



The Greenwich Village Society for Historic Preservation is **strongly opposed** to NYU's proposal to add a fourth tower to the Silver Towers superblock because:

- ▶ A fourth tower is completely at odds with the original design and the qualities for which the Silver Towers complex was landmarked
- ▶ Public land should not be given to NYU for construction of this tower, as they would require
- ▶ The zoning changes NYU is requesting to allow commercial development in this residential zone and to reduce the amount of required open space is completely inappropriate
- ▶ There are viable alternatives to NYU to building here, such as building in the Financial District, where such development is appropriate and would be welcomed
- ▶ NYU claims that all of these new facilities **MUST** be right next to existing facilities and located within their central core, but if you look at other universities their facilities are **MUCH** more spread out than NYU's (see attached comparison maps)
- ▶ This plan completely contradicts the recommendations of the Community Task Force on NYU development (see attached quotes from the Task Force report)
- ▶ The community is overwhelmingly opposed to this plan (see attached letter to NYU Vice-President Lynne Brown)

To find out more, go to www.gvshp.org/NYU.

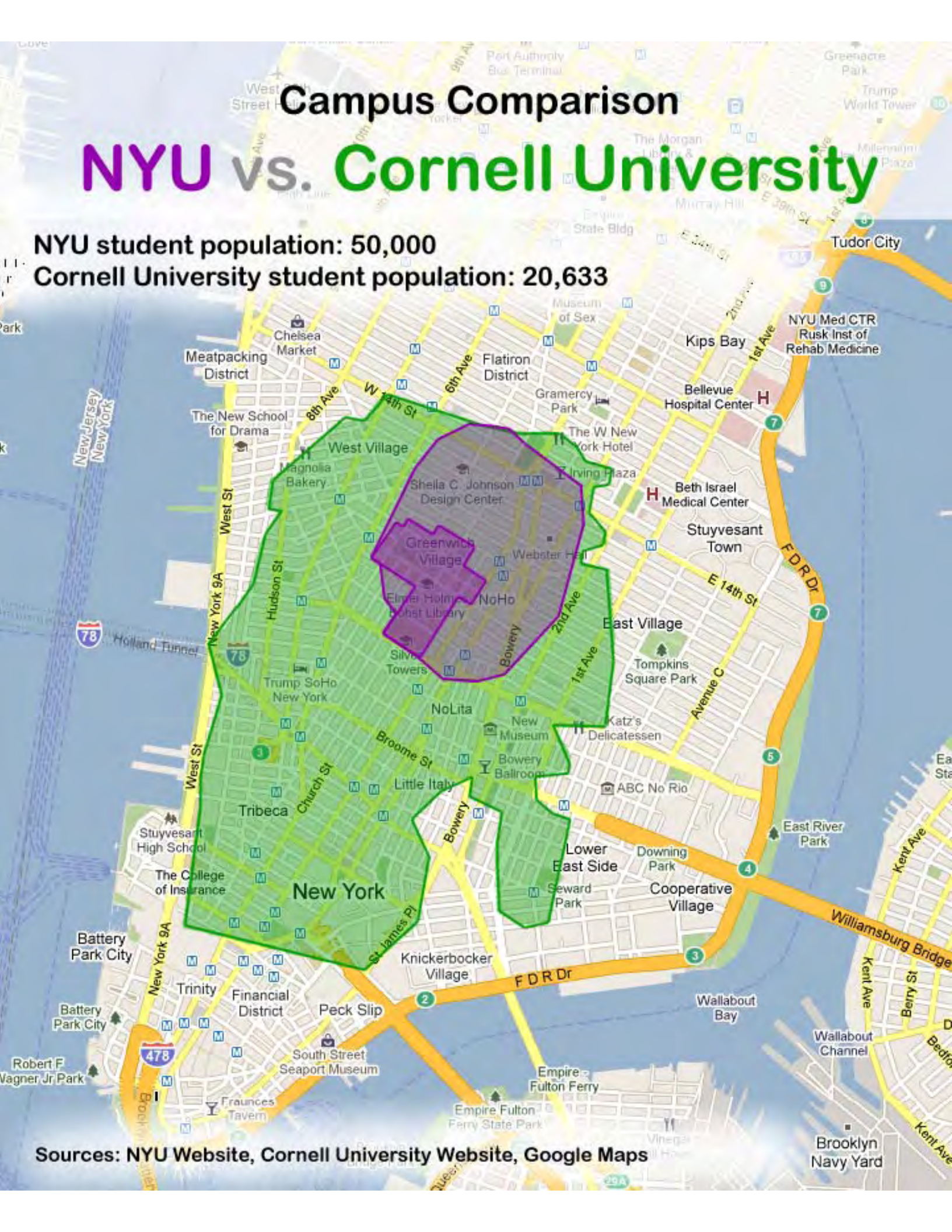
To stay informed about the public review process for NYU's 2031 Expansion Plan and how YOU can affect the outcome, join the GVSHP e-mail list – e-mail gvshp@gvshp.org or call 212/475-9585.

