



**Greenwich  
Village  
Society for  
Historic  
Preservation**

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March 17, 2014

Mr. William Macklowe  
William Macklowe Company  
126 East 56<sup>th</sup> Street  
New York, NY 10022

via mail and e-mail to [wmacklowe@macklowe.com](mailto:wmacklowe@macklowe.com)

**Re: 110 University Place**

Dear Mr. Macklowe:

I write regarding your acquisition of the Brevoort Garage at 110 University Place and East 12th Street in Greenwich Village, and your plans to develop the site.

As you know, Greenwich Village is a unique community defined by, among other things, its historic built environment and its generally low-to-mid-rise scale of development. University Place and the surrounding streets have a particularly distinctive environment of low-rise townhouses and commercial buildings, and mid-rise, ten to twelve story apartment buildings and commercial loft buildings, many of which have been converted to residential use. Few buildings in the area exceed ten or twelve stories in height.

As you know, the zoning for this site allows two approaches. A "Quality Housing" configuration would grant the maximum allowable residential floor area for development, while requiring a more 'contextual' built form which maintains the streetwall, rises to no more than 85 feet along the street, and rises to no more than a maximum of 120 feet after setbacks. A "height factor" tower, on the other hand, would allow a much taller building, while requiring a considerable amount of "open space" around the tower and a much narrower floorplate, while also offering some impediments to placing usable windows on all sides of the building and not necessarily allowing utilization of the full allowable residential floor area in the development.

I strongly urge you to consider the highly successful and desirable scale and character of Greenwich Village, and particularly of this area, when considering development of this site. In addition to all of the challenges and impediments that a "height factor" tower would offer at this site, it would also completely shatter the scale and character of this neighborhood, standing out like a sore thumb. Such a development would diminish and negatively impact exactly the qualities which define Greenwich Village – the community which you would no doubt rely upon to attract residents to your development.

Height is not the only means by which a development at this location might negatively impact the character of this neighborhood. As you know, this immediate area in particular boasts some fine examples of turn of the century masonry architecture. Rather than pursuing a design for this building which would seek to strongly contrast with the highly valued and successful built environment, I would urge you to pursue a

design which complements and relates to the surrounding streetscapes, not only in terms of scale, but materials and proportions as well.

A new development at this location could become an integral and valued part of the fabric of this neighborhood. It could also become a flashpoint for controversy. I hope that you will consider the important qualities that define the community in which your development will be located as you move ahead with your plans.

Sincerely,

A handwritten signature in blue ink, appearing to read "Andrew Berman". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Andrew Berman  
Executive Director

Cc: Manhattan Borough President Gale Brewer  
City Councilmember Rosie Mendez  
State Senator Brad Hoylman  
State Assemblymember Deborah Glick  
Community Board #2, Manhattan  
University Place Residents Association