU vastly greater possibilities for future growth, and in a way that would help the city, not strangle and overwhelm some of its most historic and delicately-balanced neighborhoods.**

**Please vote AGAINST the approvals for NYU's massive 20 year expansion plan!"**

Attached is a list of individuals who have added their names to this petition, as well as additional comments written by the petition signers themselves.

Sincerely,  
Greenwich Village Society for Historic Preservation

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Continuous ruination of the Great NYC! NYU is Super powerful.....

Irene Dobronski  
Brooklyn, NY  
Apr 24, 2012

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Rachel Gellert  
Nyc, NY  
Apr 24, 2012

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Janet Heath  
New York, NY  
Apr 24, 2012

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Ellen Hagopian  
New York, NY  
Apr 23, 2012

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What if this plan was proposed for the neighborhood where you live?

Gary Holden  
NY, NY  
Apr 23, 2012

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ronit berkman  
New York, NY  
Apr 23, 2012

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Jen  
New York, NY  
Apr 22, 2012

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Kate Cerigo  
NY, NY  
Apr 22, 2012

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Sam Pagan  
Prince, NY  
Apr 22, 2012

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I was a resident of Thompson St in the Village for 6 years and still wander use the 8th st and Astor Place subway stops. I say go to a spot that is near the subway in the Bronx - the borough with the most open space of them all.

Mary Perillo  
New York, NY  
Apr 19, 2012

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Amy Groark  
Spring Lake, NJ  
Apr 19, 2012

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Joseph Romano  
Prince, NY  
Apr 19, 2012

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Mike Strand  
Brooklyn, NY  
Apr 18, 2012

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In cities such as NY parks and open spaces are a valuable resource for the community offering a peaceful harmonious place away from the noise and bustle of a crowded environment. People need green spaces for their mental and physical wellbeing. To destroy these lovely parks and gardens would be detrimental to everyone and I would urge Mayor Bloomberg, the NY City Council and the City Planning Commission to consider the alternative options very seriously.

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Elisabeth Gilbert  
Danbury, United Kingdom  
Apr 17, 2012

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Robin Mead  
New York, NY  
Apr 16, 2012

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Shawnte Alexander  
New York, NY  
Apr 15, 2012

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shonda frisina  
Shady, NY  
Apr 13, 2012

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Chris Hodgson  
Miami Beach, FL  
Apr 13, 2012

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james davis  
New york city, NY  
Apr 13, 2012

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I lived in NYC for ten years, and I watched in horror the dismantling of neighbourhoods by NYU and Columbia University. Further expansion of MYU will prevent an important part of the creativity of the Village, Please curtail the personalities of yet more over-development of a treasure. Thank you for your time.

Gary Brubaker  
Oxford, United Kingdom  
Apr 13, 2012

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Samantha viguie  
Nyc, NY  
Apr 13, 2012

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The village belongs to all of us - not just NYU. We can't absorb that much space in one place. It's time for them to use technology more effectively to teach remotely.

Deborah Brozina  
New York, NY  
Apr 12, 2012

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Sara Estela  
New York, NY  
Apr 12, 2012

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Peggy s. Rice  
N.Y, NY  
Apr 12, 2012

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Barbara Good  
New York, NY  
Apr 12, 2012

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The village has always been a beautiful tree lace, town house, artisty area, building another concrete building will take away one of the 1st neighborhoods that is still beautiful.

teddybonaros  
NY, NY  
Apr 12, 2012

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John Carollo  
Nyc, NY  
Apr 12, 2012

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It will destroy the Village!

Kathryn C. Steiman  
Nyc, NY  
Apr 12, 2012

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Stop decimating Greenwich Village!

Anthony Raso  
New York, NY  
Apr 12, 2012

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Shocking but not shocking that our Manhattan Borough President, Scott Stringer would go along with this---this smells of graft from top to bottom. The final and total destruction of Greenwich Village by NYU's real estate-infested board must be stopped! Our Mayor, our City Councilmembers, our City Planning Commission etc MUST HELP STOP THIS TRAVESTY FROM BEING INFLECTED ON OUR GREAT CITY!!!

Lucille Krasne  
New York City, NY  
Apr 11, 2012

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please don't sell us out. nyu will destroy our community.

Carol Stein  
Prince, NY  
Apr 11, 2012

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If NYU's expansion plan goes ahead, it will ruin the very center of our vibrant Greenwich Village community. Quinn, Chin and Bloomberg will be responsible and remembered for the sudden death of Greenwich Village and for the 20 years of construction. Stick to expanding NYU into Brooklyn or the financial district where there's room and where it's wanted.

S. Gluck  
New York, NY  
Apr 11, 2012

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Don't ruin an historic part of NYC.

Jill Robin Schapiro  
New York, NY  
Apr 11, 2012

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Please do not approve the NYU expansion. There are other areas that could absorb this enormous expansion. The Village is a cohesive entity and is very important in the fabric and history of New York, one that enjoys a scale that is appropriate unlike the massive invasive plan that NYU proposes. NYU has already destabilized the flavor of this community, it is imperative that their expansion doesn't continue.

Margot Mindich  
new york, NY  
Apr 11, 2012

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Tami Sturm  
New York, NY  
Apr 10, 2012

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we have no green space south of Washington Sq. except on LaGuardia pl. NYU is out of control and thinks it can do anything it likes with the backing of the Mayor. We all enjoy these gardens and alot of people have worked hard in them. Please save the little green space that we have left. Lucille Andriola

Lucille Andriola  
Prince, NY  
Apr 10, 2012

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Toby Zucker  
New York, NY  
Apr 10, 2012

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As a resident of Chelsea, I am very concerned about the re-zoning in your neighborhood, which would set a precedent for re-zoning in ours.

Judy Klein  
New York, NY  
Apr 9, 2012

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I do not believe this kind of expansion should take in Greenwich Villge and surrounding area. clearly there are other area of downtown Manhattan that need expansion, GV not being one of them

karyn eisenberg pappas  
New York, NY  
Apr 9, 2012

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Carol Reingold  
Maplewood, NJ  
Apr 9, 2012

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Laurie  
New York, NY  
Apr 9, 2012

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Do Not Approve!

Wendy Williams  
Nyc, NY  
Apr 9, 2012

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Alice Quinn  
New York, NY  
Apr 9, 2012

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Laurie Kerr  
New York, NY  
Apr 9, 2012

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Paul Gugliotta  
Nyc, NY  
Apr 7, 2012

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Please leave our neighborhood some sanctuary and refuge! Thank you and God bless you!

Maher Benham  
New York, NY  
Apr 6, 2012

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Please stop turning my neighborhood into a college campus full of CHEAP, UGLY housing AND ruining the tax base.

David Phillips  
New York, NY  
Apr 6, 2012

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Please don't approve NYU's plan. It will have a severe negative impact on the neighborhood. Please tell NYU to find another option that won't destroy this unique friendly neighborhood.

Kathy Ashley  
New York, NY  
Apr 6, 2012

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laura fisk  
Brooklyn, NY  
Apr 6, 2012

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Ruth Breuer  
New York City, NY  
Apr 6, 2012

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Max Laboy  
BROOKLYN, NY  
Apr 6, 2012

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William Hawley  
New York, NY  
Apr 6, 2012

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Cezar Del Valle  
Brooklyn, NY  
Apr 6, 2012

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The Village is NOT the place for this expansion. Please do not let it go forward. This isn't about progress or jobs or economic development. It is a case of wrong-headed thinking. The Village is an important and wonderful American community and must be served, protected and preserved.

Karen Seiger  
Nyc, NY  
Apr 6, 2012

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Even though I do not live in the neighborhood, I work there and I support open space protections. NYU has taken enough land away from the West and East Village. I also believe that there are more appropriate spaces if expansion is desperately needed.

Catherine  
New York, NY  
Apr 6, 2012

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Fred W. Oser  
NEW YORK, NY  
Apr 5, 2012

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Please do not approve NYU 2031 ULURP.

Sylvia Rackow  
Prince, NY  
Apr 5, 2012

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Allen Prusis  
New York, NY  
Apr 5, 2012

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The expansion needs to stay within the height of the surrounding neighborhood and not be obtrusive.

Carole Greene Mavity  
New York, NY  
Apr 4, 2012

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Uta Winkler  
New York, NY  
Apr 3, 2012

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Please don't allow NYC to lose its beautiful architectural character! Nyu has already contributed to that all around town.

Andrea dovalle  
Nyc, NY  
Apr 3, 2012

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Akemi Naito

Nyc, NY  
Apr 3, 2012

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Please vote NO to N.Y.U 2031

S. Benyaminov  
N.Y., NY  
Apr 3, 2012

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This plan would ruin the Village and surrounding areas.

John McGurrin  
Jackson Heights, NY  
Apr 3, 2012

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Dana Beyert  
Nyc, NY  
Apr 3, 2012

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Marc Baumslag  
New York, NY  
Apr 3, 2012

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Tanja Bernhardt  
New York, NY  
Apr 3, 2012

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Please do not allow NYU to destroy this historic district that brings so many tourist dollars into Manhattan!  
They already have too much space in and control of Greenwich Village.

Mitch Berman  
Nyc, NY  
Apr 3, 2012

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Please do not allow NYU to destroy this historic district that brings so many tourist dollars into Manhattan!  
They already have too much space in and control of Greenwich Village.

Susanne Lee  
Nyc, NY  
Apr 3, 2012

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Arlene Bensam  
New York, NY  
Apr 3, 2012

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Adding thousands of people in lodging and services to a two block ratio is not sustainable - not even the sidewalks of these blocks will be able to hold the thousands of people requiring services with this construction. WE can't give up the green areas in these blocks, the neighborhood needs them.

Primavera Salva  
New York, NY  
Apr 3, 2012

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Carol Hendrick  
Nyc, NY  
Apr 3, 2012

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Public land should remain PUBLIC, not given away. Destruction of mature gardens is bad for the environment, especially in this green-starved neighborhood.

barbara devaney  
New York, NY  
Apr 3, 2012

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I am 100% opposed to NYU's destructive expansion plan. NYU has never willingly provided open space for our neighborhood - they've walled off as much as they could. This monstrosity will destroy the historic character of Greenwich Village. They've done enough damage already.

June Anderson  
Nyc, NY  
Apr 2, 2012

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laurence T kirwan  
New York, NY  
Apr 2, 2012

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Joseph Lovett  
New York, NY  
Apr 2, 2012

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Sandra DeCrescenzo  
Rye Brook, NY  
Apr 2, 2012

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NYU's dormitory construction has already changed the character of the East Village in a detrimental way. Housing students in Stuyvesant Town has radically changed that community as well, and not for the better. Please insist that NYU find other alternatives than what is proposed in this massive 20-year expansion plan in the Village.

Linda Hood  
New York, NY  
Apr 2, 2012

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Isn't NYU planning a major campus on Governor's Island as well?

Mary Dudasik  
Nutley, NJ  
Apr 2, 2012

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Enough is enough! NYU has become more of a real estate empire than a university, more of a business than a non-profit educational institution. No more gigantism in what's left of historic Greenwich Village!

Donald J. Meade  
New York, NY  
Apr 2, 2012

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We need the Village as is. This is not an area to be massively modernized. The charm and genuineness would be gone!

isabel baechler  
paris, France  
Apr 2, 2012

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Alison Bradley  
NYC, NY  
Apr 1, 2012

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Catherine Kuipers  
Santa Monica, CA  
Apr 1, 2012

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Elizabeth ehegary  
Brewster, NY  
Apr 1, 2012

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Stanley Rosenberg  
NY, NY  
Apr 1, 2012

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I have lived in the same apt here in the Village since 1966 and got an MFA from the Tisch School of the Arts but I am totally opposed to this plan by NYU to do this huge expansion and destroy the unique character of the Village that I have loved for all these many years.

Harry Lines  
New York, NY  
Apr 1, 2012

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please keep the gardens and parks open for public use

Sheila Johnson Dori  
Huntington, NY

Apr 1, 2012

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Cynthia Carlson  
New York, NY  
Apr 1, 2012

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Stop destroying neighborhoods in NYC.

joseph Johnson  
Lindenhurst, NY  
Mar 31, 2012

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Judith Eisenberg  
NY, NY  
Mar 31, 2012

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Liz Reuther  
West islip, NY  
Mar 31, 2012

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people need space and light to live and breathe - this project so too big and underfinanced

Christine Mackellar  
Brooklyn, NY  
Mar 31, 2012

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Peggy Voorhees  
Ocala, FL  
Mar 31, 2012

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Michele Smith  
New York, NY  
Mar 31, 2012

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It will totally destroy the quality and flow of our neighborhood.

SandyGellis  
New York, NY  
Mar 31, 2012

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We need more taxable businesses. Schools and universities provide jobs but not tax revenues. There's also a lot more congestion around schools and universities. I vote no to NYU's expansion plans..

Linda Jobe  
New York, NY  
Mar 31, 2012

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I have been a student at NYU and witnessed enough expansion already. The character of the neighborhood is irreplaceable, and NYU should show some respect to its neighbors and context. Please stop the unchecked growth. I'm embarrassed as an alum and alarmed as a New Yorker.

Spencer  
Nyc, NY  
Mar 31, 2012

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Those of us who call the East Village home are tired of living in the middle of a college campus with NO boundaries, in every sense of the word. And the constant construction has polluted our air and ears. Enough, NYU. Take a break. Stop running small businesses out of the neighborhood as well.

Cathy Simmons  
Nyc, NY  
Mar 31, 2012

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Elaina Pennola  
Planetarium, NY  
Mar 31, 2012

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Massive buildings, massive debt for NYU, massive pollution, stone bricks made of money!

Carmen Delemos  
NY, NY  
Mar 31, 2012

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danielle  
Prince, NY  
Mar 31, 2012

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john krampner  
Long Island City, NY  
Mar 31, 2012

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This will ruin downtown and tourism

Robert Lobe  
New York, NY  
Mar 31, 2012

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Sue Nitz  
Upper Darby, PA  
Mar 31, 2012

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NYU must NOT be allowed to use its power to destroy the Village!

Richard Sassin  
Santa Monica, CA



Mar 31, 2012

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Judith Mende  
New York, N. Y. 10128, NY  
Mar 31, 2012

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Dawn Siebel  
Westhampton, MA  
Mar 31, 2012

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Use the education acquired at institutions such as NYU to understand what impact building expansion would have on neighborhoods. This is not progress...

J. R. Baldini  
Niagara Falls, NY  
Mar 31, 2012

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anthony malusa  
Deerpark, NY  
Mar 31, 2012

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John Grimes  
Nyc, NY  
Mar 31, 2012

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Cathy McGahan  
NY, NY  
Mar 31, 2012

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Alicia Benjamin  
Bronx, NY  
Mar 31, 2012

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David Levy  
Rockport, TX  
Mar 31, 2012

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Patricia Stevens  
New York, NY  
Mar 31, 2012

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Barbara Johnson  
Patchogue, NY  
Mar 31, 2012

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terry  
Patchogue, NY  
Mar 31, 2012

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Dennis Weiscopf  
New York, NY  
Mar 31, 2012

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roseann fontana  
new York, NY  
Mar 31, 2012

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This will mean the destruction of the village as we know it. Further expansion downtown is more appropriate. NYU is known to not do what it promises. We should not let them expand in our neighborhood anymore than they already have!

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Jo-Ann Segal  
New York, NY  
Mar 31, 2012

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sandra cohbn  
NY, NY  
Mar 31, 2012

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Amy Berkov  
New York, NY  
Mar 31, 2012

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alison adams-weinberg  
rego park, NY  
Mar 31, 2012

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humera Afridi  
Prince, NY  
Mar 30, 2012

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Richard Woo  
Rhawnhurst, PA  
Mar 30, 2012

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Abijah Schofield  
Brooklyn, NY  
Mar 30, 2012

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enough is enough.

david nordine  
jersey city, NJ  
Mar 30, 2012

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SAY NO TO NYU and COLUMBIA'S GREED!!!!

emil h  
Prince, NY  
Mar 30, 2012

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mica  
new york, NY  
Mar 30, 2012

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Stop displacing Lower East/east village residence from their homes.- it's damaging to the diversity of our neighborhood.

Emily yu  
New York, NY  
Mar 30, 2012

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This plan is absolutely inappropriate for the Super Blocks and for the Village. A Village...not mid-town Manhattan!

Judith Callet  
New York, NY  
Mar 30, 2012

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daniel pal  
Nyc, NY  
Mar 30, 2012

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G.A. Irwin  
New York, NY  
Mar 30, 2012

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Elisabeth Lohninger  
Nyc, NY  
Mar 30, 2012

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Gail Rothenberg  
New York, NY  
Mar 30, 2012

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laura behar  
New York, NY  
Mar 30, 2012

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As a fifth generation New Yorker and 35 year Village resident, I am seriously opposed to NYU's plan and have been horrified for decades by the damage this university with its bottomless pockets has done to the Village.

Patricia Fieldsteel  
Nyons, France  
Mar 30, 2012

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This expansion would be a true disaster for the area and it's shameful that NYU is even contemplating it. Please save the space for future generations and don't spoil this part of our beautiful Greenwich Village.

Egle Zilionis  
New York, NY  
Mar 30, 2012

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Aren't we all fed up with N.Y.U.'s brazen acts !. Let them expand anywhere, BUT NOT IN THE VILLAGE. ENOUGH IS ENOUGH!. They just don't get it!.

Donald John Heliker  
Hoboken,, NJ  
Mar 30, 2012

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I urge a NO vote!

Rebecca Shenkman  
Prince, NY  
Mar 30, 2012

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Marzia Bastianello  
NY, NY  
Mar 30, 2012

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Laurence Pels  
New York, NY  
Mar 30, 2012

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Lesia Westerman  
New York, NY  
Mar 30, 2012

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Margaret Ewing  
Nyc, NY  
Mar 30, 2012

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Mercedes Gallego  
New York, NY  
Mar 30, 2012

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Joseph Caputo  
New York, NY  
Mar 30, 2012

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Lauren Jacobi  
Planetarium, NY  
Mar 30, 2012

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Don't ruin the Village. NYU has already proven they cannot be trusted to follow their own plans with their hideous building on East 12th Street which is higher and more obtrusive than had been promised.

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terry derkach  
Peter Stuyvesant, NY  
Mar 30, 2012

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King-Yee Man  
Prince, NY  
Mar 30, 2012

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I strongly urge you not to approve or support New York University's massive planned 20-year expansion plan in the Village. THANK YOU!

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katalin kotvics  
Nyc, NY  
Mar 30, 2012

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Kate ricard  
New York, NY  
Mar 30, 2012

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James Anning  
New York, NY  
Mar 30, 2012

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Jesse jenkins  
Brooklyn, NY  
Mar 30, 2012

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Ellen Imbimbo  
New York, NY  
Mar 30, 2012

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I urge you to say emphatically "NO" to the outrageous NYU 's expansion plan Thank you. Annie Pichard

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Annie Pichard  
New York, NY  
Mar 30, 2012

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we need better city spaces NOT new City-States!!

mark johnson  
New York, NY  
Mar 30, 2012

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I grew up in the village, my parents still live there AND attended NYU! It is wrong for the neighborhood and wrong for the city. Let NYU find another neighborhood to take over. Theyve done enough damage to this one!

Leslie Barkman  
Amherst, MA  
Mar 30, 2012

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I strongly urge you not to approve or support New York University's massive planned 20-year expansion plan in the Village. We are a thriving community, not a business district that can /nor wants to manage 15,000 transient people coming in/out daily. By definition a village is comprised of low density buildings and has a lower population. We all settled and made our homes here , not in the crowded, compact, high-rise filled anonymity of midtown. Please honour our heriage and history. We have been living in a construction zone for years and our lungs and sensory system need a break from the constant noise and vibration forced upon us. Many of us worked diligently to bring this neighborhood back to a community for us, not for NYU to disrespect us and not honor previous stipulations of community needs!!! and protect our neighborhood

I lam  
nyc, NY  
Mar 29, 2012

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We need to bring back the Village not ruin it more

Edith Stephen  
New York., NY  
Mar 29, 2012

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Laura Lachman  
New York, NY  
Mar 29, 2012

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the planned area size, hight of buildings, + increased density of population will change the char-acter of the village & the quality of life

joyce b rosenstein  
nyc, NY  
Mar 29, 2012

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James Wesolowski  
New York, NY  
Mar 29, 2012

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Mariann Perseo  
Nyc, NY  
Mar 29, 2012

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respect what works

Victoria Hofmo  
Brooklyn, NY  
Mar 29, 2012

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elisabeth tiso  
New York, NY  
Mar 29, 2012

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Janet L. Roth  
New York, NY  
Mar 29, 2012

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nikandre kopcke  
new york, NY  
Mar 29, 2012

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the financial district sounds like a great place for nyu to expand- great idea!

Robin Gaynes-Bachman  
New York, NY  
Mar 29, 2012

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Beth Windsor  
New York, NY  
Mar 29, 2012

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Theodora Schamber  
New York, NY  
Mar 29, 2012

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refuse NYU's attempt to build massive expansion.

Judith Berdy  
NY, NY  
Mar 29, 2012

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DO NOT ALLOW THIS TO HAPPEN! IF YOU DO, YOU WILL BE DESTROYING OUR ENTIRE AREA, LOSING OUR HISTORY! THE VILLAGE HAS ALWAYS BEEN SMALL SCALE SINCE EARLY YEARS OF NEW YORK. WHY DO YOU WANT US TO LOSE ALL THIS, YOU DESTROY THIS FOR UGLINESS??? PLEASE DO NOT GO AHEAD WITH THIS MISCONCEPTED PROJECT!

JOANNA ROOS  
NEW YORK, NY  
Mar 29, 2012

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Stephan Goldsand  
New York, NY  
Mar 29, 2012

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I just say NO!!!

kevin Moore  
ny, NY  
Mar 29, 2012

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I strongly urge you not to approve or support New York University's massive planned 20-year expansion plan in the Village. The plan is not only wrong for the Village and surrounding neighborhoods, which would be severely impacted, but for New York City and even NYU itself. The plan requires undoing long-standing neighborhood zoning and open space protections and urban renewal deed restrictions, as well as selling off public land used as parks. NYU would shoehorn 2.5 million square feet of space – the equivalent of the Empire State Building! – into an area south of Washington Square Park which simply cannot absorb it. It would drastically tip the balance of this and surrounding neighborhoods. At best, in a mere 20 years, NYU would be back, asking for more zoning changes and more public land to expand further. There are much better alternatives. In the Financial District such development would be contextual and welcome, adding to the diversity of that growing neighborhood. It would be just a few minutes by subway and walking distance from NYU's main hubs in Washington Square and Downtown Brooklyn. It would allow NYU vastly greater possibilities for future growth, and in a way that would help the city, not strangle and overwhelm some of its most historic and delicately-balanced neighborhoods. Please vote AGAINST the approvals for NYU's massive 20 year expansion plan!

Robin Silvestri  
NYC, NY  
Mar 29, 2012

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vote NO!!!!

susan  
Nyc, NY  
Mar 29, 2012

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Stacey tesseyman  
Nyc, NY  
Mar 29, 2012



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Please do not approve this massive expansion bu NYU.

Robin Felsher  
New York, NY  
Mar 29, 2012

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I would like to urge Manhattan Boro President Scott Stringer to vote no on NYUs massive proposed expansion plan.

Gregory Homatas  
Brooklyn, NY  
Mar 29, 2012

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H. Male  
New York, NY  
Mar 29, 2012

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Iris Goldfaden  
New York, NY  
Mar 29, 2012

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Martha Fishkin  
New York, NY  
Mar 29, 2012

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Adria De Landri  
Nyc, NY  
Mar 29, 2012

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Michael Benson  
New York, NY  
Mar 29, 2012

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Olivia Strait  
Nyc, NY  
Mar 29, 2012

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marvin moskowitz  
New York, NY  
Mar 29, 2012

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DO NOT APPROVE!

Marie Morreale  
New York, NY  
Mar 29, 2012

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Vote No. NYU lies once the construction begins. It is amazing how many times they re-write plans and demolition "by accident" buildings.

Jerald Stone  
New York, NY  
Mar 29, 2012

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As former president of the West 9th Street block Association this issue is of great concern to me. Thank you for voting no on the proposal as it now stands. More construction in the Village for 20 years is not helping our quality of life.

Allan Ishac  
New York, NY  
Mar 29, 2012

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Elece Green  
Jersey City, NJ  
Mar 29, 2012

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Gregory Gilmartin  
New York, NY  
Mar 29, 2012

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Ray White  
Nyc, NY  
Mar 29, 2012

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Let's not turn over the city to NYU and Trump.

Raymond Shaffer  
Nyc, NY  
Mar 29, 2012

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NYU has gone too far. Please help preserve beautiful Greenwich Village for the people who live there permanently.

Ssuan Immergut  
Nyc, NY  
Mar 29, 2012

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Jennifer Chowdhury  
New York, NY  
Mar 29, 2012

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As a former resident of the West Village for 40 yrs. and a frequent visitor now, I am already appalled by NYU's influence,not positive,on this area.I guess the same old game continues,-money buys l real estate,politicians and the right to do whatever you want,regardless of its impact on residents,tourists,businesses,etc.

Michele Vallon  
Brooklyn, NY  
Mar 29, 2012

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NYU's plan for the addition of more buildings, including student dormitories, will forever change the character of Greenwich Village and will eliminate the few OPEN spaces we have. The area south of Washington Sq. Pk will be flooded, overwhelmed by this higher population. The Financial District WANTS NYU - a much better alternativewith possibilities for future growth.

Sonya Friedman  
New York, NY  
Mar 29, 2012

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The size and scale of this project would overwhelm the residential quality of the Village which NYU claims as their campus virtue

Norman Rosenfeld  
new york, NY  
Mar 29, 2012

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Barbara Sobier  
Nyc, NY  
Mar 29, 2012

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Barbara  
Nyc, NY  
Mar 29, 2012

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do not sell out the village, as you did w/ Rudin, if you're even dreaming of reelection

charles F. Ehrhardt LCSW  
NYC, NY  
Mar 29, 2012

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Caitlin  
Bethpage, NY  
Mar 29, 2012

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Please say NO.

Donna Felitti  
Nyc, NY  
Mar 29, 2012

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Do Not Expand

Christian Foster  
New York, NY  
Mar 29, 2012

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Valorie Niccore  
NYC, United States  
Mar 29, 2012

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cade pemberton  
New York, NY  
Mar 29, 2012

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This plan will destroy the entire neighborhood. NYU should expand to the Financial District, where business is needed.

Peter  
Prince, NY  
Mar 29, 2012

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Alina Myklebust  
New York, NY  
Mar 29, 2012

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Julianne  
Prince, NY  
Mar 29, 2012

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As a resident of the W V, i DO NOT support the NYU expansion program.

Mark Herring  
New York, NY  
Mar 29, 2012

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ANN WALSH  
Prince, NY  
Mar 29, 2012

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Sandra Ashhab  
Prince, NY  
Mar 28, 2012

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Arezzo  
Iran  
Mar 28, 2012

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Beth Joy Knutsen  
NY, NY  
Mar 28, 2012

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Janna Drekovic  
New York, NY  
Mar 28, 2012

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D.W. Arnstein  
New York, NY  
Mar 28, 2012

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Amalia Moukas  
Long Island City, NY  
Mar 27, 2012

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Lisa del Rosso  
Nyc, NY  
Mar 27, 2012

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Mary  
New York, NY  
Mar 27, 2012

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Mary Gallagher  
New York, NY  
Mar 27, 2012

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This is a disaster that, once built, can NEVER be unbuilt. PLEASE do not approve of this. We live in the most dense section of Greenwich Village, and our votes count.

Dr. Elayne Tobin  
New York, NY  
Mar 27, 2012

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Greenwich village is a lovely area of Manhattan,I would hate to see the parks be eliminated due to expansion, I am not in favor of the expansion Mary

mary p halloran  
columbus, OH  
Mar 27, 2012

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Please do not approve this project, in the interest of the neighborhood and long term interest of NYU. We must maintain integrity of the city including the university. This proposal overwhelms the greater good. Please do not approve.

Cecelia Beirne  
New York, NY

Dorothy Nelson  
New York, NY  
Mar 27, 2012

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Mladen Joksic  
New York, NY  
Mar 27, 2012

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Max Spoerri  
New York, NY  
Mar 27, 2012

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Marlene Spoerri  
New York, NY  
Mar 27, 2012

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vote NO on NYU2031! don't kill our community.

Annie Balliro  
Prince, NY  
Mar 27, 2012

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This building would truly change the face of the villlage, the one truly amazing thing about living in this area. The green space and dog run are needed, they allow us New Yorkers to "escape" the city right down the street.

Lauren West  
New York, NY  
Mar 27, 2012

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kim Parker  
New York, NY  
Mar 27, 2012

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deborah Hoffman  
bala Cynwyd, PA  
Mar 27, 2012

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Peter Comitini  
Nyc, NY  
Mar 27, 2012

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I used to live in NY on 57th and 3rd but spent a lot of time relaxing and enjoying the entire area. It would be a shame to lose this gem of an area.

Harriet Edell  
Sun Lakes, AZ  
Mar 26, 2012

Mar 27, 2012

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Nicole Page  
Nyc, NY  
Mar 27, 2012

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Maneli Garahan Wilson  
New York, NY  
Mar 27, 2012

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Jacqueline Orange  
New York, NY  
Mar 27, 2012

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Vincent Capozzi  
New York, NY  
Mar 27, 2012

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Vote NO to NYU2031!!!!

Jillian Fracassi  
New York, NY  
Mar 27, 2012

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Tamara Perez  
new york, NY  
Mar 27, 2012

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hays rudolph  
Nyc, NY  
Mar 27, 2012

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Brady Brooks  
Brooklyn, NY  
Mar 27, 2012

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I have lived on 645 Broadway for 24 years and my family still lives there. We have seen NYU taking over parts of the area, made promises to residents and withdrawn the facilities offered to residents as part of their deals for decades now. Accessibility to parks, playgrounds, the gym on Mercer street - it has all been removed from public accessibility that was part of one-time 'deals'. You are destroying a great public community and turning it into a NYU dominated domain.

Yvonne Simons  
New York, NY  
Mar 27, 2012

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Please reject MYU expansion plan. Thank you

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I live tight ere. I am 70 years old. I do not want to spend my old age "Under Construction" and loose all the beautiful gardens and Light. Thank You

Gail Saplin  
New York,, NY  
Mar 26, 2012

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Mary Jarvis  
Kennesaw, GA  
Mar 26, 2012

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Please do not let the village be destroyed.

Harriet Feinglass  
New York, NY  
Mar 26, 2012

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Ellen Camerata  
New York, NY  
Mar 26, 2012

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Do not build in the green spaces. Save them for the neighborhood! It makes for a better quality of life.

gloria kasper  
Erial, NJ  
Mar 26, 2012

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Josie Smith  
Prince, NY  
Mar 26, 2012

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Rezoning for NYU2031 is wrong. For our neighborhood, Manhattan, and the entire City. And trying to push through rezoning without a public hearing is outrageous. NYU must NOT be given City land for its private use. EVER. What can our politicians be thinking? To give City land so NYU can destroy the only QUIET open park space in the Village? The Sasaki Garden is a jewel. The playground is essential for families and children. We don't need NYU 2031. We don't need hi rises that will destroy the very fabric of Greenwich Village. NYU can build in Brooklyn or Tribeca, where the communities are welcoming them. Don't allow rezoning. It's WRONG.

Ramona Jenkin  
New York, NY  
Mar 26, 2012

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Do not approve the NYU's massive expansion plan in the village.

chyng sun  
new york, NY  
Mar 26, 2012



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Lucy Sims-Gambino  
New York, NY  
Mar 26, 2012

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daniel lomaglio  
ny, NY  
Mar 26, 2012

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elyse weiner  
new york, NY  
Mar 26, 2012

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Do not allow rezoning so NYU can put retail in the blocks surrounding Washington square park. Do not allow NYU to build higher and more dense than current zoning permits.

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Lorie alexander  
New York, NY  
Mar 26, 2012

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Tracey Berry  
Whiting, NJ  
Mar 26, 2012

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Send them somewhere else... Its hard for people like me and my family who were born and raised here to live here because of all the new apartments they want ti built,

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Jennifer roman  
Peter Stuyvesant, NY  
Mar 26, 2012

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Stefanie Rennert  
New York, NY  
Mar 26, 2012

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Sue Rubin  
Sonoma, CA  
Mar 26, 2012

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Ernest Davis  
New York, NY  
Mar 26, 2012

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Please DO NOT allow our neighborhood zoning restrictions to change. We do don't need to build the buildings higher

---

crosby romberger  
ny, NY  
Mar 26, 2012

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vote NO do not rezone Greenwich Village vote NO do not allow commercial overlay vote NO do not give away public land to a private entity

Leslye Alexander  
New York, NY  
Mar 26, 2012

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Martin Scherzinger  
New York, NY  
Mar 26, 2012

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NYU's plan to build between in the center of Washington Sq. Village will adversely affect all the faculty and students living in these apartments. How foolish is that!

joanne koch  
New York, NY  
Mar 26, 2012

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AS A 40 YEAR RESIDENT OF GV, NOTHING SURPRIZES ME. \ BTW... WHY IS ELIMINATING ONE OF THE TWO SUPERMARKETS IN THE ENTIRE GV AREA ('FABULOUS GRISTEDES' THE OTHER) CONSIDERED A POSITIVE ?? REPLACING A LOW-LEVEL BUILDING & A STRIP MALL WITH 20-STORY BUILDINGS CURTAILS BOTH SPACE AND SUNSHINE....

KEN GARRETSON A/K/A "K.G."  
NEW YORK CITY, NY  
Mar 25, 2012

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Jerry Umphres  
Santee, CA  
Mar 25, 2012

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The fact Nyu can hire lawyers doesnt mean they should be allowed to ruin the neighborhood. It is a surreal suggestion that they should change zoning and other existing laws so a private institution with the highest tuition in the country should effect average citizens. WHY?

William witenberg  
Prince, NY  
Mar 25, 2012

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NYU's plan will take our park space and ruin our neighborhood. Stop them!

Elaine Hudson  
New York, NY  
Mar 25, 2012

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Hannah Campbell  
Ridgewood, NY  
Mar 25, 2012

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Norman Walsh  
New York, NY  
Mar 26, 2012

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Ming  
New York, NY  
Mar 26, 2012

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Colleen O'Shea  
Nyc, NY  
Mar 26, 2012

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Maureen Tetelman  
New York, NY  
Mar 26, 2012

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Tatyana Alperovich  
Nyc, NY  
Mar 26, 2012

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Lived at 24 W. 10th St. for over 20 years and would hate for the ambiance of the neighborhood to change.....sad thought!

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Tony & Betty Furman  
New York, NY  
Mar 26, 2012

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Howard Bader  
Prince, NY  
Mar 26, 2012

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I object to the NYU expansion plan and consider it damaging. Please do not support this takeover.

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Dr. A. Clarkin  
Larchmont, NY  
Mar 26, 2012

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NYU is an important part of NYC but there are many other areas to manage it's growth. The financial district would be one as would Governor's Island. Thank you.

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william s lane  
NEW YORK, NY  
Mar 26, 2012

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Denise Gelfand  
New York, NY  
Mar 26, 2012

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shannon ellen  
Prince, NY  
Mar 23, 2012

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NYU's has been eating away at our historical neighborhood for decades but the 20 year expansion plan is by far its greediest and most thoughtless attack on the village. I have lived almost all my life directly across the street from the proposed building and cannot imagine how the city could overturn open space laws that NYU agreed years ago to make it happen. NYU needs to focus on improvement, not mindless expansion. NYU is a private university - one of the most expensive in the country - and should absolutely NOT receive any handouts or special treatment from the city.

Daniel Aaron Kaufman  
New York, NY  
Mar 23, 2012

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Dear Borough President Stringer, As a native New Yorker and resident of the Upper West Side who has seen the character of the neighborhood change for the worse as a result of the construction of out-of-scale high rise buildings and out-of-control rents that have driven away small businesses, I oppose the NYU 2031 expansion plan on ethical and esthetic grounds. This construction will destroy the Village neighborhood that has hosted NYU for so long. Moreover, I am an NYU alumna, and my understanding is that no one has been fully apprised as to how NYU will handle the 6 billion dollars of debt that it will incur in embarking on this plan. NYU's students carry the 6th highest debt in the nation already. Will tuition be raised to accomplish this expansion for this (relatively speaking) endowment-poor school? How will NYU attract and retain great students and faculty during this extended period of expansion?

Kathryn Smith  
Nyc, NY  
Mar 23, 2012

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Victoria de Bruin  
New York, NY  
Mar 23, 2012

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Shana Tribiano  
NY, NY  
Mar 23, 2012

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Christine Frisco  
Palo Alto, CA  
Mar 22, 2012

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patricia dahl  
Prince, NY  
Mar 22, 2012

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elise siegel  
NYC, NY  
Mar 22, 2012

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Everet F. Rummel  
Millville, NJ  
Mar 25, 2012

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Kerrilee Hunter  
Yonkers, NY  
Mar 25, 2012

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Jordana Frankel  
New York, NY  
Mar 25, 2012

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Danielle Clare  
Bronx, NY  
Mar 25, 2012

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Enough is enough.

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Dave Steinfeld  
New York, NY  
Mar 25, 2012

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Karyn Berger  
Jersey City, NJ  
Mar 25, 2012

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not in my neighborhood! nyu needs to have some respect for nyc.

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amy dupcak  
new york, NY  
Mar 25, 2012

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I live in the area and am opposed.

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Shannon Tyree  
New York, NY  
Mar 25, 2012

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Rana Jaleel  
New York, NY  
Mar 24, 2012

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They would be destroying so much of NYC by doing this in this area.

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Ashley Elaine Butler  
Brooklyn, NY  
Mar 23, 2012

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Marcy Edelstein  
Brooklyn, NY  
Mar 22, 2012

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Julia Smith  
New York, NY  
Mar 22, 2012

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Charlene Casazza  
New York, NY  
Mar 22, 2012

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NYU must NOT be allowed to break agreements and zoning restrictions that were imposed YEARS AGO for VERY GOOD REASON. DO NOT DESTROY GREENWICH VILLAGE!

---

Chris  
New York, NY  
Mar 21, 2012

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As a member of the faculty as well as the community, I agree that the university needs to expand. There are so many places in New York that would benefit from a creatively and sensitively designed campus while preserving not only this neighborhood but other neighborhoods as well. I hope that you will encourage President Sexton and Trustees to consider building a more imaginative campus extension elsewhere in the five boroughs

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Ben Kafka  
New York, NY  
Mar 21, 2012

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I work for NYU, and I oppose this plan.

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Lily Chumley  
New York, NY  
Mar 21, 2012

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vanessa roe  
Brooklyn, NY  
Mar 20, 2012

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Edgar Castillo  
Brooklyn, NY  
Mar 20, 2012

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Leave well alone.

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Peter Clarke  
NY, NY  
Mar 20, 2012

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You MUST VOTE "NO" to the NYU Expansion Plan!

Nancy Fisher  
New York, United States  
Mar 20, 2012

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NYU leave some space for the rest of us! Enough is enough.

Emily Forman  
New York,, NY  
Mar 20, 2012

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Greenwich Village should not be swallowed up any further by NYU!

Andrew Secunda  
Brooklyn, NY  
Mar 20, 2012

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I went there and I think it's a terrible idea. Please don't ruin the neighborhood and the experience of students there.

Katherine Policy  
Shelburne Fls, MA  
Mar 20, 2012

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jorge calvo  
New York, NY  
Mar 20, 2012

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Jason Lloyd Miller  
Ny, NY  
Mar 20, 2012

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geoffrey hutchinson  
New York, NY  
Mar 20, 2012

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malika cosme  
Peter Stuyvesant, NY  
Mar 20, 2012

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marianne Rafter  
Nyc, NY  
Mar 20, 2012

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Annelise Stabenau  
Nyc, NY  
Mar 19, 2012

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Debra  
Nyc, NY  
Mar 19, 2012

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you are big enough

Simone Federman  
New York, NY  
Mar 19, 2012

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Cornelia Schnall  
New York, NY  
Mar 19, 2012

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The plan violates the residential/small-commercial nature of Greenwich Village. It has not been justified, either to the community, or to the faculty - with approx 22k undergrads, NYU is already the largest private University in the country. And it poses serious risks to both the financial and intellectual well-being of the university.

Eero Simoncelli  
New York, NY  
Mar 19, 2012

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Chris Ford  
Brooklyn, NY  
Mar 19, 2012

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Please do not allow this mess to happen. NYC has enough problems. Thank you.

Ruth Baldwin  
New York, NY  
Mar 19, 2012

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Manuel Heitz  
New York, NY  
Mar 19, 2012

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Carol Feinman  
New York, NY  
Mar 19, 2012

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Prasanth sankaran  
Ny, NY  
Mar 19, 2012

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I am a resident of the area at the border of SOHO and the Village, and I strongly oppose the disastrous NYU plan and the methods NYU is using to achieve it.

James Gibbs  
New York, NY  
Mar 20, 2012

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Alison Jones  
NY, NY  
Mar 20, 2012

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Kamyar Atabai  
Nyc, NY  
Mar 20, 2012

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Claudia summers  
Nyc, NY  
Mar 20, 2012

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vee corallo  
new york, NY  
Mar 20, 2012

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Robert Corber  
New York, NY  
Mar 20, 2012

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Sandrine Muller  
Tampa, FL  
Mar 20, 2012

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Joan Imlay  
Nyc, NY  
Mar 20, 2012

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Andras Perl  
Sentinel Heights, NY  
Mar 20, 2012

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Shannon Vinson  
Woodside, NY  
Mar 19, 2012

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Emily Tsaconas  
new york, NY  
Mar 19, 2012

Mar 19, 2012

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I've lived in this neighborhood for many years and NYU has usurped so much of it...they must be stopped so that the Village stays public.

Ellen Wallenstein  
Nyc, NY  
Mar 19, 2012

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Please. stop them. The East Village is already an NYU disaster area.

Kelly Cogswell  
Nyc, NY  
Mar 19, 2012

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Doesn't NYU have enough of a footprint over all of Lower Manhattan as it is?!

cynthia greenberg  
Brooklyn, NY  
Mar 19, 2012

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Brian Jensen  
Brooklyn, NY  
Mar 19, 2012

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As an NYU alum one of the fondest memories of my years there was the unique character of the Village. please preserve that historic neighborhood!

Carla DuBose Simons  
Yonkers, NY  
Mar 19, 2012

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Terry Dame  
New York, NY  
Mar 19, 2012

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Please keep NYC livable for artists.

Kate Conroy  
New York, NY  
Mar 19, 2012

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i cant survive any more nyu destruction of my neighborhood where i have lived for 40 years.and why not use the spaces you have already appropriated

peggy shaw  
ny.ny, NY  
Mar 19, 2012

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Bayann Hamid  
Nyc, NY  
Mar 19, 2012

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Kate campbell  
Honolulu, HI  
Mar 19, 2012

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Jesse Santana  
Brooklyn, NY  
Mar 19, 2012

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end NYU's development tyranny!

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Maxime Pradie  
New York, NY  
Mar 19, 2012

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Cole Evelev  
new york, NY  
Mar 19, 2012

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Jovita Simons  
Fuquay Varina, NC  
Mar 19, 2012

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Robert Kiley  
New York, NY  
Mar 19, 2012

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Patrick Arnold  
Brooklyn, NY  
Mar 19, 2012

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Joann Schellenbach  
New York, NY  
Mar 19, 2012

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Hana M. Feit  
Brooklyn, NY  
Mar 19, 2012

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Christine Phillips  
Gaithersburg, MD  
Mar 19, 2012

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Blanca Martinetti  
New York, NY

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Peter Davis  
Peter Stuyvesant, NY  
Mar 19, 2012

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alan kannof  
BROOKLYN, NY  
Mar 19, 2012

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Dan Fishback  
Brooklyn, NY  
Mar 19, 2012

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jessica falstein  
nyc, NY  
Mar 19, 2012

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Erol Gulunay  
Brooklyn, NY  
Mar 19, 2012

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alina Troyano  
New York, NY  
Mar 19, 2012

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Laurence Lockridge (Prof.)  
New York, NY  
Mar 19, 2012

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As a proud NYU alumna, I strongly urge you to preserve the Village.

Jennifer Lehe  
Bloomington, IN  
Mar 19, 2012

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As a native New Yorker, former Village resident, and lover of the charm and quaintness of the area I implore you not to approve the NYU expansion.

Joan A. Riegel  
New York, NY  
Mar 19, 2012

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Marcia Scanlon  
New York, NY  
Mar 19, 2012

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Jon  
Nyc, NY  
Mar 19, 2012

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Katie Crabtree  
New York, NY  
Mar 19, 2012

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I have lived in the heart of the area below Washington Square Park that is being targeted by NYU for 8+ years, and I agree passionately and wholeheartedly with this petition.

Josh Marinelli  
New York, NY, NY  
Mar 19, 2012

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As a resident of the Village, and also a faculty member of NYU, I say no to the plan.

Angela Zito  
New York, NY  
Mar 19, 2012

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Robin Mendelwager  
New York, NY  
Mar 19, 2012

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Terri Ginsberg  
New York, NY  
Mar 19, 2012

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Diana Zraik  
Brooklyn, NY  
Mar 19, 2012

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nydia  
Nyc, NY  
Mar 19, 2012

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Living directly across the street from the main campus of NYU I have seen how aggressive they are to remake Greenwich Village and Noho in their image with little/or no regard to those that live in the neighborhood.

John Wellington  
New York, NY  
Mar 19, 2012

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There are not enough open spaces for New Yorkers to get away from traffic and general street noises. How many enclosed spaces are there where persons can hear the songs of birds and voices of children? How many places are there where one can feel the beauty of nature, places of quiet contemplation, places where the air is filtered by grass and foliage? To turn the NYU residence halls into a construction site is a risk to health of the inhabitants. especially medical faculty, who are often on week end call or need to work six or seven days a week, sometimes 14 hour days as it is, this is a threat to health , not only to the providers but to the patients being treated. Other faculty members and students will suffer unlimited health hazards, including asthma, mental health created by noise pollution, and general respiratory diseases.

barbara kerstetter  
new york, NY  
Mar 19, 2012

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Helga Tawil-Souri  
Prince, NY  
Mar 19, 2012

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Debra Vogel  
Peter Stuyvesant, NY  
Mar 19, 2012

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I do NOT approve NOR DO I support New York University's massive planned 20-year expansion plan in the Village.

Beatrice Guzman  
New York, NY  
Mar 19, 2012

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Candace McCoy  
Nyc, NY  
Mar 19, 2012

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Daniel Perl  
New York, NY  
Mar 19, 2012

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My signature says it all.

Damani C Higgins III  
Brooklyn, NY  
Mar 19, 2012

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Arang Keshavarzian  
Prince, NY  
Mar 19, 2012

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Barbara Browning  
New York, NY

Mar 19, 2012

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Marcel  
New York, NY  
Mar 19, 2012

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Jessica blank  
Nyc, NY  
Mar 19, 2012

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Janna  
Brooklyn, NY  
Mar 19, 2012

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Enough with NYU INC! Move it out to Queens and help the economy out there!

Bryan Santiago  
New York, NY  
Mar 19, 2012

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nick wolf  
New York, NY  
Mar 19, 2012

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Jenise DePinto  
Albany, NY  
Mar 19, 2012

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petey brown  
brooklyn, NY  
Mar 19, 2012

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David Ludden  
New York, NY  
Mar 19, 2012

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Roger Brpwn  
NYC, NY  
Mar 19, 2012

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I grew up in what would be the shadow of this project. There's no point in letting NYU ruin one of Manhattan's most beautiful neighborhoods.

Marc Edelman  
New York, NY  
Mar 19, 2012

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As a former NYU alumni I write to say that it is vitally important to support the local businesses and the integrity of the Village.

Jessica Applebaum  
New York, NY  
Mar 19, 2012

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As a longtime resident of New York City, a graduate student of NYU, and someone who continues to enjoy the diversity of the Manhattan area surrounding NYU, I urge you not to approve these plans. Part of what attracts people to NYU is its home in this fabulous area of New York. If that area becomes nothing but an overgrown NYU campus, what will be the point? Keep public space public. Keep small businesses in business. Do good for the overall economy.

Michele Minnick  
Baltimore, NY  
Mar 19, 2012

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Open space in the city is what makes the city great. NYU is better off downtown now....

Elaine Mayes  
Denver, NY, NY  
Mar 19, 2012

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Hilary Goodfriend  
Brooklyn, NY  
Mar 19, 2012

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This is Greenwich Village, not NYU Village.

Anne Rowland  
New York City, NY  
Mar 19, 2012

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I am NYU faculty and do not approve.

Lorie Novak  
Brooklyn, NY  
Mar 19, 2012

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Adam Becker  
Nyc, NY  
Mar 19, 2012

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Leon Axel  
Prince, NY  
Mar 19, 2012

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Julie Elman



Huntington Station, NY  
Mar 19, 2012

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Ewa Moscicka  
Brooklyn, NY  
Mar 19, 2012

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As a graduate of NYU, I am very much in favor of the University's success. However, I cannot and do not condone this plan, based upon the damage it will do to one of the oldest and most beautiful neighborhoods in the city of New York.

Kerri Farrell  
Newton Ctr, MA  
Mar 19, 2012

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NYU should focus more on developing a comprehensive plan to support the financial needs of educating students, not expanding it's leasehold on the city of New York. Not only will this plan destroy a historic neighborhood, it will come at the price of students who are funding the project through an exorbitantly high tuition rate that is exacerbating an overwhelming debt crisis in this country.

Elliot Mercer  
New York, NY  
Mar 19, 2012

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Caden Manson  
New York, NY  
Mar 19, 2012

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Heather Van Uxem Lewis  
New York, NY  
Mar 19, 2012

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John Waters  
New York, NY  
Mar 19, 2012

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Jose Munoz  
New York, NY  
Mar 19, 2012

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Jini Kim Watson  
New York, NY  
Mar 19, 2012

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Suzanne  
Brooklyn, NY  
Mar 19, 2012

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Nothing against NYU in general, just don't want the West and (increasingly) East Village turned into the ghetto of a college campus in what was and still is a vibrant, unique, and irreplaceable neighborhood.

Jerry Jodice  
New York, NY  
Mar 18, 2012

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Please preserve the beauty and integrity of Greenwich Village! NYU is a great school, but over-building is a poor decision for all New Yorkers.

Marianne Gillow  
New York, NY  
Mar 18, 2012

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Deborah Spicciatie  
New York, NY  
Mar 18, 2012

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WE BELIEVE THIS MASSIVE NYU PLAN WILL DESTROY THE VILLAGE. PLEASE DO NOT APPROVE IT! THANK YOU.

Paul Rackow  
New York, NY  
Mar 18, 2012

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This development can enhance neighborhoods that would welcome it and destroy one that does not.

Bill Noble  
New York, NY  
Mar 18, 2012

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Open space is priceless - once gone it can seldom be recovered. As is the serenity of a quiet garden away from a crowded street, where I have sat with relatives and friends.

Sandra Marraffino  
Dunnellon, FL  
Mar 18, 2012

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JEAN V. NEVINS  
NEW YORK, NY  
Mar 18, 2012

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Yvonne Ruggiero  
Nyc, NY  
Mar 18, 2012

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Emma Markarian  
White Plains, NY  
Mar 19, 2012

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Andrew Ross  
New York, NY  
Mar 19, 2012

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Marion Kaplan  
NY, NY  
Mar 19, 2012

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If you can't protect our neighborhood from a big corporation like NYU then I will have no need for you as Borough President or MAYOR in the future

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Steven Charlton  
NEW YORK, NY  
Mar 19, 2012

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Susie Linfield  
Brooklyn, NY  
Mar 19, 2012

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Lisa Duggan  
New, NY  
Mar 19, 2012

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Donna Spector  
Warwick, NY  
Mar 19, 2012

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Edith Lewis  
Nyc, NY  
Mar 19, 2012

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I strongly oppose the massive NYU construction plan for expansion in the Village.

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Anne Carey  
New York, NY  
Mar 19, 2012

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Dennis Geronimus  
New York, NY  
Mar 18, 2012

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pls do not let this go through. after 50 yrs in nyc I have seen, with others, how many neighborhoods have been destroyed - pls don't let money speak louder this time.

Joyce Hyman  
Myrtle Beach, SC  
Mar 17, 2012

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mae gamble  
Nyc, NY  
Mar 17, 2012

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william gamble  
Nyc, NY  
Mar 17, 2012

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Sari Berliner  
Larchmont, NY  
Mar 17, 2012

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Frances McCorty  
New York, NY  
Mar 17, 2012

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We need more transparency on this and all projects. It will save us all energy, money and time to solve issues. The NYU 2031 Plan could have been negotiated earlier in the process to a more reasonable resolve for all parties involved. All parts of the submission process must be conducted publicly. The NYU Plan as it now stands is absolutely unacceptable. Thank you, Mary

mary a. petretti  
new york, NY  
Mar 17, 2012

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James Berliner  
Larchmont, NY  
Mar 17, 2012

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Washington Square draws millions of people every year from the whole world. It's plain stupid to eradicate a real economic source.

Harvey R Greenwald  
Warwick, NY  
Mar 17, 2012

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Bonnie Lynn  
Prince, NY  
Mar 17, 2012

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I am an alumnus of NYU opposing their continuing expansion. They already have constructed buildings as far north as 14th Street and East of The Bowery. I oppose their further expansion.

Sylvia Rabiner  
New York, NY  
Mar 18, 2012

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Please stop NYU's expansion plan into Greenwich Village!

Sally Arteseros  
New York, NY  
Mar 18, 2012

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This is a disgrace. NYU keeps displacing our neighbors and have contaminated our community. All of the Village is becoming one big corporate take over. NYU! GET OUT!

Debbie Ciraolo, M.A.  
New York, NY  
Mar 18, 2012

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I am supporting my friends who live in the Village, and small businesses in the area that I support, and the neighborhood that I, as a former NY'er, used to frequent. NYU has a long history of contempt for the neighborhood. This must stop.

Jesse Reyes  
Maplewood, NJ  
Mar 17, 2012

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I am supporting my friends who live in the village.

P. Michael Quinn  
Beechgrove, TN  
Mar 17, 2012

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Jonathan Green  
Los Angeles, CA  
Mar 17, 2012

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William Phillips  
Richmond Hill, NY  
Mar 17, 2012

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Marcia Stehr  
Santa Fe, NM  
Mar 17, 2012

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Hilary Berliner  
New York, NY  
Mar 16, 2012

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As a long-time village resident I have watched NYU expand at an ever increasing pace. I believe their continued expansion would be detrimental to a vibrant and diverse neighborhood that is already overflowing with NYU properties, most of which were built without regard for the character and charm of the village. I strongly oppose this plan and I urge you to do the same.

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Marc St. Aubin  
New York, NY  
Mar 16, 2012

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Francis Soeder  
New York, NY  
Mar 16, 2012

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I have elderly friends directly affected by this expansion and I am concerned about how frightened they are about losing neighborhood services.

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Maria Garcia  
New York, NY  
Mar 16, 2012

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Miles Chapin  
Long Island City, NY  
Mar 16, 2012

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Samantha Hallman  
New York, NY  
Mar 16, 2012

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NYU advertises for students using the perk that they will have be in the very charming Greenwich Village, and then proceed to wipe out any traces of charm.

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mimi miller  
NY, NY  
Mar 16, 2012

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I lived a dozen years in the Village where my son, and then my grandson attended public schools. This plan would destroy the magnet neighborhood that draws the world to NY. The city is full of places for this expansion. Hunter has expanded into the Bronx. Roosevelt Is. is available for expansion of Cornell. LIC, Brooklyn, Governors Is. and other accessible locations are still available for expansion, and there are existing models for off-site expansion.

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Margot Wellington  
New York, NY  
Mar 16, 2012

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Please - do not ruin the heart and soul of NYC - Greenwich Village - by destroying its complexion and size.

Nancy Eder  
New York, NY  
Mar 17, 2012

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Ronald H. Bixby  
Hillsdale, NY  
Mar 17, 2012

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I am a resident of Greenwich Village and NYU faculty member who is very opposed to this plan

kate walter  
Nyc, NY  
Mar 17, 2012

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Lauren Hyman  
Nyc, NY  
Mar 17, 2012

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Alanne Baerson, Ph.d.  
New York, NY  
Mar 17, 2012

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STOP THIS ATROCITY! New York University is ruining our City. They brag about being in the heart the Village while they are ruing its very essence. Put a cap on it NYU. Or move somewhere else.

Geraldine S  
New York, NY  
Mar 16, 2012

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Fae A Deaton  
Las Vegas, NV  
Mar 16, 2012

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As an NYU faculty member, I am totally opposed to this plan and there are hundreds others like me!

Tejaswini Ganti  
New York, NY  
Mar 16, 2012

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Please do not destroy this amazing neighborhood!!!

Kat Stevens  
New York, NY  
Mar 16, 2012

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my architect friends, including those associated with Pei, do not believe this is an appropriate building for this location.

jerry clements  
new york, NY  
Mar 16, 2012

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Please help save the Village from the destruction that over-building would wreak.

Gerald Marcus  
New York, NY  
Mar 16, 2012

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Let's not kill the beauty of New York for the sake of money grubbing fools.

Edward Eichel  
New York, NY  
Mar 16, 2012

---

It is disgraceful and if this goes through with this massive planned 20-year expansion plan would dramatically change what the Greenwich Village is a unique environment.

Susan Berger  
New York City, NY  
Mar 16, 2012

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Alexandra McAdams  
Brooklyn, NY  
Mar 16, 2012

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Evelyn Malave  
New York, NY  
Mar 16, 2012

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Deborah A DiClementi  
New York, NY  
Mar 16, 2012

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Rebecca Charles  
New York,, NY  
Mar 16, 2012

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Karen Santry  
New York, NY  
Mar 16, 2012

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Emily Blitzer  
New York, NY



Mar 16, 2012

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sandra kingsbury  
new york, NY  
Mar 16, 2012

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American Universities should be about education rather than real estate holding companies.

John L. Silver  
nY, NY  
Mar 16, 2012

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Alexia Lalli  
New York, NY  
Mar 16, 2012

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Ken Golden  
Nyc, NY  
Mar 16, 2012

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BFlanagan  
Prince, NY  
Mar 16, 2012

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I am a very longtime Village resident and, as an architect, I believe that the NYU proposal should be stopped by denying the required zoning variances.

Judith Edelman  
New York, NY  
Mar 16, 2012

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Louis E Mendez  
New York, NY  
Mar 16, 2012

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Barton Benes  
New York, NY  
Mar 16, 2012

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Enough building here. I live in the west Village and its density rises all the time. Reign in NYU.

Lilly Rivlin  
NYC, NY  
Mar 16, 2012

---

Do not approve or support New York University's massive planned expansion plan for the Village! Please!

Vickery Eckhoff  
New York, NY

Mar 16, 2012

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Cozette Schwartz  
New York, NY  
Mar 16, 2012

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Ianie kagan  
new york, NY  
Mar 16, 2012

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NYU is welcomed in the Financial District, where it would be a great addition to downtown, not adding to the congestion of Soho and Greenwich Village.

Rosemarie Castoro  
Prince, NY  
Mar 16, 2012

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I feel strongly that NYU's expansion plan in Greenwich Village should not be allowed to go through.

John Sampson  
New York City, NY  
Mar 16, 2012

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I work in Soho & lived there for 15 years. I walk by the place where NYU wants to put these buildings & it is too bulky. It will be like Wall St, no light.

Emily R. Fuller  
New York, New York, NY  
Mar 16, 2012

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also work address: 611 Broadway, New York 10012

Laurel Elliott  
New York, NY  
Mar 16, 2012

---

This plan will harm our neighborhood as well as NYU. Do not do this to us!

hasia diner  
new york, NY  
Mar 16, 2012

---

NYU will destroy our historic Village. We, the artists and writers who gave it its unique spirit and character say. Shame on them and their hideous buildings already put up! No MORE !

Yi-an Chou  
New York, NY  
Mar 16, 2012

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Please protect the Character of Downtown New York with it's Human Scale and vital Neighborhoods which attract tourists ~ do not erode - enrich. Lower Manhattan would benefit from NYU's expansion .... Thankyou  
Sincerely ~ C N McCanna

Clare McCanna  
New York, NY  
Mar 16, 2012

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ANNA ROBINSON  
New York, NY  
Mar 16, 2012

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This plan is not going to benefit this community whatsoever, is just ruining the quality of life in the neighborhood and making us feel ignored and worthless.

kathy l. turner  
new york, NY  
Mar 16, 2012

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nyu must pursue development but it should be spread out into other neighborhoods. proposed location can not take it!!

anthony kiser  
ny, NY  
Mar 16, 2012

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Meg Venison  
New York, NY  
Mar 16, 2012

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Priscilla Karant  
Prince, NY  
Mar 16, 2012

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This plan has no redeeming value and should be rejected.

James Martin  
Prince, NY  
Mar 16, 2012

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I urge rejection of this appalling plan.

Marilyn Young  
New York, NY  
Mar 16, 2012

---

NYU is becoming an institution that is Too Big to Fit in our charming, historical, and eclectic West Village!

Sergio Leguizamo  
Nyc, NY  
Mar 16, 2012

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Beatriz Ramos  
Prince, NY  
Mar 12, 2012

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I strongly urge you not to approve or support New York University's massive planned 20-year expansion plan in the Village. We own our apartment. I have two small children who would be subjected to a work zone for a major part of their childhood.

Kathryn McRae  
NYC, NY  
Mar 12, 2012

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pauline  
nyc, NY  
Mar 12, 2012

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Limits make a city livable. Do not give away the entire village to a single entity. The Village can't support such a huge project!

Kate Yourke  
Brooklyn, NY  
Mar 12, 2012

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Cristina Nocerino  
Strong's Neck, NY  
Mar 12, 2012

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Please protect NYC from further mall-ization. We are not suburbia! Please help maintain what makes NYC NYC!!!

Cynthia Ruse  
Brooklyn, NY  
Mar 12, 2012

---

NYU already is an over bearing presence in Greenwich village: too many students, too many ugly buildings and no concern for maintaining the character and integrity of the area. They must be stopped!

Niels Alpert  
Prince, NY  
Mar 12, 2012

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Please do not allow this expansion to go forward.

Mary Citarella  
New York, NY  
Mar 11, 2012

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NO NO NO

robert ziering  
ny, NY  
Mar 11, 2012

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nicole rivelli  
Wards Island, NY  
Mar 11, 2012

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Leah Fisch  
Prince, NY  
Mar 10, 2012

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Mark Chung  
Brooklyn, NY  
Mar 10, 2012

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We are not residents of New York City, however we spend a few months a year in the village and would hate to see the area change.

Barbara Kurtzman  
Paso Robles, CA  
Mar 10, 2012

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Pearl Russo  
Nyc, NY  
Mar 10, 2012

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Kenneth Lang  
Brooklyn, NY  
Mar 10, 2012

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Randy Schwartz  
Nyc, NY  
Mar 10, 2012

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Please! The Village will be crushed - we simply do not have the infrastructure for this kind of aggressive expansion.

Jill Emerson  
New York, NY

Mar 10, 2012

---

Alan Lawson  
Brooklyn, NY  
Mar 10, 2012

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Please protect what we love about our neighborhood—do not approve the NYU plan.

Ellen Lucaire  
Prince, NY  
Mar 10, 2012

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please don't turn NYC into NYU.

judith braun  
Nyc, NY  
Mar 10, 2012

---

PLEASE do not give up parks & community when other alternatives exist! We can't afford to lose what makes NYC so special!

Teresa  
Sunnyside, NY  
Mar 10, 2012

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julie marr  
new york, NY  
Mar 10, 2012

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Alan Bieler  
Planetarium, NY  
Mar 9, 2012

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Fay Wong  
Nyc, NY  
Mar 9, 2012

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BB  
Nyc, NY  
Mar 9, 2012

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Erica Hahn  
New York, NY  
Mar 8, 2012

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karen farrell  
New York, NY  
Mar 8, 2012

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Patrick Inverso  
New York, NY  
Mar 8, 2012

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Tom Kurtzman  
New York, NY  
Mar 8, 2012

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Maya Sundararajan  
Prince, NY  
Mar 8, 2012

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Swati Sharma  
Prince, NY  
Mar 8, 2012

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Logan Davis  
New York, NY  
Mar 8, 2012

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Vanessa Moy  
Nyc, NY  
Mar 6, 2012

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Anny O  
Prince, NY  
Mar 6, 2012

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Jessica Lisa Ramirez  
brooklyn, NY  
Mar 6, 2012

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Catherine Domonkos  
New York, NY  
Mar 6, 2012

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philip Calabrese  
Prince, NY  
Mar 6, 2012

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Kim  
Williamsbridge, NY  
Mar 5, 2012

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Shirley Wight  
Forest Hills, NY  
Mar 5, 2012

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Danielle N Mullen  
New York, NY  
Mar 5, 2012

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Nadia  
Prince, NY  
Mar 5, 2012

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Eva Lewis  
Nyc, NY  
Mar 5, 2012

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please.

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Daniel Pelavin  
New York, NY  
Mar 5, 2012

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hannah netter  
new york, NY  
Mar 5, 2012

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lets not make it a school city dont forget people live here also!

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Tui Te Kaaho  
brooklyn, NY  
Mar 5, 2012

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Patrick Durkin  
philadelphia, PA  
Mar 5, 2012

---

NYU alum against expansion in the Village!

