



**Greenwich  
Village  
Society for  
Historic  
Preservation**

---

*Founded in 1980, the  
Society fights to protect  
the architectural heritage  
and cultural history  
of the Village.*

---

252 East 11th Street  
New York, New York  
10003

(212) 475-9585  
fax: (212) 475-9582

gvshp@gvshp.org  
www.gvshp.org

---

*Executive Director*  
Andrew Berman

*President of the Board*  
Elizabeth Ely

*Vice Presidents*  
Mary Ann Arisman  
Arthur Levin

*Secretary/Treasurer*  
Katherine Schoonover

*Trustees*  
Penelope Bateau  
Meredith Bergmann  
Jo Hamilton  
Leslie S. Mason  
Robin J. H. Maxwell  
Ruth McCoy  
Florent Morellet  
Peter Mullan  
Andrew S. Paul  
Jonathan Russo  
Judith Stonehill  
Arbie Thalacker  
George Vellonakis  
Fred Wistow  
Linda Yowell  
E. Anthony Zunino III

January 6, 2006

Mayor Michael Bloomberg  
City of New York  
City Hall  
New York, NY 10007

**Re: Call for the City to Assist New York University in Locating New  
Facilities Outside of Greenwich Village, the East Village, Union Square,  
and Noho**

Dear Mayor Bloomberg:

New York University has recently announced plans to build a 200,000 square foot, 26-story, 700-bed dormitory on East 12<sup>th</sup> Street, which will be the tallest building in the East Village. Within just the last few years, the University has also built a large new student center and law school building on Washington Square South, and two enormous dormitories on 14<sup>th</sup> Street. This comes after more than 20 years of consistent physical expansion by NYU in Greenwich Village, Noho, and the East Village, leading to a significant change in the character – physical and otherwise – of these neighborhoods. With this new development, and the distinct likelihood of more such development in these areas in the very near future, we are increasingly concerned that there appears to be an inexorable ‘NYU-ization’ of our neighborhoods. While we see value in the presence of institutions of higher learning within our communities, this continued expansion clearly has a huge impact upon the residential, commercial, and physical character of our communities, leading to their homogenization and to the destruction of their distinctive character that contribute significantly to the health and vitality of the city.

It is clear that something must be done to change this equation if we are to preserve the character of our neighborhoods that we value so dearly. It is also clear that NYU will continue to expand significantly in our neighborhoods if allowed, in spite of rising real estate prices and fierce competition for land use which makes such growth difficult for the University. Due to the inherent desire of an institution like NYU for proximity between facilities, it is clear that they will always seek to expand in this area as long as the possibility exists, no matter how difficult. Up to this point, the City’s policy has clearly been to allow and encourage the University to expand, citing the benefits in terms of jobs, cultural activity, and prestige. However, we believe that this expansion is having a negative impact upon our neighborhoods in the aforementioned ways that also works to the detriment of the City, and under the current conditions NYU’s desire to expand and the desire to maintain the distinctive and valuable character of our neighborhoods remain in inherent and intractable conflict.

However, there is a solution, which could ultimately benefit the City, our neighborhoods, and the University. The City must assist NYU in founding

of one or more auxiliary campuses, so that if the University is to expand, it can be done outside of our neighborhoods, rather than simply taking over larger and larger sections of them. NYU used to have a second campus in the Bronx; they closed it and sold it off in the early 1970's, thus helping to fuel their subsequent expansion downtown. As a university composed of several smaller schools, NYU's structure easily lends itself to one or more secondary campuses in other locations. The Village's central location and ample subway service mean that a new campus in any number of other parts of the City could easily be connected to the current main campus by mass transit. The City is currently seeking to redevelop areas throughout the five boroughs – Downtown Brooklyn, Long Island City, the Williamsburg/Greenpoint Waterfront, Lower Manhattan and Ground Zero, Hudson Yards, and Governor's Island are just a few examples. The location of a prestigious university could serve as a significant anchor and catalyst for the growth and economic diversification the City is seeking in redeveloping areas. By contrast, NYU's continued expansion in the Village, already saturated with educational institutions, does not offer the same benefits. Similarly, other areas of the City where significant redevelopment efforts are underway may afford the University an opportunity to grow in a planned, rational manner, with contiguous facilities and an actual campus – a prospect not possible in the Village.

The alternative is the continued erosion of the character of our neighborhoods, their increasing transformation into the de facto campus of the largest private university in the United States, and increasingly bitter conflict between the University and the neighborhoods that surround them. It is difficult to imagine how this outcome serves anyone's best interests, especially when there is a reasonable alternative that can address all parties' concerns.

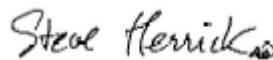
As community organizations representing Greenwich Village, the East Village, Union Square, and Noho, we therefore ask your assistance in making this happen – in having the City facilitate NYU establishing one or more secondary campuses, so that they do not have to continue to expand within our neighborhood. In many ways, we believe this is the only chance we have to ensure the continued survival of our neighborhoods as the thriving and diverse centers for residents, businesses, and cultural institutions they have been for generations.

We look forward to your response, which can be directed through Andrew Berman and the Greenwich Village Society for Historic Preservation.

Sincerely,



Andrew Berman, Executive Director  
Greenwich Village Society for Historic Preservation



Steve Herrick, Executive Director  
Cooper Square Committee



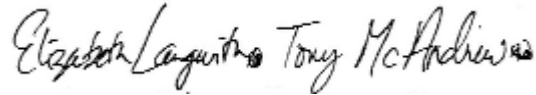
Zella Jones, Chair  
Noho Neighborhood Association



Anna Sawaryn, Chair  
Coalition to Save the East Village



Gail Fox Susan Kramer  
Co-Chairs, Union Square Community Coalition



Elizabeth Langwith Tony McAndrew  
Co-Chairs, St. Ann's Committee



Zack Winestine, Co-Chair  
Greenwich Village Community Task Force

Cc: City Planning Chair Amanda Burden  
NYC Economic Development Corporation President Andrew Alper  
Manhattan Borough President Scott Stringer  
Congressman Jerrold Nadler  
Congresswoman Carolyn Maloney  
Congresswoman Nydia Velazquez  
State Senator Tom Duane  
State Senator Martin Connor  
City Council Speaker Christine Quinn  
City Council Member Alan Gerson  
City Council Member Rosie Mendez  
Assemblymember Deborah Glick  
Community Board #2, Manhattan  
Community Board #3, Manhattan



**Greenwich  
Village  
Society for  
Historic  
Preservation**

---

*Founded in 1980, the  
Society fights to protect  
the architectural heritage  
and cultural history  
of the Village.*

---

252 East 11th Street  
New York, New York  
10003

(212) 475-9585  
fax: (212) 475-9582

gvshp@gvshp.org  
www.gvshp.org

---

*Executive Director*  
Andrew Berman

*President of the Board*  
Elizabeth Ely

*Vice Presidents*  
Mary Ann Arisman  
Arthur Levin

*Secretary/Treasurer*  
Katherine Schoonover

*Trustees*  
Penelope Bateau  
Meredith Bergmann  
Jo Hamilton  
Leslie S. Mason  
Robin J. H. Maxwell  
Ruth McCoy  
Florent Morellet  
Peter Mullan  
Andrew S. Paul  
Jonathan Russo  
Judith Stonehill  
Arbie Thalacker  
George Vellonakis  
Fred Wistow  
Linda Yowell  
F. Anthony Zunino III

January 6, 2006

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

**Re: Call for the City to Assist New York University in Locating New  
Facilities Outside of Greenwich Village, the East Village, Union  
Square, and Noho**

Dear Chair Burden:

New York University has recently announced plans to build a 200,000 square foot, 26-story, 700-bed dormitory on East 12<sup>th</sup> Street, which will be the tallest building in the East Village. Within just the last few years, the University has also built a large new student center and law school building on Washington Square South, and two enormous dormitories on 14<sup>th</sup> Street. This comes after more than 20 years of consistent physical expansion by NYU in Greenwich Village, Noho, and the East Village, leading to a significant change in the character – physical and otherwise – of these neighborhoods. With this new development, and the distinct likelihood of more such development in these areas in the very near future, we are increasingly concerned that there appears to be an inexorable ‘NYU-ization’ of our neighborhoods. While we see value in the presence of institutions of higher learning within our communities, this continued expansion clearly has a huge impact upon the residential, commercial, and physical character of our communities, leading to their homogenization and to the destruction of their distinctive character that contribute significantly to the health and vitality of the city.

It is clear that something must be done to change this equation if we are to preserve the character of our neighborhoods that we value so dearly. It is also clear that NYU will continue to expand significantly in our neighborhoods if allowed, in spite of rising real estate prices and fierce competition for land use which makes such growth difficult for the University. Due to the inherent desire of an institution like NYU for proximity between facilities, it is clear that they will always seek to expand in this area as long as the possibility exists, no matter how difficult. Up to this point, the City’s policy has clearly been to allow and encourage the University to expand, citing the benefits in terms of jobs, cultural activity, and prestige. However, we believe that this expansion is having a negative impact upon our neighborhoods in the aforementioned ways that also works to the detriment of the City, and under the current conditions NYU’s desire to expand and the desire to maintain the distinctive and valuable character of our neighborhoods remain in inherent and intractable conflict.

However, there is a solution, which could ultimately benefit the City, our neighborhoods, and the University. The City must assist NYU in founding

of one or more auxiliary campuses, so that if the University is to expand, it can be done outside of our neighborhoods, rather than simply taking over larger and larger sections of them. NYU used to have a second campus in the Bronx; they closed it and sold it off in the early 1970's, thus helping to fuel their subsequent expansion downtown. As a university composed of several smaller schools, NYU's structure easily lends itself to one or more secondary campuses in other locations. The Village's central location and ample subway service mean that a new campus in any number of other parts of the City could easily be connected to the current main campus by mass transit. The City is currently seeking to redevelop areas throughout the five boroughs – Downtown Brooklyn, Long Island City, the Williamsburg/Greenpoint Waterfront, Lower Manhattan and Ground Zero, Hudson Yards, and Governor's Island are just a few examples. The location of a prestigious university could serve as a significant anchor and catalyst for the growth and economic diversification the City is seeking in redeveloping areas. By contrast, NYU's continued expansion in the Village, already saturated with educational institutions, does not offer the same benefits. Similarly, other areas of the City where significant redevelopment efforts are underway may afford the University an opportunity to grow in a planned, rational manner, with contiguous facilities and an actual campus – a prospect not possible in the Village.

The alternative is the continued erosion of the character of our neighborhoods, their increasing transformation into the de facto campus of the largest private university in the United States, and increasingly bitter conflict between the University and the neighborhoods that surround them. It is difficult to imagine how this outcome serves anyone's best interests, especially when there is a reasonable alternative that can address all parties' concerns.

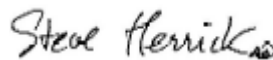
As community organizations representing Greenwich Village, the East Village, Union Square, and Noho, we therefore ask your assistance in making this happen – in having the City facilitate NYU establishing one or more secondary campuses, so that they do not have to continue to expand within our neighborhood. In many ways, we believe this is the only chance we have to ensure the continued survival of our neighborhoods as the thriving and diverse centers for residents, businesses, and cultural institutions they have been for generations.

We look forward to your response, which can be directed through Andrew Berman and the Greenwich Village Society for Historic Preservation.

