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Testimony of Congressman Jerrold Nadler
Before New York City Council Subcommittee on Zoning
Regarding New York University's Core Expansion
ULURP Application Numbers: C 120077 MMM, C 120122 ZMM,
N 120123 ZRM, C 120124 ZSM

Thank you for the opportunity to testify here today regarding NYU's Core ULURP application, which is part of the NYU 2031 expansion plan. Thank you especially to Zoning subcommittee Chair Weprin, Land Use Committee Chair Comrie, Councilmember Chin, and Speaker Quinn.

The Greenwich Village community has taken great measures to retain the unique, rich historical character for which the neighborhood is famous. Both the City Planning Commission and the Landmarks Preservation Commission have recognized the important architectural value of the many low rise buildings in the Village, and a significant portion of the neighborhood is protected through the Greenwich Village Historic District and the South Village Historic District. Greenwich Village is a special neighborhood not simply because of the number of independent and locally-owned stores and restaurants, the community investment in maintaining and beautifying public space, the historical architectural richness, and the close-knit community that exists, but also because of how carefully the residents and Community Board shape the growth of their neighborhood. NYU benefits greatly from this historical character and its proposed expansion must be balanced with the needs of a vibrant community in one of New York City's most famous and historic neighborhoods.

NYU has stated that the proposal before you seeks to develop the space for the university to continue to grow and remain a competitive institution. While I am sympathetic to NYU's need for more space, and support the university's many contributions to the economic, intellectual and cultural vitality of New York City, the scope of the proposal on the two superblocks in Greenwich Village raises significant issues for the surrounding neighborhood. Community Board 2 and Manhattan Borough President Scott Stringer made thoughtful, productive recommendations for improving the proposed development, and the City Planning

Commission adopted many of these recommendations in its approval of the project. In particular, the following changes to the ULURP application will provide significant relief to the surrounding community that will be greatly impacted by the development: elimination of the hotel on the southern superblock, elimination of the temporary gym on the northern superblock, allocation of 100,000 square feet for a public school on Bleecker St, elimination of the dorm above the proposed public school, creation of the Open Space Oversight Organization to ensure the proper preservation and development of open space on the superblocks, and the elimination of 85,000 square feet from the proposed buildings on the northern superblock. These are all important changes that I support, and I commend all of the stakeholders for their hard work on this issue.

However, I am still concerned that the density of NYU's proposed Core expansion is much too large for Greenwich Village. I share the concerns of many of my constituents that the scale of the proposal would overwhelm the existing community, and it is not contextual to the historic nature of the surrounding neighborhood. I urge the City Council to closely examine the implications of such a large development in a historic neighborhood.

These superblocks were created through the Washington Square Southeast Urban Renewal Project in 1953, authorized by Title I of the Housing Act of 1949. The density of these blocks was very carefully determined. The height and bulk of Washington Square Village, Silver Towers and 505 LaGuardia were allowed precisely because open space was preserved to offset and complement this density, providing open space for community residents so that the size of the buildings on these blocks did not overwhelm the surrounding area. Now NYU is proposing to build over 2 million square feet of development on these blocks, much of it on the open space that was originally set aside to balance the existing density of those first buildings. To ignore the implications of this addition of density is to ignore the original intentions of urban renewal in the Village, and to set a precedent for overdeveloping other urban renewal blocks around the city.

As you consider the impact of NYU's proposed large scale development on the Village, there is an important ancillary issue to this ULURP application that I urge you to examine regarding 505 LaGuardia, the Mitchell-Lama cooperative located on the southern superblock. In an area with rapidly shrinking affordable housing options, it is critically important that NYU work in true partnership with the community to preserve affordable housing.

The 505 LaGuardia affordable housing development was created when the land on the southern superblock was sold to NYU as part of the Urban Renewal plan for the area. When this Mitchell-Lama was built in 1966 it was an integral part of the urban renewal development of the southern superblock, and was intended to remain affordable in perpetuity. However, under the terms of the 99-year land lease agreement between NYU and 505 LaGuardia, the lease terms will

be renegotiated in 2014, and there is the potential for the land lease to increase significantly enough to jeopardize 505 LaGuardia's long term affordability.

It is critical that NYU work with the 505 LaGuardia residents and the community to ensure that this building's affordability is permanently preserved. The residents of 505 LaGuardia and their neighbors must have permanent assurances that they will not be subject to land rents that will effectively price low- and middle-income individuals out of the building. I urge the City Council to advocate for an agreement between NYU and 505 LaGuardia that will leave no doubt as to the long-term stability and affordability of 505 LaGuardia. Whether by transferring the land that 505 LaGuardia sits on, or agreeing on a long-term lease that does not price residents out of the building, NYU must be a good neighbor and commit to preserving affordable housing on the southern superblock in perpetuity.

NYU's ULURP application seeks to meet the university's need for growth. I recognize the importance of continued growth for our City's institutions of higher learning but it is critical that this growth be contextual to the historic and vibrant neighborhood in which it is proposed. I urge the City Council to make significant reductions to the density of the Core proposal so that the project does not overwhelm the existing community, and to advocate for a land lease for 505 LaGuardia that ensures permanent affordability. Thank you again for the opportunity to testify here today.

THE ASSEMBLY
STATE OF NEW YORK
ALBANY

DEBORAH J. GLICK
Assemblymember 66TH District
New York County

CHAIR
Higher Education Committee

COMMITTEES
Environmental Conservation
Rules
Ways & Means
Governmental Operations

Testimony of Assemblymember Deborah J. Glick

Before the Zoning and Franchise Sub-Committee of the New York City Council

June 29, 2011

Regarding ULUPR Application Numbers:

C 120077 MMM, C 120124 ZSM, C 120122 ZMM, N 120123 ZRM

Thank you for the opportunity to testify before you today. As you are aware, the complex application for up-zoning of the two superblocks, submitted by New York University ("the Applicant"), has not only provoked considerable community concern about its land use implications, but has provoked concerns that what they are proposing within the 2 superblocks will dramatically change the landscape and character of the area. What doesn't fit neatly into our technical discussion of the deficiencies in the proposal is New York University's ("NYU") complete disregard for, and betrayal of, the community benefits it alleged it was providing when NYU first received permission for the superblocks. The open space created by that agreement is now what NYU is counting on as building sites. NYU already has been responsible for significant changes to our neighborhood, and the additions outlined in this application would irrevocably damage the quality of life for our community.

I will, however, focus my testimony on what falls within the technical purview, and review, of the New York City Council. While the City Planning Commission ("CPC") has made minor modifications to the application since it was originally certified, I believe these changes do not come close to addressing the community's concerns regarding this application, or the negative impact it will have on this community. Therefore, I request that you deny this rezoning for the reasons outlined below.

Bulk and Density

The overall density of this proposal is completely inappropriate for the neighborhood. The desire to create a blanket rezoning, from an R7-2 to a C1-7 (R-8 equivalent) to add around 2 million gross square feet ("gsf") within the two superblocks- wedged in the heart of not just a residential area, but a historic district- is excessive and unnecessary. This would not only double the density on the blocks in question; it would do so, while cutting the open space ratio requirements in half. Additionally, it would open up the area for commercial and retail uses, including unwanted eating and drinking establishments, throughout the entire development, while currently these uses are only allowed in a small section of the

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area. With the elimination of the hotel use from these blocks, it is unclear why these blocks can not at least maintain a residential zoning, with select commercial overlay where appropriate.

While I understand below-grade development is as-of-right, I find the reckless abandon in which the Applicant proposes to add almost 1 million gsf below-grade to be of concern. There are significant environmental impacts of building underground, not the least of which are the meandering underground streams and the impact of displaced water on the foundations of the surrounding historic buildings. Additionally, the construction of below-grade space still requires incredible above-ground disruption.

North Block
The "Boomerang" buildings wedged in between the existing Washington Square Village buildings would create a wall of tall buildings, effectively cutting off light and air to those blocks and the surrounding blocks. While the height of these buildings has been reduced slightly by the CPC, merely reducing the buildings by a few stories does not alleviate the above mentioned concerns.

Additionally, NYU has argued that the street wall waivers and shape of these buildings are necessary for access to the below-grade space, but this will only further create a feeling that these blocks are uninviting and for private use of the University. Having the buildings pushed up to the edge of the superblocks on the East and West will further discourage access to the open space which is to said to be publicly accessible, but will create the feel of a private campus. The construction of these buildings should be completely withdrawn from the master plan.

South Block
The *tower-in-the-park* concept that the Silver Towers replicates, is effective because it places tall buildings, on large plots of land, far from a property line, and surrounds them with lots of open space. The proposal from the Applicant will destroy the *tower-in-the-park* concept, and instead takes the open space around the towers and places towers in what was open space. While the "Zipper" building- which would replace the Coles Gymnasium- is bordered by Houston Street on one side, Mercer Street is a narrow and residential street and this building would cast shadows and destroy light and air for buildings on Mercer Street. Additionally, this building will destroy the dog run and the LMNO(P) playground- both of which were created through funds privately raised by residents, and heavily used by the public.

Currently the Bleecker Street Building is shorter than proposed in the Draft Environmental Impact Statement ("DEIS"), yet it will still have an impact on light and shadows on the surrounding area as well, including the long standing community gardens that will be adversely impacted. I know CPC has urged The Applicant to work with the gardeners to find an alternative, comparable site, which I think is the least that can be done given this situation.

Open Space

While the Applicant claims that there will be an increase in open space through the implementation of this proposal, I disagree with the measuring formula used in the City Environmental Quality Review ("CEQR"), and therefore argue reasonably that there will be a net decrease in open space. For example, the fallacy that a green space without a bench is not considered open space, but a paved lot with a bench is open space, is unacceptable. Technicality aside, I would like to echo community concerns that there is a significant difference between "green space" and "open space." The proposal as it stands now, will create many pedestrian plazas, and paved walkways, but will destroy much of the green, open space that is currently in the area. Furthermore, the proposed spaces have been created without community input and as a result, do not reflect the needs, uses or desires of the community.

The open space on the North Block, as proposed, in the center of four buildings all located at street walls, would feel "walled off" and uninviting and is unacceptable. The Applicant has argued that one of the existing neighborhood gems, the Sasaki Garden, is uninviting because it is not visible from the street and has limited access. It is preposterous that the applicant's proposal justifies destroying Sasaki Gardens because NYU deems it uninviting, only to offer a replacement that is actually uninviting and will, in addition, lack the greenery and tranquility of the Sasaki Gardens. Clearly, it's a lose-lose proposition for the neighborhood.

CPC has recommended the creation of an Open Space Oversight Organization, which in theory could address some of these concerns, but only if this committee is given some legitimate power in the design of this space. Simply creating an Oversight Organization that has symbolic power does nothing to address the valid concerns of the community regarding the design and user experience of the proposed open space.

Public School

The donation of land for a public school is commendable, but the School Construction Authority (SCA) and the Department of Education (DOE) have not publicly committed to a need for a school on this site, and the current Capitol plans to do not account for a build out of a school on this site. I would also argue that this is the only benefit that the Applicant is claiming to give back to the community, and the lack of any financial contribution towards the development of the school makes this offer of questionable value. There ought to be a requirement that should the SCA or DOE determine that this is not an appropriate site for a school this square footage be turned over for another community benefit, such as a Senior Center, which should be determined through a public process.

Affordable Housing

As NYU continues to grow in a residential area, it puts pressure on the existing residences. Washington Square Village and Silver Towers were originally created with significant affordable housing units. It is imperative that no development project go forward that would further diminish an already strained affordable housing stock. Since 505 LaGuardia

Place leases its land from NYU, and that lease is up for renewal in 2014, the long term Mitchell-Lama status of 505 LaGuardia Place seems to be at risk should this project go forward as planned. The Applicant's proposal represents an extreme demand on the community, it seems reasonable to ask that the Applicant work towards maintaining one major source of affordable housing in the area.

Design

To my knowledge, the Applicant has never produced building designs for the Community Board, but rather talked generally about concepts and shapes and angles of buildings. I believe that the Community should have had the right to weigh in on the design aspect of the buildings. While I have never seen full mock ups of buildings, I have grave concerns over what would be proposed. For example, a recent fad of all-glass buildings has become trendy, yet would be wildly out of context with the historic neighborhood. Additionally, there are concerns that glass buildings are dangerous for birds. Given the scope of the project and the as-of-right nature the applicant would receive upon approval, it is especially disconcerting that the Community has had no opportunity to critique the design.

Conclusion

While the application has been slightly modified since the time the DEIS was certified to the time of this hearing, these changes are far from too few to seriously address the concerns voiced by the community and outlined by the Community Board in full in their resolution. During the Community Board review of this application, 23 public hearings were held, and testimony from close to 1,000 people was heard. The City Planning Commission hearing similarly turned out hundreds of people, most of whom voiced grave concerns with this plan. Until the concerns outlined above are fully addressed, I request you deny this application. Thank you for your time and consideration.

TESTIMONY of Dr. Stephen C. Frantz (Principal, Global Environmental Options, Longmeadow, MA) regarding New York University's CORE Project -- City Council Hearing, City Hall, June 29, 2012

My name is Dr. Stephen C. Frantz, Principal of Global Environmental Options (based in Longmeadow, MA), and former Director of the Vector Biology and Comprehensive Management Program for the New York State Dept. of Health (Laboratory of Zoonotic Disease and Epidemiology, Div. of Infectious Disease, Wadsworth Center).

Thank you for this opportunity to testify before you today regarding NYU's proposed expansion at their academic core near Washington Square. I appreciate the University's presumed need to expand, but the extensive nature of the proposed project concerns me particularly with regard to rats. Mice (including house mice) and various cockroach species are also of concern. My background in this aspect of public health is extensive.

I have been studying urban rodents, their ecology, and strategies for their management since 1965, both nationally (including, as technical consultant for the Centers for Disease Control; the US-EPA; and others) and internationally (as both a graduate student and, later, as a faculty member of the Johns Hopkins University Bloomberg School of Public Health; also for the World Health Organization; architectural firms; and others).

New York City's rats (also mice, and cockroaches) have been subjects of my research and advisory services since 1976. I have worked with the Dept. of Health and Mental Hygiene, various private agencies, building contractors and architects, non-profit groups, and the media. Much of my efforts have been devoted to the development and promotion of integrated pest management (IPM) policies and procedures; that is, management of pest species in and about our buildings with little or no dependency on pesticides and with minimal adverse impact on non-target species and the environment. With IPM, one primarily manages the environment in order to manage the pest or disease vector species.

In reviewing the NYU Core Final Environmental Impact Statement (CEQR No: 11DCP121M -- May 25, 2012), I have found a number of rat-associated issues that appear to have been overlooked or need further explanation. These will be discussed in my report, but only selectively and briefly mentioned here. Ironically, of the several hundred pages of the FEIS, the most "detailed" comments regarding rodents were found in the "construction impacts" section, and only with five vague sentences!

PROJECT DESCRIPTION

It should be noted that urban rats are very adaptable to changes in their environment. Thus, when their habitat is greatly disrupted by demolition and construction over the estimated period of 19 years of the NYU plan, they will move about as necessary to find suitable new resources for their main requirements: food, water, and shelter. For example, in a recent cursory inspection of the PDA, I found exposed garbage, water leaks, holes in building foundations, and plastic bags of food-soiled recyclables stored on the ground --- all quite suitable for rat exploitation. When a building is demolished or vacant lot excavated, the rats present will move outward in all directions possible to other resources which can involve nearby residences, businesses, and parks not previously infested. Urban Norway rats typically move about within an area of 200 ft diameter, but under stress, their movements can more than double to reach desired resources. Wherever they move, their numbers will expand to the extent allowable by available food, water, and shelter.

Some rats will also continue to live at or near a construction site in order to take advantage of the extensive resources provided, including: **food** scraps and spillage from workers, open dumpsters and trash barrels containing garbage; **water** in bins, barrels, and on the surface of tarps, construction materials, and on the ground; and **shelter** in mounds of excavated soil, among overgrown vegetation, under construction materials piled on the ground, under contractor trailers and sheds, etc.. In essence, if resources are there, the rats will find them.

OPEN SPACE

In the ¼-mile study area (perimeter of the PDA), the estimated current human population is comprised of 30,057 residents and 48,735 workers; this includes a few thousand children of age 4 and younger. In the few blocks in all directions are the people likely to be most intensely affected by the proposed project. These individuals could be subject to some form of damage regarding exposure to rats, including: nuisance (aesthetics and noise), economical (rats eat and contaminate foodstuffs, gnaw structures and household goods), and medical (psychological stress, bites, and disease). Young children and the elderly are especially vulnerable to rat bites. Of course, after the estimated 19 years of construction the human

population numbers would be greater as could be the risks of rodent/ human encounters.

SOLID WASTE AND SANITATION SERVICES

It is stated that DSNY currently collects solid wastes for residential -- all of University Village and Washington Square Village. Private carters collect for retail establishments. Garbage is to be placed outside for collection only on the day of collection; however, in the PDA it has been observed stored outdoors in plastic bags and in open bins on days other than collection day. Such practices feed pests and should be corrected because the ability to properly handle garbage, rubbish, and recyclables would become more complicated during and after the proposed NYU expansion.

It is reported that after construction is completed, on-site storage of solid waste (garbage and rubbish?) and recycling is to be managed by NYU, and it apparently would be adequate and accessible with the basement level(s) of the proposed buildings. Such indoor storage is a good concept, but is best done in pest-proof, refrigerated rooms to prevent pest access (including rats, mice, cockroaches, and flies) and to prevent putrefaction and its concomitant odor (an attractant to many pest species). No mention is made of pests, pest prevention, or odors, but should be addressed in considerable detail.

PUBLIC HEALTH

It is reported that "the proposed project would not result in significant adverse impacts in any of the technical areas related to public health". I found this conclusion rather presumptuous considering the reality of the situation. Chapter 20 of the City Environmental Quality Review (CEQR) Technical Manual (January 2012 Edition) clearly states that "In unusual circumstances, a project may have potential public health consequences that may not be related to the issues already addressed in other technical analysis areas in CEQR reviews. The lead agency, therefore, may determine that a public health assessment is warranted." Examples included were the potential public health impact of pesticide application regarding mosquitoes/West Nile Virus, and illness associated pests (rodents, insect vectors, and animal-borne disease).

It states on page 20-6 of the Manual that "Projects that modify the built and natural environment may result in increased wild animal-human interaction, or conditions conducive to insect and animal breeding, and subsequently an increase in animal bites, or vector-borne disease. Examples of vectors include rats, ticks, and fleas".

In the case of the NYU expansion we will have: a likely redistribution of rats due to demolition/construction, and a potential for rat numbers to increase in and near the project area due to less than ideal construction site sanitation. Thus, the opportunity increases for human-rat encounters that can potentially result in: psychological problems for sensitive individuals; increased rodent complaints; pesticide exposure to humans, pets and wildlife; rat damage to human belongings and structures; rat bites (highest risk to the very young and the elderly); and asthma allergen inhalation due to deposits within buildings of rodent urine proteins (at least 2 for rats; 1 for house mice), and other effluvia (feces, saliva, hair, scales, and dander). In essence, it appears that a rigorous public health assessment is needed.

CONSTRUCTION IMPACTS

Independent observers should be used to monitor construction site sanitation. While we read that there will be government coordination and oversight, detailed sanitation guidelines with strict enforcement are nowhere delineated. In April 1999, the NYC Department of Design and Construction published a much lauded High Performance Building Guidelines that contains excellent information. However, this document's detailed appendices, including Basic Sanitation Guidelines for Construction Sites Regarding Pest/Vector Management, are not available on their website (see: www.nyc.gov/html/ddc/downloads/pdf/guidelines.pdf). Further, since 1999, I have consulted on various pest aspects of construction for numerous buildings and other structures in NYC and have never seen adequate site sanitation implemented without my direct intervention. Detailed site sanitation guidelines for the NYU proposed expansion project must be incorporated into construction contracts at a basic level, and must be binding with verification through independent monitoring. Such guidelines can go far in reducing the problems of rodents and other pests associated with construction sites.

TESTIMONY OF MITCHELL L. MOSS
HENRY HART RICE PROFESSOR URBAN POLICY AND PLANNING
ROBERT F WAGNER GRADUATE SCHOOL OF PUBLIC SERVICE
NEW YORK UNIVERSITY

City Council of the City of New York
June 29, 2012

Mr. Chairman, members of the Committee. My name is Mitchell Moss; I live at 100 Bleecker Street in the Silver Towers complex. I have been a full-time member of the New York University faculty since September 1973.

The essence of a university is the creation and transmission of knowledge; this requires face-to-face contact. Even in the age of the Internet, there is no substitute for direct human interaction. In fact, as we increasingly rely on email and online information, those institutions that foster the flow of ideas and information directly between people are becoming more valuable. And this is precisely why universities require laboratories, classrooms, seminar space and residence halls for students and faculty to test ideas, share insights, challenge widely held doctrines and pursue new lines of research.

The NYU proposal to build new structures on the superblocks will bring together faculty, students and academic units that are now highly dispersed in a variety of locations. Propinquity produces interaction. The concentration of faculty and students in close proximity to each other creates a climate that fosters intellectual life and productive scholarship. There is substantial research that identifies the benefits of "clustering" similar industries near each other; it facilitates interaction, creativity, and innovation.

During the past half century, New York City has witnessed a transformation in its economy and population. I have prepared a chart listing a sample of the business firms that were once in New York that have since moved to another city, gone out of business, or been taken over by another firm. You may recognize names such as Lehman Brothers, Farberware, Gimbel's, Abraham & Straus, Gertz, E.J. Korvette, Crazy Eddie, Swingline, The Wiz, Ebinger's Bakery, CBGB, Bohack and Gage & Tollner.

Let me contrast these firms with New York University. It remains here, a vital part of New York City, a magnet for students and faculty from around the world. It is not abandoning our city but rather reinforcing its commitment to our city.

The proposed rezoning will not destroy Greenwich Village or the surrounding community. The New York City Landmarks Preservation Commission has designated much of the area to the east, south, and north of the superblocks as historic districts; therefore, the proposed NYU rezoning cannot possibly change the existing pattern of development in the historic districts of SoHo, NoHo, and lower Fifth Avenue, as well as on the Silver Towers landmark site itself.

Let me also point out that the area between Broadway and Washington Square Park has been filled with manufacturing structures for more than 100 years. The Triangle Shirtwaist Factory, the site of one of the city's worst fires, occurred in a building that has since been converted to classrooms and laboratories. This section of Greenwich Village differs considerably from the West Village, where Marc Jacobs has overwhelmed the legacy of Jane Jacobs.

More than ten subway lines are located within about a quarter mile of the superblocks under consideration. Environmentally sustainable urban development should occur in close proximity to mass transit. Furthermore, students, faculty and staff who live in New Jersey can easily reach NYU via the PATH, which has a station located at 9th Street and Sixth Avenue, a few blocks from NYU's Washington Square campus.

Attached is a map highlighting the density of subway lines serving the area surrounding New York University. Greenwich Village is one of New York City's most transit-dense areas, with service provided by the A, B, C, D, E, F, M, N, R, 1, and 6 trains. If new buildings cannot be built near this dense concentration of subway lines, then where can we build anything in the City of New York?

Finally, let me call your attention to one group: the canines that rely on the Mercer-Houston Dog Run. This community-operated dog run draws upon dog owners from all parts of the city and is run on a volunteer basis. This community resource certainly warrants appropriate space on the superblock site.

Thank you for your time. I will be pleased to answer any questions.

For the Record

Testimony of Linda Arezzo
Assistant to the Principal, Brooklyn International High School
New York City Council Subcommittee on Zoning and Franchises
On Behalf of New York University

June 29, 2012

Chairman Weprin and Fellow Council Members:

My name is Linda Arezzo and I work as an administrator at The Brooklyn International High School. We have approximately 360 students, all English Language Learners. They are all new Americans from 42 countries, speaking 22 languages. Some have never seen a microwave oven, an escalator or a laptop computer. Getting accustomed to cell phones, flash drives and the New York City subways comes fairly easily to our kids. Negotiating the complex systems of health services and medical care...not so much. Consequently, many immigrant families simply manage with inadequate medical care.

We do not have a school nurse, but for the last 12 years or so, medical care and referrals for social services have been provided by the NYU Mobile Health Van, parked outside of our school every Monday and Thursday, staffed by a nurse practitioner, a registered nurse, a social worker and several others. With parental consent, these dedicated professionals can see students right there, on site. Parents don't need to miss work (and many of them would sacrifice their day's salary if they did take the day off) and students don't need to miss school. Students get confidential medical issues handled by competent medical professionals that they know and trust. Referrals for further services are provided whenever needed.

Here are just a few examples of cases handled by the Mobile Health Van recently:

- 98% of our students have up-to-date immunizations, many done in school
- Over 40 students received free eye exams and eyeglasses, many for the first time in their lives.
- Dozens of uninsured teens were signed up for health insurance on-site at our school
- A 17-year-old boy was diagnosed with diabetes, trained to perform his own daily blood tests and both he and his mom were given nutritional re-education to maintain his healthy blood sugar levels. And, when he lost his new meter after 1 month, the nurse practitioner personally got him a new one.
- A 16-year-old girl who had repeated bouts of heart palpitations and fainting was sent, along with her family, for a full evaluation by cardiologists and neurologists.
- And, a very ill young man whose family's insurance coverage for him lapsed as he turned 19 was guided step-by-step through the insurance application process, thus enabling a doctor to provide the life-saving brain surgery he needed.

Perhaps, you can put a price tag on such things. I cannot. But, if you believe, as I do, that the future of our plant lies in the hands of today's youth, then you will support the growth of NYU and their collaborations through the City that will allow the continuation of the gift of health care that the NYU Mobile Health Care Van has provided for my students and their families.

Thank you for listening.

For the Record

NYU2031 Speaking Points

To Chair Weprin & fellow Council members:

My name is Anthony Drummond and I am a current graduate student at New York University's Robert F Wagner School of Public Service pursuing my Master's in Urban Planning. I am a first year graduate student and I am here to support the NYU 2031 plan.

NYU 2031 is a plan that looks to the future of New York University from where we are currently at now. As our great city continues to grow, universities are taking steps to expand and attract great talent and minds that will not only enhance our intellectual greatness but also our reputation as being city that has a scholarly appeal with world renowned schools and talent, and for NYU, the 2031 plan provides a clear plan for the coming decades to do exactly that.

NYU is no exception to that. This is a plan that will grow the university as space for has been an issue for both classrooms and meeting space. As not only a current graduate student but also as a future alumnus, I ask the city council to approve the NYU 2031 plan because this plan is not only about the future of NYU and its students and faculty but also the future of New York City. Thank you.

Anthony Drummond
NYU Wagner
Master's in Urban Planning Candidate, 2014

For the Record

Testimony of Sal Alaburic, Owner, Volare Restaurant
Before the New York City Council
For the Public Hearing on the New York University Core Project
June 29, 2012

Chairman Weprin and Fellow Council Members:

On behalf of Volare restaurant I want to express my support for the NYU 2031 Core Expansion Plan. I have owned and operated Volare in Greenwich Village since 1977.

Volare is a family restaurant that has remained in business for 35 years thanks in large part to the loyal patronage of the NYU community. Year after year students, faculty, and administrative personnel contribute substantially to the success of my business – this has remained a constant in spite of the substantial change the neighborhood has experienced since Volare opened.

I believe the 2031 expansion plan benefit my restaurant, my neighboring small businesses, and the Greenwich Village economy. NYU contributes tremendously to the energy and special nature of Greenwich Village and this plan will only improve the vitality of the area.

I urge you to support this plan as it is extremely important for both the University and the City, and has been responsive to the recommendations made throughout the Uniform Land Use Review Procedure.

Thank you for your leadership, and I once again urge you to vote in favor of this plan.

Sincerely,

Sal Alaburic
Owner
Volare Restaurant

Documentation and Conservation of buildings,
sites and neighborhoods of the Modern Movement

For the Record

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City Council Speaker Christine Quinn
224 West 30th Street, Suite 1206
New York, NY 10001
fax: (212) 564-7347
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City Councilmember Rosie Mendez
237 1st Avenue, #504
New York, NY 10003
fax: (212) 677-1990
email: rmendez@council.nyc.gov

Dear Councilmembers,

I am a board member of DOCOMOMO US New York/Tri-State and I am speaking here on behalf of the organization to strongly urge you to **VOTE NO** on New York University's revised proposed expansion plan in the Village.

Part of the core mission of DOCOMOMO US New York/Tri-State is to identify and focus attention on specific situations where important works of Modern Movement architecture and design are in danger. Washington Square Village and Silver Towers will be severely impacted and compromised by the NYU plan and therefore are of great concern to us.

Washington Square Village (1958-60) and Silver Towers (1966) are probably the best intact example we have in Manhattan of successful Modernist urban planning theory. Of the many Post War urban renewal projects in New York City, these two best achieve the ideals of architect/ city planner Le Corbusier who pioneered the concept of the *"tower in the park"* in the 1920's. Le Corbusier's concept was to provide *"light, air, greenery"* by replacing existing structures of nearly full lot coverage with high rise buildings spaced apart to *"liberate the ground plane"* for public use.

Paul Lester Wiener, architect of Washington Square Village, with his partner in the firm Town Planning Associates, Jose Luis Sert (who had worked for Le Corbusier in Paris), had collaborated with Le Corbusier on a master plan for Bogotá, Colombia. Washington Square Village has a direct connection to this master architect of the Modern Movement.

The proposed plan to build in the open space between the buildings of Washington Square Village will destroy not only the acclaimed garden designed by Sasaki, Walker & Associates but will obliterate the relationship of the apartment buildings to the open space and as well as to each other. The massive scale of the buildings proposed in the open space is unsympathetic to the notably historic Modern architecture and planning of Washington Square Village. Whatever open space that is left will remain in shadow for most of the day. Very little of the *"light, air, greenery"* that were the hallmark of this entire complex will survive.

Just to the south of Washington Square Village, the New York City Landmarks Preservation Commission has recognized the significance of Silver Towers (originally University Village). In 1963, NYU made a bold move toward creating a high quality project by engaging I.M. Pei as architect. The result was an award winning complex of articulated towers organized to create a monumental plaza. As in the earlier Washington Square Village, it is the careful juxtaposition of open to built space and high to low buildings, that is so successful...and so threatened today by the current NYU proposal.

Greenwich Village is recognized as being among the most poorly served neighborhoods in the city with regard to access to public open green space. This deficiency was addressed when both of these urban renewal projects were conceived 60 years ago. In exchange for the upheaval and loss of the old, the neighborhood would benefit by access to expansive green open space.

NYU's Plan is both disturbing and destructive because it treats the green open space of urban renewal projects that were expressly set aside for public use, as real estate to now be exploited. These superblocks were planned/designed in their entirety, with the open spaces and low-rise components essential parts of the design, and considered a public benefit which justified the taller buildings on the sites. The present *"towers in the park"* will become simply towers next to other towers, if NYU's present plans are executed.

Most importantly, the NYU plan is ILLEGAL under current zoning and agreements. It can ONLY happen if the City Council votes to overturn the current zoning and agreements, and votes to give away public land.

DOCOMOMO US New York/Tri-State urges you to Vote NO on this proposal by NYU.

Thank You

Sincerely,



John Kriskiewicz

My name is Jeffrey Rowland a founding member of LaGuardia Corner Gardens. I invite you all to visit us before you vote on NYU's proposal. Today I speak in opposition to the NYU 2031 plan focusing on one of its' serious problems.

Why doesn't the NYU plan include the LaGuardia Place SuperBlock DOT strip on which exist La Guardia Corner Gardens and the Time Landscape? Both are examples of how community residents carryout the responsibility of tending public spaces.

Why did NYU not request the community garden be remapped as Parkland? Mapping long sought by the LaGuardia Corner Gardens. NYU's plan calls for other strips to be mapped as Parks, so why not in front of the land they offer to the School Construction Authority for a K-thru-9 Public school? A school the SCA must commit to by 2025. Which I believe they will not do.

Why will the SCA decline to build? Because the Trinity/Hudson Square rezoning URLURP is a better offer. Trinity proposes to build "Core and Shell" of a K-9 public school at Duarte Square six short blocks away. It is naïve to think the SCA will spend for two schools located so close. SCA will choose the one that costs the City the least. After all NYU is not offering to build the school and Trinity is. So NYU can fully expect to gain back the use of the land.

Which brings us to why they have deliberately left out mapping the portion of DOT strip that sits in front of that land. I believe in 2025 NYU will again ask the city to modify the SuperBlock so they can do on LaGuardia Place as they hope by this plan to do on Mercer with the so called Zipper building. To build on the DOT strip and move some of that space in toward the center of surrounding buildings. Thus creating a second enclosed campus plaza like the one the plan calls for with the destruction of the Sasaki garden. And with a last step of financially imperiling the residents of the 505 building, Silver Towers can become another NYU exclusive courtyard.

This part of the plan alone demonstrates NYU's contempt for the community and the Council Members. They think you will be fooled by this false offer of land, which they don't expect to have to deliver on. After all none of you will be in the Council in 2025 to punish them for their deceit.

Make the plan include mapping LaGuardia Corner Gardens and the Time Landscape as Park Land now and protect these community assets in perpetuity.

When NYU's faculty proves to be correct in their opposition to the plan and it does lead to NYU's academic and financial degradation. I fear It will lead to another step in the sad history of the SuperBlocks, with the first being Robert Moses' 1950's urban renewal of private land. And second, the 1960's with financial difficulties for the developer, it's transfer to NYU. Then in the 70's there was a promise of a school that was never built. If the last step is that NYU should find itself in too much debt with space it no longer needs due to Internet classrooms and reduced admissions caused by student debt.

Then the community may well see NYU sell the land to the Chinese much like Columbia sold Rockefeller Center. Is this some plan "B' of the heavily real estate weighted Board of Trustees? Stop them now from destroying an otherwise great University and a Greenwich Village that the whole world admires.

June 29, 2012

TO: Chairman Weprin and Members of the Sub-Committee on Zoning and Franchises

FR: Ralph A. Swain, Coolidge, AZ

My name is Ralph Swain and I am a retired college administrator now living in southern Arizona. Thank you for the opportunity to make my brief statement in support of preserving the Sasaki Garden in Washington Square Village. Since it has been many years ago that my family and I lived in Manhattan and the New York City area, as a non-resident of this neighborhood I do not feel I have the qualifications to take a public stand on the NYU 2031 Plan in general.

But, more specifically, I come to you not as one voice but three voices, my own as the nephew of Hideo Sasaki, and those of his two daughters, Rin and Ann Sasaki. Neither were able to come to this hearing from their homes in California on such short notice, but I have appended their brief statements to my testimony.

The three of us are in unison with our deep desire that this committee will do the right thing to prevent the destruction of the Sasaki Garden. My uncle was a gentle and humble man who would be a bit embarrassed with all the strident voices that are being raised over this issue. But he would also be saddened to learn that there is a strong possibility his work of love may obliterated.

This landmark garden represents the earlier work of a man whose firm, in a few short years, would become a world-class landscape architectural company. It represents a man who grew up on his family's truck farm in the San Joaquin Valley, who worked the sugar beet fields in Arizona, and who spent four years in the internment camp at Poston, Arizona during the war. It represents a loving husband and father who

taught for more than 20 years at Harvard and chaired the landscape architecture department for 10 years. He was the first recipient of the American Society of Landscape Architects Medal among many other recognitions. And, he was instrumental in modernizing the concepts of landscape architecture and one who believed that collaboration, problem-solving, and sustainability were key concepts to development.