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Joe Galarraga  
Brooklyn, NY  
Mar 5, 2012

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mxwell hambleton  
woodhaven, NY  
Mar 5, 2012

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" . . . not strangle and overwhelm some of its most historic and delicately-balanced neighborhoods. "

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Xavier Veal  
Prince, NY  
Mar 5, 2012



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Taylor Bowen  
Brooklyn, NY  
Mar 5, 2012

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Eliza Netter  
Prince, NY  
Mar 5, 2012

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Alex Chen  
Plandome, NY  
Mar 5, 2012

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Caroline Rutherford  
New York, NY  
Mar 5, 2012

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Dixie Appel  
New York City, NY  
Mar 5, 2012

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Fury Young  
Brooklyn, NY  
Mar 5, 2012

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Molly Pelavin  
Nyc, NY  
Mar 4, 2012

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MAGGIE pRENDERGAST  
Nyc, NY  
Mar 4, 2012

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Alice Netherton  
New York, NY  
Mar 4, 2012

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Sara  
New York, NY  
Mar 4, 2012

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NYC NOT NYU

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Anna Pelavin  
New York, NY  
Mar 4, 2012

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christopher davis  
new york, NY

Mar 4, 2012

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the very limited green space is what makes manhattan livable for families...you will take the only spaces we use to enjoy time with our kids, for them to use their growing bodies (which is already constricted due to little space for activity at their school). preserve what is so critical to this area.

jennifer davis  
new york, NY  
Mar 4, 2012

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Please help keep our city liveable!

MICHAEL LERNER  
New York, NY  
Mar 3, 2012

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Denise Pérez  
Carolina, PR  
Mar 3, 2012

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Panagiotis Ipeiritis  
New York, NY  
Mar 3, 2012

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Amelie Marian  
Nyc, NY  
Mar 3, 2012

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Please do not take away our parks during a 20 year construction period!

Jeannine Kiely  
New York, NY  
Mar 3, 2012

---

New York University has been devouring our neighborhood for too many years. Enough is enough.

joya staack  
New York, NY  
Mar 1, 2012

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Nelson Santos  
New York, NY  
Mar 1, 2012

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Greenwich Village is no place for these buildings. NYU once again is using their arrogance to try and do whatever they want. Greenwich Village has zoning laws for a reason and they shouldn't be broken by NYU because of their strength and money.

Marisa Bonnet  
New York, NY  
Feb 29, 2012

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I live right near Wash Square Park. Enough all ready with NYU building everywhere. Lets keep some open space and green space.

Gordon Melch  
Nyc, NY  
Feb 29, 2012

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Linda Schechter  
Nyc, NY  
Feb 28, 2012

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Alexandra  
New York, NY  
Feb 28, 2012

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noreen  
Williamsbridge, NY  
Feb 28, 2012

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Leaf Wind  
New York, NY  
Feb 28, 2012

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Please do not destroy the unique, beautiful, and historic character of the Village and its environs! Protect New York!

Yael Scalia  
Jerusalem, Israel  
Feb 28, 2012

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James Munson  
NY, NY  
Feb 28, 2012

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The areas south of Washington Square are residential and historic neighborhoods which preserve a well knit community ambiance.....this neighborhood cannot support the impact a huge expansion plan by NY University. The Noho and Soho neighborhoods would be destroyed and who knows how far reaching the negative impact of this expansion would have. Given that NYU operates its own transportation system for carrying students to and from its various schools in the downtown neighborhood it doesn't seem impractical to consider expansion in either the Financial District or in some of the areas surrounding the new World Trade Center site. I think the City Planning Commission or whatever source or interests this expansion idea came from must either be on drugs or so indifferent to the city and what it really needs or self seeking for some kind of profit to push such a destructive proposal .

JULES PERLMUTTER  
New York, NY  
Feb 28, 2012

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Geraldine Scalia  
New York, NY  
Feb 28, 2012

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David Privler  
New York, NY  
Feb 28, 2012

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The village has gone through changes that has taken away from its warmth & beauty. Lets hold it down.

Barbara Colucci  
New York, NY  
Feb 28, 2012

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Mary Ann Fanelli  
New York, NY  
Feb 28, 2012

---

do not approve or support NYU expansion plan in the Village

Roseann Scarpati  
New York, NY  
Feb 28, 2012

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I strongly oppose NYU massive plans.

Pamela Button  
New York, NY  
Feb 28, 2012

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Jason Walz  
Brooklyn, NY  
Feb 28, 2012

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Ruth Kaye  
Nyc, NY  
Feb 28, 2012

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Helen Jean Arthur Dunn  
New York City, NY  
Feb 27, 2012

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We all feel very strongly about this. Christine Quinn, do not let politics interfere - you once had a conscience about over-development, we hope you still do

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s kaufman  
new york, NY  
Feb 27, 2012

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Simon Eisinger  
New York, NY  
Feb 27, 2012

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Jeanmare Ermelino  
Belle Harbor, NY  
Feb 27, 2012

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jill Gill  
NY, NY  
Feb 27, 2012

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Bernadette Burkhardt  
Petoskey, MI  
Feb 27, 2012

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Jonathan Leonard  
New York, NY  
Feb 27, 2012

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Lydia Hamza  
Nyc, NY  
Feb 27, 2012

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The Village is the village- small, romantic and not Hi-Rise.

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Eileen F Colligan  
NYC, NY  
Feb 27, 2012

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Alicia DeBrady  
Kew gardens, NY  
Feb 26, 2012

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Jonathan Moll  
New York, NY  
Feb 26, 2012

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If NYU wants a huge campus let it have one somewhere where it is not destroying historic districts in Manhattan. NYU doesn't seem to realize that native New Yorkers like myself here for 13 generations unlike NYU, or even more recent, see them as just another greedy corporation, which unfortunately they are. We will fight. How about concentrating on quality not quantity?

Deirdre Synek  
Brooklyn, NY  
Feb 26, 2012

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Rhoda Levine  
Nyc, NY  
Feb 26, 2012

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Damian A Spriggs  
new york, NY  
Feb 26, 2012

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Gary Meister  
New York, NY  
Feb 26, 2012

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mike acerbo  
new york, NY  
Feb 26, 2012

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Marnie  
New York, NY  
Feb 26, 2012

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Please do not permit NYU to expand into the Village.

Greta Newman  
Great Neck, NY  
Feb 26, 2012

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Daisy  
Nyc, NY  
Feb 26, 2012

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Expand in the Wall Steet area.

Lionel Knight, jr.  
New York, NY  
Feb 26, 2012

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Michele Pezzullo  
Sandy Hook, NJ  
Feb 26, 2012

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Ellen Mandel  
New York, NY  
Feb 26, 2012

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Instead of crowding the already crowded village why not look to Governor's Island as an NYU campus?

rosemary  
Peter Stuyvesant, NY  
Feb 26, 2012

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Jean V. Nevins  
New York, NY  
Feb 26, 2012

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Alba Nako  
New York, NY  
Feb 26, 2012

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donna ullman  
New York, NY  
Feb 26, 2012

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Disruptive and unnecessary--plenty of good space available in the financial district.

Roger Hansen  
New York, NY  
Feb 25, 2012

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No more of NYU destroying our neighborhood!

Carl Yamamoto-Furst  
Prince, NY  
Feb 25, 2012

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Eddie Chan  
Nyc, NY  
Feb 25, 2012

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Please heed the passionate plea of Greenwich Village Dwellers. It is necessary that you hear our voices and really show that you represent us. We need to restore our faith in elected representatives. PLEASE do not support NYU's expansion plan in the Village

jacqueline shabot  
new york city, NY  
Feb 25, 2012

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NYU needs to stop before greenwich village becomes a college campus

Gail Warren  
nyc, NY  
Feb 25, 2012

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JUDY KAHN  
NEW YORK CITY, NY  
Feb 25, 2012

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Janna Burke  
New York, NY  
Feb 25, 2012

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Ronnie Ginnever  
New York, NY  
Feb 25, 2012

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I am a member of BP Stringer's Dis.Tsk Force & a life-long Manh.resident. I am horrified at NYU's attempt to further degrade the quality of life that we exist with already. The overcrowding, lack of adequate, quiet outdoor space, and general lack of respect by students for residents of the neighborhood, esp. for srs & disabled is intolerable. Do not let \$\$ stand in the way of what is humane & correct. NYU can expand outside the Village/E.Village area & see how others like their presence.

Teriananda  
New York, NY  
Feb 25, 2012

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Judyth Silverstein  
NY, NY  
Feb 25, 2012

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sandra cohn  
New York, NY  
Feb 25, 2012

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GM Griffin  
Prince, NY  
Feb 25, 2012

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NYU, Build somewhere else!

Joseph Carrion  
Brooklyn, NY  
Feb 25, 2012

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Julie Terestman  
Staten Island, NY  
Feb 25, 2012

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elli Lee  
Nyc, NY  
Feb 25, 2012

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Joshua Harrison  
New York, NY  
Feb 25, 2012

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NYU's administration seems to regard the number of monstrous highrises erected in historic lowrise neighborhoods as a measure of academic excellence. Stop the spiral of skyrocketing tuition and growth for growth's sake.

Geoffrey Grinstein  
Nyc, NY  
Feb 25, 2012

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Perry Weiner  
Brooklyn, NY  
Feb 25, 2012

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This is the latest incursion by NYU from among many in the 49 years that I have lived in Greenwich Village.

Don Rogers  
New York, NY  
Feb 25, 2012

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The NYU 2031 plan is out of scale with the Village, and would strip this neighborhood of precious green space. Please don't let NYU tower above the very community of which it is an important part.

Ann Pellegrini  
New York, NY  
Feb 25, 2012

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Laura Elwyn  
Kerhonkson, NY  
Feb 25, 2012

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I worked for Mr. Stringer when he ran for boro pres. Hopefully he will realize the NYU plan will be devastating to the village, that there are better locations, that it is just plain UGLY, and the construction will have a horrible impact on people in the surrounding area. Please, Mr. Stringer - show your courage and vote No. thank you.

serena nanda  
ny, NY  
Feb 25, 2012

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Mina Lebitz  
Brooklyn, NY  
Feb 25, 2012

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I am an NYU Law School graduate and I find their treatment of the neighborhood disgraceful.

Richard Cutler  
New York, NY  
Feb 25, 2012

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No to NYU2031! No to deadly construction dirt and noise. NO to NYU THE REAL ESTATE  
CORORATION!

G>H> Saplin  
New york, NY  
Feb 25, 2012

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I am an NYU alumna and a Professor of Theatre at Hunter College. I no longer contribute to NYU after their destruction of the historic Provincetown Playhouse on MacDougal Street. The university has no respect for the neighborhood, its traditions and its landmarks. This expansion is another effort to change the character of the neighborhood, and not for the better.

Mira Felner  
New York, NY  
Feb 25, 2012

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NYU's name has become synonymous as a developer who bulldozes historic neighborhoods, rather than the academic institution it once was. What their students are learning is that bribery, coercion, hubris and tons of money will get you want you want no matter how many lives - and the life of a city - you destroy. . If NYU is not stopped, the only students they will attract will fit into that death embracing philosophy of NYU.

Christina Maile  
Nyc, NY  
Feb 25, 2012

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Gabriel Aben  
Prince, NY  
Feb 25, 2012

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I do not approve of NYU's expansion plan for the Village.

frances siegel  
ny, NY  
Feb 25, 2012

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Enough with NYU....their expansion corrodes the simplicity and peace of the Greenwich Village. Better suited space firther downtown.

Susan Binet  
New York, NY  
Feb 25, 2012

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Christopher Gruits  
Prince, NY  
Feb 25, 2012

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I am sure there must be alot of other places where this can be built that would be more suitable than the village

Cinthia  
New York, NY  
Feb 25, 2012

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Melissa Kretschmer  
New York, NY  
Feb 25, 2012

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STOP NYU

amie Fields  
New York, NY  
Feb 25, 2012

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Terrible idea!

susan caldwell  
New York, NY  
Feb 25, 2012

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Ellen Wachtel  
New York, NY  
Feb 25, 2012

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Rella Stuart-Hunt Wurmfeld  
Nyc, NY  
Feb 25, 2012

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I graduated NYU in 1970. At that point it seemed like half of downtown was owned by either NYU or Trinity Church. Now it seems like NYU is getting even more aggressive. Stop them!

Gregory Klosek  
Brooklyn, NY  
Feb 25, 2012

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Heather K. Sager  
Nyc, NY  
Feb 25, 2012

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Joseph Saporito  
Moosic, PA  
Feb 24, 2012

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NYU already has many buildings in the Village and has, unfortunately, gotten permission to destroy some historic structures to build them. I agree that its leadership should look elsewhere.

Bruce-Michael Gelbert  
Brooklyn, NY  
Feb 24, 2012

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Jill Pratzon  
Peter Stuyvesant, NY  
Feb 24, 2012

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We need to have balance in our neighborhoods and even try for grace where we can. This plan is absurd for the Village - why can NYU not put these buildings elsewhere in the city where they are not so out of character? They are so proud the whole city is their campus - then make it so!

Ellen Parker  
New York, NY  
Feb 24, 2012

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The destruction of part of the Village to the rapacious real estate hunger of a second right university is an outrage. The beauty and historic importance of the neighborhood must be preserved for all time. The legacy of Jane Jacobs must not be lost.

George S Getzel  
Bron, NY  
Feb 24, 2012

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Undoing urban renewal deed restrictions is a profound breach of trust, and can only lead to an increase in mistrust of government.

Styra Avins  
New York, NY  
Feb 24, 2012

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Lynda Schor  
New York, NY  
Feb 24, 2012

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Jessica Lamb-Shapiro  
New York, NY  
Feb 24, 2012

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Michele Toohey  
New York, NY  
Feb 24, 2012

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NYU is a fine University. BUT, I think that they should be stopped from destroying the area of the village around Washington Square.

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Jonathan Bauch  
New York, NY  
Feb 24, 2012

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Forget it! Enough! You've overtaken the entire community like a virus~

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Debbie Ciralo, M.A.  
New York, NY  
Feb 24, 2012

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Bill Lipschutz  
New York, NY  
Feb 24, 2012

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jeffrey solomon  
jackson heights, NY  
Feb 24, 2012

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Thank you for serving in a job that gives the residents of a particular area a voice in the future of their neighborhood. We're grateful for your strong advocacy. David Georgi

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David Georgi  
New York, NY  
Feb 24, 2012

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NYU in Wall street (where they already have a fabulous business library would be perfect. NYU putting an end to Greenwich Village as we know it is not.

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Barbara Garson  
New York, NY  
Feb 24, 2012

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As a member of this community for over 17 years I strongly oppose this plan. Not only would this ruin the charm of the Village but it would significantly lower property values.

Andrew Jones  
New York, NY  
Feb 24, 2012

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I strongly urge you to vote NO on the NYU massive expansion plan

Joanne mcshane  
New york, NY  
Feb 24, 2012

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Carolyn Virgil  
Nyc, NY  
Feb 24, 2012

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Elsbeth Leacock  
Brooklyn, NY  
Feb 24, 2012

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NYU is destroying neighborhoods and turning downtown into a campus for revolving migrant students. They have proved that they have now respect for inherent culture.

Lorraine Forte  
Peter Stuyvesant, NY  
Feb 24, 2012

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I cannot overstate the opposition that I, my family, our friends and neighbors feel for this incredibly thoughtless project. No corporation could be any more callous.

Gary Giardina  
Prince, NY  
Feb 24, 2012

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No skyscraper in the Village.

Anne Dobbs  
New-York, NY  
Feb 24, 2012

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Nancy Hager  
New York, NY  
Feb 24, 2012

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A BIG NO TO NYU!

Laurie Fried

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Nancy Armstrong  
New York, NY  
Feb 24, 2012

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NYU is a cancer on the Village and Washington Square and the East Village. So many things gone for its expansion.

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Anne Healy  
Brooklyn, NY  
Feb 24, 2012

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John Strausbaugh  
Brooklyn, NY  
Feb 24, 2012

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PLEASE VOTE AGAINST NYU'S 20-YEAR PLAN IN THE VILLAGE, THAT IS IF YOU WANT MY VOTE WHEN YOU RUN FOR MAYOR. Edith Penty

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Edith Penty  
New York City, NY  
Feb 24, 2012

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Stop it, NYU.

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Alexa B. Antopol  
Brooklyn, NY  
Feb 24, 2012

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Eunice  
Whitestone, NY  
Feb 24, 2012

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amy harbo  
englewood, NJ  
Feb 24, 2012

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I support CB2's careful analysis ...

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Diane Lebedeff  
NEW YORK, NY  
Feb 24, 2012

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The NYU plan will degrade the village for adult living.

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angela klopstech  
ny, NY  
Feb 24, 2012

Nyc, NY  
Feb 24, 2012

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Catherine Scheinman  
New York, NY  
Feb 24, 2012

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Nicholas Kaufmann  
Brooklyn, NY  
Feb 24, 2012

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halle darmstadt  
new york, NY  
Feb 24, 2012

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keep our village a village.....

judy gold  
New York, NY  
Feb 24, 2012

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Please vote NO on the nyu expansion plan. On top of everything else, NYU is a terrible neighbor.

Mary Traub  
New York, NY  
Feb 24, 2012

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Joanna  
New York, NY  
Feb 24, 2012

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Alexander LJUNGQVIST  
New York, NY  
Feb 24, 2012

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The Village has already suffered so many losses including the tragic loss of The Children's Aid Society Greenwich Village Center and all the programs it has brought for decades. What more is this community going to have to do to finally save the important pieces of this historic neighborhood!

Ruth Margeson  
Nyc, NY  
Feb 24, 2012

---

Stop NYU from destroying our neighborhood!

John Keenen  
New York, NY  
Feb 24, 2012



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NYU has built building after building in this neighborhood which compromise the size and intimacy of Greenwich Village. Please vote NO.

Melissa S. Meyer  
New York, NY  
Feb 24, 2012

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Regina Colonna  
Staten Island, NY  
Feb 24, 2012

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nancy  
new york, OK  
Feb 24, 2012

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NYU is destroying everything I love about living in the Village. If left unchecked , NYU will soon make it unrecognizable. Please listen to the tax payers who live here. We do not want any more of NYU.

Christopher Gomez  
NEW YORK, NY  
Feb 24, 2012

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Leah Ly  
Pompton Lakes, NJ  
Feb 24, 2012

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a schamburger  
NY, NY  
Feb 24, 2012

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NYU does not care about the people in this community and the things that we hold dear. Stop then now before they destroy any more of the Village.

greg gomez  
NEW YORK, NY  
Feb 24, 2012

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Stephanie Tzall  
Nyc, NY  
Feb 24, 2012

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NYU is destroying the very fabric of the Village and the surrounding area. They are becoming a blight on our community. Please vote no!!!!!!!!!!

susan mohr  
new york, NY  
Feb 24, 2012

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Marjorie Fuchs  
New York, NY  
Feb 24, 2012

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John Turner  
New York, NY  
Feb 24, 2012

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Marilyn Whitesides  
New York City, NY  
Feb 24, 2012

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Ellen Halloran  
Prince, NY  
Feb 24, 2012

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Lived in the village for 20 years

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Ted Getzel  
Baltimore, MD  
Feb 24, 2012

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Mary Conway-Spiegel  
New York, NY  
Feb 24, 2012

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Lawrence Beebe  
Brooklyn, NY  
Feb 24, 2012

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I do not approve!!

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chris twomey  
Peter Stuyvesant, NY  
Feb 24, 2012

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Chelsea Mahoney  
Oswego, NY  
Feb 24, 2012

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NYU should expand into a less populated borough that could use the economic boost, like the Bronx or Staten Island, if they need this much space.

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Sharon Marcus  
New York, NY  
Feb 24, 2012

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Please heed the will of the thousands of Villagers who want you vote NO on the NYU domination plan.

George Held  
New York, NY  
Feb 24, 2012

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Sam Greenfield  
New York, NY  
Feb 24, 2012

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This is sickening. We need our greenery in NYC.

Joe Salem  
Belleville, NJ  
Feb 24, 2012

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Stop IT

Ken Golden  
New York, NY  
Feb 24, 2012

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Gary Weiss  
New York, NY  
Feb 24, 2012

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Matthew Conlon  
New York, NY  
Feb 24, 2012

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Kellye Greene  
Brooklyn, NY  
Feb 24, 2012

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Clarice Jones  
Nyc, NY  
Feb 24, 2012

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Sharon Goldstein  
New York, NY  
Feb 24, 2012

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Jalina Wayser  
Glassboro, NJ  
Feb 24, 2012

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Do Not Approve NYU's massive 20 year expansion plan in the Village!

Thierry Bonnet  
New York, NY  
Feb 24, 2012

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Don't kill New York City! Preserve the neighborhood!

Philip Toh  
New York, NY  
Feb 24, 2012

---

Enough is enough. Human beings live in the Village, not just undergrads! It's a neighborhood. Stop trying to own the whole thing NYU, driving up all the prices and forcing families out!

Daisun Cohn-Williams  
Nyc, NY  
Feb 24, 2012

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NYU has taken over the entire east village and it's not even the best school. Instead of expanding an already very entitled school with an equally entitled student body, how about investing in the culture of the city without expanding. How about paying teachers what they deserve. How about lowering the tuition to allow more "under privileged" folks to be educated. Stop taking our city.

Chelsea Scott  
Brooklyn, NY  
Feb 24, 2012

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Please don't ruin the neighborhood and make me live in a construction site.

Tracy Dougherty  
New York, NY  
Feb 24, 2012

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Miriam Basilio  
Brooklyn, NY  
Feb 24, 2012

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As a frequent visitor to this historic area, and NYC in general, I strongly disagree with the proposed expansion.

David W. Dowling  
Rockaway, NJ  
Feb 24, 2012

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Larry Gordon  
New York, NY  
Feb 24, 2012

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if nyu is so successful as to add to its land empire, let it instead lower its fees.

miriam chaikin  
nyc, NY  
Feb 24, 2012

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NO. DON'T CHANGE THE VILLAGE, ENOUGH ALREADY. YES, THE FINANCIAL AREA NEEDS CHANGE. PLEASE LEAVE THE ENTIRE VILLAGE ALONE. Judy Lawne

JUDY LAWNE  
Nyc, NY  
Feb 24, 2012

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David Greenspan  
Nyc, NY  
Feb 24, 2012

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Enough NYU expansion in this part of town

William & Ruth Gross  
New York, NY  
Feb 24, 2012

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Nyu alum.

michael d espindle  
rhinebeck, NY  
Feb 24, 2012

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Denise B Martin  
Prince, NY  
Feb 24, 2012

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Michael Daley  
New York, NY  
Feb 24, 2012

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sam  
Little Five Points Pstl Str, GA  
Feb 24, 2012

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Hillary Butler  
New York, NY  
Feb 24, 2012

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Sompon Oerlemans  
New York, NY  
Feb 24, 2012

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Sarah McElwain  
New York, NY, NY  
Feb 24, 2012

---

Please do not to approve or support NYU's massive planned 20-year expansion plan in the Village. The plan is not only wrong for the Village and surrounding neighborhoods, which would be severely impacted, but for NYC and even NYU itself.

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Andrea Coyle  
Prince, NY  
Feb 24, 2012

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Angela Greene  
Montclair, NJ  
Feb 24, 2012

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Conni Walsh  
Nyc, NY  
Feb 24, 2012

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Lee Douglas  
Nyc, NY  
Feb 24, 2012

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Eric Gilliland  
New York, NY  
Feb 24, 2012

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Charles Bernstein  
Nyc, NY  
Feb 24, 2012

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The plan is bad for the neighborhood and bad for NYU.

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Allen Mincer  
New York, NY  
Feb 24, 2012

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Please vote no to this plan! It would be a disaster for our neighborhood. Thank you

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Daisy Craddock  
Prince, NY  
Feb 24, 2012

---

I'm tired of a neighborhood being converted into a college campus.

chris rini  
new york, NY  
Feb 24, 2012

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Liz Tuccillo  
new york, NY  
Feb 24, 2012

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Leslie Kogod  
Nyc, NY  
Feb 24, 2012

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Shannon Whitaker-Burke  
Nyc, NY  
Feb 24, 2012

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Outlandish, egregious, noxious, the list is too long to complete here.

Michael Longacre  
New York, NY  
Feb 24, 2012

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please help preserve the community of greenwich villageDo not approve or support NYU's plan.

DrTheresa Aiello  
New York City, NY  
Feb 24, 2012

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christopher kilmer  
ny, NY  
Feb 24, 2012

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David Leacock  
Nyc, NY  
Feb 24, 2012

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Martin Beck  
New York, NY  
Feb 24, 2012

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I graduated from NYU and do not support NYU expansion plans. If they want to expand, they should merge with the New School...

Guido Aren  
New York, NY  
Feb 24, 2012

---

I will respect, support and vote for any official who will vote NO on a plan that will subject his or her constituents to living in a construction zone for 20 years. Too long a time... too big a plan.

Rachel Yarmolinsky  
New York, NY  
Feb 24, 2012

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I'm an NYU alum who strongly disapproves of NYU's poorly thought out expansion plans. Routinely, they ignore our city's cultural & architectural history and upset long-term residents' quality of life. The ripple effects of their plan will spell disaster for our community for decades to come. Please do not approve NYU's mammoth expansion plans.

Thomas Ostoyich  
New York, NY  
Feb 24, 2012

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Sarah Johnson  
Peter Stuyvesant, NY  
Feb 24, 2012

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To Borough President Stringer: Has NYU, or any entity representing, advising or working for NYU, contributed any funds, goods or services toward any of your campaigns for elected office? Full disclosure, please.

Glenn Bristow  
Nyc, NY  
Feb 24, 2012

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Brian Dunleavy  
New york, NY  
Feb 24, 2012

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jose  
Prince, NY  
Feb 24, 2012

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Please, abide by the current planning and zoning regulations now in effect.

Robert Bischoff  
New York, NY  
Feb 24, 2012

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kellie kulton  
Nyc, NY  
Feb 24, 2012



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Susan Gammie  
Nyc, NY  
Feb 24, 2012

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Michele Mitchell  
New York, NY  
Feb 24, 2012

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Carol Woodward  
New York, NY  
Feb 24, 2012

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Ellen Stevenson  
New York, NY  
Feb 24, 2012

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It is imperative that you vote NO on NYU's expansion plan. It will ruin our community. Thank you, Jane Kendall

Jane Kendall  
New York, NY  
Feb 24, 2012

---

NYU should have moved into the 8 or more previous parking lots in Soho that are now built including the Trump Soho Hotel, the Soho Grand Hotel, the Soho Mews the 2 parking lots on the south side of Houston between Mercer and Wooster, the site between Prince and Houston on West Bway and Wooster. Plus about 4 other sites in Soho that are now hotels

Elliot Silber  
New York, NY  
Feb 24, 2012

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Do Not let NYU ruin our neighborhood!!!

ira fields  
New york, NY  
Feb 24, 2012

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Help us protect our HISTORIC neighborhood from being downgraded by NYU expansion. They have already taken historic buildings and streets.. We are losing too much public space and human bonding to a few private money making groups in the city that we treasure.

Rachel Rippy  
New York, NY  
Feb 24, 2012

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DO NOT APPROVE of NYU's expansion plans,

jean klein  
New York, NY  
Feb 24, 2012

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Anne K. Johnson  
New York, NY  
Feb 24, 2012

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Gary Pozner  
Nyc, NY  
Feb 24, 2012

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Grace Lo  
Nyc, NY  
Feb 24, 2012

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Please do not support the NYU proposed 20 year expansion plan in the Village.

Anne Hayes  
New York, NY  
Feb 24, 2012

---

I live in Washington Square Village; if this project goes forward, my home will overlook a construction site for several years, and after that a tall academic and commercial building will be in use 24/7 just a few feet from my bedroom window for the rest of my life!

Gregory Guy  
New York, NY  
Feb 23, 2012

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Ellen Kozak  
New York, NY  
Feb 23, 2012

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Maritza Rodriguez  
Staten Island, NY  
Feb 23, 2012

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please do not approve. This is a VILLAGE, not a busy commuter commercial district. A village by definition has lower height buildings and is less populated.

lisa  
Prince, NY  
Feb 23, 2012

---

Do not let NYU spoil one of the most beautiful, historic parts in all of New York City!!

Virginia Fischer  
Astoria, NY  
Feb 24, 2012

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Rita Lee  
New York City, NY  
Feb 24, 2012

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Greenwich Village has already lost the only hospital that served the entire lower west side of Manhattan. The NYU expansion would be another devastating blow to the community. Please vote no.

Donny Moss  
New York, NY  
Feb 24, 2012

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Roy Zuckerman  
NYC, NY  
Feb 24, 2012

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The scale of this project is something that will destroy the Village. NYU is not a good neighbour. They destroyed the Poe house and helped destroyed the Bronx by leaving its campus there. They dont consider the City"s needs.

Chris Leonard  
Brooklyn, NY  
Feb 24, 2012

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Martin Silverman  
New York, NY  
Feb 24, 2012

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Anke Frohlich  
Nyc, NY  
Feb 24, 2012

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I am an NYU Law School graduate, disappointed in my alma mater's disrespect for the community in which it resides. I urge you vote against any further expansion

Janice Goodman  
New York, NY  
Feb 24, 2012

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Barbara Tejada  
New York, NY  
Feb 24, 2012

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Jamie Benjamin  
New York, NY  
Feb 22, 2012

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Stephanie Harves  
Prince, NY  
Feb 22, 2012

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John Singler  
Nyc, NY  
Feb 21, 2012

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Chris Collins  
New York, NY  
Feb 21, 2012

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There are a precious few parks in our neighborhood as it is. By breaking your word and turning your back on a healthy standard of living in the west village, you damage the efficacy of the law and ethics of our community. Please do the right thing and assert your power and stand up with us against NYU, the institute of higher elevation, not education.

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John R. Margolis  
New York, NY  
Feb 20, 2012

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A.M. STROMBERG  
NEW YORK, NY  
Feb 20, 2012

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Julia Patz  
New York, NY  
Feb 20, 2012

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As a village resident for 20 years, I have seen many changes in this neighborhood. But the massive addition NYU plans for Bleecker and Laguardia are too much and will destroy the low-rise, lower density character of the village. It is simply too much.

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Brian Sloan  
New York, NY  
Feb 19, 2012

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Patricia  
Nyc, NY  
Feb 18, 2012

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Brian Prager  
Astoria, NY  
Feb 18, 2012

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Kate  
Nyc, NY  
Feb 18, 2012

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Emma Fine  
Nyc, NY  
Feb 16, 2012

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Enough is too much. The Village can not take more NYU growth.

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Simeon Bankoff  
Nyc, NY  
Feb 16, 2012

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Do not sanction the end of a valued and viable historic neighborhood. NYU is an omnivorous developer of space for its private use.

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Ivan C Karp  
NY, NY  
Feb 15, 2012

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Do not sanction the end of a valued and viable historic neighborhood. NYU is an omnivorous developer of space for its private use.

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Marilynn Karp  
NY, NY  
Feb 15, 2012

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REALLY!!!!!!!!!!

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lisa barnstone  
Peter Stuyvesant, NY  
Feb 15, 2012

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Patricia McMahon  
New York, NY  
Feb 15, 2012

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Eileen Fenske  
Houston, TX  
Feb 15, 2012

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betty allen  
Auburn, ME  
Feb 15, 2012

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jozhe fonseca  
Nyc, NY

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This will ruin the village and the community that makes the village and even NYU such a special place.

Monica Putt  
New York City, NY  
Feb 11, 2012

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Kaushik Shridharani  
Nyc, NY  
Feb 7, 2012

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Brooke Rodd  
Mar Vista, CA  
Feb 6, 2012

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I have been a resident in the area for 25 years, In the past ten years the amount of dorms have quadrupled in 7 block radius. It is absurd all the different neighborhoods have been gentrified to NYU buildings The buildings do not even conform to the ighborhoods. With the expansion of dorms more students who are transients for the most part takeover neighborhoods. There is space downtown the could use the business why not go there instead Leave the East & West Village alone !!!!!

Sharon  
Nyc, NY  
Feb 6, 2012

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Chelsey Fields  
Nyc, NY  
Feb 6, 2012

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We do not want this change in our neighborhood. Our children need the open space and light. Please do not support this plan.

Amy Pumo  
Nyc, NY  
Feb 6, 2012

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Kerry Golden  
New York, NY  
Feb 6, 2012

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This expansion is far beyond any reason. Please do not allow NYU to overpower the regulations which were designed to maintain a sensible level of growth in our city.

Shelley Seccombe  
New York, NY  
Feb 5, 2012

Feb 15, 2012

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June Burton  
West Somerset, KY  
Feb 15, 2012

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NYU has become this generation's Robert Moses. Do NOT let them destroy our history.

Kelley Loftus  
New York, NY  
Feb 15, 2012

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Nick  
Merrick, NY  
Feb 14, 2012

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Chase Morgan  
Hackensack, NJ  
Feb 14, 2012

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Dominick Colucci  
New Rochelle, NY  
Feb 14, 2012

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Michael Santarpia  
Staten Island, NY  
Feb 14, 2012

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Cass Collins  
New York, NY  
Feb 13, 2012

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elli trier  
Nyc, NY  
Feb 13, 2012

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Let NYU move if it needs more space!

Margaret Ames  
Nyc, NY  
Feb 13, 2012

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Donna Herman  
New York, NY  
Feb 13, 2012

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Carolyn Goldhush  
New York, NY  
Feb 11, 2012

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Felch MeHard  
Nyc, NY  
Jan 26, 2012

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Pamela Decaire  
New York, NY  
Jan 26, 2012

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in this computer age there is no reason to bunch everyone up in one small area. we need green space for quality of life

laura lee  
new york, NY  
Jan 26, 2012

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NYU has already done so much damage to the Greenwich Village, let them expand into other neighborhoods like the Financial District or Downtown Brooklyn. There simply is not enough room for this. Remember, there would be no Greenwich Village today if Jane Austin had not stood up to Robert Moses when he unveiled his plans for a crosstown expressway.

Zachary  
Long Island City, NY  
Jan 25, 2012

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Whoa, things just got a whole lot easier.

Philinda  
ZFgDJjJgtZNrelnOqGa, Argentina  
Jan 24, 2012

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I am very opposed to any expansion by NYU as I feel it would severly impact the neighborhood feeling of this area. the quality of life which all New Yorkers cherish would be violated forever.

j. william strott  
summit, NJ  
Jan 23, 2012

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The petition says it all, and makes such sense!

Rosanne Malusa  
Deer Park, NY  
Jan 23, 2012

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G. Fuller  
Prince, NY  
Jan 23, 2012



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This park is important to our family and our community. We do not need more condos when open park space is so rare. Please think of the landscape, the environment, our children, our families. Please do not do this for so many reasons big and small. We beg of you. Thank you. One family of many that live downtown. Melanie Austin Mother of Parker 5

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Melanie Austin  
New York, NY  
Feb 5, 2012

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Julie Endich  
Ny, NY  
Feb 5, 2012

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Constance Giamo  
New York, NY  
Feb 5, 2012

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davey napoli  
new york, NY  
Feb 4, 2012

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Michelle Jassem  
Prince, NY  
Feb 4, 2012

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ivo pjerotic  
Prince, NY  
Feb 4, 2012

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Alison Lille  
New York, NY  
Feb 4, 2012

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Susan Oppenheim  
NYC, NY  
Feb 3, 2012

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Ingrid Burrington  
Brooklyn, NY  
Jan 28, 2012

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susan murray  
new york, NY  
Jan 27, 2012

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our streets are blocked with tourists and students. The village is losing its character. NYU can surely find locations near public transportation that are not as heavily populated and historic as the proposed sites.

natalie millner  
New York, NY  
Jan 18, 2012

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Nora Paley  
East Thetford,, VT  
Jan 18, 2012

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Having grown up in Greenwich Village, I have experienced first hand what the ever expanding NYU has done to Greenwich Village. Adding so many people in such a small area will strain the community. Not to mention further destroy a community by gobbling up its free and open space.

Rachel Wiener  
Staten Island, NY  
Jan 18, 2012

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Please don't ruin the vibe of that beautiful neighborhood!

Katharine Carver  
Los Angeles, CA  
Jan 17, 2012

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Nora Bleich  
New York, NY  
Jan 17, 2012

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As a M. Arch graduate from Columbia University Graduate School of Architecture, Preservation and Planning, and as a SoHo resident for 10 years, my family and I strongly oppose the massive scope of zoning changes in this neighborhood and the drastic changes affecting our infrastructure; the severely reduced public access to sunlight and green space (a rare & precious resource in SoHo); and because this scheme shows no signs of programmatic connection with neighboring blocks. By allowing this scheme to be approved, you are killing best of the modern movement architecture and of I.M. Pei's original intentions of providing public and communal access to light and space. We shouldn't be forced to live in dark urban canyons because of city and/or development based greed.

Taunya van der Steen - Mizel  
New York, NY  
Jan 17, 2012

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I am totally against this unthinkable expansion plan. NYU already owns the Village and now they want to destroy it further.

Barbara Lowy  
Nyc, NY  
Jan 17, 2012

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Steven Mosier  
Brooklyn, NY  
Jan 19, 2012

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As a NYU alumna, I am disappointed in my alma mater's attempts to repeatedly dodge or change zoning in New York City, particularly the historic Greenwich Village area. While I recognize this university helps employ a great number of New Yorkers and attracts many more to live, study, and eventually work in our great city, I feel there should be a careful examination of alternatives to NYU's plans. Please listen to your constituents!

Sarah Weber  
Brooklyn, NY  
Jan 19, 2012

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Mayor Bloomberg, Please, please adopt policies that allow New York to retain it's iconic status as one of the world's great cities. Do not allow NYU to bully the city with its massive capital expenditure capability. Thank you, Peter Ryder

Peter Ryder  
West Linn, OR  
Jan 19, 2012

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Historic Greenwich Village is a world famous tourist destination. Why would NYC help to destroy this world famous attraction and lose those tourist dollars? Why is NYC letting NYU behave like those notorious landlords of rent-controlled apartment buildings who making life so unbearable for tenants that they are forced out of their residences? We Villagers have been pleading with NYU and NYC to stop devouring our neighborhood since Robert Moses felt "those people" in the community south of Washington Square really weren't worthy of taking up such desirable property. I am ashamed of a city and a university that would destroy its own neighbors and neighborhoods.

Diane Whelton  
NYC, NY  
Jan 18, 2012

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This is a bad plan, when much better options are available. Please do not approve it over the sensible & cogent objections of the community.

Bruce W Patterson  
New York, NY  
Jan 18, 2012

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catherine  
Nyc, NY  
Jan 18, 2012

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Please do not build in the village its already so congested!

c favara  
morganville, NJ  
Jan 23, 2012

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Milo Americh-Hatch  
New York City, NY  
Jan 22, 2012

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As a long term resident in the affected area, I am absolutely opposed to the take-over quality of the NYU proposal. Please understand that the city will be changed forever, and .....well...forever is just that.

lilla joyce hitchcock  
new york, NY  
Jan 21, 2012

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Please save our lovely garden!

Cindy Iijima  
New York, NY  
Jan 21, 2012

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One of the few gardens in my neighborhood.It is an absolute necessity to our quality of life.

Erica Uhlenbeck  
NEW YORK, NY  
Jan 20, 2012

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Please do not approve this terrible plan that will be so injurious to the people in this community and to all of New York City.

Andrea Swan  
New York, NY  
Jan 20, 2012

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Elizabeth Grobel  
Prince, NY  
Jan 20, 2012

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I agree, and I live across the street!

James Kraft  
New York, NY  
Jan 20, 2012

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Caroline Ballegaard  
Nyc, NY

Jan 20, 2012

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Eliza  
Nyc, NY  
Jan 20, 2012

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Susan Rogers  
New York, NY  
Jan 20, 2012

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Lisa Richards  
Luke AFB, AZ  
Jan 19, 2012

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Chris Bussolini  
New York, NY  
Jan 19, 2012

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Alison Lance  
New York, NY  
Jan 19, 2012

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Carly  
Peter Stuyvesant, NY  
Jan 19, 2012

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Nathaniel Hohausser  
New York, NY  
Jan 19, 2012

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Miles Schuck  
Nyc, NY  
Jan 19, 2012

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Camille D  
Prince, NY  
Jan 19, 2012

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nooo!

daniel gatenio  
new york, NY  
Jan 19, 2012

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Molly Edminster  
Nyc, NY  
Jan 19, 2012

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Jerome Harris  
New York, NY  
Jan 17, 2012

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Virginia Giordano  
Nyc, NY  
Jan 17, 2012

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Marietta Poerio  
New York, NY  
Jan 17, 2012

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Do not do itq

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Mortimor lazarus  
New York, NY  
Jan 17, 2012

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Stephanie Leveene  
Nyc, NY  
Jan 17, 2012

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stephannie russo  
New York, NY  
Jan 17, 2012

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I love NYU and I studied in their graduate program. But I also live in the Village and this proposed building is just over the top and out of character with the surrounding neighborhood. There are alternatives for NYU---alternatives that they should be forced to pursue. Thank you.

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Diane C Nardone  
New York, NY  
Jan 17, 2012

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hollis buksbaum  
New York, NY  
Jan 17, 2012

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Suzanne Schein  
New York, NY  
Jan 17, 2012

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Anthony Newfield  
New York, NY  
Jan 16, 2012

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Janet Hayes  
new york city, NY

Jan 16, 2012

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Katherine Wessling  
New York, NY  
Jan 16, 2012

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We need to take better care of our landmarks...we don't need such a large area devoted to NYU...let NYU move to the 'burbs.

aDRIENNE BOYER  
mountaintop, PA  
Jan 16, 2012

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Priscilla Stadler  
Flushing, NY  
Jan 16, 2012

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Sally Stone  
New York, NY  
Jan 16, 2012

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Maurice Zucker  
New York, NY  
Jan 15, 2012

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shirley smith  
Prince, NY  
Jan 15, 2012

Nancy Goodman  
New River, AZ  
Jan 13, 2012

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NYU must find better alternatives

vince martin  
Brooklyn, NY  
Jan 13, 2012

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Lucy Schneider  
New York, NY  
Jan 13, 2012

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I have lasting memories of NYC for three things: China Town, the intersection of Central Park/Broadway environs, and this exact spot on the NYU campus. Do you really want Chicago kicking NYC's behind even more on open space issues? It's an island. This is all of the open space you get. There is no more. If you want to build up, go do it where there are already low buildings ready to go more vertical in the first place.

Daniel Berger  
Libertyville, IL  
Jan 12, 2012

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This is an appalling degradation of the neighborhood and our quality of life. I worry deeply about the health impact on both individuals and the community of such sustained construction activity.

John Asker  
New York, NY  
Jan 12, 2012

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This threatens the health of my family and neighbors.

yanni kotsonis  
new york, NY  
Jan 12, 2012

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Gabriele Oettingen  
New York City, NY  
Jan 12, 2012

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I have lived in Soho for 38 years paying hefty real estate taxes, etc. The ambiance of the neighborhood has changed considerably since I moved here and NYU's proposed project would further compromise the quality of this area. It would set a precedent for future development .

Enid Sanford  
New York, NY  
Jan 12, 2012

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Luz Saez



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Cizecrece  
New Haven, Central African Republic  
Jan 15, 2012

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phyllis van slyck  
new york, NY  
Jan 14, 2012

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Please preserve the historic quality of Greenwich Village. Surely there are more appropriate places for NYU to build skyscrapers

Jeff Gonzalez  
New York, NY  
Jan 14, 2012

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The Village & Washington Square Park are historic attractions & national treasures. Unique NYC neighborhoods cannot be seen anywhere else & cannot be replaced.

Barbara Elam  
Evanston, IL  
Jan 14, 2012

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As a longtime Greenwich Village resident and homeowner, I am vehemently opposed to NYU's plans. I urge you not to approve them.

Eve Stuart  
New York, NY  
Jan 14, 2012

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Marisa Solomos  
Forest Hills, NY  
Jan 13, 2012

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Katherine McLennan  
Centerport, NY  
Jan 13, 2012

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Dewey Seid  
New York, NY  
Jan 13, 2012

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diana  
austin, TX  
Jan 13, 2012

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we need gardens!

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AMY L'ORANGE  
GREAT NECK, NY  
Jan 11, 2012

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Aishah Pacheco  
Decatur, GA  
Jan 11, 2012

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Enough is enough. So much of what makes the city special is disappearing...with little regard for its residents...go back to the drawing board on this one.

Estelle  
Brooklyn, NY  
Jan 11, 2012

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Josephine M. McGlynn  
Ruskin, FL  
Jan 11, 2012

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Please don't sacrifice the unique character and charm of the Village to this proposal!

Erin Dickerson  
New York, NY  
Jan 11, 2012

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Ara H Merjian  
New York, NY  
Jan 11, 2012

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Justine Marie Vickers, LMT, NCTMB  
Flushing, NY  
Jan 11, 2012

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NYU is like a cancer growing in the Village. Enough is enough!

Wendy Vega  
Larchmont, NY  
Jan 11, 2012

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Once again, Bloomberg is clearing the way for his wealthy and powerful friends to change the face of New York City for their financial benefit and against the desires of the people in the community. Stop NYU from taking over lower Manhattan.

Stephanie Woods  
Planetarium, NY  
Jan 11, 2012

Brooklyn, NY  
Jan 12, 2012

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Enrico Guarnera  
Prince, NY  
Jan 12, 2012

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Bess Vennema  
New York, NY  
Jan 12, 2012

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Jennifer Milligan  
Prince, NY  
Jan 11, 2012

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Will this be Bloomberg's legacy, the destruction of the Village? We were not consulted and yet "NYU" claims to speak for all of us. Not true. We are already a world class university and we do not need a Yale or Princeton campus to be good. We have the Village, unless this lag goes through. Most of us favor some tweaking but the current plan is horrifying. It belongs in midtown or downtown if we are to preserve any sense of Greenwich Village. It will overdevelop the neighborhood. The plan will subject us to 20 years of massive construction and endanger the health of our older and younger neighbors.

ian mcivor  
New York, NY  
Jan 11, 2012

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I was born and educated up to a Masters Degree in NYC. To see the character of of Washington Square and the Village change would be a detrement to the City. The tourism industy would be forever altered and the City would loose much needed revenue. Beyond that, it would break my heart as a native New Yorker. I never outgrew my need to see all the sites that NYC has to offer. We need a Jackie Kennedy badly...

Anne Leap  
Sedona, AZ  
Jan 11, 2012

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The Village is for everyone, and so is our wonderful city. Don't change zoning regulations to accommodate NYU. It's just wrong.

Leila Rosen  
Nyc, NY  
Jan 11, 2012

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frankie nickeson  
West Cornwall, CT  
Jan 11, 2012

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Jessie Stead  
Nyc, NY  
Jan 11, 2012

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I strongly urge you not to approve or support New York University's massive planned 20-year expansion plan in the Village. The plan is not only wrong for the Village and surrounding neighborhoods, which would be severely impacted, but for New York City and even NYU itself.

Alexander Nicholas  
New York, NY  
Jan 10, 2012

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It's a real tragedy that the people who would be hurt most by this are the employees, faculty, family, and friends of NYU. The current administration must not build their vision of the future on the backs of their own family.

Laurence Maslon  
New York, NY  
Jan 10, 2012

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This is my favorite part of NYC to visit, my grandfoather grew up there, and many friends live in the area. The greenery and garden apartments and sunlight and sky are a huge part of what makes this a special part of New York. Please preserve the heritage and environment

juliet jensen  
Durham, NC  
Jan 10, 2012

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Claudia Moreno Pisano  
Brooklyn, NY  
Jan 10, 2012

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Genevieve Elam  
NY, NY  
Jan 10, 2012

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Jordan Chitwood  
Nyc, NY  
Jan 10, 2012

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Against this gigantic plan.

Bob Harris  
Utopia, NY  
Jan 10, 2012

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Linda Chandler  
Woodside, NY  
Jan 10, 2012

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I'm a U.S. citizen currently living and working in Hong Kong and have to say I do not want to see the Village changed at all. This is a beautiful part of town and should be left alone.

Anthony Liccardo  
Hong Kong  
Jan 10, 2012

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Ned Otter  
Prince, NY  
Jan 10, 2012

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ethan knapp  
Columbus, OH  
Jan 10, 2012

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This Village is as Iconic as the Brooklyn bridge. If it isn't broke don't fix it. LoL! Seriously this just wrong! NyU with all its smarts is just being greedy and selfish!!!!

eileen dee  
Brooklyn, NY  
Jan 10, 2012

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Please consider making the Wall Street area the area of construction. The Village must be conserved. Thank you.

Luisa Battista  
NEW YORK, NY  
Jan 10, 2012

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Enough.

steve regan  
NY, NY  
Jan 10, 2012

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You've got to be kidding. Leave well enough alone. Greenwich Village is one of NYC's treasures. Don't mess up a good thing.

Alexander D Carney  
Astoria, NY  
Jan 10, 2012

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It is my grate pleasure to help stop this hair brained scheme that can only come from a Bd. of Trustess at NYU, heavy with real estate moguls.

Frank Miata  
New York, NY  
Jan 10, 2012

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In most college towns and other cities, the colleges and universities act as a center of culture, and as a magnet for small local businesses – ranging from performance spaces to book stores and cafes. Within downtown NYC, NYU acts as a concentrated source of suburban kids, who are followed by suburban chain stores. Just look at the places around 8th Street or Saint Marks to see how many small, unique, local businesses have been pushed out and replaced by repetitive chains that would be more appropriate for a shopping mall food court.

Christopher-Ian Reichel  
New York, NY  
Jan 10, 2012

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Meaghan McKeown  
Massapequa, NY  
Jan 10, 2012

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The local economy is booming, so there is no need for this. And the area is already packed. Bloomberg was brilliant about allowing Cornell set up a campus on Randall's Island. This isn't some NIMBY, there are a lot of places in the city where this kind of development would serve both the community and the school, please take it there!

arthur nersesian  
New York, NY  
Jan 10, 2012

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Lauren E. Miller  
Astoria, NY  
Jan 10, 2012

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I went to NYU for graduate and undergraduate school. It was one of the most amazing times in my life and much of that had to do with the unparalleled experience I had in the Village. I would hate for that atmosphere to be destroyed.

Meagan Drillinger  
Long Island City, NY  
Jan 10, 2012

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I live blocks away. This gargantuan development is an affront to all reason. The NYU president's claim that it will 'bring jobs to the neighborhood' reflects her complete self absorbed delusion. This development has to be stopped. Richard Nash Gould Concerned Citizen of NYC

Richard Nash Gould  
New York, NY  
Jan 10, 2012

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Caroline Turner  
new york, NY  
Jan 10, 2012

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Connie Li

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As a native New Yorker, I totally oppose any expansion of NYU in the Village area. Go to the financial district or elsewhere, but leave what IS alone.

Maggie Kelly  
Kahnawake, Canada  
Jan 10, 2012

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Daniel Will  
point reyes, CA  
Jan 10, 2012

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Please, no mayoral or City Council approval of NYU's plan. City universities face many problems with expansion but do so without destroying neighborhoods and valuable green space. NYU needs to come forth with an expansion plan that is far less harmful to the Village.

Steven Wagner  
New York, NY  
Jan 10, 2012

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Kristen Gallagher  
Brooklyn, NY  
Jan 10, 2012

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Jane beecham  
playden rye, United Kingdom  
Jan 10, 2012

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Lin Randolph  
Nyc, NY  
Jan 10, 2012

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i understand NYU's desire to expand and grow but the expansion plan cannot be at the expense of the health of those who live in lower Manhattan. The proposed architectural changes, particularly, the new heights of the buildings, will completely change the space and light in the village and the centuries old neighborhood ambience that attracted buyers and renters to the Village initially. This expansion plan will destroy a culture that is found no where else in Manhattan. Please do not support this plan under any circumstances. Thank you.

Regina Wagner  
Jeffersonville, NY  
Jan 10, 2012

Trainsmeadow, NY  
Jan 10, 2012

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Robert Goldman  
New York, NY  
Jan 10, 2012

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Paola Romagnani  
Prince, NY  
Jan 10, 2012

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Seemin Qayum  
Prince, NY  
Jan 10, 2012

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Brian Stites  
Nyc, NY  
Jan 10, 2012

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As an NYU faculty member and resident of the space that would be harmed, I want to convey that this is entirely against the interests of the neighborhood and city.

Sinclair Thomson  
New York, NY  
Jan 10, 2012

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I grew up in the Village in the 50s and 60s and strongly support this petition.

Lucy McDiarmid  
New York, NY  
Jan 10, 2012

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John Waters  
New York, NY  
Jan 10, 2012

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Emiliano Pagnotta  
Prince, NY  
Jan 10, 2012

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And don't forget the children breathing in the dust on the street AND IN THEIR APARTMENTS! Don't forget this is Greenwich Village, not midtown!

kate warren  
ny, NY  
Jan 10, 2012

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Patricia Onorato  
Nyc, NY



Jan 10, 2012

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Allison Plass  
New York, NY  
Jan 10, 2012

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The Village is no place for such massive development.

Edith Fehrenbacher  
NYC, NY  
Jan 10, 2012

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Chad Saville  
Brooklyn, NY  
Jan 10, 2012

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Gary Holden  
Prince, NY  
Jan 10, 2012

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Helen Milas  
New York,, NY  
Jan 10, 2012

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michael walther  
New York, NY  
Jan 10, 2012

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Barry Feldman  
Nyc, NY  
Jan 10, 2012

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Steffanie Gillstrap  
New York, NY  
Jan 10, 2012

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Matt Levy  
New York, NY  
Jan 10, 2012

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suzanne jacoby  
New York, NY  
Jan 10, 2012

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Susan Galego  
Bethesda, MD  
Jan 10, 2012

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Please do not approve this expansion. We are a community of all ages and backgrounds who agree on one thing: This expansion will ruin Greenwich Village forever. Noise, air quality, traffic. I am HORRIFIED to think that I will live a block from a 20 year construction site. Please do not approve this plan. It will ruin landmark Greenwich Village. The area will become too crowded. Please help preserve our neighborhood.

L. Llamas  
Prince, NY  
Jan 9, 2012

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The Village is one of our fine city's cherished neighborhoods..... NYU's expansion will destroy its very essence.

Lainie Stuart  
New York, NY  
Jan 9, 2012

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While I welcome growth and improvement of the University, this plan makes little sense. The world-class faculty of the University needs a pleasant environment to live and raise families. This is exactly what Washington Square Village and the Silver Towers neighborhood provides and is a valuable recruiting asset. To destroy it will squander a vital resource.

Angus Wilson  
Prince, NY  
Jan 9, 2012

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Dr. Anne Brooks  
New York, NY  
Jan 9, 2012

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John Rockwell  
New York, NY  
Jan 9, 2012

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NYU has campuses all over the world why not build one in the Bronx & bring something to a neighborhood instead of always taking away from another neighborhood NY is not just Greenwich Village

Linda Mevorach  
NYNY, NY  
Jan 9, 2012

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please stop the destruction of our community.

Nancy Klotz  
New York, NJ  
Jan 9, 2012

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Ivan Galietti  
New York, NY  
Jan 10, 2012

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hacker  
la tagnière, France  
Jan 10, 2012

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NYU is the pig of the Village. Take a look at what they did to the South side of Wash. Sq. Park. It's just the worst. They get away with it because they have so much money. Someone has to stop them.

B. K. Dobson  
New York, NY  
Jan 9, 2012

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Michael Arndt  
New York, NY  
Jan 9, 2012

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Frank Hudec  
Nyc, NY  
Jan 9, 2012

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i am a 31 year home owning resident of greenwich village and am outraged by new york university's plans to expand further in this area. their sense of entitlement is very upsetting. i and others choose to live in the village for the very ideals that this proposal would destroy. please do not grant nyu permission to inevitably destroy what we have fought so hard to safeguard. there are other areas of the city that would benefit from nyu's presence and are easily accessible to the main campus. how can we keep making such huge concessions to this institution?

nancy langsan  
new york, NY  
Jan 9, 2012

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Nicole Edwards  
Nyc, NY  
Jan 9, 2012

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thomasine dolan  
Nyc, NY  
Jan 9, 2012

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No! No, no, no. Hasn't NYU expanded ENOUGH in the past 25 years in the neighborhoods of the Village, the East Village & Union Square? Try downtown Brooklyn, which sorely needs the development and upgrades NO to more expansion around Washington Square & Greenwich Village. Enough is enough. Real people need to live in Greenwich Village, too -- not just NYU.

Gregory Duva  
Brooklyn, NY  
Jan 9, 2012

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I have loved the key park for ever and i cant just let it fall down, i WONT let it fall down. This neighborhood is my home and i won't just let some people destroy it.

Lucia Van Ryzin  
Ney York, NY  
Jan 9, 2012

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LISTEN to the neighborhood!! actually, there are people who live in the village that don't go to NYU!! it's enough already!

nasa  
Nyc, NY  
Jan 9, 2012

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NYU has historically been insensitive to those of us who live in the Village and Soho. It's bad enough that retail has taken over everything, but what NYU is proposing will drastically change downtown - and not for the better. Their petitions to flout all the zoning rules should not be indulged!

Fred Hersch  
Prince, NY  
Jan 9, 2012

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David Deitcher  
New York, NY  
Jan 9, 2012

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Build in Lower Manhattan please.

nancy burson  
New York, NY  
Jan 9, 2012

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willavene wolf  
ny, NY  
Jan 9, 2012

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John  
Astoria, NY  
Jan 9, 2012

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Justin Schein  
Brooklyn, NY  
Jan 9, 2012

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John Hagan  
New York, NY  
Jan 9, 2012

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Rachel Abel  
Nyc, NY  
Jan 9, 2012

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PETER A. DAVIS  
NEW YORK, NY  
Jan 9, 2012

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Jane Magidson  
Nyc, NY  
Jan 9, 2012

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Karen Weiss  
Prince, NY  
Jan 9, 2012

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The scope and scale is too big-financial area is a much better choice

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Nancy Myers  
New York, NY  
Jan 9, 2012

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Gary Ostertag  
New York, NY  
Jan 9, 2012

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Rachel Hannah  
Northampton, MA  
Jan 9, 2012

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Cathy Moraitis  
Nyc, NY  
Jan 9, 2012

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brooke  
4026 2-08th street, NY  
Jan 9, 2012

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Esther Mohr  
Muttontown, NY  
Jan 9, 2012

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Deborah Seager  
New York, NY  
Jan 9, 2012

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The diversity of the Village is being eroded each time NYU takes over more land. We residents depend on our open space and diverse neighbors

liz margolies  
New York, NY  
Jan 9, 2012

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Lise Soskolne  
Brooklyn, NY  
Jan 9, 2012

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Jeremey Cagle  
Long Island City, NY  
Jan 9, 2012

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Angela  
Nyc, NY  
Jan 9, 2012

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Andrew Horn  
Peter Stuyvesant, NY  
Jan 8, 2012

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We simply cannot allow this out of control university to build more dorms, classrooms, laboratories, and libraries. Next they will be giving out scholarships, fellowships and grants. Then they might start building museums and funding artists. Watch out!

Felch MeALot  
Nyc, NY  
Jan 8, 2012

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leave the village alone !!

pippy wardell  
Australia  
Jan 8, 2012

---

I believe NYU has done a lot of good things for Greenwich Village, many of the great things about the neighborhood are due to the presence of the university. However this new plan would have a serious deleterious effect on the quality of life for those who live in and visit the neighborhood.

Tom  
New York, NY  
Jan 9, 2012

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Itamar Drechsler  
Prince, NY  
Jan 9, 2012

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Donna Wingate  
Peter Stuyvesant, NY  
Jan 9, 2012

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Machelle Allen  
New York, NY  
Jan 9, 2012

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NYU has enough space. Any additions should be moved somewhere else like FiDi. More NYU is just gonna kill Greenwich Village.

Regina Kolber  
Brooklyn, NY  
Jan 9, 2012

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Steve Shoukry  
New York, NY  
Jan 9, 2012

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Sheryl Wexler  
Staten Island, NY  
Jan 9, 2012

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John Matturri  
New York, NY  
Jan 9, 2012

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Hyung Don Ryoo  
New York, NY  
Jan 9, 2012

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Vernette Torres  
New York, NY  
Jan 9, 2012

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janice sloane  
Peter Stuyvesant, NY  
Jan 8, 2012

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Claudia Henry  
New Fairfield, CT  
Jan 8, 2012

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jennifer  
Prince, NY  
Jan 8, 2012

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Please do not approve NYU's planned 20 year expansion. Please consider other locations including the financial district.

darryl wexler  
staten island, NY  
Jan 8, 2012

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Lisa Cunningham  
New York, NY  
Jan 8, 2012

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Barbara Liebowitz  
Belford, NJ  
Jan 8, 2012

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Kim  
Bee Caves, TX  
Jan 8, 2012

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Jeff Nash  
New York, NY  
Jan 8, 2012

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Kelly montgomery  
Staten Island, NY  
Jan 8, 2012

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Cynthia suher  
Nyc, NY  
Jan 8, 2012

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Penny Kaltsidis Aponte  
New York, NY  
Jan 8, 2012



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Consider a city without regular people, that is not a city I think we want.

stafford gregoire  
Woodside, NY  
Jan 8, 2012

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Talya Lockman-Fine  
Prince, NY  
Jan 8, 2012

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JP Bevins  
BROOKLYN, NY  
Jan 8, 2012

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Zachary Lockman  
Prince, NY  
Jan 8, 2012

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kamila  
Frenchtown, NJ  
Jan 8, 2012

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Pamela Mohr  
Nyc, NY  
Jan 8, 2012

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Don NOT DO this:

Abigail Child  
NYC, NY  
Jan 8, 2012

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Phil Hazard  
Toledo, OH  
Jan 8, 2012

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Melinda Fine  
New York, NY  
Jan 8, 2012

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Barbara Schwartz  
Prince, NY  
Jan 8, 2012

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NYU is already turning a once-thriving neighborhood into a transient-population, fast-food and bar area. The further plans would be disastrous for the Lower East Side, turning this essential part of Manhattan into an uncaring no-go zone, would make NYU's environs into a cheap trashy replica of anywhere, and impact deeply on our architectural and cultural heritage.

Fiona Templeton  
New York, NY  
Jan 8, 2012

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Andrew Darwin  
Peter Stuyvesant, NY  
Jan 8, 2012

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Heran Darwin  
Peter Stuyvesant, NY  
Jan 8, 2012

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Jake Davidson  
Brooklyn, NY  
Jan 8, 2012

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Debbie Lipman  
Dix Hills, NY  
Jan 8, 2012

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Watch out for the evil educational institutions seeking to build classrooms, dorms, laboratories and libraries. Make sure the space is saved for real estate developers who truly need the land. I heard that Trump University (which actually exists) is not a total rip off - or is it ?

Felch McGee  
Nyc, NY  
Jan 8, 2012

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Jeff Edelstein  
New York, NY  
Jan 8, 2012

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haja Worley  
new york, NY  
Jan 8, 2012

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Christopher Stackhoue  
Brooklyn, NY  
Jan 8, 2012

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Marc Joseph Berg  
Peter Stuyvesant, NY  
Jan 8, 2012

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It is terrifying that a school could be allowed to build classrooms, dorms, laboratories and libraries in downtown Manhattan. This must be stopped. If its not, people might start learning. Watch out!

Felch MeHard  
Nyc, NY  
Jan 8, 2012

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Jennifer Jager  
Peck Slip, NY  
Jan 8, 2012

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Todd Gureckis  
New York, NY  
Jan 8, 2012

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Alystyre Julian  
New York, NY  
Jan 8, 2012

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Lisa Dailey  
n, NY  
Jan 8, 2012

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Erica Wolff  
Brooklyn, NY  
Jan 8, 2012

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Alka Mansukhani  
Prince, NY  
Jan 8, 2012

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Having lived through several of NYU's expansions already, I can personally attest that there is a considerable depreciation in every aspect of the neighborhood, including quality of life, property values, and diversity.

Clarinda Mac Low  
Peter Stuyvesant, NY  
Jan 8, 2012

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Mark Finley  
New York, NY  
Jan 8, 2012

Jan 8, 2012

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Joshua Ronen  
New York, NY  
Jan 8, 2012

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Carlos Pareja  
Brooklyn, NY  
Jan 8, 2012

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PLEASE for the sake our community land and neighborhood, do not approve this!

Ruth Ronen  
New York, NY  
Jan 8, 2012

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I live in Brooklyn but used to live in the Village. I still come to church via LaGuardia every Sunday. The garden is a source of enormous pleasure to those of us who come by. We watch the chaning seasons of the flowers and admire the creative efforts of the gardeners. There is very little else in the area of horticultural creativity.

Mary Meyer  
Brooklyn, NY  
Jan 8, 2012

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J Watson  
New York, NY  
Jan 8, 2012

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Donna gould  
New York, NY  
Jan 8, 2012

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Kiara St. James  
Brooklyn, NY  
Jan 8, 2012

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shinichi harada  
ny, NY  
Jan 8, 2012

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gretchen irwin-harada  
ny, NY  
Jan 8, 2012

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Ian Mohr  
New York, NY  
Jan 8, 2012

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Michelle Pacht  
Prince, NY  
Jan 8, 2012

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Angelique Delacroix  
brooklyn, NY  
Jan 8, 2012

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As a frequent visitor to the Village I strongly oppose this proposed expansion.

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Pam Hannah  
Northampton, MA  
Jan 8, 2012

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joan Kalb  
ny, NY  
Jan 8, 2012

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Loyan Beausoleil  
New York, NY  
Jan 8, 2012

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Liz Galst  
New York, NY  
Jan 8, 2012

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Shmuel Mincer  
Prince, NY  
Jan 8, 2012

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Elisabeth Gordon  
Prince, NY  
Jan 8, 2012

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Lori Nathanson  
Prince, NY  
Jan 8, 2012

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laurie Perricci  
New York, NY  
Jan 8, 2012

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RL Alexander  
NY, NY

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Wendy B  
Nyc, NY  
Jan 7, 2012

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Nick Thabit  
Brooklyn, NY  
Jan 7, 2012

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These changes would drastically reduce the quality of life for those in the neighborhood. NYU should be part of the Village, not THE village.

Bethany Soousa  
New York, NY  
Jan 7, 2012

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New York are the operative words here. Even though NYU is a private university, it would not be the amazing institution it is without the city of New York and its residents. New York University is not its own city or town, nor is it its own neighborhood. It is a university that prided itself on having no walls, and being a "part" of the city. Indeed so much focus on real estate and new facilities will change the college student experience at NYU.