Sincerely,



Andrew Berman, Executive Director  
Greenwich Village Society for Historic Preservation



Steve Herrick, Executive Director  
Cooper Square Committee



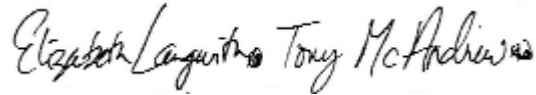
Zella Jones, Chair  
Noho Neighborhood Association



Anna Sawaryn, Chair  
Coalition to Save the East Village



Gail Fox Susan Kramer  
Co-Chairs, Union Square Community Coalition



Elizabeth Langwith Tony McAndrew  
Co-Chairs, St. Ann's Committee



Zack Winestine, Co-Chair  
Greenwich Village Community Task Force

Cc: Mayor Michael Bloomberg  
NYC Economic Development Corporation President Andrew Alper  
Manhattan Borough President Scott Stringer  
Congressman Jerrold Nadler  
Congresswoman Carolyn Maloney  
Congresswoman Nydia Velazquez  
State Senator Tom Duane  
State Senator Martin Connor  
City Council Speaker Christine Quinn  
City Council Member Alan Gerson  
City Council Member Rosie Mendez  
Assemblymember Deborah Glick  
Community Board #2, Manhattan  
Community Board #3, Manhattan



Greenwich  
Village  
Society for  
Historic  
Preservation

*Founded in 1980, the  
Society fights to protect  
the architectural heritage  
and cultural history  
of the Village.*

232 East 11th Street  
New York, New York  
10003

(212) 475-9585  
fax: (212) 475-9582

gvshp@gvshp.org  
www.gvshp.org

*Executive Director*  
Andrew Berman

*President of the Board*  
Elizabeth Ely

*Vice Presidents*  
Mary Ann Arisman  
Arthur Levin

*Secretary/Treasurer*  
Katherine Schoonover

*Trustees*  
Penelope Bateau  
Meredith Bergmann  
Jo Hamilton  
Leslie S. Mason  
Robin J. H. Maxwell  
Ruth McCoy  
Florent Morellet  
Peter Mullan  
Andrew S. Paul  
Jonathan Russo  
Judith Stonehill  
Arbie Thalacker  
George Vellonakis  
Fred Wistow  
Linda Yowell  
F. Anthony Zunino III

January 6, 2006

Hon. Andrew Alper  
President, New York City Economic Development Corporation  
110 William Street  
New York, NY 10038

**Re: Call for the City to Assist New York University in Locating New  
Facilities Outside of Greenwich Village, the East Village, Union Square,  
and Noho**

Dear President Alper:

New York University has recently announced plans to build a 200,000 square foot, 26-story, 700-bed dormitory on East 12<sup>th</sup> Street, which will be the tallest building in the East Village. Within just the last few years, the University has also built a large new student center and law school building on Washington Square South, and two enormous dormitories on 14<sup>th</sup> Street. This comes after more than 20 years of consistent physical expansion by NYU in Greenwich Village, Noho, and the East Village, leading to a significant change in the character – physical and otherwise – of these neighborhoods. With this new development, and the distinct likelihood of more such development in these areas in the very near future, we are increasingly concerned that there appears to be an inexorable ‘NYU-ization’ of our neighborhoods. While we see value in the presence of institutions of higher learning within our communities, this continued expansion clearly has a huge impact upon the residential, commercial, and physical character of our communities, leading to their homogenization and to the destruction of their distinctive character that contribute significantly to the health and vitality of the city.

It is clear that something must be done to change this equation if we are to preserve the character of our neighborhoods that we value so dearly. It is also clear that NYU will continue to expand significantly in our neighborhoods if allowed, in spite of rising real estate prices and fierce competition for land use which makes such growth difficult for the University. Due to the inherent desire of an institution like NYU for proximity between facilities, it is clear that they will always seek to expand in this area as long as the possibility exists, no matter how difficult. Up to this point, the City’s policy has clearly been to allow and encourage the University to expand, citing the benefits in terms of jobs, cultural activity, and prestige. However, we believe that this expansion is having a negative impact upon our neighborhoods in the aforementioned ways that also works to the detriment of the City, and under the current conditions NYU’s desire to expand and the desire to maintain the distinctive and valuable character of our neighborhoods remain in inherent and intractable conflict.

However, there is a solution, which could ultimately benefit the City, our neighborhoods, and the University. The City must assist NYU in founding of one or more auxiliary campuses, so that if the University is to expand, it can be done outside of our neighborhoods, rather than simply taking over larger and larger sections of them. NYU used to have a second campus in the Bronx; they closed it

and sold it off in the early 1970's, thus helping to fuel their subsequent expansion downtown. As a university composed of several smaller schools, NYU's structure easily lends itself to one or more secondary campuses in other locations. The Village's central location and ample subway service mean that a new campus in any number of other parts of the City could easily be connected to the current main campus by mass transit. The City is currently seeking to redevelop areas throughout the five boroughs – Downtown Brooklyn, Long Island City, the Williamsburg/Greenpoint Waterfront, Lower Manhattan and Ground Zero, Hudson Yards, and Governor's Island are just a few examples. The location of a prestigious university could serve as a significant anchor and catalyst for the growth and economic diversification the City is seeking in redeveloping areas. By contrast, NYU's continued expansion in the Village, already saturated with educational institutions, does not offer the same benefits. Similarly, other areas of the City where significant redevelopment efforts are underway may afford the University an opportunity to grow in a planned, rational manner, with contiguous facilities and an actual campus – a prospect not possible in the Village.

The alternative is the continued erosion of the character of our neighborhoods, their increasing transformation into the de facto campus of the largest private university in the United States, and increasingly bitter conflict between the University and the neighborhoods that surround them. It is difficult to imagine how this outcome serves anyone's best interests, especially when there is a reasonable alternative that can address all parties' concerns.

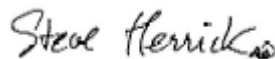
As community organizations representing Greenwich Village, the East Village, Union Square, and Noho, we therefore ask your assistance in making this happen – in having the City facilitate NYU establishing one or more secondary campuses, so that they do not have to continue to expand within our neighborhood. In many ways, we believe this is the only chance we have to ensure the continued survival of our neighborhoods as the thriving and diverse centers for residents, businesses, and cultural institutions they have been for generations.

We look forward to your response, which can be directed through Andrew Berman and the Greenwich Village Society for Historic Preservation.

Sincerely,



Andrew Berman, Executive Director  
Greenwich Village Society for Historic Preservation



Steve Herrick, Executive Director  
Cooper Square Committee





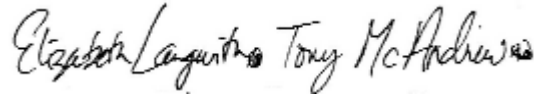
Zella Jones, Chair  
Noho Neighborhood Association



Anna Sawaryn, Chair  
Coalition to Save the East Village



Gail Fox Susan Kramer  
Co-Chairs, Union Square Community Coalition



Elizabeth Langwith Tony McAndrew  
Co-Chairs, St. Ann's Committee



Zack Winestine, Co-Chair  
Greenwich Village Community Task Force

Cc: Mayor Michael Bloomberg  
City Planning Chair Amanda Burden  
Manhattan Borough President Scott Stringer  
Congressman Jerrold Nadler  
Congresswoman Carolyn Maloney  
Congresswoman Nydia Velazquez  
State Senator Tom Duane  
State Senator Martin Connor  
City Council Speaker Christine Quinn  
City Council Member Alan Gerson  
City Council Member Rosie Mendez  
Assemblymember Deborah Glick  
Community Board #2, Manhattan  
Community Board #3, Manhattan



**Greenwich  
Village  
Society for  
Historic  
Preservation**

---

*Founded in 1980, the  
Society fights to protect  
the architectural heritage  
and cultural history  
of the Village.*

---

252 East 11th Street  
New York, New York  
10003

(212) 475-9585  
fax: (212) 475-9582

gvshp@gvshp.org  
www.gvshp.org

---

*Executive Director*  
Andrew Berman

*President of the Board*  
Elizabeth Ely

*Vice Presidents*  
Mary Ann Arisman  
Arthur Levin

*Secretary/Treasurer*  
Katherine Schoonover

*Trustees*  
Penelope Bateau  
Meredith Bergmann  
Jo Hamilton  
Leslie S. Mason  
Robin J. H. Maxwell  
Ruth McCoy  
Florent Morellet  
Peter Mullan  
Andrew S. Paul  
Jonathan Russo  
Judith Stonehill  
Arbie Thalacker  
George Vellonakis  
Fred Wistow  
Linda Yowell  
F. Anthony Zunino III

January 6, 2006

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

**Re: Call for the City to Assist New York University in Locating  
New Facilities Outside of Greenwich Village, the East Village,  
Union Square, and Noho**

Dear Borough President Stringer:

New York University has recently announced plans to build a 200,000 square foot, 26-story, 700-bed dormitory on East 12<sup>th</sup> Street, which will be the tallest building in the East Village. Within just the last few years, the University has also built a large new student center and law school building on Washington Square South, and two enormous dormitories on 14<sup>th</sup> Street. This comes after more than 20 years of consistent physical expansion by NYU in Greenwich Village, Noho, and the East Village, leading to a significant change in the character – physical and otherwise – of these neighborhoods. With this new development, and the distinct likelihood of more such development in these areas in the very near future, we are increasingly concerned that there appears to be an inexorable ‘NYU-ization’ of our neighborhoods. While we see value in the presence of institutions of higher learning within our communities, this continued expansion clearly has a huge impact upon the residential, commercial, and physical character of our communities, leading to their homogenization and to the destruction of their distinctive character that contribute significantly to the health and vitality of the city.

It is clear that something must be done to change this equation if we are to preserve the character of our neighborhoods that we value so dearly. It is also clear that NYU will continue to expand significantly in our neighborhoods if allowed, in spite of rising real estate prices and fierce competition for land use which makes such growth difficult for the University. Due to the inherent desire of an institution like NYU for proximity between facilities, it is clear that they will always seek to expand in this area as long as the possibility exists, no matter how difficult. Up to this point, the City’s policy has clearly been to allow and encourage the University to expand, citing the benefits in terms of jobs, cultural activity, and prestige. However, we believe that this expansion is having a negative impact upon our neighborhoods in the aforementioned ways that also works to the detriment of the City, and under the current conditions NYU’s desire to expand and the desire to maintain the distinctive and valuable character of our neighborhoods remain in inherent and intractable conflict.

However, there is a solution, which could ultimately benefit the City, our neighborhoods, and the University. The City must assist NYU in founding of one or more auxiliary campuses, so that if the University is to expand, it can be done outside of our neighborhoods, rather than simply taking over larger and larger sections of them. NYU used to have a second campus in the Bronx; they closed it and sold it off in the early 1970's, thus helping to fuel their subsequent expansion downtown. As a university composed of several smaller schools, NYU's structure easily lends itself to one or more secondary campuses in other locations. The Village's central location and ample subway service mean that a new campus in any number of other parts of the City could easily be connected to the current main campus by mass transit. The City is currently seeking to redevelop areas throughout the five boroughs – Downtown Brooklyn, Long Island City, the Williamsburg/Greenpoint Waterfront, Lower Manhattan and Ground Zero, Hudson Yards, and Governor's Island are just a few examples. The location of a prestigious university could serve as a significant anchor and catalyst for the growth and economic diversification the City is seeking in redeveloping areas. By contrast, NYU's continued expansion in the Village, already saturated with educational institutions, does not offer the same benefits. Similarly, other areas of the City where significant redevelopment efforts are underway may afford the University an opportunity to grow in a planned, rational manner, with contiguous facilities and an actual campus – a prospect not possible in the Village.

The alternative is the continued erosion of the character of our neighborhoods, their increasing transformation into the de facto campus of the largest private university in the United States, and increasingly bitter conflict between the University and the neighborhoods that surround them. It is difficult to imagine how this outcome serves anyone's best interests, especially when there is a reasonable alternative that can address all parties' concerns.

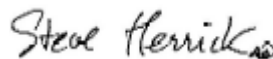
As community organizations representing Greenwich Village, the East Village, Union Square, and Noho, we therefore ask your assistance in making this happen – in having the City facilitate NYU establishing one or more secondary campuses, so that they do not have to continue to expand within our neighborhood. In many ways, we believe this is the only chance we have to ensure the continued survival of our neighborhoods as the thriving and diverse centers for residents, businesses, and cultural institutions they have been for generations.