Campus Comparison

NYU vs. Cornell University

NYU student population: 50,000

Cornell University student population: 20,633



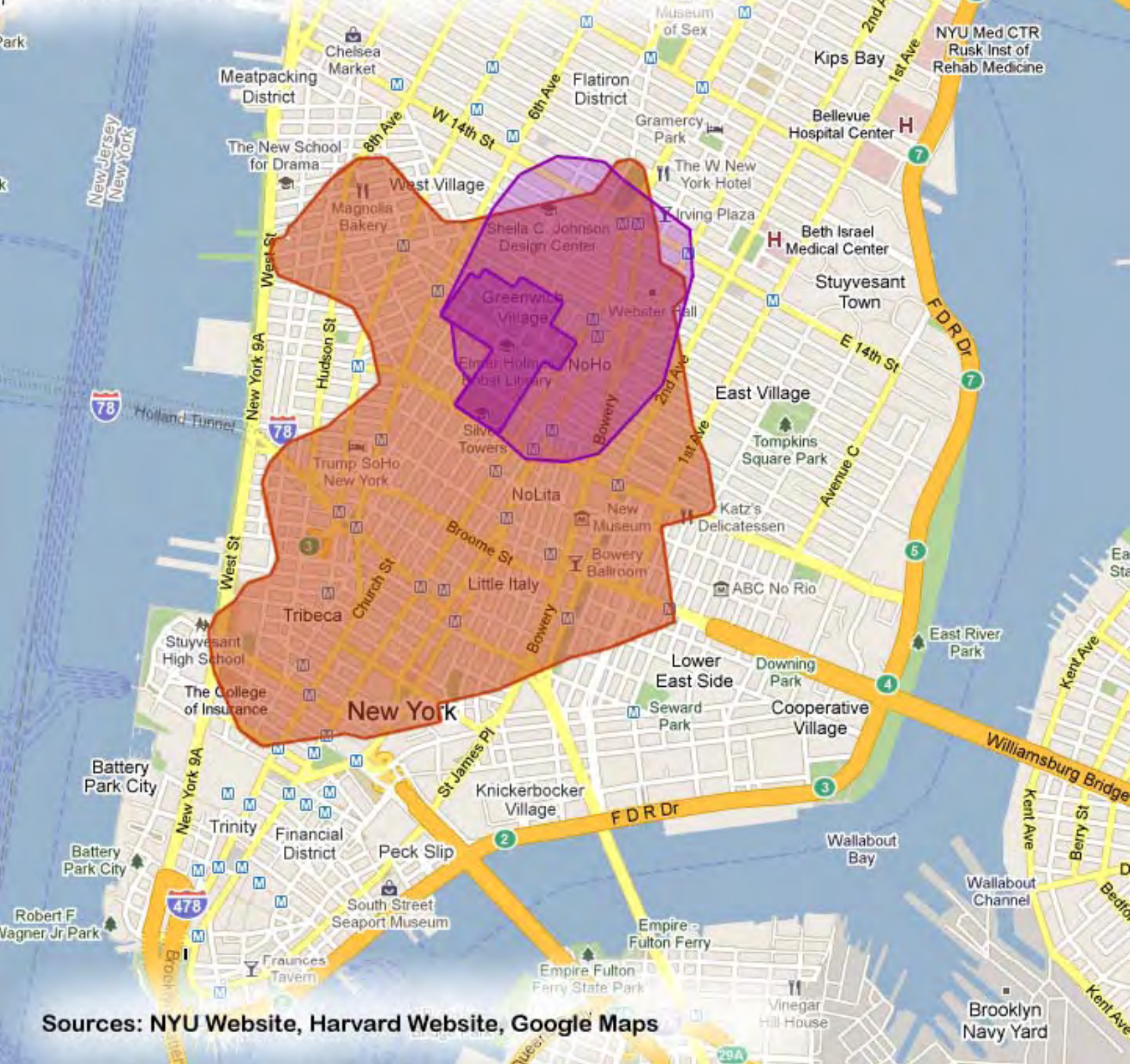
Sources: NYU Website, Cornell University Website, Google Maps