Ponya Ferdinand  
New York, NY  
Jan 7, 2012

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Ellie Aaron  
Brooklyn, NY  
Jan 7, 2012

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linda symmonds  
Satellite Beach, FL  
Jan 7, 2012

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As someone who lived on West Third Street for fifteen years, I strongly oppose such grandiose plans for development. NYU has already shoehorned buildings far out of scale with the rest of the neighborhood. Let them build where building needs to be done.

Robert Wolff  
Bronx, NY  
Jan 7, 2012

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Eddie  
New York, NY  
Jan 7, 2012

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Please leave some trees, birds, nature, air, and a place for us to let our children have a safe place to play and have a community with their peers. Thank you. M

Melanie Austin  
New York, NY  
Jan 8, 2012

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Nicole Crook  
Nyc, NY  
Jan 7, 2012

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Nora Olsen  
NY, NY  
Jan 7, 2012

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Jessica Merk  
New York, NY  
Jan 7, 2012

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Nisha Bolsey  
Nyc, NY  
Jan 7, 2012

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I vote AGAINST NYU's Proposed 20 Year Expansion Plan in the Village

robert flemming jr  
new york, NY  
Jan 7, 2012

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Andrew Tso  
Nyc, NY  
Jan 7, 2012

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Mary Tek  
Brooklyn, NY  
Jan 7, 2012

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Daliah Heller  
Brooklyn, NY  
Jan 7, 2012

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Ron Hayduk  
Jackson Hts, NY  
Jan 7, 2012

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Yukimi Otagiri  
Brooklyn, NY  
Jan 7, 2012

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This soulless juggernaut of wealth and greed has been destroying the rich cultures of lower Manhattan for decades. When will NYU ever think it has enough? NEVER. If you don't stop them now, downtown will be an even more massive pit of utter banality. NYU stomped out many small businesses and local artists, and now they want to rob New Yorkers of public parks. It would take people as callous and tone-deaf as those at NYU to approve their expansion plan.

Kris Lew  
Nyc, NY  
Jan 7, 2012

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I am an NYU alum and I still think this is a terrible idea - DO NOT approve this expansion!!!

Sarah Bleiviss  
Brooklyn, NY  
Jan 7, 2012

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Gabriel Willow  
Brooklyn, NY  
Jan 7, 2012

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I was speaking to this teenager today, who said, just hanging out in the garden calms him down. Everything is so fast paced and crazy out there, and I am able to be here and help out among the trees and flowers and feel peace.

Peter Shapiro  
New York, NY  
Jan 7, 2012

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Katharine Fricke  
New York, NY  
Jan 7, 2012

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Dara Birnbaum  
Prince, NY  
Jan 7, 2012

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Christa Blackwood  
Austin, TX  
Jan 7, 2012

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Benjamin Shepard  
Brooklyn, NY  
Jan 7, 2012

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There is strong need for more community green spaces. NYU needs to support creating urban farms and community gardens as its learning centers.

Aresh Javadi



New York, NY  
Jan 7, 2012

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NYU has become a very detrimental force in downtown New York. This university, which should be a contributor to the community, has become just the opposite -- it gobbles up ever conceivable amount of space and gives back nothing.

Mary McKinley-Haas  
New York, NY  
Jan 7, 2012

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Ann-Sargent Wooster  
Nyc, NY  
Jan 7, 2012

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CAROL  
studio CITY, CA  
Jan 7, 2012

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i do not approve NYU's massive expansion plan!

Rose Levy Beranbaum  
New York, NY  
Jan 7, 2012

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Jennifer Pastorini  
West Hollywood, CA  
Jan 7, 2012

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Most cities try to keep their historic areas alive and well. Don't be one that doesn't care at all!!

soos  
Palm Springs, CA  
Jan 7, 2012

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No expansion whatsoever in the Village!!!!!!!!!!!!!!!!!!!!!!

C E Krause  
La Quinta, CA  
Jan 7, 2012

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Jennifer Thompson  
Prince, NY  
Jan 7, 2012

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NANCY GUTIERREZ  
Palm Desert, CA  
Jan 7, 2012

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Shay Taylor  
Manorville, NY  
Jan 6, 2012

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The areas for the planned construction are devastating to us residents of SoHo who have no other park spaces with trees, greenery or places for dogs except NYU area. And by undoing the open space protections it does great harm to the health and welfare of all of us.

Murray Reich  
New York, NY  
Jan 6, 2012

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Stephen Aman  
West Palm Beach, FL  
Jan 6, 2012

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Jeffrey Reinke  
New York, NY  
Jan 6, 2012

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Whitney Cole  
Brooklyn, NY  
Jan 6, 2012

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Naoko Tanese  
New York, NY  
Jan 6, 2012

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Susan Duffy  
New York, NY  
Jan 6, 2012

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jesper norgaard  
NEW YORK, NY  
Jan 6, 2012

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There are already enough NYU brats running around. Please well enough alone.

Scott Duffy  
Peter Stuyvesant, NY  
Jan 6, 2012

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William Cole  
Astoria, NY  
Jan 6, 2012

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Deborah Allen  
New York, NY

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S.L. Roberts  
New York, NY  
Jan 7, 2012

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This expansion plan is a mistake and should not be approved. Greenwich Village is not only historical but a unique treasure that must be saved!

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Carol A. Bouldin  
Yucaipa, CA  
Jan 7, 2012

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Lynne Kwalwasser  
New York, NY  
Jan 7, 2012

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Gale Wheat  
Indio, CA  
Jan 6, 2012

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Why not tear down the Empire State Building while you're at it? Really?!? You call that progress?

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Malina Lobel-Karimi  
Palm Springs, CA  
Jan 6, 2012

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Edward Coffina  
New York,, NY  
Jan 6, 2012

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Sarah Minnis  
Santa Barbara, CA  
Jan 6, 2012

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Miranda Cassel  
Nyc, NY  
Jan 6, 2012

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R. E. Ryer  
Nyc, NY  
Jan 6, 2012

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Brooke Gordon  
Nyc, NY  
Jan 6, 2012

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lisa  
new york, NY  
Jan 6, 2012

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Dear Mayor Bloomberg, NYU has already significantly changed many neighborhoods around the Village -- and not for the better. They have not respected the character of the neighborhoods which is the main reason the East, West and Central Villages are such popular places to live and visit. NYU has built enormous, characterless buildings that have become immediate eyesores that block light, cause overcrowding in the streets, and change the essence of the neighborhood. Please protect our beautiful Village, as well as the rights of all New Yorkers, by upholding the long-standing zoning and open space protections and urban renewal deed restrictions and stop the endless expansion of NYU and block this project. Sincerely, Meredith Collins

Meredith Collins  
Peter Stuyvesant, NY  
Jan 6, 2012

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Kenneth Lederman  
Arlington, VA  
Jan 6, 2012

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nicole Goetz  
Long Island City, NY  
Jan 6, 2012

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As an out of state visitor to NYC, I have very fond memories of dining and shopping in "The Village". Please preserve the beauty and diversity found in this historic neighborhood so all may enjoy it's special ambiance for many years to come. NYU, I hope you see your present plans to ruin the open spaces enjoyed by resident's and visitor's is NOT in your best interest! Leave it the way it is.

Debra Houck  
Ruckersville, VA  
Jan 6, 2012

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There is plenty of space in Manhattan elsewhere for expanding NYU.

Dr. A. Robert Neurath  
New York, NY  
Jan 6, 2012

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Dana Burkart  
Brooklyn, NY  
Jan 6, 2012

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Karen Young  
Nyc, NY  
Jan 6, 2012

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Jan 6, 2012

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Anne Palmer  
New York, NY  
Jan 6, 2012

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Raymond Bonilla  
New York, NY  
Jan 6, 2012

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susan jacobson  
clarks summit, PA  
Jan 6, 2012

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NO to the Expansion!

Laetitia  
New York, NY  
Jan 6, 2012

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Scott Brittingham  
new york, NY  
Jan 6, 2012

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Jen Min  
Nyc, NY  
Jan 6, 2012

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Once again a major institution, this time NYU, is looking to destroy a truly American icon in the name of "progress". We don't need another expanse of cookie cutter, characterless buildings cluttering up an area that should be cherished and preserved. As a music lover and child of the 60's, Greenwich Village spawned many of the greatest names in music due to the diversity there. Please exercise a modicum of intelligence and move this project to your alternate location.

Robert Orth  
Ruckersville, VA  
Jan 6, 2012

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I think NYU is a great institution that does a lot of good for NYC and for education in general, but zoning protections, open space requirements, and urban renewal agreements should NOT be altered merely to accomodate NYU's expansion, to the detriment of one of NYC's special neighborhoods.

Daniel Jacobson  
New York, NY  
Jan 6, 2012

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Greenwich Village is unique- a little gem nested within the great metropolis of New York City. Sexton's plan to squeeze skyscrapers between small buildings stand beside buildings that were built in the late 1800s/early 1900s - would destroy the character of this precious neighborhood. Imagine building a skyscraper in the middle of Harvard Yard! There is no place in NY like Greenwich village and Sexton should not be allowed to destroy it. The faculty dont want it.

Irma Sánchez PhD  
New York, NY  
Jan 6, 2012

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hillary wallace  
new york, NY  
Jan 6, 2012

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Ambur Nicosia  
New York, NY  
Jan 6, 2012

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Meret Hofer  
Jackson Hts, NY  
Jan 6, 2012

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giulia rattazzi  
Nyc, NY  
Jan 6, 2012

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Amanda Block  
New York, NY  
Jan 6, 2012

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Loes Olde Loohuis  
New York, NY  
Jan 6, 2012

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Liliana Goldin  
Coral gables, FL  
Jan 6, 2012

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They already own too much of the city and get tax breaks yet they are a for-profit institution.

rebecca fontes  
New York, NY  
Jan 6, 2012

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john collins  
new york, NY  
Jan 6, 2012

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Rory Byrne  
New York, NY  
Jan 6, 2012

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brad Esson  
Prince, NY  
Jan 6, 2012

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Erin McRobert  
Tecumseh, MI  
Jan 6, 2012

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Roberta C. Collins  
New York, NY  
Jan 6, 2012

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elaine breiger  
Nyc, NY  
Jan 6, 2012

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Karin Foerde  
Prince, NY  
Jan 6, 2012

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Please don't let NYU further destroy what's left of Greenwich Village

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maxine rosenberg  
Prince, NY  
Jan 6, 2012

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Buhler  
Prince, NY  
Jan 6, 2012

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Benjamin Cole  
Brooklyn, NY  
Jan 5, 2012

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Please keep NYU from expanding further into southern Washington Square Park.

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Louise Calabro  
Bayside, NY  
Jan 5, 2012

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Tracy Adler  
New York, NY  
Jan 5, 2012

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Fight fight fight.

Brett Gary  
New York, NY  
Jan 5, 2012

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Laura Haddad  
Prince, NY  
Jan 5, 2012

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This expansion plan would bury under a mountain of concrete the original Towers in the Park design concept of the Silver Towers and of Washington Square Village: that there be tall buildings surrounded by and protecting open space, space that is so rare in our neighbourhood and currently enjoyed by hundreds of families.

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Oliver Buhler  
Prince, NY  
Jan 5, 2012

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Virginia Ross  
New York, NY  
Jan 5, 2012

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John Chappell  
New York, NY  
Jan 5, 2012

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Suzy Ort  
New York, NY  
Jan 5, 2012

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This plan shows a blatant disregard for quality of life

Brian Dynlacht  
New York, NY  
Jan 5, 2012

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Candace Williams  
Brooklyn, NY  
Jan 5, 2012

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Kate Webb  
New York, NY  
Jan 5, 2012



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I lived in NY for many years and hate to think that we are losing more green spaces. NYU is the school that ate Manhattan!

Joyce H Reiss  
West Palm Beach, FL  
Jan 5, 2012

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Riccardo Stauffi  
Nyc, NY  
Jan 5, 2012

---

I strongly urge you not to approve or support New York University's massive planned 20-year expansion plan in the Village. The plan is not only wrong for the Village and surrounding neighborhoods, which would be severely impacted, but for New York City and even NYU itself. When NYU's own faculty members and community turn against their own president's plan, there is something terribly wrong about the proposed plan!

Wen-Jui Han  
Prince, NY  
Jan 5, 2012

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Say it ain't so Joe. Alumna opposed. Leave the area the way it is.

Dale  
Brunswick, GA  
Jan 5, 2012

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Isabelle Rohr  
Prince, NY  
Jan 5, 2012

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Jeannie Park  
Nyc, NY  
Jan 5, 2012

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NYU CON 1993...i oppose empire building in any context. i loved NYU, but when is enough enough?

katherine c lundy  
Folly Beach, SC  
Jan 5, 2012

---

The appalling proposed NYU expansion is devoid of intelligent planning and lacks any consideration for the quality of life in the neighborhood. NYU is clearly doing the bidding of a handful of people (trustees and president) whose desire to make more money at any cost and whose vision of Greenwich Village is questionable at best. The trustees (who surely do not live in the area) and the president prefer to dabble in real estate and hotel management at the expense of faculty, students, parents, young children in the area as well as education.

Deborah Shatah  
New York, NY  
Jan 5, 2012

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Alina VanRyzin  
New York, NY  
Jan 5, 2012

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The plan is ill-conceived and has no academic value. NYU should be in the business of education and not in retail and hotel management. If approved this plan will diminish the quality of life in our neighborhood.

Jalal Shatah  
New York, NY  
Jan 5, 2012

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I grew up in the area and having the expansion would ruin the feeling of the village. Do not pass this

Michelle Cucuccio  
Belleville, NJ  
Jan 5, 2012

---

I strongly urge you not to approve or support New York University's massive planned 20-year expansion plan in the Village. The plan is not only wrong for the Village and surrounding neighborhoods, which would be severely impacted, but for New York City and even NYU itself.

Corinna Cortes  
New York, NY  
Jan 5, 2012

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Penny Hardy  
Prince, NY  
Jan 5, 2012

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Meredith Glansberg  
Nyc, NY  
Jan 5, 2012

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Sarah Leon  
NY, NY  
Jan 5, 2012

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dont do it nyu

Katie Mullen  
Nyc, NY  
Jan 5, 2012

---

I have lived in this neighborhood for 45 years and this plan would be terrible for our neighborhood.

Barbara Schwerin  
NY, NY  
Jan 5, 2012

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Alvin Sher  
Niantic, CT  
Jan 5, 2012

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Stephanie J. Ressler-Hochstat  
Nyc, NY  
Jan 5, 2012

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NYU has taken over enough of the Village. Stop this further intrusion. The Village is not a campus. The Village is our home and do not appreciate the idea that they have that the Village is theirs.

norma courier  
New York, NY  
Jan 5, 2012

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I have lived in this neighborhood for 30 years. I am very much opposed to this plan! Rosalind Solomon

rosalindsolomon  
New York, NY  
Jan 5, 2012

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I do not like the take all approach of NYU. They have no right to take city land or erect buildings over the limit set by law. The whole ambiance of the village and so-ho will be eroded if this is allowed.

irene gennaro  
Nyc, NY  
Jan 5, 2012

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Ashwini Agrawal  
New York, NY  
Jan 5, 2012

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This is very upsetting to learn.

Linda Lazo  
Prince, NY

Jan 5, 2012

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Trevor j Hufnagel  
new hope, PA  
Jan 5, 2012

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Kim Danley  
NYC, NY  
Jan 5, 2012

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maria cintron  
new york, NY  
Jan 5, 2012

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Carrie Brzezinski  
Prince, NY  
Jan 5, 2012

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**VOTE NO ON THE EXPANSION PLAN**

Lucy Hodgson Robinson  
New York City, NY  
Jan 5, 2012

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DanaWyn Sherman  
New York, NY  
Jan 5, 2012

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Janice Grubin  
New York, NY  
Jan 5, 2012

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quality is more important than quantity

Michele Pagano  
Prince, NY  
Jan 5, 2012

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Lived in NYC for many years. My father, mother, first granddaughter, and daughter (in Greenwich Village) born there. I have always loved NYC. Took a course at NYU. Please do not destroy the Village, this unique, valuable asset to the City and to all of us.

James Shokoff  
Fredonia, NY  
Jan 5, 2012

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Janice Pargh  
Prince, NY  
Jan 5, 2012

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elke aspillera  
New York, NY  
Jan 5, 2012

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P.Mazzo  
Ridgewood, NY  
Jan 5, 2012

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David Howell  
Prince, NY  
Jan 5, 2012

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Please preserve our neighborhood!

Justin Richardson  
New York, NY  
Jan 5, 2012

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I do not support this plan by NYU. Green space is already too scarce!

Ellen McRobert  
New York, NY  
Jan 5, 2012

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Justin Moscarello  
Prince, NY  
Jan 5, 2012

---

Hasn't that school done enough damage already to the Village?

Hilary Snell  
New York,, NY  
Jan 5, 2012

---

We need more parks, no more high buildings. Every day we hear about another part of the Village loosing it scale: just what makes the area what it is!

MIRYAN KENET  
New York, NY  
Jan 5, 2012

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john dunne  
new york, NY  
Jan 5, 2012

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Christopher Hayes  
New York, NY  
Jan 5, 2012

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Greenwich village is an architectural and historical gem. I urge you strongly not to blight it with further midtown-Manhattan style tower construction. There are other neighborhoods that would benefit greatly from this investment and which would serve to further engage NYU in the fabric of NYC life. The current plan should be denied and a better one, respectful of this special neighborhood, should be developed. Respectfully,  
Keith Lieberthal

keith lieberthal  
New York, NY  
Jan 5, 2012

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anne weldon  
Nyc, NY  
Jan 5, 2012

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Rachael Smith  
Berwick, ME  
Jan 5, 2012

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M CLAYTON  
Nyc, NY  
Jan 4, 2012

---

I am an NYU alum and was a long time resident of the West Village and East Village before moving to the Lower East Side. I do not support this expansion.

Susie Walter  
Nyc, NY  
Jan 4, 2012

---

Honor prior commitments to zoning to maintain community character and scale. Expand in Wall St. if you must

norman  
NY, NY  
Jan 4, 2012

---

Michael Graupner  
New York, NY  
Jan 4, 2012

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Lisa Hanson  
Nyc, NY  
Jan 4, 2012

---

Wake Up! this is an invasion!

mary t johnson  
New York, NY

Jan 4, 2012

---

NYU has enough property already. They need to manage what they already have much better than they are currently doing.

John Suriano  
Astoria, NY  
Jan 4, 2012

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J. Yami Manuel  
New York, NY  
Jan 4, 2012

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Patricia Peters  
New York, NY  
Jan 4, 2012

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Paula Collins  
New York, NY  
Jan 4, 2012

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Don't do it!

Ashley Jordan  
Jersey City, NJ  
Jan 4, 2012

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Lars Gerhard  
New York, NY  
Jan 4, 2012

---

Whatever else NYU as an institution may be, it is also a user of the wonderful cultural and physical resources of Greenwich Village and nearby neighborhoods, and the custodian of some key ones. That position comes with the responsibility to maintain those resources, not undermine them.

Peter D'Eustachio  
Prince, NY  
Jan 4, 2012

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alice  
new york, ny, NY  
Jan 4, 2012

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Tory Jones  
NYC, NY  
Jan 4, 2012

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aubrey  
New York, NY

Jan 4, 2012

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Catherine Lynch  
Nyc, NY  
Jan 4, 2012

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Gerd Grieninger  
New York, NY  
Jan 4, 2012

---

I say NO to building in the Village! It's way too congested anyway.

Tania Santiago  
New York, NY  
Jan 4, 2012

---

It would change the character of a large area that included several green spaces, and would crowd the compound known as Wash. Square Village .

Nina A. Mallory  
New York, NY  
Jan 4, 2012

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Jennifer Cushman  
New York, NY  
Jan 4, 2012

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Barbara Grieninger  
Brooklyn, NY  
Jan 4, 2012

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Mary Ann Chiasson  
New York, NY  
Jan 4, 2012

---

Please find a alternative way to accommodate NYU's growth. I love that part of the city and I'd hate for the landscape to change.

Geeta Pereira  
Brooklyn, NY  
Jan 4, 2012

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Frank Franca  
NEW YORK, NY  
Jan 4, 2012

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Sarah Paley  
NY, NY  
Jan 4, 2012

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G Bedrosian  
Prince, NY  
Jan 4, 2012

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Enough already! On the one hand, NYU uses the iconic Village location to draw unwitting students to an overpriced, over-rated school, and on the other hand, they are destroying the Village, one building and one park at a time. NYU is more interested in real estate than education. Put them in the Financial District where they belong.

Gloria Sylvestro  
New York, NY  
Jan 4, 2012

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Bruce Hodges  
New York, NY  
Jan 4, 2012

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Anisa Dema  
Long Island City, NY  
Jan 4, 2012

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Robert Argueta  
New York, NY  
Jan 4, 2012

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Jacob D'Eustachio  
New York, NY  
Jan 4, 2012

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Maria Petrova  
Nyc, NY  
Jan 4, 2012

---

i first moved to the East Village in 1982. It was a crazy place but filled with working class families and rich in culture and diversity. Now when you walk down the streets it is filled with drunk privileged kids who have no interest in the areas rich history. It's a ZOO!! please stop the re-ownership of vast swathes of the by Universities and Churches that dont pay taxes!!!!

cynthia fraley  
Town Branch, NY  
Jan 4, 2012

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Nilita Vachani  
New York, NY  
Jan 4, 2012

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Jorge Morillo  
New York, NY

Jan 4, 2012

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Please no more building

Mark S. Palmer  
New York City, NY  
Jan 4, 2012

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A.V. Reilly  
Nyc, NY  
Jan 4, 2012

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Ellen Ray  
Prince, NY  
Jan 4, 2012

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William Schaap  
Prince, NY  
Jan 4, 2012

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Melinda Smart  
Brooklyn, NY  
Jan 4, 2012

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Kathleen Corkum-Amengual  
Brooklyn, NY  
Jan 4, 2012

---

what the heck? it is called the village because it looks like one!

stephanie  
Nyc, NY  
Jan 4, 2012

---

The NYU Plan would drastically change both Greenwich Village and Soho, making both areas indistinguishable from the worst parts of midtown. If New York City is to maintain its character and charm, NYU cannot be allowed to go through with its plan.

Adina Schwartz  
New York, NY  
Jan 4, 2012

---

Stop overwhelming the neighborhood

Gail Buxton  
NYC, NY  
Jan 4, 2012

---

Faye Ginsburg  
NYC, NY  
Jan 4, 2012

---

It would take away any open area we now have. It would truly be a "concrete jungle"

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lenore weinstein  
new york, NY  
Jan 4, 2012

---

Alex Quarles  
Peter Stuyvesant, NY  
Jan 4, 2012

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peter dowling  
New York, NY  
Jan 4, 2012

---

I urge you to consider other spaces.

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Dr. Zeborah Schachtel  
New York, NY  
Jan 4, 2012

---

It should be remembered how NYU sold their Bronx campus opportunistically undermining neighborhoods as it proved advantageous to them. No zoning variances should be permitted this private and avaricious institution.

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Edmond Sheehy  
New York, NY  
Jan 4, 2012

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Nick Childs  
New York, NY  
Jan 4, 2012

---

I've watched NYU suck up real estate all over the Village. Enough.

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Jean Carlomusto  
NY, NY  
Jan 4, 2012

---

Todd Gareiss  
Nyc, NY  
Jan 4, 2012

---

I don't want the unique character of my neighborhood destroyed. Enough is enough.

Vicki Puluso  
New York, NY  
Jan 4, 2012

---

Patricia McKee  
New York, NY  
Jan 4, 2012

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louise  
new york, NY  
Jan 4, 2012

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Anne Gorrissen  
NYC, NY  
Jan 3, 2012

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marylene mey  
Peter Stuyvesant, NY  
Jan 3, 2012

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Johanna Bronk  
Brooklyn, NY  
Jan 3, 2012

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Adam Amengual  
Prince, NY  
Jan 3, 2012

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abigail list  
Nyc, NY  
Jan 3, 2012

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DanaWyn Sherman  
New York, NY  
Jan 3, 2012

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Harmony Hazard  
Nyc, NY  
Jan 3, 2012

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Michael Roeder  
New York, NY  
Jan 3, 2012

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M. Plekhanov  
Upr Montclair, NJ

Jan 3, 2012

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Stephanie Seward  
Nyc, NY  
Jan 3, 2012

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NYU is just one part of New York City. NYC should not become a giant college campus.

Regina Robbins  
Peter Stuyvesant, NY  
Jan 3, 2012

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Samantha Northart  
New York, NY  
Jan 3, 2012

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Jennifer Kline  
Woodside, NY  
Jan 3, 2012

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Living in R.I. now but lived on E.10th St. for 32 years.

William Knapp  
Jamestown, RI  
Jan 3, 2012

---

Enough, is enough! NYU's reckless development has already destroyed many parts of downtown.

Sam Clayton  
Prince, NY  
Jan 3, 2012

---

and in 20 years nobody will be able to afford college anyway. Waste of time, space and resources,

Richard Ilardi  
Middle Village, NY  
Jan 3, 2012

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Bret Eynon  
Brooklyn, NY  
Jan 3, 2012

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Tejaswini Ganti  
New York, NY  
Jan 3, 2012

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NYU is a great institution, but too big is just too big! Think sustainability and scale, and quality education, not huge real estate deals.

Rodney Alan Greenblat  
New York, NY  
Jan 3, 2012

---

Alice Jankell  
Prince, NY  
Jan 3, 2012

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Please don't completely destroy the small neighborhoods that have made this city great...the whole place doesn't need to be high-rises and metal structures, does it?

Matthew McNear  
New York, NY  
Jan 3, 2012

---

Save our neighborhood, please!

William E. Shelton Jr.  
New York, NY  
Jan 3, 2012

---

Do not expand in the Village!

deirdre peterson  
Nyc, NY  
Jan 3, 2012

---

Save the unique historic character of the Village - don't let NYU development destroy what's irreplaceable: an ecological habitat and open space.

Barbara O'Hara  
NY 10012, NY  
Jan 3, 2012

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How very sad for everyone if this allowed to go through.

Wendy Shelton  
New York, NY  
Jan 3, 2012

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Deb pendleton  
Ny, NY  
Jan 3, 2012

---

NYU has no concern for this neighbourhood and has over run it with inappropriate high rise buildings, flooding it with deadening and light consuming structures.

Eileen Jones  
NYC, NY  
Jan 3, 2012

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For the sake of the generations to come, please maintain space, air, light, and humane density for Greenwich Village and your constituency. Thank you

Pat Enkyo O'Hara  
New York, NY  
Jan 3, 2012

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susan murray  
new york, NY  
Jan 3, 2012

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don't do it.

Jackie Sohier  
New York, NY  
Jan 3, 2012

---

Please dont allow NYU to build these buildings they are to big and will forever change the character of the neighborhood in a negative way. There are other locations downtown that would welcome such development. Thank you.

Sara Goodman  
New York, NY  
Jan 3, 2012

---

In the fifty years I have lived in the Village NYU has been steadily encroaching on the Village. Enough is enough.

Thomas Hendricks  
NY, NY  
Jan 3, 2012

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Jose Miguel Fernandez-Sucre  
Prince, NY  
Jan 3, 2012

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Rebecca Skolnick  
Prince, NY  
Jan 3, 2012

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NYU did enormous damage to the fabric of Greenwich Village in the mid-20th century. They need to adopt a good neighbor policy for the future.

Robert Kornfeld  
Hastings, NY  
Jan 3, 2012

---

Don't destroy Manhattan more than it already is. PLEASE!

Stephen Dimmick  
New York, NY  
Jan 3, 2012

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Jane Young  
New York, NY  
Jan 3, 2012

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The Village must be spared from this type of encroachment.

Vevlyn Wright  
New York, NY  
Jan 3, 2012

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Miguel Picker  
New York, NY  
Jan 3, 2012

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28005

Isabel Fraga barrero  
Madrid, Spain  
Jan 3, 2012

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andrew kozak  
New York, NY  
Jan 3, 2012

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We used to live at 77 Bleecker Street. We go back to visit and see how the neighborhood has changed and not for the better.

Diane Shilling  
New York, NY  
Jan 3, 2012

---

Please!!! Do not let NYU continue to devastate our neighborhood.

Necia Refes  
Nyc, NY



Jan 3, 2012

---

Elisa Shokoff  
Nyc, NY  
Jan 3, 2012

---

As a former 40-year resident of Greenwich Village, I saw NYU expand and expand all around Washington Sq. Park, Astor Place, Third Avenue, Sixth Avenue. I think the new plan will destroy what remains of Wash. Sq area. I am AGAINST the expansion and I think expanding further downtown makes excellent sense. Enough is enough NYU.

Joy Domico Smith  
Brooklyn, NY  
Jan 3, 2012

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Cristina Midrigan  
Prince, NY  
Jan 3, 2012

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Enough already! You've completely destroyed the look and fell of much of the LES and GV with your ridiculously ugly and large buildings (I consider what you did to the Catholic Church edifice on 13th St. a culture crime). Contrary to what you think, we all won't fall at the feet of the NYU monolith simply because you declare you're in the higher education business.

Steve Brier  
Nyc, NY  
Jan 3, 2012

---

I grew up in the Village. It's my home and I like it the way it is!

Brooke  
New York, NY  
Jan 3, 2012

---

Linda vi vona  
Santa Fe, NM  
Jan 3, 2012

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Kathryn Kunkel  
San Francisco, CA  
Jan 3, 2012

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Michael Nash  
New York., NY  
Jan 3, 2012

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too massive

Andrew Lee

---

As someone who has worked with a family that lives in the area I strongly discourage this construction. The parks, the garden, and the area in which the children play in is essential especially in a city where families cannot have backyards. It would be a tragedy to lose this space.

Amena Sengal  
Brooklyn, NY  
Jan 3, 2012

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Ajay Anand  
New York, NY  
Jan 3, 2012

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NYU has already turned the Village into a theme park and they are proposing to invade this historic territory even more. It is a terrible intrusion in our community

Julie List  
Nyc, NY  
Jan 3, 2012

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James Shanley  
Brooklyn, NY  
Jan 3, 2012

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Joanne Tien  
bronx, NY  
Jan 3, 2012

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Randall White  
New York, NY  
Jan 3, 2012

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They think that they can get away with anything-lying, cheating and making promises. They take a lot and give little.

Russell Blount  
New York, NY  
Jan 3, 2012

---

Don't let NYU ruin the historic beauty and community-friendly buildings that form the heart of the Village. We can never get them back!

L. Christina Cobb  
Peter Stuyvesant, NY  
Jan 3, 2012

WESTFIELD, NJ  
Jan 3, 2012

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soohyen park  
Brooklyn, NY  
Jan 3, 2012

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Enough already!

Jane WArrick  
NYC, NY  
Jan 3, 2012

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Gregg Van Ryzin  
New York, NY  
Jan 3, 2012

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Christopher Vicioso  
Prince, NY  
Jan 3, 2012

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Jose Vazquez  
New York, NY  
Jan 3, 2012

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Patrick Deer  
New York, NY  
Jan 3, 2012

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Move planned NYU expansion to Wall Street area.

Judith Medwin  
Nyc, NY  
Jan 3, 2012

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Ellen Rubin  
New York, NY  
Jan 3, 2012

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Georgina Narich  
New York, NY  
Jan 3, 2012

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George Bourozikas  
Baltimore, MD  
Jan 3, 2012

Jan 3, 2012

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Assaf Naor  
New York, NY  
Jan 3, 2012

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ann kern  
ny, NY  
Jan 3, 2012

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Jerome Gotkin  
Prince, NY  
Jan 3, 2012

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PM Cramer  
New York, NY  
Jan 3, 2012

---

It is essential to preserve and maintain the historic areas of Manhattan and Brooklyn for many reasons. The birth of our nation and the Revolutionary War, the Civil War, the Suffragette movement and many other significant events in the political and social development of America happened here...and the original architecture itself is a palpable reminder of how our forefathers lived and their aesthetic and spiritual values in the early Dutch and Federal styles to Gothic Revival of the mid-19th Century; the architectural evidence is a living record of our history. European cities value their historic centers, replace damaged cobbled streets, etc. Why can't the greedy developers here see the long term advantages of preservation?

Alison Armstrong  
NYC, NY  
Jan 3, 2012

---

David Comalli  
Brooklyn, NY  
Jan 3, 2012

---

This plan would turn the Village into Midtown. It would also destroy park space and open space that make the area welcoming and safe for children.

Michele Albright  
New York, NY  
Jan 3, 2012

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I've seen a lot of changes since I came to this area in 1963 but nothing has destroyed its unique character...yet. Please don't do it now. Please.

Gervaise Soeurouge  
NYC, NY  
Jan 3, 2012

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Judith Canepa

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My wife lives in 4 Washington Square Village, and we both deeply appreciate that compared to most parts of Manhattan it is a 'Village'. NYU's plan will demolish that highly desirable aspect of the area south of Washington Park.

Richard Cone  
Roland Park, MD  
Jan 3, 2012

---

Darlene Dowling  
Nyc, NY  
Jan 3, 2012

---

For a university that has benefited so much by its location in Greenwich Village, it cannot be allowed to transform the village into a megalopolis.

jonathan liebson  
ny, NY  
Jan 3, 2012

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Beth Meetsma  
New York, NY  
Jan 3, 2012

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Meredith Boggia  
New York, NY  
Jan 3, 2012

---

sari Rubinstein  
New York, NY  
Jan 3, 2012

---

Stop the continued destruction of our East Village community. We are not the NYU quad, we are family and friends of long standing.

joanna murphy  
NY, NY  
Jan 3, 2012

---

Andrea Wilson  
New York, NY  
Jan 3, 2012

---

megan morettini  
new york, NY  
Jan 3, 2012

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AnnMarie Perl  
Prince, NY

New York, NY  
Jan 3, 2012

---

josh  
Brooklyn, NY  
Jan 3, 2012

---

The plan will destroy the culture and feel of the Village, a New York treasure. Children in the area will be impacted by the lack of open space and greenery.

Su  
Nyc, NY  
Jan 3, 2012

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Kirsten  
Brooklyn, NY  
Jan 3, 2012

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agree with the writ

e kitzis  
Brooklyn, NY  
Jan 3, 2012

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Jeff Deasy  
New York, NY  
Jan 3, 2012

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How can you let NYU ruin more of NYC

Richard Hirsh  
Brooklyn, NY  
Jan 3, 2012

---

Thomas Vander Stichele  
Jette, Belgium  
Jan 3, 2012

---

Lise Pedersen  
Denmark  
Jan 3, 2012

---

please save our playground, our garden space, our garage, and our quality of life

Stijn Van Nieuwerburgh  
New York, NY  
Jan 3, 2012

---

M KALINOSKI  
new york, NY  
Jan 2, 2012

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Melinda Iley-Dohn  
Houston, TX  
Jan 2, 2012

---

Elizabeth Soychak  
New York, NY  
Jan 2, 2012

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Tiffany Sawyer  
Nyc, NY  
Jan 2, 2012

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Protect NYC's public Space!

---

Lara Perez  
New York, NY  
Jan 2, 2012

---

T Cho  
Wall Street, NY  
Jan 2, 2012

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patricia heffley  
New York, NY  
Jan 2, 2012

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Dave Powell  
Brooklyn, NY  
Jan 2, 2012

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Lisa Rudikoff  
Poughkeepsie, United States  
Jan 2, 2012

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Good luck!

---

Frank Birmingham  
Wilmington, MA  
Jan 2, 2012

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Emily Martin  
New York, NY  
Jan 2, 2012

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Although I am an NYU student myself, I believe that this plan would be problematic for NYU and for New York city. NYU is supposed to be "in and of the city," not devouring it block by block. What is detrimental to the city is detrimental to us, and as such, these plans would not be beneficial to us. I also agree that campus expansion into the financial district would provide our students with a more comprehensive experience of the city and encourage growth in those areas, rather than destroying parts of the culture of the Village. I love the Village; NYU loves the Village. And what's good for our neighborhood is good for us.

Rachel While  
New York, NY  
Jan 2, 2012

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Fred Myers  
New York, NY  
Jan 2, 2012

---

Felice  
Peter Stuyvesant, NY  
Jan 2, 2012

---

In addition to destroying whatever is left of historic Greenwich Village and disrupting the peace of the neighborhood, the plan aesthetically, is a disaster!

Serena Nanda  
New York, NY  
Jan 2, 2012

---

I strongly urge you not to approve or support NYU's massive expansion plan.

Aisha Khan  
New York, NY  
Jan 2, 2012

---

Jennifer Cooke  
Nyc, NY  
Jan 2, 2012

---

Joseph Aslaender  
Richmond Hill, NY  
Jan 2, 2012

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Please stop this insane idea from going forward.

Lynne Kiorpes  
Prince, NY  
Jan 2, 2012

---

Dawn Peterson  
Northampton, MA



Jan 2, 2012

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Robert Volinsky  
New York, NY  
Jan 2, 2012

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Ana Dopico  
New York, NY  
Jan 2, 2012

---

I am NYU faculty, and a lifelong resident of New York City, and I do not approve of this plan.

Martha Hodes  
New York, NY  
Jan 2, 2012

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mary ann buscaino  
new york, NY  
Jan 2, 2012

---

I am NYU faculty whose quality of life in NYU housing is part of my employment compensation. the proposed plan is a kick in the face for all resident NYU faculty and an effective reduction of our compensation for working at NYU, It is a huge in-kind pay-cut, in addition to a destruction of our neighborhood.

David Ludden  
New York, NY  
Jan 2, 2012

---

Maryanne Byington  
New York, NY  
Jan 2, 2012

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Please do not approve this plan!!

charles krezell  
new york city, NY  
Jan 2, 2012

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Please do not approve this catastrophe! (also do not use my contact info for email or direct mail campaigns)  
Thank you!

Mary Nell Hawk  
New York, NY  
Jan 2, 2012

---

E.L.Doctorow  
NYC, NY  
Jan 2, 2012

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This is Jane Jacobs round 2--no one wants to come to a Village filled with corporate tower blocks. As NYU faculty, I am convinced that the university's space needs can be solved elsewhere without ruining the main reason students want to come here: downtown culture. 20 years of construction would make the area uninhabitable. Finally the massive debt NYU would take on to build this would at best lead to even higher tuition and debt--already amongst the highest in the country--and at worst bankrupt the university.

Nicholas Mirzoeff  
New York, NY  
Jan 2, 2012

---

Barbara Weinstein  
New York, NY  
Jan 2, 2012

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Holly Bean  
Montclair, NJ  
Jan 2, 2012

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Our city's institutions should develop in harmony with our neighborhoods -- which are among New York's greatest treasures.

Dr. Tom Angotti  
Brooklyn, NY  
Jan 2, 2012

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Gladys Chan  
Jersey City, NJ  
Jan 1, 2012

---

Come live in Brooklyn! WE have plenty of vacant buildings on Flatbush Avenue just across the Manhattan Bridge.

Vandra Thorburn  
Brooklyn, NY  
Jan 1, 2012

---

Lana Karasik  
Wolverine Lk, MI  
Jan 1, 2012

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Marisa Carrasco  
NYC, NY  
Jan 1, 2012

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Alice Bosveld  
New York, NY  
Jan 1, 2012

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Tim Cogley  
New York, NY  
Jan 2, 2012

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Virgiliu Midrigan  
Prince, NY  
Jan 2, 2012

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Thomas Abercrombie  
New York, NY  
Jan 2, 2012

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Matthew Budman  
New York, NY  
Jan 2, 2012

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Felthuis  
Netherlands  
Jan 2, 2012

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CLAYTON CURTIS  
NEW YORK, NY  
Jan 2, 2012

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Vicki Nightingale  
Lake Katonah, NY  
Jan 2, 2012

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Eugenie  
New York, NY  
Jan 2, 2012

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Ruth Levy  
New York, NY  
Jan 2, 2012

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Jenny Klion  
NYC, NY  
Jan 2, 2012

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Stephen Sarma-Weierman  
New York, NY  
Jan 2, 2012

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Ellen Brody-Kirmss  
Glendale, NY  
Jan 1, 2012

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Ada Ferrer  
New York, NY  
Jan 1, 2012

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Bill Stabile  
NY, NY  
Jan 1, 2012

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Matthew Smith  
New York, NY  
Jan 1, 2012

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Mei-Hua Lee  
New York, NY  
Jan 1, 2012

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Stephen Policoff  
New York, NY  
Jan 1, 2012

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This plan will have a terrible impact on the quality of life for the residents in this area.

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Karen Adolph  
New York, NY  
Jan 1, 2012

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Mark Bateman  
Montpelier Junction, VT  
Jan 1, 2012

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Lila Davachi  
New York, NY  
Jan 1, 2012

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While I live in Chelsea, most of my spare time is spent in the Village. I'm very worried about this plan, which could change its character irrevocably.

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Martha Gotwals  
New York, NY  
Jan 1, 2012

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Do not expand in the village!!

amy saunders  
new york, NY  
Jan 1, 2012

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Clare G. Holzman, PhD  
Long Island City, NY  
Jan 1, 2012

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Phyllis Ruffer  
New York, NY  
Jan 1, 2012

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Sharon Woolums  
New York, NY  
Jan 1, 2012

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athena vouloumanos  
Prince, NY  
Jan 1, 2012

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Gary Marcus  
New York, NY  
Jan 1, 2012

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Sydney Ludvigson  
New York, NY  
Jan 1, 2012

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Mary Cherney  
New York, NY  
Jan 1, 2012

---

The new revisions are not satisfactory- I want NYU to enlarge if it must out side the Village - downtown in the financial district is bad enough.

Rosalind Boyd  
New York, NY  
Jan 1, 2012

---

Taylor Donohue  
Nyc, NY  
Jan 1, 2012

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Save the Laguardia Corner Gardens from the big fat footprint of NYU!

Ellen Belcher  
NYC, NY  
Jan 1, 2012

---

Bigger is not better. Keep Bleecker Street livable!

Kathleen Gureckis  
Boerne, TX  
Jan 1, 2012

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Please do not eliminate any current green space!

John Weiss-Vons  
Holly Pond, AL  
Jan 1, 2012

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Stephen H. Palitz  
New York, NY  
Dec 31, 2011

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nancy feinberg  
new york, NY  
Dec 31, 2011

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I think all of the alternative are better than this plan. Why not think outside the Box NYU go to the Finacial District that is an amaing idea and keep the integrity of Greewich Village.

Donald marino  
New York, NY  
Dec 31, 2011

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Joe Gilford  
Nyc, NY  
Dec 31, 2011

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Bigger ain't better. NYU is unique for being a campus in the city. We don't have to have every building within 2 blocks of wash. square. The impact on those that live in the area will be like living at ground zero with huge trucks and cranes looming for years.. This plan is not well thought out.

Todd Gureckis  
new york, NY  
Dec 31, 2011

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Why can't NYU expand within exiting zoning and pread their footprint to neighborhoods that truly could use the influx vs. overbuilding in the Village. It also seems notable that a 25 story building is proposed at the southern/western most site - effectively blocking sunlight to all that lie north and west...

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L. Dixon  
Nyc, NY  
Dec 31, 2011

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Galit Bitton

new york, NY  
Dec 31, 2011

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Natalie van Unen  
Wall Street, NY  
Dec 30, 2011

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stacey trap  
Ossining, NY  
Dec 30, 2011

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I am strongly against this expansion. Who says bigger is better? I believe the University needs to revisit their original vision of who they were created to be. The city will be doing the University a favor by blocking this plan!

Mary Hollifield  
West Covina, CA  
Dec 30, 2011

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Nelson Montes-Bradley  
Hallandale Beach, FL  
Dec 30, 2011

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EXPAND your minds and quite trying to take away our space. Leave the concrete jungle for the concrete mind.

Marlie  
Nyc, NY  
Dec 30, 2011

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Darrol Solin  
NYC, NY  
Dec 30, 2011

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My family lives in this affected area and is concerned about the negative effects this plan will have on their quality of life. Please do not approve.

Jim Hollifield  
West Covina, CA  
Dec 30, 2011

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This is going to destroy our quality of life. Please do not approve this proposal. My husband and I are trying to get pregnant and if this gets approved, our future child will be raised in a construction zone. He or she will be 30 years old upon completion. I beg of you, protect our neighborhood, air quality, and way of life. We cherish what we have and are so sad to think that this will all be destroyed. Thank you, Julie

Julie Hollifield  
New York, NY  
Dec 30, 2011

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NYU has become like a drug addict, and expansion and consequential destruction of its surrounding neighborhood are its drugs of choice. Time for a major intervention!

Nick Fritsch  
New York, NY  
Dec 30, 2011

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Zoning is a necessary mechanism intended to regulate proper use and maintain neighborhood character - it is all too often abused, and used for misguided purposes such as this...we implore you NOT to approve NYU's proposed 20 year expansion plan in the Village - an incredibly significant and irreplaceable piece of New York City's heritage and culture, which is fast being gobbled up and turned into NYU's campus...its time to put on the breaks!

Lesley Doyel  
New York, NY  
Dec 30, 2011

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Jane Manwelyan  
Brooklyn, NY  
Dec 30, 2011

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Zoe Waldron  
New York, NY  
Dec 30, 2011

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vivian scott  
Brooklyn, NY  
Dec 30, 2011

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Tal Beery  
Brooklyn, NY  
Dec 30, 2011

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Carrie Molay  
Nyc, NY  
Dec 30, 2011

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Julie Saltzman  
Prince, NY



Dec 30, 2011

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Kim Phillips-Fein  
New York, NY  
Dec 30, 2011

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There is already enough NYU in Greenwich Village. As a 20 year resident, I can assure you that NYU's ever-burgeoning presence has already adversely affected the spirit of the neighborhood. Additional expansion will only make it worse.

Tad Low  
New York, NY  
Dec 30, 2011

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ZADIE SMITH  
NEW YORK, NY  
Dec 30, 2011

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Agnieszka  
Prince, NY  
Dec 30, 2011

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Do not approve.

Deirdre Solin  
New York, NY  
Dec 30, 2011

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Marie Rutkoski  
New York, NY  
Dec 30, 2011

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Katherine Zapert  
Long Island City, NY  
Dec 30, 2011

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Martin Harries  
Prince, NY  
Dec 30, 2011

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Alicia Benjamin  
Riverdale, NY  
Dec 30, 2011

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What shame to loose the essence the the village the gardens there are so much part of the charm of this city it is where I take people always as part of my tour of the city Let the village Please be the village

dorothy pfeiffer  
Trinity, NY  
Dec 30, 2011

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keep Greenwich Village green

Jennifer Swain  
rye, NY  
Dec 30, 2011

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Greenwich village needs to preserve its parks and its historical layout. The neighborhood does not need new developments as those proposed by NYU. I strongly support the request to not approve the proposed expansion plan.

Maximiliano Santinelli  
New York, NY  
Dec 30, 2011

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Lived and went to school in GV '59-'74

William Robertson  
Troy, NY  
Dec 29, 2011

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Delaina Rankin-Trotman  
Nyc, NY  
Dec 29, 2011

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arlene davila  
NYC, NY  
Dec 29, 2011

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Keith Purpura  
New York, NY  
Dec 29, 2011

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Tamar Weinstock  
Riverdale, NY  
Dec 29, 2011

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Meg bickford  
New York, NY  
Dec 29, 2011

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enough is enough.

Shelley Kolton  
New York, NY  
Dec 29, 2011

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amy lieberman  
new york, NY  
Dec 29, 2011

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Rachel Dress  
New York, NY  
Dec 29, 2011

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wyart  
new york, NY  
Dec 29, 2011

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Amy Bitar  
Brooklyn, NY  
Dec 29, 2011

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Nushin Nazari  
New York, NY  
Dec 29, 2011

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Arash Asadpour  
New York, NY  
Dec 29, 2011

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frances harris  
new york, NY  
Dec 29, 2011

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Yumi Selden  
Prince, NY  
Dec 29, 2011

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Ilya Kliger  
new York, NY  
Dec 29, 2011

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Please don't destroy the beauty of the village by allowing NYU to expand even further!

hilary leff  
New York, NY  
Dec 29, 2011

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Mordechai Levy-Eichel  
Nyc, NY  
Dec 28, 2011

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The supermarket, gardens and artistic rendering of an earlier woodland are neighborhood necessities and treasures. NYU is my alma mater, but enough is enough as far as expansion.

Anne Minich  
New York, NY  
Dec 28, 2011

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harriet feigenbaum  
Nyc, NY  
Dec 28, 2011

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Developers need to be in relationship with the surrounding neighborhoods' people as well as architecture, not just cramming large, ugly buildings in an area because they can.

annie  
Bronx, NY  
Dec 28, 2011

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Please, the East Village is inundated with NYU and they do not care about the people who live here or the richness of the culture, flavors of NYC. There is a huge influx of drunk students who take over the sidewalks/ places to eat, are rude noisy and known to be violent. We do not need more ugly destructive people in this city. Young students drunk and dressing like prostitutes and throwing up from too much, young men too. NYU students have degenerated our neighborhood. Please no more. I am a New Yorker born and still living here.

Dina Leor  
NYC, NY  
Dec 28, 2011

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Doreen Gallo  
Brooklyn, NY  
Dec 28, 2011

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Rhe Kennedy  
New York, NY  
Dec 28, 2011

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Haven't you done enough, please just stop.

PAUL HANDELMAN  
New York, NY  
Dec 28, 2011

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claude samton

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Caitlin MacLaren  
New York, NY  
Dec 28, 2011

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Doris Skelly  
Nyc, NY  
Dec 28, 2011

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Please do not alter this area. The charm and significance of the lower east side is a result of maintaining its historic relevance and beauty.

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Lesley Minich  
NY, NY  
Dec 28, 2011

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Leah Kozak  
New York, NY  
Dec 28, 2011

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This is an outrage! Total disregard for what the people of Greenwich Village want or need. This is our home. Our life. What we need is more preservation efforts! Structures like those proposed would only hurt the neighborhood. There are so many more areas that are in need of something like this. The Village is not one of them. Greenwich Village is one of the few remaining sacred spaces and its heart is being threatened by those who don't think/care about the long-term effects on its long-term residents. Keep these structures from rising and ruining what is special about New York City.

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Lauriana Zuluaga  
New York, NY  
Dec 28, 2011

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NYU should expand further downtown, NOT in the Village! Check out the street facings of any of the massive NYU buildings and you can see they care NOTHING for the residents of their own neighborhood. Solid blank walls descend from heights right to the sidewalk! This proposed expansion is yet another insult to those who live here, care for their community and make this the desirable place NYU now wants to further disrespect. Sincerely, Clare Kostow

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Clare Kostow  
NYC, NY  
Dec 28, 2011

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k. fnch  
Brooklyn, NY  
Dec 28, 2011

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Kari Thorstensen  
New York, NY  
Dec 28, 2011

Prince, NY  
Dec 27, 2011

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Robert Seidman  
New York, NY  
Dec 27, 2011

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This would be a tragedy for downtown Manhattan, with its neighborhoods and street scale life. I have lived on Wooster St since 1974, and the forces of development have eroded our quality of life, year after year. It's only escalating!

Joyce Kozloff  
New York, NY  
Dec 27, 2011

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Please retain this downtown neighborhood's open space protections and its historical feel of low buildings and pleasant walking. SoHo is always so dense with people---and there is so little space for quiet and freshness! We depend on the area just above Houston to provide the entire neighborhood with air and lightness. Please don't bend rules so that this big institution can dominate the neighborhood!

E Weatherford  
New York, NY  
Dec 27, 2011

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Zada Rose  
Nyc, NY  
Dec 27, 2011

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Mimi Smith  
Prince, NY  
Dec 27, 2011

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Please do not support NYU's massive expansion plan.

Kathy Morano  
NY, NV  
Dec 27, 2011

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jennifer greenberg  
New York, NY  
Dec 27, 2011

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Develop in the financial district. Preserve the Village and its surrounding neighborhood

Reeva Potoff  
New York, NY, NY  
Dec 27, 2011

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Patricia Norvell

NY, NY  
Dec 27, 2011

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Sharon Steinhoff  
New York, NY  
Dec 27, 2011

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stop the plan for NYU expansion. If accepted, anyone with enough money can do anything. This is major and brutal breaking all the laws and over stepping all rules.

Susanna Tanger  
nyc, NY  
Dec 27, 2011

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reid Baker  
New York, NY  
Dec 27, 2011

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Please stop NYU from taking over and ruining the space, skyline and atmosphere of the Village. The residents of the Village are tired of the NYU takeover! Let them expand somewhere else!!!!

Mary Rankin-Trotman  
Nyc, NY  
Dec 27, 2011

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John Maynard  
New York, NY  
Dec 27, 2011

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Bess Oransky  
Prince, NY  
Dec 27, 2011

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Lauren Trotta  
New York, NY  
Dec 27, 2011

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This is not Expansion this is total Destruciton of a community, environment, the Village as we know it.

Judy Kelly Magida  
New York, NY  
Dec 27, 2011

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Victoria Allen  
New York, NY  
Dec 27, 2011

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K Grenfell  
Nyc, NY

Dec 27, 2011

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It would be a crime to destroy this historic neighborhood, the magnificent gardens at Washington Square Village and the life and health of all the inhabitants. There is no question that the enormously increased population density will harm the entire neighborhood. Monied real estate interests should increase their already considerable profits elsewhere. The Brooklyn land available for NYU is a magnificent alternative.

Stephanie R. Cooper  
New York, NY  
Dec 27, 2011

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Suzanne Spellens  
Brooklyn, NY  
Dec 27, 2011

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Gail Ann Fanelli  
New York, NY  
Dec 27, 2011

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Neil Mathew  
Ridgewood, NJ  
Dec 27, 2011

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would be ruinous to the area. enough already.

Gwen Deely  
New York, NY  
Dec 27, 2011

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Nicholas Lanzieri  
Brooklyn, NY  
Dec 27, 2011



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I strongly urge you not to approve or support New York University's massive planned 20-year expansion plan in the Village. The plan is not only wrong for the Village and surrounding neighborhoods, which would be severely impacted, but for New York City and even NYU itself. The plan requires undoing long-standing neighborhood zoning and open space protections and urban renewal deed restrictions, as well as selling off public land used as parks. NYU would shoehorn 2.5 million square feet of space – the equivalent of the Empire State Building! – into an area south of Washington Square Park which simply cannot absorb it. It would drastically tip the balance of this and surrounding neighborhoods. At best, in a mere 20 years, NYU would be back, asking for more zoning changes and more public land to expand further. There are much better alternatives. In the Financial District such development would be contextual and welcome, adding to the diversity of that growing neighborhood. It would be just a few minutes by subway and walking distance from NYU's main hubs in Washington Square and Downtown Brooklyn. It would allow NYU vastly greater possibilities for future growth, and in a way that would help the city, not strangle and overwhelm some of its most historic and delicately-balanced neighborhoods. Please vote AGAINST the approvals for NYU's massive 20 year expansion plan!

Thomas Lopez  
New York, NY  
Dec 27, 2011

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Tara dewitt  
New York, NY  
Dec 27, 2011

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Marc Emert-Hutner  
New York, NY  
Dec 27, 2011

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Tara Goodrich  
Brooklyn, NY  
Dec 26, 2011

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Max Belkin  
New York, NY  
Dec 26, 2011

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Please do not approve this plan - there are better alternatives !!

Will Rogers  
New York, NY  
Dec 26, 2011

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Madge Stager  
Peter Stuyvesant, NY  
Dec 26, 2011

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Andrew Kesler  
West Hollywood, CA  
Dec 26, 2011

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PatriciaJ Fisher-Olsen  
Flemington, NJ  
Dec 26, 2011

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Sharr Prohaska  
New York City, NY  
Dec 26, 2011

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I respectfully submit to those in charge: Do not approve or support NYU's massive 20 year plan. Also, light, scale and design are continually dismissed in NYU's on going effort to enlarge their campus. The choice of architectural design that disregards basic aesthetics is appalling.

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Harry Schroder  
New York, NY  
Dec 26, 2011

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Suzanne Dickerson  
New York, NY  
Dec 26, 2011

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Michael Joseph  
Staten Island, NY  
Dec 26, 2011

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Sandra B Bender  
Virginia Beach, VA  
Dec 26, 2011

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NYU's 2031 plan should not be approved. They can be better served by moving all these buildings to a neighborhood that needs them, like the Financial District.

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Gloria McDarrah  
New York, NY  
Dec 26, 2011

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Claudia Lorie  
New York, NY  
Dec 26, 2011

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Robert Watson  
New York, NY  
Dec 26, 2011

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This plan will be catastrophic to the neighborhood!

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Evelyn B Vitz  
New York, NY  
Dec 26, 2011

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Lin Barton  
New York, NY  
Dec 26, 2011

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NYU has taken over enough. Thank you.

James Kaston  
New York, NY  
Dec 26, 2011

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Very poor planning.

Michael ben Aaman  
Brooklyn, NY  
Dec 26, 2011

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This is just wrong. Stop NYU now!

kris graham  
nyc, NY  
Dec 25, 2011

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Sheila Meyer  
New York, NY  
Dec 25, 2011

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Howard Bader  
Prince, NY  
Dec 25, 2011

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Robin Goldfin  
Prince, NY  
Dec 25, 2011

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Rev. Christina J. Del Piero  
Weybridge Hill, VT  
Dec 25, 2011

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Do not approve NYU's expansion plan in the village

sathya maheswaran  
nYc, NY  
Dec 25, 2011

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Mary Gissler  
New York City, NY  
Dec 25, 2011

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Leora Mincer  
Prince, NY  
Dec 25, 2011

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Deborah Falik  
New York, NY  
Dec 25, 2011

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The Village is The Village. Let it always be!!!!

phyllis seltser  
bocaraton, FL  
Dec 25, 2011

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My home neighborhood has already been made quite unbearable, significantly due to NYU's expansion so far. The 2030 plan is intolerable and will make the very area that is attractive to their student body unrecognizable. Progressive development plans take human scale and community into account, the current plans do not. I urge all decision makers to urge NYU to chart a different course.

Ms. Teriananda  
N.Y., NY  
Dec 25, 2011

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GERALDINE PAZ  
New York, NY  
Dec 25, 2011

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Lisa E Davis  
Nyc, NY  
Dec 25, 2011

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Elise A Tollner  
New York, NY  
Dec 25, 2011

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This would be a big mistake for this to happen.

Robin Riggsbee  
New York, NY  
Dec 25, 2011

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Daniel Reiser  
Brooklyn, NY  
Dec 25, 2011

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Keep the integrity of the Villiage skyline.

Tamara Laville  
New York, NY  
Dec 25, 2011

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As a decades-long Village resident -- and a writer about Greenwich Village -- I urge you not to support NYU's massively destructive expansion plan.

Joan Schenkar  
New York, NY  
Dec 25, 2011

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enough is enough

Eileen Herman  
New York, NY  
Dec 25, 2011

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Nancy Hansen  
Nyc, NY  
Dec 25, 2011

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Lynn Umlauf  
New York, NY  
Dec 25, 2011

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Shame on NYU and the city. We need to keep the character of our neighborhoods!

Concepcion Funcia  
Brooklyn, NY  
Dec 25, 2011

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Can the NY Landmarks Preservation Commission help? Their phone # is 1212-7700

Joseph C. Brooks  
New York, NY  
Dec 25, 2011

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vito giacalone  
N Y NY, NY  
Dec 25, 2011

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If NYU's proposal is approved, I will personally warn as many people I know not to move into the village. It will be ruined. I might get out myself. NYU can build on Wall Street and other countless areas. PLEASE DO NOT LET THIS HAPPEN!

Dora Mintz  
New York, NY  
Dec 24, 2011

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Sacha Levy  
New York, NY  
Dec 24, 2011

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Marcella Durand  
East Village, NY  
Dec 24, 2011

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NYU has broken virtually every promise they have made to this community in my lifetime; they can not be trusted. We cherish the open space and low rise character of our community. NYU must be prevented from further chipping away at the little bit of the Village that remains. .

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Susan Goren  
New York, NY  
Dec 24, 2011

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Margaret Halsey Gardiner  
Prince, NY  
Dec 24, 2011

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Anne Stanner  
East Village, New York City, NY  
Dec 24, 2011

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Lois Bodnick  
Nyc, NY  
Dec 24, 2011

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Deborah Newman  
New York, NY  
Dec 24, 2011

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Please do not approve NYU's expansion Plan. Thank you! Carol Steen

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Carol Steen  
Prince, NY  
Dec 24, 2011

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Keep the historic area of the east and west Villages intact! Most foreign cities have a "Centro Storico" (as in Italy). Why do we have to devour our historic areas with greedy expansion? I earned my Ph.D. from NYU and experienced a long period--years--of feeling alienated and neglected as I was at the same time financially abused, the very opposite of what a university experience should be (having also earned post-grad degrees from two other universities I know of what I speak).

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Alison Armstrong  
New York, NY  
Dec 24, 2011

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Laura feldstein  
Nyc, NY  
Dec 24, 2011

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VOTE AGAINST THE NYU2031 PLAN if you ever hope for me to vote for you again as I have in the past

Jeffrey Rowland  
Prince, NY  
Dec 24, 2011

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Barbara Buehler  
Nyc, NY  
Dec 24, 2011

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Ben Brunnemer  
Peter Stuyvesant, NY  
Dec 24, 2011

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claudio basilico  
new york, NY  
Dec 24, 2011

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I do NOT approve of NYU's 20 year expansion plan.....

Sandy Gellis  
Prince, NY  
Dec 24, 2011

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Allison Plass  
New York, NY  
Dec 24, 2011

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NYU should do what is right and leave historic New York as it is! Thank you.

Phyllis vonHerrlich  
Augusta, ME  
Dec 24, 2011

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Robert Coombs  
Birmingham, AL  
Dec 24, 2011

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VOTE NO TO NYU PLAN 2031 VOTE IN FAVOR OF THE PEOPLE

RUTH RENNERT  
N.Y.C, NY  
Dec 24, 2011

Dec 24, 2011

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cordisheard  
nyc, NY  
Dec 24, 2011

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Sarah Liu  
New York, NY  
Dec 24, 2011

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I live in NYU housing right in the middle of the proposed construction zone. I have two young children and do not want their health put at risk by subjecting them to living among the hazards of construction for the entirety of their childhoods. Please do not approve this construction project. Thank you for your time and attention.

Clare Aronow  
NY, NY  
Dec 24, 2011

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Jessics Stokey  
New York, NY  
Dec 24, 2011

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Elyse Dreyer  
New York, NY  
Dec 24, 2011

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Please help us - this is not right!

Tami Esson  
Ny, NY  
Dec 24, 2011

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NYU has no respect for the neighborhood it inhabits, and apparently no regard for the law. We've all had enough of their arrogance and their massive expansions. Please do not approve this plan.

Bernice Holtzman  
Nyc, NY  
Dec 24, 2011

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AS AN ARCHITECT AND A 33 YEAR RESIDENT OF THE NEIGHBORHOOD, I OBJECT TO THE RUN-AWAY DEVELOPMENT OF NYU. THESE BUILDINGS ARE COMPLETELY OUT OF SCALE WITH THE SURROUNDING AREA AND WILL RUIN THE NEIGHBORHOOD.

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Dale Laurin  
New york, NY  
Dec 24, 2011



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Sophia Geronimus  
Rego Pk, NY  
Dec 24, 2011

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NYU needs to respect the historical values of this treasure of Manhattan that is downtown and south of Washington Square Park. It's the history and beauty of these few storied town houses and brownstones that attract people from all over the world. Not the corporate new buildings that ruin the power of this area.

John Leguizamo  
NYC, NY  
Dec 24, 2011

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NYU is big enough!! Please do not allow the smallness to take place. Our olives are already troubled enough by NYU and all its activities. Not to mention the chaos of everyday activity in NYC.

Karin Von Herrlich  
NEW YORK, NY  
Dec 24, 2011

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I urge you to vote NO on NYU 2031. Public land should remain public. Zoning restrictions should be honored for the same reasons they were instituted; light air and space.

Sara Johnson  
New York, NY  
Dec 24, 2011

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noooooooooooooo!!!!!!!!!! enough!!!!!!

Louise Crandell  
ny, NY  
Dec 24, 2011

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Barrett Cobb  
New York, NY  
Dec 24, 2011

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Carole Ermler  
Bronx, NY  
Dec 24, 2011

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David Douglas  
New York, NY  
Dec 24, 2011

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Please protect our valuable and already overused open space!

karen frome  
Prince, NY

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Akeela Azcuy  
Prince, NY  
Dec 23, 2011

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We need MORE open space downtown. Don't let NYU take away the little we have. The communities health is enhanced by the community garden and other green spaces that NYU's buildings will destroy.

joyce Silver  
New York, NY  
Dec 23, 2011

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Loren Elmaleh  
Santa Fe, NM  
Dec 23, 2011

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NYU should not be exempt from zoning restrictions. As a resident of the Village for over 20 years, I have seen the impact their expansion has had on the neighborhood architecture and quality of life. They are big enough in the village now. And frankly they have not been very good neighbors. They often put up shoddy, out-of-scale buildings, which have no sense of being part of the surrounding neighborhood. Additional space of this magnitude will change the tenor of the village in a way that cannot be understated. This plan strikes me as on a par with Robert Moses' plan to decimate the Village with a highway in the '60's. His proposal was also made in the name of "progress", but was thankfully defeated.

Kathy Keane  
New York, NY  
Dec 23, 2011

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Please don't allow NYU to destroy our neighborhood. The plan will decrease quality of life as well as property values.

Marilyn Cvitanic  
Prince, NY  
Dec 23, 2011

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Anita Ross  
NYC, NY  
Dec 23, 2011

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JAMES CURLEY  
NEW YORK, NY  
Dec 23, 2011

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George Tzannes  
NYC, NY  
Dec 23, 2011

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Devra Braun  
Larchmont, NY

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stop NYU from making my 35 year residential area a campus!!

me basbarisi  
ny, NY  
Dec 24, 2011

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Sarah Gleit  
New York, NY  
Dec 24, 2011

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Please don't let NYU ruin our neighborhood.