Hideo Sasaki always considered the social, cultural, historical, and environmental needs of the surrounding land. He believed it was the responsibility of developers to find ways of incorporating the interests of all parties by exploring alternative solutions to keep people happy and satisfied.

The Sasaki Garden demonstrates a balance between hardscape and green space; between the natural environment and manmade structure. The original plantings were selected to provide enjoyment to the garden's visitors regardless of the season.

The Sasaki Garden is a testament to my uncle's love of the environment and all things natural.

Ladies and gentlemen of the sub-committee, the Washington Square Village Sasaki Garden is a unique and treasured space. Please don't allow it to be destroyed. Thank you.

Chairman Weprin and Sub-Committee Members:

I wanted to lend my support for the effort to preserve the WSV Sasaki Garden and to thank those who are working to save the park and similar green spaces. Creating a small oasis in a city neighborhood was consistent with my father Hideo Sasaki's designs where landscape architecture is harmoniously integrated with the surrounding buildings. I imagine that city life is made more pleasant by having natural spaces with trees and plants arranged in an aesthetic and useable way. Parks and green spaces bring physical and emotional benefits to city dwellers who seek some respite from the hard surfaces of an urban environment. It would be a shame to tear down a park that is so beloved rather than restoring and preserving it for future enjoyment.

Sincerely,

Ann Sasaki
Montara, California
June 26, 2012

Chairman Weprin and Sub-Committee Members:

I very much hope it will be possible to find a compromise solution that meets the needs of the future while still allowing for historical preservation and restoration of a beautiful landmark, the WSV Sasaki Garden.

Thank you,

Rin Sasaki
Moraga, California
June 24, 20121

Testimony of **Phoebe Kingsak**

Dear Chairman Weprin and Fellow Council Members,

I come before you today to do what I do best: tell my NYU story. As a campus tour guide, I act not as a salesperson, but a matchmaker, helping high school students find their best college match. I've given countless tours over the past four years by explaining how NYU was the best fit for everything I wanted and everything I didn't know I needed, in hopes of reaching out to students who were just like me, yearning for something more than I or anyone else had ever planned for me.

In my four years as a college student at NYU and a resident of this great city, I have accomplished feats I never even expected of myself. I registered as a hopeful journalist-to-be and graduated with plans to pursue higher education administration. It's because of my passionate involvement at NYU that I came to discover my calling in life. It's not that my future career is impossible; but when I was eighteen and looking at schools, I didn't even know it could be possible. NYU's plethora of academic and global assets are just as important, if not more so, to its current and future students as it is to the very communities surrounding Greenwich Village and lower Manhattan.

At NYU, I was able to find a community rooted in more than football rivalries and green quads. I found my three best friends in my res hall on move-in day, with whom I still live today. I soaked in the open-mindedness and opinionated air everyone shared, far different from my suburban upbringing in Dallas, Texas. I found students and friends just like me, obsessed with school spirit and looking for ways to impact the incoming classes. I took on roles as Welcome Week Captain, summer RA, health educator, admissions ambassador, all of which aimed to guide students to their rightful path. Even more important than my love for my school, I loved who I became more than ever: a guide, a mentor, a positive result from the endlessly supporting atmosphere NYU maintains. Whether a student comes in wanting to be a doctor or a filmmaker, NYU's resources allow them to pursue their dreams and to even create new ones.

On every one of my tours, I explain to the guests that for my college search, I wanted a university that stood for more than school colors and academic degrees. My college would be a metonymy of my generation, my culture, my nation. It would blend into the city and the world, a fusion of the infinite ideas and possibilities this place possesses. NYU is the epitome of all these things I wanted out of my school and my four years as a college student.

I support the 2031 plan not because I'm asking for football fields and more on-campus housing. I see it as an even greater opportunity to spread pride to future students and residents of New York City, to exemplify NYU as a beacon of everything America has stood for since its inception. We're a melting pot of so many ideas, and with even more resources and space to foster future minds, the next generations will be more than Internet-savvy Beliebers. They'll appreciate the opportunity to become their own person and value the faculty, university resources, and neighborhood with which they could do so.

Testimony of Natasha Z. Stanislas, NYU Alumna
Before the New York City Planning Commission
For the Public Hearing on the New York University Core Project
Friday, June 29th 2012

Dear Chairman Weprin and Fellow Council Members,

My name is Natasha Z. Stanislas and I am currently a Senior at the Tisch School of the Arts pursing a Major in Film & Television Arts.

I chose NYU on the promise that I would have countless ways to connect with other students in my classrooms, in the residence halls, or in my case the Commuter Lounge, student clubs, the campus Starbucks, and Washington Square Park. During my time at NYU I commuted for well over an hour (sometimes two) to make it to class. But when I made it to Washington Square Park, I knew and felt that I was on campus.

What did catch me off guard was how similar my time at this dynamic, urban, global, concrete jungle of a campus reminded me of my high school. I spend a great deal of my time looking for space; This week alone I exhausted time looking for space for study slams, meetings, and events. During a past stint as part of the Commuter Student Council, we often had to shuffle event times and locations as spaces were increasingly unavailable. Planning community service events can get stressful, as student leaders have to accommodate the realities of 20,000 students attempting to use the same facilities and resources at the same time.

Here at NYU, there is honestly this energy, this go-getter attitude that resonates around campus, which has encouraged me to discover and develop my collaborative and creative capabilities through my studies at Tisch. What this school has done for me, is introduce me to a complex network of friends who all want to achieve something great. I love being in a space that allows me to be me. But that space is largely metaphorical, as I find myself jostling with my co-scholars for room. The NYU 2031 Core Expansion Plan would allow NYU to strengthen and enhance the spaces we already use. In doing so, I truly believe the NYU community can spend more time serving students, and the community.

Natasha Z. Stanislas
2731 Creston Avenue
Bronx, NY 10468

Though my unforgettable time at NYU has come and gone, there's still time to impact the future endeavors and university life of the next NYU students.

Thank you.

Dear Chairman Weprin and Fellow Council Members,

My name is Rocco Puno and I am a rising senior. I grew up outside New York and was extremely excited to come to the city. I felt that I would be the perfect student to deal with the complexity, dynamism, and culture that the city is known for. But one aspect that I discovered that I might not have been prepared for was the issue of space. When I first got to my apartment, it certainly was not what I expected. But I figured that I could manage. When I entered the subway during rush hour for the first time, that was certainly a pushing war. I could deal with that. However, when it came to my education and harnessing the skills that I came here for, I needed that space. Personally, as a representative for the Student Government and my fraternity for booking rooms, I've struggled to book space in our own building. Everything from student elections to chapter meetings, I've had to jockey my way into getting space with organizations that are just as deserving. I've gone through our staircase and have heard some of the most beautiful voices, but they are in the stairs because there is no space for them to practice. I've seen students forego club events simply because there is no space to have them. I've seen students commute up to midtown just to find a place to study because the study space is all filled up.

By the time this expansion is finished, I will be long gone as a student. But the reason why I want to see this happen is because I want future students to not have the difficulties we have gone through. I want students to be able to hone the talents they were brought here for. I want future students to have the opportunity to be the best they can be by giving them the space to do so.

I would like to conclude by thanking you for lending your time to a 20-year old. I hope that when you think about this plan, you think about the student that it ultimately serves. I have met some of the most dynamic and interesting people at this school, and I hope that we continue to attract that group by growing as a University and by extension as a community.

Thank you,
Rocco

For the Record

From: Deborah Trueman

opposed to Plan

I'm VERY concerned with the health implications of this construction.

Having lived through 9/11 and being told that the air quality was safe - only to find out this was not true, I urge you elected officials to protect us + Vote NO.

We built this neighborhood and will have to live in a construction site for decades.

You are here to protect the people's interest.

To: HON. C. QUINN OR CITY COUNCIL MEMBER

4 Washington Square Village, Apt. 6H New York, NY 10012,

July 29, 2012

Re: Opposed to NYU Core Expansion Project, ULURP Application. Written Testimony to the City Counsel opposing NYU's 2031 Expansion Plan ("the Plan").

Dear Members of the City Council:

I have lived in Washington Square Village ("WSV") with my family for over 30 years. My husband is a tenured full professor at NYU Medical Center. We are members of the WSV Tenants Association and the LaGuardia Corner Gardens. I strongly urge you to say no to NYU's massive expansion plan for the super-blocks and, in particular, implore that you not give NYU the blank cheque they are seeking by rezoning any part of the super-blocks and northern loft blocks from residential to commercial. Time does not permit me to specify all my objections to the Plan, which, whatever NYU's true needs for academic space, is simply hugely too bloated and disruptive for an already densely populated and successful residential area, even if we are today considering only the NYU Plan as modified by NYU's putative agreement with Borough President Stringer or the modest modifications made by the City Planning Commission.

SHADOWS AND ZONING

In particular, I am very concerned about the vast increase in shadows and the loss of natural light that the Plan, if allowed to go ahead, would cause. To approve the plan and, specifically, to approve the rezoning from residential to commercial requested by NYU, would be to simply ignore the primary reason that the historic Zoning Resolution of 1916 was passed in the first place, namely, to give the denizens of Lower Manhattan protection against loss of natural light caused by the unrestrained building of massive towers there. If this could happen in WSV and Silver Towers, it can surely eventually happen wherever there are "tower in the park" residences in New York City. (Maybe Stuyvesant Town will be next).

The 4 towers NYU wants to build on the super-blocks will, as NYU has acknowledged, leave the LaGuardia Corner Gardens at the intersection of LaGuardia Place and Bleecker Street in almost constant shadow, and thus worthless as garden space, (except possibly to grow mushrooms), and cause

hundreds of people who live in the interior part of the WSV complex, on all but the highest floors, to experience their residential lives as those of troglodytes, whatever the time of day or season. The zoning laws, if nothing else, are meant to protect City residents against such loss of light and air. I implore you to say absolutely no to NYU's outrageous attempt to do away with our existing precious residential zoning protections in the Village.

OPEN SPACE and WSV Children's Playground

My second major concern is with the part of the Plan that would destroy the beautiful, tranquil and renowned roof-top garden in the center of the WSV complex, widely known as the Sasaki Garden, and the Children's Playground to the immediate east of the Sasaki Garden, known as the "Key Park". To destroy the former would be an act of total philistinism, unworthy of any institution, let alone one that holds itself out to be a university proud of its self-proclaimed "green" credentials. To destroy the latter, the enclosed Children's Playground, even if only in 10 years time, would also be a devastating blow to the quality of life in our residential community.

As determined by CB2, the area covered by CB2 has a smaller ratio of public open space per resident than any other part of the whole of New York City, with just one exception. (In this connection, please do the sensible thing and cast of cold eye over NYU's patently and embarrassingly jesuitical arguments for the conclusion that building millions of additional square feet on the 2 super-blocks miraculously ends up by creating more "open space" than existed before! So, please, just say "No" to the so-called "Boomerang Buildings" designated as the"LaGuardia" and "Mercer" Buildings in the most recent iteration of the NYU Plan. Please save the hugely popular Children's Playground, that serves children of the Village as well as Soho, and the superb Sasaki Garden along with its mature flowering dogwoods, Washington hawthorns, japanese higan weeping cherry trees, flowering crabapples, japanese maples, rhododendrons, azaleas, juniper hedges and superb avenues of London plane trees running on the north-south axis along both sides of the Sasaki garden along a part of the old pre-1959 street grid that NYU also seeks in its Plan to erase.

On the Sasaki Garden, see "Rehabilitation Plan for The Garden, Washington Square Village, New York University", by Ellen Jouret-Epstein, Department of Landscape Architecture and Regional Planning, Amherst, MA (1959). Copy attached in package to follow.

See too my article in the Villager, Vol. 79, Number 46, April 21-27, 2010 entitled "Don't Destroy our Oasis in the heart of the Village" in which I publicized the

designation of the Sasaki Garden by the Cultural Landscape Foundation in their list of culturally significant urban landscapes that are currently at risk. Copy attached in package to follow.

HEALTH AND SAFETY CONCERNS

There are serious health and safety concerns about the Plan that NYU has failed to address anything like adequately. Most notoriously, the Plan envisages turning the 2 super-blocks into an enormous noisy and dirty construction site for about 20 years. This is an intolerable prospect for the thousands of residents of the super-blocks as well as an entirely disrespectful stance towards the many NYU faculty members who live in WSV and Silver Towers. The dust and noise will be unbearable and dangerous to the health and well-being of the residents and those who work here. NYU has apparently offered to install thicker glass windows and special A/C covers into some of the apartments to mitigate these problems. But even if such measures might reduce some of the construction noise and dust, how will that help with all the dust caused by heavy construction if we want to go out or even onto our terraces or breathe without masks over our faces for the next 19 or so years? Please ask yourselves what you would feel about a plan that made you live in a construction site for 20 years for scant or ill-defined beneficial private purposes? If NYU gets its way, many faculty members will leave, especially those with young families who do not want to expose their children to such living conditions throughout all their childhood years. Recruitment of outstanding young faculty members will become much more difficult. NYU's Plan will thus not truly benefit NYU itself, or New York City in general, because it will kill the Village goose that lays the golden egg.

FIRE LANES

Another less obvious but equally serious health and safety concern is that NYU's Plan apparently does away with the two fire lanes that exist between 2 WSV and 4 WSV and Mercer Street. WSV's 2 unusually long buildings have entrances that only permit the entry or egress of vehicles of 10 feet of height or less under them - far too low for for fire engines to enter or exit. For that reason, there has always been clear entrance and egress for fire engines through the existing fire lanes, and even quite recently, when the strip of land owned by D.o.T. along Mercer Street between West 3rd Street and Bleecker Street was enclosed to create the LMNOP play area, the Fire Department stipulated that gates be installed to permit fire trucks to access or exit from these fire lanes onto Mercer Street. On the current Plan, NYU has turned the northern fire lane into a "tricycle park" with trees in the way of any means of entry or egress there. This surely must not be permitted. Say no to destroying the existing fire lanes in

the WSV complex. NYU must go back to the drawing board at the very least in this respect so that it is absolutely clear how fire engines could drive into and out of the areas that are now fire lanes to access apartments in the interior parts of WSV.

TRAFFIC CONGESTION ON MERCER STREET

There has, in my view, also been inadequate analysis of the effect of the Plan on traffic congestion, both during and after the projected 19 year construction period. The so-called Zipper Building will apparently accommodate, inter alia, a new supermarket, (to replace the Morton Williams supermarket that will be destroyed under the Plan when NYU builds the "Bleecker Building"), a very large and academically unnecessary hotel, a huge new theater (according to Mary Campbell Schmidt, Head of Tisch School of the Arts, at a public hearing at PS 41 earlier this year), and a gym below ground level. However, this will surely mean that there will be heavy delivery trucks, big buses for the visiting university teams, taxis with hotel guests and theater patrons, construction vehicles, and regular downtown traffic all vying for space on the quite narrow downtown lanes that currently exist on Mercer Street between Bleecker and Houston Streets. Even when the construction is finished, this will be a traffic nightmare as NYU does not even seem to have planned to have loading docks for the deliveries to the promised supermarket there, let alone turning spaces for trucks to unload. (This stretch of Mercer Street is already very congested sometimes, especially when buses/coaches of visiting sports teams park there for access to the existing Coles Gym, which apparently will have some sort of replacement in the proposed Zipper building).

Since NYU has not said exactly what will be housed in the Zipper Building beyond those uses mentioned above, it is hard to know how to even construct a satisfactory analysis of the impact of the Plan on traffic on this small stretch of Mercer Street, although what is known permits one to reasonably conclude that the effect on the traffic flow there and down into Soho will be simply appalling, both during and after construction. So please consider also "zapping" parts of the Zipper Building from the Plan, until modifications to the Plan and a proper analysis shows that the traffic flows down Mercer Street and down into Soho will be tolerable for residents and any normal passing users of this important route downtown throughout the construction period and on beyond 2031.

The NYU Plan also calls for the elimination of almost half the parking spaces in the underground parking garage of WSV. The elimination of these spaces will likely increase the number of vehicles that circle around the northern super-block looking for somewhere to park thus further adding to fumes and congestion in

the immediate area long after the construction is finished.

ALTERNATIVE LOCATIONS AND JOBS

Early in its presentation of its Plan, NYU has a chart showing how much less space per student it has than those at universities such as Princeton and Yale. But these institutions are in relatively small towns with lots of country around them, not in a highly successful residential and historic part of a major world metropolis like New York City. NYU should recognize this reality and come to terms with it, not by trying to shoehorn millions of square feet into the already congested two super-blocks and thereby destroying them as a livable residential area of the Village, but by improving the City by expanding elsewhere, such as in downtown Brooklyn where NYU already has a science presence in an up-zoned area, or in the Financial District, where NYU is needed and very much wanted, according to Julie Menin of CB1.

If NYU were to expand by building in the Financial District, Brooklyn or some other up-zoned area of the City in need of development, there would be plenty of jobs too, so NYU's much vaunted, but entirely specious, argument from the creation of jobs is of no avail either in this debate, so should be entirely ignored.

GREEN "STRIPS" FOR PARKS DEPARTMENT

I am in full agreement with CAAN's position that there should be no taking or using of the publicly owned "green strips" between Third Street and Bleecker Streets and Bleecker Street and Houston Street along Mercer Street and La Guardia Place. These strips, that are currently owned by the City's Department of Transportation, are precious open spaces to the local residents, where true green open space, as opposed to dark concrete plazas with a few etiolated plantings, is a rarity. These strips really belong under the jurisdiction of the Department of Parks ("Parks"), not the Department of Transportation, and should be transferred to Parks to preserve this precious open green space for future generations to enjoy.

Conclusion: Please send the plan back to the drawing board. Make NYU explain why they claim to need more space but at the same time plan to bring in hundreds of extra students into the superblocks. Make NYU exactly how they will pay for this 20 years of construction.

At the very least, Save the Sasaki Garden, the Children's "Key Park" and all our other precious green spaces for future generations to enjoy.

My sincere thanks for taking the time to consider all the points made above.

Sincerely,

Susan Taylorson Ziff

4 Washington Square Village, Apt. 6H, New York, NY 10012

For The Record

I strongly oppose the approval of the NYU construction plan. It takes public space and park for private use without providing any public benefit. It will bring disruption to a residential community for a 20 year period and upon its completion overburden the infrastructure of the area. If NYU wishes to expand there is ample available space in the financial district which has indicated they would welcome the university. I've worked for two academic institutions that have campuses scattered throughout the five boroughs with multiple locations in Manhattan, and it has not worked to their detriment. The faculty don't want this plan, the students don't want this plan and the neighborhood doesn't want this plan. I ask that the City Council reject it in its entirety.

Shelly Warwick
183 Thompson Street, Apt. A3
New York, NY 10012
swarwick@sprynet.com

F.T.R.

June 29, 2012

The truth is in the money!
NYU expansion plan.

I think we are looking at the proposed NYU expansion from entirely wrong perspective.

NYU is demanding expansion based on what right?
NYU is demanding expansion because we are living in competitive capitalist world and we should all be fairly and equally treated under the rules of free trade? Right?

Now look at the deal on the table:

NYU is offering to take over billions of dollars worth of NYC real-estate. You can calculate almost exact amount by figuring sq. footage multiplied by sq. price of added. (That is the effect of changing the zoning, which was meant to protect the village. Nobody is so far suggesting that we build a campus in Central Park which would be also very pleasing and convenient environment for students and very lucrative for the developer. In my view the NYU proposal is not much different than that, except that open spaces are scarcer downtown.)

What is NYC and village community, who is entitled to be compensated according to a fair market value, getting in exchange? (We invested in quality of life when we moved into village; we paid for it when we bought property in the village. NYC and the community have ownership of this property, via zoning, not NYU.)

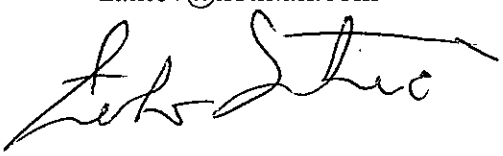
We are compensated by 30 years of massive construction, noise, destruction of environment, pollution and onslaught of masses of new inhabitants, unsustainable new traffic, impossible parking conditions, loss of open spaces ... in other words serious deterioration of standard of living for all the residents of the village and serious deterioration of this historic district of NYC and its character.

Now the issue of corruption of the system:

It is obvious from the above that nobody in the village being in right state of mind would support such a deal. However, the board we elected to protect our interests voted almost unanimously for expansion, voting against our vital interest.

It is obvious that the board was corrupted by NYU. The issue should be investigated and responsible brought to justice. That issue is even more important than this disaster looming over the village community because it strikes at the core of our system of governance.

Zarko Svatovic
250 Mercer Street
NYC, NY –10012
zaktov@hotmail.com



Testimony in opposition of NYU 2031

For the Record

The Garden is nature in the city. It is nearby nature for Washington Square Village (WSV) and community kids. Children regularly use the garden, in addition to adults. "Direct exposure to nature is essential for healthy childhood development and for the physical and emotional health of children and adults" argues Richard Louv in *Last Child in the Woods: Saving Our Children From Nature-Deficit Disorder*. The Garden provides opportunities for more imaginative and unstructured play in contrast to formal playgrounds. It is the backyard for so many children. Children find bugs, watch birds, chase squirrels, track chipmunks (a chipmunk was sighted by two different people this spring), gaze at butterflies and bees, climb trees, imagine bear dens and pirate forts in the shrubs, stage performances on the concrete platforms under the dogwood and roses, run though the leaves in the fall, pretend the fallen crabapple petals are snowflakes, and more.

Formal playgrounds do serve an important role in childhood development, too. Children develop physical agility and social skills as they navigate the various jungle gym equipment. Luckily, the children of WSV and the community have access to both the Sasaki Garden (1/2 acre) and the Key Park (1/2 acre) sit on either side of what was once Greene Street. Children can move easily between the garden and playground -- there is a ramp on the eastern side of the Garden and two short staircases. The presence of both the garden and the playground means that different forms of play are available to children of temperaments and ages. On a given day, a child can have different outdoor and nature experiences.

The Garden -- and its partner in play, the Key Park -- are critical elements of what makes Washington Square Village and Greenwich Village "greener and greater" communities, to borrow language from Mayor Bloomberg's PlaNYC. These green, open spaces encourage people to stay here, to grow roots here; part and parcel of a livable, sustainable community and city, too.

Georgia Seamans
6/29/12

For The Record

City Council Public Hearing Testimony **June 29, 2012**

My husband and I *love* the Village. Almost to a fault. Its quaint quirkiness and charm are what have kept us in a 750 square-foot one-bedroom walk-up—*top story*—where we've raised our two sons. Our apartment is small, but the vista—overlooking the Time Garden and the splendid community gardens just to the north, where the occasional rooster takes up residence—give our home sunlight, a sense of expansiveness, and a very rare thing in the city: a connection with nature. Over the years, we've watched as the trees across the way have grown from well below our fifth-floor window to just about level with it. A bit farther east, our boys have spent many happy hours in LMNOP Park on Mercer Street, learning to ride a bicycle, playing ball, or just having fun with friends. But NYU's plans for the neighborhood—a neighborhood in which my family and I have lived for over 25 years—threatens to destroy the character of the place, the very spirit and scale that make the Village, the Village.

Unfortunately, the university's current, only modestly diminished plans, do not display good custodianship of the neighborhood that it, too, calls home. Rather, NYU's plans could well inexorably alter the area's essence by obliterating gardens, putting up four substantial buildings, and turning the area south of Washington Square Park into a 20-year construction zone. As someone who works at home two days a week *for the quiet it allows*, I am not looking forward to what such a future would hold.

In the past when people would ask where I live, I would joke and say that I was an NYU townie. Now, I really feel that label, with all the friction that the town vs. gown scenario implies. I'm hoping that the City Council will stop NYU's plan in its tracks, allowing those of us in the neighborhood to stop feeling like townies and start feeling like villagers again. NYU has to realize that it is a *part* of the Village mosaic, not the whole thing. It is a *part* of New York; one of many parts. To quote an NYU student with whom I was speaking recently, "I didn't come to New York for NYU; I came to NYU for New York."

All that said, in the unhappy event that this expansionistic juggernaut cannot be stopped (or at least significantly reined in), it is essential that NYU make good on its commitment to creating a new supermarket so that there is *continued and uninterrupted access to a grocery store in the neighborhood.* Speaking for myself and what I imagine is the case for at least some of my LaGuardia Place neighbors, my small kitchen is not set up for once-a-week excursions to some far-flung supermarket, nor is my wallet set up for visits from a service such as Fresh Direct. Rather, I count on the proximity of our local store for several trips a week as space allows.

In closing, let me say that I am by no means globally anti-expansion. Quite the contrary, as the wife of an architect, I appreciate that growth, in its proper place, can be very good, and is sometimes very necessary, if not beautiful. But *also* as the wife of an architect, I've learned about the importance of contextualizing buildings, and of making sure that any new structures work *within* the local vernacular—*not* change the language.

Thank you very much for having taken the time to read this letter, and thanks, too, for your efforts on behalf of the city. And please, **VOTE NO** on NYU's revised though still massive proposed expansion plan in the Village.

Sincerely,
Hope Lourie Killcoyne
500 LaGuardia Place
New York, NY 10012

For The Record

I have lived in the South Village for the past 20 years and I say NO to Sexton's NYU expansion plan! How DARE he? And how dare those city officials who approve the plan. The people against it are the MAJORITY. WE vote for those officials and expect them to represent US. We are tired of being blatantly ignored. We are outraged in fact. The City does what it wants no matter what the people want. The audacity. The arrogance. We, the PEOPLE are sick of it! We demand to be heard. We demand to be listened to, and by virtue of the fact that we vote for YOU, we demand that the entire Sexton plan be said NO to!

This is our city. We vote. We pay taxes. We work here. We play here. We walk our dogs and raise children here. We are not nothing. Our lives will be disrupted for the next 20 – 25 years. And for what? So that one arrogant egomaniac, a fistful of other NYU staff and this mayor and his minions can ruin the village? It's called The Village for a reason. It's not and shouldn't be a small city just like every other city on the globe like everywhere else. Didn't we suffer enough trauma after 9/11? Shame. Shame on those that approve this plan and inflict more trauma on those that have already suffered more than their share.

Stand up, do the right thing, and say NO to the Sexton Plan!

Jen Senko
6/29/12

CB-2 statement to the City Council Land Use Committee regarding public open space in the NYU Expansion Plan. Tobi Bergman (917-440-5449)

On December 5, 2010, the five local elected officials representing the development area for this project stood in front of the LaGuardia Statue and committed themselves to protecting seven city-owned strips of open space on the NYU super blocks. Our council member Margaret Chin said "The elimination of these green strips would change the nature of this community for the worse; it would turn large portions of these blocks from open space to dense building and reduce what little green the neighborhood enjoys."

These properties are public open space and are protected by the doctrine of public trust. Private acquisition requires state enabling legislation and a trade off for new publicly owned open space. The commitment made by our elected officials should be honored by the council.

While NYU has dropped plans to acquire the two larger strips on the north super block, their plan would largely convert these two important park areas into campus access areas. NYU proposes its massive "Zipper Building" to occupy the full area of the equivalent of a New York City block. The proposed footprint includes the city-owned strip on Mercer Street between Houston Street and Bleecker Street. This strip in its current design includes a playground, a sitting area, and a dog run. CB 2 opposes the construction of the Zipper Building, but if it is approved, it must not be allowed to extend over the public open space.

NYU falsely contends that their proposed project will increase and improve publicly accessible open space. This fails the laugh test. They plan to build two huge buildings on what is now publicly accessible open space and when they are done they say they will have more and better public open space. The calculations for their EIS were overly technical and flawed. For example, they do not include the Key Park in the calculation of existing open space that will be lost. This is one of the most popular children's

playgrounds in the Village, and they exclude it because its use is restricted to families living in a very large neighborhood catchment area. The substitute playground is inappropriately sited with access only through the campus area in a location that will be entirely shaded by existing and new towers. They do not include the publicly accessible lawns around the Silver Towers graced by Picasso's Sylvette sculpture or the lovely adjacent Oak Grove because there are no benches there, improperly ignoring the long seating wall that serves both areas. They do not include Sasaki Gardens, a historically significant and publicly accessible open space because at some time they chose to install gates there, even though the gates are not locked and the area is fully accessible to the public. They do not include the spectacular LaGuardia corner gardens, a treassured community use that will be destroyed by the shade cast from the adjacent Bleecker Building, even though its public use conforms to the Parks Department guidelines for volunteer gardens.

But they do include in their new open space calculations the inward facing campus sitting area that will be crowded with students from the huge new campus buildings it serves. The north block towers are specifically designed to embrace and own this space. An outdoor campus center where students can congregate is not a bad thing, but it is pure obfuscation to call this an improvement to public open space. The north block open spaces are designed to serve the new campus. They will not be used by the community.

As you have heard, we are most strongly urging you to disapprove any construction on the north super block. The plan is to build there a decade from now and NYU should return in 2020 with a new proposal if in the currently unknowable reality of the mature information age they still need new classroom space. If they do return, we would hope the proposed buildings would be placed in a publicly welcoming way with open space that has sunlight and is connected directly to the community it is meant to serve.

June 29, 2012

FOR THE RECORD

Anti NYU 2031 testimony

Dear City Council Members,

I am here today to state that I am completely opposed to NYU's pending expansion plan, but in particular, I am here to protest the destruction of the Washington Square Village Sasaki Garden.

The other day I took a stroll over to Washington Square Park where I was assaulted from all sides by bucket drums, discordant jazz combos, also with drums, and screeching trumpets. It was impossible to relax and escape from the insanity of the city.

So, I walked over to the Sasaki Garden, where I have been coming for 30 years. Before knowing its official name I called it 'The Special Place', because it truly is. I sat on a bench below the majestic willow tree and was able, at last, to be one with my thoughts. The sense of tranquility was amplified by the presence of beautiful birds, squirrels, butterflies and glorious, aromatic and colorful plant life. I have even seen bats here.

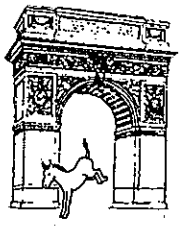
As I sat, I became overwhelmed with emotion, thinking "how could anyone possibly destroy this magnificent garden?" I felt sad not only for the people who use it but for all those animals who make it their home. Where will they go?

My sadness quickly turned to anger and I am here today fighting for the survival of our beloved natural treasure. Please do not allow NYU to destroy the Sasaki Garden and other green and open spaces in our neighborhood. For the health and well being of our neighborhood, PLEASE vote NO on the expansion plan!

Sincerely,

Valerie White 14 E 4th St -1103 NY, NY 10012

FOR THE RECORD



Village Independent Democrats
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New York City Council, June 29, 2012

STATEMENT IN OPPOSITION TO NYU 2031 PLAN

My name is Jonathan Geballe and I am the current president of The Village Independent Democrats, the longest-standing reform Democratic club in Lower Manhattan, and is based in Greenwich Village. VID unanimously opposes the NYU 2031 plan.

Today you have heard and will hear the many reasons that NYU 2031 is bad for the community and for the university itself (by the way I am an NYU Alumnus, class of 1987), and even bad for the City of New York. Rather than repeat all of these I will focus on just a few.

NYU has not addressed, and has not answered, how it will mitigate the tidal wave effect of introducing tens of thousands of additional students into our neighborhoods. We have nothing against students. But this flood of late teenagers and young adults will dramatically and fundamentally change the character of our community. No one who has ever lived with teenagers in a household – or has been a teenager – can deny it.

Even discounting the wall of buildings NYU intends to build, the mass of student life will transform the immediate area and will bring a resulting flood of sports bars, fast food restaurants and so on to support the student community. For people who live in the area, who raise their families, who shop, who work there and educate their young children, this will be an infusion of late night clubbing, a

transient population, and a mass of congestion and traffic – pedestrian, bicycle, car, bus. The late-night clubbing which already claims Bleecker and MacDougal will undoubtedly spread.

I will conclude with this thought: the rezoning that will permit NYU's plan to go forward from residential to commercial in the face of all community efforts to preserve the residential character of our streets – a character which defines Greenwich Village and has done so through its whole history – that rezoning, if allowed, will defile this special neighborhood character we fight to preserve. It is, unfortunately, another example of NYU not working with its community to preserve and protect it, but rather to push its own interest forward at the expense of the people, the place and its uniqueness. NYU seems determined to turn Greenwich Village into a university with a small community at its edges. That is not our history, and it should not be our future.

Jonathan Geballe
President, Village Independent Democrats.

For the Record

Eve Stuart
20 Fifth Avenue
Apt. 6E
New York, NY 10011
212-473-6627

I lived in the neighborhood of the superblocks for 38 years, and have watched as NYU has swallowed up more and more of the neighborhood. NYU used to pride itself on the fact that it had no campus, that the city was its campus. This is no longer true. NYU has become a dominant, overpowering presence in the Village and the character of the neighborhood is being lost.

Jane Jacobs understood so well what makes neighborhoods livable, what makes them work. NYU's plan would overturn the terms under which NYU was originally given this land and would fundamentally and forever alter the character of the Village.

The plan would turn the neighborhood into a 20 year construction zone. It calls for space equivalent to the Empire State Building to be added to the two superblocks. This would be absolutely disastrous, shifting the balance in a residential neighborhood. It would throw the remaining open space into permanent shadows. By NYU estimates, 10,000 to 12,000 more people would enter this area EVERY day. The increase in people and density would be absolutely unsustainable. The entire plan would be totally disruptive, and devastating to the community.

NYU, and the proposed changes by the City Planning Commission, do not begin to address community concerns.

There are better alternatives that would not destroy the community. One proposal is the invitation from Community Board 1 and the leaders in the financial district for NYU to expand there. This seems a perfect solution, bringing dynamic, vibrant life and large scale growth and development to a neighborhood that could use it, while protecting a neighborhood that cannot sustain the kind of onslaught the proposed expansion would entail.

Please vote NO to this plan and protect the character of a beloved Greenwich Village. I urge you to work with NYU and the community to develop a plan that is sustainable and right for the Village, for NYU, and for all of New York City.

Thank you.

Letter to NY City Council Members from LaGuardia Corner Gardens Chair: Sara Jones

Zoning exists for reasons that still exist, light, air and space. We oppose the rezoning of the superblocks. We are in a community that is under served by open space and we believe that Public Lands should remain Public and not given to the University.

The Stringer proposal states:

"The proposed 14-story Bleecker Building on the existing Morton Williams Supermarket site poses challenges. The 14 stories, as indicated in the DEIS, would introduce significant impact on current plant species at LaGuardia Corner Garden. The garden has a long history of over 30 years in Greenwich Village, and it is a symbol of positive civic engagement that should be preserved and celebrated. Efforts made by countless volunteers and nearby residents directly improved public safety and the local streetscape and, as a result, raised the profile of the neighborhood. Although the size of the garden is a fraction of the proposed development site, maintaining its vitality in perpetuity should be a priority."

LaGuardia Corner Gardens has repeatedly been approved by the Community Board for transfer to Parks during the last 20 years. It is time that the City respect the Community needs and transfer all DOT strips to Parks. All public land should remain public along LaGuardia Place, including the Community Garden and the Time Landscape, and all DOT strips along Mercer Street.

The Community has a long list of broken promises from NYU and we believe that the promise of a school on the Bleecker Street site is another farce. If NYU wants to give back to the community, there should be no time restrictions and no use restrictions.

Our Community Board 2 has heard the residents and voted against this plan. It's just too big and will forever change the landscape of Greenwich Village. The NYU faculty is against the plan, opposing the scale, the affordability and the turmoil that twenty years of construction will bring. We are hoping that the City Council will not approve NYU 2031.