Campus Comparison

NYU vs. Harvard University

NYU student population: 50,000

Harvard University student population: 21,125



Sources: NYU Website, Harvard Website, Google Maps

Campus Comparison

NYU vs. Middlebury College

NYU student population: 50,000

Middlebury College student population: 2,406



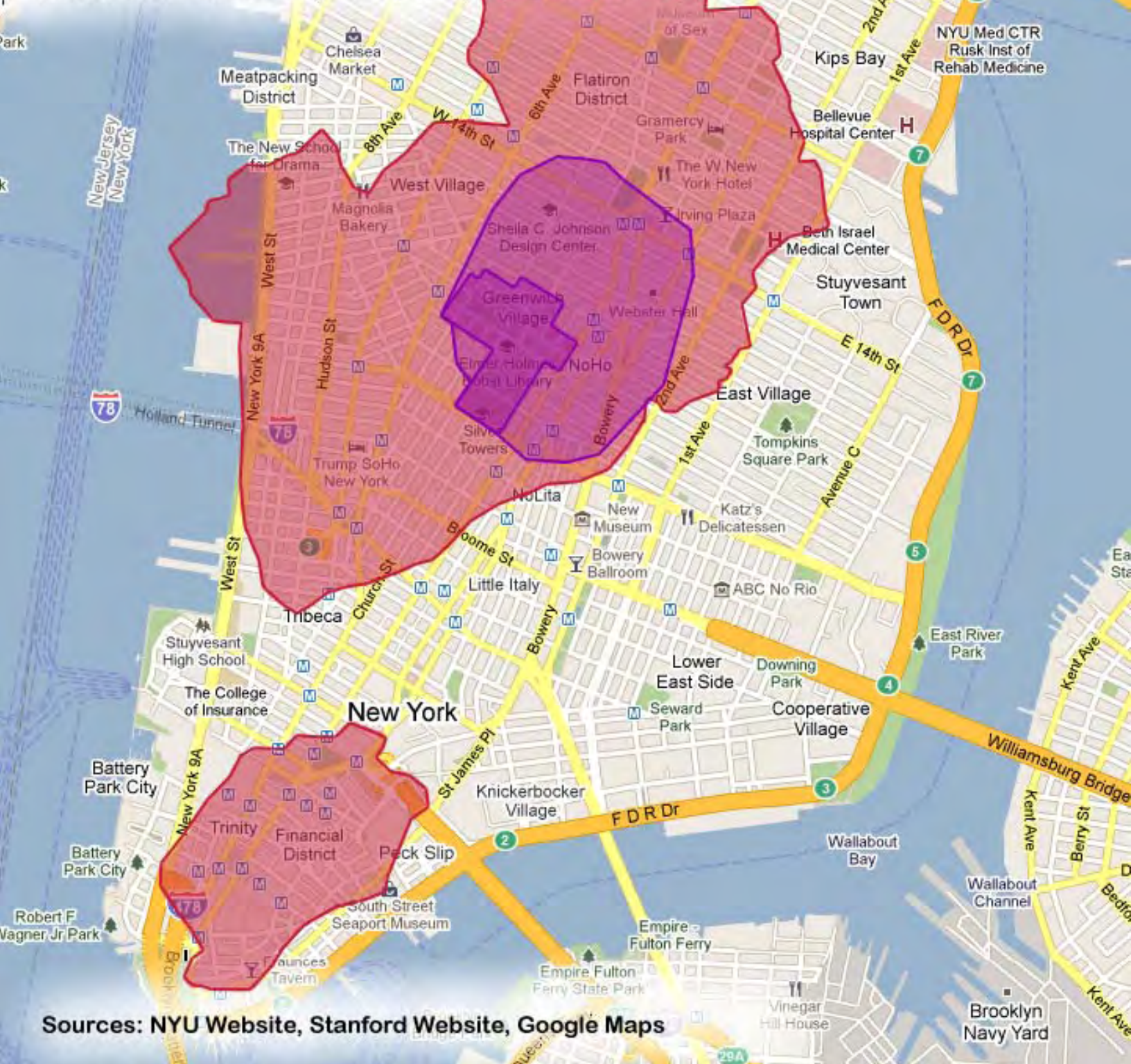
Sources: NYU Website, Middlebury Website, Google Maps