CAROLINE MAHER  
New York, NY  
Dec 24, 2011

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edith birney  
North Yarmouth, ME  
Dec 24, 2011

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I am an NYU alumna and I disapprove of their building plans. Do not let them go forward.

joyce pustilnik  
new york, NY  
Dec 24, 2011

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jill liebman  
new york, NY  
Dec 23, 2011

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Enough is enough, why don't they reduce tuition fees if they have so much one to spend?

Angela Ortiz  
NY, NY  
Dec 23, 2011

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In terms of local politics, this is one of the more important issues facing our neighborhood. I look forward to supporting candidates who support our community.

Chris Lopata  
New York, NY  
Dec 23, 2011

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Dr. Jacques Behar  
Long Beach, NY  
Dec 23, 2011

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Dec 23, 2011

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Ray Hagg  
Prince, NY  
Dec 23, 2011

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NYU represents ll that's great in NYC: a valuable employer growing its footprint in a diverse city. However, that city-wide benefit need not be at the detriment of an already NYU-over-run Greenwich Village. Please show NYU how to grow sensibly and with regard to it's already inundated Village Neighbors. Please make sure they spread their growing enterprise around the many other very convenient areas in Manhattan and outer Boroughs that are well served by the most amazing transportation system in this, the greatest city, in the world.

David langan  
Nyc, NY  
Dec 23, 2011

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Alexander Dupuy  
New York, NY  
Dec 23, 2011

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Kathryn Herr  
NY, NY  
Dec 23, 2011

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We VOTE! please do not let NYU scam the city with this unneeded real estate scheme. The only ones that will win are NYU's board of trustee real estate moguls. With the highest tuition in the country, low faculty moral and lack of community awareness this is just a bad bad plan.

Leslye Alexander  
New York, NY  
Dec 23, 2011

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We as a community have worked really hard to get our zoning and it is unfair NYU's deep pockets get them preferential treatment.

Conni walsh  
Nyc, NY  
Dec 23, 2011

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Bettina Bruning  
Nyc, NY  
Dec 23, 2011

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I love the more bohemian flavor of the Village and would be deeply saddened to see it go.

Erika Scipione  
Lincroft, NJ  
Dec 23, 2011

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Sarah Standing  
New York, NY  
Dec 23, 2011

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NYU should be ashamed of the architectural eyesores it has scattered across downtown Manhattan.

R. Bononno  
Peter Stuyvesant, NY  
Dec 23, 2011

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Don't let NYU destroy the low rise, historic character of Greenwich Village with 2.5 million sq. ft. of institutional development.

steven Herrick  
New York, NY  
Dec 23, 2011

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Tony Mercado  
New York, NY  
Dec 23, 2011

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There is plenty of space for NYU to develop and expand it's campus in NYC. Jamaica, Queens and the South Bronx, come to mind, rather than Greenwich Village and Governors Island.

robert  
new york, NY  
Dec 23, 2011

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Maritza Mercado  
New York, NY  
Dec 23, 2011

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How much more of the West and East Village are to be destroyed by NYU?? Stop this massive 20-year plan!! Already so very much damage.

Lucille Krasne  
United States  
Dec 23, 2011

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Josephne Grieder  
Prince, NY  
Dec 23, 2011

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Mary Lee  
New York, NY  
Dec 23, 2011

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Caitlin Stuart  
New York, NY  
Dec 23, 2011

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stephanie pulver  
Nyc, NY  
Dec 23, 2011

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It is wrong for the Village!

Lynette  
New York, NY  
Dec 23, 2011

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Please do not do this to my family.

Caroline McGrouther  
Manhattan, NY  
Dec 23, 2011

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Carol Conway  
Prince, NY  
Dec 23, 2011

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To All Concerned - There is absolutely no doubt in my mind that NYU must be denied access to all the exceptions, waivers, etc. they are pushing for in order to create the building expansion plan they wish to put into effect in our immediate and surrounding neighborhood. NYU has become a major corporation in NYC with education as a division of their portfolio - the expansion they are asking for has to do with creating new businesses that will enable them to increase their personal revenue without regard to the quality or value of the community within which they live. The NYU Board of Directors ( we know longer consider them Trustees) is moving forward with their business plan despite all reasonable objections by almost everyone living and working in our community. We expect those in a public position to protect our community rights to step forward on this issue of NYU expansion and do just that. NYU must not be allowed to continue on in this path. If they wish to create new businesses (which they do), they need to seek available space elsewhere - desirable space has been offered to NYU and it would be responsible on their part if they took up these offers.

merle holley  
New York, NY  
Dec 23, 2011

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This plan would make the life of almost all NYU faculty miserable for the next 20 years (while their homes are turned into a construction site), not to mention beyond that.. Does NYU not see that?

Yael Niv  
New York, NY  
Dec 23, 2011

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I live in this area. It is already overrun by the university and its ugly buildings. The expansion will forever change the character of Greenwich Village. NYU plans to build in close proximity to existing buildings in an area that is already densely populated. There are other places in the city that can afford better the stress and growth that this expansion brings. Enough is enough!

Yehudit Mam  
Prince, NY  
Dec 23, 2011

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George A. Thompson  
New Paltz, NY  
Dec 23, 2011

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Ernest Herman  
Nyc, NY  
Dec 23, 2011

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Lanis-Ruth Levy  
United Kingdom  
Dec 23, 2011

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Elizabeth White-Pultz  
Nyc, NY  
Dec 23, 2011

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David Pultz  
New York, NY  
Dec 23, 2011

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Anne Riffle  
Nyc, NY  
Dec 23, 2011

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In the past I've lived downtown in the area that is being considered for expansion. In my opinion the whole plan does away with what that area brings to the heart of the City, "A town" in the midst of this Great City...this expansion seems almost obsean for this neighborhood. I object as a very long resident of NYC and for my family members living all over NYC.

Pamela frost  
New York, NY  
Dec 23, 2011

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This would really hurt the neighborhood. It would radically change its character to make it inhospitable to families.

Alexandra Starr  
Prince, NY  
Dec 23, 2011

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Stop gentrification! NYU doesn't need to expand, it needs to make its program better for current students and increase accessibility for the non rich.

Konrad Cukla  
Astoria, NY  
Dec 23, 2011

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Rochelle Fenchel  
NYC, NY  
Dec 23, 2011

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Ned Treanor  
L.A., CA  
Dec 23, 2011

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I strongly urge not to approve the NYU project

mariapia basilico  
New York, NY  
Dec 23, 2011

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Vasu Varadhan  
New York, NY  
Dec 23, 2011

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I oppose the proposed expansion plan of NYU. It would take away areas that are needed by residents of the Village and adjacent areas.

Edith Shanker  
NY, NY  
Dec 23, 2011

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BONNIE SUE STEIN  
Nyc, NY  
Dec 23, 2011

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NYU student against expansion. Save Greenwich Village, lower NYU tuition, improve sustainability

Christopher Chagnon  
New York, NY  
Dec 23, 2011

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Jackie loew  
Ny, NY  
Dec 23, 2011

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Stop this expansion and bold intrusion on the neighbors. they should have their rights ,too

aline  
Bayside, NY  
Dec 23, 2011

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Bay Rivero  
New York, NY  
Dec 23, 2011

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Annette Fesi  
New York, NY  
Dec 23, 2011

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i do not support nyu petition.

clem LOEW  
nyc, NY  
Dec 23, 2011

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Carl Tyndall  
Bronx, NY  
Dec 23, 2011

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Susan S  
NY, NY  
Dec 23, 2011

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There has been enough over scaled expansion in the village. Take it somewhere else like governor's Island.  
Where is Jane Jacobs when we need her?

Vance Stevens  
New York, NY  
Dec 23, 2011

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isabel Hill  
brooklyn, ny 11215, NY  
Dec 23, 2011

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Ida Dancyger  
new york, NY  
Dec 23, 2011

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Brandt Bolding  
New York, NY  
Dec 23, 2011

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Deborah Hartnett  
Nyc, NY  
Dec 23, 2011

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This project belongs in Brooklyn!

peter Quinn  
hastings On Hudson, NY  
Dec 23, 2011

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So many of us live here because of the proportions of the buildings & the feeling of living in a neighborhood. These over-sized buildings will change the entire character of our home. Please continue to keep downtown proportional!

Linda Zecchino  
New York, NY  
Dec 23, 2011

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This plan would make the already strangled Village uninhabitable and unsafe. Please do not approve it in this neighborhood - take this expansion downtown where it is appropriate.

Tim Ranney  
Nyc, NY  
Dec 23, 2011

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MaryAnn Santos  
NYC, NY  
Dec 23, 2011

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Renate Bridenthal  
Nyc, NY  
Dec 23, 2011

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Hilda M. Regier  
New York, NY  
Dec 23, 2011

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kate manheim  
New York, NY  
Dec 23, 2011

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We cannot stand by and see our neighborhood destroyed and zoning laws arbitrarily changed so that NYU can claim it as their own with total disregard of those of us who call it home!

Marty Linz  
New York, NY  
Dec 23, 2011

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Erwan LeCun  
Nyc, NY  
Dec 23, 2011

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Cathy Shikler van Ingen  
New York, NY  
Dec 23, 2011

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Libby Edwards  
New York, NY  
Dec 23, 2011

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n. shipman  
Nyc, NY  
Dec 23, 2011

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Merry Tucker  
New York, NY  
Dec 23, 2011

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Frank Lupo  
Albuquerque, NM  
Dec 23, 2011

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Oppose NYU planned 20 year expansion plan in Greenwich Village .

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Anne tonachel  
New york, NY  
Dec 23, 2011

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Greenwich Village deserves to maintain its character. A high rise sounds horrendous.

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Daisy Friedman  
New York, NY  
Dec 23, 2011

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I do not approve. We have been living here on Wooster Sr since 1970 and want to keep it a nice neighborhood.

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michelle stuart  
Prince, NY  
Dec 23, 2011

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Greenwich Village is a historic and contemporary treasure and we don't want it turned into a campus for NYU filled with mediocre, at best, high rise buildings!

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Joel Lachman  
New York, NY

Dec 23, 2011

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Please let the Village stay The Village

Peter Bockman  
Nyc, NY  
Dec 23, 2011

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Jordan Hill  
New York, NY  
Dec 23, 2011

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NYU's plan should not be approved.

James Delph  
New York, NY  
Dec 23, 2011

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Judith Barry  
Prince, NY  
Dec 23, 2011

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New York City is not, and should not become, a college campus!

K Kubert  
New York, NY  
Dec 23, 2011

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karen e mccabe  
new york, NY  
Dec 23, 2011

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Shira Toren  
ny, NY  
Dec 23, 2011

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It essential that NYU be held in check and be held accountable. They have already destroyed the character of Greenwich Village in a big way and will complete the job if not stopped.

James Morgan  
Nyc, NY  
Dec 23, 2011

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Jonathan Liebson  
Nyc, NY  
Dec 23, 2011

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Jean Railla  
New York, United States

Dec 23, 2011

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I also called you office to voice my opposition to NYU plans. I have lived in the neighborhood for 41 years and it is already getting to crowded and we would lose all our green space too.

diana Kurz  
Prince, NY  
Dec 23, 2011

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Please use under-used office space in downtown Manhattan for your expansion instead of the only green area left in Greenwich Village. The expansion in the Village will lead to crowds and pollution in an already over-crowded area. Residents will justly blame NYU for its short-sighted actions.

Beverly Wilson  
New York, NY  
Dec 23, 2011

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Sonia Das  
New York, NY  
Dec 23, 2011

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Juan Rivero  
Nyc, NY  
Dec 23, 2011

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Jack Donaghy  
New York, NY  
Dec 23, 2011

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I plan on moving into the area some day soon. Please don't change it!!!!

Karen Kahn  
Westboro, NJ  
Dec 23, 2011

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Shmuel Mincer  
Prince, NY  
Dec 23, 2011

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Juli Alvarez  
New York, NY  
Dec 23, 2011

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Elizabeth Warshawsky  
Cleveland,, OH  
Dec 23, 2011

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Cameron Shahraray  
New York, NY

Dec 23, 2011

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NYU, you'll be ruining my home and destroying a beautiful part of the neighborhood. Please don't do that!

Shifra Mincer  
New York, NY  
Dec 23, 2011

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Jonathan Mincer  
New York, NY  
Dec 23, 2011

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We are an NYU faculty family, and we strongly oppose this plan.

Rachel Mincer  
New York, NY  
Dec 23, 2011

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ClaudeGvshp Seligman  
New York, NY  
Dec 23, 2011

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Silvia Beam  
New York, NY  
Dec 23, 2011

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James Martin  
New York, NY  
Dec 23, 2011

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NYU is no longer an educational institution; it is a real estate development corporation masquerading as an educational institution. Disapprove this plan. It would be entirely appropriate to revoke NYU's tax-exempt status.

Steven Bard  
Nyc, NY  
Dec 23, 2011

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Isabelle LeCun  
Prince, NJ  
Dec 23, 2011

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great work Andrew as always

Beth Flusser  
NYC, NY  
Dec 23, 2011

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Jay Van Bavel  
New York, NY  
Dec 23, 2011

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Lizzie Schwartz  
Prince, NY  
Dec 23, 2011

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NYU Has already overbuilt and taken up the space that belongs to the residents south of 14th Street to the west to the river and into the neighborhoods east. Their promises to build schools and other needs of the area have not been. They should be stopped from any further expansion! the

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Kiriki D. Metzo  
New York, NY  
Dec 23, 2011

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This is an outrage!

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Amy Jaffe  
Nyc, NY  
Dec 23, 2011

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claudia calirman  
new york, NY  
Dec 23, 2011

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Michael Morgenthal  
New York, NY  
Dec 23, 2011

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Gordon Minette  
New York, NY  
Dec 23, 2011

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Enough tearing down of the Village!!!! Move uptown...or further west. Plenty of space in Chelsea near 11th avenue!!

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arleen faillace  
Jackson Hts, NY  
Dec 23, 2011

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louis di lauro  
NYC, NY  
Dec 23, 2011

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Richard Mellor, Jr.  
Yonkers, NY  
Dec 23, 2011

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Alex Kahn  
Nyc, NY  
Dec 22, 2011

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When I travel to cities in Europe I see how they allow development and yet they have respect for certain neighborhoods that are particularly historic, thereby maintaining part of what makes their cities great. When I see this I always lament that New York City's history is so often laid waste by those temporarily in power and that our visual history, and in this case an irreplaceable neighborhood can be so disrespected. I live in the West Village of New York City because of it's scale, it's charming green public spaces and because of it's sense of history. This is also why it is a destination for tourists. It is one of the few places in this city where others can come and say we have had respect for our history except, of course, in instances when NYU and/or other developers have gotten their way and destroyed buildings and built out of scale. Let's wise up and view the West Village the way we would an endangered species. Destroying it in any fashion should not be considered an option.

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Amy Ellison  
Nyc, NY  
Dec 22, 2011

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This project does not belong in this neighborhood. If this was your home, you would feel the same way....

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Sharon Held  
New York, NY  
Dec 22, 2011

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Nicole P  
Rockville, MD  
Dec 22, 2011

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Seu Fon Lee  
NEW YORK, NY  
Dec 22, 2011

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Carol Yost  
New York, NY  
Dec 22, 2011

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Timmie Reilly  
New York, NY  
Dec 22, 2011

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Cynthia Chaffee  
New York, NY  
Dec 22, 2011



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Leave the village alone,, it is history that should be preserved not changed. This is simply unexceptable.

barbara vignogna  
north salem, NY  
Dec 23, 2011

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jennifer Senko  
new york, NY  
Dec 23, 2011

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Thomasina La Guardia  
New York, NY  
Dec 23, 2011

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Judith Grodowitz  
New York, NY  
Dec 23, 2011

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I am the Lorax, I speak for the trees.

Kevin Gallagher  
NY, NY  
Dec 23, 2011

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NYU forgets that students want to come to Greenwich Village and they continue to ignore what the neighborhood stands for and continue to be unconscionable neighbors..

Roberta Adelman  
Nyc, NY  
Dec 23, 2011

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Do not approve NYU's massive expansion plan.

Marjorie Colt  
NYC, NY  
Dec 23, 2011

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I do not want to see New York becoem a collge town. It would destroy business and communities.

Mrs Sherry Lynn Felix  
New York, NY  
Dec 23, 2011

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Lynn Pacifico  
NYC, NY  
Dec 23, 2011

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lucy koteen  
Brooklyn, NY  
Dec 22, 2011

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Failure to include contractual language ensuring use of Best Available Technology as a precautionary measure to avoid continuous exposure of local children to a full generation (i.e., 19 years) of health-damaging exhaust from diesel construction equipment.

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Ann Warner Arlen  
New York,, NY  
Dec 22, 2011

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Constance Dondore  
United States  
Dec 22, 2011

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Progressive errosion of a Neitghorhood is not progress!

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Joseph O'Connell  
New York, NY  
Dec 22, 2011

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Too massive, too high. NYU needs to show some restraint and be a good neighbor.

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David Goldfarb  
Staten Island, NY  
Dec 22, 2011

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Victoria Hofmo  
Brooklyn, NY 11209, NY  
Dec 22, 2011

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Lisa Yapp  
New York, NY  
Dec 22, 2011

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Nancy Green  
New York, NY  
Dec 22, 2011

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Barry Feldman  
NY, MA  
Dec 22, 2011

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Aren't 42,000 students enough?? Large us not better!

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Marjorie Berk  
New York, NY

Dec 22, 2011

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I'm an NYU alumnus and a Village resident, and I oppose NYU's plan.

James Clare  
NY, NY  
Dec 22, 2011

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The green strips and spaces in the Houston - 3rd street blocks are irreplaceable. Please do not take away these precious and rare commodities in our city and replace them with immense buildings that will shroud the light and take away the green space.

Katie Sperling  
New York, NY  
Dec 22, 2011

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What would Jane Jacobs say? As an NYU history graduate (PhD, 1998) I am especially opposed. Robert Moses does not have to win.

John Baick  
Longmeadow, MA  
Dec 22, 2011

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It would be a crime to obliterate beautiful old buildings of the past to build ugly high rises that are going up all over. We have plenty of time to build those and no time left with history.

Sandra Davidson  
New York, NY  
Dec 22, 2011

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Save the city for residents. NYU needs a suburban campus to supplement Washington Square

Allison Tupper  
Nyc, NY  
Dec 22, 2011

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Please do not approve.

wilma muse  
nyc, NY  
Dec 22, 2011

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Ellen Wachtel  
NY, NY  
Dec 22, 2011

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I watched in sadness how NYU expanded over the years to where they almost own all the real estate in the Village. Let them build in another neighborhood and stop destroying this one.

Kenza Adams  
Dewey, AZ  
Dec 22, 2011

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Barbara Rubin  
Nyc, NY  
Dec 22, 2011

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IT'S JUST TOO MUCH. ENOUGH IS ENOUGH. STOP KILLING OUR NEIGHBORHOODS . OR THE SOUL OF THE HISTORIC, AS WELL AS TODAY'S VILLAGE. MOST UNIVERSITY'S IN CITY'S HAVE CLASSES, AND CAMPUS BUILDING'S AND DORMS, OUTSIDE THE MAIN CAMPUS.(OUTSIDE THE CITY. I MYSELF HAD TO TAKE BUS'S TO GET TO MY OTHER CLASS'S AND EVEN MY ROOM. SO PLEASE NYU STOP OVERWHELMING US. YOU SHOULD HEAR WEHAT YOUR (SO FAR) GOOD NEIGHBOR'S HAVE BEEN SAYING ABOUT YOU. WE ARE BEGINING TO LOOSE OUR PRIDE IN YOU.

JACK W. PHELAN  
NYC, NY  
Dec 22, 2011

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There are much better alternatives. In the Financial District such development would be contextual and welcome, adding to the diversity of that growing neighborhood. It would be just a few minutes by subway and walking distance from NYU's main hubs in Washington Square and Downtown Brooklyn. It would allow NYU vastly greater possibilities for future growth, and in a way that would help the city, not strangle and overwhelm some of its most historic and delicately-balanced neighborhoods.

M Bennett  
Nyc, NY  
Dec 22, 2011

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Howard Lee  
New York, NY  
Dec 22, 2011

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Glenn Gissler  
New York, NY  
Dec 22, 2011

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Rob Ornstein  
New York, NY  
Dec 22, 2011

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Local residents can only see this cuts our sunlight and increases the number and intrusion of campus life in our neighborhood, forcing us ever more to be the campus and parents the NYU students increasingly lack. I think we pay enough taxes to the city and do not get commensurate benefits. What is NYU giving back to the neighborhood for all it is taking and presuming? We have to deal with their rowdiness, broken bottles, noise, discounts for 'students only', as if they were a boon to us. They are not. We are tired of all the movies being shot here, all the shoppers, all taking advantage of what we have built, and not paying anything in return.

Lisa Bradshaw  
New York, NY  
Dec 22, 2011

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Patricia Horn  
Kew Gardens, NY  
Dec 22, 2011

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Kori Goldberg  
New York, NY  
Dec 22, 2011

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This is monstrous! NYU must STOP destroying America's history with its steamroller plans!

Kathleen Treat  
Nyc, NY  
Dec 22, 2011

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please do not approve nyus massive expansion plan!

susan nayowith  
new york, NY  
Dec 22, 2011

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patricia Cooper  
New York, NY  
Dec 22, 2011

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Sacha Jones  
Nyc, NY  
Dec 22, 2011

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outrageous expansion

richard phalon  
new york, NY  
Dec 22, 2011

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Diane artura  
New York, NY  
Dec 22, 2011

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Chris Lang  
Brooklyn, New York, NY  
Dec 22, 2011

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Lois Safian  
New York, NY  
Dec 22, 2011

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Please don't destroy the Village. Don't approve NYU's plan. Thank you!

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Maria Fahey  
New York, NY  
Dec 22, 2011

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Juliane Locker  
Nyc, NY  
Dec 22, 2011

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Joyce Ravitz  
nyc, NY  
Dec 22, 2011

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Suzanne Goodelman  
New York, NY  
Dec 22, 2011

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NYU is in the real estate business not education or medical services! NYU has destroyed the architecture of the Village. It is not a quality place of higher education. NYU just wants to be bigger until there is nothing left for area residents. Stop the expansion now!

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Barbara Sobier  
Nyc, NY  
Dec 22, 2011

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Hadiza Dockeray  
Nyc, NY  
Dec 22, 2011

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Didn't the Village used to be about people and families, the arts? Now it is going the way of corporations, institutions and big business and we cannot let this happen.

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John Pietaro  
Brooklyn, NY  
Dec 22, 2011

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June Harrison  
New York, NY  
Dec 22, 2011

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Howard Negrin  
New York, NY  
Dec 22, 2011

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Alison Greenberg  
New York, NY  
Dec 22, 2011

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Approval of this plan would be a victory for the power brokers of this city but a death blow for the people who live here and for the last remaining vestiges of the vibrancy of Greenwich Village. If this plan is approved, then the next target will be the area to the west of LaGuardia Place and after that the West Village.

Miriam Kaplan  
New York, NY  
Dec 22, 2011

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Robert Lobe  
New York, NY  
Dec 22, 2011

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Michele Mitchell  
New York, NY  
Dec 22, 2011

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NYU expansion is too big for the Village. I am opposed to NYU's expansion in the Village and support development of an expanded campus in the Financial District.

Jerold Martin  
New York, NY  
Dec 22, 2011

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I am both an alumna of New York University and a resident of the Village. I oppose this enormous plan.

Joy Kestenbaum  
New York, NY  
Dec 22, 2011

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Ginette Kingman  
Sea Bright, United States  
Dec 22, 2011

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No to NYU's expansion plans.

Mike Suscavage  
Nyc, NY  
Dec 22, 2011

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Patricia Jenkins  
Suwanee, GA  
Dec 22, 2011

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martine aerts-niddam  
NYC 10018C, NY  
Dec 22, 2011

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Annette Zaner  
New York, NY  
Dec 22, 2011

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Deborah Trueman  
New York, NY  
Dec 22, 2011

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Steve Weiner  
New York, NY  
Dec 22, 2011

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Jeff Glancz  
New York, NY  
Dec 22, 2011

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NYU should build further downtown (WTC), as CB 1 has suggested...why not develop where there is space and an invitation to expand?

Mary Clarke  
New York, NY  
Dec 22, 2011

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It is time to cap NYU's expansion altogether.

Peter Rippon  
New York, NY  
Dec 22, 2011

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As an NYU professor AND a resident of Greenwich Village, I oppose this reckless and destructive plan—and so do many of my colleagues at the university.

Mark Crispin Miller  
NY, NY  
Dec 22, 2011

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Harold Appel  
New York, NY  
Dec 22, 2011



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NYU has got to be reined in. Please help before what remains of the Village is lost forever!

sarah pope  
new york, NY  
Dec 22, 2011

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Do not destroy the South Village with this misconceived plan.

Frederieke Taylor  
New York, NY  
Dec 22, 2011

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PLEASE THIS MEGOMA NIACAL AMBITION OF NYU MUST BE STOPPED. I WENT TO NYU IN 1943, SINCE THEN I RAISED MY CILDREN IN THE VILLAGE,BOUGHT A HOUSE HERE AND HAVE WATCHED NYU GOBLE UP BUILDINGS, LAND, ETC. IT, THEY MUST BE STOPPED CHANGING THE NEIGH- BORHOOD INTO A COLLEGE CAMPUS..

nancy rudolph35  
New York, NY  
Dec 22, 2011

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Mr. Stringer - please hold public hearings on the NYU 2031 plan.

Deborah Elkan  
New York, NY  
Dec 22, 2011

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Stop NYU from totally destroying the historic Village! They're quite big enough already.

Augustine Hope  
New York, NY  
Dec 22, 2011

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Deborah Zerden  
New York, NY  
Dec 22, 2011

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Margaret M. Ochs  
New York, NY  
Dec 22, 2011

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Leslie Mason  
New York, NY  
Dec 22, 2011

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PLEASE do not vote in favor of NYU's expansion plan. Greenwich Village is not NYU's campus and they should seek alternatives.

Linda Franklin  
New York, NY  
Dec 22, 2011

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No I do not support or agree to this plan

Nina Canal  
NYC, NY  
Dec 22, 2011

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Regina Cherry  
Prince, NY  
Dec 22, 2011

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I live only a block or so from the 2 blocks where the neighborhood enjoys a natural woodlands environment, a community garden and lots of mature trees and ivy plantings. Losing this respite from an otherwise noisy concrete environment would be detrimental to a neighborhood already sadly lacking in greenery and open space. Please tell NYU to find an alternative that is kinder to those of us who live nearby:

Dianne Mendez  
New York, NY  
Dec 22, 2011

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NYU is busy trying to turn a vibrant historic grown-up community into a university campus for tens of thousands of college students. NYU is using Greenwich Village as a magnet while simultaneously destroying it. It has excellent alternatives. This must stop now.

Tom Parrett  
New York, NY  
Dec 22, 2011

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let them build within their footprint and leave the green spaces and dog run on mercer street as the park it was promised to be 30 years ago...

wendy nadler  
new york, NY  
Dec 22, 2011

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StephenBarre  
New York, NY  
Dec 22, 2011

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Marguerite Martin  
New York, NY  
Dec 22, 2011

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Helaine Gold  
Prince, NY  
Dec 22, 2011

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Susan Hopper  
New York, NY  
Dec 22, 2011

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To all of my respected and elected officers of the City of New York. Please do not approve NYU's massive expansion plan in the Village. There are many other localities that could financially use this infusion. The Village, my home for 60 years, cannot hold many more people. The streets, narrow, are already too crowded. Move this whole project to the Wall Street area

jack dowling  
New York City, NY  
Dec 22, 2011

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Carol Quatrone  
NY, NY  
Dec 22, 2011

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barbara cohen  
new york, NY  
Dec 22, 2011

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Matthew Haas  
Minneapolis, MN  
Dec 22, 2011

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Lauren Peters  
New York, NY  
Dec 22, 2011

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William C C Chen  
NEW YORK, NY  
Dec 22, 2011

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Ashley Shepherd  
New York City, NY  
Dec 22, 2011

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Emily Weiss  
New York, NY  
Dec 22, 2011

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NYC has a vital interest in tourism. Greenwich village is a tourist attraction. Don't ruin it!!

Donald Becker  
New York, NY  
Dec 22, 2011

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Priscilla S. CHEN  
NEW YORK, NY  
Dec 22, 2011

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nira lipner  
NEW YORK, NY  
Dec 22, 2011

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Enough is enough

Lance Geshwind  
New York, NY  
Dec 22, 2011

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I grew up in the Village, please preserve what is so wonderful about it!

Sharon Steuer  
San Francisco, CA  
Dec 22, 2011

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Greenwich Village is a national treasure, the heart of America's cultural, artistic, and political innovations since the begining. Tom Payne lived here! NYU's plans will overwhelm it and change it forever. They have MUCH better options. Robert Moses would have destroyed it in the 1960's had it not been for Jane Jacobs and the beginning of community orgqanizing -- don't let it happen now!!

William Fabricius  
New york, NY  
Dec 22, 2011

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We downtowners have suffered too much from nyu, stores, bars, cops, we feel in a gauntlet trying to get home before we're robbed.

Susanna Cuyler  
New York,, NY  
Dec 22, 2011

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When is enough, enough what about quality of life. You are planning a disaster you, Mr. Mayor, will not be here to see the aftermath.

James Long  
Nyc, NY  
Dec 22, 2011

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David M. Fromm  
New York, NY  
Dec 22, 2011

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Enough of NYU's expansion. They are ruining the neighborhood!

Joan Gallosilver  
New York, NY  
Dec 22, 2011

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stop the madness

Nora Prentice  
NY, NY  
Dec 22, 2011

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Although I am all for higher education, I feel that the character of the village is paramount and must be maintained.

Elide Manente  
New York, NY  
Dec 22, 2011

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Stephen Shaw  
New York, NY  
Dec 22, 2011

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Kamyar Atabai  
Nyc, NY  
Dec 22, 2011

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Don Huber  
Nyc, NY  
Dec 22, 2011

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Lilyan Glusker  
Planetarium, NY  
Dec 22, 2011

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Preserve the historic fabric of the Village - we need walkable neighborhoods with open space and fresh air.

Caroline s. DuBois  
New York, NY  
Dec 22, 2011

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Rachele Weintraub  
Hamilton, NJ  
Dec 22, 2011

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This project is massive overkill. Its an affront to everyone in the community. A compromise suit able to all parties has to be negotiated.

Dr. Norman Kahn  
New York, NY  
Dec 22, 2011

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Susan Okon  
New York, NY  
Dec 22, 2011

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Please vote against the approvals for NYU's massive 20-year expansion plan and protect Greenwich Village for the reasons in the petition.

Marianne Stewart  
Nyc, NY  
Dec 22, 2011

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Greenwich Village is America's Lift Bank and has been the cradle of American civilization--writers & artists--since the 1800s. We must preserve it, we must preserve our past and present for our future!

Elizabeth Pomada  
San Francisco, CA  
Dec 22, 2011

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As elected officials your attention to the concerns of non-business constituents has been shamefully lacking. NYU's overwhelming presence of the West Village reflects a serious wrong that will characterize your administrations. If Ms. Quinn supports this plan, I would suggest that she not even hope to be mayor.

Steve A. Schoepke  
New York, NY  
Dec 22, 2011

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Karen Brewer  
New York, NY  
Dec 22, 2011

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Judith Lerner  
Nyc, NY  
Dec 22, 2011

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Rama Dadarkar  
New York, NY  
Dec 22, 2011

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Twenty five years ago, when I attended N. Y. U., it considered itself a private university in the public service. It is time to remember, and act upon, its role in the public service of the City of New York.

Mr. Francis Zuccarello  
New York, NY  
Dec 22, 2011

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I object to the NYU expansion plans.

Lauren Kamens  
New York, NY  
Dec 22, 2011

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Stop the expansion! Save Greenwich Village! Tell NYU to either utilize existing buildings or up admissions standards. No more dorms.

Blayze O'Brien  
New Jersey, NJ  
Dec 22, 2011

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Please do not rezone the superblocs and surrounding Village blocks. This would permit the destruction of the livability of a significant part of Greenwich Village and have a negative impact on traffic right down into Soho for the next 20 years.

Susan Sarah Taylorson  
New York, NY  
Dec 22, 2011

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I DO NOT SUPPORT NYU MASSIVE 20 YR EXPANSION IN THE VILLAGE. LET THEM BUILD IN BROOKLYN

DWANE ILLES  
NYC, NY  
Dec 22, 2011

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I do not approve of NYU'S MASSIVE AND INVASIVE PLAN,NOR IT'S DESIGN.

Emil Mare  
Nyc, NY  
Dec 22, 2011

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dorina cragnotti  
Nyc, NY  
Dec 22, 2011

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NYU has already dramatically and negatively changed the character of our neighborhood. This will eliminate Greenwich Village forever. Please stop them.

Mary Dickas  
New York, NY  
Dec 22, 2011

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Gerald Banu  
NY, NY  
Dec 22, 2011

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Debra Jenks  
Nyc, NY  
Dec 22, 2011

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Linda Myers  
Nyc, NY  
Dec 22, 2011

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stephanie jonas  
ny, NY  
Dec 22, 2011

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I am against NYU's massive planned 20-year expansion plan in the Village.

Josette Greechan  
New York, NY  
Dec 22, 2011

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adrian garcia  
Brooklyn, NY  
Dec 22, 2011

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Please save Greenwich Village from NYU's lack of vision. Bigger isn't better in our small-scale gem. The tourists come to see "The Village," not NYU and it's overpopulating undergrads.

Alix Fredrika Kucker  
New York, NY  
Dec 22, 2011

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Please do not let NYU destroy the very same Historic District they claim to support and not allow them to build out of scale and out of context modern buildings in an affront to our Landmark Protection.

David R. Marcus  
New York, NY  
Dec 22, 2011



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roger herz  
Nyc, NY  
Dec 22, 2011

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ENOUGH!

Nancy Gabor  
New York, NY  
Dec 22, 2011

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Dina Di Maio  
New York, NY  
Dec 22, 2011

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This is a travesty, and a disaster to our city's heritage. It is the destruction of the creative life of downtown Manhattan, and the destruction of residential quality of life.

Ellen Horan  
New York, NY  
Dec 22, 2011

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Please do not support NYU's massive over-development in Greenwich Village.

Shirley Soffer  
New York, NY  
Dec 22, 2011

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NYU can not be allowed to decimate the face of a historic and iconic part of NYC. Greenwich Village is a neighborhood first. Not a campus.

Lee Schwartz  
Prince, NY  
Dec 22, 2011

---

This plan would do irreparable harm to the Historic District and to the city as a whole. To permit this plan when there is so much room in lower Manhattan which would be welcome this expansion and which would be so much more suitable, adds insult to injury. There is simply no excuse to permit this plan to go forward.

Delia Guazzo  
New York, NY  
Dec 22, 2011

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STOP NYU

ALAN LIPNER  
NEW YORK, NY  
Dec 22, 2011

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Philip Schaeffer  
New York, NY  
Dec 22, 2011

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Gerrilyn Sohn  
Long Island City, NY  
Dec 22, 2011

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Karen Lane  
New York, NY  
Dec 22, 2011

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Eric Gilliland  
New York, NY  
Dec 22, 2011

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Frieda K. Bradlow  
New York, NY  
Dec 22, 2011

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Please help us stop this plan which would ruin the Village and endanger the health of its residents! NYU has already done enough damage!

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Marilyn Stults  
New York, NY  
Dec 22, 2011

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Gregory Kennell  
New York, NY  
Dec 22, 2011

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The whole village should be landmarked for God's sake!

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Dana Dolan  
Miami Beach, FL  
Dec 22, 2011

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Mike Rampello  
New York, NY  
Dec 22, 2011

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I oppose this. Simply not ok. Let us preserve the little history this city has left!

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Jeremy Neal  
Nyc, NY  
Dec 22, 2011

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NO!!! It should NOT be done!

carol Chai  
sedona, AZ  
Dec 22, 2011

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we are one of the only cities in the world which does not try and keep the history of our city. Tearing down beautiful 19 century buildings to be replaced by glass sky scrapers. It is such a pleasure walking through the village and are able to see the sky.. Please DO NOT allow these changes.

John De Marco  
NY NY, NY  
Dec 22, 2011

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I oppose NYU's expansion plan

Christine Dugas  
Nyc, NY  
Dec 22, 2011

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Andrew Romig  
Prince, NY  
Dec 22, 2011

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Peter Gallway  
Santa Barbara, CA  
Dec 22, 2011

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Instead of destroying the most creative part of Manhattan, give the students a break on their tuition. Or, better still, move to Brooklyn where these projects are better suited.

robert lambert  
new york, NY  
Dec 22, 2011

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Born in defunct St. Vincent's and 45 year GV resident, horrified by the fungus that is NYU absorbing the village.

Cynthia Story  
New York, NY  
Dec 22, 2011

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kevin frazelle  
Brooklyn, NY  
Dec 22, 2011

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Jennifer Holley  
NEW YORK, NY

Dec 22, 2011

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Jenny Ye  
New York, NY  
Dec 22, 2011

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Pamela L. La Bonne  
NYC, NY  
Dec 22, 2011

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I agree there is other places to put it and utilies buildings such as old hospitals or unused Nursing homes. To start a new extension in the Village would hurt the enviornment and bring the taxes higher than they already are and take away the beauty the Village stands for.

Maureen Herb  
Floral Park, NY  
Dec 22, 2011

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Alexis Quinlan  
New York, NY  
Dec 22, 2011

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daniela del boca  
new york, NY  
Dec 22, 2011

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Just to large for the village

John Back  
Barryville, NY  
Dec 22, 2011

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fred wistow  
new york, NY  
Dec 22, 2011

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Nora Braverman  
Planetarium, NY  
Dec 22, 2011

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NYU should invest in other areas of the city, like Queens or Brooklyn, who would welcome development and would further diversify NYU's campus. Greenwich Village, a very condensed historic area has reached its limit on outsized buildings and inappropriate land use. Why doesn't NYU take over St Vincent's and develop it into a teaching hospital?

Dianna Maeurer  
New York, NY  
Dec 22, 2011

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Pam Ralston  
Liberty Lake, WA  
Dec 22, 2011

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I have lived in the Village nearly all my adult life, and I am appalled at NYU's plans. I took an MA from NYU, but they're never going to see a penny from me. Not when I consider what they would do with it.

Alice Turner  
New York, NY  
Dec 21, 2011

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cindy keiter  
Nyc, NY  
Dec 21, 2011

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I live in the NYU area and I've witnessed the expansion of the university throughout the neighborhood. This new plan is completely without consideration to the community, the green spaces or the standard of living for those of us who will have to live in a construction site for years to come. Enough is enough NYU.

Ellen Reznick  
N.Y.C., NY  
Dec 21, 2011

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Eric Gorman  
Brooklyn, NY  
Dec 21, 2011

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CMM  
Waterford, PA  
Dec 21, 2011

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I'm an NYU alum who would really prefer that my alma mater act like a good neighbor, but if they're not willing to reign themselves in, I hope you will do it for them.

Claire Lewis  
New York, NY  
Dec 21, 2011

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I go to NYU, and love it, but I also love its concentration around WSP.

Liv  
West Palm Beach, FL  
Dec 21, 2011

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NYU needs to be reined in. I've seen their destructive influence all over my neighborhood, destroying communities and affordable housing in the East Village area. Put a stop to it! Don't let them destroy the West Village any more than they already have done.

Kathryn Jenkins  
Peter Stuyvesant, NY  
Dec 21, 2011

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DO NOT APPROVE

Oscar Madrazo  
NY, NY  
Dec 21, 2011

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lisa wagner  
Austin, TX  
Dec 21, 2011

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As a former denizen of this neighborhood, i strongly protest any move to expand NYU any further into the streets that I loved so well.

Mark Ross  
Eugene, OR  
Dec 21, 2011

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Absurd!!! NYU is a monster in our midst. The Mayor and our elected officials should all assist the public in fighting this plan!

Marna  
New York, NY  
Dec 21, 2011

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Claudia Upton  
Parkside, NY  
Dec 21, 2011

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Shira Beery  
New York, NY  
Dec 21, 2011

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I strongly support this petition. This neighborhood with its parks has been our life line. Please protect our parks!!

Margalit R. Beery  
New York, NY  
Dec 21, 2011

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Ilissa Knisley

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New York, NY  
Dec 21, 2011

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Harriet Black  
New York, NY  
Dec 21, 2011

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Michael Scott Cain  
Lewistown, MD  
Dec 21, 2011

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anthony faber  
ny, NY  
Dec 21, 2011

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Bruce Solomon  
New York, NY  
Dec 21, 2011

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Sharon Gary  
Prince, NY  
Dec 21, 2011

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erika roth  
new york, NY  
Dec 21, 2011

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Cheryl  
Sedona, AZ  
Dec 21, 2011

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Kelsey  
Toms River, NJ  
Dec 21, 2011

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do not approve NYU's proposed 20 years expansion plan in the village.

marie chapuis  
new york, NY  
Dec 21, 2011

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nancy Milford  
Prince, NY  
Dec 21, 2011

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Joseph Branzetti  
Flushing, NY  
Dec 21, 2011

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Isabella Rampello  
Morristown, NJ  
Dec 21, 2011

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renee samuels  
Woodstock, NY  
Dec 21, 2011

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Please leave what is left of Greenwich Village ALONE!!!!

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lynne volkman  
New York, NY  
Dec 21, 2011

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Yvette Christensen  
Murray, UT  
Dec 21, 2011

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Sarah Brownstein  
New York, NY  
Dec 21, 2011

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Lucas Santos Rios  
Mairi, Brazil  
Dec 21, 2011

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Rebecca Brindle-Scala  
Blooming grove, NY  
Dec 21, 2011

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Marisa Feikert  
Santa Rosa, CA  
Dec 21, 2011

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Maya Pedersen  
Brooklyn, NY  
Dec 21, 2011

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Charles Lempert  
Flushing, NY  
Dec 21, 2011

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This is typical of what is going on all over the nation. The destruction of history in the name of "progress"...

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Roy Lawrence  
Oakwood, CA  
Dec 21, 2011



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NYU is choking our neighborhood with their monstrous expansion and selfish dedication to making money, not promoting education. No one will be served by this invasion to our air, sidewalks and services.

Katharine Branning  
New York, NY  
Dec 21, 2011

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Jennifer  
Nyc, NY  
Dec 21, 2011

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Shannon  
Cole Harbour, Canada  
Dec 21, 2011

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Hannah  
New York, NY  
Dec 21, 2011

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As an NYU alumna, I'm appalled at what my university is doing to Greenwich Village, and I'm devastated that my money is going to fund it.

Allison Boron  
Brooklyn, NY  
Dec 21, 2011

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Joan Heyman  
Brooklyn, NY  
Dec 21, 2011

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It is simple not right at a time when New York City government has finally started making the city in general a more people friendly place that they would give the OK for such a massive project to an institution that has already gobbled up many properties around and below 14th Street. Please say no to this wealthy giant.

Elizabeth Rake  
New York, NY  
Dec 21, 2011

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NYU would do best for the neighborhood by being a good neighbor. It doesn't even allow neighborhood residents to use the library even as it claims to help the neighborhood by dumping bars and towering dorms all over. If NYU's students think the East Village is "cool", then It's a case of NYU trying to kill the goose that laid the golden egg.

Elissa J Sampson  
NY, NY  
Dec 21, 2011

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Charlie Robinson

New York, NY  
Dec 21, 2011

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Do not allow NYU to ruin The Village and NYC. NYU has done more than enough damage.

Catherine M. Perebinosoff  
NYC, NY  
Dec 21, 2011

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NYU has been the arrogant and thoughtless neighbor with total disregard for the community. The balance of the entire Village has tipped to a point that may precipitate a complete end to a dynamic neighborhood that has been a significant attraction for residents and tourists. Please recognize that there needs to be deliberate balance maintained and halt their expansion plan-

paul pitcoff  
New York, NY  
Dec 21, 2011

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Adah Nuchi  
Nyc, NY  
Dec 21, 2011

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Down with the expansion!

Susan Sorenson  
NYC, NY  
Dec 21, 2011

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Please do not destroy the character of the Village by allowing NYU to build massive high rises . They have more than enough buildings in our area.

Richard Thorne  
New York, NY  
Dec 21, 2011

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Marilyn Whitesides  
New York, NY  
Dec 21, 2011

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Gail Miller  
New York, NY  
Dec 21, 2011

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Harriet Pitcoff  
Nyc, NY  
Dec 21, 2011

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Mary Vetri  
Nyc, NY

Dec 21, 2011

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Amalia Daskalakis  
Peter Stuyvesant, NY  
Dec 21, 2011

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Sam Bachman  
Forest Hills, NY  
Dec 21, 2011

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Karen Powelson  
Tesuque Pueblo, NM  
Dec 21, 2011

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Jennifer Vakiener  
New York, NY  
Dec 21, 2011

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Stop NYU expansion and destruction of communities and neighborhoods and quality of life for New Yorkers whose city is being ruined with ill-conceived plans, proposals and MORE greed and less or NO "civitas"! Enough already!

Lucy Bovasso  
New York, NY  
Dec 21, 2011

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As a life-long New Yorker, who has lived, worked, and invested sweat and lucre in Manhattan for over 50 years, I urge you to encourage NYU to consider smarter, more responsible alternatives to the current plan, New York City is not the empty slate and autocratic rule of the middle eastern desert. NYU has become delusional in their arrogance.

AMY NEWMAN  
New York, NY  
Dec 21, 2011

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Orietta Crispino  
New York, NY  
Dec 21, 2011

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It is wrong for all of the reasons stated.

Terry Blum  
New York, NY  
Dec 21, 2011

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Alice Sturm Sutter  
NYC, NY  
Dec 21, 2011

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I strongly urge you not to approve or support New York University's massive planned 20-year expansion plan in the Village. I see the abandoned real estate that NYU has already purchased and is "warehousing". I see the worst architecture and horrible urban planning they have already implemented during the last 4 years. I feel the impact of construction on even these 4 or 5 projects that has lasted 5 years. I see the Wash Sq Pk renovation taking 10 years to complete (and was in fact excessive and unnecessary--could have been managed with a bathroom renovation and a few benches) I object to the changes proposed and I plan to speak out at any and all public hearings even if NYU changes the date 5 times before January 4th.

GBedrosian  
Prince, NY  
Dec 21, 2011

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Monica Bradley  
Brooklyn, NY  
Dec 21, 2011

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DO NOT LET AN INSTITUTION, HOWEVER RICH, RUIN THE CITY FOR EVERYONE.

Mary Bahr  
High Falls, NY  
Dec 21, 2011

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Jesse Freedman  
Bronx, NY  
Dec 21, 2011

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Andreas Robbins  
Nyc, NY  
Dec 21, 2011

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semadar Megged  
Nyc, NY  
Dec 21, 2011

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previously lived in NYC - do not agree with changing the Villages zoning and open space protections or the elimination of green park space.

Solaris Walsh  
Sedona, AZ  
Dec 21, 2011

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eve cusson  
new york, NY  
Dec 21, 2011

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Brendan Brogan  
new york, NY  
Dec 21, 2011

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Bennett Lieberman  
Nyc, NY  
Dec 21, 2011

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keep Manhattan green not overbuilt6

Barbara kaufman  
new york, NY  
Dec 21, 2011

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Scott Linder  
New York, NY  
Dec 21, 2011

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The greed of this university is overt and covert. They must be stopped.

Rhonda Rosenthal  
NY, NY  
Dec 21, 2011

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Tedra Treece  
New York, NY  
Dec 21, 2011

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William Lange  
New York, NY  
Dec 21, 2011

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Alexander Kennedy  
New York, NY  
Dec 21, 2011

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Elizabeth K. Hill  
New York, NY  
Dec 21, 2011

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Derek Tighe  
New York, NY  
Dec 21, 2011

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ellen sragow  
Nyc, NY  
Dec 21, 2011

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Amish Nishawala  
Nyc, NY  
Dec 21, 2011

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Domonic Kay  
Sedona, AZ  
Dec 21, 2011

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Barbara Litrell  
Sedona, AZ  
Dec 21, 2011

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We need balance, not overbalance. The Village community has been teetering on the edge for years...and this cedes way too much to NYU.

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Lora  
New York, NY  
Dec 21, 2011

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Please know that both NYU and New School are planning expansion- too much for this neighborhood to absorb!

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Mary Torras  
New York, NY  
Dec 21, 2011

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Don't undo this precious and unique community!

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Jeannie Beal Marini  
Sedona, AZ  
Dec 21, 2011

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Alexandra LintonAlexandra  
NY, NY  
Dec 21, 2011

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JR  
New York, NY  
Dec 21, 2011

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enough! NYU is turning from an educational institutional into a real estate enterprise with no responsibility or morality.

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mark mandelbaum  
Jackson Hts, NY  
Dec 21, 2011

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Can we please stop the takeover of the downtown area of NYU. We need supermarkets, we need middle schools, we need a hospital! Those bring needed services and jobs to the area. People loved the Village until NYC gentrified and robbed it of its uniqueness.

Lilian Evans  
NYC, NY  
Dec 21, 2011

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NYU has compromised the integrity of the Village and continues to do so. The whole organization has no regard for preserving history.

Rosalie  
New York, NY  
Dec 21, 2011

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NYU does not build for the City, but for itself, for its corporate "personality" which can only see its own goals, though they be expressed in language carefully written to suggest otherwise.

Marc Zarowin  
Brooklyn, NY  
Dec 21, 2011

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NYU Please please do not approve the NYU expansion plan. the university- my alma mater- has already had major negative impact, changing the character and flavor of what was once filled with neighborly spirit and community. Adding so many more buildings and increasing the density of the population will overwhelm the services of the Village and destroy what is left of Greenwich Village. I've lived on this block for 30 years. I used to live in a community; now I'm living in what is an unwelcomed encroaching campus. There are very few old and established neighborhoods left in NYC; let us not allow the Village to be an unnecessary victim of money and power over people and place. Send NYU where it is wanted-- to the Financial District- and leave us be!

kathy rosenbloom  
new york, NY  
Dec 21, 2011

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Are you serious about this...? This is just ridiculous.

Tracey Lasko  
Long Island City, NY  
Dec 21, 2011

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I used to live in NYC and still visit often. The Village has it's own Hometown character and neighborhood. The lovely thing about it is that there are no High Rises or Huge glass and steel structures like every where else in the City. The Village has it's own flavor and that is what makes it famous the world over. NYU can expand there housing in other areas without ruining The Village. Do you want The Village to become like most "Downtowns" where there is no housing, no shops etc? Then what?

Deborah Miranda  
Clovis, NM  
Dec 20, 2011

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Nancy Macias  
Sedona, AZ  
Dec 20, 2011

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Charles W Wells  
Sedona, AZ  
Dec 20, 2011

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Jack Riccobono  
Brooklyn, NY  
Dec 20, 2011

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Larry Rosenberg  
Sedona, AZ  
Dec 20, 2011

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Sarah Knox  
Northampton, MA  
Dec 20, 2011

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Goldie Yorke  
New York, NY  
Dec 20, 2011

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As an undergraduate and graduate student of NYU I am appalled at their sense of entitlement and lack of understanding that their needs do not coincide with this neighborhood and the gall they have to try to change the rules that were meant to protect this neighborhood for their own, selfish, insensitive purposes. They build horrendous buildings, and seem to have a disproportionate influence on city officials. Very distressing and disturbing and downright undemocratic.

Renee Lewis  
New York, NY  
Dec 20, 2011

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Amy Dienes  
New York, NY  
Dec 20, 2011

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dominnickcaputo  
new york, NY  
Dec 20, 2011

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Alison  
Staten Island, NY  
Dec 20, 2011

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Irit Edelman-Novemsky  
Prince, NY  
Dec 20, 2011

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A very ill-conceived and thoughtless plan, ignoring the Village and adjacent communities. Changing zoning, taking away public spaces, including parks for the sake of a private university is just one more attempt to privatize the city and destroy the workings of democracy. But this is now democracy in action for those of us who begin the opposition process by signing this petition. I agree. The Financial District would be an excellent choice for NYU "Empire State Building" project. Please consider and say "No" to NYU with their present plan. Thank you very much. Sincerely, Regina Cornwell, PhD

Regina Cornwell  
New York, NY  
Dec 20, 2011

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I lived in the Village for 20 years and SOHO for twelve years until I could no longer live with the destruction and moved to Astoria, Queens. Why must NYU Destroy all that is beautiful and humane just so its administrators can get richer and richer.

Robert Avila  
Deep River, CT  
Dec 20, 2011

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michelle wakefield  
Nyc, NY  
Dec 20, 2011

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Linda Avila  
New York, NY  
Dec 20, 2011

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Don't ruin the Village any further!

christopher flinn  
Prince, NY  
Dec 20, 2011

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Paula Grande  
New York, NY  
Dec 20, 2011

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Linda Martinez  
New York, NY  
Dec 20, 2011

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When a long-time resident of the Village, I especially valued its beautifully varied community spaces--they should not be strangled by an ever-growing educational octopus.

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William Leo Coakley  
Nyc, NY  
Dec 20, 2011

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As a community gardener whose garden is right on this expansion area, I hope NYU listens to the needs of the people for open space, beautiful flowers and clean air. In this award-winning garden I have had some of my best yoga classes, cultural events and I hope for more to come.

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Dr. Eileen Ain  
New York, NY  
Dec 20, 2011

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Melissa Elstein  
NY, NY  
Dec 20, 2011

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More is never enough for NYU. DO NOT APPROVE THIS!

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Scott Marshall  
NY, NY  
Dec 20, 2011

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Deborah Sudran  
New York, NY  
Dec 20, 2011

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Chris Griffin  
New York City, NY  
Dec 20, 2011

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NV  
Nyc, NY  
Dec 20, 2011

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MARC FENTON  
New York, NY  
Dec 20, 2011

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The plan requires undoing long-standing neighborhood zoning and open space protections and urban renewal deed restrictions, as well as selling off public land used as parks. This is all so wrong.

ben berry  
New York, NY  
Dec 20, 2011

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The constant expansion of the big fat cat universities in our City have never had any regard to what they are tearing down and how it changes the whole flavor and aura of a neighborhood., something this City was always famous for... it's many different neighborhoods that all have/had their own charm. It is all being lost as neighborhood after neighborhood is "cleaned up" and gentrified. The East, West and Greewich Village are not large areas and have already been invaded by fancy stores that dominate the upper eastside of Manhattan and midtown... to continue to basically destroy what is left is a crime... aside from jacking up rents for small stores and residents alike. Even chain grocery stores hike up their prices once a neighborhood has been "improved"... this is NOT PROGRESS!!! DO NOT APPROVE THIS PLAN!

Annie Katzman  
Nyc, NY  
Dec 20, 2011

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No more expansion.

Barbara Chang  
nyc, NY  
Dec 20, 2011

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Once the historic character of the Village is tampered with, it can never be restored. Please don't let NYU do any more damage to a very precious place!

Betsy Brody  
New York, NY  
Dec 20; 2011

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NYU Must Be Stopped!

ERIC HOLMES  
STATEN ISLAND, NY  
Dec 20, 2011

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NYU needs to be stopped before they destroy even more of downtown Manhattan than they have already.

Tom Moran  
New York, NY  
Dec 20, 2011

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I'm an alumnus. NYU needs to start focusing on the business of being a university - education and research. It needs to get out of the real estate business.

Jack Haley  
Long Island City, NY  
Dec 20, 2011

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I lived for 10 years in Manhattan, two of them in Patchin Place. Even though I now live on Cape Cod, I love NYC, I visit NYC, NYC is an energy source. For many people who are not current residents of NYC the City still owns a large piece of their heart. Millions of nonresidents have a huge stake in what happens there. It would be a travesty to let NYU gobble up more of the Village than it already has. The image of a voracious institution, even an education institution, is all too familiar. Please push back and defend the Village from NYU's unstaible appetite for urban space. They can go down to the Finanancial District, which actually needs that type of additional infrastructure. Hands off the Village!

Katherine Scott  
Falmouth, MA  
Dec 20, 2011

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NYU has taken more than enough space in the Village area and beyond.

William Toner  
Brooklyn, NY  
Dec 20, 2011

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NYU is developing Greenwich Village out of existence.

Wayne Conti  
Nyc, NY  
Dec 20, 2011

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Jack David Marcus  
New York, NY  
Dec 20, 2011

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Dear City Council Member: Do not agree to the proposed 20 year expansion plan by NYU. It is not needed, nor useful; and in fact, would prove to be destructive to our neighborhoods where so many people live and work.

Carol Driscoll  
New York, NY  
Dec 20, 2011

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Martin Zelnik-Architect  
Nyc, NY  
Dec 20, 2011

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I look forward to going to the East Village for its warmth and distinct character. I would not want to see it changed. I oppose NYU's 20-year expansion plan in the East Village.

Brenda Goldman  
Nyc, NY  
Dec 20, 2011

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Adam Cooper  
Nyc, NY  
Dec 20, 2011

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Don't trash our neighborhood by treating it as a campus

AnnTyson  
New York, NY  
Dec 20, 2011

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As an NYU alumna (GAS 2005) and someone who lived in the East Village for 24 years before being forced out in 2001 by rising rents, I strongly oppose this plan.

Lisa Maya Knauer  
Brooklyn, NY  
Dec 20, 2011

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I urge that the Village as we know it not be sacrificed to New York University's expansion plans

Frances J Brooks  
New York, NY  
Dec 20, 2011

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Keep your dirty pawns off the lower eastside.

Ed Delgado  
new york, NY  
Dec 20, 2011

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Eleanor Simon  
JerSEY CITY, NJ  
Dec 20, 2011

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Kayhan Irani  
Jackson Hts, NY  
Dec 20, 2011

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Don't let NYU ruin our historic Greenwich Village.

Kathrine Jason  
New York, NY

Dec 20, 2011

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Harvey Spears  
Nyc, NY  
Dec 20, 2011

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arthur postal  
new york, NY  
Dec 20, 2011

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NYU can seek satellite space in Brooklyn, The Bronx, Staten Island, or Queens. Of course, they shouldn't be destroying neighborhoods in any of those boroughs either.

James Amodeo  
New York, NY  
Dec 20, 2011

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Lynn Rosenfeld  
United States  
Dec 20, 2011

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NYU, the planned bankruptcy of St Vincent Hospital by the real estate industry and other businesses are destroying the historic character of the Village. With Rudin getting re-zoning for their destruction granting NYU's re-zoning requests may be assured. This along with the increasing crime rate in the Village because the Mayor, Christine Quinn, Tom Duane etc. have sold out the Village may create a Village-less NY. The past 10 years has seen so much destruction here.

John Thompson  
New York, NY  
Dec 20, 2011

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Robert Lapidés  
New York, NY  
Dec 20, 2011

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As the owner of a small business located on West 29th Street since 2000, I understand that the ever-changing nature of NYC is one of its charms. However, in this case, there are compelling reasons—especially existing zoning—to look for alternate locations. Please do so!

Claire L. Tondreau  
Fair Haven, NJ  
Dec 20, 2011

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Kiriki D. Metzger  
New York, NY  
Dec 20, 2011

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Gerardo Renique  
Brooklyn, NY

Dec 20, 2011

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elizabeth murillo  
New York City, NY  
Dec 20, 2011

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Michelle Arbulu  
New York, NY  
Dec 20, 2011

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Roy Campolongo  
Seaford, NY  
Dec 20, 2011

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George Majoros  
New York, NY  
Dec 20, 2011

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Betsy Kim  
New York, NY  
Dec 20, 2011

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There are too many NYU dorms and irresponsible students in the east and west villages already. Block this overbuilding by NYU!

Claudia Vosper  
New York, NY  
Dec 20, 2011

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judy hoffman  
Brooklyn, NY  
Dec 20, 2011

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Maury Hopson  
New York, NY  
Dec 20, 2011

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Naomi Usher  
Nyc, NY  
Dec 20, 2011

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Thomas Lippy  
Prince, NY  
Dec 20, 2011

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Please preserve the integrity of Washington Square and Greenwich Village. This is an historically rich and culturally important neighborhood.

Donna Maria deCreft  
New York, NY  
Dec 20, 2011

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E.B. Weiss  
New York, NY  
Dec 20, 2011

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William Papaleo  
New York, NY  
Dec 20, 2011

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Please think about the neighborhood as that a neighborhood. Not a college campus. thank you

Linda Pomponio  
Peter Stuyvesant, NY  
Dec 20, 2011

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Why would you change this unique place. This is not good for the community at all.

Beth Nagorsky  
Newington, CT  
Dec 20, 2011

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William and Ruth Gross  
New York, NY  
Dec 20, 2011

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Rebecca Vinacour  
Tolleson, AZ  
Dec 20, 2011



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NYU, I understand is not primarily a university - it is first and foremost a corporation, and as such, part of the 1%. (This is a relatively recent phenomenon; universities used to be bastions of learning, but since the Reagan tax restructuring and subsequent waves of deregulation, they have become profit machines.) As a corporation, its mandate is to grow and make more and more money. This it has done, already ruining vast swaths of the Lower East Side. To expect NYU to adhere to its historic mission as a place of teaching is ridiculous; it will not do so. Therefore, the government, and if not the government, must regulate it. But again, I have no faith at all that the Mayor (also part of the 1%), the Speaker (the Mayor's toady of late), or any other part of the city government will take action. They are either frightened of so powerful an opponent, or they've been paid off. So it will no doubt be up to the people.

Chris Brandt  
New York, NY  
Dec 20, 2011

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I agree with keeping zoning the same and no expansion. NY is looking like anything but NY and the Village needs to be preserved. Jake sitting on my mother's computer home from college

Jacob Katz  
New York, NY  
Dec 20, 2011

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Jason Baluyut  
Brooklyn, NY  
Dec 20, 2011

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Jennifer L. Heuson  
Brooklyn, NY  
Dec 20, 2011

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eliane baggenstos  
Long Island City, NY  
Dec 20, 2011

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Please do not destroy these historic neighborhoods (which are one of the reasons many students want to attend NYU in the first place) in order to expand. There are alternatives.

Cheryl Parry  
Brooklyn, NY  
Dec 20, 2011

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Lynn Vaag  
NYC, NY  
Dec 20, 2011

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Help revitalize the Wall Street area! It really needs your help.

Andre Mirabelli  
New York, NY

Dec 20, 2011

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Carol Stiles  
Staten Island, NY  
Dec 20, 2011

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No, stop the octopus!

Sandra Allen  
New York, NY  
Dec 20, 2011

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NYU: The university that ate New York!

Mitchell Grubler  
New York, NY  
Dec 20, 2011

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Dera NYU, have'ny you take enough of our beloved town?

juan quinonez  
Bronx, NY  
Dec 20, 2011

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Cassandra Bransford  
Vestal, NY  
Dec 20, 2011

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Eleni Mylonas  
Prince, NY  
Dec 20, 2011

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Marjorie Forbes  
Nyc, NY  
Dec 20, 2011

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stephen tarter  
NY, NY  
Dec 20, 2011

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Gillian Smith  
Little Ferry, NJ  
Dec 20, 2011

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Shahid M. Allah  
Washington, DC  
Dec 20, 2011

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Joan Schaffer  
Jackson Hts, NY  
Dec 20, 2011

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Daniel Goldberg  
Brooklyn, NY  
Dec 20, 2011

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Kate  
Brooklyn, NY  
Dec 20, 2011

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Audrey Bernfield  
New York,, NY  
Dec 20, 2011

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David Ghesquiere  
New York, NY  
Dec 20, 2011

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As an NYU alumna (Ph.D) and long-time (38+ years) resident of the Lower East Side, I oppose any further expansion of NYU into our neighborhoods. NYU has done little, if anything, for the community's benefit but it has greedily annexed entire chunks of the neighborhood for its own exclusive use, and has been a major contributor to the erosion of the quality of life for Village and East Village residents. No more expansion--enough is enough!

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Marie-Claire Picher  
New York, NY  
Dec 20, 2011

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Time has come to be concerned with saving the identity of our neighborhoods before it is to late

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steve null  
new york, NY  
Dec 20, 2011

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NYU is an arrogant, imperial occupier, expanding and operating with no regard for the impact it has on the neighborhood. While gentrification and the social deterioration of the Village and Lower East Side--and the transformation of the area from a stable community into a hip transient destination--has been an ongoing process, NYU is the single-most entity that has caused and contributed to the decline of a viable place where working people lived, raised families and made the area what it once was. NYU has destroyed the neighborhood's social cohesion and it's time this pernicious institution is reined in.

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Bill Koehnlein  
New York, NY  
Dec 20, 2011

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Marianne Shanley

Brooklyn, NY  
Dec 20, 2011

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NYU's plans are shocking and disgusting! As a long-time resident of the East Village, I've seen NYU chewing up bits and pieces, beginning with the destruction of the Poe House in the 90s. They should be ashamed, but they're too arrogant. They have to be stopped!

Joanie Fritz Zosike  
New Yoek, NY  
Dec 20, 2011

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Anna Marti  
New York, NY  
Dec 20, 2011

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Don't let em own nyc!!!!!!!!!!!!!!

Michael Allan  
brooklyn, NY  
Dec 20, 2011

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Michelle Misner  
Brooklyn, NY  
Dec 20, 2011

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hope silverman  
Nyc, NY  
Dec 20, 2011

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Nina Hernandez  
Prince, NY  
Dec 20, 2011

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Maria Sandra Crosby  
New York, NY  
Dec 20, 2011

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Don't turn our charming, historic neighborhood into a gigantic college campus!

Richard Laughren  
New York, NY  
Dec 20, 2011

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Merrill Frank  
Jackson Hts, NY  
Dec 20, 2011

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Judith Laughren  
New York, NY

Dec 20, 2011

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Rose Levy  
Nyc, NY  
Dec 20, 2011

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Alafia Akhtar  
Nyc, NY  
Dec 20, 2011

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Nicole Henderson  
New York, NY  
Dec 20, 2011

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Please reject the NYU petition. The Village will come to resemble lower Manhattan a former historic area.