Sara Jones: Chair LaGuardia Corner Gardens

171 Thompson St. NYC, NY 10012

212 533 0376

HISTORIC DISTRICTS COUNCIL

THE ADVOCATE FOR NEW YORK CITY'S HISTORIC NEIGHBORHOODS

232 East 11th Street New York NY 10003
tel (212) 614-9107 fax (212) 614-9127 email hdc@hdc.org

Statement of the Historic Districts Council
City Council
June 29, 2012
Regarding the New York University expansion plan

The Historic Districts Council is the advocate for New York City's historic neighborhoods. HDC stands with the Greenwich Village community leaders, residents, preservationists and others in opposing New York University's plans to expand in the designed open space and low-rise areas around Washington Square Village and University Village.

The plan would lift long-standing neighborhood zoning protections, open-space preservation requirements, and urban renewal deed restrictions in order to allow the university to build over 2 million square feet of space. This would tip the balance of this part of the Village from a low-rise, diverse neighborhood into a towering mass owned and run by a single entity. While the ownership issues are beyond the Council's oversight, the owner is now requesting permission to expand exponentially, and in doing so, invites scrutiny into this plan's broader effects on the life of the neighborhood and city. The effect will be monumental – in every negative sense of the word.

The proposed new development will blot out open space and hem in the already large towers of Washington Square Village and University Village. One of the few things that ameliorates the effect of the existing towers are the one-story structures and ample open space around them, which creates a precarious livable balance. While it may be argued that the tower-in-the-park model is out of context in Greenwich Village, removing the park for more towers certainly does not make the situation better. Rather, this plan will destroy this area's character, burying it under bulk. These new buildings will serve as monuments to the university's hubris and markers to a soon-to-be vanished neighborhood, transformed from a living part of the city into an all-but-gated private compound. This is not a sustainable choice for the long-term health of the area and it is not what this historic neighborhood should be become.

The protections and guidelines governing the development of the area were put into place for a reason. They have barely succeeded in retaining the urban character of the area in the face of the university's voracious real estate development appetite. This proposal seeks to dismantle these guidelines and lend brick to the university's development fantasies. If the university must expand to prosper, then it must look to areas where there's room to expand. This plan will not build up this section of the Village, it will break it. Please don't let this happen.



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

June 29, 2012

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

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

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

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

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

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union square PARTNERSHIP

unionsquarenyc.org

Union Square Partnership Testimony
In support of the NYU 2031 Plan
City Council Hearing
Friday, June 29, 2012

My name is Jennifer Terry and I am here on behalf of Union Square Partnership Executive Director Jennifer Falk to read the organization's testimony in support of the NYU 2031 plan. As many of you know, the Union Square Partnership is a community-based, non-profit organization that works to foster the best possible quality-of-life for residents, businesses and visitors in the Union Square-14th Street district, and I thank you for the opportunity to testify today at this hearing.

The Union Square Partnership membership includes the district's employees and businesses, medical, cultural and educational institutions. Our large institutions, including New York University, The New School, Con Edison and Beth Israel Medical Center, are all major economic drivers in the area and there is no doubt that their presence adds to the great strength and vitality of Union Square.

Over the past three decades, the Union Square district has undergone an incredible transformation and the investments made by NYU in the past decade or so have been a large part of the neighborhood's continued success. NYU serves as active community partner offering space for community gatherings and hosting events that are free and open to the public. NYU's students and employees, and the institution itself, spends significant amounts with our local merchants. And NYU and The New School are a leading source of new private investment in the area. The contributions of our large academic institutions cannot be taken for granted especially when times are tough as they have been in the last few years, and we must continue to make crucial investments, like the plan put forth today, to safeguard our City's future and grow its economy.

As you listen today, we urge you to think beyond the impact of just one neighborhood and understand the importance of NYU to the whole of Lower Manhattan and the City. We believe that NYU's plan will provide another important boost to the Union Square district and that the benefits this plan will bring will be great.

Thank you again for this opportunity to share our views with you today.

Testimony of the Real Estate Board of New York, Inc.
in support of the New York University Core Plan

June 29, 2012

The Real Estate Board of New York, Inc. (REBNY) is a broadly based trade association of over 12,000 owners, developers, brokers and real estate professionals active throughout New York City. We support the NYU Core development plan. REBNY believes that New York University's growth strategy is important for the future of New York City and Greenwich Village.

There is no doubt that higher education is a major driver of economic growth for our city and New York University is a major contributor to that growth, with more than 40,000 full- and part-time students. The yearly direct and indirect impact of NYU's Washington Square campus—including university and student spending—accounts for more than $2.25 billion in economic output in the city and nearly 25,000 jobs. The NYU Core plan will add to this positive impact, creating an estimated 18,200 construction jobs, as well as 2,600 long-term employment opportunities.

A study issued last year by the Appleseed analysis firm showed that Greenwich Village's economy is fueled by its academic institutions and of course NYU is the biggest school in this important neighborhood. Appleseed found that because of the presence of NYU and other institutions like the New School, Greenwich Village has an unusually high level of education among its residents, that higher education promotes new private investment in the Village and that the thousands of students generate commerce and trade for local businesses.

That is why NYU's expansion plan is so vital to the future of our city and this neighborhood. This proposal will help NYU meet the needs of its faculty and students, as well as its research and academic programs, while taking into account the unique features of the Greenwich Village community.

As you know, NYU is also investing in other parts of the city such as on Manhattan's east side and in Downtown Brooklyn. Nonetheless it makes sense for the university to utilize property it already owns in close proximity to its main campus. NYU has been working with the community and elected officials to design a comprehensive phased expansion plan and we urge the Council to approve their application. Thank you.

For The Record

Testimony to City Council Against NYU Expansion

~~City Council Speaker Christine Quinn~~
~~224 West 30th Street, Suite 1206~~
~~New York, NY 10001~~
~~fax: (212) 564-7347~~
~~email: speakerquinn@council.nyc.ny.us~~

June 29, 2012

Dear ~~Speaker Quinn~~ Members of City Council:

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

NYU's plan would overwhelm and oversaturate a residential neighborhood and turn it into a twenty-year construction zone. It would eliminate public park space and break the agreements under which NYU was given the formerly public land they now own which prohibits exactly the type of development the university is now proposing.

There are better alternatives for the city, for NYU, and for the Village if NYU is to expand. Community leaders in the Financial District have asked NYU to consider their area for expansion, where NYU's academic, cultural, and housing facilities would be welcome and are needed. Growth potential in the Financial District is nearly limitless, while historic and predominantly residential neighborhoods like the Village, East Village, SoHo and NoHo clearly have their limits, which NYU has more than met.

I have lived in the Village for 21 years, 19 of them two blocks away from NYU. I have seen the character of the Village change as NYU encroaches ever further into the neighborhood. I value having NYU as a neighbor, but I do not wish to live on an NYU campus of more buildings that block the light, don't fit into the character of the Village, and take over the beautiful and beloved public land that is supposedly ours in perpetuity.

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

Sincerely,

Katherine Wessling
176 Thompson St. #4A
New York, NY 10012

For the Record

Comments Opposing the NYU ULURP at the Hearing of the Land Use Committee of the New York City Council, Friday, June 29, 2012 by Constance Dondore, Coordinator, 15 Washington Place Tenants' Committee

My name is Constance Dondore. I am a member of the Community Action Alliance on NYU 2031 (CAAN) and the Washington Place Block Association, and I am Coordinator of the Tenants' Committee of 15 Washington Place., a building within the six block area immediately east of Washington Square Park where NYU proposed to create a C1-5 Commercial Overlay supposedly to enliven the streets and expand the retail. Fortunately for us, the Planning Commission recognized that we had an abundance of local businesses in the area and that there was no academic rationale for a zoning change.. It eliminated the Commercial Overlay from the plan and thus prevented a devastating commercialization of our neighborhood .

However, the Super Blocks were not so fortunate. Despite making some changes, the Planning Commission has left the bulk of the plan intact and if rezoning is enacted, it will devastate that historic residential neighborhood. The massive buildings and resulting density will overwhelm it—can you imagine the effect of 12-1500 new residents and 10-12,000 additional people daily in the area?

Commercialization is rampant throughout the proposals for the Super Blocks—retail on the first and perhaps second floors of Washington Square Village and on both the east and west ground floors of the Zipper building.

And 19 years, and most likely more, of continuous construction with noise, dirt, dust, dumpsters, jackhammers, traffic congestion, sidewalk sheds, closed traffic lanes and of course mice and rats will severely reduce the quality of life throughout the area. I know first hand what this is like. NYU has been demolishing, constructing and renovating in my area for the past five years and is still doing so to this day. How can the University ask its faculty. staff and students, to say nothing of the community residents, to live in a construction zone for decades?

Overdevelopment, overcommercialization, the overturning of deed restrictions, ravaged quality of life, the destruction of a historic Greenwich Village neighborhood-- all of these factors cry out for the City Council to say NO to this plan. We plead with you to say no. The Financial District is extending a welcome to NYU. Please point it in that direction or elsewhere in the city. But do not permit this plan to go through. Thank you.

Constance Dondore
15 Washington Place
New York, NY 10003
212-777-5533; cdondore@msn.com

Testimony of Maria Mizhquiri,
Mother of Patients Aboard the NYUCD Dental Van
Before the New York City Council
Subcommittee on Zoning and Franchises

June 29, 2012

Good morning, my name is Maria Mizhquiri. I am an immigrant from Ecuador and a mother of four. It is a pleasure to be here today to testify in behalf of the services provided by NYU Dental Mobile Clinic, Smile Faces, Going Places. I was fortunate to have enrolled three of my children with the NYU Dental Mobile Clinic. They have obtained preventive oral care at the NYU Mobile Dental Clinic and then referred to the Clinic in Manhattan for other services like braces. Because of the Mobile Dental Clinic, now my children have regular dental care at the Clinic in Manhattan. I and my children are very happy with NYU Dental services.

Testimony of Annette Davis
Parent Coordinator at PS/IS 295Q
Before the New York City Council
Subcommittee on Zoning and Franchises

June 29, 2012

Good Morning, Chairman Weprin and Fellow Council Members:

My name is Annette Davis and I am the Parent Coordinator at PS/IS 295Q in Queens Village and the former Parent Coordinator at PS 118Q in Hollis, Queens, New York.

Since 2003, I have worked closely with the NYUCD *Smiling Faces, Going Places* Mobile Dental Care Program to bring vital, preventive dental care to the children of Queens. In nine years, many children from our community have benefited from their invaluable services. In certain cases, the mobile dental van program is the only way that some children receive any dental care and become educated about the importance of oral health care. This program is vital to our communities in Queens, as well as across the city.

I look forward to continuing to partner with the NYU mobile dental van program in the future. I hope that NYU is not only able to continue to provide beneficial services to children and communities, but that they are able to expand their programs and services that benefit the people across the City.

Thank you.

AIA New York Chapter

Testimony before the
New York City Council Land Use
Subcommittee on Zoning and Franchises
on the New York University Core Project
(C120077MMM, C120122ZMM, N120123ZRM, C120124ZSM
L.U. NOS. 632, 633, 634, and 635)

June 29, 2012

The New York Chapter of the American Institute of Architects is pleased to offer comments on the New York University Core Project applications. The Chapter has its offices and exhibition space, the Center for Architecture, at 536 LaGuardia Place, immediately across from the Proposed Development Area and more specifically Washington Square Village. We have been neighbors of NYU since 2003.

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

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

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

In closing, we thank the New York City Council for the opportunity to provide comments on the applications for this important project.

Respectfully submitted,

Joseph J. Aliotta, AIA
2012 President

Rick Bell, FAIA
Executive Director

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www.aiany.org

4 the record

Statement from Rev. Pat Enkyo O'Hara 2 Washington Sq. Village #10V, NY NY 10012

Good day, my name is Pat O'Hara, and I have been a resident of Greenwich Village, for thirty years. I am a retired NYU faculty member living in Washington Square Village. I also am the abbot of the Village Zendo, a Zen Center with several hundred members, located in loft space on Broadway between Prince and Houston. I am here today to beg you to vote NO on NYU 's proposed construction and overcrowding of my neighborhood.

The prospect of crowding up to ten thousand more people in an already over-saturated neighborhood doesn't make any sense to me. There's hardly a city in the world that would agree to such a plan. Cities like London, Paris, Toronto, are all attempting to decrease saturation and increase green space, visual space, and air flow by decentralizing major institutions and placing them in less dense areas of the cities. The London Plan, the Berlin Plan, the Paris plan, they all seek more green space, more open space that enhances well-being by reducing density, and insuring visual 'breaks' that allow for sun and sky to be experienced within each set of blocks.

To transform the Village, a cultural destination, into an urban campus, a series of dormitories and classrooms with transient, temporary occupants, will destroy the layered, multicultural, uniqueness of the Village.

The proposed plan would rip out the Sasaki Garden, a significant art historical meditation garden, nominated for landmark status. It will eliminate the older children's skateboard, skating and bike-learning area, now home to neighborhood youngsters from 7-12. It would add huge buildings blocking air and sun and creating a wall of concrete along Mercer and La Guardia streets.

My main concern is for the wellbeing of those who will live and work and visit this neighborhood during the next 100 years. Will this part of Manhattan become over-crowded, noisy, over-built, with no sightlines of sky, of green, of birds and squirrels? Will it become another impersonal wall of buildings, with little sense of the natural world? What kind of heart and mind can survive such an environment?

I am aware that there are financial interests that may compel some of you to look the other way and concede to pressure. I beg you to consider carefully the wellbeing of this community, of this great city, and its future. Please do not bend to short-term gains that endanger the future lives of those living here.

For the Record

Madam Speaker and Members of Council-

Thank you for the opportunity to testify here today. I am the General Manager of Onegin with several employees located at 391 Avenue of the Americas. We share many of the concerns of Villagers for a Sustainable Neighborhood. Since we are a relatively new business in the neighborhood, we are particularly concerned with the unnecessary commercial development component of the plan.

We chose to open our business in Greenwich Village because of its character and historical charm which is a major draw for New Yorkers and tourists alike. NYU has certainly improved its plan, to the credit of Borough President Stringer and the City Planning Commission. However, many issues still remain. In particular, we are especially concerned that the plan in its current form will have a negative impact on small business.

Part of this negative impact will come through the proposed commercial space in the superblocks. This commercial space is unnecessary and could overwhelm the small businesses throughout the neighborhood. According to a recent survey of the neighborhood conducted by Villagers for a Sustainable Neighborhood, it was determined that Greenwich Village has over three times the commercial vacancy rate than that of the city.

- We ask that you work with NYU to remove the commercial overlay in the superblocks to refrain from overwhelming our community with this unneeded commercial development;

In addition, we are supportive of the other concerns raised by members of Villagers for a Sustainable Neighborhood, including:

- Reducing the height of the Houston Street portion of the "Zipper Building" to no more than 162 feet;

- Reducing the height of the remaining portions of the "Zipper Building" and the Mercer Building to match the height of the buildings on the East side of Mercer Street.

This common sense improvement to the plan will help to keep the university from overwhelming our community with unneeded commercial development.

Thank you,

Jacob Ryvkin
General Manager, Onegin NYC

MANHATTAN CHAMBER OF COMMERCE

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June 29, 2012

Testimony of Nancy Ploeger, President, Manhattan Chamber of Commerce,
Before the New York City Planning Commission
For the Public Hearing on the New York University Core Project

Chair Burden and Fellow Commissioners

As you know, MCC is a membership organization made up of businesses throughout the Borough of Manhattan, and acts as a community resource and voice for our local businesses. We are writing in support of New York University's *NYU Core* plan and I would like to tell you why MCC and Manhattan-wide businesses support this proposal.

I don't think anyone could imagine NYC without NYU. From the chamber's point of view, NYU's 16,000 employees and 55,000 students provide economic lifeblood for our city. It is estimated that NYU's Washington Square campus directly and indirectly accounts for more than $2.25 billion in economy activity every year and nearly 25,000 jobs. This projection can only be amplified by its presence in other areas of Manhattan.

While the impact is greater at certain times of the year, the overall impression and benefit can be felt year round. During spring commencement, some 30,000 people spend time in the Village and another 15,000 visit during fall semester back-to-school days. And the university hosts more than 50,000 prospective students and families every year for information sessions and tours. All these visitors shop, eat, relax and take in the sites throughout Manhattan that means they are spending money at local member businesses and strengthening our city's economy.

MCC believes that *NYU Core* is important for the economic future of NYC and specifically Manhattan. In these tough economic times, the creation of jobs, research dollars flowing into the city and investment in the Borough all make the NYU Core the right idea for our members and for the City overall. MCC looks forward to the next 20 years and we know that great City's need Great Schools and this expansion will continue to allow NYU to be a great University for now and well into this century.

The MCC also values the long-term vision and commitments incorporated into NYU's 2031 Plan. This example of far-reaching leadership sets a great example for all of us doing business in New York City.

We hope you will take our comments and suggestions into consideration as you review NYU's proposal.

Sincerely,

Nancy Ploeger
President
Manhattan Chamber of Commerce

Testimony of Constance Robinson-Turner
Program Administrator, Mobile Dental Van
New York University College of Dentistry
Before the New York City Council
Subcommittee on Zoning and Franchises

January 29, 2012

Good Morning Chairman Weprin and Fellow Council Members,

My name is Constance Robinson-Turner and I am the Program Administrator for NYU College of Dentistry's Mobile Dental Van. Thank you for providing me with the opportunity to discuss some of the work NYU does in the greater New York City community.

Now in its twelfth year of operation, NYUCD's *Smiling Faces, Going Places* mobile dental care program continues to have a direct impact on alleviating the crisis many low-income children have in accessing quality dental care. The dental van provides treatments at elementary schools, child care centers and at community events throughout the City. Using state-of-the-art equipment the services provided include examinations and necessary x-rays, preventive services such as cleanings, fluoride treatments, sealants and oral hygiene instructions, and fillings and simple tooth extractions. In addition to the van, the NYUCD pediatric dental clinics provide oral health care to children and many are treated free of charge. Throughout 2011, over 12,500 children and adolescents citywide were treated on the mobile dental van and at the pediatric clinic.

As many of you know, we work to coordinate with Council Members across all five boroughs to schedule the mobile dental van in school districts, bringing care to children in federally-designated, medically-underserved areas. We truly appreciate the Council's continued support of the mobile dental van program and the pediatric dental clinic, especially the funding for a new mobile dental van.

I speak about the mobile dental van program today as it is just one example of the great work NYU does through the City to provide services and interactions among its students, faculty and staff and the greater community. For many of our patients we are their first experience with a dentist and through this encounter we are helping to create good oral health care habits that can last a lifetime. Many of the children share their experience on the dental van with their parents or guardians and soon the entire family is receiving dental care. Truly we are making an impact on many New Yorkers one smile at a time. As you can see from these examples, NYU not only interacts with the community, but it is a vital component to a thriving City.

As I mentioned, the mobile dental van is just one example of the way NYU collaborates with the City in a critical public health partnership. By allowing NYU to grow, both physically and programmatically, the University will be able to continue to provide, and expand upon, the opportunities and services we offer to the city. Therefore, I urge you to support NYU in our efforts to expand and enhance the positive impact we have on neighborhoods all across the city.

I thank you for the great work that you all do for this City and am grateful for the opportunity to speak in front of you today. Thank you.

Testimony of Malina Webb, NYU Student Senators Council Chair
Before the New York Council
June 29, 2012

Dear Chairman Weprin and Fellow Council Members,

My name is Malina Webb and I am a rising senior at New York University. At NYU, students notice the lack of space. Speaking as a student, I have seen this first hand. I am a resident assistant at a freshman hall and I see students studying in the hallway, in abandoned corners on the basement level and in the dining halls and common space. Even with these nontraditional methods, I still hear complaints about the lack of space and the need for more studying, group meeting and collaborative spaces. I sat on a focus group about Community at NYU last year, and many students echoed similar thoughts, and stated that more common space would encourage interaction and promote community amongst the large student body.

Come finals and midterms, students in the library jockey for space. If a student is not at the library at the right time, they may have to wait hours for a new space to open. This may seem ridiculous, but during these high traffic times, it is not uncommon. The student body requires more space for academic pursuits.

NYU also has a vibrant student life, and the healthy protests and community events like the Strawberry Festival do not go unnoticed by the Village Community. On these occasions, the NYU requires space to expand current extracurricular programs and student activities, events that benefit both the students and the community at large. Some students volunteer and work in the community, as I have my past three years here, at places like God's Love We Deliver and many other service organizations.

To continue on a personal note, I babysit for many residents of the village community. I understand what it is like to live near this university and I have seen many positive impacts from my community interactions. Most residents are happy to have an intelligent babysitter who resides so close to home and is readily available. Many of the kids in the community look up to and aspire to be students at NYU.

The students are just looking to continue doing what we have done as a part of the University, to continue to grow and learn at this place of learning. The University has been a part of the village and the village is an integral part of the locational endowment of the University.

Thank you,

Malina Webb
5 University Place
New York, NY 10003

Enid Braun, President
Lower Manhattan Neighbors' Organization (LMNO(P))
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Enidbraun@earthlink.net

To the City Council:

I am the president and a founding member of Lower Manhattan Neighbors' Organization (LMNO(P)), the not for profit that raised $200,000 to create Mercer Street Playground. We worked nearly a decade to finally see its official opening in May 1999, when our children were already too old to use it. We saw the project through because we believed that the park would exist for future generations. We argued then for all the public lands to be transferred to the Parks Department, but NYU blocked the transfer. NYU's current disingenuous support for Parks status for the two North block strips obscures the fact that the playground will cease to exist. What would be transferred to Parks after NYU is finished will in fact be NYU's entry plaza with a little greenery. A toddler "tricycle park" does not serve the needs of older children to have a space to run, play ball, or ride a bike.

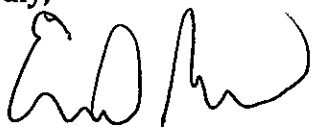
The open space loss report produced by the Hunter College Center for Community Planning and Development, which LMNO(P) co-commissioned with LaGuardia Corner Gardens, proves that NYU's proposed expansion will reduce already-scarce open space in the area. These open spaces were lovingly created and nurtured by decades of volunteer hours and dollars, sustained by a belief that citizen engagement can help community and the City.

The Council is considering, along with other major impacts of the rezoning, whether publicly owned lands will be handed to a developer with a dismal history of broken promises and commitments. Coles Gym, built in 1979, was allowed by a variance approved by the community board because NYU promised to provide alternative public space. 33 years later NYU disregards these promises. It is not difficult to imagine that in 2045, when the last non-NYU rent stabilized tenant in Washington Square Village and most of the rest of us are dead, that the then-commercially zoned north block could be completely razed, the remaining tiny public lands absorbed by as-of-right additional building footprints.

This ULURP, if approved, will destroy the neighborhood in fact, as well as any faith in process and representative government. I plead with you to stand with Community Board 1, who would welcome an NYU presence, Community Board 2, who oppose an expanded NYU physical footprint in the Central Village, a majority of NYU faculty, the 1400-member NYU clerical union, many of its students and alumni along with current neighbors and those of us who gave years of hours of sacrificed personal time and energy to preserve and improve open, public green spaces.

Your vote will send a message whether the public's voice matters.

Yours truly,



Enid Braun

FOR THE RECORD

Hugh Gran
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718-300-1246

RE: NYU2031... NO!

The concern is many fold regarding this potential 20 year double super block project Known as NYU 2031. There has been much talk about the 'job creation, and NYUs natural need for more student housing and campus expansion', but no one is seriously considering the financial impact on the diverse, small scale, healthy neighborhoods and business that already exist. These interconnected economies depend on each other's health.

A great part of what keeps them healthy is the cross directional pedestrian traffic. residents and tourists enjoy the green and open spaces that surround the main thoroughfares connecting north of Washington Square Park to all points south down into SOHO and further. It acts as the vital link for business to flourish north, south, east and west of this hub like area of the Village, and has nurtured growth even in these recent hard times.

The beautiful pedestrian ways of LaGuardia Place, Mercer Street, as well as West 3rd street, are those vital links. They are green and open, mixed with community gardens, open green walk ways, community dog runs, parks for children and families, and more. These green spaces and their surrounding communities, the "towers in the Park" that are Silver Towers, and Washington Square Village allow for large open areas of light to wash through the neighborhood throughout the day adding to it's lure and sunny disposition. It's this uniquely urban natural balance of the old scale neighborhoods and new scale super blocks, that has shown great growth for over 30 years. It's what Jane Jacobs defined as vibrant "mixed-use districts" at it's best.

This 2031 plan in all its forms would lead to the decay of all this. First is the zoning; turning this area to commercial zoning is dangerous enough, but 20 years of non stop construction? On a back to back two super block radius? Centered in a MULTITUDE of inter connected dense neighborhoods? Healthy neighborhoods dependent on these very vital, very healthy causeways?

In the short run, it would mean the eventual destruction of most of the green spaces as they are currently accessed and used by the public and community; the loss of safe playgrounds for children and families, no more community garden, uprooted trees, the loss of a healthy middle class markets and business, and so on.

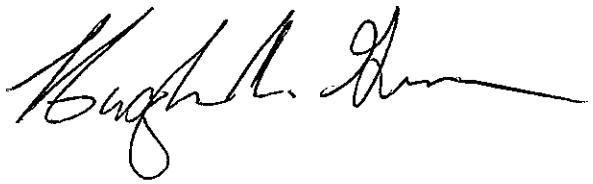
In the medium run, it means a steady devaluation of NON NYU prime real estate that home owners, tenants and landlords, along with a diverse business community have

helped nurture. It would put stress and increase health risks on the entire community, especially our many seniors, the sick and affirmed, and families with children. All the way to the end, The vital pedestrian walkways as we know them would be lost, and all the surrounding healthy communities would suffer in every direction.
The Long term damage is this disconnection of these diverse interdependent micro economies that flourish tougher right now. These massive structures that would fill these healthy spaces in ways that have not been welcomed by anyone in the community. They would fill every air space as well shadowing neighborhoods in every direction. In short, they would fill areas that were always meant to be used as open green spaces, and have flourished as such.

If we project even more long term, the consequences of these issues can be predicted by simple history and common sense. The 20 years of non stop construction would lead to decayed foot traffic as people would look for alternative routes around construction, dirt, debris, noise etc, this would harm all surrounding business and that economic effect would cascade outward. The new structures would further reenforce NYUs stature in the neighborhood filling every available space, and filling these new structures however they see fit.

The old patterns of pedestrian traffic, and even vehicular traffic would forever be permanently altered by these new structures, and zonings. The loss of open and green space would isolate the city from itself so to speak, leading to the degradation of nearby neighborhoods and tourism, and compelling walk around in excess of a few blocks, discouraging small business in the city, and only promoting NYUs presence and agenda.

It's safe to say this isn't just a temporary 20 year imposition on an already healthy yet vulnerable community, It is a permanent imposition, started with a 20 year noise dirt and pollution campaign. NYU has other options available and should be compelled go where it's welcomed as a good neighbor, and a responsible institution based in the City of New York.



Noticed sources:

http://en.wikipedia.org/wiki/Urban_renewal

"An example of urban renewal gone wrong is in downtown Niagara Falls, New York. Several failed projects such as the Rainbow Centre Factory Outlet, Niagara Falls Convention and Civic Center, the Carborundum Center, the Occidental Headquarters building, the Wintergarden, the Fallsville Splash Park, Aquafalls, several parking ramps, the Falls Street Fair/Falls Street Station and, along with a diverse cross-section of the community have

Robert Moses State Parkway, and the Mayor E. Dent Lackey Plaza closed within twenty years of their construction. Ultimately, the former tourist district of the city along Falls Street was destroyed. It went against the principles of several urban philosophers, such as Jane Jacobs, who claimed that mixed-use districts were needed (which the new downtown was not) and arteries needed to be kept open. Smaller buildings also should be built or kept. In Niagara Falls, however, the convention center blocked traffic into the city, located in the center of Falls Street (the main artery), and the Wintergarden also blocked traffic from the convention center to the Niagara Falls. The Rainbow Centre interrupted the street grid, taking up three blocks, and parking ramps isolated the city from the core, leading to the degradation of nearby neighborhoods. Tourists were forced to walk around the Rainbow Center, the Wintergarden, and the Quality Inn (all of which were adjacent), in total five blocks, discouraging small business in the city."

Also:
http://en.wikipedia.org/wiki/Cross_Bronx_Expressway

"Many have blamed the Cross Bronx Expressway for worsening the decay of neighborhoods in the South Bronx, with the prominent example being the neighborhood of Tremont. In Robert Caro's The Power Broker, the author argues that Moses intentionally directed the expressway through this neighborhood, even though there was a more viable option only one block south.[19] Many of the neighborhoods it runs through have been continually poor since before its construction, primarily due to the lowered property value caused by the Expressway. This is partially responsible for the public opposition to many other planned expressways in New York City that were later cancelled – in particular, the Lower Manhattan Expressway"

http://en.wikipedia.org/wiki/Zoning_in_the_United_States

Redlining
Main article: Redlining
Redlining began with the National Housing Act of 1934 which established the Federal Housing Administration (FHA) to improve housing conditions and standards, and later led to the formation of the Department of Housing and Urban Development (HUD). While it was designed to develop housing for poor residents of urban areas, that act also required cities to target specific areas and neighborhoods for different racial groups, and certain areas of cities were not eligible to receive loans at all. This meant that ethnic minorities could only obtain mortgages in certain areas, and resulted in a large

increase in the residential racial segregation in the United States. This was followed by the Housing Act of 1937, which created the U.S. Housing Agency and the nation's first public housing program—the Low Rent Public Housing Program. This program began the large public housing projects that later became one of the hallmarks of urban renewal in the United States: it provided funding to local governments to build new public housing, but required that slum housing be demolished prior to any construction.

Title One of the Housing Act of 1949 kick-started the "urban renewal" program that would reshape American cities. The Act provided federal funding to cities to cover the cost of acquiring areas of cities perceived to be "slums." (The Federal government paid 2/3 of the cost of acquiring the site, called the "write down," while local governments paid the remaining 1/3.) Those sites were then given to private developers to construct new housing. The phrase used at the time was "urban redevelopment." "Urban renewal" was a phrase popularized with the passage of the 1954 Housing Act, which made these projects more enticing to developers, by among other things, providing FHA-backed mortgages.

http://en.wikipedia.org/wiki/University_Village_(Manhattan)

How our Area was developed under past redlining, and development under Title One of the Housing Act of 1949

could only obtain mortgages in certain areas, and resulted in a large

CITY COUNCIL HEARING – 6/29/12

NYU 2031 EXPANSION PLAN For the Record

The Bowery Alliance of Neighbors opposes the NYU 2031 Expansion Plan, despite the City Planning Commission's minor modifications of this development. These modifications do not come close to addressing the serious concerns of the community. They are paltry concessions, considering that this would be the largest development project in the Village's history.

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

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

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

The Bowery Alliance of Neighbors is strongly requesting that the New York City Council vote "No" on the NYU expansion plan and that this plan should be developed in a more amenable area, where the height and bulk of this project would be more appropriate.

Jean Standish
Vice Chair
Bowery Alliance of Neighbors
jestandish@hotmail.com

4 the record

Comments to NYC City Council Hearing on the Sexton Expansion Plan 6/28/2012
Dr. William Fabricius, Psychology professor at Arizona State University, home owner in NY state, and part-time resident of Manhattan (currently 3333 Broadway Apt B9G, 10031)

1. There was at least a philosophy about urban planning in 1960 when the super blocks were built, which was that low, dense buildings could be replaced by a few separated high-rises that would open up light and space on the ground.
   That was not a very good philosophy (see Jane Jacobs (1961), *The Life and Death of Great American Cities*), but at least it balanced increases in density with increases in open space.
   The Sexton proposal increases density and decreases open space.
   It is worse than the bad urban planning philosophy of the 1960's.
   According to his logic, we should fill up all Manhattan with high rises. At Lincoln Center there's a big open space with just a fountain in it. If we're not willing to build a building on that plaza we should not be willing to do it on the open spaces in the super blocks.

2. NYU does not need to grow. A business might need to grow to reduce costs, consolidate operations, etc. but not a university. Harvard College has suffered no loss in quality in the last 20 years, but their undergraduate enrollment has been 6.500 all that time.
   A state university might need to grow to keep pace with the state population, as my institution, Arizona State University, has had to do in the last 10 years. But it has managed its immense and rapid growth by expanding into downtown areas 10 miles away (connected to main campus by Phoenix's first light rail service) and not into the historic residential districts around the main campus. There has been no conflict with the community, and a great benefit to downtown.
   NYU is a private institution under no mandate to serve the state, and it is located in one of the 3 or 4 most important neighborhoods in the United States. When it reaches its limit in that neighborhood, it needs to stop expanding and concentrate instead on the quality of its programs not on the quantity of its buildings. Again, Harvard College has done that. It hasn't added high rise dorms to the open spaces in Harvard Yard or to the residential areas around it. It hasn't needed to increase its undergraduate enrollment to do a better job of educating.

3. What does President Sexton want to do? Among other things, he wanted to build a hotel. A state university located out on a prairie might need a hotel, but this is Manhattan. He backtracked on that idea, which shows that it was not really needed. Maybe he planned all along to just use the hotel as a bargaining chip.
   The Sexton plan isn't a plan for urban neighborhood growth. A real plan would be based on solid principles that enhance the quality of urban neighborhood life and achieve multiple purposes and benefits. But the neighborhood has overwhelmingly told you that this proposal will do nothing good for the neighborhood and will harm it. The Sexton plan just seems to be "If there's an open space on the ground or in the air, I want it."
   Universities have had a tendency to grow just for the sake of growing. Adding bureaucracies and buildings has resulted in a meteoric rise in costs and tuition and debt. This era of unrestrained growth for the sake of growth is at the limit of society's ability to support it. Any expansion in that neighborhood should have to be justified as absolutely critical for the mission of the university and have the support of the community. Neither of those is true.

For the Record

June 29, 2012

New York City Council

Dear Councilmembers:

As a NYU faculty member and resident of Washington Square Village, I emphatically urge you to vote against the NYU 2031 Expansion Plan. This ill- conceived expansion will have a devastating impact on the people, natural environment, and culture of this community. NYU' s motto is "A private university in the public service". This 2031 Plan is a public disservice. As a health care professional, I am deeply concerned about the consequences that this 19 year continual disruption will have on the health and welfare of individuals, families, the community itself, and the environment. It is unconscionable of NYU to subject residents in this area to 19 years of unremitting destruction and construction with its consequent bombardment of noise, dirt, rodent infestation, disorder, physical, mental, and emotional stress. Living at this construction site may well be likened to living at Ground Zero for the next 2 decades. There will be nowhere to escape from it - including our very homes. Children will have to grow up in this chaotic, unhealthy atmosphere and the elderly will have to spend their remaining years in an environment of intrusion and disarray. And the destruction of natural life in the present Sasaki garden and other open spaces is inexcusable. We have an obligation to preserve our environment, not destroy it.

The means by which NYU is seeking to do this are equally disturbing. Lifting zoning requirements to preserve open space in one of the most park-starved areas in New York City, changing residential zoning to commercial, transferring public land to a private institution, and removing urban renewal deed restrictions, as NYU is requesting, is wrong.

NYU has other options for growth and expansion in the Financial District, Brooklyn, and even Governors Island and community leaders in the Financial District have already invited NYU to consider expanding there. As public officials, I am confident that the welfare of your constituents is of great importance to you. The NYU 2031 -20 Year Expansion Plan into the Washington Square Village and Silver Towers complexes would create unjustified environmental disruption, unhealthy living conditions, and undue stress on residents for many years. It will significantly destroy the quality of life of this community.