We look forward to your response, which can be directed through Andrew Berman and the Greenwich Village Society for Historic Preservation.

Sincerely,



Andrew Berman, Executive Director  
Greenwich Village Society for Historic Preservation



Steve Herrick, Executive Director  
Cooper Square Committee



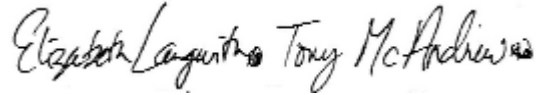
Zella Jones, Chair  
Noho Neighborhood Association



Anna Sawaryn, Chair  
Coalition to Save the East Village



Gail Fox Susan Kramer  
Co-Chairs, Union Square Community Coalition



Elizabeth Langwith Tony McAndrew  
Co-Chairs, St. Ann's Committee



Zack Winestine, Co-Chair  
Greenwich Village Community Task Force

Cc: Mayor Michael Bloomberg  
City Planning Chair Amanda Burden  
NYC Economic Development Corporation President Andrew Alper  
Congressman Jerrold Nadler  
Congresswoman Carolyn Maloney  
Congresswoman Nydia Velazquez  
State Senator Tom Duane  
State Senator Martin Connor  
City Council Speaker Christine Quinn  
City Council Member Alan Gerson  
City Council Member Rosie Mendez  
Assemblymember Deborah Glick  
Community Board #2, Manhattan  
Community Board #3, Manhattan



**Greenwich  
Village  
Society for  
Historic  
Preservation**

---

*Founded in 1980, the  
Society fights to protect  
the architectural heritage  
and cultural history  
of the Village.*

---

252 East 11th Street  
New York, New York  
10003

(212) 475-9585  
fax: (212) 475-9582

gvshp@gvshp.org  
www.gvshp.org

---

*Executive Director*  
Andrew Berman

*President of the Board*  
Elizabeth Ely

*Vice Presidents*  
Mary Ann Arisman  
Arthur Levin

*Secretary/Treasurer*  
Katherine Schoonover

*Trustees*  
Penelope Bateau  
Meredith Bergmann  
Jo Hamilton  
Leslie S. Mason  
Robin J. H. Maxwell  
Ruth McCoy  
Florent Morellet  
Peter Mullan  
Andrew S. Paul  
Jonathan Russo  
Judith Stonehill  
Arbie Thalacker  
George Vellonakis  
Fred Wistow  
Linda Yowell  
F. Anthony Zunino III

January 6, 2006

Hon. Jerrold Nadler  
Congressman, 8<sup>th</sup> C.D.  
201 Varick Street, #669  
New York, NY 10014

**Re: Call for the City to Assist New York University in Locating New  
Facilities Outside of Greenwich Village, the East Village, Union  
Square, and Noho**

Dear Congressman Nadler:

New York University has recently announced plans to build a 200,000 square foot, 26-story, 700-bed dormitory on East 12<sup>th</sup> Street, which will be the tallest building in the East Village. Within just the last few years, the University has also built a large new student center and law school building on Washington Square South, and two enormous dormitories on 14<sup>th</sup> Street. This comes after more than 20 years of consistent physical expansion by NYU in Greenwich Village, Noho, and the East Village, leading to a significant change in the character – physical and otherwise – of these neighborhoods. With this new development, and the distinct likelihood of more such development in these areas in the very near future, we are increasingly concerned that there appears to be an inexorable ‘NYU-ization’ of our neighborhoods. While we see value in the presence of institutions of higher learning within our communities, this continued expansion clearly has a huge impact upon the residential, commercial, and physical character of our communities, leading to their homogenization and to the destruction of their distinctive character that contribute significantly to the health and vitality of the city.

It is clear that something must be done to change this equation if we are to preserve the character of our neighborhoods that we value so dearly. It is also clear that NYU will continue to expand significantly in our neighborhoods if allowed, in spite of rising real estate prices and fierce competition for land use which makes such growth difficult for the University. Due to the inherent desire of an institution like NYU for proximity between facilities, it is clear that they will always seek to expand in this area as long as the possibility exists, no matter how difficult. Up to this point, the City’s policy has clearly been to allow and encourage the University to expand, citing the benefits in terms of jobs, cultural activity, and prestige. However, we believe that this expansion is having a negative impact upon our neighborhoods in the aforementioned ways that also works to the detriment of the City, and under the current conditions NYU’s desire to expand and the desire to maintain the distinctive and valuable character of our neighborhoods remain in inherent and intractable conflict.

However, there is a solution, which could ultimately benefit the City, our neighborhoods, and the University. The City must assist NYU in founding of one or more auxiliary campuses, so that if the University is to expand, it can be done outside of our neighborhoods, rather than simply taking over larger and larger sections of them. NYU used to have a second campus in the Bronx; they closed it and sold it off in the early 1970's, thus helping to fuel their subsequent expansion downtown. As a university composed of several smaller schools, NYU's structure easily lends itself to one or more secondary campuses in other locations. The Village's central location and ample subway service mean that a new campus in any number of other parts of the City could easily be connected to the current main campus by mass transit. The City is currently seeking to redevelop areas throughout the five boroughs – Downtown Brooklyn, Long Island City, the Williamsburg/Greenpoint Waterfront, Lower Manhattan and Ground Zero, Hudson Yards, and Governor's Island are just a few examples. The location of a prestigious university could serve as a significant anchor and catalyst for the growth and economic diversification the City is seeking in redeveloping areas. By contrast, NYU's continued expansion in the Village, already saturated with educational institutions, does not offer the same benefits. Similarly, other areas of the City where significant redevelopment efforts are underway may afford the University an opportunity to grow in a planned, rational manner, with contiguous facilities and an actual campus – a prospect not possible in the Village.

The alternative is the continued erosion of the character of our neighborhoods, their increasing transformation into the de facto campus of the largest private university in the United States, and increasingly bitter conflict between the University and the neighborhoods that surround them. It is difficult to imagine how this outcome serves anyone's best interests, especially when there is a reasonable alternative that can address all parties' concerns.

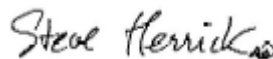
As community organizations representing Greenwich Village, the East Village, Union Square, and Noho, we therefore ask your assistance in making this happen – in having the City facilitate NYU establishing one or more secondary campuses, so that they do not have to continue to expand within our neighborhood. In many ways, we believe this is the only chance we have to ensure the continued survival of our neighborhoods as the thriving and diverse centers for residents, businesses, and cultural institutions they have been for generations.

We look forward to your response, which can be directed through Andrew Berman and the Greenwich Village Society for Historic Preservation.

Sincerely,



Andrew Berman, Executive Director  
Greenwich Village Society for Historic Preservation



Steve Herrick, Executive Director  
Cooper Square Committee



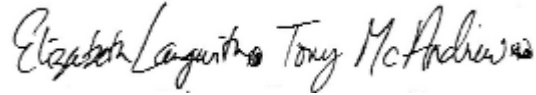
Zella Jones, Chair  
Noho Neighborhood Association



Anna Sawaryn, Chair  
Coalition to Save the East Village



Gail Fox Susan Kramer  
Co-Chairs, Union Square Community Coalition



Elizabeth Langwith Tony McAndrew  
Co-Chairs, St. Ann's Committee



Zack Winestine, Co-Chair  
Greenwich Village Community Task Force

Cc: Mayor Michael Bloomberg  
City Planning Chair Amanda Burden  
NYC Economic Development Corporation President Andrew Alper  
Manhattan Borough President Scott Stringer  
Congresswoman Carolyn Maloney  
Congresswoman Nydia Velazquez  
State Senator Tom Duane  
State Senator Martin Connor  
City Council Speaker Christine Quinn  
City Council Member Alan Gerson  
City Council Member Rosie Mendez  
Assemblymember Deborah Glick  
Community Board #2, Manhattan  
Community Board #3, Manhattan



**Greenwich  
Village  
Society for  
Historic  
Preservation**

---

*Founded in 1980, the  
Society fights to protect  
the architectural heritage  
and cultural history  
of the Village.*

---

252 East 11th Street  
New York, New York  
10003

(212) 475-9585  
fax: (212) 475-9582

gvshp@gvshp.org  
www.gvshp.org

---

*Executive Director*  
Andrew Berman

*President of the Board*  
Elizabeth Ely

*Vice Presidents*  
Mary Ann Arisman  
Arthur Levin

*Secretary/Treasurer*  
Katherine Schoonover

*Trustees*  
Penelope Bateau  
Meredith Bergmann  
Jo Hamilton  
Leslie S. Mason  
Robin J. H. Maxwell  
Ruth McCoy  
Florent Morellet  
Peter Mullan  
Andrew S. Paul  
Jonathan Russo  
Judith Stonehill  
Arbie Thalacker  
George Vellonakis  
Fred Wistow  
Linda Yowell  
F. Anthony Zunino III

January 6, 2006

Hon. Carolyn Maloney  
Congresswoman, 14<sup>th</sup> C.D.  
1651 3<sup>rd</sup> Avenue, Suite 311  
New York, NY 10128-3679

**Re: Call for the City to Assist New York University in Locating  
New Facilities Outside of Greenwich Village, the East Village, Union  
Square, and Noho**

Dear Congresswoman Maloney:

New York University has recently announced plans to build a 200,000 square foot, 26-story, 700-bed dormitory on East 12<sup>th</sup> Street, which will be the tallest building in the East Village. Within just the last few years, the University has also built a large new student center and law school building on Washington Square South, and two enormous dormitories on 14<sup>th</sup> Street. This comes after more than 20 years of consistent physical expansion by NYU in Greenwich Village, Noho, and the East Village, leading to a significant change in the character – physical and otherwise – of these neighborhoods. With this new development, and the distinct likelihood of more such development in these areas in the very near future, we are increasingly concerned that there appears to be an inexorable ‘NYU-ization’ of our neighborhoods. While we see value in the presence of institutions of higher learning within our communities, this continued expansion clearly has a huge impact upon the residential, commercial, and physical character of our communities, leading to their homogenization and to the destruction of their distinctive character that contribute significantly to the health and vitality of the city.

It is clear that something must be done to change this equation if we are to preserve the character of our neighborhoods that we value so dearly. It is also clear that NYU will continue to expand significantly in our neighborhoods if allowed, in spite of rising real estate prices and fierce competition for land use which makes such growth difficult for the University. Due to the inherent desire of an institution like NYU for proximity between facilities, it is clear that they will always seek to expand in this area as long as the possibility exists, no matter how difficult. Up to this point, the City’s policy has clearly been to allow and encourage the University to expand, citing the benefits in terms of jobs, cultural activity, and prestige. However, we believe that this expansion is having a negative impact upon our neighborhoods in the aforementioned ways that also works to the detriment of the City, and under the current conditions NYU’s desire to expand and the desire to maintain the distinctive and valuable character of our neighborhoods remain in inherent and intractable conflict.



However, there is a solution, which could ultimately benefit the City, our neighborhoods, and the University. The City must assist NYU in founding of one or more auxiliary campuses, so that if the University is to expand, it can be done outside of our neighborhoods, rather than simply taking over larger and larger sections of them. NYU used to have a second campus in the Bronx; they closed it and sold it off in the early 1970's, thus helping to fuel their subsequent expansion downtown. As a university composed of several smaller schools, NYU's structure easily lends itself to one or more secondary campuses in other locations. The Village's central location and ample subway service mean that a new campus in any number of other parts of the City could easily be connected to the current main campus by mass transit. The City is currently seeking to redevelop areas throughout the five boroughs – Downtown Brooklyn, Long Island City, the Williamsburg/Greenpoint Waterfront, Lower Manhattan and Ground Zero, Hudson Yards, and Governor's Island are just a few examples. The location of a prestigious university could serve as a significant anchor and catalyst for the growth and economic diversification the City is seeking in redeveloping areas. By contrast, NYU's continued expansion in the Village, already saturated with educational institutions, does not offer the same benefits. Similarly, other areas of the City where significant redevelopment efforts are underway may afford the University an opportunity to grow in a planned, rational manner, with contiguous facilities and an actual campus – a prospect not possible in the Village.