Campus Comparison

NYU vs. Stanford University

NYU student population: 50,000

Stanford University student population: 8,878



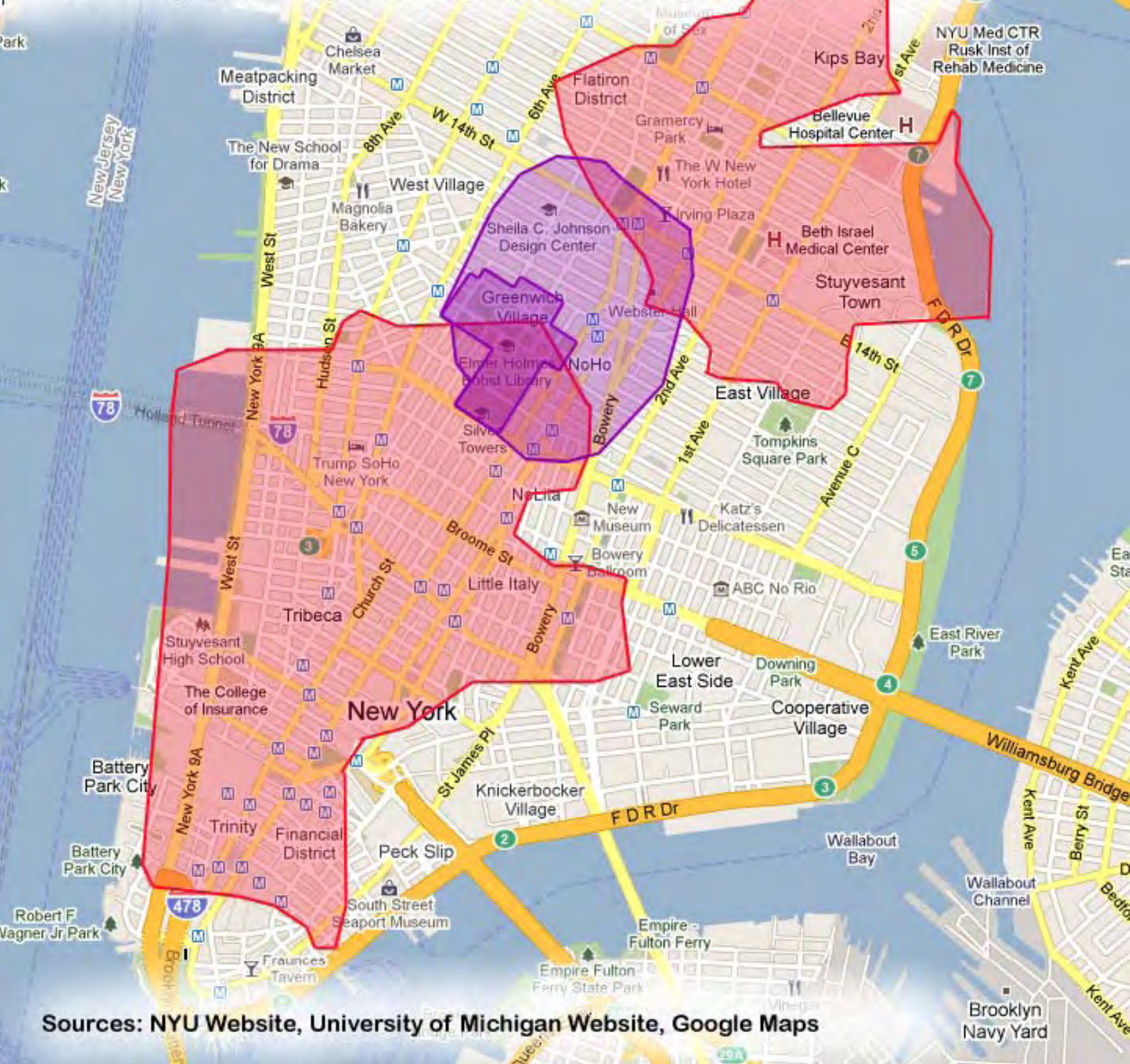
Sources: NYU Website, Stanford Website, Google Maps