I implore you to take the strongest stand against the NYU 2031 Expansion Plan which may serve NYU's expansionist purpose but will destroy the health, vibrancy, essence and wellbeing of our community.

Thank you

Dr. Carla Mariano

Dr. Carla Mariano
4 Washington Square Village
Apt. 5T
NY, NY 10012

For the Record

Testimony before the New York City Council
Of Jules Martin
Friday, June 29, 2012

Chair Weprin and Honorable Members of the City Council – Thank you very much for permitting me an opportunity to testify today in support of NYU's proposal to develop new academic facilities in its core area.

I am Jules Martin, NYU's Vice President for Global Security and Crisis Management. I know you have many speakers today, so I would like to make two brief points: about the value of housing freshman in our core, and how NYU contributes to safety in the neighborhood.

I am charged with safeguarding all members of the NYU community; however, the University feels a special responsibility, of course, for its undergraduates, and particularly its freshmen. Each year, some 4,500 new freshmen join the NYU community, the vast majority of them coming from outside New York City. They are eager to be in our city, and as long-serving member of the NYPD, I know how lucky they are to come to a city as safe as New York has become over the last 15 to 20 years. But I also know how important it is for them during this time of transition – their first year of living away from home; really, their first year of adulthood –to live in close proximity to Washington Square. This is where their classes will take place, where they will study for exams, where they will participate in student clubs and activities, where they will use computers and the library, and where student support services are concentrated. That is why living close to the core is such a wise objective for our freshmen and one that is reassuring to them and to their parents.

I also want to take this opportunity to tell you about NYU's Public Safety Officers, and how these men and women contribute not just to the safety of NYU, but our entire neighborhood.

Altogether, NYU has over 300 trained, uniformed Public Safety officers– as large or larger a force of officers than many of New York City's police precincts. Every one of our student residence halls has a NYU Public Safety Officer on post by the door on a 24/7 basis, and most of our other buildings have a Public Safety presence from early in the morning until late in the evening. That trained, widespread presence not only enhances the safety of the NYU community. It also enhances the safety of the larger neighborhood. Our Public Safety Officers provide additional sets of calm, trained, professional eyes on an around-the-clock basis that ensures a quick response to any emergency. Our facilities also provide safe harbors for anyone who feels threatened.

In recognition of the importance of helping our freshmen make the transition to college in an environment they feel is safe, and in recognition of the contributions that NYU's Public Safety Department makes to the safety of the neighborhood, I strongly urge you to support the NYU 2031 proposals for NYU's core.

Thank you.

TESTIMONY of Dr. Stephen C. Frantz (Principal, Global Environmental Options, Longmeadow, MA) regarding New York University's CORE Project -- City Council Hearing, City Hall, June 29, 2012

My name is Dr. Stephen C. Frantz, Principal of Global Environmental Options (based in Longmeadow, MA), and former Director of the Vector Biology and Comprehensive Management Program for the New York State Dept. of Health (Laboratory of Zoonotic Disease and Epidemiology, Div. of Infectious Disease, Wadsworth Center).

Thank you for this opportunity to testify before you today regarding NYU's proposed expansion at their academic core near Washington Square. I appreciate the University's presumed need to expand, but the extensive nature of the proposed project concerns me particularly with regard to rats. Mice (including house mice) and various cockroach species are also of concern. My background in this aspect of public health is extensive.

I have been studying urban rodents, their ecology, and strategies for their management since 1965, both nationally (including, as technical consultant for the Centers for Disease Control; the US-EPA; and others) and internationally (as both a graduate student and, later, as a faculty member of the Johns Hopkins University Bloomberg School of Public Health; also for the World Health Organization; architectural firms; and others).

New York City's rats (also mice, and cockroaches) have been subjects of my research and advisory services since 1976. I have worked with the Dept. of Health and Mental Hygiene, various private agencies, building contractors and architects, non-profit groups, and the media. Much of my efforts have been devoted to the development and promotion of integrated pest management (IPM) policies and procedures; that is, management of pest species in and about our buildings with little or no dependency on pesticides and with minimal adverse impact on non-target species and the environment. With IPM, one primarily manages the environment in order to manage the pest or disease vector species.

In reviewing the NYU Core Final Environmental Impact Statement (CEQR No: 11DCP121M -- May 25, 2012), I have found a number of rat-associated issues that appear to have been overlooked or need further explanation. These will be discussed in my report, but only selectively and briefly mentioned here. Ironically, of the several hundred pages of the FEIS, the most "detailed" comments regarding rodents were found in the "construction impacts" section, and only with five vague sentences!

PROJECT DESCRIPTION

It should be noted that urban rats are very adaptable to changes in their environment. Thus, when their habitat is greatly disrupted by demolition and construction over the estimated period of 19 years of the NYU plan, they will move about as necessary to find suitable new resources for their main requirements: food, water, and shelter. For example, in a recent cursory inspection of the PDA, I found exposed garbage, water leaks, holes in building foundations, and plastic bags of food-soiled recyclables stored on the ground --- all quite suitable for rat exploitation. When a building is demolished or vacant lot excavated, the rats present will move outward in all directions possible to other resources which can involve nearby residences, businesses, and parks not previously infested. Urban Norway rats typically move about within an area of 200 ft diameter, but under stress, their movements can more than double to reach desired resources. Wherever they move, their numbers will expand to the extent allowable by available food, water, and shelter.

Some rats will also continue to live at or near a construction site in order to take advantage of the extensive resources provided, including: **food** scraps and spillage from workers, open dumpsters and trash barrels containing garbage; **water** in bins, barrels, and on the surface of tarps, construction materials, and on the ground; and **shelter** in mounds of excavated soil, among overgrown vegetation, under construction materials piled on the ground, under contractor trailers and sheds, etc.. In essence, if resources are there, the rats will find them.

OPEN SPACE

In the ¼-mile study area (perimeter of the PDA), the estimated current human population is comprised of 30,057 residents and 48,735 workers; this includes a few thousand children of age 4 and younger. In the few blocks in all directions are the people likely to be most intensely affected by the proposed project. These individuals could be subject to some form of damage regarding exposure to rats, including: nuisance (aesthetics and noise), economical (rats eat and contaminate foodstuffs, gnaw structures and household goods), and medical (psychological stress, bites, and disease). Young children and the elderly are especially vulnerable to rat bites. Of course, after the estimated 19 years of construction the human

population numbers would be greater as could be the risks of rodent/ human encounters.

SOLID WASTE AND SANITATION SERVICES

It is stated that DSNY currently collects solid wastes for residential -- all of University Village and Washington Square Village. Private carters collect for retail establishments. Garbage is to be placed outside for collection only on the day of collection; however, in the PDA it has been observed stored outdoors in plastic bags and in open bins on days other than collection day. Such practices feed pests and should be corrected because the ability to properly handle garbage, rubbish, and recyclables would become more complicated during and after the proposed NYU expansion.

It is reported that after construction is completed, on-site storage of solid waste (garbage and rubbish?) and recycling is to be managed by NYU, and it apparently would be adequate and accessible with the basement level(s) of the proposed buildings. Such indoor storage is a good concept, but is best done in pest-proof, refrigerated rooms to prevent pest access (including rats, mice, cockroaches, and flies) and to prevent putrefaction and its concomitant odor (an attractant to many pest species). No mention is made of pests, pest prevention, or odors, but should be addressed in considerable detail.

PUBLIC HEALTH

It is reported that "the proposed project would not result in significant adverse impacts in any of the technical areas related to public health". I found this conclusion rather presumptuous considering the reality of the situation. Chapter 20 of the City Environmental Quality Review (CEQR) Technical Manual (January 2012 Edition) clearly states that "In unusual circumstances, a project may have potential public health consequences that may not be related to the issues already addressed in other technical analysis areas in CEQR reviews. The lead agency, therefore, may determine that a public health assessment is warranted." Examples included were the potential public health impact of pesticide application regarding mosquitoes/West Nile Virus, and illness associated pests (rodents, insect vectors, and animal-borne disease).

It states on page 20-6 of the Manual that "Projects that modify the built and natural environment may result in increased wild animal-human interaction, or conditions conducive to insect and animal breeding, and subsequently an increase in animal bites, or vector-borne disease. Examples of vectors include rats, ticks, and fleas".

In the case of the NYU expansion we will have: a likely redistribution of rats due to demolition/construction, and a potential for rat numbers to increase in and near the project area due to less than ideal construction site sanitation. Thus, the opportunity increases for human-rat encounters that can potentially result in: psychological problems for sensitive individuals; increased rodent complaints; pesticide exposure to humans, pets and wildlife; rat damage to human belongings and structures; rat bites (highest risk to the very young and the elderly); and asthma allergen inhalation due to deposits within buildings of rodent urine proteins (at least 2 for rats; 1 for house mice), and other effluvia (feces, saliva, hair, scales, and dander). In essence, it appears that a rigorous public health assessment is needed.

CONSTRUCTION IMPACTS

Independent observers should be used to monitor construction site sanitation. While we read that there will be government coordination and oversight, detailed sanitation guidelines with strict enforcement are nowhere delineated. In April 1999, the NYC Department of Design and Construction published a much lauded High Performance Building Guidelines that contains excellent information. However, this document's detailed appendices, including Basic Sanitation Guidelines for Construction Sites Regarding Pest/Vector Management, are not available on their website (see: www.nyc.gov/html/ddc/downloads/pdf/guidelines.pdf). Further, since 1999, I have consulted on various pest aspects of construction for numerous buildings and other structures in NYC and have never seen adequate site sanitation implemented without my direct intervention. Detailed site sanitation guidelines for the NYU proposed expansion project must be incorporated into construction contracts at a basic level, and must be binding with verification through independent monitoring. Such guidelines can go far in reducing the problems of rodents and other pests associated with construction sites.

Lois Rakoff, 211 Thompson St. NY. NY. 10012
City Council Hearing June 29, 2012

A Statement Against the NYU 2031 Over Expansion Plan

Dear Councilmember Weprin and the Members of the City Council,

I implore you to vote NO on the NYU massive proposed expansion plan.
I live in Greenwich Village. Now I live in the mythical land of NYU Core. I am speaking to you as a stakeholder, educator and CB2 committee chair for Education & Social Services. I wear other hats such as Community Director of the Poe Room, former Resident Chair of the Bleecker Area Merchants' & Residents' Association (BAMRA) and Board member of Friends of LaGuardia Place among other organizations in Greenwich Village.
I know and like Alicia Hurley and Lynn Brown. They are both smart, ambitious and savvy women. I know them through NYU's Government & Community affairs Engagement Now I know them as "real estate agents selling a property plan"" for John Sexton, of the "NYU Development Corp".

NYU has promised a school for decades. A friend of mine came as a child with her professor father and family to live in Washington Square Village. The incentive to join the faculty was that his children would go to a public school across the street. The school was never built. She went to PS 41. She is 50 years old and still waiting for the school to be built across the street for her children. The first site was on Bleecker and Mercer Streets where the NYU Coles Sports Center is currently. Through City maneuvering, NYU managed to abandon the school project and put up the sports complex.

NYU came to the community again stating that it would give it a public school. Through further investigation the community found out that there were no plans for school. When pressed, NYU said to the CB2 committee for Education and Social Services, that it would donate (not construct a school) the land for the school site. That site is where the current Morton Williams supermarket stands. However, the land will not be available until the Zipper building is built, thus eliminating the Coles Sports Center in which NYU allows the community to enjoy(for a FEE) its recreational and sports facilities. This pitted neighbors against neighbors. School vs. Supermarket. But there are more horrible strings attached to the donation of the school land. Not only is the land not available until the Zipper building is built, the supermarket can only be demolished until possibly 2017-19, then NYU would clear the land and build under that site for academic purposes. And the school land donation is only good until 2024. If the School Construction Authority/Department of Education (SCA/DOE) deems the public school construction site unsafe or rejects the site for other reasons such as NO MONEY available in the budget, NYU stated that the land would revert back to NYU. I will use a politically incorrect term: NYU is an "NYU GIVER". Plus NYU wanted to adjoin a freshmen dormitory which if the school would be built, would overlook the children's 7th floor playtop. Was the

dorm building plan was eliminated? Will there still be another NYU structure adjoined to school if the school will be built?

Furthermore, one of the selling points , excuse me, recruitment points to parents and high school students around the World, who are considering NYU admission is PROXIMITY. John Sexton wants all these new structures to be built close to academic classrooms so the 17 and 18 year olds would walk only 3-5 minutes from dorm to class. Parents would be secure that their teenagers would not have to go on buses and subways. Yet our neighbor children, who are 11years old, go to public middle school by taking City transit because there is no Middle school in Greenwich Village or West Village. It is ok for our little ones to go on buses and trains each morning and afternoon, most times without adult supervision but the NYU college young adults need to be in walking distance of their classrooms? This incongruous, rude, disrespectful and childest to our neighborhood children.

When the CB2 Education and Social Services committee asked the representative from NYU if the land donated for the public school would still be donated if the other parts of the ULURP were rejected, NYU first said yes and then took a literal breath and said NO. The committee asked that the adjoining dorm be eliminated and so the school would stand alone, NYU said NO. The committee asked if the underground land be donated for the school, NYU said NO. When the committee asked NYU that if SCA/DOE rejected the donated land for the Bleecker public school, would NYU still donate the land to the City in perpetuity. A neighborhood community center could be built on the same site, NYU said NO the land would revert back to NYU. The committee asked if NYU could produce a Memo of Understanding with the SCA/DOE or produce any emails or evidence of conversation with these City agencies regarding the school and the land site, NYU said NO.

The CB2 Education and Social Services committee unanimously rejected the NYU 2031 overdevelopment plan for these reasons and others not stated in this letter. It is in the official CB2 Education and Social Services Report and Resolution.

If NYU wants to compete with the other Ivy League schools, it should raise admission standards and go for quality and quantity.

I personally think the plan is wrong, greedy and disingenuous. I agree with CB2 that the plan should be denied.

This is not a plan for anyone's future. Say no to the plan, send it back to NYU and find a plan that is sensitive and right for the future of Greenwich Village and NYC.

Lois Rakoff

The Washington Square Village Garden was designed by the internationally renowned and influential landscape architect, Hideo Sasaki. In April 2011 the New York State Historic Preservation Office declared the Sasaki garden and the entire complex eligible for inclusion in the State and National Register of Historic Places—a first step that can lead to landmark status. Sasaki's partner on the garden project was Peter Walker of Peter Walker Partners, the landscape architectural firm that recently created the World Trade Center 9/11 Memorial garden. Sasaki designed some of the nation's best-known corporate headquarters, urban spaces, and university campuses. He modernized the concept of landscape architecture through his interdisciplinary approach, integrating historical, cultural, environmental, and social factors into his designs. Sasaki was Professor of Landscape Design at Harvard University and Chairman of Harvard's Graduate School of Design. He served on the United States Commission of Fine Arts and received the American Society of Landscape Architects Medal, the first person to do so. In Manhattan, besides the Washington Square Village garden, Sasaki designed two smaller, much beloved spaces--Greenacre Park, on 51st Street, where a stream tumbles over rocks to meet a waterfall among woodland plantings and magnolia trees, and the International Paper Plaza, where a grove of redwoods, weeping cherries and magnolias bring a breeze and welcome shade to nature-starved Midtown workers. Both of these intimate spaces are cherished and meticulously maintained, but the treasure that is the Washington Square Village garden is fated to be demolished as NYU pursues its grandiose Master Plan.

Dr. Valerie Krishna

Professor Emerita of English Literature, CUNY, and Village Resident

VILLAGERS FOR A SUSTAINABLE NEIGHBORHOOD

June 29, 2012

The Council of the City of New York
City Hall
New York, NY 10007-1216

Re: NYU expansion ULURP

Dear Council Members,

We are writing on behalf of the 100+ businesses and Village residents who have joined Villagers for a Sustainable Neighborhood to urge you to negotiate further improvements to the New York University ULURP application. Unfortunately, the hearing is currently scheduled the first day of one of the busiest holiday weekends of the year, July 4th. Because we own and operate small businesses, we must work during this period and cannot attend this morning's hearing.

Thanks to the hard work of Borough President Scott Stringer and The City Planning Commission, New York University (NYU) has made improvements to its proposed development between Houston Street and West 3rd Street and LaGuardia Place and Mercer Street. However, portions of the proposal remain out-of-scale and the local businesses, neighborhood groups and Greenwich Village residents that have formed Villagers for a Sustainable Neighborhood continue to call upon NYU to scale back its Midtown-like development proposal and instead develop a proposal more in context with the historic nature of Greenwich Village. We continue to believe that NYU can meet its need for growth in the future while still respecting the existing scale of Greenwich Village.

Villagers for a Sustainable Neighborhood recognizes, understands and appreciates the important contributions New York University makes to the Village and New York. Therefore, we are asking you to negotiate improvements to the project that would further reduces the density, expands opportunities for local business, and creates quality, accessible open space.

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

- Reducing the height of the Houston Street portion of the "Zipper Building" to no more than 162 feet.
- Removing the commercial overlay from the superblocks to refrain from overwhelming our community with commercial development;
- Reducing the height of the remaining portions of the "Zipper Building" and the Mercer Building to match the height of the buildings on the East side of Mercer Street; and
- Increasing the amount of quality open space in the proposal.

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

Public Open Space

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

VILLAGERS FOR A SUSTAINABLE NEIGHBORHOOD

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

We urge you to work with NYU to incorporate these improvements that are in the best interests of all those involved.

Sincerely,

Judy Paul
Owner and CEO, Washington Square Hotel

Noam Dworman
Owner, Comedy Cellar and Olive Tree Café

Leonard Cecere
Owner, Something Special

Kathy Okroashvilli
Manager, Jubilee Shoes

Sandra Guiffre
Owner, Village Postal Center

Mayer Ebbo
Owner, Mind Boggler Inc

Deena Siegelbaum
Director of Community Relations, Murray's Cheese

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

Enrique Cruz III
Manager, Furry Paws VII

Muhammad Akmal
Owner, New University Stationary

Hamlet Tallaj
Owner, Hamlet's Vintage

David Kwok
Owner, Kinway Shoes

Vicki and Takashi Sando
Owners, Marumi and 546 LaGuardia Place

VILLAGERS FOR A SUSTAINABLE NEIGHBORHOOD

Jamal Alnasr
Owner, Village Music World

Dustin Dgorizwiz
Owner, T-Gallery

Chris Wiedener
General Manager, Bleecker Bob's Golden Oldies Record Shop

Sonam Ukyab
Manager, Tibet Jewel

Gary Alony and Jolie Alony
Owners, Thompson Alchemists and Thompson Chemists

Janice Berkson
Owner, Deco Jewels

Stephen Masullo
Owner, SoHo Wines & Spirits

Carol Walsh
Owner, Nativeleather

Peter Blachley
Owner, Morrison Hotel Gallery

Ronda Esser
Gallery Director, Campton Gallery

Nathalie Smith
Owner, Global Trade

George Kulanbes
Manager, Washington Square Diner

Thomas DeSimone
Owner, RBBTS

Stuart Hirsch
Owner, Kayrunn Hirsch

Rita Brookoff
Owner, Legacy

Sal Cinquemani
Co-owner, Pino's Meat Market

VILLAGERS FOR A SUSTAINABLE NEIGHBORHOOD

Linda Pagan
Owner, The Hat Shop

Vince Rao
Owner, Village Tailor & Cleaners and Vince's Village Cobbler

Alex Kossi
Owner, Zinc Bar

Ofira Bronfeld
Owner, Economy Foam & Futons

Roy Preston
Owner, The Little Lebowski

Peter Longo
Owner, Porto Rico Importing Company

Vittorio Antonini
Owner, La Lanterna di Vittorio

Mike Creamer
Owner, Anatomically Correct

Barry Chatlani
Owner, Fashion Shoppe Express

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

Lorriane Gordon
The Village Vanguard, Owner

Tommy Kenny
Kenny's Castaways, Owner

Jacob Ryvkin
Onegin NYC, General Manager

Richard Mtarfi
Owner, Artful Posters

Sam Cbbes
Owner, Body Art NYC Ink

Mike DeMaio
Manager, Local

VILLAGERS FOR A SUSTAINABLE NEIGHBORHOOD

Christina Kim
Owner, dosa

Makie Yahagi
Owner, Makie

Madam Speaker, members of the Council, thank you for the opportunity to testify here today.

My name is Sonny Christopher, I am the General Manager of the Washington Square Hotel, and have worked there since 1976. On behalf of the Washington Square Hotel and 100+ businesses and Village residents who have joined our coalition, 'Villagers for a Sustainable Neighborhood' we urge you to work with NYU to improve upon its ULURP application. Unfortunately, despite the recent improvements, the current expansion plans remain out of scale with the neighborhood.

Since most of the coalition partners own and operate small businesses, and need to be at work during the day, and moreover because today is the first day of the busiest holiday weekend of the year, July 4th, I am proudly speaking on behalf of those who couldn't participate today.

Thanks to Borough President Scott Stringer and the City Planning Commission, NYU has made some improvements to its proposed development. In particular, we were pleased with the recent elimination of the commercial zoning on the loft blocks and the unnecessary hotel, both of which would have saturated the neighborhood, and the height reduction of two of the towers.

But the proposal is still too big, and would be harmful to the small businesses that call Greenwich Village home.

The proposed commercial space in the superblocks is unnecessary and could overwhelm the small businesses throughout the neighborhood. We recently conducted a survey on the commercial vacancy of storefronts around the proposed expansion site in the Village. Every block in the affected area was profiled and the number of vacant storefronts was recorded as well as the types of businesses present. Our report reveals:
(1.) Greenwich Village's observed commercial storefront vacancy rate of 7.7% was over three times higher than the City average of 2%
(2.) increasing commercial space would exacerbate this issue and put existing businesses at risk; and
(3.) NYU students would not benefit from any expansion of commercial space.

Therefore, we recommend removing the commercial overlay in the superblocks to refrain from overwhelming our community with commercial development.

The planned buildings are still completely out of context of the neighborhood. The project is expected to bring in additional 10 to 12, 000 people into the area, creating further congestion of our sidewalks, streets, parks and subways. Consequently, we recommend the following changes:

- Reducing the height of the Houston Street portion of the "Zipper Building" to no more than 162 feet;

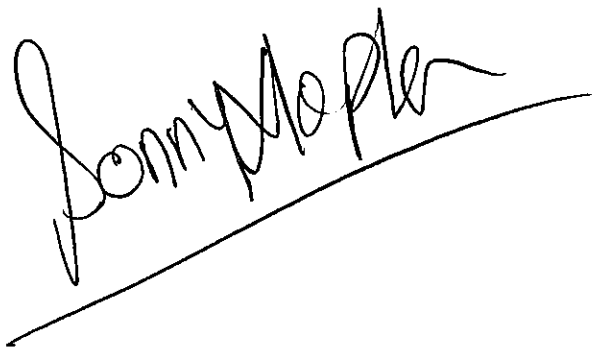
- Reducing the height of the remaining portions of the "Zipper Building" and the Mercer Building to match the height of the buildings on the East side of Mercer Street; and

Manhattan Community Board 2 has the second lowest amount of open space in the entire City. NYU has described four acres of redesigned open space as one of the premier benefits of its plan. Unfortunately, the redesigns do not meet the needs of the community.

We need more quality open space, not just redesigned open space.

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

Thank you for your attention to this important issue.



Testimony, NYC CITY COUNCIL< SUB COMMITTEE

In the interests of time, I would like to read three reasons countering the NYU/Sexton 2031 Plan to build on three construction sites for the next two decades,

1 REZONING The NYU/Sexton proposed real estate development of more massive buildings than currently exist sets a dangerous precedent for all of New York City. Zoning precisely exists to protect against OVER-development. Let's keep it that way.

2.PUBLIC OPEN SPACE, especially green open space, is in short supply in our neighborhood/community. Therefore, it should never be given. sold, or become available to a private institution for its own purpose and profit.

3. OVER 20-YEAR CONTINUOUS CONSTRUCTION will devastate the neighborhood, community, and indeed, Village area, creating irreparable health hazards for young and old, residents and visitors.

Change is good when it helps people. The NYU/Sexton Proposal is a Destructive Plan against our residents. For the sake of sanity and humanity Vote No!

Dr. Milton Polsky
Resident, WSV
Former faculty, NYU
Member, Save WSV Sasaki Garden
Parent and Grandparent

Please VOTE NO on NYU 2031!

Dear Speaker Quinn, and City Council Members,

I am an NYU alumna, a resident of Greenwich Village for more than 30 years, and a member of LaGuardia Corner Gardens, the oldest community garden in the city.

More than 30 years ago, a group of volunteer gardeners turned an empty lot - an eyesore - into an oasis of fruit trees, flowers and organically grown vegetables. The garden is open to the public on weekends and evenings. Local schoolchildren come to learn about gardening, composting and the environment. The garden is home to many species of birds, and is a recognized monarch butterfly habitat.

Manhattan Borough President Scott Stringer, in his report on the NYU 2031 plan, wrote:
"The garden has a long history of over 30 years in Greenwich Village, and it is a symbol of positive civic engagement that should be preserved and celebrated. Efforts made by countless volunteers and nearby residents directly improved public safety and the local streetscape and, as a result, raised the profile of the neighborhood. Although the size of the garden is a fraction of the proposed development site, maintaining its vitality in perpetuity should be a priority." (p.19)

Under the proposed plan, NYU would be able to use the garden as a staging site for construction equipment, and perhaps even build underneath it. The proposed Bleecker Building would cast the garden in shadow for much of the day.

I urge you to have the LaGuardia Corner Gardens transferred to the Parks Department immediately, without giving NYU the right to dig underneath it or park construction equipment on it.

And lastly, I would ask you to consider the impact of the proposed plan on not just the garden, but the surrounding area, which is a longstanding residential neighborhood.

NYU officials keep saying that that they need a LOT of space, but they're not sure what they're going to do with it once they build it. In recent years, NYU has built campuses in Abu Dhabi; Shanghai; Sydney, Australia; Accra, Ghana; Berlin; Buenos Aires; Florence; London; Madrid; Paris; Prague; Tel Aviv, and Washington DC. They have campuses in Brooklyn and the east side of Manhattan. There is no reason for them to insist on putting so much new construction into this one small area.

I am not asking NYU not to expand. I am asking them to stay within the existing zoning and deed restrictions on the 2 superblocks. If they really need so much more space, there are other areas of the city - and other countries - that would welcome them with open arms.

Please VOTE NO on this ill-conceived plan, which would do irrevocable harm to Greenwich Village.

Thank you for your careful consideration of this matter.

Sincerely,

Barbara Cahn
M.A., NYU Steinhardt 1983
bcahnclay@gmail.com

Hello. My name is Heather Campbell. As a member of Community Board 2's Liquor Licensing committee, I often hear the exact same testimony over and over and over again.

It is difficult, but I try to always listen to the speaker as if I am hearing the issue for the first time, because for that speaker, on that issue, it is the first time these things have been said. They feel strongly enough to often wait for hours, gather petitions and face public speaking fears in order to speak out, because they believe their actions can actually make a difference.

Why do they think that? Because we've told that it can make a difference. You've told them it makes a difference.

So I'm here today speaking because I know we can and I know must make a difference - A different plan if NYU is going to expand.

I'm assuming you will be hearing a lot of testimony today; some of it repetitive. I'm positive all of my many objections to NYU's current proposal will be covered. So instead of listing them, I will just urge you to listen today, to truly listen.

Listen first to all the testimony as if you are hearing it anew. And then, listen to your gut. There are better options and compromises that can be made than this current proposal provides and we all know that. PLEASE listen to all of the objections today and vote the way your gut knows is actually the right way, not just the easier way.

Thank you.

Heather Campbell
47 Great Jones Street
heather.ann.campbell@gmail.com

CB2 Board Member
Mother of two children at PS41
16 year Village Resident

Andrea Casson & Glen Milstein
88 Bleecker Street
Apartment 2-D
New York, New York 10012

29 June 2012

New York City Council
Speaker Christine Quinn

We Sit Under Our Trees, if There Are Trees.

President Sexton of NYU said he hoped that people would, *"think in terms of generations, that they'll recall that spot in themselves where it's a worthy thing to plant a tree under which someone else will sit."*

This wisdom requires two parts, one easy, and the other difficult. As a Peace Corps volunteer who served my country for 2½ years in the Dominican Republic, I learned that the easy part is planting the tree; the difficult part is for subsequent generations to guard and nurture those trees for future generations.

Because of the wisdom of the previous generation, we now have mature trees on Mercer Street, on Bleecker Street and throughout the Sasaki Gardens, under which we and our children sit.

Today, you are being reminded of the most difficult part of your job. Many of you are ardent activists. Today your job is to be guardians, of our trees for our children.

After a lung operation, my father-in-law, Lionel Casson, an emeritus professor at NYU, regained his health through daily walks 'neath the trees of the Sasaki Gardens. As our children - now aged 12 & 14 – grew, they splashed in the sunshine of what NYU promised would be a well-maintained toddler water park in front of Coles. Our children learned to ride bicycles in the LMNOP park, they played for years in the "Key" park, they learned to swim in Coles. My son learned to throw a baseball in the IM Pei light dappled "Forest" behind Coles.

If you surrender your guardianship, then the construction of the Zipper Building will rip out our city's mature trees, will eliminate their shade and their oxygen and will permanently end a legal legacy of health and well-being. A nurtured childhood will be cut down. My neighbors in the Peace Corps, in El Rincón de Las Galeras in Samaná in the D.R. had their access to their public beach blocked when the hotels came to their village, all in the name of economic development. I told them it couldn't happen in my country. Can it?

I believe in communication. I signed up to be on committees in active dialogue with NYU. NYU never convened the committees. NYU did not work with the community.

Therefore,

Which side are you on? :

Do you support the wisdom and legal agreements that nurture and preserve these Mercer and Bleecker and LaGuardia streets' trees for future generations?

or

Are you on the side of the NYU 2031 plan to take our land, cut down these trees, stagnate air, replace light with shadow, and harm the health and well-being of future generations?

We look forward to your clear response and public guardianship.

Thank you.

Sincerely,

Andrea Casson

Glen Milstein

TESTIMONY -- PLANNING COMMISSION HEARING NYU PLAN

My name is Jessica Seigel and I'm a second generation Greenwich Village brownstoner here speaking for my family.

My parents bought and renovated (with their own hands) a house on Morton Street near Hudson in 1957 and have lived there since. Of course, the once working class neighborhood along with Greenwich Village have changed profoundly since then.

My journalism career has taken me across the country but I'm back on Morton Street now taking care of them and the house. I continue as a features editor and also long-time adjunct journalism professor at NYU.

So I'm a true daughter of Greenwich Village. I grew up playing in Washington Square Parrk, went to P.S. 41, IS 70, Stuyvesant High School.

In those years, my mother Judy Seigel was involved in the big community battles in this community. Yes, I am one of those children in the baby carriages as the mothers first rallied to save Washington Square from the bulldozers. And they did save it.

So now it is my turn to do my part.

Over the years, as NYU expanded piece by piece, a tower here, a building there, they made promises to give back to this community. Promises over 40 years that actually were not kept again and again.

But that is not what I'm here to talk about.

Because there are no promises or give-backs that can ever make right the price this community will pay if NYU is allowed to shoe-horn this massive development into the little open spaces left here.

To those who brand opponents NIMBY, let me say -- this is not actually my back yard, but half a mile away from where I actually live toward the Hudson river.

But Washington Square has long been the spiritual heart of our neighborhood.
It is the place where you can feel and hear and live with the storied ghosts of Greenwich Village. Because there is air and light to let them in.

Please do not let this grossly out-of-wack plan for this community stomp on our history and box us in.

Thank you,

Jessica Seigel
61 Morton Street, Jesseagull@gmail.com

Madam Speaker and Members of Council-

Thank you for the opportunity to testify here today. I am the General Manager of Onegin with several employees located at 391 Avenue of the Americas. We share many of the concerns of Villagers for a Sustainable Neighborhood. Since we are a relatively new business in the neighborhood, we are particularly concerned with the unnecessary commercial development component of the plan.

We chose to open our business in Greenwich Village because of its character and historical charm which is a major draw for New Yorkers and tourists alike. NYU has certainly improved its plan, to the credit of Borough President Stringer and the City Planning Commission. However, many issues still remain. In particular, we are especially concerned that the plan in its current form will have a negative impact on small business.

Part of this negative impact will come through the proposed commercial space in the superblocks. This commercial space is unnecessary and could overwhelm the small businesses throughout the neighborhood. According to a recent survey of the neighborhood conducted by Villagers for a Sustainable Neighborhood, it was determined that Greenwich Village has over three times the commercial vacancy rate than that of the city.

- We ask that you work with NYU to remove the commercial overlay in the superblocks to refrain from overwhelming our community with this unneeded commercial development;

In addition, we are supportive of the other concerns raised by members of Villagers for a Sustainable Neighborhood, including:

- Reducing the height of the Houston Street portion of the "Zipper Building" to no more than 162 feet;

- Reducing the height of the remaining portions of the "Zipper Building" and the Mercer Building to match the height of the buildings on the East side of Mercer Street.

This common sense improvement to the plan will help to keep the university from overwhelming our community with unneeded commercial development.

Thank you,

Jacob Ryvkin
General Manager, Onegin NYC

BUILDING & CONSTRUCTION TRADES COUNCIL OF GREATER NEW YORK

AFFILIATED WITH THE
BUILDING CONSTRUCTION TRADES DEPARTMENT
OF WASHINGTON D.C.

BUILDING AND CONSTRUCTION TRADES COUNCIL
OF NEW YORK STATE

AMERICAN FEDERATION OF LABOR OF CONGRESS
OF INDUSTRIAL ORGANIZATION

GARY LaBARBERA
PRESIDENT

TESTIMONY OF
PAUL FERNANDES
CHIEF OF STAFF

COUNCIL OF THE CITY OF NEW YORK
SUBCOMMITTEE ON ZONING AND FRANCHISES
NEW YORK UNIVERSITY CORE PROJECT
JUNE 29, 2012

Good morning, Mr. Chairman and members of the subcommittee. My name is Paul Fernandes. I am the chief of staff of the Building and Construction Trades Council of Greater New York, an organization consisting of local affiliates of 15 national and international unions representing 100,000 members in New York City. On their behalf, I am pleased to testify in support of the New York University Core Project and the land use actions necessary to advance it.

The NYU 2031 Strategic Plan will allow one of our finest institutions of higher education to give its faculty and students the modern facilities they deserve and need to keep pace with the demands of major research universities. These investments in higher education will not only serve the direct purpose of enhancing the academic pursuits and intellectual capacity of our city, they will improve the city's economy as well.

71 WEST 23rd STREET • SUITE 501-03 • NEW YORK, NEW YORK 10010
TEL. (212) 647-0700 • FAX (212) 647-0705

What members of our affiliated unions need now more than ever is job creation. NYU 2031 will create 18,200 full-year construction jobs over the next two decades in an industry that desperately needs them. It will also create thousands of permanent jobs as it generates a half billion dollars of economic output and adds $27 million per year to the city's tax base. All of this will be accomplished through a plan that has carefully considered and responded to neighborhood concerns.

New York City's building and construction industry is suffering through a prolonged recession that shows little if any signs of improvement in the near-term. Monthly employment figures for May 2012 indicated that 26,000 industry jobs in the city have been lost since the peak in 2008; the lowest employment level in thirteen years.

We encourage members of the subcommittee to think about what these statistics mean for your constituents, because union members of the Building and Construction Trades and the industry at-large are residents of the communities you represent throughout the five boroughs. Not only do three out of four members of the industry live in New York City, but these individuals increasingly represent the diversity of local communities, with African Americans, Hispanics, Asians and other minorities now comprising the majority of the work force.