The alternative is the continued erosion of the character of our neighborhoods, their increasing transformation into the de facto campus of the largest private university in the United States, and increasingly bitter conflict between the University and the neighborhoods that surround them. It is difficult to imagine how this outcome serves anyone's best interests, especially when there is a reasonable alternative that can address all parties' concerns.

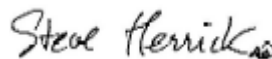
As community organizations representing Greenwich Village, the East Village, Union Square, and Noho, we therefore ask your assistance in making this happen – in having the City facilitate NYU establishing one or more secondary campuses, so that they do not have to continue to expand within our neighborhood. In many ways, we believe this is the only chance we have to ensure the continued survival of our neighborhoods as the thriving and diverse centers for residents, businesses, and cultural institutions they have been for generations.

We look forward to your response, which can be directed through Andrew Berman and the Greenwich Village Society for Historic Preservation.

Sincerely,



Andrew Berman, Executive Director  
Greenwich Village Society for Historic Preservation



Steve Herrick, Executive Director  
Cooper Square Committee



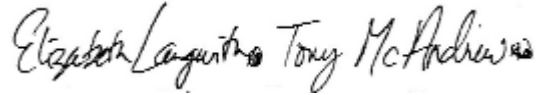
Zella Jones, Chair  
Noho Neighborhood Association



Anna Sawaryn, Chair  
Coalition to Save the East Village



Gail Fox Susan Kramer  
Co-Chairs, Union Square Community Coalition



Elizabeth Langwith Tony McAndrew  
Co-Chairs, St. Ann's Committee



Zack Winestine, Co-Chair  
Greenwich Village Community Task Force

Cc: Mayor Michael Bloomberg  
City Planning Chair Amanda Burden  
NYC Economic Development Corporation President Andrew Alper  
Manhattan Borough President Scott Stringer  
Congressman Jerrold Nadler  
Congresswoman Nydia Velazquez  
State Senator Tom Duane  
State Senator Martin Connor  
City Council Speaker Christine Quinn  
City Council Member Alan Gerson  
City Council Member Rosie Mendez  
Assemblymember Deborah Glick  
Community Board #2, Manhattan  
Community Board #3, Manhattan



**Greenwich  
Village  
Society for  
Historic  
Preservation**

---

*Founded in 1980, the  
Society fights to protect  
the architectural heritage  
and cultural history  
of the Village.*

---

252 East 11th Street  
New York, New York  
10003

(212) 475-9585  
fax: (212) 475-9582

gvshp@gvshp.org  
www.gvshp.org

---

*Executive Director*  
Andrew Berman

*President of the Board*  
Elizabeth Ely

*Vice Presidents*  
Mary Ann Arisman  
Arthur Levin

*Secretary/Treasurer*  
Katherine Schoonover

*Trustees*  
Penelope Bateau  
Meredith Bergmann  
Jo Hamilton  
Leslie S. Mason  
Robin J. H. Maxwell  
Ruth McCoy  
Florent Morellet  
Peter Mullan  
Andrew S. Paul  
Jonathan Russo  
Judith Stonehill  
Arbie Thalacker  
George Vellonakis  
Fred Wistow  
Linda Yowell  
F. Anthony Zunino III

January 6, 2006

Hon. Nydia Velazquez  
Congresswoman, 12<sup>th</sup> C.D.  
173 Avenue B  
New York, NY 10009

**Re: Call for the City to Assist New York University in Locating  
New Facilities Outside of Greenwich Village, the East Village, Union  
Square, and Noho**

Dear Congresswoman Velazquez:

New York University has recently announced plans to build a 200,000 square foot, 26-story, 700-bed dormitory on East 12<sup>th</sup> Street, which will be the tallest building in the East Village. Within just the last few years, the University has also built a large new student center and law school building on Washington Square South, and two enormous dormitories on 14<sup>th</sup> Street. This comes after more than 20 years of consistent physical expansion by NYU in Greenwich Village, Noho, and the East Village, leading to a significant change in the character – physical and otherwise – of these neighborhoods. With this new development, and the distinct likelihood of more such development in these areas in the very near future, we are increasingly concerned that there appears to be an inexorable ‘NYU-ization’ of our neighborhoods. While we see value in the presence of institutions of higher learning within our communities, this continued expansion clearly has a huge impact upon the residential, commercial, and physical character of our communities, leading to their homogenization and to the destruction of their distinctive character that contribute significantly to the health and vitality of the city.

It is clear that something must be done to change this equation if we are to preserve the character of our neighborhoods that we value so dearly. It is also clear that NYU will continue to expand significantly in our neighborhoods if allowed, in spite of rising real estate prices and fierce competition for land use which makes such growth difficult for the University. Due to the inherent desire of an institution like NYU for proximity between facilities, it is clear that they will always seek to expand in this area as long as the possibility exists, no matter how difficult. Up to this point, the City’s policy has clearly been to allow and encourage the University to expand, citing the benefits in terms of jobs, cultural activity, and prestige. However, we believe that this expansion is having a negative impact upon our neighborhoods in the aforementioned ways that also works to the detriment of the City, and under the current conditions NYU’s desire to expand and the desire to maintain the distinctive and valuable character of our neighborhoods remain in inherent and intractable conflict.

However, there is a solution, which could ultimately benefit the City, our neighborhoods, and the University. The City must assist NYU in founding of one or more auxiliary campuses, so that if the University is to expand, it can be done outside of our neighborhoods, rather than simply taking over larger and larger sections of them. NYU used to have a second campus in the Bronx; they closed it and sold it off in the early 1970's, thus helping to fuel their subsequent expansion downtown. As a university composed of several smaller schools, NYU's structure easily lends itself to one or more secondary campuses in other locations. The Village's central location and ample subway service mean that a new campus in any number of other parts of the City could easily be connected to the current main campus by mass transit. The City is currently seeking to redevelop areas throughout the five boroughs – Downtown Brooklyn, Long Island City, the Williamsburg/Greenpoint Waterfront, Lower Manhattan and Ground Zero, Hudson Yards, and Governor's Island are just a few examples. The location of a prestigious university could serve as a significant anchor and catalyst for the growth and economic diversification the City is seeking in redeveloping areas. By contrast, NYU's continued expansion in the Village, already saturated with educational institutions, does not offer the same benefits. Similarly, other areas of the City where significant redevelopment efforts are underway may afford the University an opportunity to grow in a planned, rational manner, with contiguous facilities and an actual campus – a prospect not possible in the Village.

The alternative is the continued erosion of the character of our neighborhoods, their increasing transformation into the de facto campus of the largest private university in the United States, and increasingly bitter conflict between the University and the neighborhoods that surround them. It is difficult to imagine how this outcome serves anyone's best interests, especially when there is a reasonable alternative that can address all parties' concerns.

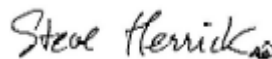
As community organizations representing Greenwich Village, the East Village, Union Square, and Noho, we therefore ask your assistance in making this happen – in having the City facilitate NYU establishing one or more secondary campuses, so that they do not have to continue to expand within our neighborhood. In many ways, we believe this is the only chance we have to ensure the continued survival of our neighborhoods as the thriving and diverse centers for residents, businesses, and cultural institutions they have been for generations.

We look forward to your response, which can be directed through Andrew Berman and the Greenwich Village Society for Historic Preservation.

Sincerely,



Andrew Berman, Executive Director  
Greenwich Village Society for Historic Preservation



Steve Herrick, Executive Director  
Cooper Square Committee



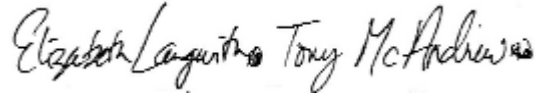
Zella Jones, Chair  
Noho Neighborhood Association



Anna Sawaryn, Chair  
Coalition to Save the East Village



Gail Fox Susan Kramer  
Co-Chairs, Union Square Community Coalition



Elizabeth Langwith Tony McAndrew  
Co-Chairs, St. Ann's Committee



Zack Winestine, Co-Chair  
Greenwich Village Community Task Force

Cc: Mayor Michael Bloomberg  
City Planning Chair Amanda Burden  
NYC Economic Development Corporation President Andrew Alper  
Manhattan Borough President Scott Stringer  
Congressman Jerrold Nadler  
Congresswoman Carolyn Maloney  
State Senator Tom Duane  
State Senator Martin Connor  
City Council Speaker Christine Quinn  
City Council Member Alan Gerson  
City Council Member Rosie Mendez  
Assemblymember Deborah Glick  
Community Board #2, Manhattan  
Community Board #3, Manhattan



**Greenwich  
Village  
Society for  
Historic  
Preservation**

---

*Founded in 1980, the  
Society fights to protect  
the architectural heritage  
and cultural history  
of the Village.*

---

252 East 11th Street  
New York, New York  
10003

(212) 475-9585  
fax: (212) 475-9582

gvshp@gvshp.org  
www.gvshp.org

---

*Executive Director*  
Andrew Berman

*President of the Board*  
Elizabeth Ely

*Vice Presidents*  
Mary Ann Arisman  
Arthur Levin

*Secretary/Treasurer*  
Katherine Schoonover

*Trustees*  
Penelope Bateau  
Meredith Bergmann  
Jo Hamilton  
Leslie S. Mason  
Robin J. H. Maxwell  
Ruth McCoy  
Florent Morellet  
Peter Mullan  
Andrew S. Paul  
Jonathan Russo  
Judith Stonehill  
Arbie Thalacker  
George Vellonakis  
Fred Wistow  
Linda Yowell  
F. Anthony Zunino III

January 6, 2006

Hon. Thomas K. Duane  
State Senator, 29<sup>th</sup> S.D.  
322 Eighth Avenue, Suite 1700  
New York, NY 10001

**Re: Call for the City to Assist New York University in Locating  
New Facilities Outside of Greenwich Village, the East Village,  
Union Square, and Noho**

Dear State Senator Duane:

New York University has recently announced plans to build a 200,000 square foot, 26-story, 700-bed dormitory on East 12<sup>th</sup> Street, which will be the tallest building in the East Village. Within just the last few years, the University has also built a large new student center and law school building on Washington Square South, and two enormous dormitories on 14<sup>th</sup> Street. This comes after more than 20 years of consistent physical expansion by NYU in Greenwich Village, Noho, and the East Village, leading to a significant change in the character – physical and otherwise – of these neighborhoods. With this new development, and the distinct likelihood of more such development in these areas in the very near future, we are increasingly concerned that there appears to be an inexorable ‘NYU-ization’ of our neighborhoods. While we see value in the presence of institutions of higher learning within our communities, this continued expansion clearly has a huge impact upon the residential, commercial, and physical character of our communities, leading to their homogenization and to the destruction of their distinctive character that contribute significantly to the health and vitality of the city.

It is clear that something must be done to change this equation if we are to preserve the character of our neighborhoods that we value so dearly. It is also clear that NYU will continue to expand significantly in our neighborhoods if allowed, in spite of rising real estate prices and fierce competition for land use which makes such growth difficult for the University. Due to the inherent desire of an institution like NYU for proximity between facilities, it is clear that they will always seek to expand in this area as long as the possibility exists, no matter how difficult. Up to this point, the City’s policy has clearly been to allow and encourage the University to expand, citing the benefits in terms of jobs, cultural activity, and prestige. However, we believe that this expansion is having a negative impact upon our neighborhoods in the aforementioned ways that also works to the detriment of the City, and under the current conditions NYU’s desire to expand and the desire to maintain the distinctive and valuable character of our neighborhoods remain in inherent and intractable conflict.