Campus Comparison

NYU vs. University of Michigan-Ann Arbor

NYU student population: 50,000

University of Michigan-Ann Arbor student population: 41,674



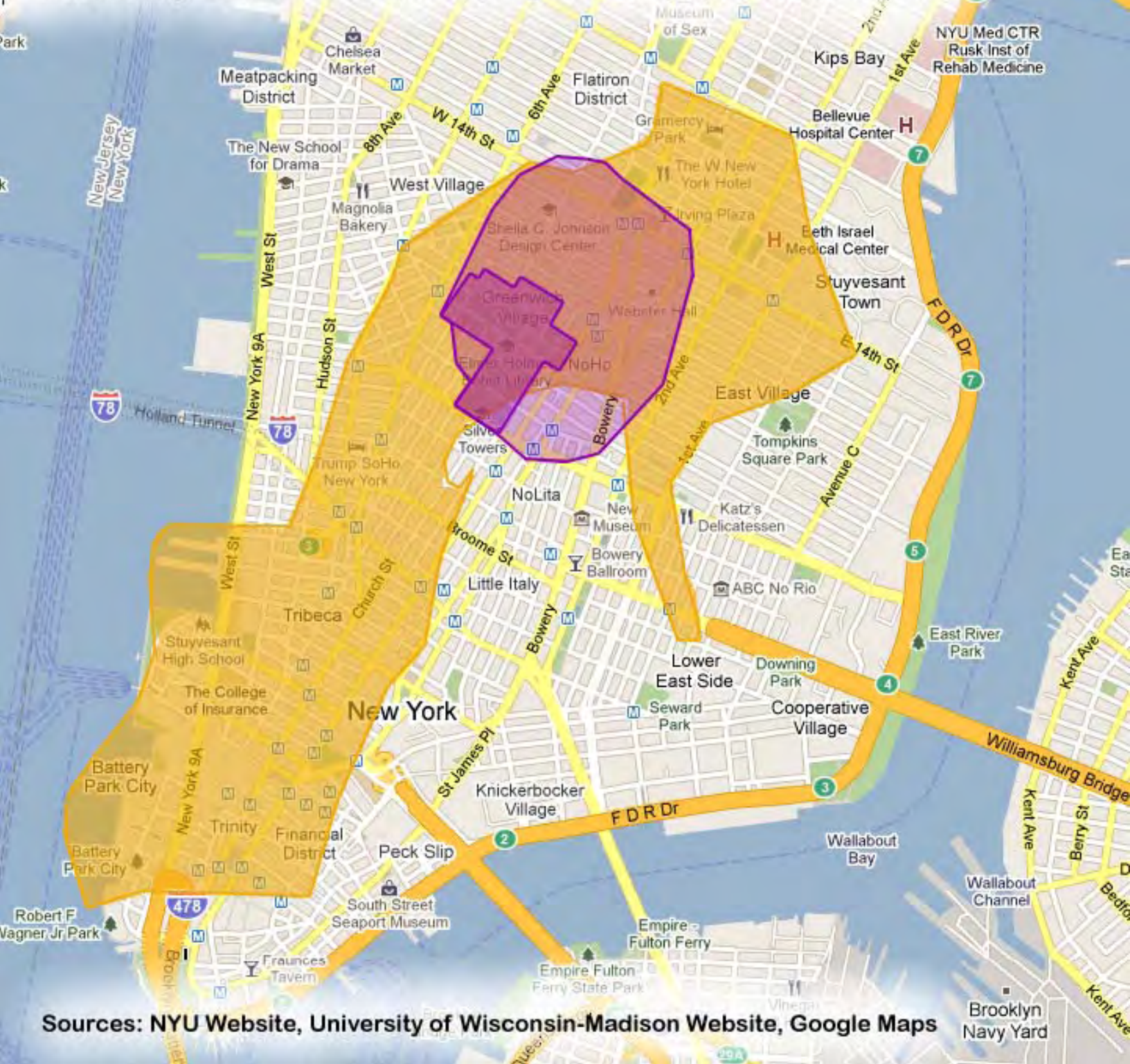
Sources: NYU Website, University of Michigan Website, Google Maps