The newest members of our industry reflect this progress even more so. Of the more than 7,400 union apprentices in the building and construction trades, 88 percent are residents of

New York City and 63 percent of these local residents are African American, Hispanic, Asian and other minorities.

NYU 2031 will put thousands of these members of our industry, these residents of New York City, to work. This strategic plan is essential to their economic future. It is also essential to the future of NYU, representing a thoughtful and responsible effort to keep New York City moving in the right direction as a center of innovation and academic excellence in higher education. We are proud to support it and urge members of the subcommittee and the Council to support the land use actions before you that will allow its vision to be realized. Thank you.

Testimony from the Robert F. Wagner Graduate School of Public Service at New York University Dean, Ellen Schall
Before the New York City Council Subcommittee on Zoning & Franchises
regarding the New York University Core Project

June 29, 2012

Speaker Quinn, Chair Comrie, Sub-Committee Chair Weprin, Council member Chin and fellow Council Members,

My name is Tyra Liebmann, Associate Dean of NYU's Robert F. Wagner Graduate School of Public Service, and I have been asked by the Dean to read her testimony into the record.

My name is Ellen Schall and I am the dean of NYU's Robert F. Wagner Graduate School of Public Service. I regret that I cannot be here in person, but I do want to convey in the strongest possible terms my support for NYU's Core Project.

NYU Wagner is one of **18** schools of NYU and a school that is directly and powerfully connected to NYC and to NYC government. Our nearly 1,000 graduate students study public and nonprofit management and policy, as well as urban planning and health management and policy.

Our faculty produce research that has influenced policy locally, nationally, and internationally. And our alumni lead city agencies, work in City Hall, staff many of you on the City Council and, of course, are equally active in New York City's nonprofit, development, and health care organizations.

Through our Capstone program, our students partner with client organizations to address challenges and identify opportunities. Seventy-five percent of those Capstone clients are NYC-based nonprofits or city government agencies. We are proud of the results we produce in partnership with organizations that are tackling some of our city's most pressing social issues, as well as our role in helping to shape and analyze local policies. We continue to attract stellar students, faculty, and staff – and the issue of space is critical to our ability to do so well into the future.

NYU created a plan we call 2031, named for the year NYU reaches its 200th anniversary. The university was motivated to lay out our future needs for space in response to two pressures. The first was the local community, which had been observing our growth over the past ten years (a growth parenthetically that is at the same pace as that projected in this plan) and asking us to say what more we wanted to build and where. We were also motivated by internal pressures, the needs of virtually every school for more space. NYU Wagner was and is one of those schools.

Wagner faculty have mixed views on the plan, as you may hear today. Some understand the need and support it; others are opposed. As dean, I feel confident that the University has developed a thoughtful and achievable plan and that we have heard and will continue

to listen to faculty opinions on this, varied as they are. I know that the Wagner school needs more space and believe it is the right thing to do – for the wider community – to look first at the space we own before we build elsewhere.

I have great respect for the role the City Council plays in resolving issues of public significance, like this one. I worked in NYC government – with great pride – for twelve years, ultimately as Commissioner of what was then the Department of Juvenile Justice from 1983-1990. I tell all my students that working in local government is the best job in the world. It provides the most direct way I know to work on pressing issues and create improvements. At the same time, working in government also offers the opportunity to think ahead and set the conditions for future generations to achieve their dreams. The NYU Core plan is one such opportunity and I urge you to approve it.

Thank you.

June 29, 2012

Re: New York University "Core" ULURP

Good morning,
I am Evan Mason from Hunter College Center for Community Planning and Development. We submitted a report to the Planning Commission on behalf of Mercer Street Playgrounds, LGA Corner and Sasaki Gardens.

I thank the Council members for the opportunity to speak before you to underscore points relating to open space and to urge you to deny NYU's application.

1. The "PARK" part of "Tower in the Park" was never meant to be a transient feature of the superblocks.

NYU acquired some of this land for $5 a square foot, paying below-market rates in exchange for a guarantee of ample open space, affordable housing, a school and playgrounds. Robert Moses, Parks Commissioner when this urban renewal plan was devised, pressed to include open space in plans he ushered through the system—adding more than 650 playgrounds and 20,000 acres of parks during his tenure. Thus open space we enjoy today is no accident—it is intrinsic to the planning and design of the area.

To reverse this course—indeed one of the few aspects of "slum clearance" that is praised today—flies in the face of sustainable, prudent development.

2. Though CPC seems to have uncritically accepted NYU's open space calculations, we believe they are flawed.

To arrive at its conclusion that the plan ADDS open space, NYU includes over 3 acres of ***INTERIOR*** space *in* Coles gym[1] in its qualitative analysis. By that methodology, each of your districts could include NY Sports Club and other private gyms and in your open space calculations. Central to the definition of open space is exposure to the sky—a criteria that would **NOT** be met by the **interior open space** within the Coles or Zipper buildings.

Furthermore, NYU does not promise that the community would get access to this new interior open space, though accessibility to Coles' roof was stipulated in agreements between the community and NYU.

The true percent change **in open space is a decrease of 6.4% and the 2021 scenario would be even worse.**

3. While NYC's Million Trees initiatives links planting of trees to future sustainability, NYU cuts down or puts at risk more than 300 old growth trees, depriving the community of the significant environmental benefits they convey.

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[1] Page 5-12, DEIS.

The trees planted on the public strips and Sasaki Gardens annually store over **618,000** pounds of carbon, intercept more than **560,000** gallons of stormwater and store in their biomass more than **600,000** pounds of carbon. These calculations do not include the benefits of roses, shrubs and other vegetation that were planted by community members, often at their own expense.

NYU posits that the trees they will eliminate can be easily replaced, but the environmental value and 5+ acres of canopy cover will not ever be restored by the few new saplings. Instead of trees, we'll have concrete, adding to combined sewer overflow events and increasing summertime temperatures.

4. Tree species diversity of the 32 tree species guards against disease and insects like the Asian long-horned beetle that may fell one species but not others. Tree species include 80 London Plane trees, 59 Washington Hawthorns and 24 Kwanzan Cherries, creating seasonally changing landscapes and offering wildlife a rich habitat.

5. Shadows that will be cast by shedding and new buildings will create conditions that will make it impossible for the LaGuardia Corner Gardens and other areas to recover. The FEIS concedes this point, but argues that the plants simply need to be replaced by shade tolerant ones, but forgetting that the character and use would be unalterably changed forever.

6. The public space should be transferred to a public land trust to protect the public good in perpetuity.

Today, we are at a crossroads as we were in 1953, when the Washington Square Southeast Urban Renewal Area was approved. At that time, CPC displaced businesses and homes to encourage middle class housing and expand open space. Are we now to face another wholesale engineering of neighborhood change a large scale development that will benefit a private institution at the detriment of an already open space-starved, dense neighborhood which will quite literally harm the environment? When is the packing of density too much for one area? City Council has to draw the line.

For full report, go to:
http://www.hunter.cuny.edu/ccpd/repository/files/nyuopenspacefinal-formatted.pdf

For the Record

Brooklyn Family Defense Project

Legal Services NYC

TESTIMONY OF
LAUREN SHAPIRO, DIRECTOR
BROOKLYN FAMILY DEFENSE PROJECT,
LEGAL SERVICES NYC

JUNE 29, 2012

Brooklyn Family Defense Project
177 Livingston Street, Suite 700, Brooklyn, NY 11201
Phone: 347-592-2500 Fax: 718-596-4704 www.BFDP.LegalServicesNYC.org
Lauren Shapiro, Director

LSC

The Brooklyn Family Defense Project ("BFDP"), an office of Legal Services NYC, was selected by the City of New York in 2007 to represent low income families in child welfare cases in Brooklyn Family Court. BFDP, funded almost exclusively by the City, is assigned to represent 850 new respondents each year – more than half the respondents in Brooklyn Family Court. Now in its fifth year, BFDP has served almost 4,000 families and is currently helping over 1,600 families. Using an interdisciplinary model, BFDP has advocated for the safe return of over 3,500 children to their families. Most of the families we serve are struggling with issues related to their poverty, such as lack of adequate housing and access to child care. Our families, the most low-income New Yorkers, are often facing obstacles to keeping their families together, such as mental illness, domestic violence and substance abuse. BFDP's mission is to defend the due process rights of low-income parents while helping them access the benefits and services they need to remain stable and keep their children safe.

We have been asked by New York University to discuss how NYU School of Law's Family Defense Clinic contributes to BFDP's work. The NYU School of Law's Family Defense Clinic has partnered closely with BFDP since its inception in 2007. Even before BFDP started, the co-directors of the clinic, Professors Martin Guggenheim and Chris Gottlieb, worked closely for many years with BFDP's current leadership when they represented low income families at South Brooklyn Legal Services. The Family Defense Clinic is a training ground for family defense work and many of BFDP's supervisors and staff attorneys started their careers in family defense work at the Family Defense Clinic.

BFDP's staff attorneys, social workers and parent advocates shoulder caseloads of over 70 clients each. Our client have complex and multi-faceted legal and social work needs. We could not possibly meet the demands of our practice without the help of community partners such as the Family Defense Clinic. Each year, the Family Defense Clinic's law and social work students work

hand in hand with BFDP attorneys and social workers as part of a team on BFDP's most complicated and difficult cases. In addition to contributing thousands of hours to our cases, the Clinic supports our work by paying for medical experts and other costs needed to defend our clients adequately. Students appear in court under the supervision of the clinic and BFDP jointly. The Family Defense Clinic is an integral part of our practice.

The Family Defense Clinic contributes to the mission of BFDP in other very significant ways. From the start, Professors Guggenheim and Gottlieb have assisted in the training of new staff, existing staff and pro bono attorneys at law firms on a regular basis. They also make themselves available at all times to consult with us and work with us on complex case, policy work and appellate issues. Professor Guggenheim is featured in a video about our work which is on our website. Their wisdom and experience are a constant source of guidance to all of us at BFDP. In sum, NYU School of Law's Family Defense Clinic contributes an enormous amount of resources to BFDP and is central to how we carry out our mission and our practice on a daily basis.

For the Record

FORESTDALE INC.

Strengthening Families Since 1854

67-35 112th Street | Forest Hills, NY 11375 | t. 718.263.0740 | f. 718.793.1896 | www.forestdaleinc.org

Testimony on the Impact of the NYU Mobile Health Van on Youth in Foster Care

Anstiss Agnew, LMSW
Executive Director, Forestdale, Inc.

Honored Members of the City Council, I thank you for the opportunity to testify about the impact of the New York University School of Nursing. I particularly want to voice my enthusiastic support for NYU's Mobile Health Van, which brings compassionate, state-of-the-art medical care to some of New York's most vulnerable young people.

At Forestdale, where I am Executive Director, we serve over one thousand families every year. Our clients include noncustodial fathers, children and youth in foster care, and teen parents. Forestdale's mission is to ensure that every child reaches adulthood with a loving family and the skills to lead an independent life. Most of our clients come from impoverished and isolated neighborhoods in Queens, with little access to quality medical care and health education.

Forestdale has collaborated with the NYU Mobile Health van almost from the very beginning. The van first visited our campus in July 2010, and after a year they helped us implement a full-fledged Teen Health Clinic on our campus. NYU's nurse practitioners and nursing students work primarily with our young people in foster care. They provide general physicals, diagnose and treat sexually transmitted infections, and provide counseling about sexual health and relationships. Their impact on these young people has been extraordinary.

As you surely know, teens in foster care are at extremely high risk of early and harmful sexual experiences. The majority of youth in foster care, girls and boys, have experienced sexual abuse. Teens in foster care are more than 50 percent more likely to test positive for an STI than those who were never in care. And research studies show that by the age of 19, almost half of young people in foster care have become pregnant or have gotten somebody pregnant.[1]

It is true that all teens in foster care automatically qualify for Medicaid. They can go to a clinic and pick up birth control or get tested for an STD. But the problem is that even when they do take advantage of these services, teens usually do not get the one-on-one attention they need. Clinic visits typically last ten minutes or less, and the doctor does not have time for a real conversation with these patients.

In contrast, the NYU nurses typically spend 45 minutes to an hour with their patients, answering questions and listening to their stories. The teens are able to open up with these nurses to an extent that they rarely do with other adults. They share intimate concerns about sex, STDs and relationships.

As a result of our partnership with the New York University Mobile Health Van, I am confident that our 150 teens in foster care are now receiving truly comprehensive medical care. We have been hearing fantastic feedback from our young people on the Mobile Health Van staff and their work. Unfortunately I cannot say that all of them have ceased their risky sexual behaviors, but I do know they are more likely to use protection and to understand when and why to seek treatment.

I look forward to our continuing partnership with the NYU School of Nursing. I sincerely hope that the University is able, through their future growth, to extend their extraordinary services to more communities across New York City and beyond.

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[1] "Teen Parents in Foster Care: Risk Factors and Outcomes for Teens and their Children." Child Trends Research Brief, November 2011. Available at www.childtrends.org

For the Record

Patrick Terborg
Associate Director,
Fiscal Operations
NYU Wagner
295 Lafayette Street
New York, New York

June 28, 2012

City Council
City of New of New York

Dear City Council Members,

Re: NYU 2031 Plan

My name is Patrick Terborg and I am an employee of NYU's Robert F. Wagner Graduate School of Public Service. I thank you for the opportunity to provide my testimony in support of the NYU 2031 Plan. NYU2031 is very much in keeping with the vision of the City Council with regards to the sustainable financial wellbeing of the City of New York and its residents. New York City is a very important part of the global economy and NYU is a positive participant in New York's economy and civic life. As New York City has become the first real global city, NYU has benefited by its placement here in New York City to become the first truly Global Network University.

Globalization has resulted in the need for the provision of new workers to fill the jobs created by the majority of the world's population choosing to live in urban areas. These population shifts have created unmet employment opportunities that NYU is very much at the forefront in providing the skills need for this new workforce. We are living in a time of economic hardships caused by the free movement of labor and resources across borders. These economic hardships can only be offset by the creation of employment opportunities through infrastructure development such as those that will be generated by the implementation of the NYU2031 Plan.

NYU though its current program offering and future educational offering is very much at the forefront of providing the research and development that is necessary to create new employment opportunities here in New York City and across the United States. The New York City unemployment rate is 9.7% (NYS, June 14, 2012). Although the City has seen job growth in many sectors the construction industry has seen the largest increase in job loss for all employment sectors in the City. This plan during its implementation will create good paying blue collar jobs for City residents and employment opportunities for many of those who support the construction industry. The NYU2031 is in keeping with the City Council's mission to facilitate an environment conducive to job creation for city residents and improved economic conditions for all.

The NYU2031 plan will enable the University to address its critical space needs caused by increasing student enrollment and the required need for more research space to study the issues of the new urbanization, health care, technology and other areas. NYU's success or failure ultimately affects the success of its 16,000 employees and the many more thousands of workers through the City who owe their employment to the economic activity generate by NYU as an enterprise.

NYU as university exist in a global market place for students and researchers. For NYU to continue to be a strong provider of jobs for many New Yorkers and for it to attract high quality students many of its facilities have to be updated and new facilities have to be built so that the university may better serve its students and its community. The plan due to its high reliance on the non-displacement of current businesses or buildings adds additional square footage vertically and below ground while increasing economic activity for local merchants and the City of New York as a whole.

By approving this plan you are approving a thoughtful plan that will play an important role in ensuring the sustainability of the local Greenwich Village economy, the creation of new jobs during the construction phase and post construction and one that will aid in the overall enhancement of the New York City Economy.

By approving this plan you are approving what should be considered good urban development; a community where one can live, work and play.

Please approve the NYU 2031 Plan.

Sincerely,

Patrick Terborg

For The Record

Washington Square Southeast Apts., Inc.
505 LaGuardia Pl.
New York, NY 10012

June 29, 2012

The Honorable Christine Quinn, Council Speaker
Honorable Members of the New York City Council
New York, NY 10007-1216

Re: Testimony on 505 LaGuardia Pl. in NYU's 2031 ULURP

Dear Councilmembers and Speaker Quinn,

I live in 505 LaGuardia Place, a Mitchell-Lama co-op in the southern superblock. NYU's 2031 Plan both poses a threat to the affordability of our moderate-income housing development, and provides an opportunity for the City to protect 505's affordability long into the future.

This is not just the opinion of my 505ers. Our community and our elected officials all have recognized the danger 505 faces, and have demanded that NYU preserve 505's affordability under any plan going forward.

Today I would like to read a brief sampling of these statements, and have attached longer versions for your consideration.

First, our local Community Board 2's formal response to 2031 pointed out that "Many low and moderate income residents, including senior citizens and those on fixed incomes, reside in...505 LaGuardia Place. This housing has sustained the local community's economic integration and contributed to its diversity and vibrancy." CB2 urged "NYU to provide a commitment that the units under its jurisdiction will remain affordable" and advised NYU to "consider selling the land lease outright to the Cooperative, in order to ensure that this project remains affordable in perpetuity."

Borough President Scott Stringer's recommendation on NYU's 2031

argued that preserving 505's affordability was "essential to maintaining a diverse neighborhood." He credited 505 with "preserving some of the few remaining affordable housing units in Greenwich Village, a neighborhood known for its high and continually rising real estate values." Stringer also warned that "the proposed rezoning may affect the building's affordability."

U.S. Congressman Jerrold Nadler's written testimony to the City Planning Commission called the permanent preservation of 505 LaGuardia's affordability "critically important," and urged NYU to agree "upon terms to transfer this land to the cooperative."

Your colleague, our representative on the City Council Margaret Chin, has stated on many occasions her commitment to protecting affordable housing in the NYU 2031 ULURP process.

Finally, City Planning Commissioners Anna Levin stated that "The affordable housing at 505 La Guardia Place must be preserved and supported."

I humbly ask that the City Council heeds their calls by withholding approval of the 2031 Plan until NYU has made a binding commitment to keeping 505 affordable for as long as possible.

Sincerely,

Jonathan Pearlroth
505 LAGUARDIA PL 2YD
NY NY 10012

For Further Information, Contact

- Pat Albin, 505 Board President, 347-879-4741; patalbin@mac.com
- Peter Liberman, 505 Board Secretary, 917-553-9957; pjliberman@gmail.com

Excerpts from Public Statements by
C.B. 2, Borough President Stringer, and U.S. Congressman Nadler

From Community Board 2's March 11, 2012 Resolution on the NYU 2031 Plan

V. THE STOCK OF AFFORDABLE HOUSING NEEDS TO BE PROTECTED

NYU is the landlord and land leaseholder for the major stock of affordable housing in Greenwich Village, including rent stabilized units in Washington Square Village and Washington Place and units in the Mitchell-Lama Program at 505 LaGuardia Place. CB2 urges NYU to provide a commitment that the units under its jurisdiction will remain affordable to the public and regulated in perpetuity.

Many low and moderate income residents, including senior citizens and those on fixed incomes, reside in housing under the jurisdiction of NYU, which includes units in Washington Square Village, Washington Place and 505 LaGuardia Place. This housing has sustained the local community's economic integration and contributed to its diversity and vibrancy. However, NYU's treatment of this affordable housing stock is of great concern to CB2. Testimony has indicated that when a regulated apartment becomes vacant, efforts are made to effectively deregulate apartments by either allowing them to remain vacant or providing them for faculty and staff. At a time when affordable housing is so badly needed in our community, and when this Community Board has made it a priority to see new units of affordable housing created, it is simply unacceptable that NYU is further reducing the number of affordable and regulated apartments under its jurisdiction in Washington Square Village and Washington Place.

As part of the original urban renewal superblock development, since 1967, 505 LaGuardia Place, a Mitchell-Lama Cooperative, has provided an important source of affordable housing in Greenwich Village, with 174 affordable units. NYU owns the land lease for the Cooperative, which is scheduled for renegotiation in 2014. The terms of the lease will dictate whether this project remains truly affordable.

Regardless of the outcome of this ULURP application, CB 2 believes that NYU should consider selling the land lease outright to the Cooperative, in order to ensure that this project remains affordable in perpetuity. CB2 also rejects any LSGD which draws lines that exclude existing "parties of interest" that could be negatively impacted by the proposed plan.

From Borough President Scott Stringer's April 11, 2012 Recommendation on NYU's 2031 Plan

505 LaGuardia Building and Preservation of Affordable Housing

As part of the LSRD special permit approved in 1964, 505 LaGuardia was developed as a middle-income cooperative under the Mitchell Lama housing program. The program was

created in the mid-1950s to provide affordable rental and cooperative housing to moderate- and middle-income families. In hindsight, this program was successful in preserving some of the few remaining affordable housing units in Greenwich Village, a neighborhood known for its high and continually rising real estate values.

Unfortunately, the proposed rezoning may affect the building's affordability. 505 LaGuardia has a ground lease with NYU. The lease terms are subject to reset in 2014 based on the value of the land which the building occupies. The rezoning and redevelopment would increase the value of the land and, therefore, put the Mitchell-Lama building at risk.

Maintaining the building's affordability in perpetuity is not only critical to its residents, but also essential to maintaining a diverse neighborhood. NYU should work with the residents of 505 LaGuardia and relevant City agencies to reach an agreement to preserve the building's affordability for existing and future families.

From Congressman Jerrold Nadler's Statement on Changes to NYU's 2031 Plan, April 11, 2012

Additionally, it is critical that NYU work to ensure that 505 LaGuardia – the Mitchell-Lama cooperative housing development on the southern superblock – remains permanently affordable. I call on NYU to work with 505 LaGuardia to transfer ownership of the land on which the building sits to the cooperative itself, so that this housing development maintains its affordability in perpetuity.

From City Planning Commissioner Anna Levin's statement on the CPC's approval of a modified NYU 2031 Plan, June 6, 2012 (note: Levin is a Manhattan BP appointee)

In my opinion, NYU's plans should be further reduced. Plans must be further developed to minimize and manage construction impacts that are going to be overwhelming no matter what. The affordable housing at 505 La Guardia Place must be preserved and supported. As NYU's applications now have the votes from my colleagues to ensure their approval by this Commission, I join them in voting to send the plan on to the City Council for further improvement. I vote yes.

From City Planning Commissioner Angela M. Battaglia's statement on the CPC's approval of a modified NYU 2031 Plan, June 6, 2012 (note: Battaglia is a Mayoral appointee)

We also achieved...commitment from the university to maintain affordability of 505 La Guardia Place when it renegotiates the lease in 2014.

Peter Liberman
Washington Square Southeast Apts., Inc.
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June 29, 2012

The Honorable Christine Quinn, Council Speaker
Honorable Members of the New York City Council
New York, NY 10007-1216

Re: Testimony on 505 LaGuardia Pl. in NYU's 2031 ULURP

Dear Councilmembers and Speaker Quinn,

I serve on the Board of Directors of 505 LaGuardia Place ("505"), a 174-unit Mitchell-Lama co-op in the southern superblock. Today I would like to explain how the 2031 Plan endangers 505's affordability and survival.

Like every other Mitchell-Lama, 505 must pay all of its expenses, while being governed by HPD's income limits.

But unlike every other Mitchell-Lama co-op, 505 holds a 99-year ground lease with NYU instead of owning its own land. Under the terms of the 1964 lease, NYU can increase our rent starting in 2014, based on a percentage of the market value of the land.

NYU has told us that they are legally entitled to an increase of $3m, an amount that would bankrupt 505. *Any* increase would force our most vulnerable residents out into the street.

The 2031 Plan compounds this threat to 505 in three ways.

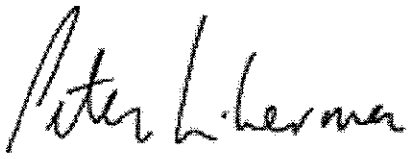
First, upzoning from residential to commercial will further increase the market value of the land, and the rent NYU says it can charge 505.

Second, approval of 2031 without 505's consent would limit 505's ability to negotiate with NYU over its affordability. As a major leaseholder and building-owner, 505 is a party-in-interest to the 1964 Large Scale Development, so its prior consent should be required for its dissolution. Approval of the plan without 505's consent would be unprecedented in the history of the City planning process, and an end-run around 505's rights.

Third, NYU's ambitious 2031 Plan offers the City a golden opportunity to save 505. CB2, Congressman Nadler, and BP Stringer have all urged NYU to maintain 505's continued affordability. But only the Council has the power to require NYU to make an iron-clad, legally binding commitment to 505's long-term affordability.

We strongly urge the Council to make such a commitment from NYU an absolute pre-condition for its approval of any part of the 2031 Plan.

Sincerely,



Peter Liberman
Board of Directors

For the Record

Cooper Square Committee

61 East 4th Street

New York, NY 10003

June 29, 2012

I'm Steve Herrick, Executive Director of the Cooper Square Committee. Our organization strongly urges you to vote 'NO' on NYU's massive proposed expansion plan. This plan will overwhelm the low rise Village community, and destroy its unique, historic character. It represents a lost opportunity for NYU and for New York City.

NYU's ULURP applications include a rezoning, a text amendment, a city map amendment and a Large Scale General Development ("LSGD") special permit to facilitate the development of four new buildings on two NYU-owned superblocks in the South Village. The proposed project includes the development of academic space, faculty and student housing, commercial space, and recreational facilities to accommodate the University's long-term expansion goal in the neighborhood.

I recognize that NYU has agreed to some modifications to their original ULURP application. They include a 19% reduction in density from 2 million to over 1.6 million sq. ft. of development, elimination of seven floors of dormitory (totaling 55,000 sq. ft.) above the public school in the Bleecker Building, reduction of 85,000 sq. ft. from the Mercer and LaGuardia Boomerang buildings, as well as height reductions of these buildings, and agreements to preserve some additional strips of open space, among other changes.

These modifications are not enough, and they don't significantly alter the reality that the plan would turn a residential area into a 20-year construction zone. It would continue to tip the balance of neighborhood character in the Village strongly in the direction of domination by a single institution.

It would eliminate much-needed open space in a densely populated area, and would cast permanent shadows over the remaining open space. It would hand more precious public land over to NYU.

The damage would be even greater than this, however. NYU's plan is only supposed to satisfy the university's growth needs for 19 years, until 2031. But we all know that this institution, which began in the community in 1831, will continue to expand for decades to come.

By encouraging the university to continue its expansion in the Village rather than pursuing viable alternatives, NYU will inevitably come back in 19 years and ask for more public land, or more zoning protections to be overturned, or a way to shoehorn more new facilities into places they were never intended, to accommodate their continuing growth. The university will continue to swallow up and dominate more and more of this vital historic, low-rise neighborhood.

Other locations, easily connected by mass transit to NYU's facilities could accommodate not just for the next 19 years of NYU's growth, but the next several decades. The city has identified areas such as the Financial District, Downtown Brooklyn, Long Island City, and Hudson Yards as places where long-term, large scale growth is not only desirable but necessary.

Community leaders in many of these areas have said that they would welcome NYU. NYU development in these areas would have greater economic benefits and fewer negative impacts. I urge the City Council to exercise its responsibility to plan for a sustainable City. Say no to this plan, and ask NYU to rethink how to balance its growth with the needs and the fragile, historic character of the Village community. Call on NYU to develop a plan that is worthy of its distinguished name and outstanding reputation – one that is sustainable, sensitive, and right for the future of New York City.

Testimony of Amanda Jimenez Before the New York City Council in Support of NYU 2031
City Hall- 260 Broadway, Council Chambers
June 29, 2012

Chairman Weprin and Fellow Council Members,

As an NYU student, you have a lot of weight on your shoulders. You go to one of the largest and most academically rigorous private universities which is conveniently located in the most populated city in the country. Last month, I graduated from NYU's Steinhardt School and consider myself to be extremely lucky to have received the education and the experience that NYU currently has to offer. On average, most NYU students are a self-sufficient, motivated, and explorative group whether it is propelled by their need for adventure or their need for additional resources and space. Currently, there are some major improvements that are desperately needed on campus in order to keep students actively involved in the university.

As a senior, I served as a board member of NYU's 1831 Fund, a student based initiative that gives scholarships to incoming freshmen and transfer students. Throughout the year, I learned more about the state of financial aid at the school and the physical restrictions on students and made it a personal goal to create a stronger sense of unity amongst students in order to build on the cooperative spirit of NYU. With the desire and need to grow the sense of community on campus, I realized that NYU is in a state of growing pains.

For example, towards the end of the year, most students head to Bobst Library to study for finals. Despite its great size, it is simply not large enough. I remember days where I would circle the floors of the library for up to half an hour during finals week just looking for an empty seat. You can forget about trying to book one of the very few study rooms available on campus because they are booked way in advance. Not being able to sit in one of the only communal buildings and have a place to study on campus not only discourages students but is a frustrating situation during a stressful time. It also does not help create a sense of community. Instead, it encourages students to stay off campus during those times and study elsewhere. The weeks surrounding finals and midterms should be a time for bonding and growth where students can be on campus all day and seek each other out for support during stressful periods and not be a place where you have anxiety over trying to find a plug for your laptop in order to finish your work. As a student, not knowing if I could find an unused computer or a table in the library to study with friends was discouraging. There is a need for more study space and meeting space on campus that is accessible to all students where students can rely on always being able to find an available study station.

As a Steinhardt graduate, I spent most of my time on campus in the Steinhardt building. Presently, the building has two working elevators and my major alone has over 700 people. Usually, I was running to and from my internships to class. Trying to get to class became a challenge once I was in in the building. The stairways were packed getting to and from class and you could wait for up to 15

minutes in line to get into the elevators. Some of classrooms were cramped even though most of my classes did not have more than 22 people. As a student, I shouldn't be worried about how long it will take me to get to my class once I'm in a building, it should be about making sure I'm there on time and prepared. It can impact the student experience to be in a cramped room for a long three hour weekly seminar. There is a need for bigger classrooms, upgraded facilities, and amenities to ensure that students spend their time focusing on academic matters.

In addition to the academic needs in the classrooms and in the communal buildings, there is also a need to expand the current athletic facilities. Although, I was not an athlete while at NYU, I would have appreciated a more expansive athletic facility that encourages community and would provide students with different outlets for meeting one another. With the creation and expansion on intramurals or club sports that don't require specific sign up times and planning in advance, students could be more physically active and spontaneous when it comes to athletics. Not being able to just go over to Coles Recreation Center on a whim and jump on a tennis court but having to call in advance was a buzz kill. As an active student, I had to go off campus with my friends to get the space I needed to be physically active when it came to my need for access to courts and fields.

Now that I have graduated and sit on the on steering committee for the Catalyst Campaign, a fundraising initiative for young alumni at NY, I recognize the need to establish a greater community where current students, alumni, and community residents can gather to support the school and the neighborhood. It's vital to maintain the center of the global campus in New York and create an environment where students have space and are not negatively impacted by the lack of facilities and space. NYU inspired me to be a life-long New Yorker. It is a personal goal to help maintain the strong legacy of the school in the future so, it can inspire current and future students to support the NYU community and help foster great relationships with the students, faculty, neighborhood businesses and residents, and the city as a whole.

Testimony of Annie Nelson Before the New York City Council in Support of NYU 2031
City Hall- 260 Broadway, Council Chambers
June 29, 2012

Chairman Weprin and Fellow Council Members,

I am currently entering my senior year at NYU and the past three years have been extremely fulfilling, challenging, and enjoyable.

On campus I serve as an Admissions Ambassador and tour guide. Through this job, I have the distinct pleasure of interacting with prospective students who could one day be the future of NYU. Because I am meeting with students that would be attending NYU in a year or three years from now, I am forced to be forward thinking. When giving tours of the campus, I am excited to talk about NYU and all of the incredible resources and opportunities that I have encountered throughout my time here, but because of my audience, it is even more thrilling to speak of what NYU plans for the future.

I find that what I can speak about with utmost confidence with my tour groups is NYU's global expansion. Having had experience with NYU's study abroad site in Florence, I love talking about how I was able to leave the country for the first time because of the opportunity I received from NYU to do so. Globally, NYU is expanding and changing at an enormous rate which is obviously in response to the growing global market and environment. However, I feel as if our main hub, our campus in New York City, has now fallen a bit behind.

We students are outgrowing our current campus. Our ambition, intellectual abilities and passion demand space that we do not currently have. The restructuring of the super block area would truly release the tension caused by the spacing issue and will remove obstacles that I have faced in the past three years for future students. It is both disappointing and discouraging when I set out to complete a project and I am hindered by lack of space. My fellow students and I find it quite difficult to reserve rooms for group study work simply because of the discrepancy between the amount of students and the space available.

Therefore, I fully support NYU's 2031 Plan because of the consideration and respect involved for New York City. As a citizen of New York my entire life, being thoughtful about space is something that is extremely important to me. It is refreshing to see an institution that doesn't have a lot of space, because of the open campus layout, work so hard to innovatively rework the areas that they already own.

I urge you to recognize that these proposed changes are in response to the students and faculty who have requested more academic space so that we can keep growing and learning. With the approval of these plans, NYU can continue to be a competitive and successful institution that can comfortably provide resources for students who would treasure them. I believe that NYU's commitment to their students and faculty and to the city that graciously hosts them can be clearly seen.

In a time in which sustainability is the saving grace for many global issues, the young mind and the creativity of unique individuals should not be inhibited or even just sustained, but rather given space to grow and cultivate new ideas so that we can use our education to innovate, create and prosper in the future.

Annie Nelson
NYU Office of Undergraduate Admissions Recruitment and Training Supervisor
College of Arts and Science Class of 2013
amn318@nyu.edu
27 Kingston Street
New Hyde Park, NY 11040

For Record

Testimony of Marc Wais
Vice President, Student Affairs
New York University
Before the New York City Council Subcommittee on Zoning and Franchises
Regarding The New York University Core Project

Dear Chair Comrie, Chair Weprin, Council Member Chin and Fellow Council Members:

Thank you for hearing the case for NYU's growth needs. Below are the critical space needs of the NYU student population.

Art Performance Space: Over and over again we hear from students who are challenged by the inability to find appropriate spaces for art, music, and theater performances. Students pursuing the performing arts as an academic field have some dedicated spaces available to them, but even so, continue to struggle with finding practice, recital, and performance venues on or near campus. There is also a substantial number of students in other academic fields who feel passionately about participating in amateur arts and performance opportunities - and it is these students who are the most pressed for adequate space. With over fifty five recognized student organizations dedicated to the arts and performance, they must compete with each other for very limited space. These are students who have made the commitment to music, theater, film and dance performance groups in addition to their academic work in other fields.

Athletic Facility: The current main athletic facility, Coles Sports and Recreation Center, is more than 30 years old, and does not meet today's needs. The number of students, faculty, staff, and community members who utilize Coles and Palladium exceeds over a million patrons a year! The size of Coles allows us to use it as a multi-purpose space (for large student gatherings or for emergency response) that is already being strained when pressed to meet the athletic activities it was originally designed for. **Coles has served the university and the community very well during its time, but is now simply outdated.**

Student Activities: This is perhaps the area that feels the most critical to those at NYU presently engaged with working with students, and student clubs and organizations. We simply do not have enough available space to meet the needs of the 400+ recognized student groups seeking locations for meetings, events, lectures, and programs. They enhance and diversify campus programming for all students, faculty and staff members, and many of these programs are also open to the community at large. In our current environment, student clubs and organizations are competing for a small pool of space resources, and this ultimately places an artificial limit on the number and type of

events NYU students can participate in. **The interest is there, the commitment is there, the space is lacking.**

Beyond organized events for student clubs and organizations, we are unable to provide enough meeting, lounge, and "free use" space for students at large. **This severely constrains the ability of students to meet in casual academic groups or other informal gatherings; there are not enough places on campus where students can engage in quiet-but-not-silent group study, organize group social gatherings, or simply have a place to relax and rest on campus between classes. Many of NYU's students (more than 10,000 undergraduate and over 15,000 graduate and professional students) commute considerable distances to school each day; we hear very compelling stories of students who have difficulty finding friendly places to study between classes, or simply eat lunch.** Our offices attempt to make every accommodation to help these students be comfortable and productive on campus; but we are at the point where current resources have been stretched absolutely as far as they are able, and we continue to see increasing demand.