However, there is a solution, which could ultimately benefit the City, our neighborhoods, and the University. The City must assist NYU in founding of one or more auxiliary campuses, so that if the University is to expand, it can be done outside of our neighborhoods, rather than simply taking over larger and larger sections of them. NYU used to have a second campus in the Bronx; they closed it and sold it off in the early 1970's, thus helping to fuel their subsequent expansion downtown. As a university composed of several smaller schools, NYU's structure easily lends itself to one or more secondary campuses in other locations. The Village's central location and ample subway service mean that a new campus in any number of other parts of the City could easily be connected to the current main campus by mass transit. The City is currently seeking to redevelop areas throughout the five boroughs – Downtown Brooklyn, Long Island City, the Williamsburg/Greenpoint Waterfront, Lower Manhattan and Ground Zero, Hudson Yards, and Governor's Island are just a few examples. The location of a prestigious university could serve as a significant anchor and catalyst for the growth and economic diversification the City is seeking in redeveloping areas. By contrast, NYU's continued expansion in the Village, already saturated with educational institutions, does not offer the same benefits. Similarly, other areas of the City where significant redevelopment efforts are underway may afford the University an opportunity to grow in a planned, rational manner, with contiguous facilities and an actual campus – a prospect not possible in the Village.

The alternative is the continued erosion of the character of our neighborhoods, their increasing transformation into the de facto campus of the largest private university in the United States, and increasingly bitter conflict between the University and the neighborhoods that surround them. It is difficult to imagine how this outcome serves anyone's best interests, especially when there is a reasonable alternative that can address all parties' concerns.

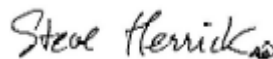
As community organizations representing Greenwich Village, the East Village, Union Square, and Noho, we therefore ask your assistance in making this happen – in having the City facilitate NYU establishing one or more secondary campuses, so that they do not have to continue to expand within our neighborhood. In many ways, we believe this is the only chance we have to ensure the continued survival of our neighborhoods as the thriving and diverse centers for residents, businesses, and cultural institutions they have been for generations.

We look forward to your response, which can be directed through Andrew Berman and the Greenwich Village Society for Historic Preservation.

Sincerely,



Andrew Berman, Executive Director  
Greenwich Village Society for Historic Preservation



Steve Herrick, Executive Director  
Cooper Square Committee



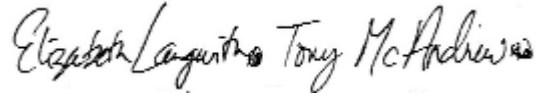
Zella Jones, Chair  
Noho Neighborhood Association



Anna Sawaryn, Chair  
Coalition to Save the East Village



Gail Fox Susan Kramer  
Co-Chairs, Union Square Community Coalition



Elizabeth Langwith Tony McAndrew  
Co-Chairs, St. Ann's Committee



Zack Winestine, Co-Chair  
Greenwich Village Community Task Force

Cc: Mayor Michael Bloomberg  
City Planning Chair Amanda Burden  
NYC Economic Development Corporation President Andrew Alper  
Manhattan Borough President Scott Stringer  
Congressman Jerrold Nadler  
Congresswoman Carolyn Maloney  
Congresswoman Nydia Velazquez  
State Senator Martin Connor  
City Council Speaker Christine Quinn  
City Council Member Alan Gerson  
City Council Member Rosie Mendez  
Assemblymember Deborah Glick  
Community Board #2, Manhattan  
Community Board #3, Manhattan





**Greenwich  
Village  
Society for  
Historic  
Preservation**

---

*Founded in 1980, the  
Society fights to protect  
the architectural heritage  
and cultural history  
of the Village.*

---

232 East 11th Street  
New York, New York  
10003

(212) 475-9585  
fax: (212) 475-9582

gvshp@gvshp.org  
www.gvshp.org

---

*Executive Director*  
Andrew Berman

*President of the Board*  
Elizabeth Ely

*Vice Presidents*  
Mary Ann Arisman  
Arthur Levin

*Secretary/Treasurer*  
Katherine Schoonover

*Trustees*  
Penelope Bateau  
Meredith Bergmann  
Jo Hamilton  
Leslie S. Mason  
Robin J. H. Maxwell  
Ruth McCoy  
Florent Morellet  
Peter Mullan  
Andrew S. Paul  
Jonathan Russo  
Judith Stonehill  
Arbie Thalacker  
George Vellonakis  
Fred Wistow  
Linda Yowell  
F. Anthony Zunino III

January 6, 2006

Hon. Martin Connor  
State Senator, 25<sup>th</sup> S.D.  
250 Broadway, Suite 2011  
New York, NY 10007

**Re: Call for the City to Assist New York University in  
Locating New Facilities Outside of Greenwich Village, the East  
Village, Union Square, and Noho**

Dear State Senator Connor:

New York University has recently announced plans to build a 200,000 square foot, 26-story, 700-bed dormitory on East 12<sup>th</sup> Street, which will be the tallest building in the East Village. Within just the last few years, the University has also built a large new student center and law school building on Washington Square South, and two enormous dormitories on 14<sup>th</sup> Street. This comes after more than 20 years of consistent physical expansion by NYU in Greenwich Village, Noho, and the East Village, leading to a significant change in the character – physical and otherwise – of these neighborhoods. With this new development, and the distinct likelihood of more such development in these areas in the very near future, we are increasingly concerned that there appears to be an inexorable ‘NYU-ization’ of our neighborhoods. While we see value in the presence of institutions of higher learning within our communities, this continued expansion clearly has a huge impact upon the residential, commercial, and physical character of our communities, leading to their homogenization and to the destruction of their distinctive character that contribute significantly to the health and vitality of the city.

It is clear that something must be done to change this equation if we are to preserve the character of our neighborhoods that we value so dearly. It is also clear that NYU will continue to expand significantly in our neighborhoods if allowed, in spite of rising real estate prices and fierce competition for land use which makes such growth difficult for the University. Due to the inherent desire of an institution like NYU for proximity between facilities, it is clear that they will always seek to expand in this area as long as the possibility exists, no matter how difficult. Up to this point, the City’s policy has clearly been to allow and encourage the University to expand, citing the benefits in terms of jobs, cultural activity, and prestige. However, we believe that this expansion is having a negative impact upon our neighborhoods in the aforementioned ways that also works to the detriment of the City, and under the current conditions NYU’s desire to expand and the desire to maintain the distinctive and valuable character of our neighborhoods remain in inherent and intractable conflict.

However, there is a solution, which could ultimately benefit the City, our neighborhoods, and the University. The City must assist NYU in founding

of one or more auxiliary campuses, so that if the University is to expand, it can be done outside of our neighborhoods, rather than simply taking over larger and larger sections of them. NYU used to have a second campus in the Bronx; they closed it and sold it off in the early 1970's, thus helping to fuel their subsequent expansion downtown. As a university composed of several smaller schools, NYU's structure easily lends itself to one or more secondary campuses in other locations. The Village's central location and ample subway service mean that a new campus in any number of other parts of the City could easily be connected to the current main campus by mass transit. The City is currently seeking to redevelop areas throughout the five boroughs – Downtown Brooklyn, Long Island City, the Williamsburg/Greenpoint Waterfront, Lower Manhattan and Ground Zero, Hudson Yards, and Governor's Island are just a few examples. The location of a prestigious university could serve as a significant anchor and catalyst for the growth and economic diversification the City is seeking in redeveloping areas. By contrast, NYU's continued expansion in the Village, already saturated with educational institutions, does not offer the same benefits. Similarly, other areas of the City where significant redevelopment efforts are underway may afford the University an opportunity to grow in a planned, rational manner, with contiguous facilities and an actual campus – a prospect not possible in the Village.

The alternative is the continued erosion of the character of our neighborhoods, their increasing transformation into the de facto campus of the largest private university in the United States, and increasingly bitter conflict between the University and the neighborhoods that surround them. It is difficult to imagine how this outcome serves anyone's best interests, especially when there is a reasonable alternative that can address all parties' concerns.

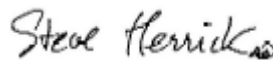
As community organizations representing Greenwich Village, the East Village, Union Square, and Noho, we therefore ask your assistance in making this happen – in having the City facilitate NYU establishing one or more secondary campuses, so that they do not have to continue to expand within our neighborhood. In many ways, we believe this is the only chance we have to ensure the continued survival of our neighborhoods as the thriving and diverse centers for residents, businesses, and cultural institutions they have been for generations.

We look forward to your response, which can be directed through Andrew Berman and the Greenwich Village Society for Historic Preservation.

Sincerely,



Andrew Berman, Executive Director  
Greenwich Village Society for Historic Preservation



Steve Herrick, Executive Director  
Cooper Square Committee



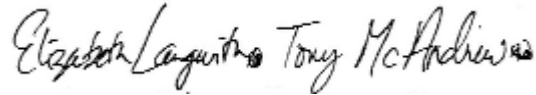
Zella Jones, Chair  
Noho Neighborhood Association



Anna Sawaryn, Chair  
Coalition to Save the East Village



Gail Fox Susan Kramer  
Co-Chairs, Union Square Community Coalition



Elizabeth Langwith Tony McAndrew  
Co-Chairs, St. Ann's Committee



Zack Winestine, Co-Chair  
Greenwich Village Community Task Force

Cc: Mayor Michael Bloomberg  
City Planning Chair Amanda Burden  
NYC Economic Development Corporation President Andrew Alper  
Manhattan Borough President Scott Stringer  
Congressman Jerrold Nadler  
Congresswoman Carolyn Maloney  
Congresswoman Nydia Velazquez  
State Senator Thomas K. Duane  
City Council Speaker Christine Quinn  
City Council Member Alan Gerson  
City Council Member Rosie Mendez  
Assemblymember Deborah Glick  
Community Board #2, Manhattan  
Community Board #3, Manhattan



**Greenwich  
Village  
Society for  
Historic  
Preservation**

---

*Founded in 1980, the  
Society fights to protect  
the architectural heritage  
and cultural history  
of the Village.*

---

252 East 11th Street  
New York, New York  
10005

(212) 475-9585  
fax: (212) 475-9582

gvshp@gvshp.org  
www.gvshp.org

---

*Executive Director*  
Andrew Berman

*President of the Board*  
Elizabeth Ely

*Vice Presidents*  
Mary Ann Arisman  
Arthur Levin

*Secretary/Treasurer*  
Katherine Schoonover

*Trustees*  
Penelope Bareau  
Meredith Bergmann  
Jo Hamilton  
Leslie S. Mason  
Robin J. H. Maxwell  
Ruth McCoy  
Florent Morellet  
Peter Mullan  
Andrew S. Paul  
Jonathan Russo  
Judith Stonehill  
Arbie Thalacker  
George Vellonakis  
Fred Wistow  
Linda Yowell  
F. Anthony Zunino III

January 6, 2006

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

**Re: Call for the City to Assist New York University in Locating New  
Facilities Outside of Greenwich Village, the East Village, Union  
Square, and Noho**

Dear Speaker Quinn:

New York University has recently announced plans to build a 200,000 square foot, 26-story, 700-bed dormitory on East 12<sup>th</sup> Street, which will be the tallest building in the East Village. Within just the last few years, the University has also built a large new student center and law school building on Washington Square South, and two enormous dormitories on 14<sup>th</sup> Street. This comes after more than 20 years of consistent physical expansion by NYU in Greenwich Village, Noho, and the East Village, leading to a significant change in the character – physical and otherwise – of these neighborhoods. With this new development, and the distinct likelihood of more such development in these areas in the very near future, we are increasingly concerned that there appears to be an inexorable ‘NYU-ization’ of our neighborhoods. While we see value in the presence of institutions of higher learning within our communities, this continued expansion clearly has a huge impact upon the residential, commercial, and physical character of our communities, leading to their homogenization and to the destruction of their distinctive character that contribute significantly to the health and vitality of the city.