Campus Comparison

NYU vs. University of Wisconsin-Madison

NYU student population: 50,000

University of Wisconsin-Madison student population: 42,099



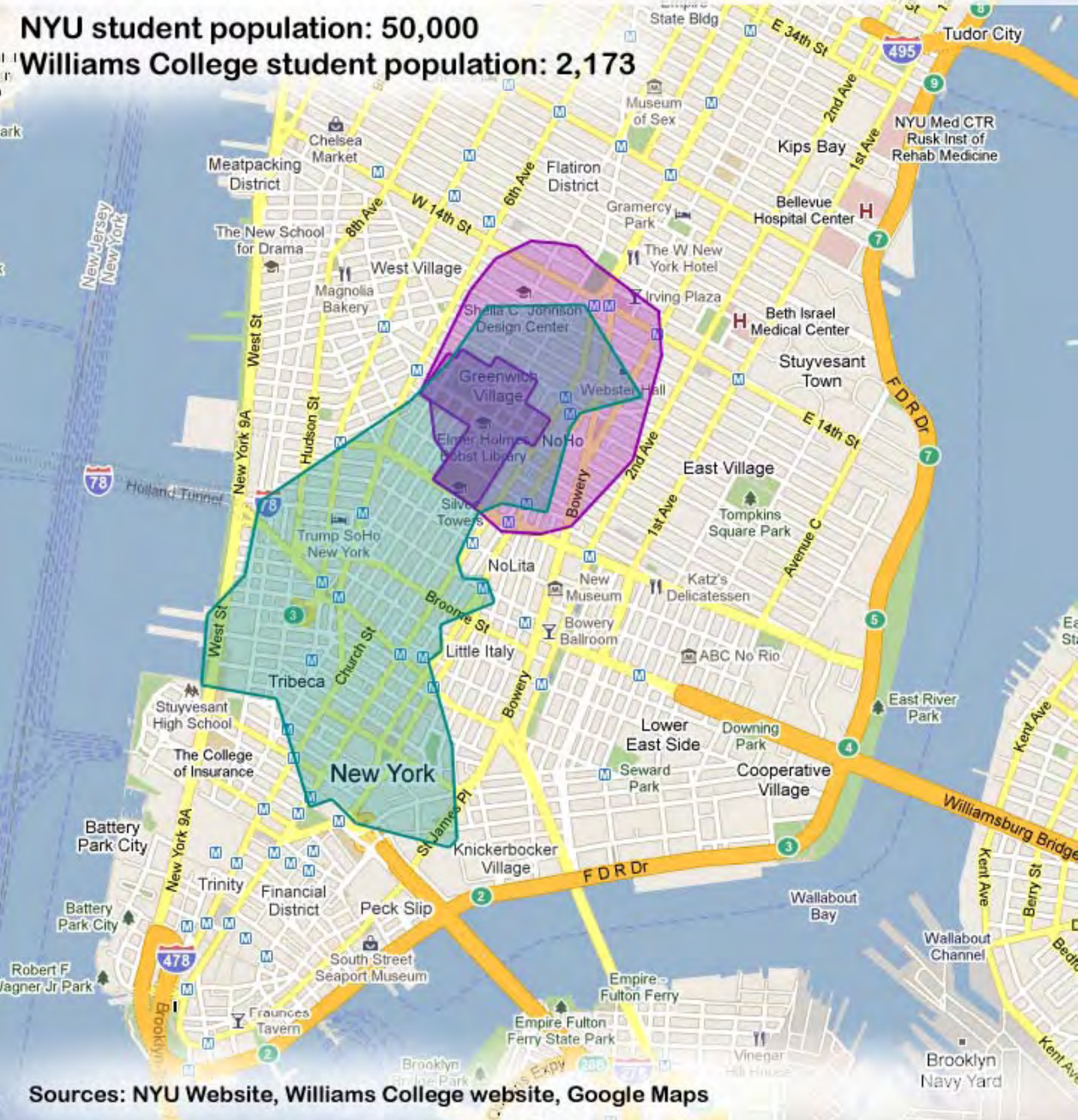
Sources: NYU Website, University of Wisconsin-Madison Website, Google Maps