Anne Collins  
New York, NY  
Dec 20, 2011

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Donna Lennerth-Jones  
Cary, NC  
Dec 20, 2011

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Lynn collinson  
Ny, NY  
Dec 20, 2011

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joyce jonas  
ny, NY  
Dec 20, 2011

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william hirschfeld  
ny, NY  
Dec 20, 2011

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This plan spells the end of our precious neighborhood. My son resigned as a member of the NYU alumni association committee when he heard of the university's plan. NYU considers the Village its campus - it is not. It belongs to all of us who live here, work here and have raised our families here.

suzanne sahi  
new york, NY  
Dec 20, 2011

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Michael Minotillo  
New York, NY  
Dec 20, 2011

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Beth Tondreau  
Prince, NY  
Dec 20, 2011

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NYU has already destroyed the character of the village with all their highrises and over development. No more public land and no more zoning changes should be allowed. The east and west village have reached the limit of reasonable growth. Services such as sewers and electricity are already maxed out. Too much light is blocked by all the highrises. Let them expand into areas where there is a large surplus of commercial space. There are better ways for the city to collect tax revenue.

Michael Oakleaf  
Peter Stuyvesant, NY  
Dec 20, 2011

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Please do not destroy historic protections in place for years and years for zoning! I am not recognizing the village or new people who are moving here as a result of massive new apartments owned by foreign part time buyers and folks who have no connection or history to our very very special community, existence and architecture. Thank you.

Evette j. stark Katz  
New York, NY  
Dec 20, 2011

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I am completely outraged and disgusted by this proposed plan. I am tired of our city's politician's allowing NYU to manipulate the zoning of the community to whatever suits themselves while the community is ignored.

Peter Vonderlieth  
New York, NY  
Dec 20, 2011

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NYU's administration decided to expand the institution before building sufficient capacity - a reverse Field of Dreams, "We will have them come, then we will build because the community will have no choice but to let us." This is a clear taking from the community. NYU already has critical mass in the neighborhood and they have an invitation from another neighborhood with capacity THAT WANTS THEM. The neighborhood was and is integral without NYU - DO NOT LET THEM TAKE OUR NEIGHBORHOOD AWAY.

Kristen Steiner  
New York, NY  
Dec 20, 2011

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NYU is big enough already. Neither the village nor the city needs it to be any larger.

Alex Riccobono  
Prince, NY  
Dec 20, 2011

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Please do not continue ruining the village NYU!!!

Brooke W Young  
New York, NY  
Dec 20, 2011

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Wholeheartedly agree. A.L. Kriemelman

arthur kriemelman  
New York, NY  
Dec 20, 2011

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Trisha Logan  
Nyc, NY  
Dec 20, 2011

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Save the irreplaceable and famous beauty of our neighborhoods. Spare us the years of noise, construction and destruction.

Madelynn Appelbaum  
Southampton, NY  
Dec 20, 2011

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Jamie Kulhanekq  
New York, NY  
Dec 20, 2011

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Please stop NYU from destroying the cultural of the Village. They have been getting away with it for years and it needs to be stopped.

Kay Powell  
New York, NY  
Dec 20, 2011

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Please do not approve the plan. Please Please do not give any of the public land to NYU, especially the two strips along Mercer Street and LaGuardia Place. NYU got a benefit years ago with this land and should not get it back. Their argument that they need more space can be satisfied at other locations in the city. It would destoy the character of Greenwich Village to have so much new square footage where NYU plans.

Andrew Hudders  
NY, NY  
Dec 20, 2011

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Mary P Nelson  
New York, NY  
Dec 20, 2011

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NYU has, with zoning changes, been systematically encroaching on Greenwich Village space, adversely affecting the environment for local homes and small businesses. This most recent plan would create a major change - from one of New York's most valued family and arts charming historic neighborhoods to a big-building university-dominated one.

Judith Langer  
New York, NY  
Dec 20, 2011

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Madeleine Marx  
New York, NY  
Dec 20, 2011

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Michael Seery  
New York, NY  
Dec 20, 2011

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matthew young  
Mohegan Lake, NY  
Dec 20, 2011

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It is unfortunate that NYU, an educational institution dedicated to the public good, continues to make amoral business decisions that embarrasses its students and professors.

Robert E. Riccobono  
New York, NY  
Dec 20, 2011

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Ellen Baumritter  
New York, NY  
Dec 20, 2011

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Phyllis M Andrews  
New York, NY  
Dec 20, 2011

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Dorria Ameen  
New York, NY  
Dec 20, 2011

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It's bad for NYU.

Nadrian C. Seeman  
New York, NY  
Dec 20, 2011



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As I did in the Rudin Plan, I believe you all failed at providing the community you represent the Heath they need with a hospital, I do hope you change and stand up to those who try to destroy the fabric of the west village. Please don't fail again?

Alan Timothy Lunceford  
New York, NY  
Dec 20, 2011

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The NYU expansion has already ruined the East Village, taking over space more rightly suited to low-income housing.

Marilyn Recht  
Nyc, NY  
Dec 20, 2011

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No to NYU Bad for the Village Bad for NY Bad for NYU!

Shawn Chittle  
New York, NY  
Dec 20, 2011

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Dr. Edward J. Gorecki  
Nyc, NY  
Dec 20, 2011

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richard tschudy  
New York, NY  
Dec 20, 2011

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I don't want NYU to change the historic and community quality of the neighborhood.

Russ Carkhuff  
New York, NY  
Dec 20, 2011

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Daniel Fitzgerald  
Mahwah, NJ  
Dec 20, 2011

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Nancy Linn  
Nyc, NY  
Dec 20, 2011

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This is unconscionable! New York City has sold out enough. Keep the integrity of the neighborhoods by not bowing down to the highest bidder's whims, power flaunts and profit hoarding practices. Next they will insist on changing NYC's name to NYU- City.

Thea Foley  
Jersey City, NJ  
Dec 20, 2011

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Tara Leone  
New York, NY  
Dec 20, 2011

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Marianne  
Pahrump, NV  
Dec 20, 2011

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NYU is the fifth largest landowner in Manhattan -Please stop expansion of this corporation now! NYU should improve educational programs.

M.M. Serra  
New York, NY  
Dec 20, 2011

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Do Not Approve NYU's Massive Proposed 20 Year Expansion Plan in the Village

anne coleman  
Edinburgh, United Kingdom  
Dec 20, 2011

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This would continue NYU's re-make of the Village from the place that tourists from 'round the world come to see.

Richard Dodd  
New York, NY  
Dec 20, 2011

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The village should not be turned into a university playground!

Andrew Yard  
New York, NY  
Dec 20, 2011

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Michael T Reynolds  
New York, NY  
Dec 20, 2011

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I am an NYU graduate student and I oppose this expansion.

Claire Payton  
Prince, NY  
Dec 20, 2011

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Carol  
New York, NY  
Dec 20, 2011

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Paul Groncki  
NY, NY  
Dec 20, 2011

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gemma fastiggi  
new york, NY  
Dec 20, 2011

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David J.Meltz, M.D.  
Newton, NJ  
Dec 20, 2011

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The unique character of the Village is being lost slowly but surely by the growth of NYU

Bernard Schneider  
Nyc, NY  
Dec 20, 2011

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I DO NOT APPROVE OF NYU'S CONTINUED DESTRUCTION OF PROPERTY IN THE HISTORIC GREENWICH VILLAGE NOR DO I APPROVE OF THEIR PROPERTY DISTRUCTION OF THOSE OUTLYING GEOGRAPHIC LOCATIONS IN LOWER MANHATTAN. I DO NOT SUPPORT THEIR MASSIVE 20 YEAR EXPANSION PLAN IN THE VILLAGE. THIS AREA IS ALREADY OVER SATURATED WITH NYU AQUIRED PROPERTIES. ON MANY OF THOSE PROPERTIES THEY HAVE ERECTED THE MOST UGLY BUILDINGS FURTHER DESTROYING THE BEAUTY OF THE VILLAGE.

Joseph N. Di Marco  
New York, NY  
Dec 20, 2011

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jerome levy  
Prince, NY  
Dec 20, 2011

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Jennifer Markas  
Peter Stuyvesant, NY  
Dec 20, 2011

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Please vote NO on NYU's 20 year expansion plan in the Village.

Laurene Brown  
New York, NY  
Dec 20, 2011

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NYU's plan for expansion is like putting an elephant into a teacup. It makes no sense to put a huge building in the heart of Greenwich Village. They will hurt the Village, and it will be a mortal blow.

Ronna Texidor  
New York, NY  
Dec 20, 2011

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Edward Busse  
New York, NY  
Dec 20, 2011

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Stan Fogel  
Prince, NY  
Dec 20, 2011

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Beth Doner  
Stockbridge, MA  
Dec 20, 2011

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Stop ruining the Village

Marlene Nadle  
NY, NY  
Dec 20, 2011

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As an architect and New Yorker, I find NYU's plan extraordinarily harmful.

David Holowka  
New York, NY  
Dec 20, 2011

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K C Bailey  
Prince, NY  
Dec 20, 2011

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Helen Lynch  
New York, NY  
Dec 20, 2011

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Leslie Kriesel  
Nyc, NY  
Dec 20, 2011

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NYU's indifference to the historic, beautiful, energy-giving, enlightened, imaginative Village is despicable. Stop them from turning it into a money machine for them.

Alice Bernstein  
Nyc, NY  
Dec 20, 2011

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I am opposed to NYU's 20 year expansion plan as it will radically alter the historic character of Greenwich Village.

William Smathers  
New York, NY  
Dec 20, 2011

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Joan Martorano  
Beacon, NY  
Dec 20, 2011

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Barbara Hesser  
NYC, NY  
Dec 20, 2011

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myra martin  
new york, NY  
Dec 20, 2011

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Linda Mason  
New York, NY  
Dec 20, 2011

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NYU STOP ruining the Village and then marketing yourself as being in the heart of the Village. You have already taken away some of it's important landmarks. You are destroying the essence of the Village, what it stands for and our neighborhood.

Geraldine Scalia  
NYC, NY  
Dec 20, 2011

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Stephen Duncombe  
Prince, NY  
Dec 20, 2011

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I have lived in this neighborhood for over 30 years, The damage from NYU to the nature of this area, both physical & spiritual, is already tragic. To expand this private business even more so is truly criminal. These are our fulltime lives not our college campus years,

Lori E. Seid  
Nyc, NY

Dec 20, 2011

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Joan Banach  
Nyc, NY  
Dec 20, 2011

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katie e.  
New York, NY  
Dec 20, 2011

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This plan as proposed would adversely affect the look and character of one of the most precious and culturally/ socially historic districts not only in NYC but in the entire United States. The thought that we could lose our heritage for the massive expansion of New York University -- hardly a good neighbor to our community -- is insupportable.

Jane Weissman  
New York, NY  
Dec 20, 2011

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judith dunford  
Nyc, NY  
Dec 20, 2011

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NYU is a city campus. If you want a "campus" then you should move out of the city.

Chie Yard  
New York, NY  
Dec 20, 2011

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Susan Schindler  
Nyc, NY  
Dec 20, 2011

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Please don't allow this to happen!

Deborah Heimann  
Woodstock, VT  
Dec 20, 2011

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Robert Lederman  
NY, NY  
Dec 20, 2011

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Victoria horowitz  
New York, NY  
Dec 20, 2011

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john Campo  
nyc, NY

Dec 20, 2011

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Mary Sculley  
New York, NY  
Dec 20, 2011

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I am an NYU alumni and a resident of the Village for over 30 years and I think this plan is terrible and puts the needs of the university above the needs of the TAX PAYING Residents.

Louis Borriello  
New York, NY  
Dec 20, 2011

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Karen Porrazzo  
New York, NY  
Dec 20, 2011

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NYU is not a good neighbor! They do not own the Village! They should not be allowed to alter any long-standing zoning regulations.

susan woodland  
new york, NY  
Dec 20, 2011

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Amelia Roraback  
New York, NY  
Dec 20, 2011

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Completely unsuitable for the future of Greenwich Village and New York for NYU to expand more into the Greenwich Village area. NYU needs to expand to other areas and avoid the historic places, so we retain the historic culture of the city.

Martin Cole  
New York, NY  
Dec 20, 2011

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Christopher Johnson  
New York, NY  
Dec 20, 2011

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Please save the Village! NYU is dominating it. This proposal will alter the nature of the south Village.

Diana La Guardia  
New York, NY  
Dec 20, 2011

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J Siedun  
Nyc, NY  
Dec 20, 2011

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norma scheck  
Nyc, NY  
Dec 20, 2011

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wendy Palitz  
Leesburg, VA  
Dec 20, 2011

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Laura Bong  
NY, NY  
Dec 20, 2011

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Jane L. O'Brien  
Nyc, NY  
Dec 20, 2011

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Berrell Mallery  
New York, NY  
Dec 20, 2011

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Ann Eitzen  
Peter Stuyvesant, NY  
Dec 20, 2011

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bryant peters  
ny, NY  
Dec 20, 2011

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Please protect Greenwich Village and do not approve NYU expansion plans.

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Karen Christensen  
New York, NY  
Dec 20, 2011

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nyu has been given enough concessions for its insatiable appetite for real estate.

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leonard spencer  
new york, NY  
Dec 20, 2011

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Barbara J. Anello  
New York, NY  
Dec 20, 2011

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Eleanor Fulcher  
New York, NY  
Dec 20, 2011



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Monopolies are NOT GOOD for People. RICH PEOPLE are NOT more important than non Rich PEOPLE !  
STOP DIS-Gusting the Rest of US with this obvious "GRAB" . My Great Grandfathers Built this City and  
nobody's GOING TO TAKE MY PARKS AND VILLAGE AWAY !!! GOT IT?

Nancy Lauten  
Staten Island, NY  
Dec 20, 2011

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no NYU expansion into SoHo

lindsay  
new York, NY  
Dec 20, 2011

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The NYU plan would do damage to the streetscape and to the historic built environment of Greenwich  
Village, thereby causing great harm to the entire City of New York.

Gene A. Norman  
Jerome, NY  
Dec 20, 2011

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Nils Nichols  
Brooklyn, NY  
Dec 20, 2011

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I am a US citizen and lived in New York City for 25 years. This is not the kind of development that respects  
the needs or unique strengths of the city's neighborhoods.

Will Lashley  
London, United Kingdom  
Dec 20, 2011

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Surely NYU can think of more respectful and imaginative ways of expanding than to further encroach upon  
the surrounding neighborhoods and destroy what is left of their feeling of community and historical character.  
I am an alum of NYU and taught there for many years. For an institution of higher learning to embrace greed  
in this ugly way, urban blight, is a disgrace, and NYU should be ashamed. Also stopped.

Carolyn Heard  
New York, NY  
Dec 20, 2011

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Romy Charlesworth  
Nyc, NY  
Dec 20, 2011

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Michael Forman  
United Kingdom  
Dec 20, 2011

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H Aziz  
Brooklyn, NY  
Dec 20, 2011

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NYU IS A REAL ESTATE CONGLOMERATE POSING AS AN INSTITUTION OF "HIRED LEARNING".... ANY EDUCATIONAL INSTITUTION THAT HAS DESTROYED (AMONG OTHERS) EDGAR ALLEN POE'S HOUSE, THE THEATER WHERE EUGENE O'NEILS PLAYS WERE FIRST PRESENTED, THE FORMER ACADEMY OF MUSIC ON 14TH ST., THE LARGEST FORMER YIDDISH THEATER ON 2ND AVE (LATER BECOMING THE FILLMORE EAST, THEN THE LEGENDARY AND SUPERLATIVE GAY DISCO "THE SAINT" AND SO MANY OTHER QUINTESSENTIAL VILLAGE INSTITUTIONS, IN IT'S QUEST TO DOMINATE IF NOT OUT RIGHT OWN THE VILLAGE, IS NO LONGER A GOOD NEIGHBOR BUT RATHER A MALIGNANT CANCER INTENT ON CONSUMING IT'S HOST.... A UNIVERSITY,

MARK WILLIAM STEWART  
NYC, NY  
Dec 19, 2011

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Stacy Rosenstock  
New York, NY  
Dec 19, 2011

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Aaron Brooks  
Brooklyn, NY  
Dec 19, 2011

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If implemented, the NYU plan would not only be a disaster for residents of lower Manhattan, but for the overstuffed NYU student community that would result from it.

Stephen J Gruen  
New York, NY  
Dec 19, 2011

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John Diele  
Nyc, NY  
Dec 19, 2011

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Jayne Hertko  
Nyc, NY  
Dec 19, 2011

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Jay  
Brooklyn, NY  
Dec 19, 2011

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Kirini Kopcke  
New York, NY  
Dec 19, 2011

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Edward hillel  
Nyc, NY  
Dec 19, 2011

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I have been a homeowner in Greenwich Village for over 25 yrs. During this time the population has dramatically increased due to building in unlandmarked areas and conversions of industrial and office buildings. At the same time, greenspace has decreased. I believe that we now have the smallest amount of greenspace per person in Manhattan which has greatly impacted the area and is a huge negative in my mind. Greenspace is extremely important in any city and our area needs much more. A further reduction in the minimal greenspace here would greatly impact the quality of life for all village residents.

Kathy Bierman  
New York, NY  
Dec 19, 2011

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I grew up and lived almost all of my life around this area. What has been done there is already to obtrusive. Please stop over developing this area!!

Arthur Steuer  
Brooklyn, NY  
Dec 19, 2011

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It's too costly an operation to afford doing, plus many neighborhood /people issues.

Ruth F. Sherman  
Ossining, NY  
Dec 19, 2011

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NYU is doing irreparable harm to its reputation by seeking to destroy the Village that nurtured it.

M Clayton  
New York, NY  
Dec 19, 2011

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Winston  
NY, NY  
Dec 19, 2011

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I was born and raised in NYC and am an NYU alum. This repulsive takeover of all land in lower Manhattan has GOT TO STOP. Why doesn't NYU want to preserve Historic Lower Manhattan more? My uncle is leader of the Morton Street Preservation Society and they have nothing but problems with NYU. Makes me embarrassed to be an NYU alum.

Claudia Williams  
New Orleans, LA  
Dec 19, 2011

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Joanna Tankel

New York, NY  
Dec 19, 2011

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Robin Crutchfield  
New York, NY  
Dec 19, 2011

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michael farragher  
Peter Stuyvesant, NY  
Dec 19, 2011

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Jane Riccobono  
Prince, NY  
Dec 19, 2011

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Joanne Mariner  
New York, NY  
Dec 19, 2011

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Eileen C Flannery  
Richmond Hill, NY  
Dec 19, 2011

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Eugene Glalberman  
NEW York, NY  
Dec 19, 2011

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Please stop this cannibalistic expansion that further threatens to destroy the character and integrity of the village.

Suzanne W. Stout  
New York, NY  
Dec 19, 2011

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NYU is a university in Greenwich Village, not the other way around.

Don Pickett  
New York, NY  
Dec 19, 2011

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Urs Lerch  
Aarau, Switzerland  
Dec 19, 2011

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NYU occupies far too much of the Village already. Please protect our homes and businesses from obliteration at the hands of drunken students.

Kevin Rose  
Prince, NY

Dec 19, 2011

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Douglas Dunn  
New York, NY  
Dec 19, 2011

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Laura Reissman  
New York, NY  
Dec 19, 2011

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JEAN WEST  
NEW YORK, NY  
Dec 19, 2011

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preserve the character of the village area.

nancy kolbert  
NY, NY  
Dec 19, 2011

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The building plans of NYU require public land. They cannot build their Mercer Street buildings without taking control of land that is owned by the citizens of New York City. They cannot take control of this land without obtaining votes from our representatives. The height and mass of the Mercer Street buildings will darken our streets, stagnate our air and diminish the value of our real estate –while providing NYU commercial income. These buildings will destroy playgrounds controlled and nurtured by our citizens. If the land is controlled by NYU, we citizens cannot enforce promises made about future parks or schools. We the people are your constituents. A vote in favor of passing control of public land to NYU - a private institution - is an abdication of representation. I.M. Pei already spoke to the wrongfulness of the original design. As a ten-year resident – who is raising two children at the corner of Mercer & Broadway - I assure you that NYU is not acting as a “Private University in the Public Service”. This project does harm to our community, it does harm to the university’s scholarly integrity. Vote against any transfer of ownership, or control of land, to NYU. Vote for moving the DOT land to the Parks Department. Thank you. Sincerely, Glen Milstein, Ph.D.

Glen Milstein  
New York, NY  
Dec 19, 2011

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NYU has already turned W. 3rd street into an inhospitable back alley usually filled with trucks offloading stuff. The new plan will similarly destroy La Guardia Place, which at present has community gardens and some open space, and Bleecker Street where enormous structures are contemplated. The plan would bring so many people into the neighborhood that it will be hard to cross a road, let alone think.

Diana Boernstein  
New York, NY  
Dec 19, 2011

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I strongly oppose NYU's buying up buildings and ruining the Village.

Elizabeth Grace  
Bolinas, CA

Dec 19, 2011

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If you have any concern for NYC neighborhoods, do not approve this destructive, anti-community land grab.

Jane Stanciki  
NYC, NY  
Dec 19, 2011

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NYU has other places in the city available to it, places which could use the buildings--and not the Village which is in danger of being vastly overbuilt. This is an unacceptable addition in this location.

Mary & Douglas Steinbauer  
New York, NY  
Dec 19, 2011

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Daniel Goode  
NY, NY  
Dec 19, 2011

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Like other non-profits have done, NYU is taking advantage of its as of right privilege to make a profit. This is unethical.

martica sawin  
New York, NY  
Dec 19, 2011

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The Village will no longer be the Village if you allow this. Enough is enough! We already feel like we're living in the middle of a dorm/frat party.

Cynthia Marks  
New York, NY  
Dec 19, 2011

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Don't eliminate all the human scale of Greenwich Village. (NYU grad)

Carol Ginsburg  
NYC, NY  
Dec 19, 2011

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The character of the Village is precariously maintained as things stand, and much of what makes it an exceptionally valuable and beloved part of the city has been eroded by NYU expansion. This great an expansion would effectively transform this part of downtown into a campus- which is not at all desirable.

M. Rehberger  
Brooklyn, NY  
Dec 19, 2011

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Christopher Lowe  
New York, NY

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Dec 19, 2011

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Do Not Approve NYU's Massive Proposed 20 Year Expansion Plan in the Village

Anais Becerra  
NEW YORK, NY  
Dec 19, 2011

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zoe stark  
Nyc, NY  
Dec 19, 2011

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katharine loving  
Nyc, NY  
Dec 19, 2011

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Susan Kramer  
Nyc, NY  
Dec 19, 2011

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I'm an alumnus and faculty member who adds my voice to those who say the Village cannot absorb this kind of massive expansion.

Andrew Nargolwala  
Woodcliff, NJ  
Dec 19, 2011

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There is too much already gone from our neighborhoods. There re better alternatives. Please stop this from happening, Thank you, LYoung

L .Young  
Nyc, NY  
Dec 19, 2011

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Please do not approve this monster expansion plan. NYU is devouring our neighborhood. Its impact is overwhelming enough already. Zoning and deed restrictinsshould be left in place. Vote NO!

ann pettibone  
Prince, NY  
Dec 19, 2011

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Edmund Dunn  
New York, NY  
Dec 19, 2011

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Please do NOT approve NYU's expansion plan in the Village. Thank you.

John Sorensen  
Prince, NY

Dec 19, 2011

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Martha Wallner  
Oakland, CA  
Dec 19, 2011

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Jillian Hernandez  
Carteret, NJ  
Dec 19, 2011

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2.5 million feet squeezed into several city blocks: do you plan to build another subway entrance to handle this increased and dense population and how do you plan to keep the noise pollution at bay? Greenwich Village will need to undergo a name change to Greenwich CITY if and when this plan goes through.

R. Siegel  
Prince, NY  
Dec 19, 2011

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Allen Hunter  
Nyc, NY  
Dec 19, 2011

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Michael Santarpia  
Staten Island, NY  
Dec 19, 2011

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Donna Sperber  
NYC, NY  
Dec 19, 2011

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new york needs to save the residential communities---and stop destroying neighborhoods. we residents have had enough of this retro robert moses mindset which seems to be sweeping through lower manhattan lately. thought we all had learned that lesson the FIRST time!!! -----a native new yorker

m. campo  
nyc, NY  
Dec 19, 2011

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Liza Eckert  
Brooklyn, NY  
Dec 19, 2011

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This would complete the vandalism attempted by Robert Moses years ago -- the one in which he drew such pleasure from destroying neighborhoods.

Gordon Rogoff  
New York, NY  
Dec 19, 2011



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unrealistic

Charlie  
Charlotte, NC  
Dec 19, 2011

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NYU, do the right thing and send a message to the other neighborhood rapist, Columbia. No Mas!

Dan Abatelli  
Hampton Bays, NY  
Dec 19, 2011

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I want NYU to be more sensitive to the needs of the surrounding communities and not just steamroll the current 20 year plan over the objections and recommendations of the current residents and businesses this will affect immediately.

John Wm. Rommel  
Nyc, NY  
Dec 19, 2011

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Martha Cataldo  
New York, NY  
Dec 19, 2011

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katie adams  
Sweetwater, NC  
Dec 19, 2011

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eve moser  
Nyc, NY  
Dec 19, 2011

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Carol Wilson  
New York, NY  
Dec 19, 2011

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Lucia Cappuccio  
Kew Gardens, NY  
Dec 19, 2011

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Mary McClean  
New York, NY  
Dec 19, 2011

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Robert Clere  
New York, NY  
Dec 19, 2011

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Peter Filipenko  
NY, NY  
Dec 19, 2011

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julia nason  
New York, NY  
Dec 19, 2011

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James Dougherty  
New York, NY  
Dec 19, 2011

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Please help prevent this tragedy. Irreplaceable character of area will be further mutilated, erased forever from our unique jewel in NYC's crown.

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Anita Isola  
New York, NY  
Dec 19, 2011

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sally young  
nyc, NY  
Dec 19, 2011

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keep NYU from ruining our neighbourhood by building unsightly high rises! many thanks, andrea

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andrea casson  
Prince, NY  
Dec 19, 2011

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margaret mackey  
nyc, NY  
Dec 19, 2011

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I am so tired of the all-powerful and over-rated NYU... If they've got so much money to burn, they should donate to CUNY. That's where the 99% go to school!

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Helene Cappuccio  
Kew Gardens, NY  
Dec 19, 2011

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mary i swartz  
New York, NY  
Dec 19, 2011

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Please do not let one of the most historic areas of NYC be destroyed any further. There is room for this sort of huge growth in the financial district

Catherine Boursier  
New York, NY  
Dec 19, 2011

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Barbara Lidsky  
New York, NY  
Dec 19, 2011

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Gail Goldsmith  
NEW YORK, NY  
Dec 19, 2011

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NYU has already ruined the look of so much of the Square. I was born and educated in the Village and NYU is the most formidable foe my neighborhood has ever faced. NYU...back off before this all gets a lot uglier.

Mark Douglas  
ny, NY  
Dec 19, 2011

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This is not progress. This is symptomatic of our society, more is not enough, MUCH more is what we allow large institutions.....very sad, very wrong

Barry Nisman  
Plainview, NY  
Dec 19, 2011

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NYU, as a tax exempt non for profit institution should strive to do something that helps build the community and preserve the landmarks and characters of NYC. Instead, New Yorkers are in absurd situation to have to fight a major University (which they are subsidizing) in order to stop the expansion and destruction in the midst of NYC's historical center...

Mirjana CIRIC  
New York, NY  
Dec 19, 2011

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NYU is not a school, it is a greedy real estate agency.

Thomas Berry  
Peter Stuyvesant, NY  
Dec 19, 2011

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Merle Kaufman  
New York, NY  
Dec 19, 2011

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Amanda Weiner  
Prince, NY  
Dec 19, 2011

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Max McClusky  
New York, NY  
Dec 19, 2011

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The village is no longer the village with all of this mass expansion and height.

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Lynn J. Gross  
New York, NY  
Dec 19, 2011

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Do not violate the neighborhood with these monstrous buildings

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Nancy Horch  
New York, NY  
Dec 19, 2011

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NYU has destroyed much of what has always been so wonderful about the Village. Now they want to destroy the rest of it. It is an outrage for Village residents to be treated as cats-toys subject to the whim of NYU's massive institutional ego. NYU is out of control; it MUST be stopped.

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Doug Ramsdell  
Nyc, NY  
Dec 19, 2011

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david mulkins  
Nyc, NY  
Dec 19, 2011

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Claudia Levy  
New York, NY  
Dec 19, 2011

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I strongly urge you not to approve or support New York University's massive planned 20 year expansion plan in the Village. The plan is not only wrong for the Village and surrounding neighborhoods, which would be severely impacted, but New York City and even NYU itself. The plan requires undoing long-standing neighborhood zoning and open space protections and urban renewal deed restrictions, as well as selling off public land used as parks. At best, in a mere 20 years, NYU would be back asking for more zoning changes and more public land to expand further.

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Lawrence Salemme  
new york, NY  
Dec 19, 2011

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As a 40 year resident of the West Village I have watched NYUs degradation of the visual landscape. Now there are much greater threats to the West Village character by NYU's rapacity.

Amy Edminster  
New York, NY  
Dec 19, 2011

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S. T. Greene  
New York, NY  
Dec 19, 2011

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Katherine Jackson  
New York, NY  
Dec 19, 2011

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Alison Sky  
Prince, NY  
Dec 19, 2011

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Dr. Emelise Aleandri  
Spuyten Duyvil, NY  
Dec 19, 2011

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Don't let NYU destroy the Village!

F. Favretto  
New York, NY  
Dec 19, 2011

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NYU's plans are too extensive, planned for the wrong neighborhood, alternatives exist, city owned green space should not be given away and zoning that was fought for by Greenwich Village and achieved should NOT be given away..

Bill Borock  
New York, NY  
Dec 19, 2011

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Do I hear Governors Island? How come NYU let Cornell, an upstate school, come down here and do something great for our City. Maybe NYU needs to build up in Ithaca and learn something about open space.

Donathan Salkaln  
NYC, NY  
Dec 19, 2011

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I agree to reject NYU's proposal.

David Abramowitz  
New York, NY

Dec 19, 2011

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This great beast has gorged itself on far too much real estate already !

John von dem Beck  
South Palm Beach, FL  
Dec 19, 2011

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Carol Wreszin  
New York, NY  
Dec 19, 2011

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Renee Zuckerbrot  
New York, NY  
Dec 19, 2011

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Isabelle Duchesne  
Nyc, NY  
Dec 19, 2011

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Benjamin Lynn  
New York, NY  
Dec 19, 2011

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NYU's corporate greed and extremely selfish self-interest has to be reined in by the community that NYU is a part of, even though it ignores the community.

Margaret "Julie" Finch  
Nyc, NY  
Dec 19, 2011

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Instead of Greenwich Village, it has become NYU campus with no regard for historical preservation of any building, and all new NYU buildings are monstrosities which do not fit into the neighborhood.

Greg Jackson  
New York, NY  
Dec 19, 2011

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NO TO NYU2031! KEEP THE VILLAGE, "THE VILLAGE" ..no TO NYU THE REAL ESTATE CORPORATION. BRING BACK NYU tHE sCHOOL!

Gail Saplin  
New york, NY  
Dec 19, 2011

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Daniel mandell  
Nyc, NY  
Dec 19, 2011

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geulah ben-david  
New York, NY  
Dec 19, 2011

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Unprecedented, irrevocable, wrong for our longstanding residential district. Enough commercial space can be found easily elsewhere. Why destroy so many people's home space for student tourists.

Constance Christopher  
New York, NY  
Dec 19, 2011

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NYU is responsible for destroying many beautiful theaters The Palladium, The Fillmore East & The Bottom Line.

Aristedes Philip DuVal  
NYC, NY  
Dec 19, 2011

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Janis Eisner  
Parkside, NY  
Dec 19, 2011

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Greenwich Village is being systematically destroyed please do not allow this further violation. Don't only pay lip service to preservation

marian camery  
new york, NY  
Dec 19, 2011

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Susan Brownmiller  
New York, NY  
Dec 19, 2011

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Remember what NYU did to the LaGuardia Place area in the late 1950's. They destroyed a neighborhood saying they were building dorms and faculty housing, then turned the buildings into condos. NYU is in the real estate business, not education. They are hypocrites of a high and low order.

George Stegmeir  
New York, NY  
Dec 19, 2011

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Dan Rocker  
new york, NY  
Dec 19, 2011

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NYU has already done enough damage to this historic neighborhood. Let them move their plan somewhere else.

Ellen Williams  
New York City, NY  
Dec 19, 2011

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NO to NYU

Crista Grauer  
Prince, NY  
Dec 19, 2011

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Jessica Kaczorowski  
Nyc, NY  
Dec 19, 2011

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Shame!

Allan  
New York, NY  
Dec 19, 2011

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I am sick of the 800 pound gorilla that is NYU being handed everything they want on a silver platter. They are an incredibly destructive force in the city, and despite their official stance, they do not give a rat's behind about the neighborhoods they overrun and despoil, or the quality of lives they destroy. Their latest plan is just absurd, and would turn the West Village into NYUville. PLEASE do not let this happen - take a stand against this scholastic King Kong!

Lisa Ramaci  
New York, NY  
Dec 19, 2011

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**NYU IS OUT OF CONTROL AND RUINING THIS BEAUTIFUL AND QUAIN T AREA. YOU MUST BE STOPPED!**

LINDA LAGRECA  
NEW YORK, NY  
Dec 19, 2011



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nyu is so overwhelming in this small east/west village area that they established their own bus service. it services their students exclusively. worst still is that allowed MTA to reduce evening and eliminate weekend service for crosstown buses on st. marks, west 8th and east 9th. the NYU buses drive by on weekends and overnight filled with kids who should be riding public transit while the public has nothing but subway and not everyone can use subways.

martha danziger  
new york, NY  
Dec 19, 2011

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Roberta Polsky  
New York, NY  
Dec 19, 2011

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dr.angela klopstech  
new york, NY  
Dec 19, 2011

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eve archer  
Provincetown, MA  
Dec 19, 2011

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NYU's plan is a social, civic, urban-planning, aesthetic, and human atrocity, completely unnecessary and indefensible. There are good alternatives.

Erika Munk  
New York, NY  
Dec 19, 2011

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Augustine Impagliazzo  
Brooklyn, NY  
Dec 19, 2011

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Maybe NYU should move to Long Island where land costs are cheaper? It has become a blight on our area.

David McReynolds  
New York, NY  
Dec 19, 2011

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raffaele tramontana  
new york, NY  
Dec 19, 2011

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Susan Petitdemange  
New York, NY  
Dec 19, 2011

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Paula Goldfader  
New York, NY  
Dec 19, 2011

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Please save the village from NYU. There are other areas where NYU can expand without completely changing forever the unique character of Greenwich village.

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Kimberly Reece  
New York, NY  
Dec 19, 2011

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Tony Salvatore  
Nyc, NY  
Dec 19, 2011

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Robert Marantz  
New York, NY  
Dec 19, 2011

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I can NOT believe politicians could even consider such a plan-since WHEN does a single institution get to create such massive upheaval for multiple decades?? What a horrible prescedent! It is so long, it will condemn a lot of people to live in it till they literally DIE. I have been deeply disappointed with the lack of support or concern from the mayor, the council speaker, the council, etc since these kinds of zoning things could then happen all over the city. This is NOT a NIMBY issue. This is a private non profit trying to take severe advantage and should NOT be allowed! They are already a drain on this city's tax coffers-more buildings will equal more drain. Destroying a neighborhood is completely unacceptable. It WILL be remembered when we come to the polls next what you do now.

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Margot Eisenberg  
Prince, NY  
Dec 19, 2011

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I AM A FORMER RESIDENT OF THE EAST VILLAGE. KEEP YOUR STINKING GREEDY PAWS OFF MY OLD NEIGHBORHOOD YOU RICK GREEDY BASTARDS.

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Mare Meyer  
Burbank, CA  
Dec 19, 2011

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Bruce Meyer  
New York, NY  
Dec 19, 2011

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Diana  
Manitou, NY  
Dec 19, 2011

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Your stay in the village (which you have helped to destroy IS OVER. Stop being fixated on the village. You have no respect for the village. Your welcome IS OVER. There's plenty of room downtown or in Brooklyn. That is where your focus should be. Respectfully, Frank DeGregorie Class of '66

Frank DeGregorie  
New York, NY  
Dec 19, 2011

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Carol Davis  
NY, NY  
Dec 19, 2011

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Lorenzo Martone  
Nyc, NY  
Dec 19, 2011

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NYU has ruined enough already. Leave the Village alone!

Wendy Caster  
New York, NY  
Dec 19, 2011

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Eric Ambel  
Brooklyn, NY  
Dec 19, 2011

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Martin Simon  
New York, NY  
Dec 19, 2011

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Sandy Russo  
Nyc, NY  
Dec 19, 2011

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I don't understand why NYU, its president and board are so intent on destroying the character and historic significance of Greenwich Village. It's absolutely astonishing. We need to encourage them to become better neighbors and preserve the history of this area. NYU has already ruined the character and historic architecture on the south side of Washington Square Park. Now they want to continue their expansion and destroy other neighborhoods as well. We need to preserve the remaining historic areas in the city. I urge everyone to vote against NYU's expansion plan. PLEASE!

jan prokop  
New York, NY  
Dec 19, 2011

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Don't make your legacy turning Greenwich Village into the Penn Station of the 21st Century!

Armand Diaz  
Bayside, NY  
Dec 19, 2011

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I am an asthmatic and a lung cancer survivor. The dust and pollution that would result from. Years of construction will shorten my life and the lives of others in the area with similar problems.

Dr Kumar Krishna  
New York, NY  
Dec 19, 2011

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How dare anyone even think of taking away what little public land is left. I call it theft. Maybe it's time for a boycott of arrogant NYU?

Rusty Wilson  
New York, NY  
Dec 19, 2011

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NYU should take a cue from Cornell's plans: the point is to urbanize and integrate not to impersonalize and destruct living neighborhoods, most of them historical and landmarked.

Edin Buturovic  
New York, NY  
Dec 19, 2011

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loss of the green space is out of place in this city where there is a movement to increase green space and trees, not destroy them.

Valerie Krishna  
New York, NY  
Dec 19, 2011

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Rebecca Holdsworth  
Wells, ME  
Dec 19, 2011

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NYU has a proven track record as a bad neighbor not interested in preserving the quality of life for those of us who live and pay taxes in the Village. There are other areas of the city, including the closely Financial District, that could absorb the amount of footage NYU seeks to build without doing damage to the local environment. NYU's current 20-year expansion plan is a terrible one that should not be approved.

Jillian W. Slonim  
Nyc, NY  
Dec 19, 2011

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Manny Freitas

Morganton, NC  
Dec 19, 2011

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Mary Davidson  
New York, NY  
Dec 19, 2011

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Pig-headed, awful, unnecessary plan. The City FIRST. NYU LAST.

nancy Barber  
Nyc, NY  
Dec 19, 2011

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Amy Murray  
New York, NY  
Dec 19, 2011

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alice Baldwin  
new York, NY  
Dec 19, 2011

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marie dixon  
winchester, OR  
Dec 19, 2011

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Financial District needs NYU We have more than enough and This whole plan is monstrous. Do not approve it!

adriana clerk  
new york, NY  
Dec 19, 2011

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catherine young  
New York, NY  
Dec 19, 2011

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nyu is being unreasonable.

sheila strong  
New York, NY  
Dec 19, 2011

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NYU has been gearing up for this expansion for years, but must not be allowed to override long-established zoning laws just because they need space. We need our open spaces far more than NYU needs classrooms—which they can build in less pressurized neighborhoods such as the Financial District and Downtown Brooklyn.

Beth Sopko  
New York, NY

Dec 19, 2011

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Judy Pesin  
New York, NY  
Dec 19, 2011

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NYU has built much too much in our area -- destroying the character of a very special neighborhood. One that most NYC visitors want to visit. -- but a bit less every time NYU takes down or hides a part of it. They should have stopped building here at least 20 years ago.

Audrey Bernstein  
New York, NY  
Dec 19, 2011

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ted krever  
Staten Island, NY  
Dec 19, 2011

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Melissa  
Astoria, NY  
Dec 19, 2011

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Parks are for all people.

Michael J. Ricca  
Mineola, NY  
Dec 19, 2011

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please keep greenwich village as it is!! Better for education, the environment, tax payers and all local business people Respectfully David amram

david amram  
putnam valley, NY  
Dec 19, 2011

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I was born and raised in Yorkville and know the neighborhoods well. This expansion is destructive.

Susan Gibbons  
Fairless Hills, PA  
Dec 19, 2011

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Linda Gordon  
NY, NY  
Dec 19, 2011

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Curb this out of control growth now before nothing is left.

Frances Genovese  
New York, NY

Dec 19, 2011

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Gretta Wren  
Brooklyn, NY  
Dec 19, 2011

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Do not kill the goose that laid the golden egg. The Village is known for being this amazing place and inappropriate development will destroy the very thing it is.

co moed  
Nyc, NY  
Dec 19, 2011

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This plan will surely ruin the low-rise quality of the neighborhood and severely strain the city's infrastructure. I believe it will also have a negative economic impact as few tourists will want to visit a neighborhood that will be much like the rest of the city or any other city.

Shelly Warwick  
Prince, NY  
Dec 19, 2011

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Greenwich Village is too important a cultural and historical hub to be turned into an extension of NYU. Please vote against this planned expansion.

Douglas Collura  
New York, NY  
Dec 19, 2011

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During my 30 years of residing in Greenwich Village, I have watched it being destroyed by NYU, Please send them to the Financial District.

Karin Limmroth  
New York, NY  
Dec 19, 2011

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There is too much of an NYU presence in the village as it stands now - NO MORE!!!

lauren Bergman  
New York, NY  
Dec 19, 2011

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NYU continues to assume that their interests outweigh those of the community. Please don't let them get away with it.

Martin Greenstein  
New York, NY  
Dec 19, 2011

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E. Adina Gordon, Ph.D.

NEW YORK, NY

Dec 19, 2011

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Please do not approve NYU's plan to expand in the Village. This is the wrong place for them to do so and their plans are too massive and will greatly impact the surrounding neighborhoods.

Linda Lusskin

Nyc, NY

Dec 19, 2011

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susan hirsch

new york, NY

Dec 19, 2011

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I am completely against the Expansion Plan. It will ruin our lives for the next 20 years; it will ruin the environment indefinitely.

Amy Smiley

New York, NY

Dec 19, 2011

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Jin Ai Yap

Prince, NY

Dec 19, 2011

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Laura Gonzalez Fierro

New York, NY

Dec 19, 2011

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Michael Fisher

New York, NY

Dec 19, 2011

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Preserve NYC

gonzalo perez salazar

Kensington, CA

Dec 19, 2011

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What NYU has already done to the Village has made it ugly and uninhabitable, with the sheer numbers of students on any given day. Also, the callous destruction of so many precious, historic old edifices has been a source of horror for me.

J. Milazzo

New York, NY

Dec 19, 2011



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Please don't approve NYU's expansion plan - this will ruin downtown!

Victoria Lau  
New York, NY  
Dec 19, 2011

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Enough already!!

Sarah Gallagher  
New York, NY  
Dec 19, 2011

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Wesley Greenbaum  
Brooklyn, NY  
Dec 19, 2011

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Regina Joseph  
Nyc, NY  
Dec 19, 2011

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Jim Long  
Prince, NY  
Dec 19, 2011

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Please do not approve NYU's 2031 plan. My husband and I do not want to live in a construction site for the next 17 years. We love the Washington Square green area as well as the green area around the towers.

Loren Wolfe  
New York, NY  
Dec 19, 2011

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This expansion plan would be terrible for all of lower Manhattan. Please do not approve this NYU expansion plan.

Jim Pavlicovic  
New York City, NY  
Dec 19, 2011

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Please do not approve NYU massive expansion

Luis and Monica Godoy  
NYC, NY  
Dec 19, 2011

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madigan holohan  
Little Neck, NY  
Dec 19, 2011

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I have seen the effect of NYU's over-development on the Village. This plan will bring ruin on our unique community. Enough.

Ginger Bramson  
New York, NY  
Dec 19, 2011

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Barbara Kestenbaum  
New York, NY  
Dec 19, 2011

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As a 43 year resident of the Village I strongly urge you not to approve NYU's plan. I've seen faculty & students come and go , have little input in the community., and they don't vote.

Lenore Galker  
New York, NY  
Dec 19, 2011

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NYU has already taken over much of its neighborhood around Washington Square Park. It should look to other areas and other resources available rather than rezone long-standing, well-loved and treasured neighborhoods that make New York City the interesting, dynamic place it is today.

Julia Johnson-Dutterer  
New York, NY  
Dec 19, 2011

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Nancy Wilken  
New York, NY  
Dec 19, 2011

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This plan must not be approved

Rose Gregorio  
New York, NY  
Dec 19, 2011

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Please do not destroy what's left of Greenwich Village by approving NYU's behemoth expansion plan. Thank you

Heather Frayne  
New York, NY  
Dec 19, 2011

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iWe support GVSHIP's stand on this NYU issue. This is a massive plan that must be stopped.

USCC  
New York, NY  
Dec 19, 2011

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This is a horrible plan for the Village and for most of NYC. Thank you.

John McGinn  
NYC, NY  
Dec 19, 2011

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Andrew Ross  
New York, NY  
Dec 19, 2011

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Greenwich Village is not NYU's property to turn into a money making dorm for that private corp. NYU should buy up some of those condos in the meat market for thier students.

Marc Duncan Felix  
New York, NY  
Dec 19, 2011

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We need to address the needs of the community rather than the unlimited expansion of this university.

EKasowitz  
Nyc, NY  
Dec 19, 2011

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This plan is not the right plan for the Village and surrounding area.

Peter Davies  
New York, NY  
Dec 19, 2011

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As a 35 year resident of SOHO I have watched NYU do pretty much whatever it wants over the years, but one can hope.

KEVIN D SLAKAS  
New York, NY  
Dec 19, 2011

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The proposed compromise to the plan is not acceptable. It will still destroy the area that is an oasis in the city.

Norma Weisberg  
New York, NY  
Dec 19, 2011

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Please do not vote for this expansion plan

Robert Brin  
New York, Samoa  
Dec 19, 2011

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Bertell Ollman  
New York, NY  
Dec 19, 2011

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Linda C. Jones  
New York, NY  
Dec 19, 2011

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Florence Ball  
Nyc, NY  
Dec 19, 2011

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Rachel Lavine  
New York, NY  
Dec 19, 2011

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Greenwich Village is a national treasure that is worth protecting. People come from around the country and the world to visit this famous neighborhood. Let's not destroy it by overbuilding.

James A. Moorehead  
New York, NY  
Dec 19, 2011

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With this plan the Village becomes an unattractive local for anyone over 40. Shops and restaurants and street traffic will look like a college campus.

Myron Koltuv  
New York, NY  
Dec 19, 2011

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sheila browning  
New York, NY  
Dec 19, 2011

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James Truman  
New York, NY  
Dec 19, 2011

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Anne Reingold  
Planetarium, NY  
Dec 19, 2011

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w smith  
Nyc, NY  
Dec 19, 2011

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Patricia Robbins  
New York, NY

Dec 19, 2011

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Robert Nichols  
New York, NY  
Dec 19, 2011

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Tom Jennings  
Nyc, NY  
Dec 19, 2011

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Elaine Wilcox  
New York, NY  
Dec 19, 2011

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Leslie Weeden  
New York, NY  
Dec 19, 2011

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NYU is enviromentally more damaging to Greenwich Village than golbal warming. They are systematically destroying one of the main reasons students like to attend NYU...the neighborhood.

David Teitel  
New York, NY  
Dec 19, 2011

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I totally agree with this petition. NYU can find much better, more fitting alternatives to this plan. What NYU is proposing is completely wrong for the South Village.

Susanne Greene  
New York, NY  
Dec 19, 2011

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Greenwich Village is New York City's Paris. It should be preserved for what it is and keep its neighborhood flavor. The millions of toursits who come will not come to see big buildings.

Georgianna Appignani  
Nyc, NY  
Dec 19, 2011

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A. Tom Grunfeld  
New York, NY  
Dec 19, 2011

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NYU needs to act responsibly, embrace geographic diversity, end the adversarial, entitled and destructive approach it has taken to inappropriate expansion in the Washington Square Park area.

Elizabeth S. Mann  
Nyc, NY  
Dec 19, 2011

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A born and raised New Yorker, I went to Cooper Union in the 1960s. Although I live in NJ, I have an apartment on East 9th St. The East Village has undergone tremendous changes, not all of them good. NYU has always been interested in protecting its surround neighborhoods and I hope they will continue to do so and not build in the East Village.

Debora & David Meltz  
Newton, NJ  
Dec 19, 2011

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Diane Greco Josefowicz  
Providence, RI  
Dec 19, 2011

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This plan is a disaster for the Village and all of New York City.

Gilda Pervin  
New York, NY  
Dec 19, 2011

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Kathleen Collins  
Peter Stuyvesant, NY  
Dec 19, 2011

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William Ruddick  
New York, NY  
Dec 19, 2011

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Natan Nuchi  
new york, NY  
Dec 19, 2011

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Don't destroy the most beautiful neighborhood in Manhattan!

Rebecca Minnich  
Brooklyn, NY  
Dec 19, 2011

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There is no reason NYU cannot put their new buildings in the financial district. The notion that that would make it difficult for professors and students to commute to the main campus is ludicrous. As a Columbia professor who commutes 100 blocks by subway to his campus from the Village, I find this reasoning utterly deceptive. The Village will be ruined dby this move. VOTE AGAINST IT, PLEASE

Nicholas Christopher  
Nyc, NY  
Dec 19, 2011

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Julia Mastnak  
NYC, NY

Dec 19, 2011

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Mary Levine  
Nyc, NY  
Dec 19, 2011

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NYU has done enough damage to the village as it is. Stop them!

Jackie Sheeler  
Nyc, NY  
Dec 19, 2011

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Alexander Gross  
NYC, NY  
Dec 19, 2011

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Fiore DeRosa  
New York, NY  
Dec 19, 2011

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Bruce C Kingsley  
New York, NY  
Dec 19, 2011

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William Goldstein  
New York, NY  
Dec 19, 2011

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This plan is monstrous at every level and in its disregard for NYU faculty rather shocking. The plan condemns all of us to live in a construction site for years to come. That quite aside from the unconscionable indifference to the neighborhood itself. It must and should be stopped.

Marilyn B. Young  
New York, NY  
Dec 19, 2011

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NYU still owes the neighborhood open space and a school, from their last expansion.

Margaret M. Breed  
Prince, NY  
Dec 19, 2011

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The NYU plan must be stopped! Preserve open space and park land, and zoning requirements.

Katherine Rutherford  
NYC, NY  
Dec 19, 2011

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Paul Vlachos  
New York, NY  
Dec 19, 2011

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I have lived in the Village and SoHo for decades, & recently moved to LES, due to high rents. The Village is important to the ongoing meaning of New York! It should not be owned by NYU. It is the people's place--history shows this. It's historic buildings need to be preserved, and certainly Washington Sq. Park needs to be open for humanity!

Miriam Mondlin  
Nyc, NY  
Dec 19, 2011

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Our neighborhood is already crowded, and these new buildings would make life unbearable for residents, especially for our children who have very little space to play even now.

Julia Karow  
New York, NY  
Dec 19, 2011

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Peter D  
New York, NY  
Dec 19, 2011

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judith Alpert  
New York, NY  
Dec 19, 2011

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Please don't ruin our neighborhood.

Penny Asherman  
New York, NY  
Dec 19, 2011

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kate kobayashi  
New York City, NY  
Dec 19, 2011

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WHAT I, & THE MAJORITY OF NYU'S CRITICS, OBJECT TO IS NOT THE PLAN TO MEET YOUR NEEDS FOR SPACE. IT'S WHERE NYU WANTS TO IMPLEMENT THE PLAN. THERE ARE AREAS OF THE CITY WHERE IT WOULDN'T IMPACT NEGATIVELY ON A COMMUNITY & WHICH WOULD BE MUCH MORE APPROPRIATE

LEZLY ZIERING  
NYC, NY  
Dec 19, 2011



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STOP this horror Mr.Mayor. There is more to NYC than your real estate interests! I'm tired of hearing how much NYU cares about our neighborhood every time they come up with a project to destroy it.

Madison Arnold  
Prince, NY  
Dec 19, 2011

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Marilyn & Ed Henrion  
New york, NY  
Dec 19, 2011

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I graduated from NYU and think the school is ok, but the expansion is a bad idea. If they have a surplus of money, they could cut their obviously inflated tuition and concentrate on their students instead of their real estate portfolio.

Adam Marelli  
Nyc, NY  
Dec 19, 2011

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Development should be humane, thoughtful and helpful.This action is criminal.

Debra Sandler  
New York, NY  
Dec 19, 2011

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Amy Greer  
Brooklyn, NY  
Dec 19, 2011

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Sidney Cholmar  
New York, NY  
Dec 19, 2011

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It is vital to preserve communal living for citizens in whatever little remains of past Village life, which the current NYU proposal will wipe out. Continuity in village life is vital to NYC.

wolhee choe  
New York, NY  
Dec 19, 2011

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There are areas elsewhere that would willingly accommodate your needs. Leave our Village alone!

Juanita Ambrose, Ph.D.  
New York, NY  
Dec 19, 2011

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Ruth Brn-Ghiat  
New York, NY

Dec 19, 2011

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Quit destroying the neighborhood that is making NYU so successful. The Village is a National Monument, not a college campus.

Laurel Hulley  
New York, NY  
Dec 19, 2011

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I appreciate your work and efforts on behalf of your constituents. Re: NYU: Please do not let them continue to overwhelm us. The tribeca community has invited them, welcomes them. NYU has a history of not keeping faith with their promises. Let us not be the Village in NYU but try to contain them and keep it NYU in the Village. Thank you for your efforts. sincerely, Miriam Fox

Miriam Fox  
New York, NY  
Dec 19, 2011

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NYS has singlehandedly destroyed the character and nature of Greenwich Village and downtown Manhattan. It should be BANNED from any further development.

Lucy Levy  
NY, NY  
Dec 19, 2011

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NYU has ruined too much of the village and east village already

Rosalyn Baxandall  
NYC, NY  
Dec 19, 2011

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Donald Rosen  
Nyc, NY  
Dec 19, 2011

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This is all wrong for the Village this is not Abu Dabai. Get Real.

Maxine Glorsky  
NYC, NY  
Dec 19, 2011

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Stop This Project !!!

C. Garcia  
NY, NY  
Dec 19, 2011

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Anna Wieder  
New York, NY

Dec 19, 2011

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Little by little they are reducing a vibrant neighborhood to a college campus --and there are many other sites for their expansion---

Sheila Brown  
Nyc, NY  
Dec 19, 2011

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Margot Niederland  
Nyc, NY  
Dec 19, 2011

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NYU has already impaired the neighborhood below Washington Square Park enough! Yes, expand in the Financial District further downtown, better for everyone!

Melissa MUDRY  
New York, NY  
Dec 19, 2011

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daniel mayper  
new york, NY  
Dec 19, 2011

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NYU wants to take over NYC.

Rebecca Moore  
New York, NY  
Dec 19, 2011

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As an urban planner who routinely works with municipalities and non-profits to broker balanced expansion agreements of non-profits and/or institutions, the amount of development included in this proposal will overwhelm the surrounding community as well as remove benefits that were negotiated decades ago. NYU abandoned their Uptown campus in the Bronx in the 1970s to focus on building their educational real estate empire in the Village, much to the dismay of both neighborhoods. They should not be rewarded with zoning changes and variances for previous and current bad behavior.

Paul Graziano  
Linden Hill, NY  
Dec 19, 2011

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When does NYC get renamed NYU? Oh bite me, Bloomberg; you are a disgrace to New York.

ELLY MCGILLY  
Nyc, NY  
Dec 19, 2011

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WE MUST STOP NYU FROM IMPLEMENTING THEIR MONSTROUS DESTRUCTION PLAN. LET'S ALL WORK TOGETHER TO DO THIS NOW! MP

Milton Polsky  
New York, NY  
Dec 19, 2011

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i have seen the changes since 1989 when i moved to the village. heartbreaking at best. it must stop.

eileen cassidy  
new york, NY  
Dec 19, 2011

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The World Trade Center has the space they need NOT a Village Buster

Martin Hechtman  
New York, NY  
Dec 19, 2011

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Go somewhere else to grow NYU. This is a neighborhood where people live, raise children, it's not your exclusive campus!!!

Ruth Gruen  
Nyc, NY  
Dec 19, 2011

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I DO NOT APPROVE THE NYU'S MASSIVE PROPOSED 20 YEAR EXPANSION PLAN IN THE VILLAGE.

arline  
NEW YORK, NY  
Dec 19, 2011

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Laura  
New York, NY  
Dec 19, 2011

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Please save the village!!!

Paolo Alippi  
Manhattan, NY  
Dec 19, 2011

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Respect for scale, scale, scale must replace greed, greed, greed.

Doris Toumarkine  
New York, NY  
Dec 19, 2011

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Deborah beck  
Peekskill, NY  
Dec 19, 2011

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Marydene Davis  
Nyc, NY  
Dec 19, 2011

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This expansion plan is too disruptive in a truly historic part of NYC. We need to cherish every precious square foot of public land which is available to all to use. If the city rezones it then that land will only be available to an exclusive few.

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Suzanne Taylor  
Long Island City, NY  
Dec 19, 2011

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Jane E Lucas  
New York, NY  
Dec 19, 2011

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Deley Gazinelli  
New York, NY  
Dec 19, 2011

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Willard B Taylor  
New York, NY  
Dec 19, 2011

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Elise Fischer  
Peter Stuyvesant, NY  
Dec 19, 2011

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Please aid your constituents in the Village who will be subjected to 20 years of construction and the loss of publicly owned green areas, as well as zoning changes which will be harmful.

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Sylvia Rackow  
New York, NY  
Dec 19, 2011

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People are complaining about the excessive noise in Washington Square Park. It's because it is the only place left to gather in GV.

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janice zupan  
Prince, NY  
Dec 19, 2011

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A. S. Evans  
Prince, NY

Dec 19, 2011

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this benefits real estate investors but hurts education, e.g. destroying the gym hurts NYU students and neighbors. There are alternatives.

Moss Roberts  
Prince, NY  
Dec 19, 2011

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stop nyu from destroying the village.

pat steir  
new york city, NY  
Dec 19, 2011

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martin hutner  
new york, NY  
Dec 19, 2011

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Laura Swain  
New York, NY  
Dec 19, 2011

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NYU is wanted in other parts of the city, they can go there! The Village should not be force fed these masses of people who for the most part are transient kids. We live here.

Patricia Spadavecchia  
New York, NY  
Dec 19, 2011

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Aurora Hendricks  
nyc, NY  
Dec 19, 2011

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Addie Tomei  
NY, NY  
Dec 19, 2011

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Gloria Tarigo  
New York, NY  
Dec 19, 2011

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I live here. They should be better neighbors and not a tax on the resources and public utilities in the community. They have lied about their plans in the past and they will not keep their word about their development now.

Susan Freel  
Nyc, NY  
Dec 19, 2011

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With this plan, NYU breaks the sacred trust with the community.

PATRICIA ORFANOS  
Prince, NY  
Dec 19, 2011

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I want to preserve what remains of the character of the Village and East Village that I love. We need to take a step back and develop a comprehensive strategy for deciding between the needs of huge institutions and the needs of the neighborhoods and their residents. NYU has already overrun the Central Village and the northern part of the East Village, where I live. I ask you as an elected official to vote to slow down development, allow for designation of more preservation districts and ensure the protection of our precious neighborhoods and local small businesses and institutions.

Craig Kuehl  
New York, NY  
Dec 19, 2011

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Mason  
Chapel Hill, NC  
Dec 19, 2011

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If anything, we need more affordable housing, not high rise towers for the wealthy.

Robert Marshall  
New York, NY  
Dec 19, 2011

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Emma Hohenstein  
Peter Stuyvesant, NY  
Dec 19, 2011

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Harvey Epstein  
Ny, NY  
Dec 19, 2011

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Alex Leme  
Nyc, NY  
Dec 19, 2011

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Enough is enough. They've already destroyed the blocks below Washington Square Park.

Anthony Jannetti  
New York, NY  
Dec 19, 2011

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Ellie Rubin  
Nyc, NY  
Dec 19, 2011

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NYU is Taking everything from the Village and Giving nothing.

Penny Jones Barbera  
New York, NY  
Dec 19, 2011

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Jeanne Wilcke  
New York, NY  
Dec 19, 2011

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John Sexton ran down and testified Mike Bloomberg must have a third term and now you know why and also why he and every evil real estate magnate that would crush our community is giving truck loads of money to Christine Quinn Mike's mini-me a puppet, a pathetic woman who sold her soul to NYU and Bill Rudin and Wall Street.

Suzannah B. Troy  
NYC, NY  
Dec 19, 2011

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Molly Garfinkel  
Brooklyn, NY  
Dec 19, 2011

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Carol Squiers  
New York, NY  
Dec 19, 2011

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Please stop this Octopus from swallowing the village.

Helene Denton  
New York, NY  
Dec 19, 2011

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NYU finally has gone too far.

Patricia Savoie  
New York, NY  
Dec 19, 2011

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Joseph  
New York, NY  
Dec 19, 2011

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I personally will have a new building up against my living room window if NYU is allowed to move forward, but this is a much larger struggle to preserve the Village and to establish the sovereignty of citizens over corporations. Years ago, The Village organized to stop the construction of a freeway across the Village. We can do it again.

Gary Anderson  
New York, NY  
Dec 19, 2011

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Suellen Rubin  
Brooklyn, NY  
Dec 19, 2011

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Rebecca Shine  
New York, NY  
Dec 19, 2011

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Wendy Sloan  
NEW YORK, NY  
Dec 19, 2011

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Susan Obrecht  
New york, NY  
Dec 19, 2011

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margaret stewart  
New York, NY  
Dec 19, 2011

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d kelly  
Prince, NY  
Dec 19, 2011

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NYU has destroyed the Village. Already controls too much real estate. Stop the expansion now!

Barbara  
Nyc, NY  
Dec 19, 2011

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NYU is encroaching below market value without giving its students any aid to attend its schools

Ken Shung  
New York, NY  
Dec 19, 2011

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I lived for 20 years in the heart of the Village on Gay Street and for 20 years before that in Chelsea on 16th and 7th. I am opposed to NYU's plans. Please vote against them. --Barbara Williams Flanagan

Barbara W. Flanagan  
Long Island City, NY  
Dec 19, 2011

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I've taught at NYU but I'm appalled at their plans for the place I've lived in for the last 30 years.

betty fussell  
new york, NY  
Dec 19, 2011

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Karen Wolff  
Prince, NY  
Dec 19, 2011

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Gerhard Gruitrooy  
New York, NY  
Dec 19, 2011

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NYU's massive 20 year expansion plan would strip neighborhood zoning protections, undo open space preservation requirements, lift urban renewal deed restrictions, and give away public land currently being used as park space. The most troubling part of the expansion plan is that NYU has refused to listen to the concerns of the community.

Jean Standish  
New York, NY  
Dec 19, 2011

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Please, preserve your history, it is the only base for the future.

Leonardo Cannavo'  
Rome, Italy  
Dec 19, 2011

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NYU show the world you can be a GOOD NEIGHBOR. The West Village IS NYC History. Where are your values?

shirley zafirau  
NY, NY  
Dec 19, 2011

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Phil Agee  
Prince, NY  
Dec 19, 2011

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Sue Singer

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Mountain View, MO  
Dec 19, 2011

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If you want to have a job after 2013 oppose NYU's plan

carl rosenstein  
NY, NY  
Dec 19, 2011

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Jackie DiMarco  
New York, NY  
Dec 19, 2011

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Working for NYU I learned all this is a veiled plan to build massive housing to charge students 5 times the market rate - it's a crime!@

Robert Moore  
New York, NY  
Dec 19, 2011

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susan lamia  
New York, NY  
Dec 19, 2011

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Christa Carr  
new canaan, CT  
Dec 19, 2011

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gary tomei  
NY, NY  
Dec 19, 2011

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Barbara Jaffe  
New York, NY  
Dec 19, 2011

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Stop NYU from their expansion into the neighborhood! Their plan will change us into a cluttered urban development with clogs of traffic. Go away NYU and repopulate the world trade arena which is better suited.

carolee thea  
nyc, NY  
Dec 19, 2011

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Charles B. Strozier  
New York, NY  
Dec 19, 2011

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I am a loyal alumnus of the NYU medical school. But this is too much. This plan would further destroy what is left of the Village atmosphere. I urge you to vote NO!

Lawrence Bergner  
New York, NY  
Dec 19, 2011

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melanie lloyd  
New York, NY  
Dec 19, 2011

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I am convinced NYU can find infinitely better alternatives to this badly conceived plan.

Marian Zazeela  
New York, NY  
Dec 19, 2011

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D Zeidman  
Nyc, NY  
Dec 19, 2011

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emily mccully  
new york, NY  
Dec 19, 2011

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Stella Kramer  
Peter Stuyvesant, NY  
Dec 19, 2011

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Good Afternoon, I will not take more of your time to repeat what we have already stated as a group 100 times. This project is an injustice to the neighborhood. Let's permanently stop NYU's land grabs. Thank you. Damian Kennedy

Damian Kennedy  
New York, NY  
Dec 19, 2011

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Victoria  
New York, NY  
Dec 19, 2011

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Jessica Lamb-Shapiro  
New York, NY  
Dec 19, 2011

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Nancy Davis  
New York, NY  
Dec 19, 2011

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Jonathan Venison  
New York, NY  
Dec 19, 2011

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Stop this monster!

Hon. Anne Pratt Slatin  
United States  
Dec 19, 2011

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Let's keep our neighborhoods residential and green!

Meghan Stafford Kelley  
New York, NY  
Dec 19, 2011

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Paul Rabin  
New York, NY  
Dec 19, 2011

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I am against NYU'S massive expansion plan in the Village. Our long term neighborhood zoning must be protected. Thank you. Beverly Brodsky

Beverly Brodsky  
NYC, NY  
Dec 19, 2011

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john saffron  
Nyc, NY  
Dec 19, 2011

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They are ruining the neighborhood. They should build elsewhere which requires less destruction of the ny culture and history

Kay Kikuchi  
Prince, NY  
Dec 19, 2011

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Casimir Yanish  
New York, NY  
Dec 19, 2011

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Do Not Approve NYU's expansion plan in the Village!