It is clear that something must be done to change this equation if we are to preserve the character of our neighborhoods that we value so dearly. It is also clear that NYU will continue to expand significantly in our neighborhoods if allowed, in spite of rising real estate prices and fierce competition for land use which makes such growth difficult for the University. Due to the inherent desire of an institution like NYU for proximity between facilities, it is clear that they will always seek to expand in this area as long as the possibility exists, no matter how difficult. Up to this point, the City’s policy has clearly been to allow and encourage the University to expand, citing the benefits in terms of jobs, cultural activity, and prestige. However, we believe that this expansion is having a negative impact upon our neighborhoods in the aforementioned ways that also works to the detriment of the City, and under the current conditions NYU’s desire to expand and the desire to maintain the distinctive and valuable character of our neighborhoods remain in inherent and intractable conflict.

However, there is a solution, which could ultimately benefit the City, our neighborhoods, and the University. The City must assist NYU in founding of one or more auxiliary campuses, so that if the University is to expand, it can

be done outside of our neighborhoods, rather than simply taking over larger and larger sections of them. NYU used to have a second campus in the Bronx; they closed it and sold it off in the early 1970's, thus helping to fuel their subsequent expansion downtown. As a university composed of several smaller schools, NYU's structure easily lends itself to one or more secondary campuses in other locations. The Village's central location and ample subway service mean that a new campus in any number of other parts of the City could easily be connected to the current main campus by mass transit. The City is currently seeking to redevelop areas throughout the five boroughs – Downtown Brooklyn, Long Island City, the Williamsburg/Greenpoint Waterfront, Lower Manhattan and Ground Zero, Hudson Yards, and Governor's Island are just a few examples. The location of a prestigious university could serve as a significant anchor and catalyst for the growth and economic diversification the City is seeking in redeveloping areas. By contrast, NYU's continued expansion in the Village, already saturated with educational institutions, does not offer the same benefits. Similarly, other areas of the City where significant redevelopment efforts are underway may afford the University an opportunity to grow in a planned, rational manner, with contiguous facilities and an actual campus – a prospect not possible in the Village.

The alternative is the continued erosion of the character of our neighborhoods, their increasing transformation into the de facto campus of the largest private university in the United States, and increasingly bitter conflict between the University and the neighborhoods that surround them. It is difficult to imagine how this outcome serves anyone's best interests, especially when there is a reasonable alternative that can address all parties' concerns.

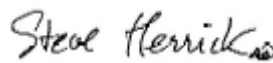
As community organizations representing Greenwich Village, the East Village, Union Square, and Noho, we therefore ask your assistance in making this happen – in having the City facilitate NYU establishing one or more secondary campuses, so that they do not have to continue to expand within our neighborhood. In many ways, we believe this is the only chance we have to ensure the continued survival of our neighborhoods as the thriving and diverse centers for residents, businesses, and cultural institutions they have been for generations.

We look forward to your response, which can be directed through Andrew Berman and the Greenwich Village Society for Historic Preservation.

Sincerely,



Andrew Berman, Executive Director  
Greenwich Village Society for Historic Preservation



Steve Herrick, Executive Director  
Cooper Square Committee



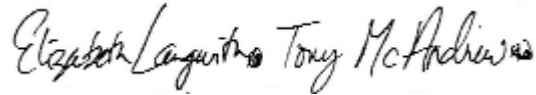
Zella Jones, Chair  
Noho Neighborhood Association



Anna Sawaryn, Chair  
Coalition to Save the East Village



Gail Fox Susan Kramer  
Co-Chairs, Union Square Community Coalition



Elizabeth Langwith Tony McAndrew  
Co-Chairs, St. Ann's Committee



Zack Winestine, Co-Chair  
Greenwich Village Community Task Force

Cc: Mayor Michael Bloomberg  
City Planning Chair Amanda Burden  
NYC Economic Development Corporation President Andrew Alper  
Manhattan Borough President Scott Stringer  
Congressman Jerrold Nadler  
Congresswoman Carolyn Maloney  
Congresswoman Nydia Velazquez  
State Senator Thomas K. Duane  
State Senator Martin Connor  
City Council Member Alan Gerson  
City Council Member Rosie Mendez  
Assemblymember Deborah Glick  
Community Board #2, Manhattan  
Community Board #3, Manhattan



**Greenwich  
Village  
Society for  
Historic  
Preservation**

*Founded in 1980, the  
Society fights to protect  
the architectural heritage  
and cultural history  
of the Village.*

252 East 11th Street  
New York, New York  
10003

(212) 475-9585  
fax: (212) 475-9582

gvshp@gvshp.org  
www.gvshp.org

*Executive Director*  
Andrew Berman

*President of the Board*  
Elizabeth Ely

*Vice Presidents*  
Mary Ann Arisman  
Arthur Levin

*Secretary/Treasurer*  
Katherine Schoonover

*Trustees*  
Penelope Bateau  
Meredith Bergmann  
Jo Hamilton  
Leslie S. Mason  
Robin J. H. Maxwell  
Ruth McCoy  
Florent Morellet  
Peter Mullan  
Andrew S. Paul  
Jonathan Russo  
Judith Stonehill  
Arbie Thalacker  
George Vellonakis  
Fred Wistow  
Linda Yowell  
E. Anthony Zunino III

January 6, 2006

Hon. Alan Gerson  
City Council Member, 1<sup>st</sup> District  
51 Chambers Street, rm. 429  
New York, NY 10007

**Re: Call for the City to Assist New York University in Locating New  
Facilities Outside of Greenwich Village, the East Village, Union Square,  
and Noho**

Dear Council Member Gerson:

New York University has recently announced plans to build a 200,000 square foot, 26-story, 700-bed dormitory on East 12<sup>th</sup> Street, which will be the tallest building in the East Village. Within just the last few years, the University has also built a large new student center and law school building on Washington Square South, and two enormous dormitories on 14<sup>th</sup> Street. This comes after more than 20 years of consistent physical expansion by NYU in Greenwich Village, Noho, and the East Village, leading to a significant change in the character – physical and otherwise – of these neighborhoods. With this new development, and the distinct likelihood of more such development in these areas in the very near future, we are increasingly concerned that there appears to be an inexorable ‘NYU-ization’ of our neighborhoods. While we see value in the presence of institutions of higher learning within our communities, this continued expansion clearly has a huge impact upon the residential, commercial, and physical character of our communities, leading to their homogenization and to the destruction of their distinctive character that contribute significantly to the health and vitality of the city.

It is clear that something must be done to change this equation if we are to preserve the character of our neighborhoods that we value so dearly. It is also clear that NYU will continue to expand significantly in our neighborhoods if allowed, in spite of rising real estate prices and fierce competition for land use which makes such growth difficult for the University. Due to the inherent desire of an institution like NYU for proximity between facilities, it is clear that they will always seek to expand in this area as long as the possibility exists, no matter how difficult. Up to this point, the City’s policy has clearly been to allow and encourage the University to expand, citing the benefits in terms of jobs, cultural activity, and prestige. However, we believe that this expansion is having a negative impact upon our neighborhoods in the aforementioned ways that also works to the detriment of the City, and under the current conditions NYU’s desire to expand and the desire to maintain the distinctive and valuable character of our neighborhoods remain in inherent and intractable conflict.

However, there is a solution, which could ultimately benefit the City, our neighborhoods, and the University. The City must assist NYU in founding of one or more auxiliary campuses, so that if the University is to expand, it can be done outside of our neighborhoods, rather than simply taking over larger and

larger sections of them. NYU used to have a second campus in the Bronx; they closed it and sold it off in the early 1970's, thus helping to fuel their subsequent expansion downtown. As a university composed of several smaller schools, NYU's structure easily lends itself to one or more secondary campuses in other locations. The Village's central location and ample subway service mean that a new campus in any number of other parts of the City could easily be connected to the current main campus by mass transit. The City is currently seeking to redevelop areas throughout the five boroughs – Downtown Brooklyn, Long Island City, the Williamsburg/Greenpoint Waterfront, Lower Manhattan and Ground Zero, Hudson Yards, and Governor's Island are just a few examples. The location of a prestigious university could serve as a significant anchor and catalyst for the growth and economic diversification the City is seeking in redeveloping areas. By contrast, NYU's continued expansion in the Village, already saturated with educational institutions, does not offer the same benefits. Similarly, other areas of the City where significant redevelopment efforts are underway may afford the University an opportunity to grow in a planned, rational manner, with contiguous facilities and an actual campus – a prospect not possible in the Village.

The alternative is the continued erosion of the character of our neighborhoods, their increasing transformation into the de facto campus of the largest private university in the United States, and increasingly bitter conflict between the University and the neighborhoods that surround them. It is difficult to imagine how this outcome serves anyone's best interests, especially when there is a reasonable alternative that can address all parties' concerns.

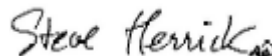
As community organizations representing Greenwich Village, the East Village, Union Square, and Noho, we therefore ask your assistance in making this happen – in having the City facilitate NYU establishing one or more secondary campuses, so that they do not have to continue to expand within our neighborhood. In many ways, we believe this is the only chance we have to ensure the continued survival of our neighborhoods as the thriving and diverse centers for residents, businesses, and cultural institutions they have been for generations.

We look forward to your response, which can be directed through Andrew Berman and the Greenwich Village Society for Historic Preservation.

Sincerely,



Andrew Berman, Executive Director  
Greenwich Village Society for Historic Preservation



Steve Herrick, Executive Director  
Cooper Square Committee





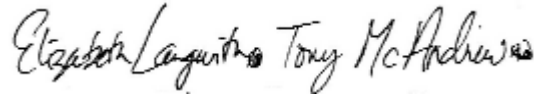
Zella Jones, Chair  
Noho Neighborhood Association



Anna Sawaryn, Chair  
Coalition to Save the East Village



Gail Fox Susan Kramer  
Co-Chairs, Union Square Community Coalition



Elizabeth Langwith Tony McAndrew  
Co-Chairs, St. Ann's Committee



Zack Winestine, Co-Chair  
Greenwich Village Community Task Force

Cc: Mayor Michael Bloomberg  
City Planning Chair Amanda Burden  
NYC Economic Development Corporation President Andrew Alper  
Manhattan Borough President Scott Stringer  
Congressman Jerrold Nadler  
Congresswoman Carolyn Maloney  
Congresswoman Nydia Velazquez  
State Senator Thomas K. Duane  
State Senator Martin Connor  
City Council Speaker Christine Quinn  
City Council Member Rosie Mendez  
Assemblymember Deborah Glick  
Community Board #2, Manhattan  
Community Board #3, Manhattan



**Greenwich  
Village  
Society for  
Historic  
Preservation**

*Founded in 1980, the  
Society fights to protect  
the architectural heritage  
and cultural history  
of the Village.*

232 East 11th Street  
New York, New York  
10003

(212) 475-9585  
fax: (212) 475-9582

gvshp@gvshp.org  
www.gvshp.org

*Executive Director*  
Andrew Berman

*President of the Board*  
Elizabeth Ely

*Vice Presidents*  
Mary Ann Arisman  
Arthur Levin

*Secretary/Treasurer*  
Katherine Schoonover

*Trustees*  
Penelope Bateau  
Meredith Bergmann  
Jo Hamilton  
Leslie S. Mason  
Robin J. H. Maxwell  
Ruth McCoy  
Florent Morellet  
Peter Mullan  
Andrew S. Paul  
Jonathan Russo  
Judith Stonehill  
Arbie Thalacker  
George Vellonakis  
Fred Wistow  
Linda Yowell  
F. Anthony Zunino III

January 6, 2006

Hon. Rosie Mendez  
City Council Member, 2<sup>nd</sup> District  
237 1<sup>st</sup> Avenue  
New York, NY 10003

**Re: Call for the City to Assist New York University in Locating New  
Facilities Outside of Greenwich Village, the East Village, Union Square,  
and Noho**

Dear Council Member Mendez:

New York University has recently announced plans to build a 200,000 square foot, 26-story, 700-bed dormitory on East 12<sup>th</sup> Street, which will be the tallest building in the East Village. Within just the last few years, the University has also built a large new student center and law school building on Washington Square South, and two enormous dormitories on 14<sup>th</sup> Street. This comes after more than 20 years of consistent physical expansion by NYU in Greenwich Village, Noho, and the East Village, leading to a significant change in the character – physical and otherwise – of these neighborhoods. With this new development, and the distinct likelihood of more such development in these areas in the very near future, we are increasingly concerned that there appears to be an inexorable ‘NYU-ization’ of our neighborhoods. While we see value in the presence of institutions of higher learning within our communities, this continued expansion clearly has a huge impact upon the residential, commercial, and physical character of our communities, leading to their homogenization and to the destruction of their distinctive character that contribute significantly to the health and vitality of the city.

