



**Greenwich
Village
Society for
Historic
Preservation**

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January 30, 2008

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

Dear Borough President Stringer:

Scott

On behalf of the Greenwich Village Society for Historic Preservation, I would like to thank and commend you for your work in founding and leading the Community Task Force on NYU Development, and for all the work you have done to create a dialogue between the public and NYU over their development policies and to advocate for changes. Change in this regard is long overdue, and as you know this is one of the issues of utmost concern in our community.

We also appreciate the work you and your staff have done to formulate a set of "Planning Principles" to inform NYU development, which we expect will ultimately lead to a more specific set of guidelines. We look forward to being a part of that process, as we have been for the formulation of the Planning Principles, and we appreciate your willingness to consider and integrate many of our concerns.

We see the Planning Principles as a very important step in the right direction of greater accountability and sensitivity on the part of NYU, and more appropriate development and preservation policies by the University. While not yet providing final resolution to all the Society's concerns about NYU's ongoing expansion, we recognize this is a first step which will hopefully lead to further progress. We also expect that NYU will be accountable to not just the letter, but the spirit, of these principles.

Again, thank you for all of your hard work and the hard work of your office on this issue, and we look forward to continuing to work with you on this and many other issues of mutual concern.

Sincerely,

Andrew Berman
Executive Director



THE CITY OF NEW YORK
OFFICE OF THE PRESIDENT
BOROUGH OF MANHATTAN

SCOTT M. STRINGER
BOROUGH PRESIDENT

A Roadmap to a New York University Campus Plan

Introduction:

In the fall of 2006, a group of community groups, local elected officials and representatives from New York University (NYU), convened the Community Task Force on NYU Development to discuss NYU's growth and its impact on surrounding communities. Over subsequent meetings, the group discussed the need for the University to develop a comprehensive campus plan that balances respect for the community with the University's needs. In August of 2007, the Task Force drafted the following guiding principles for that campus plan.

The principles focus on the areas of urban design, quality of life, sustainability, community planning process and accountability. Each guiding principle is designed to become a chapter in a greater campus plan that the Task Force is committed to developing with the University.

Accompanying the planning principles is a letter of support from NYU President John Sexton. In adopting these principles the University is committing to proactively working with the community in advance of development, and to negotiating with the community through future conflicts, should they arise. The University recognizes that these principles are the first step to realizing a comprehensive campus plan that not only addresses the University's long term needs, but allows for a transparent community based planning process.

Over the coming months, the Task Force will work with NYU on developing each planning principle into a fully realized policy that promotes respect for neighborhood character through an open, community based planning process.

Planning Principles:

- **Establish criteria for development within the existing NYU footprint in the University's campus core and the surrounding neighborhoods that would prioritize**
 - Identifying opportunities to decentralize facilities and actively pursuing these opportunities;
 - Contextual development that is sensitive to building heights, densities and materials;
 - Reuse before new development; and
 - Consider mixed use facilities that complement Manhattan's mixed neighborhoods, particularly in regard to ground floor uses.

- **Identify solutions to maximize utilization of existing assets by consulting with the community on:**
 - The types of facilities that can be decentralized from the Village campus core and surrounding neighborhoods and cultivating locations outside these areas;
 - Preferences for appropriate places for vertical additions
 - Encouraging programmatic and scheduling efficiencies: and
 - Opening new and re-envisioning existing recreational spaces to better serve both the student population as well as the community at large.

- **Make thoughtful urban and architectural design a priority by:**
 - Respecting the limitations of the urban environment, including the impact on New York City's infrastructure;
 - Improving the quality of open spaces; and
 - Actively soliciting, utilizing and implementing input from the community in the design process.

- **Support community sustainability by:**
 - Preserving existing diverse social and economic character through the support of community efforts to sustain affordable housing and local retail;
 - Exploring the utilization of ground floors of buildings for community-oriented uses such as local retail, gallery spaces for local artists, non-profit users and other providers of community services; and
 - Generating a tenant relocation policy for legal, residential tenants, in the event that construction or conversion necessitates the relocation of tenants.

- **Respect the community's existing quality of life including but not limited to:**
 - Taking measures to mitigate effects of construction such as: noise, dust, work hours; sound mitigation for mechanical equipment; and construction staging;
 - Reaching out early and often for community consultation related to major construction;
 - Creating a website for ongoing constructions; and
 - Committing to a community-oriented public process for reviewing NYU's proposed projects and developments.

List of Endorsees:

➤ **Members of the Community Task Force on NYU Development:**

Manhattan Borough President Scott M. Stringer
New York University
Congressman Jerrold Nadler
Councilmember Alan J. Gerson
Councilmember Rosie Mendez
Councilmember Christine C. Quinn
State Senator Martin Connor
State Senator Thomas K. Duane
State Assemblymember Deborah J. Glick
State Assemblymember Brian P. Kavanagh
Manhattan Community Board 2
Manhattan Community Board 3
American Institute of Architects
Carmine Street Block Association
Coalition to Save the East Village
The Greenwich Village Society for Historic Preservation
NoHomanhattan.org
The SoHo Alliance

➤ **Other Endorsees:**

The Greenwich Village-Chelsea Chamber of Commerce
NoHo NY BID
Village Alliance BID