Myrna Burks  
NY, NY  
Dec 19, 2011

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frank senko  
Toms River, NJ  
Dec 19, 2011

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Zoning and land-use protections must remain to prevent NYU from totally taking over the area south of  
jWashington Square park.

Joyce Mendelsohn  
New York, NY  
Dec 19, 2011

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Thomas Maresca  
New York, NY  
Dec 19, 2011

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Brian Webb  
Nyc, NY  
Dec 19, 2011

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NO EXPANSION!!!!

Jane Seguin  
New York, NY  
Dec 19, 2011

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Robert Plutzker  
New York, NY  
Dec 19, 2011

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overwhelming, ridiculous sized, innapropriate for the Village

Shirley Wright  
New York,, NY  
Dec 19, 2011

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Iris Schwartz  
New York, NY  
Dec 19, 2011

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Alyssa N.  
NY, NY  
Dec 19, 2011

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Peter Shakkour  
New York, NY  
Dec 19, 2011

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NYU has removed almost all of the charm and quality of the Village - this expansion is not what is needed for the community - as President Sexton said in his alum talk - you can walk a few blocks and not even know that there are dorms - keep it that way and leave GV to the residents

Mary Ann Bonome  
New York, NY  
Dec 19, 2011

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Linda Plotkin  
Nyc, NY  
Dec 19, 2011

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Susan Burkhardt  
New York, NY  
Dec 19, 2011

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Pam Widener  
New York, NY  
Dec 19, 2011

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Zoning regulations exist for very good and important reasons. It is outrageous that NYU thinks itself above the law!

Alexandra leaf  
Nyc, NY  
Dec 19, 2011

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Linda Yowell  
New York, NY  
Dec 19, 2011

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NYU's plan for WSV are illegal. WSV is rent stabilized as such NYU has no right to take away our amenities (attached garage, attached driveway, private playground, private garden) that are protected by state law. Moreover, pursuant to the Urstadt law, the city lacks the home rule necessary to approve these illegal requests.

Jeff Katz  
NY, NY  
Dec 19, 2011

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gloria sukenick  
New York,, NY  
Dec 19, 2011

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NYU would like to eat up the Village and change forever the character of this beautiful and unique area of NY. Don't let it happen, please!!!

Rosemary Plumstead  
Waretown, NJ

Dec 19, 2011

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Claire Gunning  
Brooklyn, NY  
Dec 19, 2011

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Greenwich Village is NOT an NYU campus.

Jill Robin-Schapiro  
New York, NY  
Dec 19, 2011

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Kathleen Hulley  
New York, NY  
Dec 19, 2011

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NYU's planned expansion will further impair the unique character of Greenwich Village-- derived in part from its historically significant housing stock, lower resident density and treasured open space. NYU has available far better alternatives than its current plan which, if implemented, will continue to erode the unique character of the Village.

John C. Sabetta  
New York, NY  
Dec 19, 2011

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Stewart Driller  
Nyc, NY  
Dec 19, 2011

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Charles Sekel  
Maplewood, NJ  
Dec 19, 2011

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Lucia Tait  
New York, NY  
Dec 19, 2011

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Valerie Sonnenthal  
New York, NY  
Dec 19, 2011

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The impact on Greenwich Village for such a development would be severe. NYU has absolutely no concern for its neighbors!

Phyllis Cohl  
New York, NY  
Dec 19, 2011



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The Village is not the place for further NYU expansion. Move the expansion further South, into the now nearly-abandoned old Financial District.

George Schwarz  
New York, NY  
Dec 19, 2011

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NYU is ruining the character of the Village. In the last ten years I have grown disgusted with my alma mater, which I once held in high regard. NYU needs to go to a neighborhood that welcomes its expansion.

Amy  
Prince, NY  
Dec 19, 2011

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Keep the neighborhood a neighborhood, Do not allow this desecration of this neighborhood. Keep the zoning laws as they are.

Priscilla Karant  
Prince, NY  
Dec 19, 2011

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Barbara Epstein  
New York, NY  
Dec 19, 2011

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Orlando Osorio  
New York, NY  
Dec 19, 2011

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Kevin McEvoy  
New York, NY  
Dec 19, 2011

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NYU has become a mega monster real estate business with a college attached.

Chris Marchitello  
New York, NY  
Dec 19, 2011

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plan is abusive

pablo goldberg  
new york, NY  
Dec 19, 2011

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NYU does NOT NEED this expansion, and has yet to prove it does.

Shirley Sealy  
New York, N.Y., NY  
Dec 19, 2011

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robin bossert  
NY, NY  
Dec 19, 2011

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NYU has done enough to destroy the unique qualities of life Greenwich Village offers to NYC with their high rise buildings along Washington Square South and West 3rd Street. The planned new skyscrapers will be an ecological disaster in the heart of Greenwich Village.

Hubert J Steed  
United States  
Dec 19, 2011

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LET'S CONTINUE TO TRULY, REALLY LOVE NEW YORK!!! NOT CONTINUE TO RUIN WHAT'S LEFT OF WHAT MAKES IT, US, SO SPECIAL!!

melina yáñez ortega  
new york, NY  
Dec 19, 2011

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Leonard Quart  
New York, NY  
Dec 19, 2011

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Fran Schwartz  
NY, NY  
Dec 19, 2011

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NYU is an educational institution that operates with corporate impunity - regarding our neighborhood as an opportunity for its aggrandizement. Its destructive interests do not represent positive community-building values. On the contrary.

Barbara Abrash  
New York, NY  
Dec 19, 2011

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If approved, this plan would set a devastating precedent for all of New York City, overturning zoning regulations and valuing an enormous university whose students are not residents over the neighborhood and its need for open space.

Elizabeth Strott  
Prince, NY  
Dec 19, 2011

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Sibyl Piccone  
New York, NY  
Dec 19, 2011

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Sam Memberg  
New York, NY  
Dec 19, 2011

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Sondra Rutherford  
New York, NY  
Dec 19, 2011

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In the strongest terms I recommend that you **FLAT OUT REJECT THE NYU PLAN**. It is bad for the Village, bad for the faculty and families in the area, and bad for our neighbors. It will leave a **LONG TERM BAD** taste for NYU (it will get even worse than it is) and a very **LONG TERM** negative on your future career if you vote for this plan in any way. List to the people: this is your time to step up to the plate. **DO NOT, DO NOT** say you would accept it in part! Prof. Kathleen Barker

Kathleen Barker  
New York, NY  
Dec 19, 2011

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This plan sets a precedent of an oversized building that will destroy the nature of the Village as well as destroying one of the few green spaces in the area. Concrete with planters and a few flower beds are not the same as a lovely pocket park. Margaret Smith-Burke

Trika Smith-Burke  
New York, NY  
Dec 19, 2011

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We will destroy this city if we don't recognize that not all development is a public good. NYU's planned expansion would destroy Greenwich Village.

susan paston  
New York, NY  
Dec 19, 2011

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There are many reasons to be against this plan...picking one: congestion! streets, sidewalks are impossible and impassable! Pity the family trying to push a stroller or a neighbor trying to find a parking spot!

nan deluca  
New York, NY  
Dec 19, 2011

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eleonore Hendricks  
nyc, NY  
Dec 19, 2011

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Nicholas Quennell  
New York, NY  
Dec 19, 2011

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mike kramer  
Nyc, NY  
Dec 19, 2011

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John Scott  
New York, NY  
Dec 19, 2011

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Dan Sanes  
Prince, NY  
Dec 19, 2011

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It's absolutely the wrong thing to do. Rethink this NYU.

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Carol Keyser  
New York, NY  
Dec 19, 2011

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Downtown is available- do not destroy our neighborhood

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Judith Chazen Walsh  
New York, NY  
Dec 19, 2011

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Laurie Rothenberg  
Prince, NY  
Dec 19, 2011

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nyu can afford to pay the asking price for currently available building space, rather than further erode green space.

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Frank mazzetti  
New York City, NY  
Dec 19, 2011

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NYU's expansion destroys the neighborhood which is its unique claim to fame. Its board of governors is made up of developers who are crassly ignorant and indifferent to local history, as well as the neighborhood in which it is situated.

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Charles Ruas  
New York, NY  
Dec 19, 2011

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Shirley Matyscak  
Nyc, NY  
Dec 19, 2011

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You are destroying the character of this city.

Harriet Gottfried  
New York, NY  
Dec 19, 2011

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donald loggins  
Brooklyn, NY  
Dec 19, 2011

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Valerie Heinonen  
NY, NY  
Dec 19, 2011

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Whatever you do, do not take away any open space in the Village: we need every precious cubic inch of it we have. In fact, more green please!--Georgette Fleischer, Founder Friends of Petrosino Square

Georgette Fleischer  
Prince, NY  
Dec 19, 2011

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**STOP NYU OVERREACHING!**

Amy Harlib  
New York, NY  
Dec 19, 2011

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Phyllis Mintz  
New York, NY  
Dec 19, 2011

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A neighborhood is a place to live and put down roots, a campus is a temporary base for students. NYU's expansion would turn our neighborhood into a campus. Please veto.

rosaire appel  
Prince, NY  
Dec 19, 2011

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sean mc carthy  
new york, NY  
Dec 19, 2011

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Lauren Jacobi  
New York, NY

Dec 19, 2011

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kathy chamberlain  
New York, NY  
Dec 19, 2011

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Beth Windsor  
NY, NY  
Dec 19, 2011

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As a life-long New Yorker, relative of an NYU professor, and an adjunct NYU teacher, I stand with my neighbors in opposing NYU's expansion plan in the Village.

Amy Stoller  
New York, NY  
Dec 19, 2011

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leigh  
Nyc, NY  
Dec 19, 2011

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No more NYC expansion. Yes to lowering tuition

Patrick Gartland  
NYC, NY  
Dec 19, 2011

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Maria Soler Escobar  
New York, NY  
Dec 19, 2011

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Michael Zam  
New York, NY  
Dec 19, 2011

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Juan Soto  
Brooklyn, NY  
Dec 19, 2011

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My daughter has an apartment across from NYU and I would hate to see them expand even more.

kathleen strott  
summit, NJ  
Dec 19, 2011

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Matthew Payne  
New York, NY  
Dec 19, 2011

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Susan Steins  
Middle Vlg, NY  
Dec 19, 2011

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joseph ragno  
new york, NY  
Dec 19, 2011

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Kenneth Klein  
New York, NY  
Dec 19, 2011

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i grew up on west 11th st. i am very much against nyu development plans

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prudence grand  
shelburne falls, MA  
Dec 19, 2011

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Gregory Spock  
Peter Stuyvesant, NY  
Dec 19, 2011

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Elaine Masci  
New York, NY  
Dec 19, 2011

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David Glaser  
New York, NY  
Dec 19, 2011

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Dennis Geronimus  
New York, NY  
Dec 19, 2011

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Tyrel holston  
New york, NY  
Dec 19, 2011

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Barbara Kleiner  
New York, NY  
Dec 19, 2011

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No more high-rise buildings, PLEASE!

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Josef Eisinger  
Nyc, NY  
Dec 19, 2011

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susan smitman  
East Hampton, NY  
Dec 19, 2011

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Alejandra Davila  
Prince, NY  
Dec 19, 2011

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Leah Gitter  
New York, NY  
Dec 19, 2011

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Ellen Fagan  
New York, NY  
Dec 19, 2011

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I strongly object to the NYU expansion plan in the Village

Irwin Horowitz  
New York, NY  
Dec 19, 2011

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I strongly oppose this plan, which will add unacceptable density of privatized space and destroy a residential complex and designed landscape with historic importance.

Ellen Jouret-Epstein  
Germantown, NY  
Dec 19, 2011

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This massive expansion on the superblocs would completely transform the Village. Residents live in the Village because of it's lower scale compared to other parts of Manhattan. NYU continues to show that it just doesn't care about it's neighbors

Judy Paul  
New York, NY  
Dec 19, 2011

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This rezoning is bad for the Village, its residents and its businesses.

Ritu Chattree  
New York, NY  
Dec 19, 2011

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Anke Frohlich  
Prince, NY  
Dec 19, 2011



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In my opinion NYU ought to obey current NYC laws which are for the most part designed to balance interests of the great variety of City residents, businesses and institutions of all sorts. That is current law ought not to be changed to service the perceived needs of any one constituent. In addition NYU ought to be required to provide outdoor space in proportion to any substantial increase in its student body.

Susan Vencel  
New York, NY  
Dec 19, 2011

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There are so few neighborhoods left in NYC that possess the character of what makes new york city great, a vibrant desirable place to live and a place that people from around the world dream of visiting. There are many areas of NYC that would benefit from a project like this, but The Village is not one of them. This will only hurt The Village and, as a result, NYC as a whole if it is allowed to happen. As a homeowner in The Village as well as a lover of NYC, I pray this type of development does not take place here. It is really very important to save our neighborhoods and limited green space for the sake of not only the residents of these neighborhoods, but for the sake of New York City as a whole.

mitch davis  
Prince, NY  
Dec 19, 2011

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I am an NYU graduate (Law '85) and Greenwich Village resident deeply ashamed of what NYU is trying to do. Already, in my neighborhood, NYU has usurped and restricted access to public space -- and failed to live up to its promises to offer access and benefits to community members. NYU takes and takes, and gives only lip-service in return. At least if NYU were a for-profit institution, its greedy and private-spirited machinations might result in tax revenues. Please resist.

Phyllis  
New York, NY  
Dec 19, 2011

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jody berenblatt  
ny, NY  
Dec 19, 2011

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NYU has failed to seriously consider alternative building sites. NYU should not be allowed to ignore the deals it struck in the past. Zoning needs to be respected so it can serve its function -- quality of life.

Jonathan Geballe  
New York, NY  
Dec 19, 2011

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NYU has already come close to making this neighborhood unlivable. This latest plan would truly destroy it. Someone in City Hall has to find the spine to stop NYU, because this damage could never be undone.

Andrea Benzacar  
Prince, NY  
Dec 19, 2011

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Vote NO on the NYU 2031 Expansion Plan Thank you

Carla Mariano  
New York, NY  
Dec 19, 2011

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NYU's enormous expansion around Washington Square would be just dreadful!! They have offered no convincing institutional justification for this huge land grab.

Richard Werthamer  
New York, NY  
Dec 19, 2011

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Don Rifkin  
Nyc, NY  
Dec 19, 2011

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As a native Brooklynite, I have always enjoyed my experiences in the area that would be affected by this plan. I certainly support plans for the betterment of NYU's future, but this projected construction is too large, too massive, and too ill-serving for the native community and the many who visit it. It does indeed destroy the complexion of the Village area. As someone who has fought for the renaissance of Coney Island, I can understand the problem well. But we have to consider the FULL picture and its impact on everything else.

Chuck Reichenthal  
Brooklyn, NY  
Dec 19, 2011

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Thomas von Foerster  
New York, NY  
Dec 19, 2011

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Juan  
New York, NY  
Dec 19, 2011

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Phillip Galgiani  
NEW YORK, NY  
Dec 19, 2011

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Greenwich Village is an historic neighborhood - with and for people. It had services for those people, including a hospital. NYU used to have a campus in the Bronx. Now it has one in Abu Dhabi. If it can be in Abu Dhabi then it can certainly construct any new buildings in the Wall Street/ Downtown areas instead of destroying the balance of what is left of the Village. Or it could return to the Bronx. I can not strongly enough urge you to vote AGAINST NYU's massive 20 year expansion plan! Sincerely and respectfully, Susan May Tell

Susan May Tell  
New York, NY  
Dec 19, 2011

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NYUistan! STOP THIS INSANITY!

Simone  
New York, NY  
Dec 19, 2011

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NYU is strangling our neighborhood. Enough!

evangeline henselmann  
New York, NY  
Dec 19, 2011

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K Alexandra Pappas  
New York, NY  
Dec 19, 2011

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Please help keep the Village what it still is today: The most historic and attractive neighborhood in the entire country. And while it's full of 19th century charm, it remains a place that's full of life, both residential and retail. Do not let NYU's mega-projects overwhelm the scale and sense of place that still remain in this wonderful pocket of Manhattan.

Harold Karabell  
St. Louis, MO  
Dec 19, 2011

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As a long time visitor/admirer of NYC, I so agree with challenging this density-madness and mindless remaking of Lower Manhattan ! Not in MY New York !

Paul R Davis  
Toronto, Canada  
Dec 19, 2011

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Katherine Boyanovich  
New York, NY  
Dec 19, 2011

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Since the day of the hearings are being shifted, please:

Rosemary Goldford  
New York, NY  
Dec 19, 2011

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Katharine Smith  
New York, NY  
Dec 19, 2011

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NYU is being allowed to destroy Greenwich one block at a time. They have to be stopped; it seems they have the money to buy every politician and even the Land Marks committee. PLEASE STOP THEM.

Rose DiMarco  
Prince, NY  
Dec 19, 2011

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Robert Lesko  
New York, NY  
Dec 19, 2011

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A selling point, I imagine, for NYU prospective students is that NYU is "in the Village." Well, it won't be the Village anymore with these high rises.

Devorah Carduner  
New York, NY  
Dec 19, 2011

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Jim Cole  
Rockport, MA  
Dec 19, 2011

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the NYU project to absorb and drown the whole character including the buildings of our neighborhood is an obscene project for profiteers, not for people or education.

dorothy koppelman  
new york city, NY  
Dec 19, 2011

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NO to NYU expansion!

Bonnie Rosenstock  
New York, NY  
Dec 19, 2011

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Preserve the quality of the neighborhood by not building.

Teresa A. John

New York, NY  
Dec 19, 2011

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As an NYU alumna, and a 30-year Village resident, I believe this plan will damage the city, the neighborhood and NYU itself. Please listen to the community and VOTE NO on this insane plan.

Barbara Cahn  
Nyc, NY  
Dec 19, 2011

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Stephen Rechner  
United States  
Dec 19, 2011

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Do not, please do not allow NYU to destroy what's left of old Greenwich Village!! If they think they must expand, which is debatable in the first place, let them go to the WTC. There's plenty of new space there, just crying for tenants. Allow the people of this neighborhood, Noho and the Village, to live and breathe like human beings, not trash to be dumped God-knows-where.

Terese Coe  
New York, NY  
Dec 19, 2011

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there is already too much nyu in gv

Jerome Krase  
Brooklyn, NY  
Dec 19, 2011

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Tell John Sexton and his board to take their megalomania elsewhere. Our communities should not be sacrificed to their ego and ambition.

Aaron Sosnick  
New York, NY  
Dec 19, 2011

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Keep the Village Green as can be!!!

William H Turner  
New York, NY  
Dec 19, 2011

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Choose a less densely populated location. The East and West Villages are already way over capacity. Try downtown Manhattan (cb1), which is inviting you to expand there.

Marc Katalack  
Manhattan, NY  
Dec 19, 2011

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N.Y.U. ,I HATE YOU!, YOUR ABOUT ONE THING, MONEY!!!.

John Heliker  
Hoboken,, NJ  
Dec 19, 2011

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I recognize that NYU has a major investment in the Greenwich Village neighborhood and is a major factor in the local economy, but they should be better neighbors and consider growth opportunities here and elsewhere that do not depend on zoning changes and land grabs. And they should hire better architects for any new buildings that are approved!

John Bacon  
Nyc, NY  
Dec 19, 2011

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Greenwich Village is limited in size. NYU is endless. If the whole Village is devoted to NYU, it will not be good for NYC and, as an alumnus of NYU, I can say with certainty, it will not be good for NYU either. Force NYU to spread out, spread their wealth to other parts of NY, and behave as better stewards of the neighborhood.

Benjamin Marcus  
New York, NY  
Dec 19, 2011

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Debbie Martin  
New York, NY  
Dec 19, 2011

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Jeffrey Groves  
Portland, OR  
Dec 19, 2011

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Marge Ginsburg  
Prince, NY  
Dec 19, 2011

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Carol Stein  
Prince, NY  
Dec 19, 2011

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Listen to your constituents and our Community Board. VOTE NO on NYU's plan.

Steve & Nancy Gould  
New York, NY  
Dec 19, 2011

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NYU's development is threatening one of the world's most treasured neighborhoods. this neighborhood has been protected throughout New York's history from predators who would destroy its essence. We live in a time of unprecedented corporate greed, in this case it is an educational institution, but it is greed none-the-less. this is an out-of-control education for profit college, and it should not be allowed to destroy the fabric of Greenwich Village. please vote against this terrible plan.

kenneth wampler  
nyc, NY  
Dec 19, 2011

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William Wurtz  
new york, NY  
Dec 19, 2011

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Adam Marsh  
New York, NY  
Dec 19, 2011

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NYU has destroyed neighborhoods by their expansion. Keep out, let us live in peace-- They are not educators, it's a BIG business !

jon Hendricks  
NEW YORK, NY  
Dec 19, 2011

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Joanne Beretta  
NYC, NY  
Dec 19, 2011

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stephen stoneburn  
nyc, NY  
Dec 19, 2011

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Andrea Kornbluth  
New York, NY  
Dec 19, 2011

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elisabeth tiso  
New York, NY  
Dec 19, 2011

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Just because NYU is a massive institution shouldn't mean that they can take over a large section of our city, our neighborhood. The Village is a precious part of Manhattan. Don't let them destroy it! Thank you.

Laura Klein  
Nyc, NY  
Dec 19, 2011

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Ellen Datlow  
Nyc, NY  
Dec 19, 2011

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With the city caving to the Ruden's over the Stain Vincent fiasco we can not tolerate another large scale construction project.

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Michael Swarthout  
New York, NY  
Dec 19, 2011

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NYU continually renegotiates old agreements that enabled them zoning variances in the past. The core nature of the village will be changed if NYU gets even 10% of what they are asking for. NYU has already destroyed the picturesque view down 5th Avenue to the Washington Square Arch. They need to find another location for a satellite campus to fulfill their ambitions. The Village just doesn't have the room.

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Cary Davis  
New York, NY  
Dec 19, 2011

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Between NYU and Rudin Realty's expansion, Greenwich Village is being destroyed, not to mention other expansions in the area, i.e. Hudson Square and Trinity Realty... Somewhere the stops are going to have to be made and soon....thank you, Castle Campbell

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castle campbell  
New York, NY  
Dec 19, 2011

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Tamara Miller  
New York, NY  
Dec 19, 2011

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As an NYU student, I know we shouldn't be destroying the community that hosts us.

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Peter Wirzbicki  
Brooklyn, NY  
Dec 19, 2011

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CARLOS PONCE  
NEW YORK, NY  
Dec 19, 2011

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Helena  
Kensington, CA  
Dec 19, 2011



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Please Do Not Approve NYU's Massive Proposed 20 Year Expansion Plan in the Village!

Michael Kasino  
NYC, NY  
Dec 19, 2011

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Margaret Segall  
New York, NY  
Dec 19, 2011

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Penny  
Nyc, NY  
Dec 19, 2011

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Maria Striar  
New York, NY  
Dec 19, 2011

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It is imperative that NYU's Massive 2023 Plan be defeated -- the plan is totally destructive of the Village and all its other institutions. Stop stupidity and overdevelopment now!

Rhoma Mostel  
Prince, NY  
Dec 19, 2011

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NYU the Gargantuan Monster Ruining the Village Money, not Learning, is the Motivation. A HOTEL?????  
Come on!

Malka Percal  
Nyc, NY  
Dec 19, 2011

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Rochelle Didier, M.D.  
Prince, NY  
Dec 19, 2011

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STOP THIS MADNESS!!

margaret Hicks  
New York, NY  
Dec 19, 2011

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Jayne Haynes  
Nyc, NY  
Dec 19, 2011

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Leslie Kogod  
Nyc, NY

Dec 19, 2011

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Please do not allow NYU to continue to devour our neighborhoods

Monica Rittersporn  
New York, NY  
Dec 19, 2011

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Not appropriate for this neighborhood!

Margery Evans Reifler  
New York, NY  
Dec 19, 2011

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At every turn, NYU defies the wishes of the people of communities where it operates, and where it demands to expand. Through their aggressive insistence, NYU has demonstrated that they do not deserve what they seek to wrest from our communities. Enough is enough. Rein them in.

Steven Chabra  
Nyc, NY  
Dec 19, 2011

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This is the worst and most destructive plan NYU has ever tried to push onto the Village in its history. It must not be allowed. there are plenty of other avenues for expansion.

JOHN wetherhold  
ny, NY  
Dec 19, 2011

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My kids are 4th generation on West 13th street -- I'm a P.S.41 alum. Please don't let NYU behave like a monstrous corporation and ruin what's left of the Village's character.

Daphne Uviller  
New York, NY  
Dec 19, 2011

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Suzanne Dickerson  
New York, NY  
Dec 19, 2011

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Please vote NO to the NYU expansion-- No No No!! This land is MY land too.

JOANNE HENDRICKS  
NEW YORK, NY  
Dec 19, 2011

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Enough is enough!!!

Glenn Gissler

New York, NY  
Dec 19, 2011

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NO to NYU miss guided expansion

Edward Grazda  
NYc, NY  
Dec 19, 2011

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Out of scale buildings

Liza Whiting  
New York, NY  
Dec 19, 2011

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Donna  
Nyc, NY  
Dec 19, 2011

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we must keep the current density in the village as it is now; otherwise the neighborhood will be destroyed.

David Hay  
New York, NY  
Dec 19, 2011

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Cynthia Penney  
Nyc, NY  
Dec 19, 2011

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Greenwich Village Society for Historic Preservation

Dec 15, 2011



HISTORIC DISTRICTS COUNCIL

THE ADVOCATE FOR NEW YORK CITY'S HISTORIC NEIGHBORHOODS

232 East 11<sup>th</sup> Street New York NY 10003  
tel 212-614-9107 fax 212-614-9127 e-mail hdc@hdc.org

OFFICE OF THE  
CHAIRPERSON

APR 3 - 2012  
24676

March 29, 2012

Hon. Amanda Burden  
Chair, NYC Department of City Planning  
22 Reade Street  
New York, NY 10007

Dear Chair Burden:


The Historic Districts Council is the advocate for New York City's historic neighborhoods. HDC stands with the Greenwich Village community leaders, residents, preservationists and others in opposing New York University's plans to expand in the open space and low-rise areas around Washington Square Village and University Village.

The plan would lift long-standing neighborhood zoning protections, open-space preservation requirements, and urban renewal deed restrictions in order to allow the university to build 2.5 million square feet, the equivalent of the Empire State Building.

The five towers of Washington Square Village and University Village are admittedly much larger than other parts of Greenwich Village, but one-story structures and ample open space around them create a livable balance. It should also be noted that University Village is a designated New York City landmark. Although the proposed area of development is just outside of the landmarked site, large construction on LaGuardia Place and Mercer Street would effectively sandwich the trio of towers and decrease their architectural impact by making them just another bunch of tall buildings.

While it may be argued that the tower-in-the-park model is out of context in Greenwich Village, removing the park for more towers certainly does not make the situation more in keeping with the Village's historic character. In fact, this kind of development is character-defining in all the wrong ways. If the university must expand to prosper, then it must look to areas where there's room to expand. This plan will not build up this section of the Village, it will break it.

Sincerely,



Simeon Bankoff  
Executive Director



THE ADVOCATE FOR NEW YORK CITY'S HISTORIC NEIGHBORHOODS

232 East 11<sup>th</sup> Street New York NY 10003  
tel (212) 614-9107 fax (212) 614-9127 email hdc@hdc.org

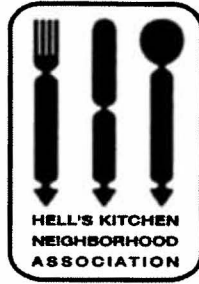
**Statement of the Historic Districts Council  
City Planning Commission Public Hearing  
April 25, 2012  
re: New York University expansion plan**

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Commissioners  
NYC Planning Commission

April 25, 2012

RE: NYU's Thirty Year Plan

Good morning, Commissioners. Thank you for holding this public forum and for listening to our points of view.

We implore you to go back to the drawing board with NYU and with the Community – which is, of course, all New Yorkers who care about the Village and our quality of life.

I have long wondered at NYU's takeover attitude toward the Village. Without the beauty and ineffable charm of Greenwich Village, who would attend NYU? There are any number of comparable schools to choose. If NYU destroys the Village, as it has been permitted to do – nibbling away at our shared history – it will no longer attract students.

But that's NYU's problem – and NYU is ours. Please, please do not accept this plan as it stands today. Give it another year of carefully considered planning. NYU owes us that much.

Sincerely,

A handwritten signature in black ink that reads "Kathleen Treat". The signature is fluid and cursive, with a long horizontal stroke at the end.

Kathleen McGee Treat, Chair

**Hell's Kitchen Neighborhood Association**  
454 West 35<sup>th</sup> Street, New York, New York 10001  
212-501-2704 - [hknanyc.org](http://hknanyc.org)

**SUBMISSION OF TESTIMONY TO THE  
NYC DEPARTMENT OF CITY PLANNING  
Re: New York University "Core" ULURP**

May 6

Hon. Amanda Burden Chair,  
NYC Department of City Planning  
22 Reade Street  
New York, NY 10007 fax:  
(212) 720-3219  
e-mail: [aburden@planning.nyc.gov](mailto:aburden@planning.nyc.gov).



Dear Chair Burden and City Planning Commissioners:

The LaGuardia Corner Gardens/Community Garden and the LMNO(P) Lower Manhattan Neighbors' Organization, Inc. have jointly commissioned a report on Open Space in the proposed Superblock Plan area by Tom Angotti, Director, and Evan Mason, Senior Fellow of the **Hunter College Center for Community Planning & Development**.

We submit this report as part of the public hearing process for the NYU Core Proposal. It includes important information and analysis that was presented at the public hearing as well as new information for consideration by the Commission.

We urge you to recommend denial of New York University's ULURP application to build more than 2 million square feet within 2 blocks, removing open space and unalterably changing the character and livability of this Greenwich Village neighborhood.

--This report proves that the NYU proposal would result in a net loss of public open space and that much of the future open space will not be accessible to the public.

-- The report determines that the City Planning Commission must reject the commercial rezoning which allows for bulk and height far above the residential limits, creating a permanent and irreplaceable loss of valuable park, playground and green open space resources.

Thank you very much for your attention,

Ellen Horan, Vice Chair  
LaGuardia Corner Garden  
[horanel@aol.com](mailto:horanel@aol.com)

Enid Braun, Chair  
LMNO(P) Lower Manhattan Neighbors' Organization, Inc.  
[Enidbraun@earthlink.net](mailto:Enidbraun@earthlink.net)

# **GETTING TO NYU'S CORE: GREENWICH VILLAGE PROPOSAL MEANS *LESS OPEN SPACE***

May 6, 2012

Prepared for:  
LaGuardia Corner Gardens  
Lower Manhattan Neighbors' Organization, Inc.

by



Hunter College Center for Community Planning & Development  
[ccpd@hunter.cuny.edu](mailto:ccpd@hunter.cuny.edu)  
Tom Angotti, Director  
Evan Mason, Senior Fellow



# Executive Summary

⇒ *Net Loss of Open Space*

This report challenges NYU's claim that its Core Proposal would increase publicly accessible open space by more than three acres by the year 2031. We find instead that **NYU's planned development on two Greenwich Village superblocks would:**

- **Eliminate 2.84 acres of open space**—a 37% reduction of open space on the two superblocks. The Washington Square South Urban Renewal Plan was founded on the principle of protecting open space and ensuring access to light and air for residents; the 2012 NYU plan violates these principles behind the urban renewal plan that created the current residential community.
- **Result in a significant negative environmental impact.** The 37% loss of open space exceeds by far the minimum threshold of 5% requiring disclosure of a negative impact under the city's Environmental Quality Review Guidelines.
- **Privatize most of the remaining open space on the superblocks** by creating quad-like interior courtyards with its proposed new buildings, fences and barriers, and continuing past practices that make public places exclusive enclaves serving NYU's purposes.
- **Result in the privatization of .47 acres of the Coles public strip** and other publicly-owned open space adjacent to the two boomerang buildings.
- **Eliminate current plantings on the Mercer Strip, including the LaGuardia Corner Gardens and Time Landscape** (1.56 acres) and place in jeopardy an additional .39 acres of publicly-owned open space that NYU promises to restore by 2031, or states will not be affected by the construction.
- **Burden the residential neighborhood with inappropriate commercial uses,** through zoning changes that fail to respect the neighborhood character and sense of place.
- **Eliminate the environmental benefits of the trees and vegetation on the public strips.** The Sasaki Gardens, for example, store more than **1,200,000 pounds of carbon a year.**

⇒ *Broken Promises and Lack of Trust*

**This report questions NYU's capacity to properly steward publicly accessible open space, based on its current and past practices.** Over the years, NYU's management of these superblocks have produced a deep mistrust among local residents and open space advocates. The university has made and broken promises, neglected both publicly-owned and private land for which it is contractually obligated to care, and created roadblocks for many neighborhood groups such as the LaGuardia Corner Garden, Lower Manhattan Neighbors Organization (LMNO(P)), the Mercer-Houston Dog Run Association, and Manhattan Community Board 2, to name a few. Why should we trust that NYU will build an accessible playground, open gates, remove barriers, and maintain and enhance green space, when they haven't followed through with similar promises in the past?

⇒ *Loss of the Environmental Benefits of Green Space*

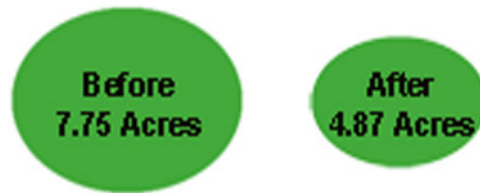
The trees and vegetation in the two blocks strips around the Sasaki Gardens store more than **1,200,000 pounds of carbon** a year. Most of this and other environmental benefits are jeopardized by the project, particularly during construction. NYU has argued that the green space on the public strips affected by new construction will be restored by 2031. This report shows that **it will take more than 40 years to replace the environmental benefits provided by the 121 trees on the public strips and the 180 specimen trees in Sasaki Gardens and adjacent areas.** Indeed, many of the environmental benefits will never be restored. Virtually all of the public strips would be covered in shadows and the growth of trees will be greatly inhibited if this project is approved. The elimination of trees runs counter to the objectives of PlaNYC2030 and the city's million trees initiative.

⇒ *Recommendations: Map All Public Strips as Parkland, Reject Commercial Rezoning*

**We recommend that all public strips be mapped as Parks to fully protect them and prevent the privatization of public space in the future.** This must include **LaGuardia Corner Gardens**, the oldest community garden in the country, and the **Time Landscape**. Many people are under the impression that the community gardens are already Park property. They are not, and NYU has indicated that it will not support this level of protection.

We also recommend that the City Planning Commission **reject the requested commercial rezoning** which allows for building bulk and heights far above current residential limits. This, too, would contribute to the permanent and irreplaceable loss of valuable open space resources.

# GETTING TO NYU'S CORE: GREENWICH VILLAGE PROPOSAL MEANS *LESS OPEN SPACE*



⇒ **NET LOSS OF OPEN SPACE**

## **NYU's Core Proposal Means Less Open Space, Not More**

NYU's Core Proposal claims that the project will increase publicly accessible open space by more than 3.1 acres. A careful look at the numbers, however, reveals a loss of 2.84 acres of open space by 2031, a 37% reduction. This in a neighborhood that is drastically underserved by open space and is far from reaching the City Planning Commission's minimum open space guidelines.

NYU's Core proposal would jam more than two million square feet of building space into two city blocks. The university's colorful maps showing the two blocks in 2021 and 2031 give the impression that there will be lots of added green so that there would be "No Significant Negative Environmental Impact" on open space resources.

As Manhattan Borough President stated in testimony at the 2011 EIS scoping session,<sup>1</sup> "retaining the park strips is an important community goal...Community District 2 has some of the lowest open space ratios of any neighborhood in the City." He noted that the CEQR Technical Manual defines the area as "underserved" in open space. In this section we show that

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<sup>1</sup> Scoping Session before the Department of City Planning, May 24, 2011

if the proposed project were to be built, there would be a reduction in open space on the superblocks.

### **NYU Admits to “Temporary” Loss of Open Space During Construction**

NYU admits that many of the existing open spaces will be “temporarily” lost while it is constructing its new buildings and can only claim a return of open space by 2021 by including interior space in the proposed Zipper building. They argue that more open space will be put back by 2031 by taking public space on the strips and by claiming the Sasaki Gardens as found open space, yielding a net gain in open space in the long run.

In the short term, the noise and dust from construction would render open areas in the entire area inhospitable. The few areas designated for playspace will be unusable. Nearby residents will be forced to go elsewhere to walk their dogs or play with their children. But will things improve after 2021? This scenario is problematic for several reasons:

- Construction delays in New York City are common. Any number of problems with financing, permissions, contractors, or subcontractors could result in significant delays.
- NYU could change its mind; decades from now, residents of the new NYU enclave may not know what had been promised in 2012, just as many today have no idea of the mandate to provide open space in the original urban renewal plan for the superblocks. As in the past, NYU could effectively turn what was supposed to be public open space into its own private turf.
- There are no significant penalties for NYU if it does not fulfill its promises or guarantee accessibility.
- Therefore, in the DEIS, **the Reasonable Worse Case Scenario should be a net loss of open space in 2031.**

### **The loss of open space is likely to be permanent and not temporary.**

NYU’s open space calculations are fundamentally flawed and misleading. NYU uses “creative accounting” to reach a conclusion that the amount of open space will increase by the year 2031. Indeed, their numbers game flies in the face of plain logic. If you add four massive new buildings that enclose interior spaces, then take away existing open space strips on the streetfronts, how can you wind up with more and not less open space?

We counted existing and future open space in three different ways, and in each case there was no gain in open space and the loss went from small to medium to large. If we count everything except building footprints as open space, then there is a net loss of 1.43 acres. If we count the Coles Gym roof deck, there’s a net loss of 2.84 acres. And if we only count the publicly owned strips on Mercer Street and LaGuardia Place, there is still a loss of .47 acres. (See Appendix for details).

NYU performs the magical feat of producing a net gain in open space by:

- Undercounting existing open space
- Obscuring the impacts of the new buildings
- Falsely claiming portions of NYU's private building space as public open space

### UNDERCOUNTING EXISTING OPEN SPACE

The City Environmental Quality Review (CEQR) technical manual defines open space as land that is *"set aside for the protection and/or enhancement of the natural environment."* NYU excludes some existing open spaces from its count by considering them to be private or inaccessible. However, the definition explicitly includes even private open space that enhances the natural environment. The critical point here is that by not counting some existing open spaces that NYU has itself rendered inaccessible, it can then claim a gain in open space, even if, on the ground, it turns out to be a net loss. All open areas on the superblocks, excluding the building footprints, meet the broad CEQR definition of open space and should be included in the open space analysis. We have done this in our calculations.

NYU is inconsistent in its methodology when it includes the Sasaki gardens in its open space analysis, while excluding the corresponding open space in the southern block, the Oak Grove and the Silver Towers central plaza (denoted by the letter "Q" but not even given a name in the open space inventory<sup>2</sup> so as to draw less attention to the contradiction in methodology).

By unlocking gates NYU itself has erected and padlocked, NYU claims it is giving open space to the community; in fact, this is disingenuous at best, since they have made promises over the years to properly maintain and make available spaces which they have subsequently neglected.

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<sup>2</sup> DEIS, p. 5-9



**NYU GATES**



**IN RED, THE 2.43 ACRES OF UNDERCOUNTED OPEN SPACE**

### The Public Strips: Key Public Open Space Assets

The most valuable public open spaces on these two superblocks, both now and in the future, are the public strips on Mercer Street and LaGuardia Place. They total 1.93 acres of public open space<sup>3</sup>. NYU's plan treats them as mere remnants that get used for construction staging and eventual decoration at the borders of their giant new residential enclaves. Parts of these strips will become walkways that feed into their building complexes. What remains of green will be little more than window dressing.

NYU's map of the two-block project area in 2031, with all its misty green hues, shows fully restored green strips along LaGuardia Place: Time Landscape, a rebuilt LaGuardia community garden, a new LaGuardia Play Garden,<sup>4</sup> and other areas that NYU failed to count in its inventory of current open space.

### The LaGuardia Strips

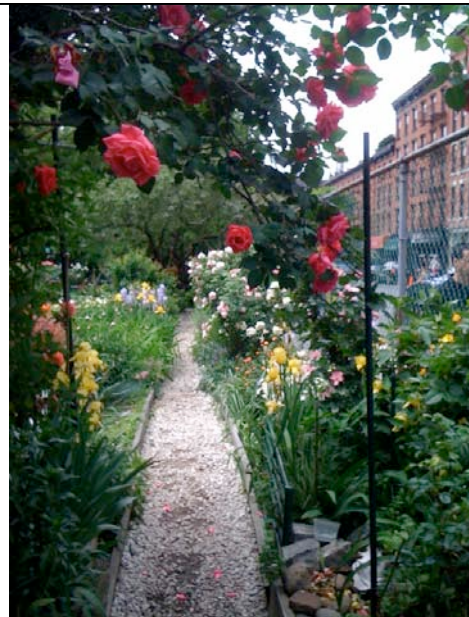
NYU's open space inventory classifies two well known and obvious public spaces as private: The La Guardia Corner Gardens and the Time Landscape. This lets them claim an increase in open space if and when these are restored by 2031. Let's look more closely at these examples of curious accounting.

### The LaGuardia Corner Gardens (approximately .15 acres) and Time Landscape (.19 acres)

The LaGuardia Corner Gardens is an active and successful community garden in the city's Green Thumb program. It is the oldest running community garden in the city. Green Thumb's mission is to "foster civic participation and encourage neighborhood revitalization while preserving open space." LaGuardia Corner Gardens was established in 1975 and incorporated in 1980.



Many volunteer hours have transformed a formerly unremarkable open space.



<sup>3</sup> According to Sanborn maps, the Mercer public strips are 54' wide; the LaGuardia public strips are 45' wide.

<sup>4</sup> Also called Friends of LaGuardia Association or Adrienne's Garden.

Through volunteer community labor and private fundraising, the Corner Gardens has become a well established community institution.<sup>5</sup>

The DEIS treats LaGuardia Corner Gardens as “private open space.” The reason given is its “limited hours of public accessibility.” By this reasoning, most public parks and playgrounds would be “private.” La Guardia Corner Gardens is publicly accessible in accordance with the mandates set forth by the NYC Greenthumb program. The Gardens has public and educational programs during volunteer hours. Needless to say, it is on publicly-owned land. In fact, there is much more “public” in the Gardens than, for example, the Coles Gym rooftop or the Coles interior athletic space, which were supposed to be accessible to the public.

The LaGuardia Corner Gardens includes peach, crabapple, apple, black pine and pear trees, as well as vegetables, herbs and flowers. These would be destroyed when the land is “temporarily” covered by sidewalk sheds and used as a staging ground for construction of the proposed Bleecker Building. After completion of construction, the gardens would struggle to survive at the foot of the new 178-foot Bleecker Building, and be virtually unusable for growing vegetables, herbs and flowers that require at least partial sunlight. The old growth trees that would be lost could not be replaced until decades in the future, if ever, since the species that currently exist require more sun than they were receive after construction is completed.

The Time Landscape Garden should be transferred from D.O.T. Green Streets and be mapped as parkland. Created by artist Alan Sonfist (1946- ), the Time Landscape was conceived “as a living monument to the forest that once blanketed Manhattan Island. After extensive research on New York’s botany, geology, and history, Sonfist and local community members used a palette of native trees, shrubs, wild grasses, flowers, plants, rocks, and earth to plant the ¼ acre plot. In place since 1975, it is a developed forest that represents the Manhattan landscape inhabited by Native Americans and encountered by Dutch settlers in the early 17th century, the only dedicated native landscape in Manhattan.”<sup>6</sup> This

**Future Conditions  
2031 Full Build**

- Encroachment on Public Space
- New Building Footprints and Additional open space removed due to proposed project
- Existing Building Footprint



<sup>5</sup> This community garden and Time Landscape are separate and distinct from the Friends of LaGuardia Association landscape on the northern superblock.

<sup>6</sup> NYC Department of Parks and Recreation, sign denoting the significance of the Time Landscape

landscape should be permanently protected and mitigated—not moved or otherwise encroached upon.

Many of the existing plants in the gardens will not survive under the harsh conditions of construction and, the replacement plants will have to be shade tolerant plants since the flowering vegetation and edible plants that are there now will not survive the shady conditions in the shadows of the Bleecker or Zipper Buildings. It should also be noted that the Borough President and NYU sponsored a white paper<sup>7</sup> extolling the benefits of urban food production, only to turn around and effectively quash the production of food on this highly visible, accessible and active community garden.

NYU suggests that the community gardens be temporarily relocated, but the CEQR map for this underserved area shows that there is no available open space for relocation within a ¼ mile radius. “Temporary” relocation would most likely result in a permanent loss.

### **The Mercer Strips**

The proposed Zipper Building would shut down all open spaces on Mercer Street’s southern block. The entire Coles strip, now owned by the City and under the jurisdiction of the Department of Transportation, would be completely eliminated. The Mercer-Houston Dog Run would be displaced to a slightly less accessible area. Coles Playground and Coles Plaza would be removed. This would result in the loss of .47<sup>8</sup> acres of public open space.

The current Coles Plaza, Coles Playground and Dog Run are all currently city-owned, but with the proposed plan, they would be replaced by a narrower concrete walkway with a proposed toddler playground on the west side of the new Zipper building, buried deep in the south block, away from the block perimeter. In the shadows of the proposed Zipper Building and Silver Tower, and set back beyond the proposed Dog Run, this facility is likely to be perceived, and used, as a strictly private facility, if it is found at all. If NYU’s track record of managing the .53 acre Washington Square Village “Key Park” Playground is any indication of future performance, access to the proposed Toddler Playground will be tightly controlled, unlike most public playgrounds in the city.

The replacement of the Coles Strip eliminates land at the perimeter of the block where it is now highly visible and accessible and tucks it away within the block. The displacement of the public strip on Mercer Street to the interior courtyard spaces of Greene Street walk is another example of the privatization of public land by making it inaccessible. Below we show how this is done on a massive scale with the enclosure of Sasaki Gardens.

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<sup>7</sup> “FoodNYC, A Blueprint for a Sustainable Food System,” February, 2010.  
[http://www.mbp.org/uploads/policy\\_reports/mbp/FoodNYC.pdf](http://www.mbp.org/uploads/policy_reports/mbp/FoodNYC.pdf)

<sup>8</sup> 378’x54’, the length of the south block times the width of the public strip.



NYU's calculations are founded on unsupportable bases—namely that the *interior* and exterior of Coles gym contribute 4.82 acres<sup>9</sup> to the open space inventory and are defined as publicly accessible open space—while, at the same time, it disqualifies a total of 2.43 acres of grade-level open space<sup>10</sup> as not publicly accessible. One cannot have it both ways—either *everything that is unbuilt on the block is open space, or only public lands, such as LaGuardia Corner Gardens, the Mercer Street Playground, the Time and LaGuardia Landscapes and Coles Plaza, are open space.*

The contention that NYU is adding to the open space is founded on the assumption that the current Coles Gym rooftop *and* the interior space are viable publicly accessible open spaces. NYU claims that this space currently adds up to 4.82 acres, and then implicitly indicates that equal open space will be available within the proposed Zipper building.<sup>11</sup>

The 2031 future build conditions hinge on the inclusion of the proposed athletic facility in the Zipper building as open space<sup>12</sup>—an odd contention since the multi-leveled roof will not provide even the amount of active open space currently on the Coles track. Does the inclusion of the athletic facility in the proposed Zipper building mean that New York City should revise its open space inventory criteria to include Crunch, Reebok and every other private gym in the City? Indeed, interior gym space is never included in open space inventories and cannot be equated with Washington Square Park, a community garden or a grade-level playground.

### **Mercer Street Playground and Adjacent Landscape**

Though it appears that NYU has agreed to withdraw its proposal to construct a temporary gym, Mercer Street Playground would eventually be destroyed and encroached upon by the Mercer Boomerang Building—another example of privatization of public space. Though NYU states it supports the eventual remapping of Mercer Street Playground as parkland—after it has demolished the current playground in the construction phase—the Playground would be much reduced in size and would cease to exist in any recognizable form. While the proposed tricycle area is euphemistically named a garden, in fact it appears to be almost exclusively a concrete plaza—a continuation of the Mercer Street plaza just to its south.

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<sup>9</sup> DEIS p. 5-12.

<sup>10</sup> Open spaces are identified in the DEIS, pp. 5-9 to 5-12 by the letters B, E, F, G, J, N, O, P, Q, R, T, W, X, Z and additional land which NYU overlooks entirely (M1, G).

<sup>11</sup> The January presentation to CB2 includes the addition of open space within the Zipper building, but does not provide any details.

<sup>12</sup> But the January 2012 report to the Community Board does not specify how much space will be made available to the public within the proposed Zipper building; specifics were not found elsewhere.

Lower Manhattan Neighbors' Organization {LMNO(P)} was founded in 1991 by several parents and organized as a not-for profit in 1992 in part as a response to an attempt by NYU to remove the then-existing open space on DOT property used by the public as a playspace for older children. At the time, NYU was seeking to install "viewing gardens" which the community felt would detract from the active open space that existed previously. Community response was particularly negative because NYU had just installed a key system to control entry to the Key Park, which had previously been open to the public. After about 3 years of negotiation with NYU and DOT, DOT issued a permit to Parks that enabled the community group to fund raise in earnest for the playground. Through auctions, street fairs, private fund raising and other events, they raised almost \$200,000 which they lovingly poured into the Playground, designing and commissioning the fabrication of the fence according to Park's criteria.



Photo Credit: The Stuyvesant HS Spectator

Additional fencing was required to enclose the small gardens at both ends of the block, which the group had to give up in negotiations with NYU. NYU also required LMNO(P) to retain fire lanes, requiring the fabrication of giant swinging gates, controlling access to the space; tellingly, the fire lanes, so important to NYU in 1991, are eliminated in the current 2012 plan—apparently, the gates were not so necessary after all. LMNO(P) paid for these fences and equipment directly to NYC Parks—an affirmation that this playground is and should remain a *public park*, and should not be encroached upon by NYU's current plan.

Over and over again, NYU has neglected to maintain the property under the original agreement with the Parks Department—the founding members have good reason to doubt that they will do a better job in the future.



Sasaki Gardens

### Obscuring the Impacts of the New Buildings: From Sasaki Gardens to Dark Inner Courtyard

The building footprints of the proposed four new buildings alone would *decrease* open space by at least one acre.<sup>13</sup> NYU magically transforms this net loss into a gain by first failing to count

<sup>13</sup> The difference between the existing building footprints and the proposed footprints, plus the "moats" that partially surround the proposed boomerang buildings.

existing open space such as Sasaki Gardens, and after hemming in the same space with two new buildings calling it public open space!

In its open space inventory NYU considers the landmark-eligible Sasaki Gardens (1.34 acres) as private. This interior space on the north block is now accessible to the public, but with limitations that are no more onerous than other public spaces on the blocks. NYU would have us believe that after they completely close the interior space by erecting two new buildings on the east and west ends of the block and redesigning access points, the resulting interior courtyard, in virtually permanent shadows, would be public open space. With the addition of the proposed LaGuardia and Mercer buildings, **this space will effectively become an interior courtyard** and less accessible to the public than the existing elevated gardens. The enclosure produced by the two new buildings will create new visual barriers. Landscape design and signage at the entry points to the courtyard could change over time without oversight or approvals and further create barriers to public access. Furthermore, NYU would be replacing old growth trees and vegetation of Sasaki gardens with a highly-privatized concrete plaza embellished with an occasional tree, thus losing the peace and tranquility, not to mention the environmental benefits, of the 180 trees, herbs, flowers and edible plants.



**NYU's neglect of open space (above) contrasts with the care of community groups**



NYU also counts open space *within* the proposed gym and in *below-grade "light wells"* or moats 3 floors below grade, that partially surround the boomerang buildings to create the illusion that it will be adding publicly accessible open space in the colorful drawings, further degrading the public accessibility of the inner courtyard. The proposal is designed in such a way that the only people who will benefit from these spaces are NYU students, faculty and tenants who pay for access, not the public.

## ⇒ NYU's Poor Track Record as a Steward of Open Space

NYU has a history of failure to implement commitments to provide and preserve open space, thus violating the public trust. NYU has installed padlocks on gates, erected fences and walls, and raised sidewalk levels on and near its property. This has had the effect of limiting public access to the superblocks. With the express intent of meeting the narrowest of CEQR guidelines, nothing would stop NYU from doing what it has done in the past, limiting access to areas they promised would be open and accessible.

Much of the natural beauty presently in the two superblocks can be credited to the sustained hard work and fundraising of community members, often over the objection of NYU itself. Trees, bulbs, shrubs and other vegetation have been paid for and planted by members of the community, while NYU has allowed open spaces to sink into the ground or has otherwise neglected open space that it was legally bound to maintain.

A review of correspondence and community board records shows that only after community groups have complained in a sustained manner were some of the gates opened and improvements made. This is the case for the dog run, Coles and Key Park Playgrounds, Sasaki Garden, the community garden and the Coles athletic facilities.

### **Promises Made/Promises Broken—a Brief History of NYU's Soured Relationships with the Community**

NYU has historically made and then broken promises to the community so that it could acquire property, variances or certain benefits. Property has been so badly maintained in some cases that the university has had to close areas off entirely. Signs, padlocks, fences or walls have been erected to prevent the public from passing through areas that were to be publically accessible. This history has tarnished the institution's reputation in the community and engendered a lack of trust and wariness that future promises would be kept.

Even today, the DEIS does not make clear whether any space in the new Zipper building will be made available to the community. The 2021 scenario does make mention of the addition of athletic facilities that will replace the Coles gym, but there is no information given about public accessibility nor does it quantify the amount of open space that will exist in the Zipper building.

Given NYU's poor record of managing and making its open space accessible, there is no guarantee that even the dwindling fractions of open space in NYU's complex will be available for the use and benefit of the public.

## **Coles Gym**

- Access to active open space on the roof of Coles gym has been consistently curtailed, despite years of discussion and negotiation with the Community Board. The building of Coles and the widening of Mercer Street was granted under the condition that the roof space would be accessible to certain community members, thereby taking the strain off the limited active open space in the study area.
- Original plans included a playground that was to be available for public use. However, the area includes a padlocked sinkhole and sparse and poorly kept concrete areas, hardly the model of public stewardship that one would expect from a leading institution.
- The “shared use” of Coles as a community sports facility, and its specific membership details, were requirements placed on NYU by the Board of Estimate when it approved the addition of Coles to the urban renewal plan in 1979. The rezoning from residential/open space to educational use required Coles to grant access to the community. However, Coles gym continues to suffer from years of neglect and poor maintenance; the interior shows signs of minimal upkeep; the rooftop has been closed for more than 4 years, except for track use; the rooftop surfacing was never maintained so that the outdoor tennis courts have been closed for years. Furthermore, tennis memberships offered to community members in the “shared use” agreement have long been discontinued; the tennis courts were closed for seven years until only recently.

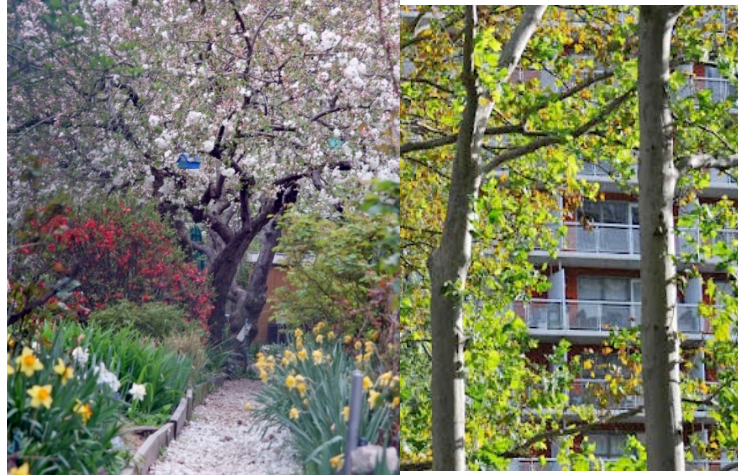
## **Washington Square Village “Key Park”**

- Community parents have faced administrative hurdles in order to get access to the Key Park, contravening the proscribed “shared use” requirement. Like Coles, it is up to community residents to navigate the arcane system; they share and pass on keys and help newcomers to overcome obstacles to admission. Applications take 4-5 years for a ruling on acceptance, and the system is not transparent.
- Since keys are never “recalled” and children grow up and families move, several decades of keys are counted as proof of “overuse,” of the park, allowing NYU to limit access to community families, thus effectively privatizing the space. A daily body count of children reveals under-use of the pleasant park. By all accounts the Key park is a premium playground, underused in a neighborhood categorized by the Parks Department as underserved by public playground space.

## **Dog Run/Playground**

- The playground and dog run were left in a deplorable state of neglect, sinking into the ground, for years, until Councilman Gerson’s office found and forwarded to President Sexton a record of NYU’s 1979 agreement to “rebuild and maintain” the Mercer strip. It

was not until 2009 that the dog run conditions were improved—again, at the behest of the community who wished to use the space, conveyed to the public according to the original urban renewal plan.



**La Guardia Corner Gardens.**  
**There are at least 121 trees in the public strips and 181 in Sasaki Gardens.**

## ⇒ Environmental and Economic Value of Trees

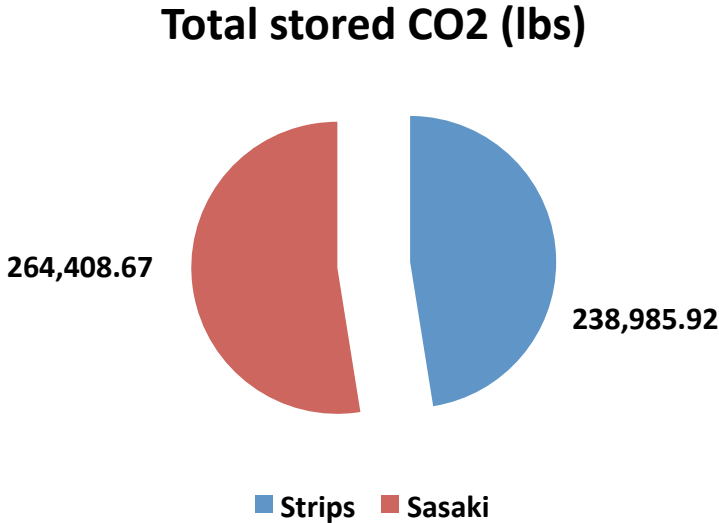
Trees and vegetation convey considerable economic and environmental value to the surrounding areas. New York City has set tree planting goals (one million trees planted by the year 2030) to realize increased environmental benefits and offset negative anthropogenic factors. Unfortunately, NYU’s proposed expansion would cost the lives of most of the over 300 trees in the public strips and Sasaki Gardens (see Appendix for details). If the trees are not actually felled, they will be cast in the shadows of buildings and sidewalk sheds and covered in dust. One way or another, most of them will not survive.

Thanks to the computer modeling program I-Tree Streets, we can quantify the benefits and costs of trees, their value in cleaning the air, storing carbon, and diverting stormwater from our aging water system; we can also quantify the degree to which they cool the air, thus mitigating the urban heat island effect. This program has been used in an analysis of the New York City urban forest, commissioned by the NYC Department of Parks and Recreation; it provides a fascinating insight into the ways that trees enhance the urban environment.<sup>14</sup>

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<sup>14</sup> Peper, Paula J., McPherson, E. Gregory, Simpson, James R., Gardner, Shirley L., Vargas, Kelaine E., Xiao, Qingfu. (2007). *City of New York, New York, Municipal Forest Resource Analysis, Technical Report to Adrien Benepe, Commissioner, Department of Parks & Recreation.*

To obtain a fine-grained analysis of the benefits of the trees on the public strips on the two NYU superblocks, we joined with Carsten W. Glaeser, Ph.D., a professional arborist, and local residents. We identified tree species and the size of trees in the LaGuardia Corner Garden, the Time Landscape, Friends of LaGuardia, the Mercer Dog Run, the entire Coles strip, and the areas in and around Sasaki Gardens. We entered the data into the I-Tree Streets program to analyze their benefits and calculate the air quality improvements conveyed by trees through their ability to reduce temperature (via shading and transpiration), remove, intercept or avoid air pollutants such as carbon dioxide (CO<sub>2</sub>), nitrogen dioxide (NO<sub>2</sub>), ozone (O<sub>3</sub>), sulfate dioxide (SO<sub>2</sub>) and particulate matter (PM<sub>10</sub>), and store carbon dioxide. We also quantified the reduction of energy use by adjacent buildings, thereby reducing the pollutants emitted by the utility facilities and other gaseous emissions.

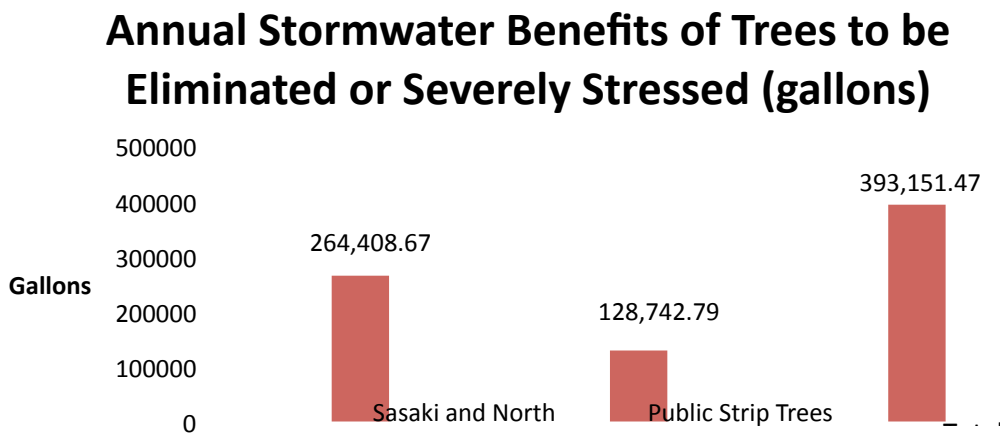
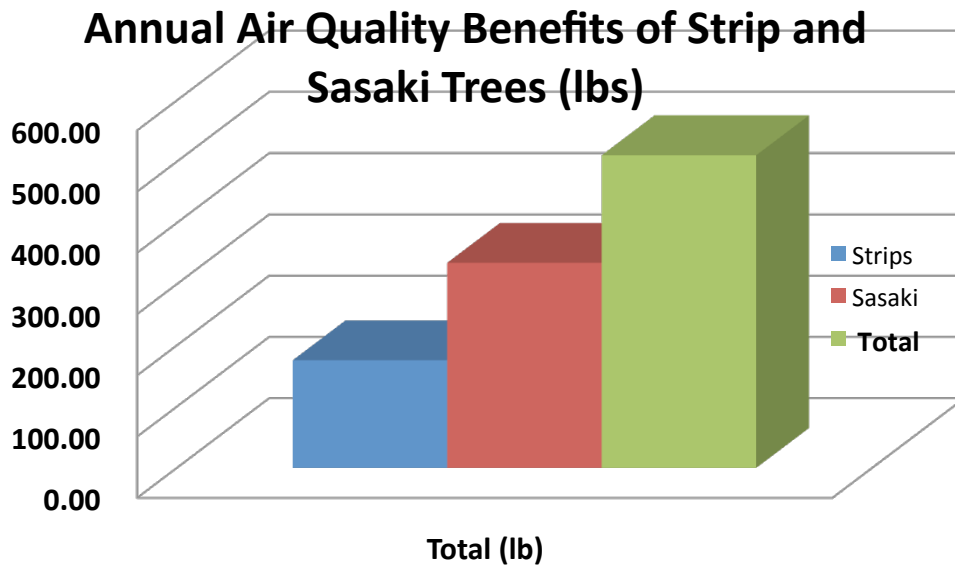


### Carbon Stored by Public Strip Trees

Currently, the trees planted on the public strips and in and around the Sasaki Gardens store more than **503,395 pounds of carbon a year**, bestow annual air quality benefits of these trees total 370 pounds of air pollutants such as carbon dioxide (CO<sub>2</sub>), nitrogen dioxide (NO<sub>2</sub>), ozone (O<sub>3</sub>), sulfate dioxide (SO<sub>2</sub>) and particulate matter (PM<sub>10</sub>) which the trees currently remove, intercept or avoid.