It is clear that something must be done to change this equation if we are to preserve the character of our neighborhoods that we value so dearly. It is also clear that NYU will continue to expand significantly in our neighborhoods if allowed, in spite of rising real estate prices and fierce competition for land use which makes such growth difficult for the University. Due to the inherent desire of an institution like NYU for proximity between facilities, it is clear that they will always seek to expand in this area as long as the possibility exists, no matter how difficult. Up to this point, the City’s policy has clearly been to allow and encourage the University to expand, citing the benefits in terms of jobs, cultural activity, and prestige. However, we believe that this expansion is having a negative impact upon our neighborhoods in the aforementioned ways that also works to the detriment of the City, and under the current conditions NYU’s desire to expand and the desire to maintain the distinctive and valuable character of our neighborhoods remain in inherent and intractable conflict.

However, there is a solution, which could ultimately benefit the City, our neighborhoods, and the University. The City must assist NYU in founding of one or more auxiliary campuses, so that if the University is to expand, it can be done outside of our neighborhoods, rather than simply taking over larger and

larger sections of them. NYU used to have a second campus in the Bronx; they closed it and sold it off in the early 1970's, thus helping to fuel their subsequent expansion downtown. As a university composed of several smaller schools, NYU's structure easily lends itself to one or more secondary campuses in other locations. The Village's central location and ample subway service mean that a new campus in any number of other parts of the City could easily be connected to the current main campus by mass transit. The City is currently seeking to redevelop areas throughout the five boroughs – Downtown Brooklyn, Long Island City, the Williamsburg/Greenpoint Waterfront, Lower Manhattan and Ground Zero, Hudson Yards, and Governor's Island are just a few examples. The location of a prestigious university could serve as a significant anchor and catalyst for the growth and economic diversification the City is seeking in redeveloping areas. By contrast, NYU's continued expansion in the Village, already saturated with educational institutions, does not offer the same benefits. Similarly, other areas of the City where significant redevelopment efforts are underway may afford the University an opportunity to grow in a planned, rational manner, with contiguous facilities and an actual campus – a prospect not possible in the Village.

The alternative is the continued erosion of the character of our neighborhoods, their increasing transformation into the de facto campus of the largest private university in the United States, and increasingly bitter conflict between the University and the neighborhoods that surround them. It is difficult to imagine how this outcome serves anyone's best interests, especially when there is a reasonable alternative that can address all parties' concerns.

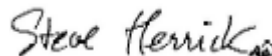
As community organizations representing Greenwich Village, the East Village, Union Square, and Noho, we therefore ask your assistance in making this happen – in having the City facilitate NYU establishing one or more secondary campuses, so that they do not have to continue to expand within our neighborhood. In many ways, we believe this is the only chance we have to ensure the continued survival of our neighborhoods as the thriving and diverse centers for residents, businesses, and cultural institutions they have been for generations.

We look forward to your response, which can be directed through Andrew Berman and the Greenwich Village Society for Historic Preservation.

Sincerely,



Andrew Berman, Executive Director  
Greenwich Village Society for Historic Preservation



Steve Herrick, Executive Director  
Cooper Square Committee



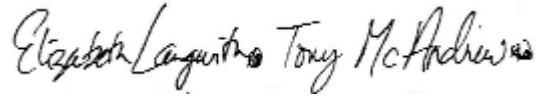
Zella Jones, Chair  
Noho Neighborhood Association



Anna Sawaryn, Chair  
Coalition to Save the East Village



Gail Fox Susan Kramer  
Co-Chairs, Union Square Community Coalition



Elizabeth Langwith Tony McAndrew  
Co-Chairs, St. Ann's Committee



Zack Winestine, Co-Chair  
Greenwich Village Community Task Force

Cc: Mayor Michael Bloomberg  
City Planning Chair Amanda Burden  
NYC Economic Development Corporation President Andrew Alper  
Manhattan Borough President Scott Stringer  
Congressman Jerrold Nadler  
Congresswoman Carolyn Maloney  
Congresswoman Nydia Velazquez  
State Senator Thomas K. Duane  
State Senator Martin Connor  
City Council Speaker Christine Quinn  
City Council Member Alan Gerson  
Assemblymember Deborah Glick  
Community Board #2, Manhattan  
Community Board #3, Manhattan



**Greenwich  
Village  
Society for  
Historic  
Preservation**

---

*Founded in 1980, the  
Society fights to protect  
the architectural heritage  
and cultural history  
of the Village.*

---

232 East 11th Street  
New York, New York  
10003

(212) 475-9585  
fax: (212) 475-9582

gvshp@gvshp.org  
www.gvshp.org

---

*Executive Director*  
Andrew Berman

*President of the Board*  
Elizabeth Ely

*Vice Presidents*  
Mary Ann Arisman  
Arthur Levin

*Secretary/Treasurer*  
Katherine Schoonover

*Trustees*  
Penelope Bateau  
Meredith Bergmann  
Jo Hamilton  
Leslie S. Mason  
Robin J. H. Maxwell  
Ruth McCoy  
Florent Morellet  
Peter Mullan  
Andrew S. Paul  
Jonathan Russo  
Judith Stonehill  
Arbie Thalacker  
George Vellonakis  
Fred Wistow  
Linda Yowell  
F. Anthony Zunino III

January 6, 2006

Hon. Deborah J. Glick  
Assemblymember, 66<sup>th</sup> A.D.  
853 Broadway, rm. 2120  
New York, NY 10003

**Re: Call for the City to Assist New York University in Locating New  
Facilities Outside of Greenwich Village, the East Village, Union  
Square, and Noho**

Dear Assemblymember Glick:

New York University has recently announced plans to build a 200,000 square foot, 26-story, 700-bed dormitory on East 12<sup>th</sup> Street, which will be the tallest building in the East Village. Within just the last few years, the University has also built a large new student center and law school building on Washington Square South, and two enormous dormitories on 14<sup>th</sup> Street. This comes after more than 20 years of consistent physical expansion by NYU in Greenwich Village, Noho, and the East Village, leading to a significant change in the character – physical and otherwise – of these neighborhoods. With this new development, and the distinct likelihood of more such development in these areas in the very near future, we are increasingly concerned that there appears to be an inexorable ‘NYU-ization’ of our neighborhoods. While we see value in the presence of institutions of higher learning within our communities, this continued expansion clearly has a huge impact upon the residential, commercial, and physical character of our communities, leading to their homogenization and to the destruction of their distinctive character that contribute significantly to the health and vitality of the city.

It is clear that something must be done to change this equation if we are to preserve the character of our neighborhoods that we value so dearly. It is also clear that NYU will continue to expand significantly in our neighborhoods if allowed, in spite of rising real estate prices and fierce competition for land use which makes such growth difficult for the University. Due to the inherent desire of an institution like NYU for proximity between facilities, it is clear that they will always seek to expand in this area as long as the possibility exists, no matter how difficult. Up to this point, the City’s policy has clearly been to allow and encourage the University to expand, citing the benefits in terms of jobs, cultural activity, and prestige. However, we believe that this expansion is having a negative impact upon our neighborhoods in the aforementioned ways that also works to the detriment of the City, and under the current conditions NYU’s desire to expand and the desire to maintain the distinctive and valuable character of our neighborhoods remain in inherent and intractable conflict.

However, there is a solution, which could ultimately benefit the City, our neighborhoods, and the University. The City must assist NYU in founding of one or more auxiliary campuses, so that if the University is to expand, it can be

done outside of our neighborhoods, rather than simply taking over larger and larger sections of them. NYU used to have a second campus in the Bronx; they closed it and sold it off in the early 1970's, thus helping to fuel their subsequent expansion downtown. As a university composed of several smaller schools, NYU's structure easily lends itself to one or more secondary campuses in other locations. The Village's central location and ample subway service mean that a new campus in any number of other parts of the City could easily be connected to the current main campus by mass transit. The City is currently seeking to redevelop areas throughout the five boroughs – Downtown Brooklyn, Long Island City, the Williamsburg/Greenpoint Waterfront, Lower Manhattan and Ground Zero, Hudson Yards, and Governor's Island are just a few examples. The location of a prestigious university could serve as a significant anchor and catalyst for the growth and economic diversification the City is seeking in redeveloping areas. By contrast, NYU's continued expansion in the Village, already saturated with educational institutions, does not offer the same benefits. Similarly, other areas of the City where significant redevelopment efforts are underway may afford the University an opportunity to grow in a planned, rational manner, with contiguous facilities and an actual campus – a prospect not possible in the Village.

The alternative is the continued erosion of the character of our neighborhoods, their increasing transformation into the de facto campus of the largest private university in the United States, and increasingly bitter conflict between the University and the neighborhoods that surround them. It is difficult to imagine how this outcome serves anyone's best interests, especially when there is a reasonable alternative that can address all parties' concerns.


As community organizations representing Greenwich Village, the East Village, Union Square, and Noho, we therefore ask your assistance in making this happen – in having the City facilitate NYU establishing one or more secondary campuses, so that they do not have to continue to expand within our neighborhood. In many ways, we believe this is the only chance we have to ensure the continued survival of our neighborhoods as the thriving and diverse centers for residents, businesses, and cultural institutions they have been for generations.

We look forward to your response, which can be directed through Andrew Berman and the Greenwich Village Society for Historic Preservation.

Sincerely,



Andrew Berman, Executive Director  
Greenwich Village Society for Historic Preservation



Steve Herrick, Executive Director  
Cooper Square Committee



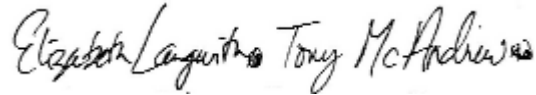
Zella Jones, Chair  
Noho Neighborhood Association



Anna Sawaryn, Chair  
Coalition to Save the East Village



Gail Fox Susan Kramer  
Co-Chairs, Union Square Community Coalition



Elizabeth Langwith Tony McAndrew  
Co-Chairs, St. Ann's Committee



Zack Winestine, Co-Chair  
Greenwich Village Community Task Force

Cc: Mayor Michael Bloomberg  
City Planning Chair Amanda Burden  
NYC Economic Development Corporation President Andrew Alper  
Manhattan Borough President Scott Stringer  
Congressman Jerrold Nadler  
Congresswoman Carolyn Maloney  
Congresswoman Nydia Velazquez  
State Senator Thomas K. Duane  
State Senator Martin Connor  
City Council Speaker Christine Quinn  
City Council Member Alan Gerson  
City Council Member Rosie Mendez  
Community Board #2, Manhattan  
Community Board #3, Manhattan



**Greenwich  
Village  
Society for  
Historic  
Preservation**

*Founded in 1980, the  
Society fights to protect  
the architectural heritage  
and cultural history  
of the Village.*

252 East 11th Street  
New York, New York  
10003

(212) 475-9585  
fax: (212) 475-9582

gvshp@gvshp.org  
www.gvshp.org

*Executive Director*  
Andrew Berman

*President of the Board*  
Elizabeth Ely

*Vice Presidents*  
Mary Ann Arisman  
Arthur Levin

*Secretary/Treasurer*  
Katherine Schoonover

*Trustees*  
Penelope Bateau  
Meredith Bergmann  
Jo Hamilton  
Leslie S. Mason  
Robin J. H. Maxwell  
Ruth McCoy  
Florent Morellet  
Peter Mullan  
Andrew S. Paul  
Jonathan Russo  
Judith Stonehill  
Arbie Thalacker  
George Yellonakis  
Fred Wistow  
Linda Yowell  
F. Anthony Zunino III

January 6, 2006

Community Board #2, Manhattan  
3 Washington Square Village  
rm. 1-A  
New York, NY 10012

**Re: Call for the City to Assist New York University in Locating New  
Facilities Outside of Greenwich Village, the East Village, Union Square,  
and Noho**

Dear Community Board #2:

New York University has recently announced plans to build a 200,000 square foot, 26-story, 700-bed dormitory on East 12<sup>th</sup> Street, which will be the tallest building in the East Village. Within just the last few years, the University has also built a large new student center and law school building on Washington Square South, and two enormous dormitories on 14<sup>th</sup> Street. This comes after more than 20 years of consistent physical expansion by NYU in Greenwich Village, Noho, and the East Village, leading to a significant change in the character – physical and otherwise – of these neighborhoods. With this new development, and the distinct likelihood of more such development in these areas in the very near future, we are increasingly concerned that there appears to be an inexorable ‘NYU-ization’ of our neighborhoods. While we see value in the presence of institutions of higher learning within our communities, this continued expansion clearly has a huge impact upon the residential, commercial, and physical character of our communities, leading to their homogenization and to the destruction of their distinctive character that contribute significantly to the health and vitality of the city.