Graduate Students: Of special concern is NYU's graduate student population. While graduate students make up about half of our student body, we do not have many facilities dedicated to graduate students (in contrast to many peer institutions that typically feature a graduate student union or other specialized centers). This is truly an inequity for a group of very dedicated students who seek to be more involved members of the student body, but lack the space to fully participate.

Community Service: While about 24% of our students come to us from New York City metropolitan area, the rest come from around the country and over 130 nations around the globe. Some of our graduates will remain in New York City, contributing to the vibrancy of our city in fields ranging from finance to journalism to medicine to education. Others will go on to live and work all around the world. But all of our students, while they are at NYU, are members of the Greenwich Village and New York City communities. They are not "alien" to our local culture - rather, they inform it, participate in it, and embrace it. They live here, they spend money here, and they volunteer in service opportunities. Over 85% of NYU undergraduates will engage in some form of community service during their undergraduate career, spanning the range of activities from working in a soup kitchen, to assisting with a non-profit, in every conceivable aspect of the human condition.

Admissions: Finally, NYU is at a clear disadvantage when competing for the very best and brightest students from an admission perspective, due to current space limitations. Our peer institutions will often have double, triple, or even larger percent ratios of space for student activities outside the formal academic setting of the classroom and labs.

For Record

Sarah Soffer
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917-553-9947

June 29, 2012

The Honorable Christine Quinn, Council Speaker
Honorable Members of the New York City Council
New York, NY 10007-1216

Re: Testimony on the "Bleecker Building" in NYU's 2031 ULURP

Dear Councilmembers and Speaker Quinn,

One of the worst–but most easily fixed–flaw in the 2031 Plan is the expiration in 2025 of NYU's offer of land for a public school.

This school is the Plan's main benefit to the community. But this "give back" becomes another "give me" if the City does not exercise its option within 12 years. Instead of gaining a school, the community will get stuck with yet another large NYU building.

To guarantee that the community gets some benefit, *NYU should be required to deed the site permanently to the City* as a condition of the City approving any part of this Plan.

Given scarce resources and the planning time needed, it is unlikely that the City would be able to build a school there by 2025. The DOE's recent acquisition, thanks to Speaker Quinn's leadership, of a building Morton St. for a school might further delay a DOE decision to build another school in this neighborhood.

The costliness of a school on this site will also push it down the DOE's priority list. The site's small footprint will require a tall building like the 7-story one in NYU's Plan, necessitating costly elevators to ferry young children between lower floors and the required rooftop yard. Finally, the presence of more than 20 bars in the immediate vicinity will further complicate DOE's building a school there.

Since the 2031 Plan calls for the City to deed to NYU an even larger piece of land on the same block (the 20,000 sq. ft. "Mercer Strip"), the City should insist on public ownership of the school site in return. Having already offered the site for a public school, NYU can hardly object to the City's wish to assure that this offer benefits the community.

Finally, a deed transferring ownership to the City should restrict any new development on it to the construction of a public school, ensuring against future privatization of this community resource.

The City would still be free to decide whether to build a school, retain the current supermarket use, or even transform the site into open park space. Any of these options would guarantee the "give back" that this community is entitled to and deserves.

Thank you for your consideration.

Sincerely,

Sarah Soffer

TESTIMONY OF ROBERT BARTELS, JR., ON BEHALF OF STEAMFITTERS LOCAL 638

IN SUPPORT OF NYU EXPANSION (NYU 2031)

GOOD MORNING, CHAIRMAN WEPRIN & MEMBERS OF THE SUBCOMMITTEE ON ZONING & FRANCHISES. MY NAME IS ROBERT BARTELS, JR., I AM THE MIDTOWN MANHATTAN BUSINESS AGENT FOR STEAMFITTERS LOCAL 638, WHICH REPRESENTS UNIONIZED STEAMFITTERS IN NEW YORK CITY AND LONG ISLAND.

I WANT TO THANK YOU FOR ALLOWING ME THIS OPPORTUNITY TO SPEAK OUT IN SUPPORT OF NEW YORK UNIVERSITY'S PLANNED EXPANSION, BETTER KNOWN AS NYU 2031.

WHILE CARRYING A DATE AS DISTANT AS 2031 IN ITS NAME MIGHT CONJURE UP IMAGES OF SOME FUTURISTIC PIE-IN-THE-SKY CONCEPT, NYU 2031 WILL CREATE THOUSANDS OF NEW JOBS ALMOST IMMEDIATELY.

THE FIRST PHASE OF THE NYU 2031 CALLS FOR THE CONSTRUCTION OF THE ZIPPER BUILDING, AN 800,000 SQUARE FOOT MIXED USE SPACE AT BLEECKER STREET AND LAGUARDIA PLACE TO BEGIN AS EARLY AS NEXT YEAR. THAT'S RIGHT TWENTY-THIRTY-ONE WILL BEGIN CREATING JOBS IN TWENTY-THIRTEEN!

AND, THE ZIPPER BUILDING IS JUST THE BEGINNING. NYU 2031 WILL CONTINUE TO CREATE THOUSANDS OF JOBS IN MANHATTAN, DOWNTOWN BROOKLYN AND EVEN GOVERNOR'S ISLAND OVER THE COURSE OF THE NEXT 20 YEARS.

THAT MEANS IMMEDIATE JOB CREATION AND A MUCH NEEDED ECONOMIC STIMULUS WHICH WILL SPREAD FROM GREENWICH VILLAGE AND THROUGHOUT THE METROPOLITAN AREA FOR DECADES TO COME.

MORE IMPORTANTLY, NYU HAS COMMITTED TO BUILD USING UNION LABOR, PROVIDING UNION WAGES AND BENEFITS. THIS COMMITMENT WILL PROVIDE THE BASIS FOR BUILDING AND MAINTAINING A STRONG MIDDLE CLASS ENVIRONMENT. THESE ARE THE WAGES AND BENEFITS WHICH ARE CRUICAL TO BUILDING STRONG AND STABLE NEIGHBORHOODS AND COMMUNITIES.

AND, NYU 2031 WILL CONTINUE TO CREATE THOUSANDS OF JOBS IN MANHATTAN, DOWNTOWN BROOKLYN AND EVEN GOVERNOR'S ISLAND OVER THE COURSE OF THE NEXT 20 YEARS.

THAT MEANS IMMEDIATE JOB CREATION FOLLOWED BY AN ONGOING AND MUCH NEEDED ECONOMIC STIMULUS WHICH WILL SPREAD FROM GREENWICH VILLAGE AND THROUGHOUT THE METROPOLITAN AREA FOR DECADES TO COME.

WE ALL KNOW FOR A CITY TO SURVIVE IT MUST EXPAND AND CREATE NEW JOBS, NEW OPPORTUNITIES AND BE A MAGNET FOR THE BEST AND THE BRIGHTEST.

THIS INVESTMENT OF MORE THAN $6.2 BILLION DOLLARS BY NYU WILL REVITALIZE THE NEIGHBORHOODS IN AND AROUND GREENWICH VILLAGE, PROVIDE FOR NEW GROWTH AND CHANGE IN A REVITALIZED DOWNTOWN BROOKLYN AND ADD NEW LIFE TO GOVERNOR'S ISLAND.

THIS NYU EXPANSION WILL NOT ONLY SERVE AS NYU'S MAGNET FOR THE BEST AND BRIGHTEST; IT WILL PROVIDE NEW OPPORTUNITIES FOR THE THOUSANDS OF SKILLED, UNION TRADESMEN AND WOMEN TO GET BACK TO WORK, SUPPORT THEIR FAMILIES, AND BUILD THE NEW YORK CITY OF TOMORROW.

GREENWICH VILLAGE GVC CHELSEA
CHAMBER OF COMMERCE

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

Tony Juliano
Chairperson & President

June 29, 2012

New York City Council Subcommittee on Zoning and Franchises
RE: LU 0632-0635

Good morning. My name is Tony Juliano and I am the President of the Greenwich Village-Chelsea Chamber of Commerce (GVCCC). Our Chamber represents hundreds of member businesses, and it's on their behalf that I voice our support for NYU's Core plan.

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

The Chamber believes that NYU Core is vital to the economic future of Greenwich Village. It is unimaginable to think what this area would be like without NYU. We recently surveyed 110 Village businesses and found that ninety-five percent of them reported receiving business from NYU and almost 70% indicated that NYU is "important or extremely important" to their business.

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Aside from the impact NYU has on the 110 businesses we surveyed and the roughly 1,200 people they employ, the NYU 2031 plan is an essential part of securing the financial future of small businesses in Greenwich Village. The plan would generate an additional 2,400 construction jobs every year for the next 20 years, more than $490 million in economic output, and nearly $27 million annually in city taxes over the next 20 years.

In addition, the university contributes greatly to the diverse community population itself. A 2011 Appleseed study showed that because of the presence of NYU and other institutions like the New School, Greenwich Village has an unusually high level of education among its residents. Many of these residents remain in the Village upon graduation and become successful members of the community. This more than anything contributes to the unique and enduring character of Greenwich Village.

NYU 2031 will help the businesses in Greenwich Village and the surrounding area thrive in the coming years, and in order for the University to continue its strong presence it must grow. We hope you will take our comments into consideration and vote Yes on the *NYU 2031* plan for its core campus.

Testimony of
Richard T. Anderson, President
New York Building Congress
before the
New York City Council
Public Hearing on
New York University

June 29, 2012

NEW YORK BUILDING CONGRESS

As a membership coalition serving the design, construction and real estate industry, the New York Building Congress is pleased to offer its support for New York University's ambitious and important NYU 2031 expansion plan.

As an urban campus, NYU is perennially challenged by space limitations. Academic programs and faculty offices are constrained in small, out of date facilities. Student programming – like health and wellness facilities, flexible meeting spaces and residential halls – is also limited for the same reason. Like all of the City's major universities, the ratio of square feet per student is among the lowest in the country.

To remain competitive with the nation's leading universities, NYU must provide facilities that attract the best and brightest minds and facilitate learning. NYU has identified locations close to its Washington Square home, as well as in downtown Brooklyn and Governors Island, where it hopes to build enough space to accomplish these goals.

In a larger context, NYU's proposed expansion is a critical response to changes in the City's economy and the world's economy. State and local government and civic leaders have led important efforts to move the City away from a reliance on the financial sector to more diverse, knowledge-based industries such as medicine, technology, higher education and the arts.

NYU and its sister universities are incubators for much of the talent that ends up entering and then leading these industries. Our universities are therefore critical links in the cycle of education, innovation and economic development.

In fact, NYU is already a major contributor to the City's economy, employing more than 16,000 faculty members, administrators and staff, and generating hundreds of millions of dollars in annual economic activity.

The scale of NYU's proposal has provoked some concern about how it will impact the Greenwich Village neighborhood. NYU has looked carefully at creating satellite campuses that will place much of the proposed square footage in other parts of the City. In the meantime, the proposal would modernize its existing Washington Square buildings and develop much of the new square footage on properties it already owns. Therefore, the actual "footprint" of NYU will not grow in a way that overwhelms the historic neighborhood.

New York City's leaders must take the next step by ensuring the City remains an inviting home to the investors and professionals who will drive the industries of the future. An expanded, diversified, modern New York University is a key to this vision.

The Building Congress urges the City Council to approve NYU's planned expansion as proposed by the City Planning Commission.

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

Prepared by
GAMBIT CONSULTING
April 2012

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EXECUTIVE SUMMARY

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

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

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

Net New Economic Benefits Would Be Limited in Greenwich Village

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The new buildings would also produce significant amounts of greenhouse gases. The carbon footprint of the new buildings along would be 13,089 tons of CO2e annually, or over 5 CO2e per 1,000 SF. By comparison, the newly retrofitted, 2.85 million SF Empire State Building produces 11,421 tons of CO2e a year, or about 4 CO2e per 1,000 SF. In other words, the proposed NYU program, although smaller, and despite the presumption of extensive use of state-of-the-art sustainable technologies, would produce a greater carbon footprint per square foot than the retrofitted but eight-decade-old Empire State Building.

Reconsidering the Project in the Context of NYU's 2031 Plan

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

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

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

ECONOMIC IMPACTS

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

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

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

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

Defining Local Impacts

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

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

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

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

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

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

Estimating Potential Direct Local Impacts

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

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

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

FIGURE 1

Preliminary NYU Development Program

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

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

Academic Space

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

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

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

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

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

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

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

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

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

[3] This estimate consists of 6,695 students who attend class within a quarter mile of the site today, plus 966 students added once a nearby building is converted from residential to instructional use.
[4] "Expenditures of college-age students and non-students." Geoffrey D. Paulin, Division of Consumer Expenditure Surveys, Bureau of Labor Statistics, 2001.

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

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

FIGURE 2

Estimated Direct Local Retail Impacts | Academic Space

Estimated Number of Students

	Students
Students	**7,550**

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

Estimated Number of Direct Jobs

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

1. Based on proportions in Appleseed report.
2. Based on multipliers in Appleseed report.
3. Rounded to nearest ten.

Estimated Direct Local Retail Spending Per Year

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

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

[5] 2003 ICSC survey adjusted for Consumer Price Index changes.

Dormitory Space

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

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

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

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

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

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

Hotel

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

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

[6] Greenwich Village Historical Society analysis. http://www.gvshp.org/_gvshp/preservation/nyu/doc/sq-footage.pdf

[7] "Expenditures of college-age students and non-students." Geoffrey D. Paulin, Division of Consumer Expenditure Surveys, Bureau of Labor Statistics, 2001.

[8] "Expenditures of college-age students and non-students." Geoffrey D. Paulin, Division of Consumer Expenditure Surveys, Bureau of Labor Statistics, 2001.

spending of about $2,484,000.[9]

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

Faculty Housing

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

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

Retail

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

[9] Data analyzed included First Quarter 2011 Manhattan Lodging Index (Price Waterhouse Coopers) and NYC & Co's 2011 estimated number of visitors and total direct spending. By dividing an estimated $32 billion in direct spending by 50.5 million visitors, we find the typical NYC visitor spent $633 in New York City in 2011. This tourist stayed for an average of 1.86 days and, presuming they stayed in Manhattan, paid an average daily rate of $204.86/night. This leaves about $250 in average *non-hotel* spending per visitor. Since the average stay is roughly 2 nights [if the average stay is indeed 1.86 DAYS, then they stayed 1 night. Alternatively, if they stayed 2 nights, you should change it to 1.83 NIGHTS above], this equates to roughly 3 days, meaning the $250 is spread over three days, for an average daily spend on non-hotel activities of about $83.33. 164 guests multiplied by $83/day, multiplied by 365 days/year, and finally multiplied by ½, yields the estimated local direct spend.

[10] "Expenditures of college-age students and non-students." BLS

[11] Assuming a 15% loss factor, this would mean that a typical apartment would be 850 SF.

[12] Including all food, alcohol, housekeeping supplies, apparel and services, entertainment, personal care products and services, reading, and tobacco products.

Total Direct Impact

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

FIGURE 3

Estimated Potential Direct Retail Spending/Year

Academic and conference space	$16,300,000
Student housing	$1,897,000
Hotel	$2,758,000
Faculty housing	$1,046,000
Retail	$722,000
Total	**$22,723,000**

Net New Impacts Would Be Minimal in Greenwich Village

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

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

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

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

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

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

[14] "The Economic Impact of Colleges and Universities." John J. Siegfried (Vanderbilt University), Allen R. Sanderson (University of Chicago), and Peter McHenry (Yale University). Department of Economics, Vanderbilt University. May 26, 2006.

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

NYU already dominates the Village in several important ways:

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

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

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

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

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

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

[16] New York City Department of Planning, Community District 2 Statistics, and 2010 5-year American Community Survey estimates, US Census.

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

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

FIGURE 4



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

[17] Neilsen/Claritas Report, RMP Opportunity Gap-Retail Stores.

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

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

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

Similar Projects Encountered Problems that Reduced Anticipated Benefits

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

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

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

[18] Douglas Elliman 2002-2001 Sale Report and Brooklyn and Queens 4Q, 2011.
[19] Real Estate Board of New York 2011 Statistical Abstract.
[20] Citi Habitats Manhattan Rental Report, 2006-2011.
[21] Real Estate Board of New York 2011 Statistical Abstract.
[22] "The Impacts of Changing College Enrollments on Local Housing Prices Over Time—A Case Study: Purdue University and West Lafayette, Indiana." George A. Chressanthis. *Journal of Education Finance*, Vol. 11, No. 4 (Spring 1986), 460-479.

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

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

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

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

Economic Impact Would Be Greater at Alternate Locations

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

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

[23] http://news.harvard.edu/gazette/story/2007/02/harvard-submits-multi-decade-master-plan-framework-for-allston/
[24] http://harvardmagazine.com/2011/09/allston-plan-endorsed-by-harvard-corporation
[25] "Educational Endowments and the Financial Crisis: Social Costs and Systemic Risks in the Shadow of the Banking System" Joshua Humphreys, Ph.D., Senior Associate, Tellus Institute. May 27, 2010.
[26] http://www.nyu.edu/budget2010/budget/

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

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

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

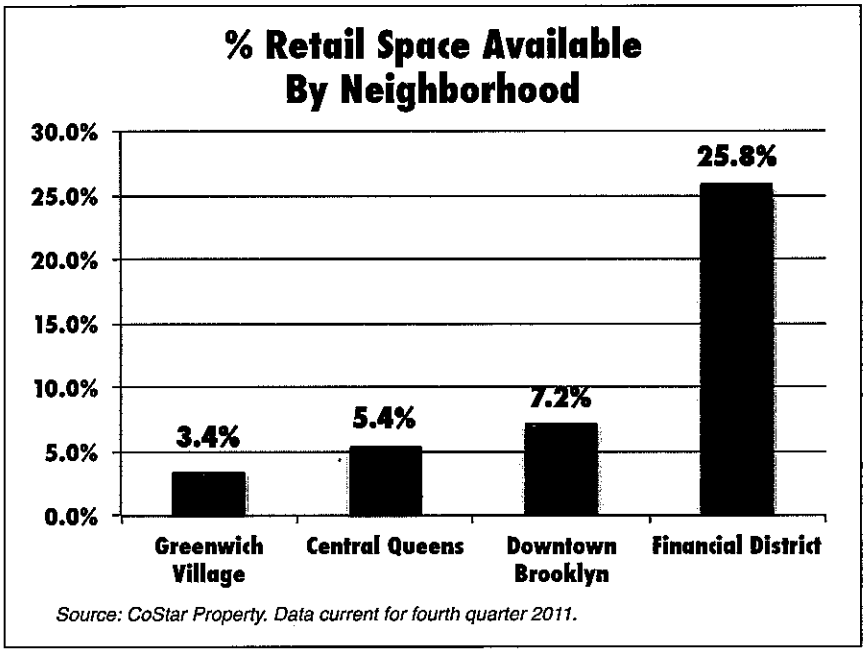
According to REBNY, Greenwich Village/NoHo market asking office rents are $79/SF.[28] Each of the alternate neighborhoods has lower asking rents: $36-$43/SF in the Financial District, $32/SF in Downtown Brooklyn; and $23-$36/SF in Long Island City. Office vacancies are also higher than or comparable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

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

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

[27] Harvard: Allston (1.2 miles), Brown: Jewelry District (1.1 miles), and Columbia: Manhattanville (1 mile). Estimates derived using Google Earth.
[28] Real Estate Board of New York 2011 Statistical Abstract.
[29] Real Estate Board of New York 2011 Statistical Abstract; Newmark Knight Frank Brooklyn Office Market Report, Q4 2011; and New York City Economic Development Corporation.

FIGURE 5



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

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

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

[30] "Hallelujah! Jehovah's Witness' Land Sell-Off Has Brooklyn Dreaming Big." Amanda Fung, *Crain's New York*, October 16, 2011.
[31] http://www.nyc.gov/html/dcp/html/lic/lic1.shtml

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

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

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

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

- The Village has a student population of about 58,000 students. The majority of these students attend NYU's Washington Square Campus (42,500) and the New School (13,900). The balance includes Cardozo School of Law and Cooper Union. The residential population of these schools is significant: the majority of NYU's 11,700 dormitory beds are located in the area, as are roughly 2,000 New School and Cooper Union rooms.

- Borough of Manhattan Community College and Pace University provide the overwhelming majority of the Financial District's student population—34,100 out of 35,900, not counting part-time students associated with NYU's School of Continuing and Professional Studies (11,000 in total, divided among the Financial District and Midtown Manhattan). New York Law School has an enrollment of about 1,750 students.

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

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

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

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

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

COLLATERAL IMPACTS

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

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

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

Superblocks: Placing New Towers in the Towers in the Park

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

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

[32] DEIS, 6-2.
[33] NYU 2031, 144. http://www.nyu.edu/nyu2031/nyuinnyc/

2031 plan, the redesign of the two superblocks would "respect and bring into balance" the "conflicting visions" of Moses and Jacobs on the same site.[34]

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

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

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

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

[34] NYU 2031, 145
[35] Robert A.M. Stern, Thomas Mellins and David Fishman, *New York 1960: Architecture and Urbanism Between the Second World War and the Bicentennial*, 227.
[36] NYU 2031, 145.
[37] NYU 2031, 144.

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

Washington Square Village

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

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

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

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

[38] New State Historic Preservation Office, Resource Evaluation, Washington Square Village, Bounded by West Third Street, Bleecker Street, Mercer Street, and LaGuardia Place. February 23, 2011.
[39] DEIS, 7-3.
[40] NYU Alternatives Analysis for Washington Square Village superblock, December 7, 2011.
[41] NYU Alternatives Analysis for Washington Square Village superblock, December 7, 2011, 8. Emphasis added.
[42] NYU Alternatives Analysis for Washington Square Village superblock, December 7, 2011, 12-13.

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

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

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

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

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

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

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

[43] NYU Alternatives Analysis for Washington Square Village superblock, December 7, 2011, 7.
[44] DEIS, p. 7-3; NYC LPC CofA #12-3095; Docket #12-2620.

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

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

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

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

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

Cumulative Effect on Superblocks

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

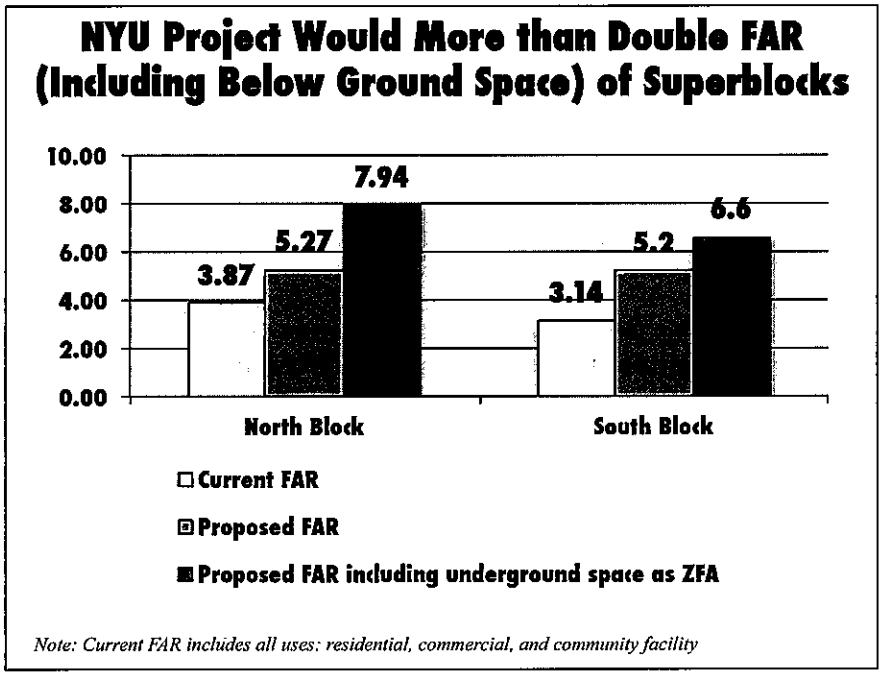
The NYU 2031 plan states that its design approach for all new development is "contextual"[48] to the existing landscape—and that the superblock sites, in time, have become more like the diverse Village surrounding them. The NYU 2031 plans states that the "superblock site is an eclectic

[45] University Village Designation Report, November 18, 2008, Designation List 407 LP-230, 7.
[46] DEIS, 6:2.
[47] NYU Alternatives Analysis, Washington Square Village Superblock, December 7, 2011, 20.
[48] NYU 2031, 141.

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

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

FIGURE 6



[49] NYU 2031, 144.

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

Loss of Open Space and Other Negative Environmental Impacts

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

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

Rezoning Greatly Reduces Required Open Space Under Residential Zoning

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

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

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

[52] NYU Core Zoning Application, December 5, 2011, 18-19.

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

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

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

Reevaluating Open Space Use Restrictions from a Practical Perspective

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

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

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

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

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

[56] DEIS, 5-1.

[57] DEIS, 5-3

[58] DEIS, 5-2.

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

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

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

Revisiting the CEQR Definition of Open Space

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

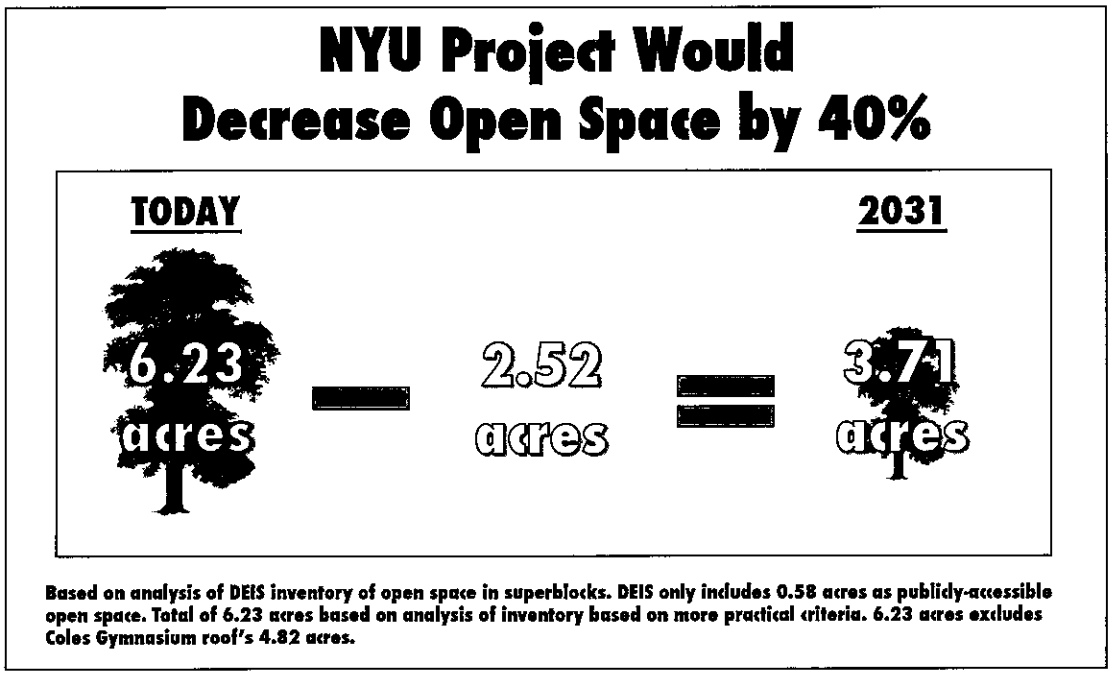
The original plans for the Silver Towers and Washington Square Village sites both include significant passive green spaces that were clearly designed to enhance the natural environment. The Silver Towers Oak Grove and the Silver Tower Seating Area and Playground and the Washington Square Village Elevated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

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

[60] Robert A.M. Stern, Thomas Mellins and David Fishman, *New York 1960: Architecture and Urbanism Between the Second World War and the Bicentennial*, 227.
[61] NYU Alternatives Analysis for Washington Square Village superblock, December 7, 2011, 12.

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

FIGURE 7



Lack of Maintenance Leads to Undervaluing of Open Spaces

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

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

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

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

Additional Environmental Impacts

The DEIS concludes that the new buildings and additional vehicular traffic would not cause significant adverse impacts. However, it also assumes that, without the project, the air quality in the area would continue to improve as technology improved and cleaner fuel was used for heating.[62] Despite the conclusion that the project would not worsen air quality, the DEIS states that the new buildings and associated mobile emissions required for servicing them would produce over 19,000 tons of CO2e annually. According to the EPA, this is the amount of carbon sequestered on an annual basis by 3,687 acres of pine or fir forest. Although the measures employed by the authors of the DEIS find no adverse impact on air quality, it is clear that a significant amount of pollution would be generated by the new development, and the impact would be both local and regional in nature.

The carbon footprint of the new buildings would be 13,089 CO2e. By comparison, the newly retrofitted, 2.85 million SF Empire State Building produces 11,421 tons of CO2e a year. In other words, the proposed NYU program, although smaller, and despite the presumption of extensive use of sustainable technologies, would produce a greater carbon footprint than eight-decade-old Empire State Building.[63]

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

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

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

[62] DEIS, 15:25.
[63] The Empire State Building produced 16,666 tons of CO2e ***before*** it was retrofitted and reduced its carbon footprint by 40%.
[64] http://www.dec.ny.gov/public/43563.html
[65] The tremendous cost savings associated with trees and grass, and a comparison between the two, is articulated by Dr. Sylvan Addnick in "Trees are Sacred, Grass is Bad; Why?", TPI, Turf News March/April 2007.

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

Testimony of Professor Carol Shoshkes Reiss, Faculty Member in the Departments of Biology and Neural Science at New York University

Before the New York City Council Subcommittee on Zoning and Franchises For the Public Hearing of the New York University Core Project June 29, 2012

President Quinn and Fellow Council Members:

Thank you for this opportunity to present some compelling academic needs that faculty members in the Biology department have encountered. These limitations in the current physical plant support the profound need for expanded academic space at NYU.

1. **Classrooms**:

Every undergraduate student interested in becoming a doctor, dentist, veterinarian, and other allied health professional is required by their post-graduate schools, to take one year-long course, Principles of Biology, offered by the Biology department regardless of whether they are science majors or plan to major in a Humanities or Social Science department. This course is one of five required courses for the Pre-Med track at any university. The enrollment in the last few years has doubled from ~400 to now more than 800 students.

This surge in student registration has taxed the university to provide large classrooms for the lectures. Because NYU does not have many large classrooms, and many other departments also have large classes for introductory courses. We offer two (duplicate) sequential sections for students each, to accommodate the lecture portion of the course. Therefore, tenured or tenure track professors responsible for Principles of Biology are not available to teach other courses, since they are doing double duty for the Principles of Biology class.

Other undergraduate classes offered by the Biology department are computational in nature and require dedicated teaching computer or super-computer labs; these computational courses reflect the growing areas of Biology which analyze information derived from clinical or basic science studies (including Genomics and Systems Biology studies) which are based on enormous datasets. These courses have a very limited potential enrollment (generally fewer than 25 students) given the infrastructure requirements and intense pedagogy involved. Our ability to offer these highly demanding computational courses does not meet the student requests to participate. For instance, Biostatistics always has waiting lists that exceed the class-size by dozens of undergraduates.

For graduate courses, the majority of M.S. students enrolled work full-time in hospitals or laboratories in the greater NYC area. They take classes either at 8AM or in the late afternoon and evening. The late day slots are also times of high demand for

classrooms because many other departments offer courses at these times for students who have day jobs.

It is difficult for the registrar to reserve space for lectures, seminars and computational labs for our graduate students because of space and specialized facilities limitations. But there are many other courses that need standard classrooms, which are also in very short supply. *NYU needs instructional spaces of all kinds right now.*

2. **Teaching Laboratory Space**

A weekly lab session is also required for each student enrolled in Principles of Biology. *Teaching laboratory space is extremely limited, since each student must have a desk/bench area and only twenty students are in each "section".* To accommodate the demand, laboratory sessions are offered from early morning until early evening, 5 days a week and several hours on Saturdays. Last year, a third teaching lab became available, eliminating the late night sessions (8pm to 11pm). *If these students were your children, I suspect that you would prefer for them to have labs finished much earlier in the evening.*

The Biology Department teaching labs are currently limited to the 6th floor of Silver Center. In addition to the Biology teaching labs, this floor also has a teaching lab for the Neural Science department. *The current space on the 6th floor is used to capacity, and will be insufficient to realize the constantly growing demand.*

The Biology Department's teaching-lab space will need to expand to meet the increasing enrollment in our Principles of Biology course, as well as our lab-based courses that fulfill the requirements of our majors as they pursue various professional schools and career goals. The teaching space has been divided into six lab spaces for all our biology courses, office spaces that are shared by seven clinical professors, a preparation room that also serves double duty as an office space, and three support rooms to house shared and support equipment necessary for the teaching labs. As detailed below, these rooms have reached maximum usage.

During the academic year, all six of our teaching labs are used extensively throughout the week and by multiple courses and sections. Depending on what courses are taught in these teaching labs and the availability of equipment, they can accommodate 12–20 students per teaching lab. We have three dedicated Principles of Biology labs that serve the >800 students in this course. These three teaching labs are in use Monday through Friday, morning through early evening. The remaining teaching labs support our upper-level Biology courses. Each of these labs is also used throughout the week, morning to late afternoon and in some cases going to early evening.

For any new courses with laboratories to be introduced by the department, it will require that such labs, which are generally 2–3 hours long (for undergraduates, but significantly longer for graduate students), be scheduled into the evenings, which is not ideal from a safety point of view, as well as the staffing that may be required. It is our goal that all Biology majors have one semester of an intensive laboratory course; some

students do research in internal Research Laboratories or in the labs of medical schools in the greater NYC area. Any Biology major who wishes to graduate with Departmental Honors must have a research-based thesis, requiring several years of mentored research effort.

The Biology Department needs to expand our teaching labs. There are a number of priorities that are forcing the department to focus on our teaching space:

Many of NYU's students enter with an interest in pre-med or one of several other pre-health tracks. These tracks require that students take specific courses and labs. This also coincides with the changes that are taking place for medical school requirements and preparation for the MCAT examination.

The Biology Department aims to provide a diverse selection of courses that will give our majors the quantitative, reasoning, and application skills needed to be a scientist. Indeed, virtually all Biology majors take the Principles of Biology course and all are required to take at least one lab-based course.

The Biology Department aims to provide upper-level students with direct and meaningful interaction with their professors. The lab-based elective courses, which are by their nature small and highly interactive, are an essential component of meeting this goal.

To maintain the quality of our Biology curriculum, it is important that the University plan for the eventual expansion of the Biology teaching labs.

3. **Space for meetings and conferences**:

It is routinely difficult to reserve rooms of any size for committee meetings and for professional conferences on campus. Often plans need to be made as much as a year in advance for some venues. Classes get priority in all bookings. Even the Skirball center's Off Broadway theater is used daily for undergraduate courses of large enrollment.

This academic year, I was part of a working group of a committee organized by the Provost. To find a space that could accommodate 75 people for a day and a half of meetings, with food on tables in the corridor, we had to travel off campus, to the mid-town area. The program we were organizing will be based in Downtown Brooklyn and will be a cutting edge technology and science center to train the innovators of the future. But, the Core campus did not have a venue where we could brainstorm.