The trees also support ecosystem functioning by providing food for passing birds and wildlife. Fallen leaves and debris decompose to nurture the soil. Their roots soak up rainwater, reducing

stormwater overflows in the combined sewer system in heavy downpours—the number and severity of which are increasing due to global warming. The ITree analysis finds that over **393,151 gallons of rainwater are intercepted by the trees annually.**

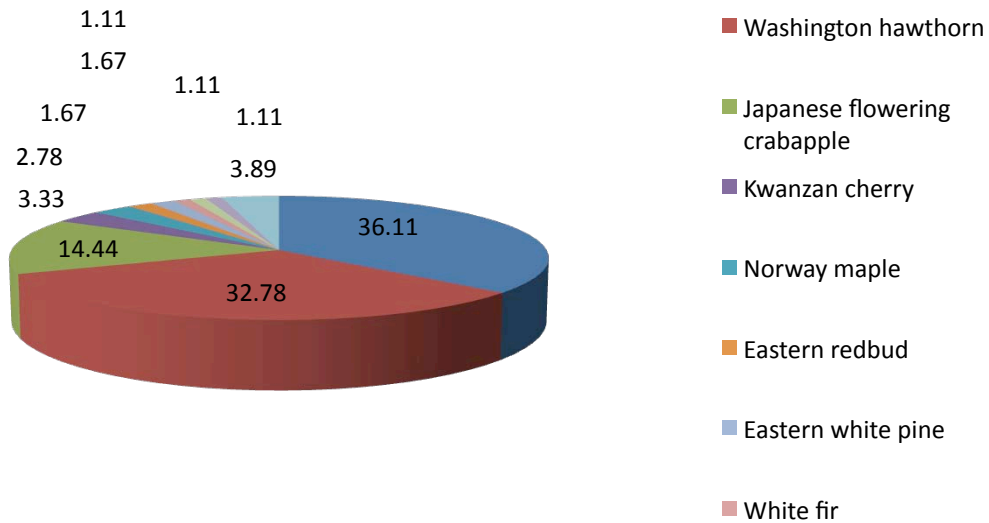




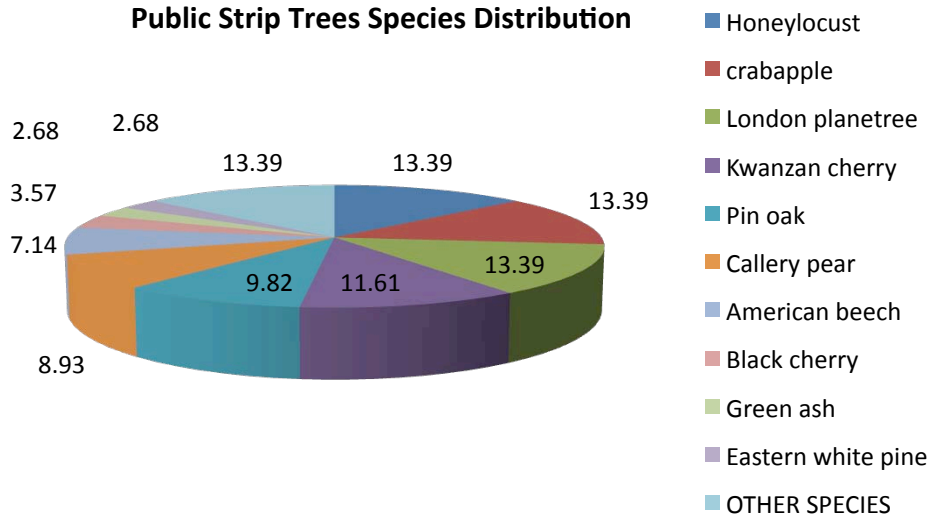
It takes years for trees to convey the environmental benefits that the 15 different species currently convey to the neighborhood. NYU cannot just replace the old-growth trees and realize the same environmental and aesthetic value. Larger and older trees provide more ecosystem services than younger and smaller trees. The diversity of species and age protects the tree inventory from total annihilation should a disease affect one species.

Will community groups be as active in caring for and maintaining young trees planted by NYU or the City after they see their years of hard work destroyed by the bulldozer? Will NYU nurture and maintain newly planted trees as poorly as it has taken care of its open space in the past?

**Sasaki and Surrounding Trees: Species Distribution**



**Public Strip Trees Species Distribution**



## ⇒ CONCLUSIONS AND RECOMMENDATIONS

In this report we have shown how the NYU Core Proposal would result in less open space and exacerbate the current severe lack of open space resources in the neighborhood. We have given many examples of NYU's long history of poor stewardship of public open space and the deep lack of trust of NYU among residents.

We have demonstrated the substantial quantitative and qualitative environmental benefits of the existing open space and shown how the NYU proposal would severely reduce them.

The rezoning that NYU seeks provides for a substantial increase in bulk on the two superblocks. At the same time open space requirements under the zoning are severely reduced.

Therefore, the City Planning Commission should reject the NYU Core Proposal.

### **Map All Public Strips as Parkland, Reject the Rezoning**

The City Planning Commission should map all open space strips as parkland and support their transfer to the Parks Department, thus guaranteeing their preservation. In 1995 NYU specifically opposed a proposal to do so. The community groups that have cared for this land have been lobbying to designate these open space resources as parkland for 30 years, but NYU has only negotiated with the Parks Department to protect and map as parkland the public strips on the northern superblock. The Borough President's amendment does not offer parity with the same parkland mapping to the valuable green resources on public strips on the southern superblock. The Time Landscape and LaGuardia Corner Gardens should be mapped as parkland and receive protection as the valuable open spaces they are.

The City Planning Commission adopted the urban renewal plan in the 1950s largely because they believed the taking of private lands was justified because it enabled the creation of both the "Park" and the "Tower," thus safeguarding open space without sacrificing density. The current NYU plan bids adieu to the "Park" part of the "tower in the park" urban renewal construct. As noted in *The Impacts of New York University's Proposed Expansion in Greenwich Village* prepared by Gambit Consulting, the proposed zoning would reduce the open space to about 38% of the superblock, down from the currently allowed 85% for open space. Notably, the fact that NYU is requesting so many changes in zoning lays bare the fact that its plan reduces open space; if its plan truly *added* to open space as it contends, many of the requested zoning changes would not be necessary.

**NYU's Proposal Turns Away From Its Obligations Under the Original Development Plan. The City Planning Commission Should Insure That All Future Obligations Are Binding in the Long Term.**

When, in 1953, the City Planning Commission approved the acquisition of Washington Square Southeast property under Title I of the National Housing Act of 1949, it did so to “permit the development of playscapes and landscaped areas and provide for arrangement and spacing of buildings to permit maximum light and air.”<sup>15</sup> The Commission subsequently modified the Redevelopment Plan to *decrease* density, and *increase* landscaped and playground areas.<sup>16</sup> The current NYU proposal goes in the opposite direction and the current ULURP process would thus legitimize, after the access-limiting behavior that NYU has actively pursued over the years.

The City Planning Commission should reconsider whether to “retire” the original urban renewal plan. That plan stated that the area was to “be developed largely for residential purposes...[accommodating commercial space] not exceeding two stories in height...[and to accommodate] maximum population density of 375 persons per acre of the two superblocks...residential land coverage by buildings will not exceed 24 percent of the net residential area.”<sup>17</sup> Not only does the proposed plan significantly increase density, it fundamentally replaces the Urban Renewal vision of the block as being primarily residential in nature. NYU would make it an institutional block, designed by and for the private institution, not the public, and expand commercial uses in a way that is incompatible with the residential neighborhood.

We are at a crossroads in 2012, as we were in 1953, and the City Planning Commission must again take into consideration the public interest and weigh this against the private interests of a developer that has already gained significant benefits as the result of public actions.

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<sup>15</sup> CP-10203, p. 1061

<sup>16</sup> CP-10203, p. 1063

<sup>17</sup> CP-10203. December 9, 1953 p. 1059

## Appendix

### I. AREA CALCULATIONS

Total unbuilt area on superblocks:  $11.85\text{acres} = (474.08 \times 605.8\text{sf}) + (605.09 \times 378.44)^{18}$

#### **Scenario #1: Everything is open space EXCEPT building footprints**

Total Area on superblocks: 11.85 acres

Minus building footprints: 4.1 acres

Before: Total Open Space  $11.85 - 4.1 = 7.75$  acres existing open space

After: MINUS the difference in the building footprints (1 acre if you include the light wells that are below grade); minus Loss of Coles (.43 acres) and building footprints (1 acre) = 1.43

**Before: Total Open Space  $11.85 - 4.1 = 7.75$  acres**

**After:  $7.75 - 1.43 = 6.32$  acres**

**-18.45% decrease**

#### **Scenario #2: Everything is open space EXCEPT building footprints and Coles Roofdeck**

Before: 7.75 acres + 61062sf (1.41 acres) = 9.16 acres

After: Loss of Coles roof (1.41 acres), Coles Strip (.47 acres), difference building footprints (1 acre)

= 2.88 acres (can't count the roof of the new Zipper building because it's going to be different levels)

$7.75 - 2.88$  acres = 4.87 acres remaining

**Lose 2.84 acres**

**Percent change = -37% change**

#### **Scenario #3: Only the public strips are accessible open space: Lost Publicly Owned Property**

Coles Strip is .47 acres

Before: 4 public strips = 1.93 acres PLUS Bleecker St strip = .18 = 2.12 acres Public Open Space

After:  $2.12 - .47$  (Coles Strip) = 1.65 acres public open space remaining

**Before: 2.12 acres publicly owned open space**

**After: 1.65 acres publicly owned open space**

**Loss of .47 acres publicly owned open space**

**-25% change in publicly owned open space**

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<sup>18</sup> From Sanborn maps.

**AFTER Proposed Development**, according to AKRF maps Total acreage of block (should they receive zoning approvals:

- South Block 644.89 x 378.44=5.6 acres
- North Block 474.08 x 693.97=7.55 acres

Total Acreage after proposed development=13.15 acres

**13.15-11.85acres=1.3 acres added acreage on block accomplished by takeover of public open space, namely public strips.**

## II. TREE INVENTORY

<b>Species</b>	<b>#</b>
<b>Friends of LaGuardia (from 3rd St heading south to Bleecker)</b>	
Little Leaf Linden	2
Crabapple (multi)	13
Pagoda	6
London Plane	3
Pear	1
Callery Pear	10
Honey Locust	8
Mulberry	1
	<b>44</b>
<b>LaGuardia Corner Garden</b>	
Peach	1
Black Pine	1
Crabapple	2
Pear	1
	<b>5</b>
<b>Time Landscape</b>	
White Oak	1
Green Ash	2
Pin Oak	3
American Elm	2
Ash	1
Black Cherry	2

Red Oak	1
American Beech	4
American Beech	3
Black Cherry (double)	2
Locust (double)	1
Witch Hazel	2

**24**

**Dog Run sidewalk**

Honey Locust	2
Pin Oak	1

**3**

**Reflecting Garden (sinkhole)**

Kwanzan Cherry	5
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**Water Playground (sinkhole)**

Honey Locust	6
Eastern White Pine	3
Weeping Birch	1

**10**

**Coles Entry Plaza**

Pin Oak	6
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**Bleecker St  
Cherry Grove**

Kwanzan Cherry	8
London Plane	2

**10**

**LMNO(P) - Mercer Playground**

London Plane	10
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**Sasaki Gardens and  
Surrounding**

**Section 1: Between  
Citibank and the WSV**

**Sasaki Garden**

Hawthorns	8
Hawthorns	6
London planetrees	12
London planetrees	11

**Section 2: WSV Sasaki  
Garden**

Japanese maples	2
Silver maples	2
Redbuds	3
Dogwoods	7
Hawthorns	10

Crabapples	15
Apple	1
White mulberry	1
Eastern white pines	3
firs ( <i>Abies</i> )	2
Weeping willow	1
Hawthorns (south) 5"	21
Weeping cherries	3
Weeping cherries (east)	3

**Section 3A: Between WSV  
Sasaki Garden and east  
edge of the Key Park  
playground**

London planetrees	21
Hawthorns	15

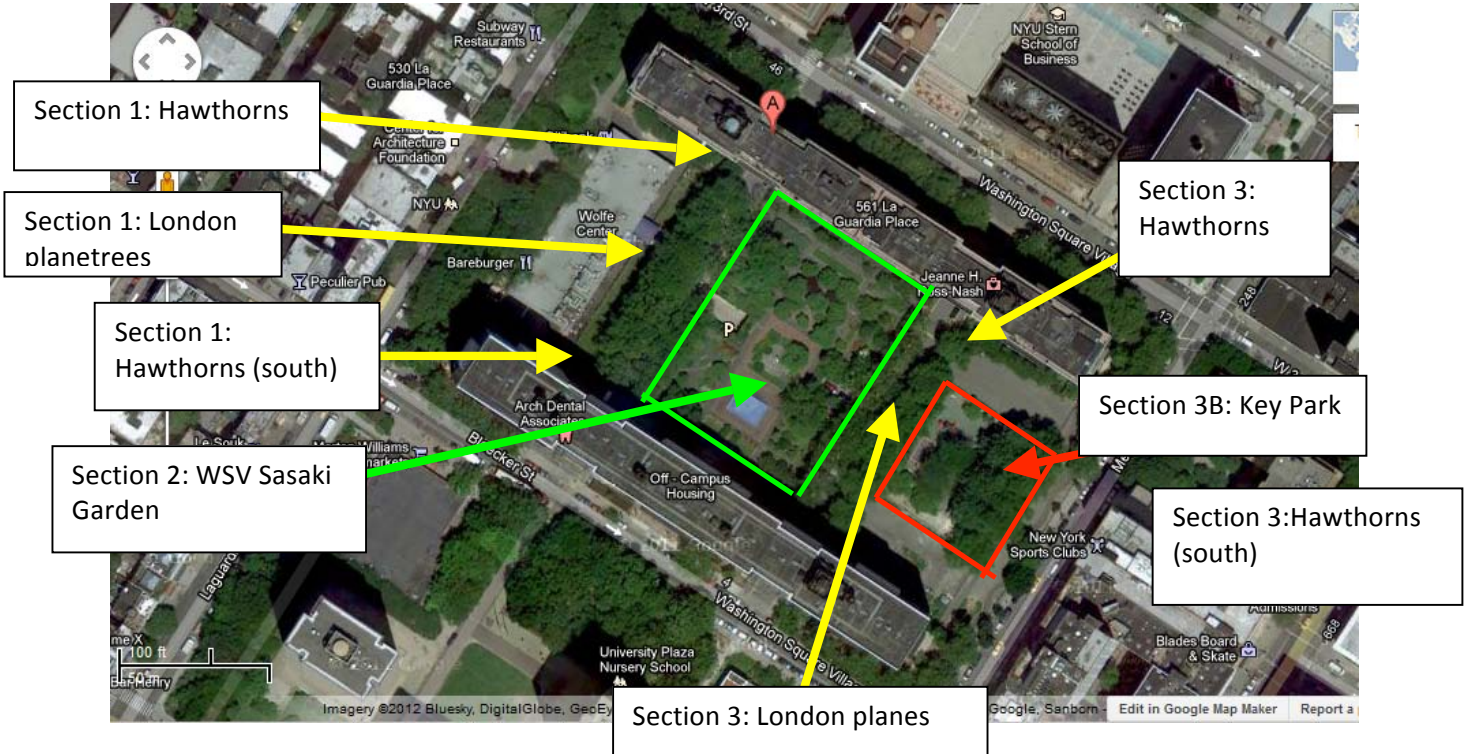
**Section 3B: In Key Park**

Crabapples + misc	11
Honeylocust	2
Norway maple	5
London planetree	6



### III. TREES LOST

#### Sasaki Gardens—181 trees lost



**Sasaki Gardens presently feature 181 trees in addition to many other shrubs and plants. They will be destroyed by the NYU proposal and replaced mostly by a concrete plaza.**  
Photo and Graphics: Georgia Silvera Seamans

MAS is a private, non-profit membership organization that fights for intelligent urban planning, design and preservation through education, dialogue and advocacy.

MAS has long been involved in the Greenwich Village neighborhood. In the early 1950s MAS joined other civic groups to stop plans to allow traffic to cut through Washington Square Park by continuing Fifth Avenue south and in the 1960s MAS urged the Landmarks Preservation Commission to designate the Greenwich Village Historic District—the city’s second historic district—due to the neighborhood’s significant architecture, history and character. More recently, in 2010 MAS participated in Manhattan Borough President Scott Stringer’s Community Task Force on NYU Development, a coalition of community groups assembled to help guide the university’s development process.

#### NYU 2031

In 2010, New York University launched NYU 2031, which laid out a strategy for growth which included the addition of 6 million square feet of academic space throughout the city by their bicentennial year, 2031. NYU proposed nearly half of this square footage, about 2.5 million square feet, for two Washington Square area superblocks located near its main campus in Greenwich Village. The superblocks are bounded by LaGuardia Place to the west, Mercer Street to the east, West Houston to the south, and West 3<sup>rd</sup> Street to the north. (See existing site, figure 1.) The remaining 3.5 million square feet will be spread throughout the city in areas such as the health corridor along First Avenue between East 23<sup>rd</sup> and East 34<sup>th</sup> streets in Manhattan and the NYU-Polytechnic University campus in downtown Brooklyn.

For Greenwich Village, NYU’s plans include the demolition of three buildings on the superblocks to make way for four new buildings. In addition, NYU intends to reconfigure approximately four acres of publically accessible open space on the superblocks. (See NYU’s proposed site plan, figure 2.) To implement these plans, NYU is requesting the following actions:

- 1) Zoning Map Change
- 2) Zoning Text Amendment
- 3) Large-Scale General Development Special Permit
- 4) De-mapping four segments of city streets to enable property disposition to NYU and the establishment of parkland on two of the street segments
- 5) Elimination of NYC Department of Housing Preservation and Development Deed Restrictions on Blocks 524 and 533
- 6) Potential funding approvals from the Dormitory Authority of the State of New York
- 7) Public Authorities Law Site Selection by the NYC School Construction Authority
- 8) NYC Department of Transportation revocable consent to add a utility lines beneath city streets

These approvals would facilitate approximately 2.3 million square feet of new development which would not occur otherwise as NYU notes that: “the site of the existing Morton Williams supermarket would be redeveloped as-of-right, at some point after the 2021 expiration of the property’s HPD deed restrictions. The approximately 175,000- square foot, nine-story building would contain an approximately 25,000-square foot supermarket and NYU academic space. The redevelopment of the Morton Williams site is the only structural change expected to occur...”<sup>1</sup>

MAS recognizes NYU’s legitimate need to expand its campus in order to remain competitive. We understand that NYU’s proposal is meant to help the university meet its long-term needs with respect to

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<sup>1</sup> [http://www.nyc.gov/html/dcp/pdf/env\\_review/nyu\\_core/01\\_deis.pdf](http://www.nyc.gov/html/dcp/pdf/env_review/nyu_core/01_deis.pdf). p.1-32.

academic space, faculty and student housing and co-locating departments in order to foster scholarly collaboration and innovation. NYU has made many important contributions to education and research helping to advance numerous fields of study and is a vital economic engine in New York City, spending millions on goods and services, generating thousands of jobs, and attracting an influx of talented students, approximately 65% of whom remain in New York City after graduation.

MAS commends NYU on its participation in the Borough President's Community Task Force on NYU Development and receptivity to the Task Force's suggestions. NYU has created a web page dedicated to construction updates, established a storefront space open to the public on LaGuardia Place to exhibit the university's development plans and has adopted Task Force planning principles as a guide to help ensure that its growth will be balanced and beneficial to the university as well as the community.

Although NYU's current proposal partially reflects the agreed to planning principles, (e.g. mixed-use facilities with ground floor retail) in its current form MAS does not support NYU's plans for its core campus. We believe the proposed development would needlessly diminish the quality of life for neighborhood residents and would set troubling precedents for similar approaches in other parts of the City.

Our testimony focuses on three areas - neighborhood context, public space and public process - that require significant reconsideration. Our position is framed using planning principles, similar to those created by the Task Force mentioned above. The format of the position is a statement of a central planning principle followed by a description of the how this principle is addressed by the current proposal, and then specific recommendations to better align NYU's project with these planning principles.

## Principles, Discussion and Recommendations

### 1. Neighborhood Context

*Principle: NYU must plan for growth in order to meet the challenges of a 21<sup>st</sup> century university, however new buildings should be designed in such a way as to be compatible with the existing built form, respecting the limitations of the neighborhood, its infrastructure and the existing community.*

NYU's campus is in one of New York City's oldest and most important historic neighborhoods and new development needs to respect the existing fabric. The first paragraph of the Landmarks Preservation Commission's 1969 Greenwich Village Historic District designation report highlights the significance of this particular neighborhood stating that, "Of the Historic Districts in New York City which have been designated or will be designated, Greenwich Village outranks all others. This supremacy comes from the quality of its architecture...and the feeling of history that permeates its streets." Moreover, the proposed development on the south block will be built around the landmarked Silver Towers site designed by renowned architect I.M. Pei.

#### Density and Use

Density is central to the conversation of neighborhood character. According to NYU's Draft Environmental Impact Statement (DEIS) by 2031 the total increase in academic space will be over 1.3 million square feet or 52% of the amount of space NYU is proposing to build. Using NYU's figures to calculate population, this academic space will bring in an additional 13,947 students and staff to the area with an additional 10,601 people added with other proposed uses, i.e. dorms, hotel, retail, etc. NYU's DEIS identified 17 nearby intersections where potential adverse impacts might occur, 9 of which would require mitigation methods due to increased vehicular traffic and an additional corner and crosswalk location that merit mitigation due to added pedestrian traffic. Significant impacts were also identified for two area subway stations—Broadway-Lafayette and West 4th Street—

which depending on the development scenario could experience between 383 and 498 additional riders during the AM peak hour and up to 566 PM peak hour riders, well over the CEQR threshold for Level 2 analysis of 200 additional trips. The proposed mitigation to improve conditions at these stations include widening impacted stairways and/or providing additional station access locations, however, feasibility for these methods is yet to be determined, and if the methods are determined infeasible the DEIS states that projected impacts will remain unmitigated. The additional impact of these pedestrians to area sidewalks and to transit infrastructure in particular indicates that it will be difficult for the neighborhood to absorb the amount of density proposed and further information needs to be provided in order to give the public the opportunity to evaluate any proposed mitigation.

Of the proposed 2.5 million square feet (roughly the size of the Empire State Building) NYU proposes to add over 1 million square feet of below-grade space to the superblocks. The university has stated that this space will “limit the size, height and bulk of buildings above-grade.” According to Voorhees Walker Smith & Smith’s Zoning New York City report, the main purpose for the City’s 1961 Zoning Resolution was “... both to prevent the overcrowding of the land and buildings and to prevent the overloading of street and transit facilities, schools, parks, and other community facilities in the neighborhood.” Because below grade space is not subject to floor area regulations, NYU will be able to add much more density to the superblocks than would be permitted under the controls designed to regulate such density.

In addition, zoning regulations were intended to ensure that buildings have adequate access to light and air. Although NYU is proposing to place allowable uses within the below grade spaces, these will not be high-quality spaces. MAS believes that creating such large quantities of below grade space for academic purposes, compromises the Zoning Resolution’s bulk controls, which were designed to ensure safe, healthy environments and are circumventing floor area regulations meant to prevent overcrowding. MAS notes that building significant amounts of below-grade space has been allowed in similar cases. In 2007 Columbia University was permitted over 2 million square feet of below grade development for their Manhattanville project, however nearly 75% of that space was designed as mechanical and storage space, parking, truck loading facilities and garbage collection in order to minimize service activities on the streets and sidewalks. In contrast, the majority of below grade space NYU intends to add to the area will be programmed with academic space.

MAS suggests that NYU reduce the proposed density by focusing more development outside of the core, in places where greater density would be desirable such as Downtown Brooklyn. The building stock in Downtown Brooklyn is far more compatible with what NYU is proposing to develop in Greenwich Village and is an area where the thoughtful integration of new academic buildings could dramatically improve the streetscape and increase the energy and vitality of that neighborhood. NYU’s Polytechnic campus is currently located in Downtown Brooklyn and the University is in negotiation for the former NYC Transit Headquarters located at 370 Jay Street, a 459,000 square foot building which is being considered for use as NYU’s Center for Urban Sciences and Progress or for other academic functions. Further investment and co-location of additional departments would follow NYU’s goal to foster interdepartmental collaboration and would in turn help revitalize Downtown Brooklyn by creating a hub for science and technology and providing a connection to the growing tech community in DUMBO and throughout the city.

Going forward, it is important for the City to more fully consider the ongoing need of universities and hospitals to expand and to address these needs on a city-wide basis by exploring potential sites along with the institutions. Developing a planning framework for institutional expansion could help balance development throughout the city, identifying areas—such as Downtown Brooklyn—where

new development would be most beneficial. A framework could also help alleviate pressure on local communities, which are often left to grapple with these issues in an isolated context. In the City of Boston, for instance, hospital and educational institutions are required by the zoning code to have an approved Institutional Master Plan. These institutions are required to plan future development to insure that impacts on host neighborhoods are mitigated and benefits to the public are enhanced. These master plans are prepared through a public process, managed by the Boston Redevelopment Authority (BRA). In many instances, the City of Boston has organized citizen task forces to work with the BRA and the institutions on an on-going basis to plan and implement these plans and to strengthen the relationship between community and institution.

Closely linked with the concerns about density, NYU also needs to more carefully consider the proposed buildings within their architectural context. The superbloc sites are an anomaly in this historic area, housing some of the neighborhood's tallest buildings – the Silver Towers at 275 feet and the Washington Square Village buildings at approximately 159 feet. When built, these heights were justified by the amount of open space provided on each lot, allowing adequate light and air for each building and their surroundings. The sites are residential in character, containing five large apartment buildings, including the Mitchell-Lama 505 LaGuardia building on the south site. Surrounding the sites on the south and the west are low rise buildings with a mix of multi-family and mixed residential and commercial uses. On the east are mid-rise buildings, ranging from 7 to 12 stories, which include more commercial uses. (See map of area building heights, figure 3.) To the north of the site is NYU's academic superbloc, which includes the Bobst Library and several other academic buildings.

MAS believes that NYU should be able to expand on their property, however it is important that NYU fully consider the existing context, particularly the built form located in the direct vicinity of each proposed building. The following discussion describes in more detail concerns with each of the proposed building forms.

**Bleecker Building**, corner of LaGuardia Place and Bleecker Street

The Bleecker Building would replace the single story Morton Williams grocery store. Directly across the street, on the west side of LaGuardia Place, the block is characterized by 5 story buildings. (See existing buildings, figure 4.) The proposed 14 story Bleecker Building would rise sheer on the LaGuardia side of the street to a height of 208 feet including the bulkhead. This building would be over twice as tall as the buildings located directly across the street on LaGuardia Place and would rise 49 feet (including mechanical additions) over the Washington Square Village apartment complex directly across Bleecker Street. The Bleecker Building should be designed to more closely relate to the 5 story buildings directly across the street so as to help define LaGuardia Place as a more architecturally coherent corridor and a more inviting route to and from Washington Square Park.

**LaGuardia Building**, LaGuardia Place between Bleecker and West 3<sup>rd</sup> Street

The proposed LaGuardia Building is slated to be 8 stories, 158 feet tall. Directly across the street are primarily older 4 to 8 story buildings. Although the LaGuardia building is one of the shortest of the proposed new buildings, MAS believes that it should relate more carefully to the building stock across the street. LaGuardia Street today expresses the tension between urban renewal/towers in the park on the east side and the kind of building stock urban renewal programs replaced on the west side. As noted above, NYU should carefully mediate this tension with a building form that relates more directly to the surrounding neighborhood fabric.

**Mercer Building**, along Mercer Street between Bleecker and West 3<sup>rd</sup> Street

The Mercer Building is proposed to be 14 stories, rising to 248 feet including the bulkhead. This building will be sandwiched between the current Washington Square Village buildings and will tower 89 feet above them, casting shadows on the proposed park, Mercer Street and the series of 6 to 12 story buildings across the street as well as on the north block's interior publicly accessible open space. The proposed Mercer Building should be capped at the height of the existing Washington Square Village buildings, which although much taller than many of the buildings in the area, is a better reflection of the existing built form and will bring additional light into the reconfigured open space while still permitting NYU significantly more density than would be allowed as of right.

**Zipper Building**, corner of West Houston and Mercer Street

The Zipper Building is proposed to include the tallest of the new buildings and would be comprised of several building segments of varying heights; the largest (segment H) would include a hotel rising within two feet of the street sheer to its full height of 299 feet. (See Zipper Building, figure 5.) NYU's hotel tower would cast shadows on the landmarked Silver Towers site located on the same lot. There is no context for a building of this size without meaningful setbacks from the sidewalk in the surrounding area and building segment H should more carefully relate to the other buildings at the intersection of Houston and Mercer Street which vary in height from 8 to 13 stories, as these buildings are the immediate and critical context for building segment H. The Zipper Building's five additional structures of varying setbacks and heights ranging from 85 feet to 208 feet along what would be a narrowed Mercer Street would further darken the street. These buildings either lack a meaningful setback on the Mercer Street frontage or on the rear of the building which will front on a new pedestrian corridor – the Greene Street walk - and the Silver Towers open area. The lack of a useful setback on the portions of building segments H, F, D, and B – all fronting on Mercer Street – will overwhelm Mercer Street and create a dark and uninviting corridor. The same is true for building segments C, E, G which will front on the new Greene Street walk but also because of their height and lack of setbacks will create a similarly dark and uninviting corridor. In order to better integrate the Zipper Building into its context, the height of building H should be reduced to respond to the buildings at the intersection of Houston and Mercer and the remaining building segments should comply with the underlying height and setback regulations.

**MAS Recommendations:**

- Reduce density to minimize adverse impacts and provide assurance that all identified subway impacts will be effectively mitigated.
- Reduce amount of below grade space.
- Focus more development in areas outside the core where added density would be beneficial in particular, Downtown Brooklyn.
- Reduce height of proposed buildings, especially the Bleecker and Mercer buildings and the Zipper Building tower, to better reflect neighborhood context.

## **2. Public Space**

*Principle: NYU should support and encourage community engagement and investment in public open spaces and seek to improve circulation through the superblocks as much as is feasible.*

NYU's proposal includes approximately four acres of redesigned open space within the development area and represents, according to NYU, one of the foremost community benefits of the plan. The proposed project is located in Manhattan's Community Board Two and within an area that the Mayor's Office of Environmental Coordination has identified as underserved by open space (defined as areas of high population density that are generally the greatest distance from parkland where the amount of open space per 1,000 residents is currently less than 2.5 acres. See map, figure 6.) As

open space is scarce in the neighborhood, every effort should be made to ensure that the space serves the needs of the community.

A portion of the re-configured open space encompasses four segments of land located along the outer edges of the superblocks. Three of the segments are in the development area, one along the eastern side of LaGuardia Place between Bleecker and West 3<sup>rd</sup> Streets and the other two along the western side of Mercer Street between West Houston Street and West 3<sup>rd</sup> Street. These segments are approximately 38 to 49 feet wide and run the length of each block. The two segments on the north block currently include LaGuardia Gardens, an approximately 20,000 square foot landscaped green space between Bleecker and West 3<sup>rd</sup> Street on LaGuardia Place. The eastern portion of the north block along Mercer Street contains the 14,456 square feet Mercer Playground, a playground initiated by the Lower Manhattan Neighbors Organization Inc. (LMNOP). The south block includes a segment of Mercer Street between West Houston and Bleecker Street a portion of which is home to the Mercer-Houston Dog Run. (See figure 7.) The fourth segment is outside the development area on the academic superblock along the western side of Mercer Street between West 3<sup>rd</sup> and West 4<sup>th</sup> Street, where NYU recently built a cogeneration plant.

Neighborhood organizations such as the Mercer-Houston Dog Run and Friends of LaGuardia Place – two nonprofit organizations that have cared for portions of these spaces for several years – have requested that the city map these segments as public parks. On September 15, 2011 NYU announced that they would apply to have the two segments of land on the north block mapped as parkland and also requested an easement over the parkland that would give them access for construction and maintenance of the below grade space they intend to use for academic purposes. NYU is seeking to purchase the other two segments of land – along Mercer Street, between West Houston and Bleecker, West 3<sup>rd</sup> and West 4<sup>th</sup> Streets – from the City.

MAS believes that as a general rule, the City should only de-map portions of the public streets that improve circulation or provide an important community benefit. For instance, de-mapping the portion of Mercer Street between West Houston and Bleecker Street would allow NYU's proposed "Zipper Building" to move east, thereby widening the current walkway on the west side of the Coles Gym building from 5 feet to 28 feet and reconnecting the block to Greene Street to the south, re-establishing connection to the street grid. This may also be an opportunity for NYU to reexamine existing walkways such as the Bobst walkway located on the northern academic block to determine if further circulation improvements could be made to create a connective mid-block corridor. In addition, the CEQR manual defines public space as space accessible to the public on a constant and regular basis. It is unclear if the mapped parkland will be open and accessible on a regular basis, or whether the easements would result in making the open space unavailable to the public for significant periods of time. NYU should release more information regarding the specifics of these easements so their impact may be accurately assessed.

MAS also believes that the new buildings should be designed to open-up and improve circulation corridors through the site as much as possible. According to NYU's application the placement of the LaGuardia and Mercer Street buildings will "allow for a large publicly-accessible, pedestrian-oriented open space in the center of the block," but the site plan shows that the proposed buildings will obstruct the corridors —formerly Wooster and Greene Streets— that currently provide pedestrians with a direct passage through the north and south blocks. These corridors should be kept free of any building footprints as it provides a walkway through the superblocks. (See figure 8.)

*Principle: Spaces should be designed in such a way as to welcome all members of the public, whether or not they are affiliated with the university.*

Approximately 60,000 square feet of the proposed open space will be located on the north block, between the two Washington Square Village apartment buildings. NYU plans to build the Mercer and LaGuardia Buildings along the western and eastern sides of this site, which will enclose this space on all four sides. This interior space, controlled by NYU, will be open to the public, however “publicly-accessible” but privately owned open space often fails to be a meaningful public amenity due to physical barriers, inadequate programming and restricted hours of operation. NYU’s plans for the proposed parkland spaces include elements of landscaping that appear to obstruct rather than invite entry into the interior of the site. MAS recommends that access points leading up to the main entry ways on LaGuardia Place and Mercer Street be designed with visibly open and obvious passageways that draw-in pedestrians.

Finally, in its agreement with the Task Force, NYU committed to “Actively soliciting, utilizing and implementing input from the community in the design process.” Adhering to this principle will help ensure that the open spaces will relate to and serve the needs of the surrounding community. NYU should provide written assurance that these spaces will not be gated and will remain open to the public in perpetuity.

**MAS Recommendations:**

- Only de-map portions of public streets, Mercer Street along the western side of the south block that help improve circulation or provide significant community benefit.
- Provide assurance that proposed easements will not limit access to public spaces and that these spaces will not be gated and will remain open to the public in perpetuity.
- Do not allow proposed buildings to obstruct pedestrian corridors.
- Design access points, particularly along the main paths, with visibly open and obvious passageways that draw-in passersby.
- Public spaces should be designed in consultation with the community groups that have maintained and improved these spaces.

### **3. Public Process**

*Principle: NYU should fully disclose and explain their commitment to providing community amenities.*

The City’s zoning regulations were designed to help regulate density in order to properly plan for community facilities such as public schools, so that the city’s infrastructure does not become overwhelmed by added density. In recent years deals have been struck to compensate for added density. The provision of schools is used as a trade-off or is mitigation for greater density. MAS believes that going forward schools should not be a part of a developer’s deal with the City; rather school sites should be carefully selected and located where there is the greatest need for such facilities.

In addition, discussions regarding these deals are often entirely opaque with no opportunity to examine alternatives or evaluate feasibility. As part of its application NYU has offered to make an approximately 100,000-square-foot space in the Bleecker Building available to the New York City School Construction Authority (SCA) for a K-8 public school. This space has not been included in the SCA’s 2010-2014 Capital Plan and no information regarding NYU’s meetings with the SCA have been disclosed. It would be helpful to know if the SCA is interested in this location, if it is the best use of the SCA’s funds and if there has been an assessment as to whether or not this is the best location for a new public school within the district. NYU needs to disclose the outcome of consultations with the SCA and that NYU sign a letter of intent with the School Construction Authority committing them to



bear the cost of constructing the proposed school space if it is in fact determined to be an appropriate location.

As mentioned previously in the discussion of public space, NYU has committed to “Actively soliciting, utilizing and implementing input from the community in the design process.” This principle will help ensure that open spaces continue to relate to and serve the needs of the surrounding community and will ultimately result in more successful public spaces. We also encourage NYU to set-up a community advisory committee to review the inevitable changes that will occur to aspects of their plans throughout the 20-year build-out. This will help ensure that community remains a part of the process.

**MAS Recommendations:**

- School sites should be carefully selected and located where there is the greatest need for such facilities.
- NYU should disclose the outcome of consultations with the School Construction Authority and sign a letter of intent to bear the cost of constructing the proposed school space.
- NYU should continue to work in consultation with the community in designing and maintaining public open spaces.
- NYU should set-up a community advisory committee to serve as information channel for progress on the project and any significant changes that occur throughout the 20-year build-out.

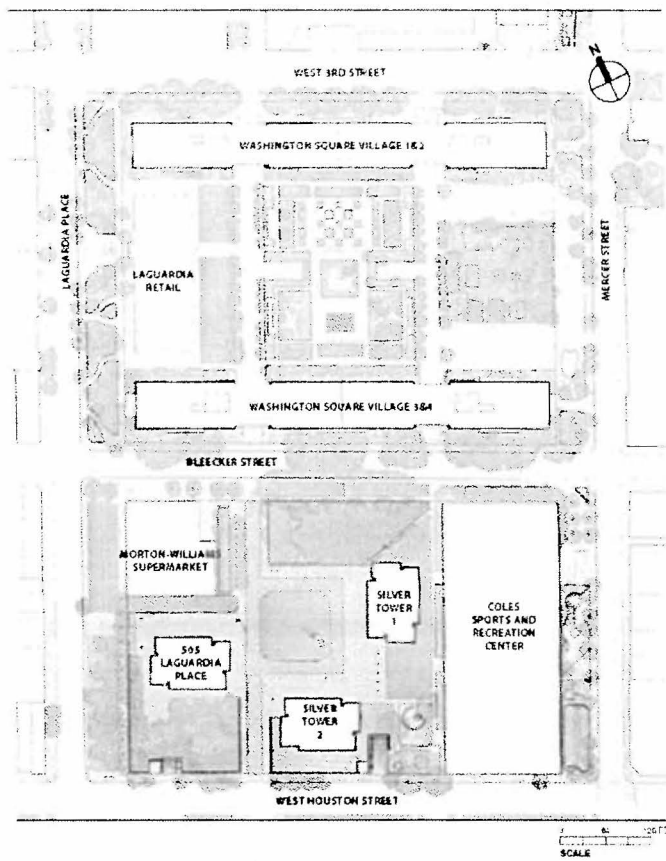


Figure 1 Proposed development site as it exists today.

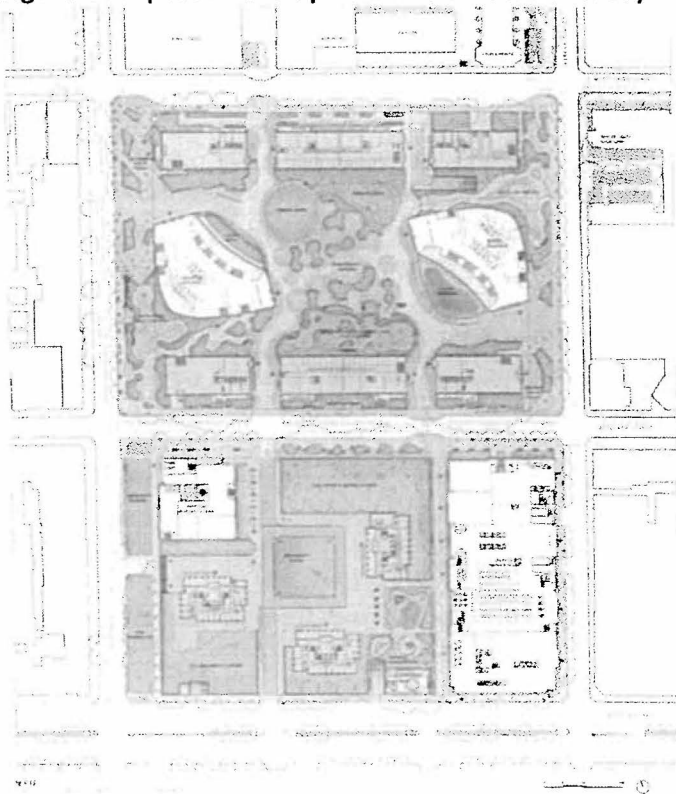


Figure 2 NYU's proposed site plan.

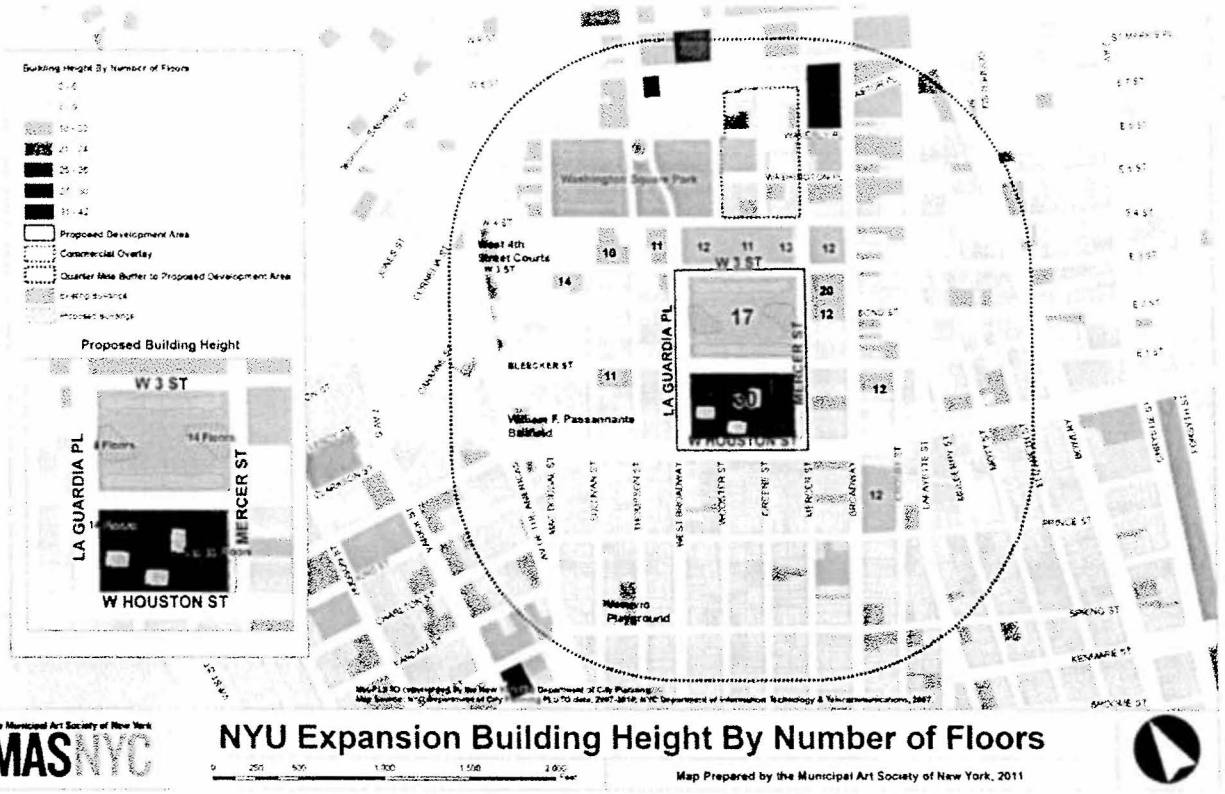


Figure 3 Map showing neighborhood building heights.



Figure 4 Buildings located along the western side of LaGuardia Place, across from proposed Blecker Building.

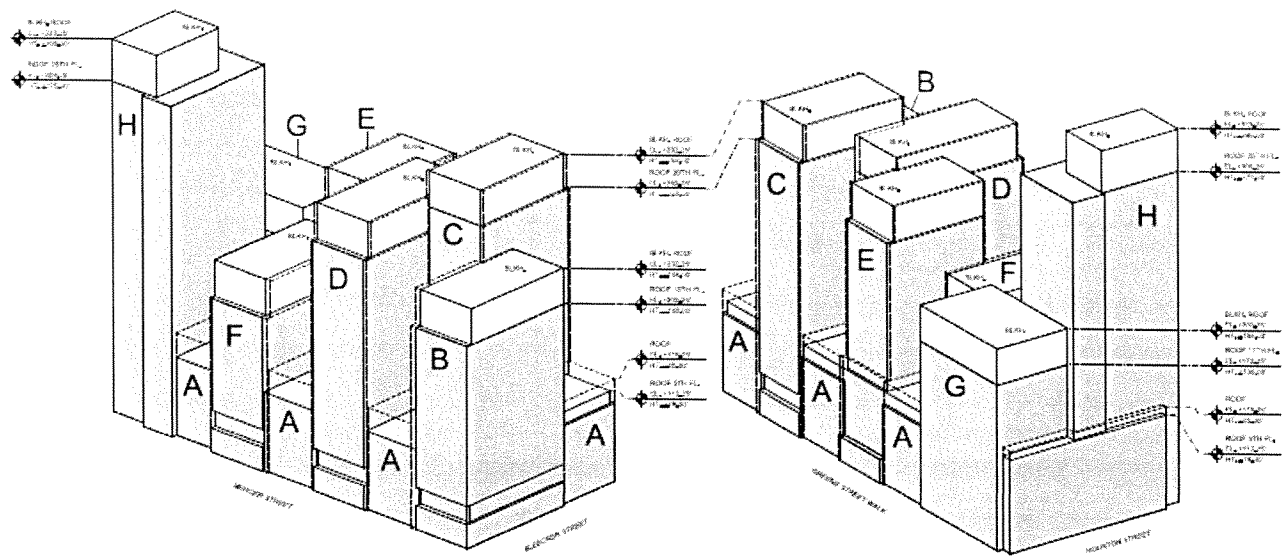


Figure 5 Proposed Zipper Building.

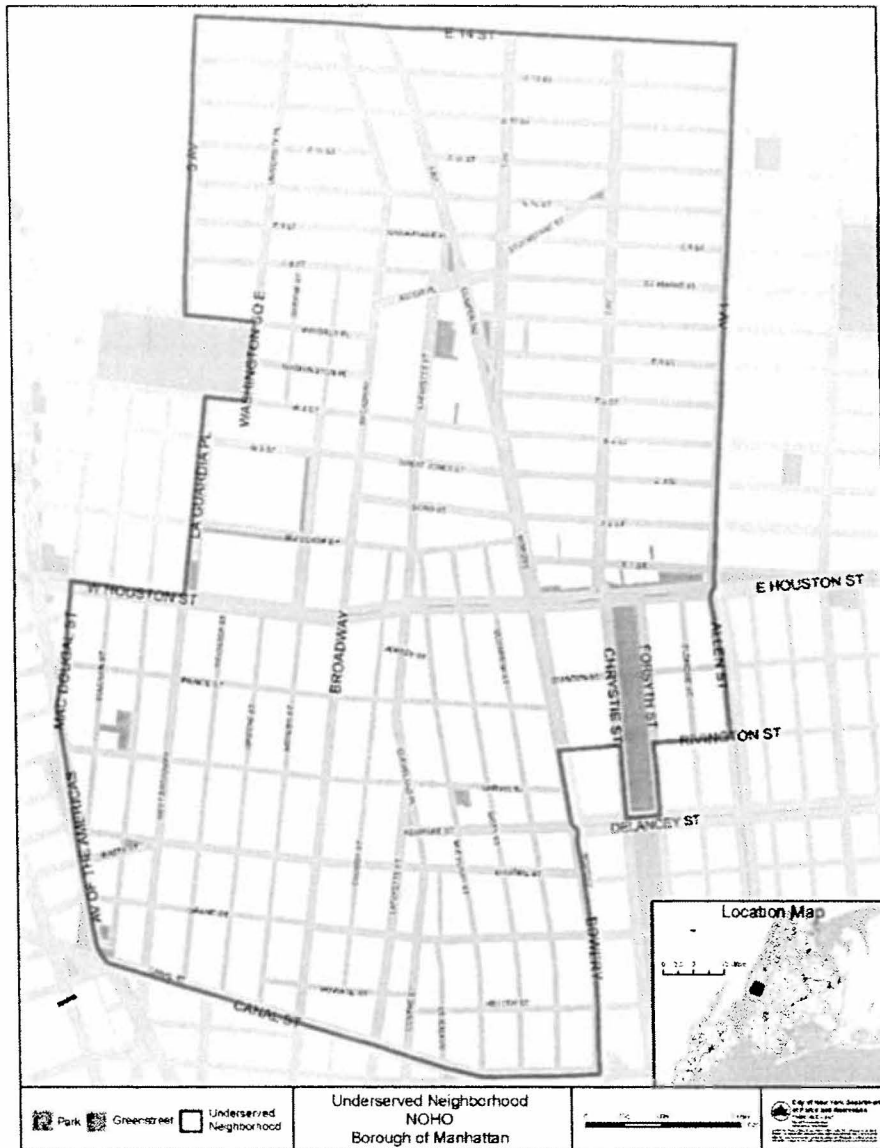


Figure 6 Mayor's Office of Environmental Coordination map displaying area underserved by open space, where the amount of open space per 1000 residents is currently less than 2.5 acres.



Figure 7 Mercer- Houston Dog Run located on the northwest corner of West Houston and Mercer Streets.



Figure 8 View of the Wooster Street corridor, looking toward the academic block to the north.



April 25, 2012

Testimony of Nancy Ploeger, President, Manhattan Chamber of Commerce,  
Before the New York City Planning Commission  
For the Public Hearing on the New York University Core Project

Chair Burden and Fellow Commissioners:

As you know, MCC is a membership organization made up of businesses throughout the Borough of Manhattan, and acts as a community resource and voice for our local businesses. We are writing in support of New York University's *NYU Core* plan and I would like to tell you why MCC and Manhattan-wide businesses support this proposal.

I don't think anyone could imagine NYC without NYU. From the chamber's point of view, NYU's 16,000 employees and 55,000 students provide economic lifeblood for our city. It is estimated that NYU's Washington Square campus directly and indirectly accounts for more than \$2.25 billion in economy activity every year and nearly 25,000 jobs. This projection can only be amplified by its presence in other areas of Manhattan.

While the impact is greater at certain times of the year, the overall impression and benefit can be felt year round. During spring commencement, some 30,000 people spend time in the Village and another 15,000 visit during fall semester back-to-school days. And the university hosts more than 50,000 prospective students and families every year for information sessions and tours. All these visitors shop, eat, relax and take in the sites throughout Manhattan that means they are spending money at local member businesses and strengthening our city's economy.

MCC believes that *NYU Core* is important for the economic future of NYC and specifically Manhattan. In these tough economic times, the creation of jobs, research dollars flowing into the city and investment in the Borough all make the NYU Core the right idea for our members and for the City overall. MCC looks forward to the next 20 years and we know that great City's need Great Schools and this expansion will continue to allow NYU to be a great University for now and well into this century.

We hope you will take our comments and suggestions into consideration as you review NYU's proposal.

Sincerely,

Nancy Ploeger  
President  
Manhattan Chamber of Commerce

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**Comments on the Draft Environmental Impact Statement for NYU 2031  
Submitted and delivered publicly to the City Planning Commission  
April 25, 2012**

New Yorkers for Parks (NY4P) is the independent research-based organization advocating for quality parks and open spaces for all New Yorkers in all neighborhoods. We offer the following comments on NYU's 2031 plan based on our guiding principles that public open spaces should serve the greatest number of constituencies, and be preserved and well maintained in perpetuity.

New Yorkers for Parks supports NYU's goal of increasing public open space within this two-block area and making the new open spaces more publicly accessible and welcoming than the current configuration. We commend NYU on making changes to the 2031 plan that improve the public space components, most recently eliminating the temporary gym so that the Mercer Playground will remain untouched and open in its current location until at least 2025. This change, and the previous commitment to map the playground site and several other strips of DOT-owned land as permanent parkland, are important to ensuring short- and long-term public access to these open spaces.

However, we ask NYU to make three additional critical commitments before the project is approved:

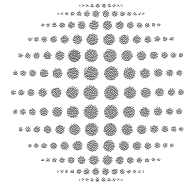
- 1) **Preserve LaGuardia Community Garden:** NYU and the City must commit to not staging construction at Bleecker and LaGuardia on the LaGuardia Community Garden, and to protecting and preserving that garden during any construction that occurs in its proximity.
- 2) **Adopt a stringent maintenance and operations agreement for both the privately-owned and publicly-owned open spaces:** Following the model recently adopted for the St. Vincent's project, the restrictive declaration for this plan should incorporate a detailed agreement that lays out rules for occupancy, hours of access, closure, notification, use and permitting, and requirements for management, maintenance and repair, governance, oversight,



compliance and enforcement. And, since the restrictive declaration only applies to the land owned by NYU, this agreement should be mirrored in a Memorandum of Understanding (MOU) between NYU and the Parks Department that would apply the same rules and requirements to the publicly-owned strips adjacent to NYU's land, so that the open spaces on these two blocks are, for all intents and purposes, integrated and viewed comprehensively for planning, management, and oversight purposes.

- 3) **Maintain flexibility in the open space design so that the community can participate in the process:** While it is essential that NYU be held accountable for the quantity and quality of public space they develop as part of the 2031 plan, it is also important that the design of the open space not be so proscribed by this process – especially on the northern block, which will not begin construction for more than ten years – that the community does not have an opportunity to weigh in on how the spaces are designed and programmed as the needs of their neighborhood evolve. Certainly we would like to see general design concepts and principles locked in by any plan that is approved by the Commission, but we hope some flexibility is allowed so that the details can be more fully shaped with input from both the community and the governing body that is created as part of the maintenance and operations agreement and charged with overseeing the site's public spaces going forward.

Thank you, Madame Chair, for the opportunity to address the Commission today. New Yorkers for Parks looks forward to working with NYU and the City on the issues I've highlighted today to ensure that the public open spaces created under this plan are accessible to the broad public and well maintained for generations to come.



**Partnership for New York City**

**TESTIMONY SUBMITTED TO THE  
CITY PLANNING COMMISSION**

**NYU 2031 CORE EXPANSION PLAN**

**WEDNESDAY, APRIL 25, 2012**

**KATHRYN S. WYLDE  
PRESIDENT & CEO**

**PARTNERSHIP FOR NEW YORK CITY**

Thank you for the opportunity to submit testimony on the NYU 2031 Core Expansion Plan, part of New York University's long-term framework for growth.

The Partnership for New York City represents the city's business leadership and its largest private sector employers. We work together with government, labor and the non-profit sector to promote economic growth and job creation in New York. We believe that NYU's expansion plans in Greenwich Village will contribute in very important ways to New York's future as a global center of education, research and innovation.

When considering an institutional expansion plan, it is easy to focus on the physical elements of redevelopment in our very densely developed city. For the immediate neighborhood, in particular, attention goes to building size, obstruction of view corridors, and loss of open space. But when weighing the relative community benefits and intrusions associated with the expansion of a great university, we would urge everyone to look further and reflect upon the intangibles.

When I think about NYU's expansion, the first things that come to mind are the contributions of the Wagner School, the Rudin Transportation Institute and the Furman Real Estate Institute. A huge share of New York's most important public policy makers, expert planners, thoughtful urbanists and civic leaders are graduates of these schools. NYU houses important institutes like the Brennan Center, which has led efforts to reform Albany, and the Research Alliance for

the New York City Schools, which provides for independent analysis and public reporting of the impact of education policies and programs. No program had more impact on the creation of Silicon Alley and the emergence of the 7,000 tech companies and 90,000 new tech jobs in the city than the NYU Media Lab, led by Red Burns. And few institutions have contributed more to the resurgence of the film industry in the city than the Tisch School of the Arts that trains the industry's most productive talent.

These are only a handful of the dozens of critical schools and programs at NYU that require physical space and support facilities. These programs are making enormous contributions to the city that will be enhanced and sustained by the proposed expansion. These are the assets that the Planning Commission needs to weigh against the physical intrusion that any significant development will make in virtually any established community of New York.

The nexus between NYU's success, and the success of our overall city economy is strong. We all recognize that NYU is a large employer and a magnet for bringing fresh talent to the city. We know that graduates of NYU disproportionately stay in the city, working in business, government and the non-profit sector. NYU also generates intellectual property that is the basis for business creation and triggers billions of dollars in private investment.

Like other great universities, NYU is in global competition for top educators, researchers and students. To be successful, universities must offer state of the art facilities. On its current campus, NYU has approximately half the square footage per student as Columbia, one-quarter as much as Harvard. To maintain its world class status, New York University must expand and modernize its facilities. The NYU 2031 Core Expansion is the key to the university's future, and to its continuing contribution to the New York economy.

We urge the Commission's support of this expansion proposal, for which the university has struggled to achieve a balance between their needs and the sensibilities of their neighbors. NYU is an anchor of the city's past and future success, and accommodating its next generation of growth is the least we as a city can do to recognize and support this fine New York institution.

**Testimony of the Real Estate Board of New York, Inc.  
in support of the New York University Core Plan**

April 25, 2012

The Real Estate Board of New York, Inc. (REBNY) is a broadly based trade association of over 12,000 owners, developers, brokers and real estate professionals active throughout New York City. We support the NYU Core development plan. REBNY believes that New York University's growth strategy is important for the future of New York City and Greenwich Village.

There is no doubt that higher education is a major driver of economic growth for our city and New York University is a major contributor to that growth, with more than 40,000 full- and part-time students. The yearly direct and indirect impact of NYU's Washington Square campus—including university and student spending—accounts for more than \$2.25 billion in economic output in the city and nearly 25,000 jobs. The NYU Core plan will add to this positive impact, creating an estimated 18,200 construction jobs, as well as 2,600 long-term employment opportunities.

A study issued last year by the Appleseed analysis firm showed that Greenwich Village's economy is fueled by its academic institutions and of course NYU is the biggest school in this important neighborhood. Appleseed found that because of the presence of NYU and other institutions like the New School, Greenwich Village has an unusually high level of education among its residents, that higher education promotes new private investment in the Village and that the thousands of students generate commerce and trade for local businesses.

That is why NYU's expansion plan is so vital to the future of our city and this neighborhood. This proposal will help NYU meet the needs of its faculty and students, as well as its research and academic programs, while taking into account the unique features of the Greenwich Village community.

As you know, NYU is also investing in other parts of the city such as on Manhattan's east side and in Downtown Brooklyn. Nonetheless it makes sense for the university to utilize property it already owns in close proximity to its main campus. NYU has been working with the community and elected officials to design a comprehensive phased expansion plan and we urge the Commission to approve their application. Thank you.

**Statement for the City Planning Commission Hearing  
on the NYU Core Project**

**CEQR No.: 11DCP121M**

**ULURP Nos.: 120122 ZMM; N 120123 ZRM; N 120124 ZSM; 120077 MMM**

**Robert Yaro, President, Regional Plan Association  
4 Irving Place, 7<sup>th</sup> Floor, New York, NY 10003**

**April 25<sup>th</sup>, 2012**

My name is Bob Yaro and I'm president of Regional Plan Association, a private, nonprofit group that promotes the economic vitality and livability of New York City and the greater New York metropolitan region.

RPA wants to express its support for the recently modified NYU Core project given this institution's importance to the economy and life of the city and region. RPA believes that NYU and a handful of other research universities and teaching hospitals are part of New York's economic bedrock. They attract talented faculty, students and alumni to the City and also contribute to the City's cultural and intellectual vitality. They create and spin off technology, the arts, literature and other intellectual content that help build the city's creative and advanced technology industries. And they directly employ tens of thousands of employees putting billions of dollars directly into the city's payrolls.

We understand that construction and other impacts of this project will directly affect residents of the superblocks and the surrounding neighborhood, and for this reason many of them are opposed to NYU's expansion plans. We also believe, however, that the project will have enormous long-term benefits for the whole City and Region that far outweigh its local impacts. As stated in the DEIS, NYU is one of the 10 largest employers in the city and its Washington Square campus accounts for more than 24,000 jobs and \$2.25 billion in economic output to the city.

The recent agreement negotiated by Manhattan Borough President Scott Stringer with the University represents a reasonable path forward that addresses both university and community needs. Those commitments and mitigations to the project include a significant reduction in overall density, designation and preservation of public-strips as parkland, elimination of a temporary gymnasium on the site of two community playgrounds, elimination of proposed dormitories on the Bleeker Building, and an affirmation of NYU's commitment to provide space for a K-8 school.

The future of New York relies on the need to balance and house our key economic activities such as NYU within an urban environment in which there are spatial and other constraints for development. We need to work together to ensure that we are able to continue to make New York a vibrant and attractive place for all.

This project will ensure that NYU is able to keep its forecasted growth at its current location - where it makes sense for the institution to expand. The proposed project allows the University to increase its existing facilities by building on its historic presence in the area without taking new land for development. This plan achieves this balance by not encroaching on the integrity and fabric of the surrounding historic communities.

RPA believes that building through infill in the existing superblocks where NYU is already located makes sense and will reduce pressure on its piecemeal and scattered development around the Village. By concentrating development in these parcels the project balances the need to accommodate NYU's growth and preserves the neighborhood.

The site plan for the NYU Core project will also reconnect the neighborhood's large superblocks together by creating north-south pedestrian walkways from Houston Street to Washington Square Park and enliven the area with new retail and contextual architecture that would complement the built environment diversity of these blocks and the surrounding community.

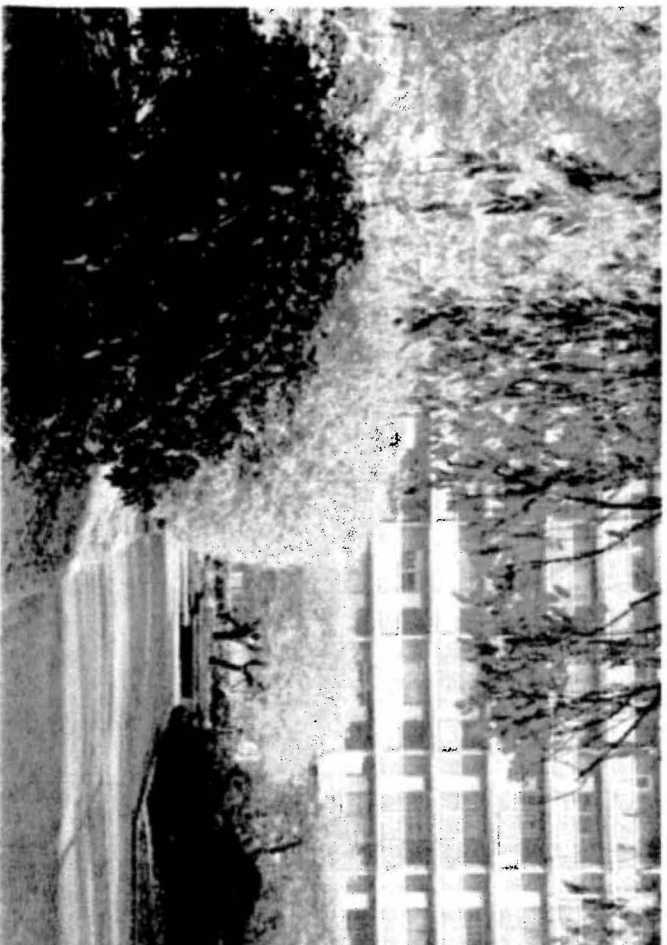
Respectfully submitted,

Robert D. Yaro, President  
Regional Plan Association



**Stop NYU Expansion Plan 2031.**

**Save WSV Sasaki Garden.  
Save the Key Park Playground at WSV.**



## Save the Sasaki Garden at Washington Square Village

**Blog:** [savewsvsasaki.garden.blogspot.com](http://savewsvsasaki.garden.blogspot.com)

**Email:** [savethewsvsasaki.garden@gmail.com](mailto:savethewsvsasaki.garden@gmail.com)

**Photo Gallery:** [www.pbase.com/hjsteed/wsv\\_gardens](http://www.pbase.com/hjsteed/wsv_gardens)

**NYU in its Plan 2031 is planning to destroy the iconic Sasaki Garden in Washington Square Village in order to build two high rise boomerang buildings and a concrete thoroughfare.**

The Sasaki Garden at Washington Square Village was designed by a foremost leading modernist landscape architect, Hideo Sasaki. Hideo Sasaki studied at the University of California, Berkeley in the 1940s prior to being interred at the Poston War Relocation Center during World War II.

After the war, Sasaki completed his landscape architecture studies at the University of Illinois and the Harvard Graduate School of Design. Sasaki was the Chairman of Harvard GSD from 1958 to 1968.

Sasaki, Walker and Associates designed the Sasaki Garden at WSV which was completed in 1959. The Sasaki firm was recommended to Paul Lester Weiner, the project architect of the WSV apartment complex, by Professor Josep Lluís Sert of the Harvard Graduate School, who like Weiner had worked with and for Le Corbusier on past projects.

The WSV complex is said to be designed in the Le Corbusier style.

Hideo Sasaki's partner on the WSV Sasaki Garden project was Peter Walker of Peter Walker Partners, the landscape architecture firm that designed the World Trade Center (WTC) 911 Memorial.

The WSV Sasaki garden was **“one of the first rooftop gardens covering a parking garage in the country”**. The Sasaki garden is **1.5 acres**. It has been described as **“an excellent example of a successful integration of landscape and hardscape in an urban setting”** by The Cultural Landscape Foundation.

Hideo Sasaki died in 2000. The Sasaki Garden at Washington Square Village was referenced in the obituaries in the *New York Times* and *Los Angeles Times*. In the latter publication, the **Garden was described among three “landmark urban spaces”** (the other two are Boston's Copley Square and the St. Louis Gateway Mall). Hideo Sasaki also designed the walkway leading up to JFK's burial site in Arlington National Cemetery.

The Cultural Landscape Foundation has listed the Sasaki Garden at Washington Square Village as “at risk”. In April 2011, the entire WSV complex was **deemed significant enough to “qualify for possible listing in the State and National Register of Historic Places”** which requires SHPO review before state or federal funding can be used on the project.