Campus Comparision

NYU vs. Williams College

NYU student population: 50,000

Williams College student population: 2,173



Sources: NYU Website, Williams College website, Google Maps

Campus Comparison

NYU vs. Yale University

NYU student population: 50,000

Yale University student population: 11,593



Sources: NYU Website, Yale Website, Google Maps

From **COMMUNITY TASK FORCE ON NYU DEVELOPMENT**

“Findings and Recommendations” Report,

March, 2010

<http://mbpo.org/uploads/NYUDevReport.pdf>

- *the Committee ...has overwhelmingly...concluded that 2031's expansion goals and desire to maintain Greenwich Village's "fragile ecosystem" are incompatible. Any increase of space of the magnitude intended is unacceptable if Greenwich Village is to maintain its historic, cultural and diverse lower density character where no single institutional land use dominates the neighborhood. We therefore conclude that NYU must look to geographically disperse its space needs outside of the defined core and surrounding neighborhood*
- *The proposal to put 2.8 to 3.5 million square feet in the area, or anything close to that figure, is overwhelming. The burden should be on NYU to show why this amount of space needs to be in the core and the surrounding neighborhood as opposed to another remote location.*
- *The Committee recommends a better utilization plan of existing NYU spaces to reduce special needs. This includes a longer school week than the present four day undergraduate curriculum to utilize more fully existing classrooms.*
- *The current proposals to build on open space (on the superblocs) and to replace low-scale buildings with exponentially larger ones are completely unacceptable.*
- *The Task Force...believes that it is of foremost importance that NYU consider first the widest possible range of options for satellite campuses to accommodate its future development. It is clear that the area around the NYU core and surrounding neighborhood cannot accommodate NYU's planned future growth and that those neighborhoods are already oversaturated with NYU facilities. Due to the wealth of mass transit connections to NYU's core and surrounding neighborhood, there are an abundance of opportunities for NYU to explore locations for new facilities which could be quickly and easily accessible to the University's main campus. The multiplicity of stalled building projects around the City also creates tremendous potential which could serve the University*
- *The Committee calls upon NYU to consider additional remote locations, including but not limited to the Financial District and Long Island City. Given the variety of potential locations within short bus or subway rides of the NYU core campus, NYU must present a rationale for not considering these additional sites.*



Greenwich
Village
Society for
Historic
Preservation

172 East 17th Street
New York, New York 10007

(212) 475-9685
toll-free (800) 475-9685
www.gvshp.org

President / Director
Andrew Bertram

Executive Director
Arline Thibodeau

Trustees
Arthur Levin
Linda Howell

Executive Committee
Katherine Schomover

Members

- Allyson Ann Apperson
- John Barone
- Priscilla Barone
- Elizabeth Bly
- Carole O'Brien
- Thomas Bowers
- Levke S. Brown
- Barb Boffa
- Claremont (Member)
- Peter Blatkin
- Vali O'Brien
- Andrew J. Paul
- Caroline Perry
- Robert Bowers
- Jonathan Brown
- Kathleen Schomoll
- Fred Weston
- E. Anthony Zimmilli