One consequence of the extreme shortage of facilities for conferences is we plan them in other cities or at other universities. *There is an economic cost to New York City in hotel rooms booked and restaurant meals not purchased locally.*

4. **Space in the Core versus more distant areas:**

It is desirable to have faculty and departmental offices, classrooms, laboratories, and rehearsal spaces in the Core neighborhood. To be able to walk several blocks in ten minutes from one class or other obligation to another enables effective use of time; in contrast, walking from the WTC neighborhood would add more than a half-hour and traveling by subway from MetroTech could easily take longer than a half-hour.

Only 10-15 minutes are scheduled between classes for students and faculty to circulate to the next commitment. Downtown Manhattan (Community Board #1) or Downtown Brooklyn/ MetroTech would not be suitable locations for these educational facilities for Core-based programs.

Lounges, study areas, library resources, and student computer work areas are also essential in the Core. They help to facilitate community among the students, especially the commuting students, which constitute a significant plurality of the student population.

Residential space including dormitories and faculty housing, gymnasium(s), and administrative support offices can easily be located at a reasonable distance from the Core campus and still be functionally accessible.

Thank you for the opportunity to present these brief remarks in support of the New York University Core Project, termed the NYU 2031 Plan. I hope that you will consider the profound needs we currently have and anticipate.

Carol Shoshkes Reiss, PhD

Editor-in-Chief, *DNA and Cell Biology*

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Comments on NYU's 2031 Expansion Plan
Submitted and delivered publicly to the NYC Council Committee on Land Use
June 29, 2012

New Yorkers for Parks (NY4P) is the independent research-based organization advocating for quality parks and open spaces for all New Yorkers in all neighborhoods. We offer the following comments on NYU's 2031 plan based on our guiding principles that public open spaces should serve the greatest number of constituencies, and be preserved and well maintained in perpetuity.

New Yorkers for Parks supports NYU's goals of increasing public open space within this two-block area and making the new open spaces more publicly accessible and welcoming than the current configuration. We commend NYU and the City on making changes to the 2031 plan that improve the public space components, including:

- eliminating the temporary gym so that Mercer Playground will remain untouched until at least 2025,
- reducing the size of the Bleecker Building adjacent to LaGuardia Community Garden,
- establishing a legally-binding long-term maintenance agreement for the open space,
- committing to map the Mercer Playground site and several other strips of DOT-owned land as permanent parkland, and
- easing the process to modify the northern block's open space plan so that the community can participate in its design and programming closer to the time of construction.

However, we ask that several additional critical commitments be made to this project:

1) **Preserve LaGuardia Community Garden:** NYU and the City must enter a Memorandum of Understanding to protect this essential community open space by committing to:

    a. not encroach on the garden during any construction that occurs in its proximity. This includes not staging construction on or near the garden, and not shedding the garden during construction. There is precedent at Liz Christy Community Garden, where an agreement was reached among the City, the gardeners and the developer of a building directly adjacent to the garden to use only netting rather than shedding during construction, so long as the garden was closed and inaccessible during hours of construction.

    b. transfer jurisdiction of LaGuardia Community Garden and Time Landscape from DOT to the Parks Department. New Yorkers for Parks also believes Time Landscape should be folded into the garden's GreenThumb license agreement since the gardeners are already maintaining it, and since it would be a greater asset to the community if it is publicly accessible.

2) **Further strengthen the maintenance and operations agreement:** The restrictive declaration for this plan incorporates an agreement that lays out rules for governance and oversight, compliance, and use for the privately-owned public space on the northern block, but it does not go far enough in its scope or specificity. We would like the agreement to encompass both blocks, as well as the publicly-owned strips adjacent to NYU's land, and additional provisions should be added to cover hours of access, closures, notification requirements, permitting, enforcement and detailed standards of management, maintenance by season and repair.

3) **Create an annual maintenance budget requirement and endowment fund:** As part of the annual compliance process, a budget for both operations and capital maintenance should be required. NYU should also be required to create an endowment or other type of maintenance fund to which it contributes sufficient funds for ongoing operations and capital maintenance, and a mechanism should be established whereby a third party – whether that's the Parks Department or another entity – can step in to maintain the open space and draw from the maintenance fund accordingly if NYU is out of compliance for a specified period.

The details of such a fund need to be worked out, and we look forward to discussing this further with NYU, the Administration and the Council.

Thank for the opportunity to address this Committee today. New Yorkers for Parks is committed to working with the Council to ensure that the public open spaces created under this plan are accessible to the broad public and well maintained for generations to come.

Testimony by Phyllis Barasch

NYU Trustee and President of the NYU Alumni Association

New York City Council Subcommittee on Zoning and Franchises

Friday, June 29, 2012

City Council Chambers, City Hall

Public Hearing on the NYU Core Project

- Good afternoon. Chairman Weprin, Council Member Chin, members of the New York City Council. My name is Phyllis Barasch. I am a Trustee on the NYU Board of Trustees, president of the NYU Alumni Association and also a proud graduate of NYU's Stern School of Business.
- I would like to talk to you today about why the NYU Alumni Association is strongly in support of the plan before you that will expand and grow our University to meet the higher education challenges of the 21st century.
- We at NYU are fond of saying that NYU is "in and of" the City. We are not only located here, but we thrive because we are located here. We believe the City benefits greatly from a growing and thriving university like NYU.
- This connection to the city is not only true of the students who live and study in the Washington Square area, but it is also true for our graduates as they begin to make their way into the wider world. Many students are attracted to NYU because it is located in New York City and, once they graduate, the vast majority stay here and add their ambition, knowledge and drive towards making our City a better place to live and work.
- This is not just guesswork. Look at NYU's graduating class of 2011. According to our research, nearly nine in ten graduates who got jobs after graduation stayed in the tri-state area and most of them are working in the City. And they got jobs in many different fields, reflecting the wide educational experience NYU offers—including entertainment, financial services, education, marketing, nursing and retail.
- Why is this important? Because it speaks to the vital role NYU plays in the economic life of New York City. The City benefits greatly from the intellectual capital that NYU attracts to New York. Just look at some of the recent companies created by NYU students at while they were at NYU—Foursquare, Pinterest, Def Jam Records, to mention a few.
- This means that, if our expansion plan is approved, and the University is allowed to continue to grow, New York City will be a major beneficiary. The expansion plan, as you have heard, will enable the University to provide more classrooms, more lab space and more performance space for its students and its professors. That will enhance our ability to attract the best students, professors and researchers. And once they are here, they will not only make NYU a better and more dynamic university, they will make New York City a better and more dynamic city.
- As president of the alumni association, I can tell you that most of our alums stay in New York City and remain part of the civic, economic and cultural life of the City for their entire lives. A better,

stronger, growing New York University makes for a more economically vital New York City. That is why I urge you to support NYU's core project. It will not only benefit a University, but it will also benefit us as a City. Thank you.

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The Municipal Art Society of New York

MASNYC

Testimony of the Municipal Art Society
Before the New York City Council regarding NYU's Core Campus
June 29, 2012

I am Ronda Wist, senior vice president of policy and advocacy at The Municipal Art Society of New York. MAS' testimony was developed over several months with our Board and incorporates input from many stakeholders. In addition we held a panel discussion on March 27th featuring a variety of viewpoints to further inform the discussion.

MAS has worked to achieve a balanced position: we appreciate NYU's role as a leading educational institution and a vital economic engine that needs to expand its campus within the parameters of a historic neighborhood. We appreciate the Borough President's efforts to reduce the square footage and increase access to open space by eliminating the proposed temporary gym among other conditions. We also believe the City Planning Commission's modifications are appropriate. However, MAS continues to believe that a project of this magnitude merits significant reconsideration with respect to neighborhood context, public space and public process as it relates to this project and future applications.

Neighborhood Context

NYU's height reductions of the Bleecker and Mercer Street buildings are welcome. However the height of the Zipper building, along Mercer between Houston and Bleecker remains an issue. At the Houston/ Mercer corner, the building's height at 299 feet, 26 stories would tower above the 8-13 story buildings located directly across the street. The other portions of the building, ranging from 85 to 208 feet, will create dark, narrow corridors along Mercer and the Greene Street walkway, diminishing the quality of these spaces. We recommend the height of the Zipper building be reduced to better respond to the existing built environment and to allow more light to reach public spaces street.

Although the proposed below grade space has been reduced to approximately 800,000 square feet, MAS recommends a further reduction in order to better comply with the Zoning Resolution's bulk controls. These controls were designed to prevent overcrowded streets and infrastructure and to help ensure healthy, habitable interior spaces with adequate levels of light and air. We note that in other cases, substantial below-grade space has been used for mechanical, garbage collection and other uses that minimize conflicts on the streets above.

Public Space

MAS believes that this project presents an opportunity to reimagine the superblocks, to help knit them back into the surrounding grid and enhance the community's access to much needed open space. We are hopeful that City Planning's provision of a management and programming oversight committee will help ensure that these public spaces are redesigned in consultation with long-standing community groups and will result in spaces welcoming to all members of the public. We still believe there are opportunities to improve circulation throughout the site, a goal that could be better achieved by siting the footprints of the proposed Boomerang buildings off the corridors formerly mapped as Wooster and Greene Streets. This would encourage pedestrian circulation on these paths, relieving congestion on the sidewalks, reknitting the superblocks back into the grid and connecting to Bobst walkway to the north.

Public Process

Finally, MAS believes that public schools and other community facilities must be planned on a borough-wide and citywide basis. Although the SCA may in the future determine that the proposed Bleecker Building is the best location for a new school in Greenwich Village, school site selection should not be part of a developer's negotiation.

Beyond this application, it is important for the City to more fully consider large institutions' expansion plans by addressing their needs at a city wide scale. Exploring potential sites with the institutions and then developing a planning framework for their expansion, along the lines of what the city of Boston does, could help balance development throughout the city, and identify areas where new development would be most beneficial. For instance, we believe NYU's recently announced science campus in downtown Brooklyn will provide tremendous benefit to the neighborhood and is an excellent location to encourage further growth.

An institutional planning framework would also help alleviate pressure on local communities, which are often left to grapple with these issues in an isolated context and with limited resources.

Thank you for allowing MAS the opportunity to express our views. We believe that these modifications will allow the project to advance NYU's goals while respecting the neighborhood which has been an important part of the University's success.

For The Record

Testimony of Arlene Peralta, Community Liaison
Office of Government and Community Affairs
Before the New York City Council
For the Public Hearing on the New York University Core Project
June 29, 2012

Good afternoon Chairman Weprin and Fellow Council Members:

I come before you today on behalf of the Office of Civic Engagement. I want to speak about the commitment that many of NYU's students have made to not only the surrounding village community but to NYC at large. Some of these students have volunteered countless hours in almost every neighborhood throughout the city whether it is through community based internships, employment programs, or giving their time back to our NYC community.

Civic engagement and community service programs help strengthen and contribute to NYC's neighborhoods and about ***15,000 NYU students*** volunteer their time and services.

We have created maps for each Council District which pinpoints where students volunteer their time and collaborate with organizations in your district – whether that is Pre-K through 12th grade outreach and tutoring, student volunteers committing countless hours to improving the community, health and wellness initiatives, and nonprofit, school, and small business assistance. Below is a brief summary of the various initiatives, volunteer hours, and commitments we have engaged in within the Zoning and Franchises Subcommittee Council Members' districts.

MANHATTAN

Speaker Christine Quinn

- 120 NYU undergraduates and graduate students volunteered 22,080 hours of tutoring, and NYU student teaching assistants tutor at 13 schools across CD 3. Schools such as PS 111, PS 33, and MS 260.
- NYU students have provided 105 hours of campus tours to 5 NYC public schools in CD3.
- The NYU College of Dentistry volunteered oral health dental screenings at the Elliot and Chelsea Houses NORC and Penn South.
- 464 students have volunteered their time within a broad range of organizations.
- Over 89 organizations have had students from NYU's School of Social Work. Some of the organizations are the Center for Community Alternatives, Community Healthcare Network, Clinton Global Initiative, and Covenant House New York.
- There are 8 law clinics serving the public interest in CD3.
- Students at the Stern School of Business volunteer their time at 11 organizations in CD3.

Councilmember Margaret Chin's (Council District 1)

- This district receives the most support of any district in the city from NYU and its students, working in partnership with over 260 nonprofit organizations, schools and city offices.

- Each year, over 300 America Reads and Jumpstart tutors provide over 55,000 hours of tutoring within public schools and early childhood centers.
- Students within NYU's Silver School of Social Work have a significant presence through field placements totaling over 40,000 hours of service annually at 80 organizations in District 1.
- Over 60 nonprofit organizations receive $190,000 in support from both the NYU Community Fund as well as through sponsorships and direct support from the university.
- Students within the Wagner School of Public Service as well as students in our Art, Music and Occupational Therapy Programs provide pre-professional assistance through both volunteer and service requirements related to their degree and specialization.

Councilmember Daniel Garodnick (Council District 4)

- Over 40 NYU undergraduates and graduate students have tutored 7,360 hours in public schools and early childhood centers. Some of the schools they have tutored at are PS 59, PS 198, and PS 6.
- 700 NYU Student volunteers have dedicated over 46,200 service hours over 10,000 NYC residents. Organizations such as Lighthouse International, the Municipal Arts Society, and City Meals on Wheels.
- The NYU School of Social Work has assisted over 45 organizations in Council District 4. Organizations such as Bellevue Hospital with its varied programs

Councilmember Robert Jackson (Council District 7)

- NYU Students have provided approximately 42 hours of campus tours to two NYC public schools in CD 7.
- Two schools in CD7 have benefited from student teaching assistants.
- The NYU School of Social work has assisted 24 organizations in CD7 such as NY Presbyterian and Children's Aid society.
- 10 organizations have had student volunteers through art, drama, music, occupational and counseling therapy student placements. Some examples are IS 64, The Allen Hospital, and Fortune Society to name a few.
- One law clinic serves the public interest in CD7.

Councilmember Jessica Lappin (Council District 5)

- 30 NYU undergraduate and graduate students have tutored 7360 hours in public schools and early childhood centers. Some of the schools they have tutored at are PS 158, PS 225, PS183, and PS 217.
- The NYU School of Social work has assisted 23 organizations in CD5 such as Memorial Sloan Kettering, Karen Horney Clinic, and Catholic Charities.
- 7 organizations have had student volunteers from the College of Arts and Sciences in CD5 such as All Soul's Church, the Association to Benefit Children, and the NY Center for Children.

QUEENS

In Queens, NYU students have volunteered approximately 23,000 hours of service and have provided ongoing service to 30 nonprofits across the borough. We have student teaching assistants placed in 8 schools throughout Queens, and over 7,140 hours worth of NYU classes have been taken by NYC public high school students.

For example, in Council Member Leroy Comrie's District (City Council District 27):

- Much of NYU's outreach within District 27 involves public schools P.S. 136, P.S 116 and IS 59. Students within our Steinhardt School of Education are placed as student teachers at the William C. Hughley School (PS 116), and students from IS 59 come to NYU as part of our college for a day shadow program, College Connection.
- Students within our School of Social Work and our Steinhardt School's Clinical Studies program work within the Substance Abuse program of St. Albans VA Hospital assisting professionals in their care giving and treatment programs.
- At PS 136 students from our Dental School volunteer within a program that helps teach students about the importance of taking care of their teeth and oral health. In addition one of our professors of Astronomy within our Global Liberal Studies program runs a student volunteer program within the school's Camp Kingdom program.
- Students within our Steinhardt School of Education are placed as student teachers at the William C. Hughley School (PS 116), and students from IS 59 come to NYU as part of our college for a day shadow program, College Connection.
- Students within our Dental School's dental health volunteer program also work with community members through the Hollis Presbyterian Church and the Shiloh Baptist Church.

For example, in Council Member Mark Weprin's District (City Council District 23):

- NYU has partnered with Creedmoor Psychiatric Center, Holliswood Hospital, Queens Children's Psychiatric Center, and the Yeshiva Har Torah.

BROOKLYN

In Brooklyn, 210 NYU undergraduate and graduate students have volunteered over 35,280 hours of tutoring with student teaching assistants helping at 17 schools across the borough. Approximately 300 hours were performed by 19 NYU students in various government agencies, and 128 social service agencies had social work students help with various services across Brooklyn. 11 public schools have been visited by the NYU Mobile Dental Care program, and Oral Health Dental screenings were provided to 3 large senior centers in NORC's.

For example, in Council Member Diana Reyna's District (City Council District 34):

- Students within NYU's Silver School of Social Work work with the populations at the Institute for Community Living and the Puerto Rican Family Institute's Mental Health Clinic.
- Students within our Steinhardt School's Art Education and Occupational Therapy Programs provide pre-professional assistance through both volunteer and service requirements related to their degree and specialization. They volunteer their time with El Puente Academy for Peace and Justice and the HCHC-Ace Preschool program

For example, in Council Member Albert Vann's District (City Council District 36):

- NYU students provided tutoring through the America Reads/America Counts program at PS 256, PS 305, PS 56, PS54, and PS 103 to name a few.
- The School of Social Work has provided field placements for their students at the Brooklyn Bureau of Community Service/Bedford Stuyvesant Family Center, the Institute for Community Living/Lewis Residence, Woodhull Hospital, and the Interfaith Medical Center.
- The NYU Mobile Dental Care program has visited and provided their services at the Brighter Choice Community School, George Conlifee Center, and PS 308.

BRONX

In the Bronx, undergraduate and graduate students volunteer over 1,800 hours of tutoring in public schools. They are student teaching assistants in over 12 schools across the Bronx, and provide mentorship and campus visits to over 12 middle and high schools. The NYU Mobile Dental Care Program has provided their services to 8 public schools and Headstart classroom units. In addition, Oral Health Dental screenings are provided to co-op city NORC's.

For example, in Council Member Joel Rivera's District (City Council District 15):

- NYU Students provide mentoring at Frederick Douglass Academy V and IS 129X.
- The NYU Mobile Dental Care program has visited and provided their services at CES 163.
- The School of Social Work has provided field placements for their students at the Abbott House, the Center for Urban Community Services, and LIFT (The Refugee House).

For example, in Council Member James Vacca's District (City Council District 13):

- Students within NYU's Silver School of Social Work have a significant presence through field placements totaling over 13,000 hours of service annually at 25 placements within District 13 organizations.
- The overwhelming majority of NYU outreach in District 13 centers around the large network of hospitals and health care facilities, including Albert Einstein College of Medicine, Bronx Children's Psychiatric Center and Jacobi Medical Center.
- Students within our Occupational Therapy and Community Mental Health, programs provided assistance through both volunteer and service requirements related to their degree and specialization.

For example, in Council Member Larry Seabrook's District (City Council District 12):

- NYU Students volunteered at Edenwald Cornerstone Community Center and PS 153.
- The NYU College of Dentistry volunteered oral health dental screenings at the co-op city NORC in CD12.
- The School of Social Work has provided field placements for their students at the Astor Treatment Center, Hebrew Hospital Home, and FEGS/Child and Family Clinic Plus.

These maps demonstrate that NYU students are making a difference in the lives of New Yorkers all across this City. Most of our student placement services come out of Steinhardt School of Culture, Education, and Human Development, the Silver School of Social Work, and the Wagner School of Public Service. But what is most impressive is that it is not only the students who

come to school to pursue these programs which lead them into the social services, our student volunteers come from Arts and Sciences, Gallatin and Stern to name a few. NYU was founded on the concept, "in and of the City" and through the good works of our students we are truly living up to that. Increasing academic, research and student space in our core will allow for more student tutors in local public schools, increased numbers of social workers in local hospitals and a greater number of law clinics throughout the areas of the city that need them the most. The 2031 core project will provide the university space where it is needed most and will allow us to become a better University for New York City.

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LONG-TERM HEALTH COSTS TO NYU's CORE AREA CHILDREN ARE A LIKELY RESULT OF NINETEEN YEARS OF CONSTRUCTION

It is widely recognized that the 19-year construction phase of NYU's Core plan poses health risks to the surrounding populace, particularly to the respiratory systems of developing children. Thus we need to question how it is that the Construction section of NYU's Core DEIS can state that "The proposed project would not result in significant adverse impacts with respect to air quality" [Section 20, p. 3].

The answer is simple and shameful: Section 20, the Construction section, does not cover the type of nonroad construction vehicles required by major construction projects such as NYU's, and the inability of older nonroad engines to burn Ultra Low Sulfur Diesel fuel.

EPA's document ("Clean Air Nonroad Diesel Rule – Facts and Figures") on EPA's nonroad Ultra Low Sulfur Diesel rule, states: 'When the fleet of older nonroad engines *has fully turned over by 2030* (emphasis mine), this rule will annually prevent: Premature deaths – 12,000; Hospitalizations – 8,900; Heart attacks – 15,000; Children's asthma-related emergency room visits – 6,000; Cases of respiratory problems in children – 280,000; Days that adults have to restrict activity because of their respiratory systems – 5.8 million.' Because these older nonroad engines cannot burn ULSD and are costly to replace, they have been 'grandfathered in' by EPA, and they know the health cost. www.epa.gov/nonroad-diesel/204fr/420f04037.htm,

To be sure that Ultra Low Sulfur Diesel is used in all construction NYU undertakes is to require that new nonroad engines be a condition of all of NYU's excavation and construction contracts and subcontracts without exception. By claiming 'no significant adverse impacts' from its construction, NYU has signaled that it does not intend to take this key health-based precaution.

How might such a lack of precaution work out for children growing up within NYU's core area for some or all of 19 years of maturation?
One answer, originally published in *The Lancet*, is found in the largest and longest study ever done (3,500 children studied for 13 years) on children living near a significant source of diesel fine particle air pollution (500 feet from a highway). These children had significant impairment in their lung development. [Freeway Air Damages Young Lungs; L.A.Times 1-26-07 http://articles.latimes.com/print/2007/jan/26/science/sci-lungs26 -

How vulnerable is the population within the NYU Core area to the adverse impacts of 19 years of construction? The work of Dr. Anthony Szema provides us with one answer. Dr. Szema had been treating children for asthma prior to 9/11, so there was a basis for comparison of the

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LONG-TERM HEALTH COSTS TO NYU's CORE AREA CHILDREN
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incidence of asthma attacks, pre- and post-9/11, in the same patients. He found that proximity of residence to the World Trade Center correlated with the severity of asthma (number of attacks), a dose-response ratio that held from WTC out to a distance of 5 miles. [American Academy of Allergy, Asthma, & Immunology; jaai 2003.] The NYU Core is approximately 1 mile out from Ground Zero. That puts children in the Greenwich Village/NYU area among the most affected in the Szema study, therefore among the most sensitive to adverse air quality impacts.

Although developing children are the focus of this testimony, NYC Health & Hospitals Corporation data show that many adults from the NYU Core area have been treated for asthma and other 9/11 respiratory effects at the WTC Environmental Health Centers.

A Lesson Learned:
In January 2011, Manhattan Community Board #2 participated with NYU in forming an NYU Oil Spill Subcommittee to address the health concerns of residents living directly above a large excavation/remediation project to remove ground saturated with #6 heating oil from a failed oil tank. When emissions from the nonroad excavation vehicles contaminated residents' living quarters, we asked that the equipment use ULSD fuel and Best Available Technology filtration.

We were informed by NYU Administration's representative that there was nothing in the contract that required the use of ULSD, and that it would be used only when 'practicable'. That is how we learned that the only way to achieve precautionary protections in a situation like the NYU Core project is to require that all excavation/construction contracts and sub-contracts be conditioned on use of ULSD, with Best Available Technology filtration, without exception.

That was a hard lesson, and this is a welcome opportunity to demonstrate that it was a lesson learned. It is the responsibility of every adult involved in this review process to create a guarantee that the health of the children of the Core area is not made secondary to the 'practicable'.

Thank you for this opportunity to testify.

Ann Warner Arlen
Public Member of the Environment, Public Safety and Public Health Committee,
Community Board #2, Manhattan
(*Chair of the Committee from 1989 to 2003*).

For Record

Paul L. Edwards
88 Bleecker St., Apt. 3F
New York, NY 10012

My name is Paul Edwards. Together with my wife, Marianne, we have lived at 88 Bleecker Street, directly across from Coles Gymnasium, for the past 35 years.

Additionally, along with my grandfather and father, I am a graduate of NYU. And my son took math classes at the university while in high school.

So you might well understand if I told you that I had mixed feelings about NYU's 2031 plan. On the one hand, as a member of the community, I am appalled by the resulting noise, pollution, permanent loss of sunlight, traffic and congestion that will forever scar the neighborhood I have called home for most of my life.

On the other hand, my concern for my alma mater's future weighs heavily. NYU maintains that if it is to grow its standing as a stellar institution of higher education, then this expansion is essential.

Thus you may be surprised that it is for both reasons, my concern for our community and for NYU, that I urge the City Council to reject NYU's plan in its entirety.

For it is my sincere belief that this plan will damage NYU as much as the neighborhood. Why? While I was an NYU student in the late 60s and early 70s, NYU embarked on another expansion plan that saw new buildings erected at University Heights and Washington Square. The new facilities created a substantial drain on existing resources, leading to the sale of the Bronx campus, jettisoning its Engineering school, the elimination and curtailment of student activities including sports teams and a near bankruptcy of the entire institution. It was several decades before the school fully recovered.

Today, John Sexton's edifice complex will surely lead the university down the same path. NYU lacks the resources to integrate these new facilities while maintaining its financial stability. Already one of the most expensive schools in the country, it will have no choice but to raise tuition, residence and other fees to untenable levels. Even today, the University is unable to provide meaningful financial assistance to the overwhelming majority of students; if this plan is implemented, many thousands of deserving students will be forced to turn elsewhere.

Just as concerning is NYU's blind eye to what all of us, in virtually every other endeavor intuitively understand: the world is changing. As Stamford and Harvard have done, NYU too, should be investing in online programs that will make education more accessible to all. Instead, NYU 2031 will likely find its new buildings obsolete well before the planned completion of this project.

Again, I urge the City Council to vote the best interests of both our community and NYU. Vote NO to NYU 2031.

New York City Council Hearings
NYU Expansion
June 29, 2012

Ann Kjellberg
Co-Founder, Public School Parent Advocacy Committee

Ann Kjellberg was among the parents who organized with Community Board 2 the rally on school overcrowding at which Alicia Hurley announced NYU's intention to include a public school in its expansion plans. She served as the only parent representative on the Manhattan Borough President's NYU Task Force and was the co-chair of its Sustainability and Amenities Task Group and the principal author of its recommendations on school construction. She was present at the press conference (March 2010) at which NYU confined its proposed school to the superblocks and at NYU's infrequent meetings with community members to discuss the proposed school.

To: New York City Councilmembers
From: Public School Parent Advocacy Committee
Re: Questions local parents have raised about NYU's commitment to build a public school in connection with their ULURP application for expansion on the superblocks

June 26, 2012

Public School parents are deeply grateful to NYU and our local public officials for recognizing the urgency of acquiring additional school space for the city's public school students.

However, we have serious questions and concerns about NYU's offer of space for a public school that we hope you will address as you consider their ULURP application.

Broadly, we have two significant concerns:

A) That NYU's proposal is so vague, minimal, and internally inconsistent, particularly in its reliance on SCA's "determination of need" and its unrealistic timeline, and the benefits to NYU of reneging on the offer are so great, that we question whether the school will be built.

B) The objections by the community to other parts of the plan are grave and widespread, and shared by local parents. In the view of most parents the offer of a school is not sufficient community melioration to legitimize the whole plan as it comes before the Council. The scale of the plan should be reduced, and the school proposal should be part of a comprehensive and balanced package of community benefits.

Specifically:

1) NYU has claimed that the School Construction Authority has been hesitant to make a commitment to the space, raising the specter that it will revert to NYU after a zoning agreement is concluded. Parents remind officials working on this proposal that the current overcrowding crisis is the direct result of SCA inaction and underestimation of enrollment growth. We have no reason to expect that SCA will become more vigorous advocates for the space needs of public school students in the future. We need our public officials and NYU to take the initiative to ensure that the space becomes a school and remains a benefit to the community.

Officials working on this proposal should secure a commitment from the SCA now, and secure a commitment from NYU to put money in trust to build out the space and to provide enhancements to the school that partnership with a university could provide (see Item 8 below). It would be a scandal if, in the current atmosphere of budgetary collapse and educational crisis, the city refused the offer of a new public school with all the benefits that an institution like NYU could confer. Officials should

also secure SCA's commitment that the proposed site meets all SCA requirements for school use.

Officials should also secure a commitment from the Department of Education that so long as District 2 schools are operating over capacity the new space will be a zoned school for local children.

2) NYU has a history of reneging on promises for community meliorations, particularly schools. In 1963 NYU promised to build a public school in conjunction with its purchase of the southern superblock. In 1979 it completely abandoned this promise and built Coles Gym on the site. Building Coles required a waiver of city standards for open space. In order to build Coles NYU promised: (i) public access to a play area on the Coles roof, since retracted; (ii) community membership in the gym, now available to Village residents only on weekends for $8.75 per visit; (iii) construction and maintenance of the Mercer Street playground, dog run, and public seating area. The quality of construction and maintenance of these areas (iii) has been challenged from the beginning. Under NYU 2031 the dog run is slated to take over another open area now enjoyed as public space and the seating and play areas will be mostly given over to new construction within what is now open space inside Washington Square Village. So the community got no school from the 1963 promise and is scheduled to lose most of what it gained from the 1979 promise.

Furthermore, in 2008, before a packed auditorium of parents protesting school overcrowding, Alicia Hurley for NYU promised to "work with a committee of people to contemplate square footage" of a school as part of their 2031 plan and to work with the Community Board to envision "how can we integrate a school into what we're thinking and planning." Ms. Hurley said construction would begin well before the NYU target date of 2031, so "your children will not be in college" by the time the school was built. (2008 fifth graders are now entering their sophomore year of high school.)

Then in 2010, without convening this committee, raising the issue with the Community Board, or responding to inquiries about the prospect of a school raised in the Manhattan Borough Presidents' NYU Task Group, NYU unilaterally announced its intention to site a school on the already overcrowded superblocks. In subsequent meetings and interviews, NYU representatives refused to consider seeking an alternative site for the school. They also insisted that the offer of a school, which had initially been understood as noncontingent, was absolutely contingent on ULURP approvals for their (then) plan. Over time the proposed school went from 600 to 400 seats, from a K-5 to a K-8, and from a built-out "shell and core" to an offer of unbuilt space.

For forty years NYU has shown a consistent willingness to make, withdraw, and reshape the promise of a school as suits the needs of the moment.

3) Under the current plan the land on which the school is to be built will revert to NYU for its unrestricted use unless school construction commences by 2025.

3) The NYU promise has been limited to an elementary school, but parents remind officials that our neighborhood suffers from a lack of school construction across the age spectrum. School District 2 enrollment has increased dramatically in the last ten years and as yet no additional middle schools have been built in District 2 and no additional high schools in all of Manhattan. The DOE has so far refused to respond to the visible expansion of student enrollment in the upper grades by claiming they don't see the need, just as they didn't see any need to build elementary schools in the Village ahead of the construction boom that has created waitlists for Kindergarten for the last five years. Class sizes in all our schools—elementary, middle, and high schools—are already through the roof, admission to college-preparatory public programs is extremely competitive, and faculty and staff in our upper grades have little time to provide students with the support they need adequately to prepare for higher education—and the student population bulge has not yet hit.

Additionally, Greenwich Village has been historically poor in public PreK. Our two public elementary schools have offered at most four half-day and one full-day PreK classrooms; some years, due to overcrowding, they offered none. This in a neighborhood with thirteen kindergarten classrooms. And half-day PreK is next-to-useless for working families and insufficient to meet the developmental and academic needs of four-year-olds entering a contemporary kindergarten.

Our City Councilmember Speaker Christine Quinn has shown a historic commitment to PreK and we hope she would support the community and NYU in developing such programs.

Finally, the loss of the Children's Aid Society has left the Village with a chronic shortage of affordable early childhood and summer and after school programs. (Another valued local nursery school, Chelsea Day School, also had to leave the neighborhood a few years ago because of inflated real estate values.) This shortage will seriously affect the well being of NYU faculty, the educational preparedness of Village children, and the prospects for economic diversity in our neighborhood.

We urge NYU and elected officials to consider all these needs in developing a package of community benefits.

6) NYU has issued vague statements about the configuration and capacity of the proposed school. Parents remind elected officials that a K-5 school that is not built to the following specifications is being built to be overcrowded:

- enrollment calculated to class sizes of the City's Class Size Reduction Plan (PreK, 18; K-3, 20; 4-8, 23; 9-12, 25);

- sufficient cafeteria seating to allow all students to eat lunch between 11:30 and 2:00;
- sufficient gym and/or open space for all students to receive state-mandated physical education;
- for an enrollment of 600, three dedicated cluster spaces and one science lab;
- sufficient space to provide student IEP services and federally mandated remediation;
- library and auditorium.

7) NYU should provide incubator space immediately for Foundling and its own school ahead of September 2012. The need is pressing right now. Alicia Hurley said that NYU would get started on school planning in 2008, well before the prospect of a ULURP filing for the superblocks, and that we would have a school before "your kids are in college." As noted, our 2008 fifth graders will be applying to college two years from now.

8) NYU has refrained from offering any benefits to the school that an affiliation with a world-class university might provide, deferring to DOE programming authority. Members of the community ask, how can a university propose to harbor a public school, in a city where education has suffered from deep budget cuts and chronic neediness, without proposing some educational benefit from the partnership? We urge public officials to take this opportunity to envision some of the tremendous potential enrichments that a university affiliation could provide a public school. For example:

- NYU could commit to providing every classroom with a student teacher, or access to university gym, pool, library, or other facilities;

- The University and the school could share the use of a fully equipped auditorium on the site that would be up-to-date technologically and could support an enhanced program in theater, music, and dance;

- The computer science program and Steinhardt could create a laboratory to develop technology for school use that would (1) truly support teachers and administrators; (2) provide students with high-quality technology curriculum and considered, appropriate hardware; and (3) provide some special academic opportunities like animation software, software for lighting and design and sound in the theater, software for tabulating and analyzing lab work, and the like;

- The school could be a laboratory for Steinhart and NYU's renowned child psychology department to develop more focused and effective approaches to inclusion and self-contained settings for children with special needs. Our system is seeing historic cuts to provisions for children with special needs even as the proportion of children requiring them grows.

Another example: Paraprofessionals bear a large share of the responsibility for the care of our kids with special needs, and yet they receive very little training and support. NYU could, as part of a considered commitment to collaborative team teaching, also offer a special institute for the training and support of paraprofessionals. The training could extend to other support personnel, like lunch staff, who also receive little training and support. Under current budget cuts supervision of children by psychologists, social workers, and guidance counselors is stretched increasingly thin. Developing improved training of support personnel might help to make school environments more safe and supportive.

- The Science Department could collaborate on a sustainability initiative, such as a green roof that would both reduce the carbon footprint of the school and provide curriculum guidance on sustainability and a learning opportunity for kids in ecology, botany, climate science, nutrition, architecture, and the like. A model school built to LEED Platinum specifications could provide access to such elements as gray water recycling for educational purposes.

- The school could offer a specialized multi-lingual environment that would support ELL students as well as second-language learning for English speakers. Such a program could exploit not only Steinhardt but also the NYU language schools and could support the historically linguistically diverse families of the NYU community.

These are only some examples, thought up by a few brainstorming parents, of the potential enrichments a university partnership could offer a public school. But plainly NYU will not offer them unless compelled to as part of the ULURP process.