It is clear that something must be done to change this equation if we are to preserve the character of our neighborhoods that we value so dearly. It is also clear that NYU will continue to expand significantly in our neighborhoods if allowed, in spite of rising real estate prices and fierce competition for land use which makes such growth difficult for the University. Due to the inherent desire of an institution like NYU for proximity between facilities, it is clear that they will always seek to expand in this area as long as the possibility exists, no matter how difficult. Up to this point, the City’s policy has clearly been to allow and encourage the University to expand, citing the benefits in terms of jobs, cultural activity, and prestige. However, we believe that this expansion is having a negative impact upon our neighborhoods in the aforementioned ways that also works to the detriment of the City, and under the current conditions NYU’s desire to expand and the desire to maintain the distinctive and valuable character of our neighborhoods remain in inherent and intractable conflict.

However, there is a solution, which could ultimately benefit the City, our neighborhoods, and the University. The City must assist NYU in founding of one or more auxiliary campuses, so that if the University is to expand, it can be done outside of our neighborhoods, rather than simply taking over larger and



larger sections of them. NYU used to have a second campus in the Bronx; they closed it and sold it off in the early 1970's, thus helping to fuel their subsequent expansion downtown. As a university composed of several smaller schools, NYU's structure easily lends itself to one or more secondary campuses in other locations. The Village's central location and ample subway service mean that a new campus in any number of other parts of the City could easily be connected to the current main campus by mass transit. The City is currently seeking to redevelop areas throughout the five boroughs – Downtown Brooklyn, Long Island City, the Williamsburg/Greenpoint Waterfront, Lower Manhattan and Ground Zero, Hudson Yards, and Governor's Island are just a few examples. The location of a prestigious university could serve as a significant anchor and catalyst for the growth and economic diversification the City is seeking in redeveloping areas. By contrast, NYU's continued expansion in the Village, already saturated with educational institutions, does not offer the same benefits. Similarly, other areas of the City where significant redevelopment efforts are underway may afford the University an opportunity to grow in a planned, rational manner, with contiguous facilities and an actual campus – a prospect not possible in the Village.

The alternative is the continued erosion of the character of our neighborhoods, their increasing transformation into the de facto campus of the largest private university in the United States, and increasingly bitter conflict between the University and the neighborhoods that surround them. It is difficult to imagine how this outcome serves anyone's best interests, especially when there is a reasonable alternative that can address all parties' concerns.

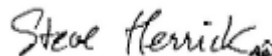
As community organizations representing Greenwich Village, the East Village, Union Square, and Noho, we therefore ask your assistance in making this happen – in having the City facilitate NYU establishing one or more secondary campuses, so that they do not have to continue to expand within our neighborhood. In many ways, we believe this is the only chance we have to ensure the continued survival of our neighborhoods as the thriving and diverse centers for residents, businesses, and cultural institutions they have been for generations.

We look forward to your response, which can be directed through Andrew Berman and the Greenwich Village Society for Historic Preservation.

Sincerely,



Andrew Berman, Executive Director  
Greenwich Village Society for Historic Preservation



Steve Herrick, Executive Director  
Cooper Square Committee



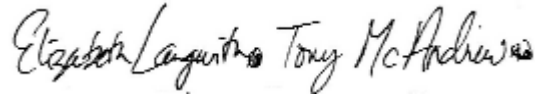
Zella Jones, Chair  
Noho Neighborhood Association



Anna Sawaryn, Chair  
Coalition to Save the East Village



Gail Fox Susan Kramer  
Co-Chairs, Union Square Community Coalition



Elizabeth Langwith Tony McAndrew  
Co-Chairs, St. Ann's Committee



Zack Winestine, Co-Chair  
Greenwich Village Community Task Force

Cc: Mayor Michael Bloomberg  
City Planning Chair Amanda Burden  
NYC Economic Development Corporation President Andrew Alper  
Manhattan Borough President Scott Stringer  
Congressman Jerrold Nadler  
Congresswoman Carolyn Maloney  
Congresswoman Nydia Velazquez  
State Senator Thomas K. Duane  
State Senator Martin Connor  
City Council Speaker Christine Quinn  
City Council Member Alan Gerson  
City Council Member Rosie Mendez  
Assemblymember Deborah Glick  
Community Board #3, Manhattan



**Greenwich  
Village  
Society for  
Historic  
Preservation**

*Founded in 1980, the  
Society fights to protect  
the architectural heritage  
and cultural history  
of the Village.*

232 East 11th Street  
New York, New York  
10003

(212) 475-9585  
fax: (212) 475-9582

gvshp@gvshp.org  
www.gvshp.org

*Executive Director*  
Andrew Berman

*President of the Board*  
Elizabeth Ely

*Vice Presidents*  
Mary Ann Arisman  
Arthur Levin

*Secretary/Treasurer*  
Katherine Schoonover

*Trustees*  
Penelope Bateau  
Meredith Bergmann  
Jo Hamilton  
Leslie S. Mason  
Robin J. H. Maxwell  
Ruth McCoy  
Florent Morellet  
Peter Mullan  
Andrew S. Paul  
Jonathan Russo  
Judith Stonehill  
Arbie Thalacker  
George Yellonakis  
Fred Wistow  
Linda Yowell  
F. Anthony Zunino III

January 6, 2006

Community Board #3, Manhattan  
59 East 4<sup>th</sup> Street  
New York, NY 10003

**Re: Call for the City to Assist New York University in Locating New  
Facilities Outside of Greenwich Village, the East Village, Union Square,  
and Noho**

Dear Community Board #3:

New York University has recently announced plans to build a 200,000 square foot, 26-story, 700-bed dormitory on East 12<sup>th</sup> Street, which will be the tallest building in the East Village. Within just the last few years, the University has also built a large new student center and law school building on Washington Square South, and two enormous dormitories on 14<sup>th</sup> Street. This comes after more than 20 years of consistent physical expansion by NYU in Greenwich Village, Noho, and the East Village, leading to a significant change in the character – physical and otherwise – of these neighborhoods. With this new development, and the distinct likelihood of more such development in these areas in the very near future, we are increasingly concerned that there appears to be an inexorable ‘NYU-ization’ of our neighborhoods. While we see value in the presence of institutions of higher learning within our communities, this continued expansion clearly has a huge impact upon the residential, commercial, and physical character of our communities, leading to their homogenization and to the destruction of their distinctive character that contribute significantly to the health and vitality of the city.

It is clear that something must be done to change this equation if we are to preserve the character of our neighborhoods that we value so dearly. It is also clear that NYU will continue to expand significantly in our neighborhoods if allowed, in spite of rising real estate prices and fierce competition for land use which makes such growth difficult for the University. Due to the inherent desire of an institution like NYU for proximity between facilities, it is clear that they will always seek to expand in this area as long as the possibility exists, no matter how difficult. Up to this point, the City’s policy has clearly been to allow and encourage the University to expand, citing the benefits in terms of jobs, cultural activity, and prestige. However, we believe that this expansion is having a negative impact upon our neighborhoods in the aforementioned ways that also works to the detriment of the City, and under the current conditions NYU’s desire to expand and the desire to maintain the distinctive and valuable character of our neighborhoods remain in inherent and intractable conflict.

However, there is a solution, which could ultimately benefit the City, our neighborhoods, and the University. The City must assist NYU in founding of one or more auxiliary campuses, so that if the University is to expand, it can be done outside of our neighborhoods, rather than simply taking over larger and larger sections of them. NYU used to have a second campus in the Bronx; they

closed it and sold it off in the early 1970's, thus helping to fuel their subsequent expansion downtown. As a university composed of several smaller schools, NYU's structure easily lends itself to one or more secondary campuses in other locations. The Village's central location and ample subway service mean that a new campus in any number of other parts of the City could easily be connected to the current main campus by mass transit. The City is currently seeking to redevelop areas throughout the five boroughs – Downtown Brooklyn, Long Island City, the Williamsburg/Greenpoint Waterfront, Lower Manhattan and Ground Zero, Hudson Yards, and Governor's Island are just a few examples. The location of a prestigious university could serve as a significant anchor and catalyst for the growth and economic diversification the City is seeking in redeveloping areas. By contrast, NYU's continued expansion in the Village, already saturated with educational institutions, does not offer the same benefits. Similarly, other areas of the City where significant redevelopment efforts are underway may afford the University an opportunity to grow in a planned, rational manner, with contiguous facilities and an actual campus – a prospect not possible in the Village.

The alternative is the continued erosion of the character of our neighborhoods, their increasing transformation into the de facto campus of the largest private university in the United States, and increasingly bitter conflict between the University and the neighborhoods that surround them. It is difficult to imagine how this outcome serves anyone's best interests, especially when there is a reasonable alternative that can address all parties' concerns.

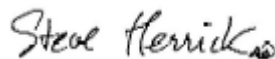
As community organizations representing Greenwich Village, the East Village, Union Square, and Noho, we therefore ask your assistance in making this happen – in having the City facilitate NYU establishing one or more secondary campuses, so that they do not have to continue to expand within our neighborhood. In many ways, we believe this is the only chance we have to ensure the continued survival of our neighborhoods as the thriving and diverse centers for residents, businesses, and cultural institutions they have been for generations.

We look forward to your response, which can be directed through Andrew Berman and the Greenwich Village Society for Historic Preservation.

Sincerely,



Andrew Berman, Executive Director  
Greenwich Village Society for Historic Preservation



Steve Herrick, Executive Director  
Cooper Square Committee



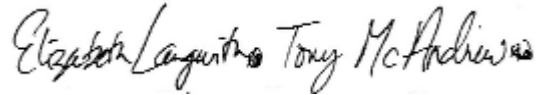
Zella Jones, Chair  
Noho Neighborhood Association



Anna Sawaryn, Chair  
Coalition to Save the East Village



Gail Fox Susan Kramer  
Co-Chairs, Union Square Community Coalition



Elizabeth Langwith Tony McAndrew  
Co-Chairs, St. Ann's Committee



Zack Winestine, Co-Chair  
Greenwich Village Community Task Force

Cc: Mayor Michael Bloomberg  
City Planning Chair Amanda Burden  
NYC Economic Development Corporation President Andrew Alper  
Manhattan Borough President Scott Stringer  
Congressman Jerrold Nadler  
Congresswoman Carolyn Maloney  
Congresswoman Nydia Velazquez  
State Senator Thomas K. Duane  
State Senator Martin Connor  
City Council Speaker Christine Quinn  
City Council Member Alan Gerson  
City Council Member Rosie Mendez  
Assemblymember Deborah Glick  
Community Board #2, Manhattan