Advisors

- Neil Barwick
- Lucy George
- Joan K. Davidson
- Christopher Forbes
- Margaret Halsey Gardner
- Elizabeth Gilmore
- Carol Greitzer
- Fony Hiss
- Martin Hittner
- James Stewart Potstick
- Elliot Rainer
- Henry Haje Reed
- Anne-Marie Summer
- Gulvia Tiffin
- Jean-Claude van Itallie
- George Vellonakis
- Vicki Walter
- Anthony G. Wood

June 18, 2010

Lynne P. Brown, Ph.D.
Senior Vice President for University Relations & Public Affairs
New York University
70 Washington Square South, Room 1211
New York, NY 10012

Dear Vice-President Brown,

As members of the Community Task Force on NYU Development, which has spent the last three years meeting with the University to discuss the formulation of its NYU 2031 Expansion plan, we wish to respond to NYU's recent announcement that it is willing to meet with the Port Authority and other public agencies to discuss options for building at the World Trade Center and other sites in the Financial District. As you know, the Task Force strongly recommended this option to NYU several months ago, Community Board #1 which represents the Financial District has vocally suggested this, and community groups among us including the Greenwich Village Society for Historic Preservation have been calling upon NYU to do this for several years.

That is why we were heartened that, after refusing to consider this option for so long, NYU has now agreed to at least explore it. However, we are equally stunned and disappointed that the university is also saying that in doing so it is refusing to consider it as an alternative for its highly-controversial, strongly opposed plans for massive expansion in and around the 'superblocks' in the core of Greenwich Village. As you know, the Task Force's recommendations to NYU clearly opposed the university's expansion plans in the superblocks, and called upon the university to consider satellite campus and remote locations first before further oversaturating the Village with facilities.

As the university well knows, the Financial District is within walking distance and two subway stops of the Village, has zoning which would accommodate the massive scale of construction NYU is seeking to undertake, and is seeking the expansion of residential, hotel, cultural and institutional uses such as those which the university could offer. By contrast, the Village is already oversaturated with the facilities NYU is seeking to add, the Task Force has already expressed opposition to these plans as has the public at hearings on the matter which have already taken place, and to build the facilities NYU is considering would require unprecedented landmarks approvals, lifting of long-standing neighborhood zoning protections, transfer of public land to NYU, removal of deed restrictions on formerly publicly owned land, the removal of open-space preservation requirements, and the allowance of commercial development on what is now an area zoned for residential use.

Because the Financial District is in fact a viable and preferable alternative for NYU's growth, and one which would be consistent with the recommendations of the Community Task Force on NYU Development, we are therefore

unequivocally opposed to the university's 4th tower proposal for the Silver Towers complex and other proposals for expansion in the superblocks and the Village 'core,' and intend to vigorously oppose the various public approvals needed for such plans to move ahead. We instead urge the university to reconsider its opposition to shifting its expansion plans for the Village to the Financial District, which we think would ultimately benefit NYU, the Financial District, the Village, and New York City as a whole.

Sincerely,



Andrew Berman, Executive Director
Greenwich Village Society for Historic
Preservation



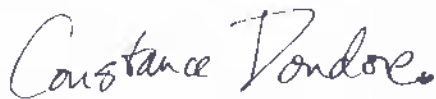
Patricia Albin, President of the Board
505 LaGuardia



Judith Callet, Resident Chair
Bleecker Area Merchants & Residents
Association



Kurt Cavanaugh, Managing Director
East Village Community Coalition



Constance Dondore, Coordinator
15 Washington Place Tenants' Committee



Marilyn Dorato, Director
Greenwich Village Block Associations



Beth Gottlieb, President
Mercer-Houston Dog Run Association



Anne Hearn, Co-Executive
Washington Square Village Tenants Association



Ellen Horan, Vice-Chair
LaGuardia Corner Gardens



Allan Horland, Co-Executive
Washington Square Village Tenants Association



Elaine Hudson, President
Mercer Street Block Association



Ann Kjellberg
Public School Parent Advisory Committee



Lee Schwartz, 88 Bleecker Street Community
Task Force on NYU Development



Gabrielle Strasun, Washington Place Block
Association Representation to GVBA