**Stop NYU Plan 2031!**

**Save Greenwich Village from being destroyed!**

**Save WSV Sasaki Garden and other green and open spaces from destruction!**



Bird species observed in the Washington Square Village Sasaki Garden and immediate environs (all are native species except as indicated)

Common breeding species:

American robin	European starling (non-native)
Mourning dove	House sparrow (non-native)
American Kestrel	Rock pigeon (non-native)
Northern cardinal	
House finch	

Occasional breeding species:

Gray catbird  
Northern mockingbird

Common wintering species:

Mourning dove  
White-throated sparrow

Occasional wintering/visiting species:

Blue jay  
American crow  
Red-tailed hawk  
Downy woodpecker  
Northern mockingbird

Fall and spring migrant species:

Eastern towhee	Magnolia warbler
Ovenbird	Black & white warbler
Common yellowthroat	American tree sparrow
Yellow-bellied sapsucker	American redstart
Solitary vireo	Brown thrasher
Hermit thrush	Chipping sparrow
Veery	Prairie warbler

Wood thrush

Yellow-rumped warbler

Scarlet tanager

Song sparrow

Pine warbler

Baltimore oriole

Northern parula

Least flycatcher

Blackburnian warbler

Ruby-crowned kinglet

Golden-crowned kinglet

Black-throated blue warbler

Gray catbird

Dark-eyed junco

Northern flicker

Unidentified empidonx flycatcher

**From:** Edward Walters [edderupp@hotmail.com]  
**Sent:** Monday, December 12, 2011 5:39 PM  
**To:** Rennert@ruthrennert.com  
**Subject:** WSV Sasaki Garden inventory (1997)  
**Attachments:** WSV Sasaki plant inventory.pdf; WSV Sasaki plant inventory.doc; WSV Sasaki plant inventory.docx

WSV Sasaki Garden Trees	
Common Name	Latin Name
Japanese Maple	Acer palmatum
Silver Maple	Acer saccharinum
Eastern Redbud	Cercis canadensis
Flowering Dogwood	Cornus florida
Washington Hawthorn	Crataegus phaenopyrum
Crabapple	Malus
Japanese Flowering Crabapple	Malus floribunda
Apple	Malus pumila
White Mulberry	Morus alba
White Pine	Pinus strobus
London Plane (Sycamore)	Platanus x acerifolia

WSV Sasaki Garden Shrubs	
Common Name	Latin Name
Azalea	Azalea (Rhododendron)
Japanese Barberry	Berberis thunbergii
Littleleaf Box	Buxus microphylla
Common Boxwood	Buxus sempervirens
Bluemist Shrub	Caryopteris x clandonensis
Smokebush	Cotinus coggygria
Creeping cotoneaster	Cotoneaster horizontalis
Winged euonymous	Euonymous alatus
Japanese euonymous	Euonymous japonica
Panicle Hydrangea	Hydrangea paniculata
Japanese Holly	Ilex crenata
Japanese Holly	Ilex crenata 'convexa'
Chinese Juniper	Juniperis chinensis
Creeping Juniper	Juniperis horizontalis
Mock Orange	Philadelphus coronatus
Rhododendron	Rhododendron
Rose	Rosa
Vanhouttei spirea	Spirea x vanhouttei
Yew	Taxus baccata
Eastern arborvitae	Thuja occidentalis
Canadian Hemlock	Tsuga Canadensis

Viburnum	Viburnum
----------	----------

WSV Sasaki Garden Perennials	
Common Name	Latin Name
Astilbe	Astilbe
Snakeroot	Cinulcefuga racemosa
Tickseed	Coreopsis verticilata
English Ivy	Hedera helix
Hibiscus	Hibiscus moscheutos
Japanese spurge	Pachysandra terminalis

---

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 To: rennert@ruthrennert.com  
 CC: hjsteed@verizon.net; savethewsvsasaki-garden@gmail.com  
 Subject: FW: Save WSV Sasaki Garden: Garden Plants Inventory: Protect this 1959 Sasaki-designed garden  
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Best wishes, Hubert

--

-- SWSVSG & blog

**NYU 2031:**

**Wrong for NYC**

**Wrong for**

**the Village**

**Wrong for NYU**



**Stop NYU Expansion Plan 2031.**



**Save WSV Sasaki Garden.  
Save the Key Park Playground at WSV.**





## Save the Sasaki Garden at Washington Square Village

**Blog:** [savewsvsasaki.garden.blogspot.com](http://savewsvsasaki.garden.blogspot.com)

**Email:** [savethewsvsasaki.garden@gmail.com](mailto:savethewsvsasaki.garden@gmail.com)

**Photo Gallery:** [www.pbase.com/hjsteed/wsv\\_gardens](http://www.pbase.com/hjsteed/wsv_gardens)

**NYU in its Plan 2031 is planning to destroy the iconic Sasaki Garden in Washington Square Village in order to build two high rise boomerang buildings and a concrete thoroughfare.**

The Sasaki Garden at Washington Square Village was designed by a foremost leading modernist landscape architect, Hideo Sasaki. Hideo Sasaki studied at the University of California, Berkeley in the 1940s prior to being interred at the Poston War Relocation Center during World War II.

After the war, Sasaki completed his landscape architecture studies at the University of Illinois and the Harvard Graduate School of Design. Sasaki was the Chairman of Harvard GSD from 1958 to 1968.

Sasaki, Walker and Associates designed the Sasaki Garden at WSV which was completed in 1959. The Sasaki firm was recommended to Paul Lester Weiner, the project architect of the WSV apartment complex, by Professor Josep Lluís Sert of the Harvard Graduate School, who like Weiner had worked with and for Le Corbusier on past projects.

The WSV complex is said to be designed in the Le Corbusier style.

Hideo Sasaki's partner on the WSV Sasaki Garden project was Peter Walker of Peter Walker Partners, the landscape architecture firm that designed the World Trade Center (WTC) 911 Memorial.

The WSV Sasaki garden was **“one of the first rooftop gardens covering a parking garage in the country”**. The Sasaki garden is **1.5 acres**. It has been described as **“an excellent example of a successful integration of landscape and hardscape in an urban setting”** by The Cultural Landscape Foundation.

Hideo Sasaki died in 2000. The Sasaki Garden at Washington Square Village was referenced in the obituaries in the *New York Times* and *Los Angeles Times*. In the latter publication, the **Garden was described among three “landmark urban spaces”** (the other two are Boston's Copley Square and the St. Louis Gateway Mall). Hideo Sasaki also designed the walkway leading up to JFK's burial site in Arlington National Cemetery.

The Cultural Landscape Foundation has listed the Sasaki Garden at Washington Square Village as “at risk”. In April 2011, the entire WSV complex was **deemed significant enough to “qualify for possible listing in the State and National Register of Historic Places”** which requires SHPO review before state or federal funding can be used on the project.

**Stop NYU Plan 2031!**

**Save Greenwich Village from being destroyed!**

**Save WSV Sasaki Garden and other green and open spaces from destruction!**

Bird species observed in the Washington Square Village Sasaki Garden and immediate environs (all are native species except as indicated)

Common breeding species:

American robin	European starling (non-native)
Mourning dove	House sparrow (non-native)
American Kestrel	Rock pigeon (non-native)
Northern cardinal	
House finch	

Occasional breeding species:

Gray catbird  
Northern mockingbird

Common wintering species:

Mourning dove  
White-throated sparrow

Occasional wintering/visiting species:

Blue jay  
American crow  
Red-tailed hawk  
Downy woodpecker  
Northern mockingbird

Fall and spring migrant species:

Eastern towhee	Magnolia warbler
Ovenbird	Black & white warbler
Common yellowthroat	American tree sparrow
Yellow-bellied sapsucker	American redstart
Solitary vireo	Brown thrasher
Hermit thrush	Chipping sparrow
Veery	Prairie warbler

Wood thrush

Yellow-rumped warbler

Scarlet tanager

Song sparrow

Pine warbler

Baltimore oriole

Northern parula

Least flycatcher

Blackburnian warbler

Ruby-crowned kinglet

Golden-crowned kinglet

Black-throated blue warbler

Gray catbird

Dark-eyed junco

Northern flicker

Unidentified empidonx flycatcher

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Best wishes, Hubert

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-- SWSVSG & blog

**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



Cardinal



Cardinal



Cardinal in a Hawthorne Tree



Cardinal



**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



Squirrel



Cardinal



Catbird in a Crab Apple Tree



Brown Thrasher

**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



Morning Dove



Hermit Thrush or Catharus Guttatus



Morning Dove



Morning Doves



Squirrel Nest in a Crab Apple Tree



Morning Dove

**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



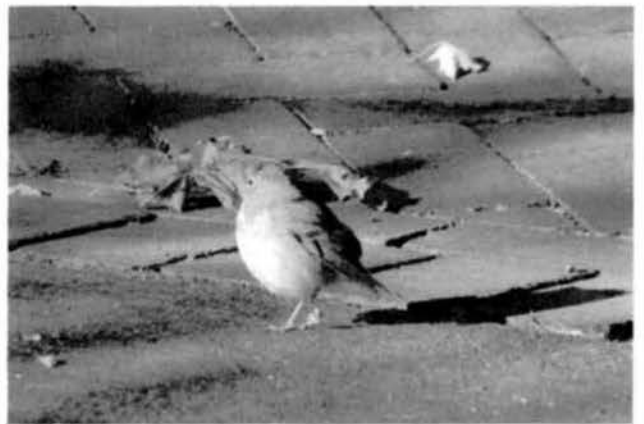
Mockingbird



Mockingbird



Mockingbird



Hermit Thrush or Catharus Guttatus



Mockingbird

SAVE WSV SASAKI GARDEN  
(SWSVSG)



Pigeon



Pigeon



Cardinal



Pigeon



Pigeon



Pigeon

**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



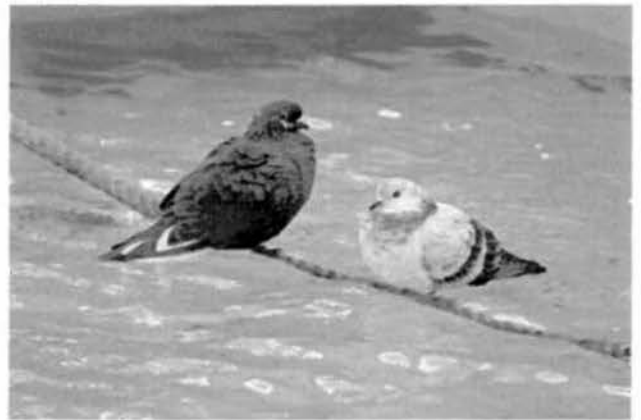
Hermit Thrush or Catharus Guttatus



Pigeons



Robin in a Cherry Tree



Pigeons



Pigeons

**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



Juvenile Robin



Robin



Robin



Robin



Starling & Robin

**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



Dining Interests



Robin



Yellow Bellied Sapsucker  
on a Willow Tree



Packing Material under a Willow Tree  
for the Birds or Squirrels



Hermit Thrush or Catharus Guttatus

SAVE WSV SASAKI GARDEN  
(SWSVSG)



Robin



Squirrel in a Pine Tree



Robin



Robin



Robin



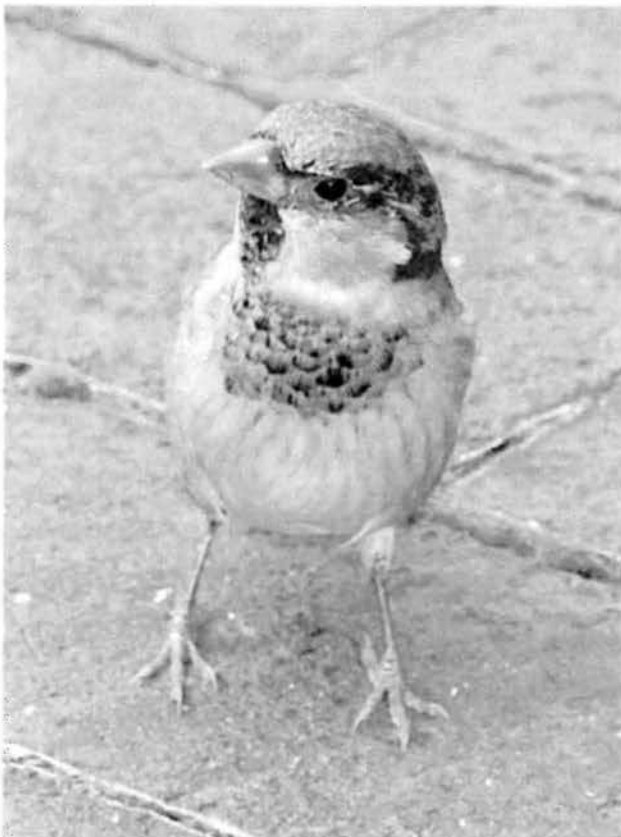
**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



House Sparrow



Cardinal



House Sparrow



House Sparrow



Robin

**SAVE WSV SASAKI GARDEN  
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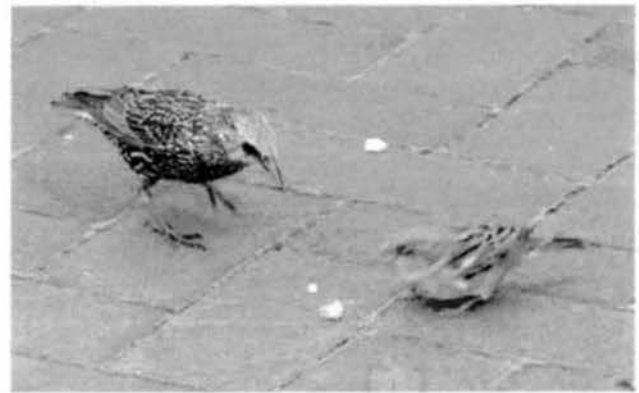
Starling Eating Crab Apples



Starling



White Throated Sparrow



Starling & House Sparrow  
Contending for a Bread Crumb

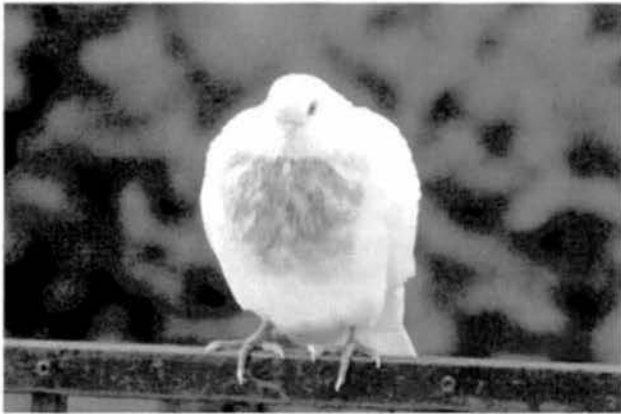


House Sparrow



Squirrel in a Pine Tree

**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



Pigeon



Yellow Bellied Sapsucker



Squirrel



Pigeon

**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



Hawthorne Foliage



Rhododendron Leaf



Willow, Dogwood, Crab Apple Tree Foliage  
with a Squirrel



WSV Sasaki Garden

**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



East View



Sycamore or London Plane Tree Foliage



Pine & Dogwood



Foliage at the Playground

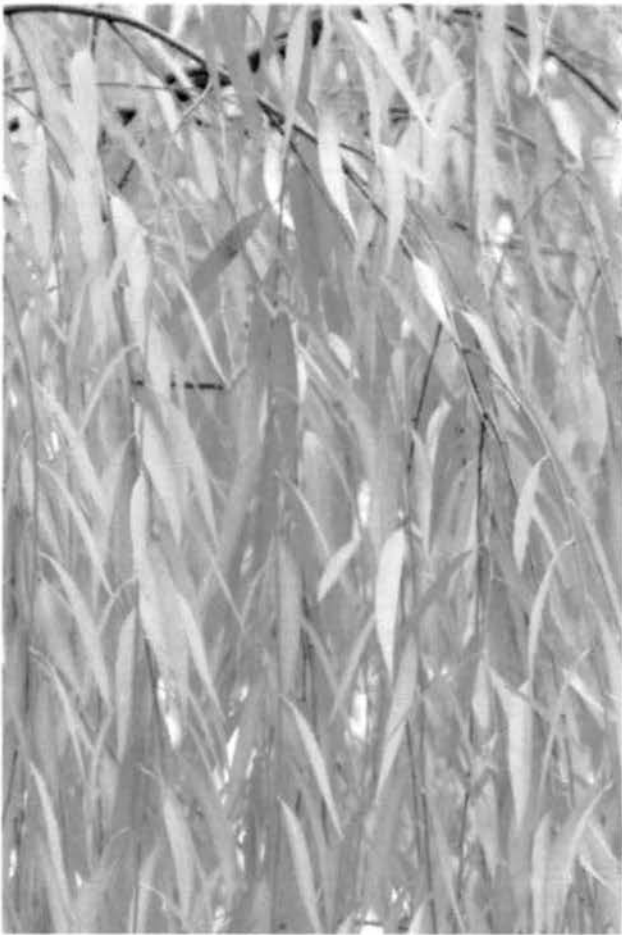
**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



Sycamore Leaf



Sun in the Willow Tree



Willow Tree Branches



Willow Tree



Grass

# SAVE WSV SASAKI GARDEN (SWSVSG)



Garden View



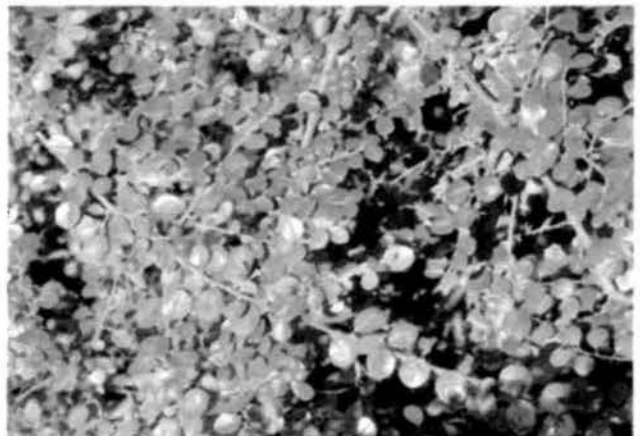
Sycamore Trees & Garden Driveway



Maple Foliage



Cercis Foliage



Berberis

**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



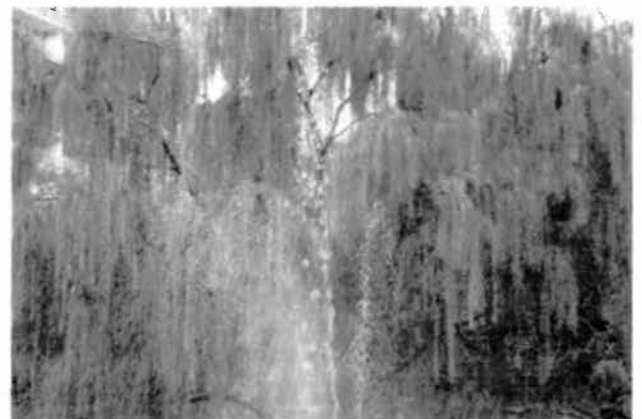
Linaria or Toad Flax



Burning Bush



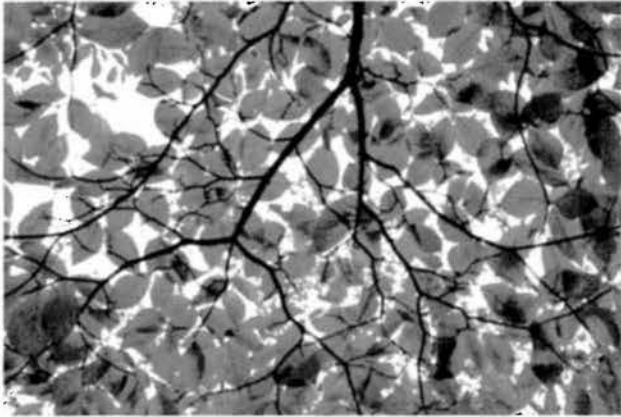
Nightshade or Solanaceae



Fountain Spray & Weeping Willow Tree



**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



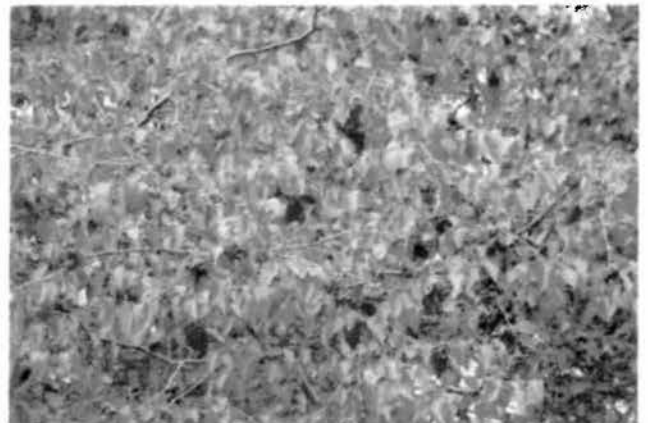
Dogwood Foliage



Dwarf Red Leafed Maple Foliage



Mulberry Foliage



Hawthorne Tree Berries

**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



Garden View ~ Cherry Tree Foliage



Garden Path



Foliage in a Pool of Water



Cherry & Hawthorne Trees

**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



Cherry Tree Branches & a Willow Tree



Crab Apple, Pyracantha, Boxwood,  
Dogwood, Willow, etc.



Oak Foliage



Fresh Snow on an Ivy Bed

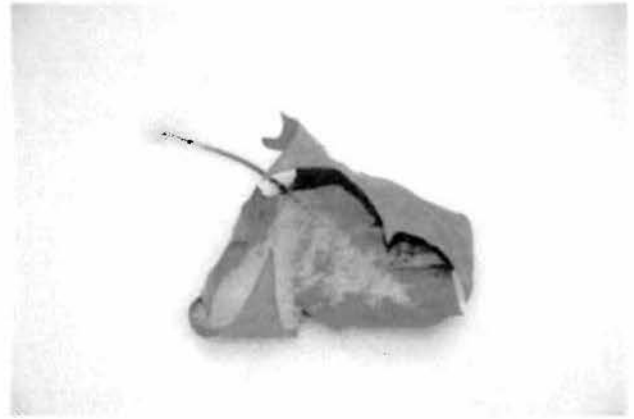


Japanese Red Leaf Maple

**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



Garden View



Sycamore Leaf in the Snow



Willow Tree Foliage

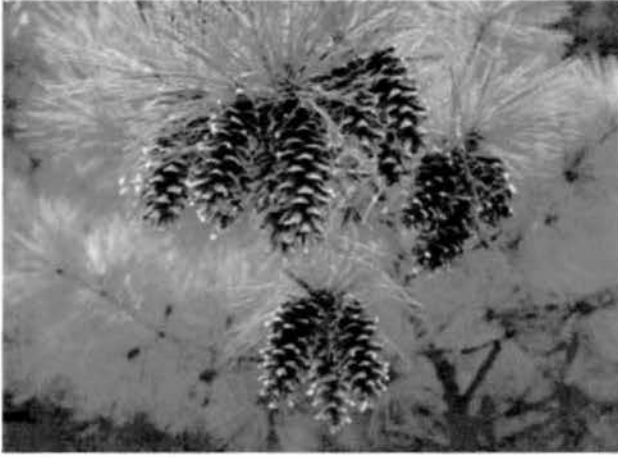


Grass in Snow



Hydrangea Blossoms

**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



Pine Cones



Hawthorne Tree Fall Foliage



Yellow Maple Foliage in Freshly Fallen Snow

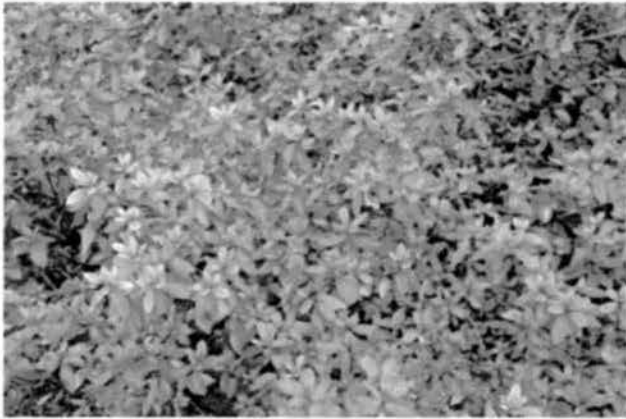


Garden View



Burning Bush Foliage

**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



Azalea Fall Foliage



Virginia Creeper Vine &  
English Ivy in Rain



Dogwood and Mulberry Foliage



Children's Playground



Hydranga Blossoms

**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



Sycamore & Locust Trees



Garden View ~ Juniper & Hawthorne



Hawthorne Tree Foliage & Berries



Spirea Bush Fall



Cherry & Hawthorne Trees

**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



Azalea



Crab Apple Tree Blossoms



Hyacinth in a Bed of Ivy



Azalea



Dogwood Tree Blossoms



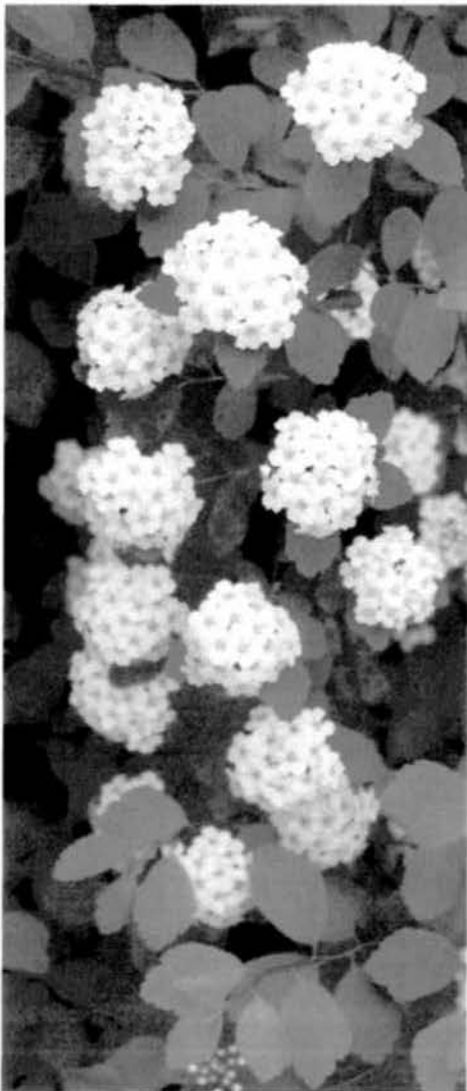
**SAVE WSV SASAKI GARDEN  
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Garden View



Garden View



Bridal Veil or Spirea Japonica

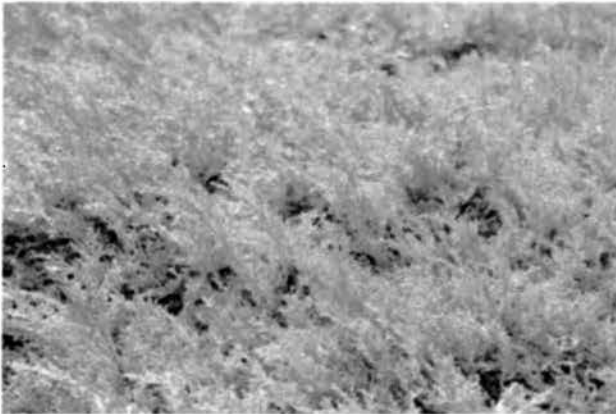


Japanese Red Leafed Maple



Dogwood & Azalea

**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



Evergreen Juniper



Crab Apple Trees



Willow Tree

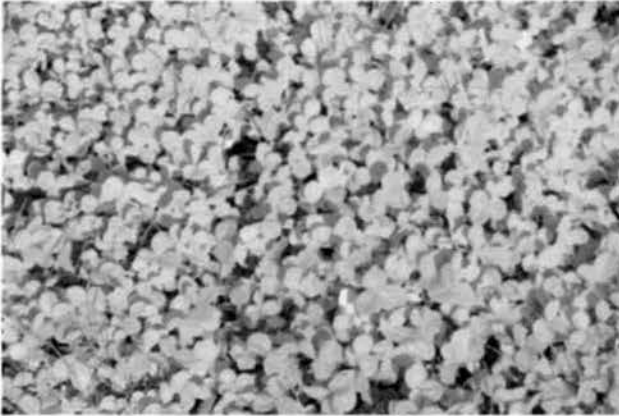


Cherry Tree Blossoms



Bridal Veil New

**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



Clover



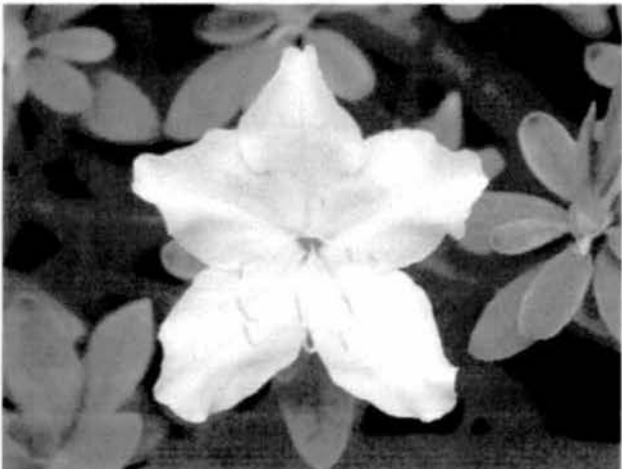
Dogwood Tree Blossoms



Rabbit Family Lookout ~  
CrabApple Blossoms



Red Bud Tree Blossoms



Azalea



Garden View ~ Dogwood Tree

**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



Dogwood



Garden View



Dogwood Tree Blossoms



Azaleas



Dogwood & Azalea

**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



Bridal Veil Bush Blossoms



Double Delight Rose



Rhododendron



Clover



Rose

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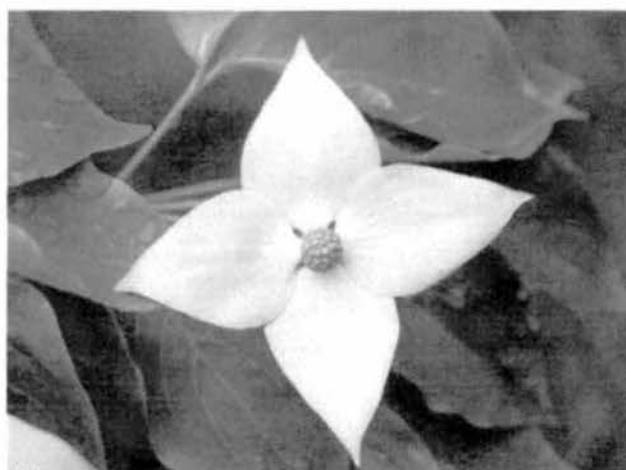
Spring Grass



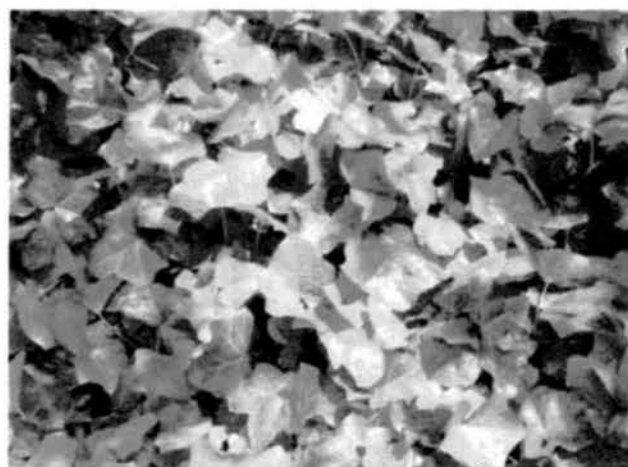
Garden View



Fleabane or Camomile Asters



Dogwood Blossom



Ivy

**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



Rhododendron Bushes



Rhododendrons



Rhododendron after Rain



Fly in a Mock Orange Blossom



Rhododendron Blossoms

**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



Rhododendron after the Rain



Buttercup



Beyond a Spray of Roses



Weeping Willow Tree Top New Foliage



Rose Seeds



**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



Mock Orange Bush



Japanese Red Maple Foliage



Rose & Bud

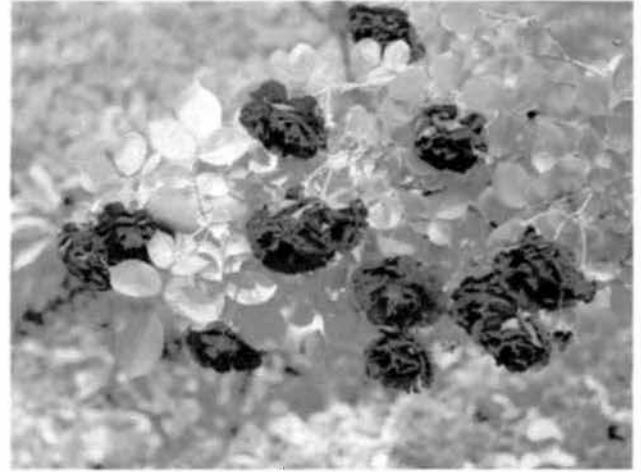


Japanese Red Maple Tree

**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



Dogwood



Rose Spray



Mock Orange Bush



Sycamore Trees &  
NYU's WSV Residences

**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



Rose Trellis & Dogwood Tree



First Morning Glory of the Season



Rose



Cherry Trees, Rhododendron, Roses  
Burning Bush & Dogwood



Honeysuckle ~ Loncera

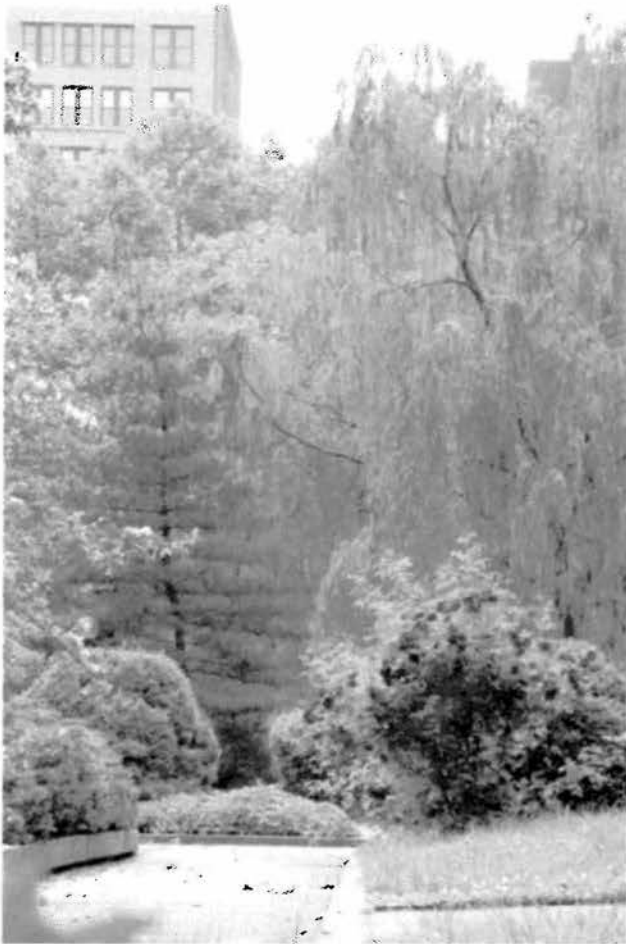
**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



Garden View over a Hedge



Mulberries



Garden View ~  
Roses, Pine & Willow



Sycamore Trees &  
NYU's WSV Residences

**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



Wind in the Willow



Ligustrum Vulgare



Willow & Pine Trees



Cherry & Willow Trees

**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



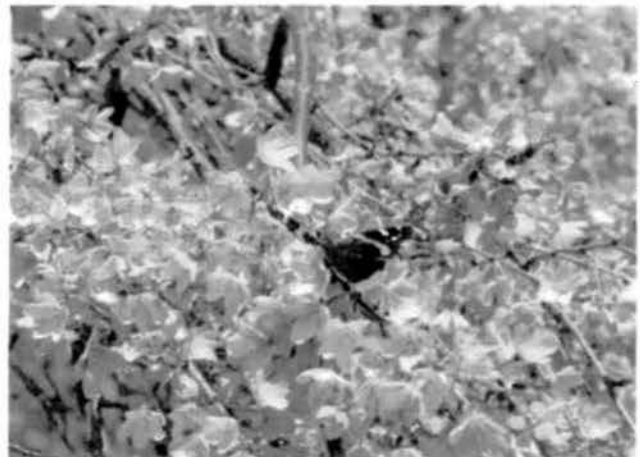
Cherry Trees ~ New Blossoms



Willow Tree



Spirea or Bridal Veil New Foliage



A Butterfly on Cherry Tree Blossoms

**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



Cherry Trees in Bloom



Garden View in the Rain



Apple Tree Blossoms

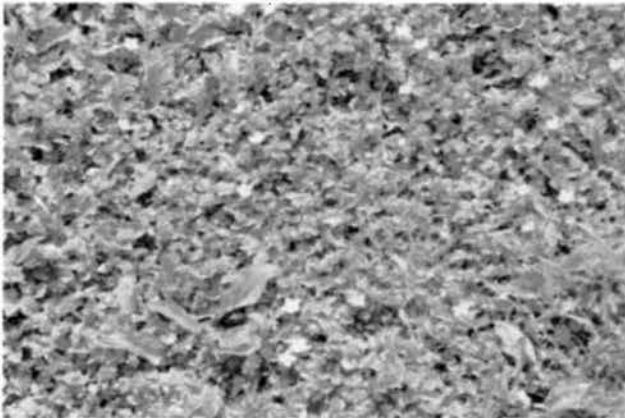


Crab Apple Tree Blossoms



Crab Apple Trees in Bloom

**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



Grass, Dandelion &  
Yellow Strawberry Blossoms



Dogwood Blossoms



Bridal Bush Blossoms



Maple Tree Seed on a Bed of Azaleas Blossoms



Japanese Red Leaf Maple &  
Crab Apple Trees in Bloom



**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



Honeysuckle or Lonicera Blossoms



Garden View ~  
Mock Orange & Roses in Bloom



Apricot Rose



Clover Flowers



Clover Patch Flowers

**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



Rose Corsage



Garden View ~ Red Roses & Mock Orange



Garden View ~  
Red Roses & White Rhododendron



Blushing White Rose

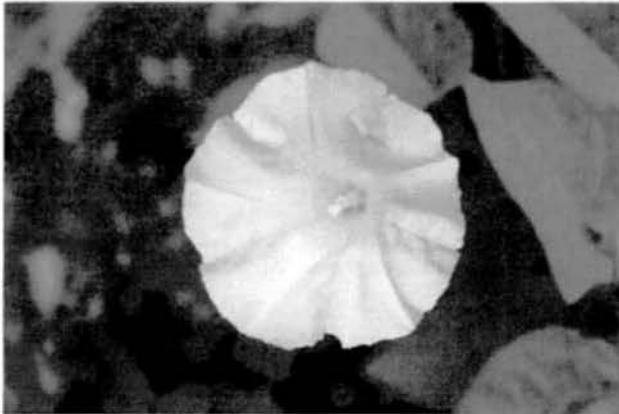


Bee in a Rhododendron Blossom

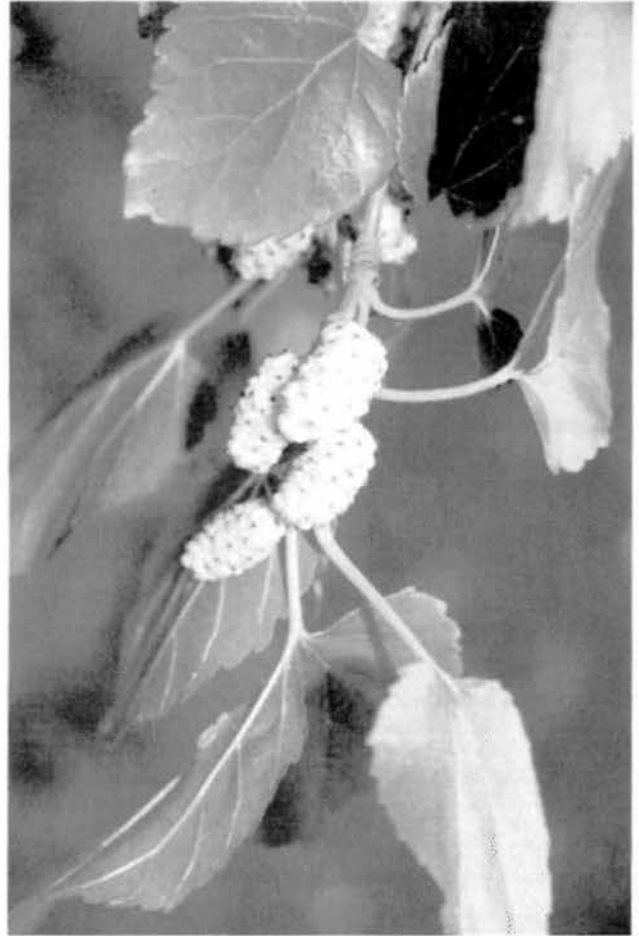


Honeysuckle or Lonicera

**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



Morning Glory



Mulberry Fruit



Clover Blossom



Possibly Jimson Weed ~ Genus Datura

**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



Crab Apple Tree Blossoms



Apple Tree Blossoms



Red Bud or Cercis Tree Blossom



Cercis Tree Seed Pods



Red Leaf Maple &  
Crab Apple Tree Blossoms

**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



Garden View



Crab Apple Tree Blossoms &  
Japanese Red Leaf Maple



Crab Apple Tree Blossoms &  
Japanese Red Leaf Maple



Garden View ~ Unknown Tree Blossoms

**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



Red Leaf Maple &  
Crab Apple Tree Blossoms



Garden View ~  
Boxwood, Dogwood & Crab Apple Trees



Dogwood Blossoms

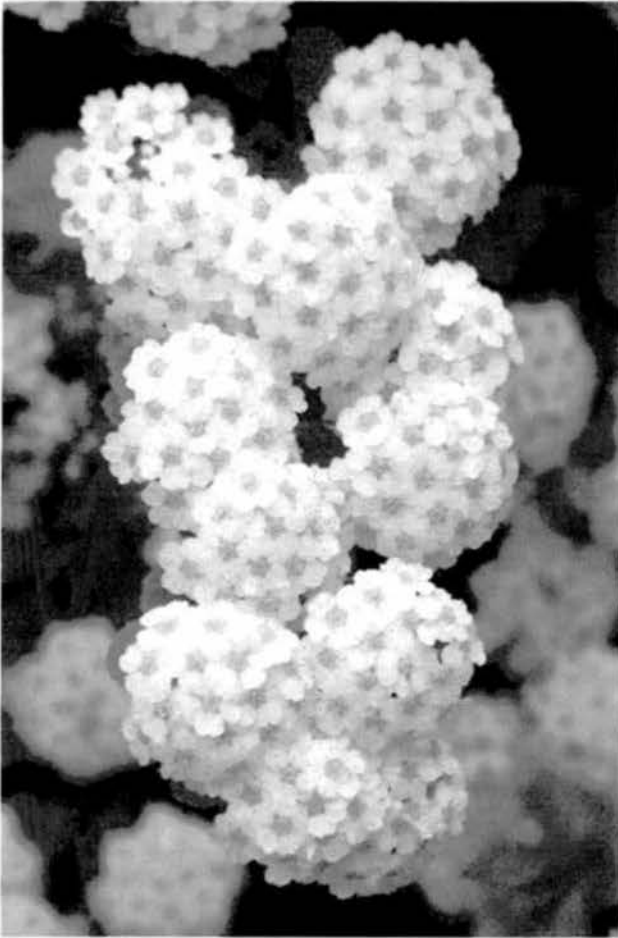


Peach Pink Rose



Bridal Veil or Spirea Japonica

**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



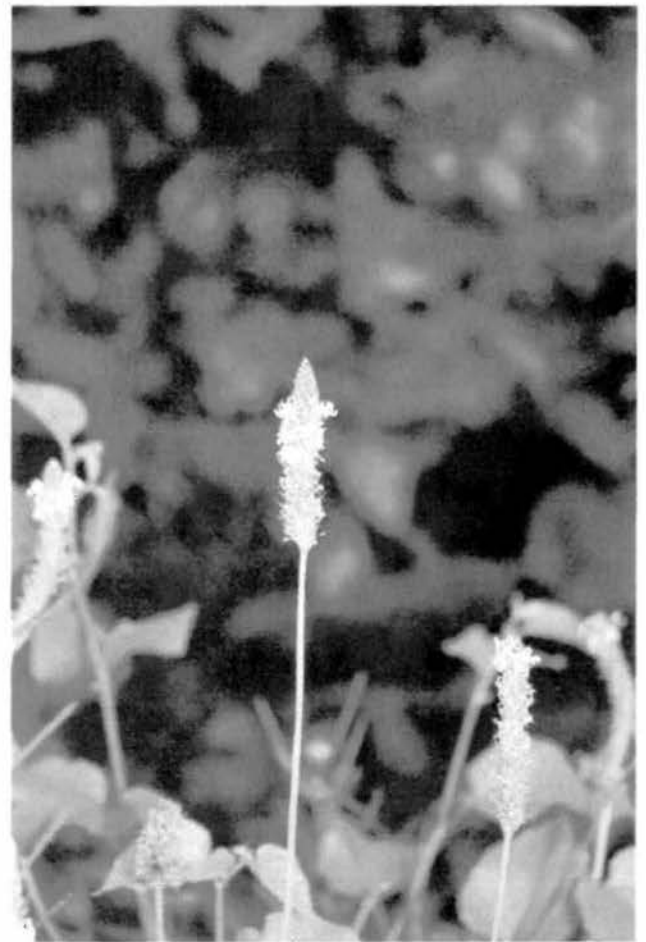
Bridal Veil or Spirea Japonica



Unknown Flower Bud



Rose



Unknown Plant

# SAVE WSV SASAKI GARDEN (SWSVSG)



NYU School of Education ~  
Children's Gardening Project



Garden View



Roses



Morning Glory Blossom



**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



Weeping Willow Tree ~ New Foliage



Tree of 'Heaven' Sapling



Weeping Cherry Tree Blossoms



NYU School of Education  
Gardening Project

**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



Yellow Rose & Aphid



Grass Blossoms

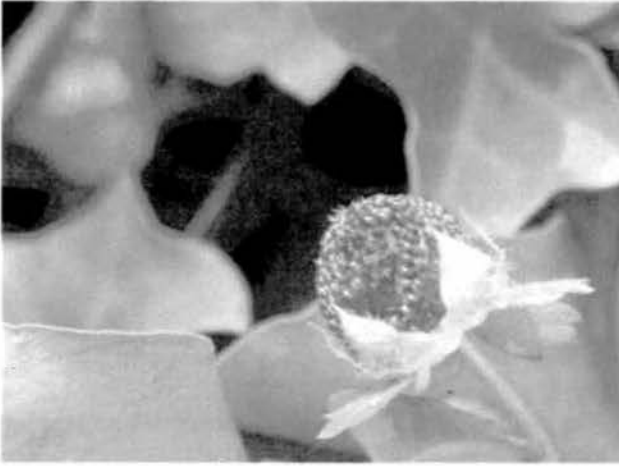


Hydrangea Blossoms



Viburnum Blossoms

**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



Wild Strawberry in an Ivy Patch



Coreopsis Asters



Commelina Communis



Garden View ~ Crab Apple Trees

**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



Morning Glories



West Garden View



East Garden View



Rose

**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



Commelina Communis



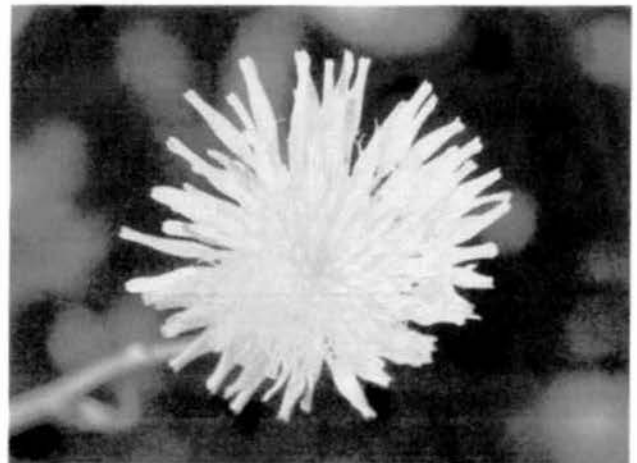
North Garden View ~ Dogwood Tree



Linaria



Garden View



Dandelion

**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



Linaria



Hydrangea



Hydrangea Paniculata &  
Willow Tree Foliage



Morning Glory Blossoms



Coreopsis Aster

**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



Hydrangea Paniculata



Sycamore Tree Foliage



Garden View ~  
Sycamore Trees in Morning Sun



Garden View



Weeping Cherry Tree Branches & Foliage

**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



Garden View



Woodbine Vine ~ New Growth



Dogwood Foliage



Garden View



**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



Garden View in the Rain



Red Rose &  
Morning Glory Blossoms



Crab Apple Tree Foliage

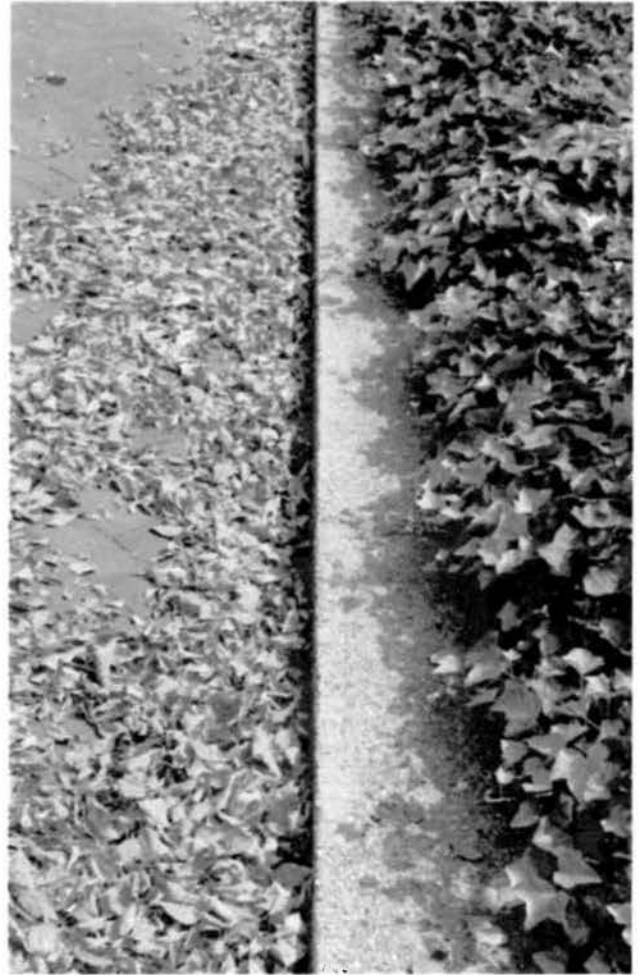


Willow Tree in the Rain

**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



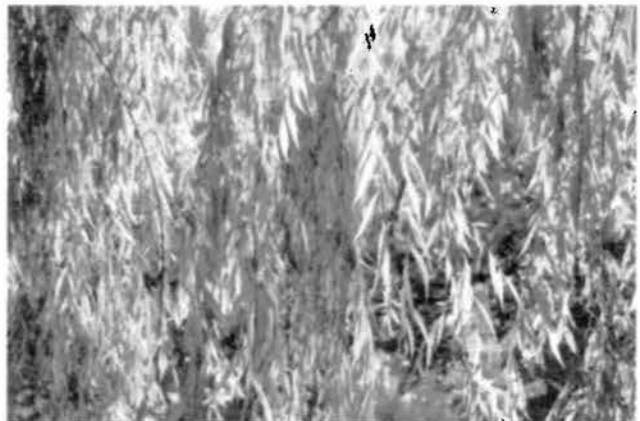
Garden View



Ivy & Crab Apple Foliage



Pine Cone



Garden View ~ Willow Tree

**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



Rose



Garden View  
Under Some Cherry Trees



Under Some Cherry Trees with  
Four Moon Lights



Hydrangea & Juniper

**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



Hydrangea Bush



Robin in a Cherry Tree



Garden View ~ Sycamore Tree



Dandelions

**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



Burning Bush Foliage ~  
Beginning to Burn



Toad Flax or Linaria Vulgaris

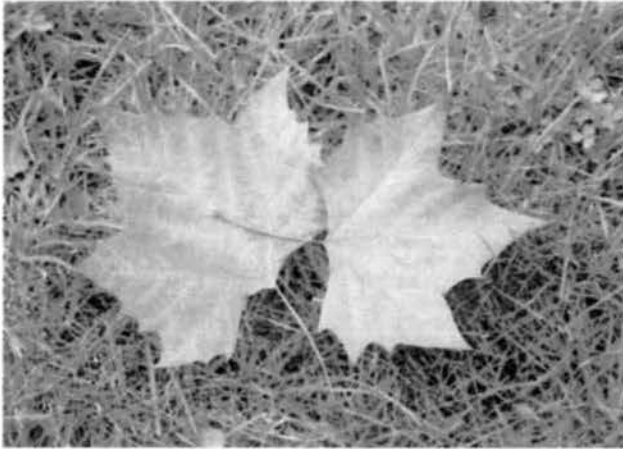


Coreopsis



Dogwood Foliage

**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



Sycamore Tree Foliage



Sycamore Trees

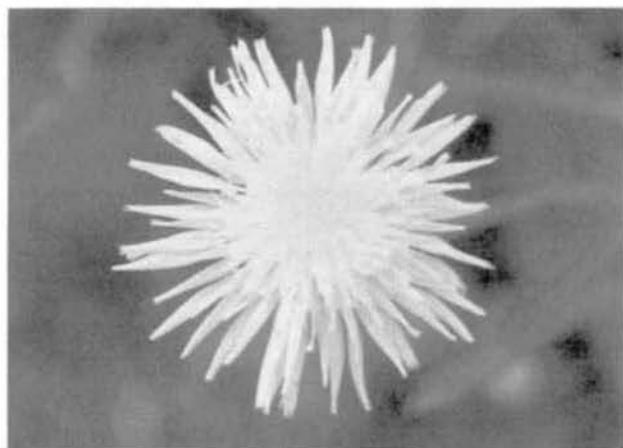


Sycamore Tree Arcade



Garden View ~  
Morning Sunlight

**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



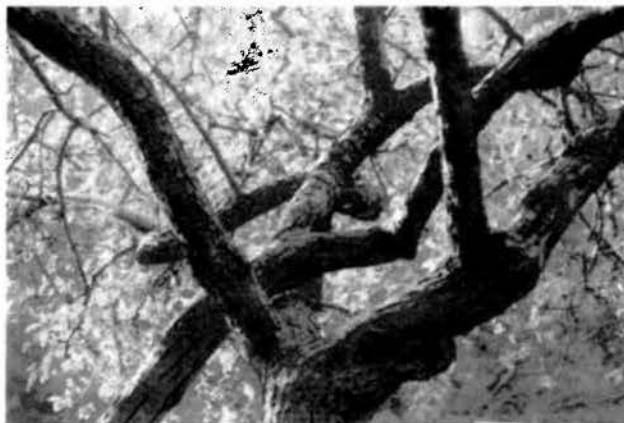
Dandelion Blossom



Willow Tree Foliage



Sycamore Tree by  
the Children's Playground



Crab Apple Tree

**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



Long Needle Pine



Jimson Weed



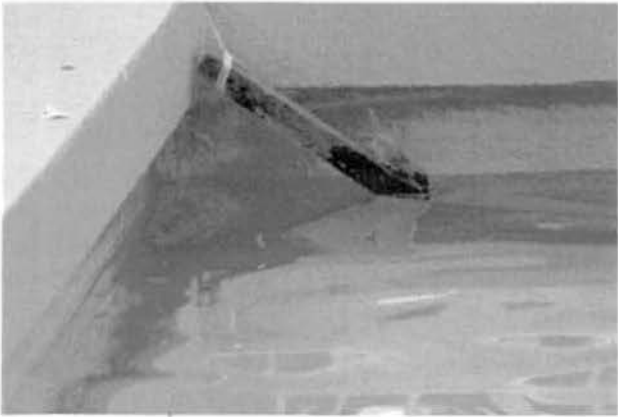
Hydrangea



Morning Glory Blossoms



**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



Sparrow Getting a Drink of Water  
in the Fountain Pool



Fountain & Willow Tree



Dandelions



Fountain Pool Reflections

**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



Sycamore ~  
Late Summer Foliage



Willow & Pine Trees



Cleaning Light Fixtures



Japanese Red Maple Foliage

**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



Garden View



Garden View



First Snow of the Season



Berberis



Azalea ~ Snow Day



Dogwood & Azalea

**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



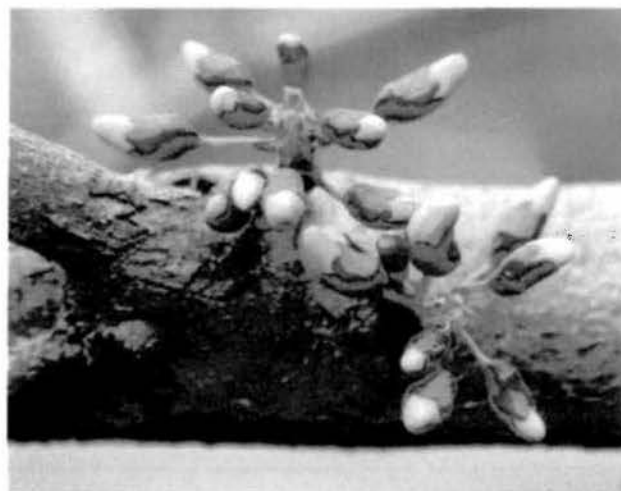
Clover Blossom



Cherry Trees ~ Snow Day



Cherry & Willow Tree  
with Village Skyline



Cercis Tree ~ Red Bud

**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



Winter Snow



Crab Apple Trees ~ Snow Day



Crab Apple Tree Trunk



Crab Apple Tree Branches

**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



Crab Apple Tree Blossoms



Hawthorne ~ Winter Snow

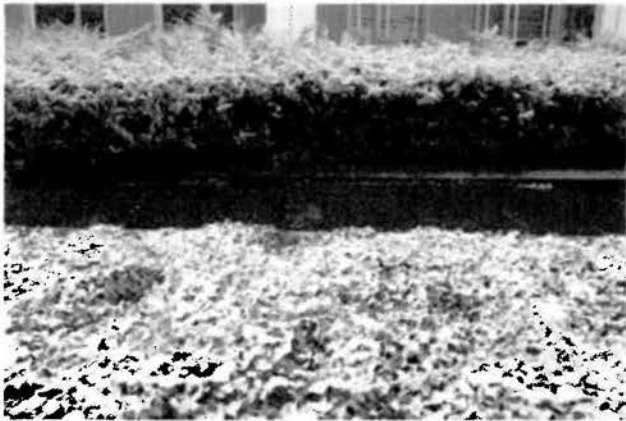


Crab Apple Tree Blossoms &  
Japanese Red Leaf Maple

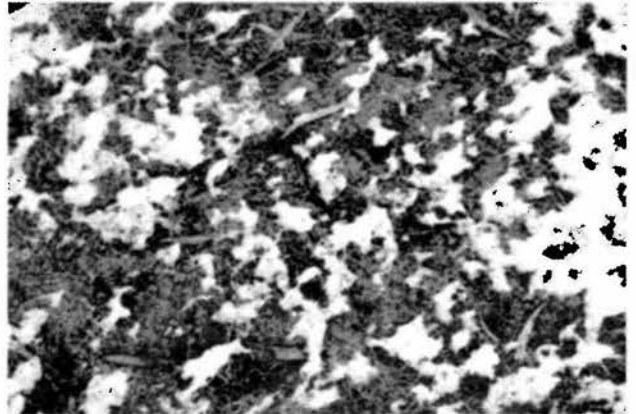


Garden View

**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



First Snow of the Season ~  
Ivy & Juniper



Snow on a Juniper Bush



Hawthorne Tree



Rhododendron ~ Snow Day



Rhododendron, Rose & Boxwood Bushes

**SAVE WSV SASAKI GARDEN  
(SWSVSG)**



Sycamore ~ Snow Day



Willow ~ Snow Day



Winter Light ~  
Willow, Sycamore & LaGuardia Place Skyline



Rose & Azalea Bushes



**NYU 2031:**

**Wrong for NYC**

**Wrong for  
the Village**

**Wrong for NYU**

January 4, 2012

City Planning Commission Chair Amanda Burden  
22 Reade Street  
New York, NY 10007

OFFICE OF THE  
CHAIRPERSON

JAN - 9 2012

24118

Dear Chair Burden:

I strongly urge you to VOTE NO on NYU's massive proposed expansion plan in the Village.

NYU's plan to add nearly two and a half million square feet of space south of Washington Square Park – the equivalent of the Empire State Building – would have a devastating impact, oversaturating neighborhoods which are already oversaturated with NYU facilities.

The means by which NYU is seeking to do this are equally disturbing. Lifting zoning requirements to preserve open space in one of the most park-starved areas in New York City, upzoning a residential area, transferring public land to a private institution, and removing urban renewal deed restrictions, as NYU is requesting, would be just plain wrong.

There are better alternatives for the city, for NYU, and for the Village if NYU is to expand. Community leaders in the Financial District have asked NYU to consider their area for expansion, where NYU's academic, cultural, and housing facilities would be welcome and are needed. Growth potential in the Financial District is nearly limitless, while historic and predominantly residential neighborhoods like the Village, East Village, SoHo and NoHo clearly have their limits, which NYU has more than met.

Please protect the character of our neighborhood and REJECT NYU's bid to overbuild and undo long-standing neighborhood zoning protections.

We in the Union Square area are all-too-familiar with the incursions of NYU and sympathize with Greenwich Villagers. We urge you to oppose the NYU proposals and all such expansions by so-called "community facilities" that destroy the quality of life our residents are entitled to.

Sincerely,



Jack Taylor

---

Union Square Community Coalition

P. O. Box 71, Cooper Station

---

New York, NY 10276

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April 25, 2012

Amanda Burden  
Chair  
City Planning Commission  
22 Reade Street, 6<sup>th</sup> Floor West  
New York, NY 10007-1216

Re: NYU expansion ULURP

Dear Ms. Burden:

We are writing on behalf of the 60+ businesses and Village residents who have joined Villagers for a Sustainable Neighborhood to urge you to negotiate some improvements to the New York University ULURP application. Unfortunately, because we own and operate small businesses, we need to be at work during the day, when the hearing has been scheduled.

Thanks to the hard work of Borough President Scott Stringer, New York University (NYU) has made improvements to its proposed development between Houston Street and West 3<sup>rd</sup> Street and LaGuardia Place and Mercer Street. However, portions of the proposal remain out-of-scale and the local businesses, neighborhood groups and Greenwich Village residents that have formed Villagers for a Sustainable Neighborhood continue to call upon NYU to scale back its Midtown-like development proposal and instead develop a proposal more in context with the historic nature of Greenwich Village. We continue to believe that NYU can meet its need for growth in the future while still respecting the existing scale of Greenwich Village.

Villagers for a Sustainable Neighborhood recognizes, understands and appreciates the important contributions New York University makes to the Village and New York. Therefore, we are asking you to negotiate improvements to the project that would further reduce the density, expand opportunities for local business, and create quality, accessible open space.

Specifically, we urge you to work with NYU to consider the following improvements to the project:

- Reduce the height of the Houston Street portion of the “Zipper Building” to 162 feet and remove the hotel use;
- Remove the commercial overlay to refrain from overwhelming our community with commercial development;
- Reduce the height of the remaining portions of the “Zipper Building” and the Mercer Building to match the height of the buildings on the East side of Mercer Street; and
- Increase the amount of open space in the proposal.

The New York chapter of the American Planning Association noted in their comments that “massing of the ‘zipper building’ and the hotel along Mercer Street is a cause of some concern as it seems to be excessive and tends to reinforce the fortress mentality separating school properties from others.”

### **Public Open Space**

Located within Manhattan Community Board 2, our district currently has the second lowest amount of open space in the entire City. NYU has described four acres of redesigned open space as one of the premier benefits of its plan. Unfortunately, the redesigns do not meet the needs of the community. We need more open space, not just redesigned open space.

Villagers for a Sustainable Neighborhood understands the importance of this proposal for NYU. We want NYU to remain competitive and we appreciate NYU's contributions to the economic, civic and educational fabrics of our City. However, it is equally critical for NYU to understand that it is a part of a shared community with Greenwich Village residents and business.

We urge you to work with NYU to incorporate these improvements that is in the best interests of all those involved.

Sincerely,

Judy Paul  
Owner and CEO, Washington Square Hotel

Sal Cinquemani  
Owner, Pino's Meat Market

Leonard Cecere  
Owner, Something Special

Rita Brookoff  
Owner, Legacy NYC

Richard Mtarfi  
Owner, Artful Posters

Carol Walsh  
Owner, Nativeleather

Alex Kossi  
Owner, Zinc Bar

Elise Perelman  
Owner, Lunessa Designer Jewelry

Adam Seini  
Owner, Cutting Edge Body Arts

Ruqayyah Sall and Abdul Sall  
Co-Owners, L'impasse Boutique

Enrique Cruz III  
Manager, Furry Paws VII

Roy Preston  
Owner, The Little Lebowski

Kathy Okroashvilli  
Manager, Jubilee Shoes

Ofria Bronfeld  
Owner, Economy Foam & Futons

Sandra Guiffre  
Owner, Village Postal Center

Muhammad Akmal  
Owner, New University Stationary

Hamlet Tallaj  
Owner, Hamlet's Vintage

Sam Cbbes  
Owner, Body Art NYC Ink

Larry Cerrone  
Director of Operations, Café Wha? and The Groove

Deena Siegelbaum  
Director of Community Relations, Murray's Cheese

Linda Pagan  
Owner, The Hat Shop

Mayer Ebbo  
Owner, Mind Boggler Inc

Mike Creamer  
Owner, Anatomically Correct

David Kwok  
Owner, Kinway Shoes

Vicki Sando  
Owner, Marumi

Noam Dworman  
Owner, Comedy Cellar and Olive Tree Café

Jamal Alnasr  
Owner, Village Music World

Dustin Dgorizwiz  
Owner, T-Gallery

Chris Wiedener  
General Manager, Bleecker Bob's Golden Oldies Record Shop

Dharma Chandra  
Owner, Sushi Yawa

Robin Medelwager  
Owner, Emack & Bolio's SoHo

Ron Perkins  
Owner, Fichera & Perkins Antiques

Andy Schulman  
Owner, DoggyStyle nyc

Bob Miller  
Owner, Ilana Fine Jewelry

Roger Zissu  
President of the Board, 32 Washington Square West

Cc: Mayor Michael Bloomberg  
Speaker Christine Quinn  
Councilmember Margaret Chin