9) Our neighborhood is in the midst of a sorely needed demographic analysis, organized by our Community Board, to compensate for the SCA's failure to prepare adequately or transparently for the outcome of enrollment growth. Depending on the results of this study, NYU could be a valuable partner for the Community Board in further research and analysis. A full study could contribute much, not only to our own planning, but also, as comparable analysis has below Canal Street, to the city's understanding of real capacity needs and how to calculate them.

In conclusion, parents feel that the school commitment currently envisioned by NYU 2031 is insufficiently vigorous either to ensure real educational benefits or to recompense the community for the significant hardships of the expansion plan. We call on our elected officials to bring NYU to the table to reduce the scale of the plan and develop a more robust portfolio of community meliorations, including a realistic and comprehensive plan for a school.

Ann Kjellberg
Co-Founder, Public School Parent Advocacy Committee

New York University is pleased to present you with information about our 2031 strategic academic space plan, and, in particular, about developing new, sustainable academic facilities at its historic core area in Greenwich Village suitable for 21st century teaching, learning, and research.

NYU 2031 is a plan for balanced growth in different locations around the City: Washington Square/Greenwich Village, Downtown Brooklyn, and Manhattan's First Avenue Health Corridor. The portion of the plan that is now pending before the City Council is the part related to Greenwich Village/Washington Square.

NYU needs additional space to continue to fulfill its teaching and research mission and to sustain its academic momentum: to be able to recruit top scholars, to undertake new areas of research, to give students an excellent education in state-of-the-art facilities, and to continue to build one of the world's great communities of scholars.

Overview

NYU was founded in 1831, and has had a continuous presence on Washington Square since 1835. Rejecting the elitism that typified colleges at that time, it was created to serve the emerging middle and merchant class, and to be closely tied to New York – "in and of the city," in the words of its founder. These founding precepts persist today as NYU contributes to New York City's deserved reputation as a center of innovation in the arts, law, medicine, technology, public education, and community service.

NYU is among the city's top employers, and counts among its employees an impressive range that includes good entry-level and service jobs to Nobel laureates. The 2031 plan will produce:

- An additional 2,400 jobs every year for the next 20 years;
- An estimated 18,200 construction jobs and 2,600 long-term jobs related to the project at Washington Square;
- Over $490 million in economic output; and
- Nearly $27 million annually in taxes over the next 20 years.

NYU 2031 is a strategic academic space-planning effort that grows out of the University's vision of academic excellence and the need to sustain its momentum over the long term. At the same time, it allows NYU to pivot away from creating space on the ad hoc basis of acquiring nearby properties when they become available and then building them to their maximum as-of-right size.

The ULURP application before the City Council, called the "NYU Core," allows NYU to grow on superblocks NYU already owns in Greenwich Village. The area of discussion is near Washington Square Park on two large blocks, which span from West 3rd Street to Houston Street, and from Mercer Street to LaGuardia Place.

Proposal Summary

The University's two superblocks are the equivalent of six city blocks:

- The blocks currently have 8 structures, with:
  - Over 1.8 million square feet of space
  - Current zoning that allows 6.5 FAR – no additional FAR is being requested

The plan calls for:

- Four new buildings, three of which are to be built on the footprints of existing low-scale structures
- LEED silver to be achieved
- New space allowing the University to upgrade and expand the number of classrooms, training and research facilities, and housing units – which will mean limited expansion into surrounding communities
- Adding facilities proximate to existing NYU academic facilities, which is crucial to promoting integration of disciplines and creating a better learning and research environment
- NYU dedicating over 90,000 square feet of its own property to become publicly accessible open space
- Mapping as parkland two city-owned parcels

The facilities to be added will include:

- New auditoriums, a critical mass of at least 40 new classrooms, at least 15 performance and rehearsal spaces, and a large study annex
- A new performing arts institute for Tisch School of the Arts
- State-of-the-art teaching laboratories that will improve our ability to attract talented students and educate them in all fields, particularly the sciences
- Faculty research spaces
- Student meeting and study space
- Freshman residences
- Additional faculty housing
- A modern athletic complex

Modifications Made through City Planning Approval

Density reductions were made by the City Planning Commission; however, in recognition of the needs articulated by the University, the modifications were limited and the aim was to reach a balance of what had been demonstrated by both the University in terms of its needs and the community in terms of its concerns.

The heights of new buildings were limited to the same as or less than existing buildings blocks.

The application maps as parkland two open space areas that have been mapped as city streets and have been under the jurisdiction of the Department of Transportation since the Urban Renewal Plans were put in place more than 40 years ago.

The University will dedicate over 90,000 square feet of NYU-owned property to be publicly accessible open space.

The City Planning Commission removed uses from the project, such as the hotel and retail uses, which were considered non-critical to the University's education mission.

Project phasing has been revised such that construction on the Washington Square Village block will not start until 2022 at the earliest, made possible with the removal of the proposed temporary gym (which had been slated for the north block).

Voices of Support

"Making it possible for NYU to attract the students and faculty it needs to keep it the great university it is will enhance that special quality we who live [in the Village] want to retain."

– Former Mayor Ed Koch

"NYU's 16,000 employees and 40,000 students provide the economic lifeblood for Greenwich Village and we believe this expansion will provide a much needed boost to the economy – not only in the Village, but the entire City."

– Hazel Dukes, President, NAACP

"This important New York institution should be able to expand in its core area. It is one of the nation's elite universities; it adds high-paying jobs and intellectual allure to the city and to the Village. It is just the sort of thing New Yorkers should encourage."

– *New York Times*

"I don't think anyone here today could imagine the Village without NYU, especially the small business community.... NYU Core will help the businesses in Greenwich Village and the surrounding area thrive in the coming years."

– Tom Gray, Executive Director, GVCCC

"NYU and this plan are vital to the future of this neighborhood and of extreme importance to New York City's real estate community."

– Steven Spinola, President, REBNY

"The NYU Core plan would allow the University to continue to grow New York City's economy and attract the leaders of tomorrow. If this plan is to give a boost to the city's economy and provide jobs, it should not be delayed."

– Gary LaBarbera, President, BCTC

"NYU Core is the kind of far-sighted strategic plan that New York City needs if its economy is going to continue to grow and attract the leaders of tomorrow."

– Louis Coletti, President, BTEA

"On the merits, the decision is a total no-brainer. The project will provide major economic dividends to the city."

– *New York Post*

"This is a nonprofit institution trying to build on its own land. There are no city subsidies. There is no eminent domain being exercised. Just a healthy, well thought-out plan. Stringer and the Council must give the green light."

– *New York Daily News*

"NYU has put forth an ambitious but thoughtfully designed plan that incorporates changes sought by critics of earlier versions. It should get the city's blessing as well."

– *Crain's New York Business*

NEW YORK UNIVERSITY

Fact Sheet

New York University, founded in 1831, has been located on Washington Square since 1835. The University is one of the City's largest employers and is the nation's largest private university. Students who enroll at NYU come from every state and over 140 countries. Over 15,000 students and faculty participate in community service, providing 1.4 million hours of outreach and services across the City.

Student Information (rounded)

22,300 Undergraduate students

21, 600 Graduate and Professional students

12,000 students live in NYU Housing

75% of students come from outside NYC

Undergraduate Demographics

58% Female vs. 42% Male

White – 42%

African American/Black/Hispanic/Latino – 14%

Asian – 19.5%

American Indian/Alaskan Native/Native Hawaiian/ Pacific Islander - .5%

Race or Ethnicity Unknown – 14%

International – 10%

NYU Graduates

Last year, 88% of graduates remained in the tri-state area, the majority working in NYC.

Graduates work in 60 different fields, the top fields being entertainment, finance, education and teaching, and marketing.

Nursing graduates earn the highest income.

Employee Information (rounded)

18,000 employees

NYU ranks in the top 10 of NYC's largest employers.

45% of workforce is non-white

80% live in NYC/NYS

Over 5,500 employees are union members

- Local 3882, NYSUT, AFT
- Local One, Security Officers Union
- 1199
- Teamsters, Local 810
- Local 32B-32J
- UAW Local 7902

Costs and Financial Aid

Total undergraduate cost of attendance is $62,000 (includes housing).

58% of students receive financial assistance.

NYU spends over $350 million annually on financial aid.

21% of NYU undergraduates are Pell eligible and NYU runs NYS' largest HEOP program.

Budget

FY 2011 Budget: $2.26 billion

University Endowment (end of 2011): $2.75 billion

Per student endowment/ranking: $63,916/#157th among private universities

Schools and Degree-Granting Institutes

College of Arts and Science

Graduate School of Arts and Science

School of Law

School of Medicine

College of Dentistry

College of Nursing

Leonard N. Stern School of Business

Robert F. Wagner Graduate School of Public Service

Silver School of Social Work

Steinhardt School of Culture, Education, and Human Development

Tisch School of the Arts

School of Continuing and Professional Studies

Gallatin School of Individualized Study

Global Liberal Studies Program

Liberal Studies Program

Courant Institute of Mathematical Sciences

Institute of Fine Arts

Institute for the Study of the Ancient World

Polytechnic Institute of NYU

NYU 2031

NYU in NYC

NYU 2031 – Origins & Objectives

- Five-year planning process
- Significant input from community and city-wide stakeholders
- Creates a balance between University needs and the community
- Reinforces NYC's position as a global intellectual capital by maintaining NYU as a great institution of learning and research
- Maintains a standard of excellence, enhances NYU's competitive edge to keep pace with other Universities
- Creates a sustainable, state-of-the-art center of learning by updating NYU's facilities on its existing footprint in Greenwich Village
- Where viable, pursues expansion opportunities in other parts of the City

NYU 2031 – Reinforcing NYC's Position as a Global Intellectual Capital

- NYU attracts thousands of students and faculty from around the globe
- Over 80% of last year's graduates remained in the tri-state area and worked in fields ranging from education and entertainment to law, financing, nursing, and entertainment
- NYU's schools produce Nobel laureates, Tony Award winners, Pulitzer Prize winners

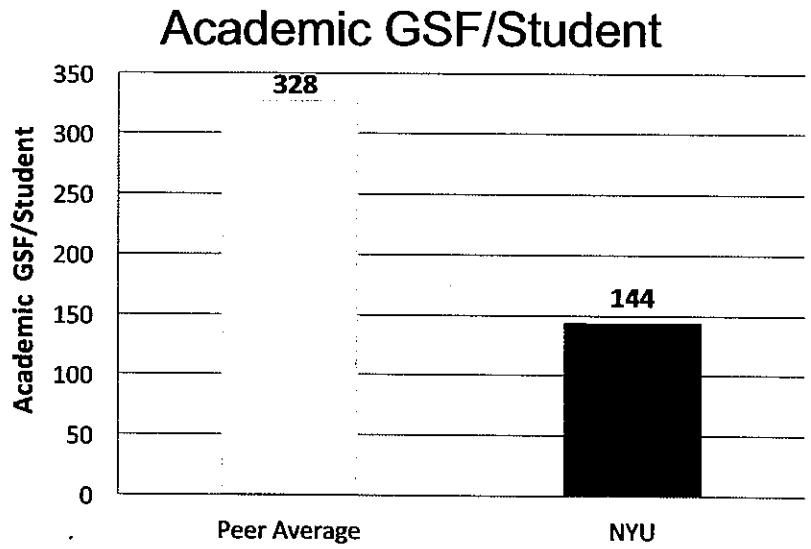
NYU 2031 – Reinforcing NYC's position as a global intellectual capital (continued)

- More than 50 startups have been created as a result of ideas by NYU students and professors over the last two decades. These include such companies as Def Jam Records (started in an NYU dorm by Russell Simmons and Rick Rubin), Foursquare, Pinterest, Sugen Smart Therapeutics, Anaderm, Dodgeball, Diaspora, and Spin Transfer Technologies

- NYU researchers are responsible for numerous ground-breaking inventions and discoveries. These include:
  - Remicade, a drug used to treat autoimmune diseases
  - Perceptive Pixtel, the touch screen used by CNN for its "magic wall" political map
  - Robotic fish that can keep schools of real fish away from dangers like oil spills
  - A battery MRI that can examine the internal workings of a battery without taking it apart
  - "Design for trust" techniques to protect computer hardware against cyber invasions
  - Technology to help the visually impaired text by phone
  - Motion capture technology that can be used to treat sports injuries

NYU 2031 – Maintaining a Standard of Excellence

- In the past two decades, our population has grown by 25% percent
- We have added entire new programs and disciplines to keep up with current academic trends
- Yet our facilities have not kept pace with this academic growth, or with comparable universities



NYU has less than ½ the academic space per student than its peer institutions

The 18 peer institutions used for the comparison analysis were:
Columbia University; Brown University; Carnegie Mellon University; Cornell University; Georgetown University; Massachusetts Institute of Technology; Northeastern University; Northwestern University; Princeton University; Rutgers University; Southern Methodist University; Syracuse University; Temple University; the Johns Hopkins University; Tufts University; University of Illinois-Chicago; University of Minnesota-Twin Cities; and University of Pennsylvania.

NYU 2031 – Creating a sustainable, 21st Century Center of Learning in Greenwich Village

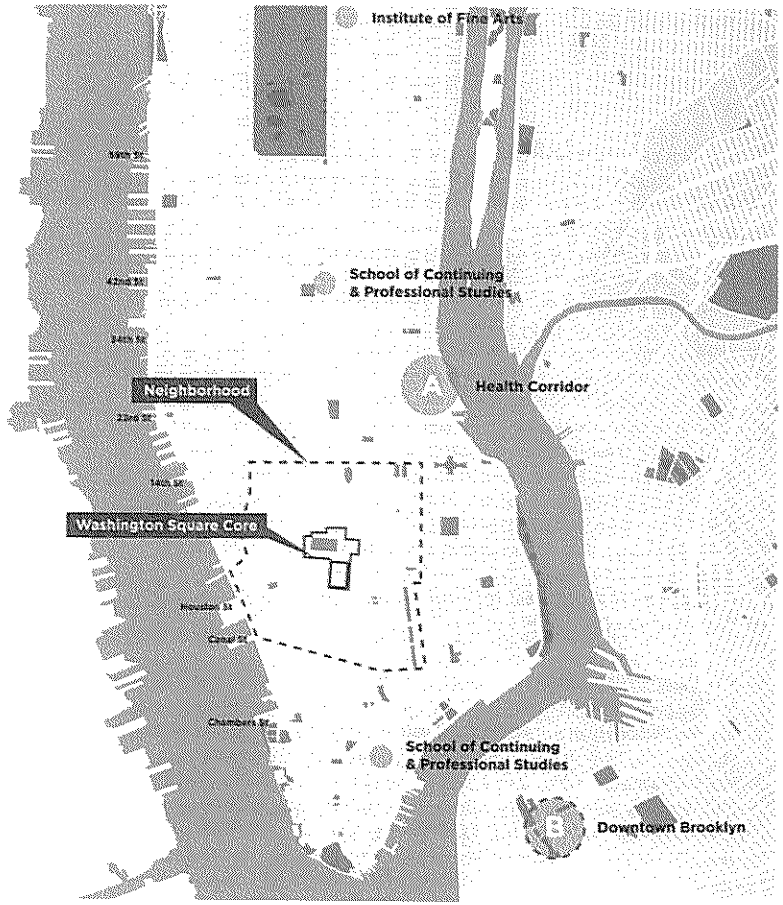
- The University's two superblocks are the equivalent of six city blocks

- The blocks currently have 8 structures, with:
  - Over 1.8 million square feet of space
  - 1,600 units of housing (primarily for faculty) – all housing to be retained
  - Current zoning allows 6.5 FAR – no additional FAR is being requested

- The plan calls for:
  - Four new buildings, three of which are to be built on the foot prints of existing low-scale structures
  - LEED silver status to be achieved
  - New space allowing the University to upgrade and expand the number of classrooms, training and research facilities, and housing units – which will mean limited expansion into surrounding communities
  - Greatly enhanced publicly accessible open space
  - Adding facilities proximate to existing NYU academic facilities, which is crucial to promoting integration of disciplines and creating a better learning and research environment

NYU 2031 – Expanding in Other Parts of the City

- NYU outlines the need for six million square feet of space
- 50 percent will be built outside of Greenwich Village
  - Health Corridor: Where the NYU College of Dentistry and Langone Medical Center exist, NYU will locate health-related programs such as the Nursing College
  - Downtown Brooklyn: NYU is affiliated with Polytechnic Institute and looking to build up engineering and science in Brooklyn, particularly in conjunction with the new applied science initiative (CUSP, located at 370 Jay Street)



Washington Square Park

University-Owned North Superblock
Washington Square Village

University-Owned South Superblock
University Village



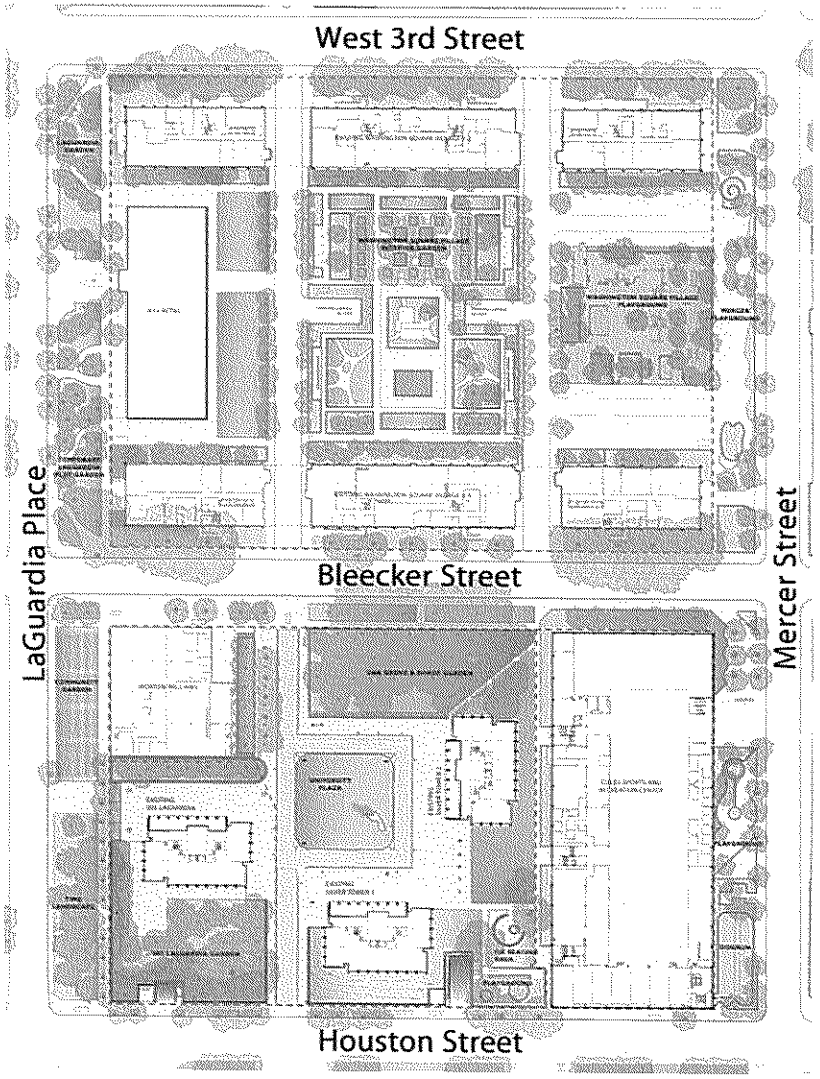


Washington Square Village and University Village (seen above), since their development in the 1950s and 1960s, have stood in contrast to the West Village's general low scale. The "Superblocks" are in the context of denser parts of the City's fabric, including Broadway, which runs one block to the east.

By building here, NYU will better utilize the University-owned blocks, re-integrate the blocks into the city's grid, and enhance public access and open space amenities on NYU-owned property and adjoining City land.

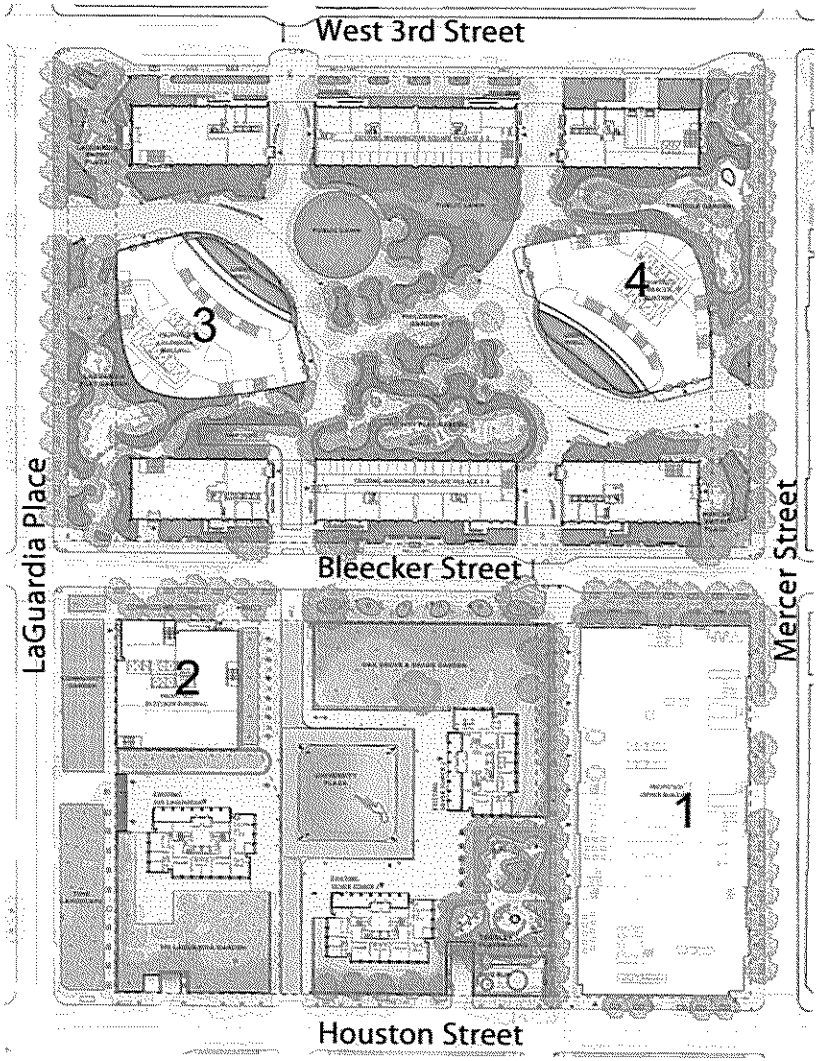
Superblocks Site Plan Existing

- Formerly 6 city blocks, now 2 "superblocks"
- 8 existing structures, totaling over 1.8 million square feet
- All major housing structures to remain
- New buildings to replace single-story structures

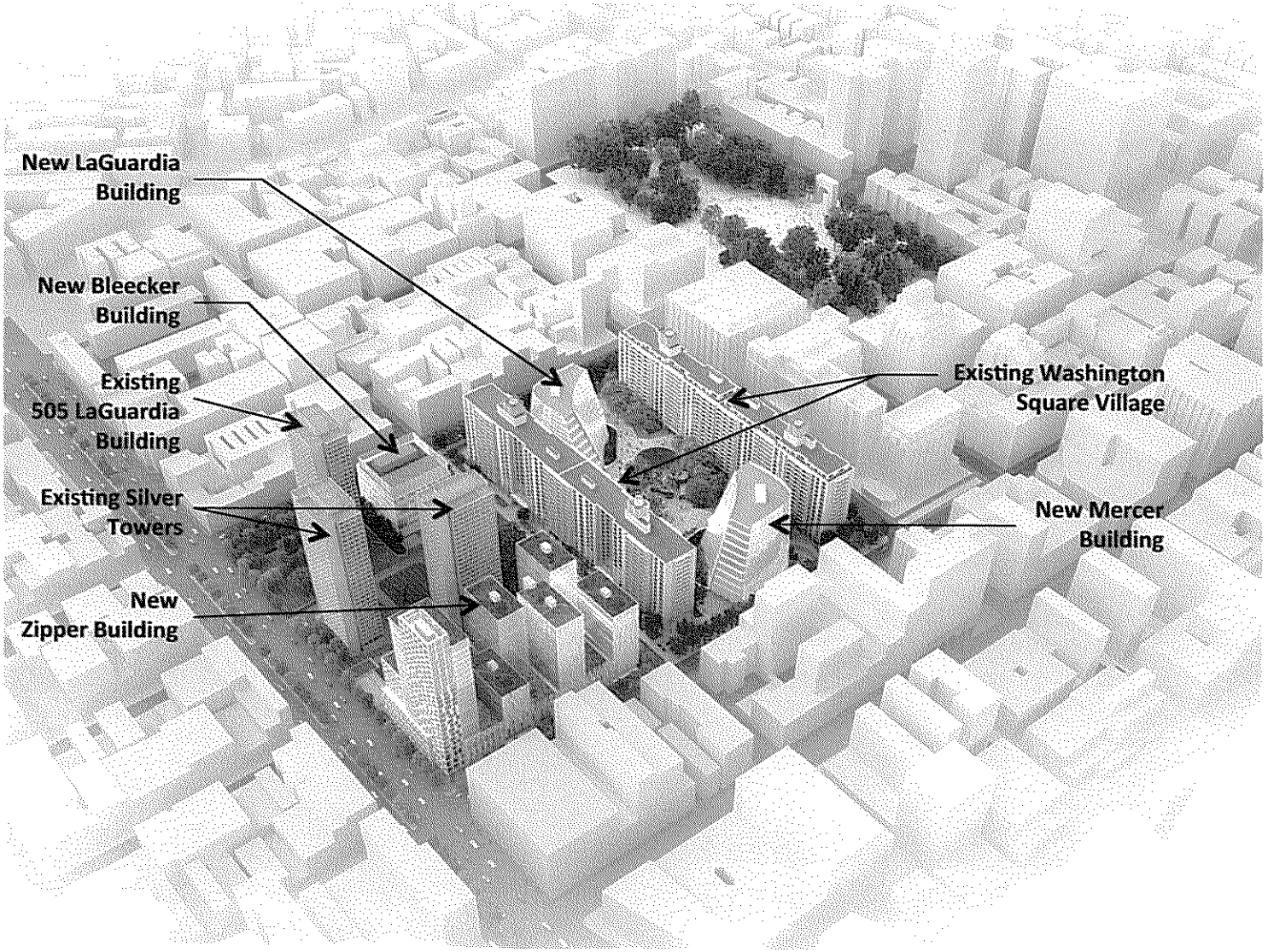


Superblocks Site Plan Proposed

- Addition of 4 new buildings (3 on existing building footprints)
- Utilization of below-grade space for teaching, education, and practice facilities
- Open space improvements that will convert NYU-owned land into an amenity for the community to use



Super Blocks Proposed Conditions



The Plans in Summary

Zipper Building

- 650K square feet
- 10–25 stories, maximum height is 275 feet (same as existing University Village buildings)
- Uses to include: Tisch Performing Arts Institute, teaching and research space, new athletic facility, student and faculty housing, replacement grocery store

Bleecker Building

- 96K square feet
- 7 stories, 108 feet
- Site to be provided to SCA to build a public school, some below-grade space preserved for NYU classrooms

LaGuardia Building

- 125K square feet
- 8 stories, 128 feet
- Uses to include classroom and school space (e.g., relocated Wagner headquarters)

Mercer Building

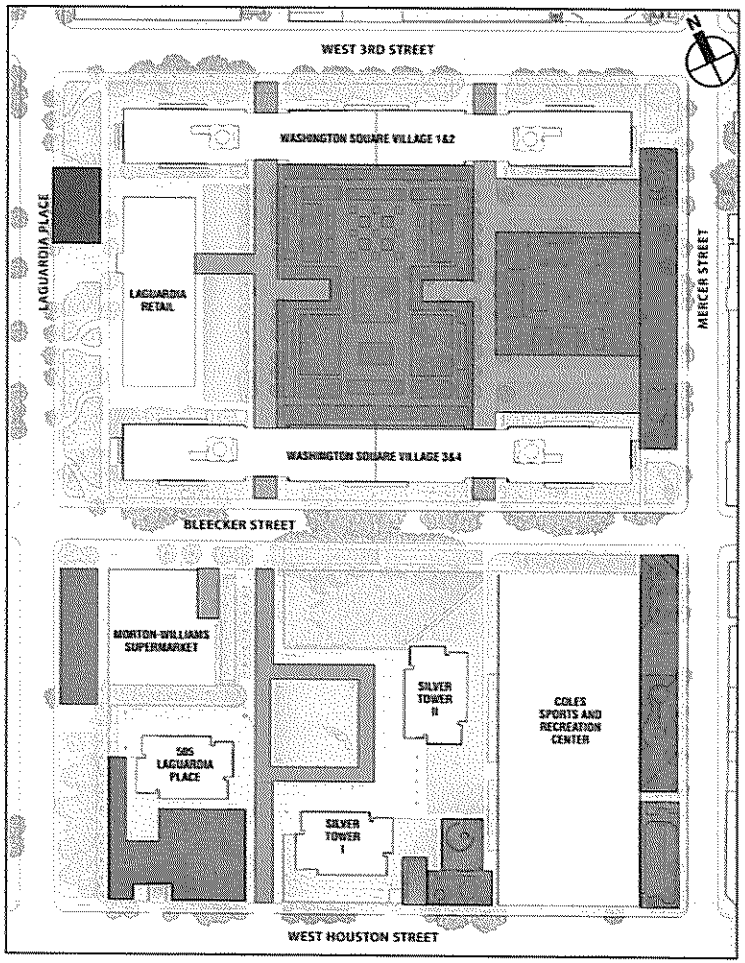
- 176K square feet
- 11 stories, 162 feet (same as existing Washington Square Village buildings)
- Uses to include classroom and school/research space (e.g., Global Public Health research institute)

NEW YORK UNIVERSITY

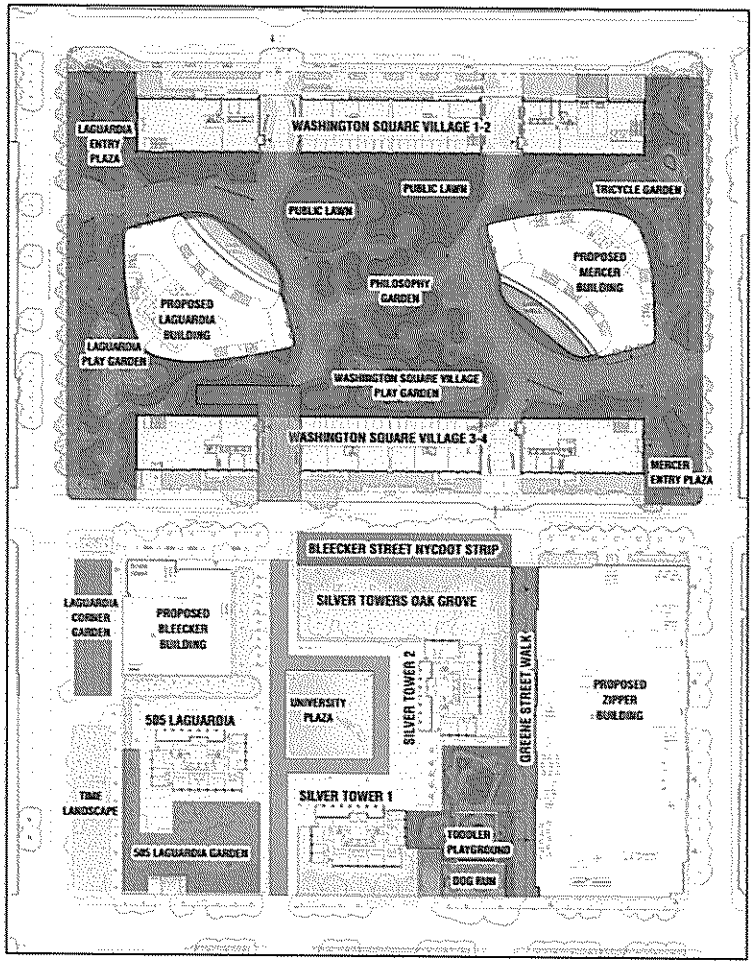
NYU 2031 NYU in NYC

Existing and Proposed Site Plans – Open Space

Existing Site Plan



2031 Proposed Site Plan



Building Footprints
Public Accessible Open Space
Vehicular Circulation
Non-Public Accessible Open Space
Other Space

SCALE

Open Space Amenities

- Convert NYU private property to publicly accessible open space
- Designate new City parkland
- Current amenities replaced and enhanced

Plans for New Academic Space

- New auditoriums, a critical mass of at least 40 new classrooms, at least 15 performance and rehearsal spaces, and a large study annex
- A new performing arts institute for Tisch School of the Arts
- State-of-the-art teaching laboratories that will improve our ability to attract talented students and educate them in all fields, particularly the sciences
- Faculty research space
- Student meeting and study space
- Freshman residences
- Additional faculty housing
- A modern athletic complex

Tisch Institute for Performing Arts

- The Performing Arts student body has quadrupled since the 1980s, but the program has stayed in the same exact space
- Specialized performance space is extremely difficult to locate, particularly in historic structures in the Village
- The Zipper provides the best opportunity to realize this program, ensuring that one of the nation's top performing arts programs can continue to recruit talented students and faculty

Vital Space to Support Teaching

- The lack of space available today is severely limiting faculty's ability to teach and students' ability to pursue studies, particularly in the sciences
    - Laboratory spaces are oversubscribed and students have a difficult time meeting their requirements
    - The University is having to limit enrollment in critical science subjects
- The north-block academic buildings are critical to allowing a relocation and expansion of our teaching facilities, which is crucial to the future of NYU in training future scientists and researchers

Benefits of the Plan

- Modernizes one of the top academic institutions in NYC and ensures it will remain competitive
- Positions NYU to draw the best students and faculty from around the world who contribute in an array of ways to the City's economy and its social fabric
- Provides over 18,000 construction jobs and approximately 2,600 long-term employment opportunities
- Enjoys broad support from organized labor, business organizations, community groups, citywide civic organizations, and open space advocates
- Builds on property already owned by NYU and minimizes encroachment in other areas of neighborhood

NEW YORK UNIVERSITY

New York University
NYU in NYC



NYU 2031

NYU in NYC

There is a marvelous symbiosis between great cities and great universities; they are at their best when they are together. Each advances the other with its dynamism, vibrancy, and idea-generation. New York City epitomizes this, its concentration of talent causing it to be revered as the capital of the world in fields as diverse as philosophy and finance. The strength of New York's intellectual, cultural, and artistic assets—its wealth of museums, concert halls, galleries, and workshops—is immeasurably enhanced by its universities, which are among its most powerful magnets for attracting that crucial element for a city's success: **people of great talent.**

For more than 175 years, New York University has served as a principal engine for generating knowledge and for presenting ideas that shape and enliven human understanding, propel our prosperity, and spark our creativity. It has drawn talented scholars, artists, writers and others from all over the world to New York City—students and faculty and administrators who conduct research, teach, perform, create, study, pursue their passions, engage in a vigorous exchange of ideas, and participate in the city's civic discourse. Fewer than 15 percent of NYU's students come from New York City, yet two-thirds stay on here to work and contribute to New York's economy.

The University's connection to New York remains just as strong as it was at the time of its founding, and as the city has evolved into the capital of the world, so, too, has NYU become "in and of the world." Today, NYU is the first truly global network university, tied into the world-wide flow of talent, with a comprehensive liberal arts and sciences university campus in Abu Dhabi, and another one on the way in Shanghai, academic sites for teaching and research on five continents, and the largest number of students studying abroad of any U.S. college or university.

NYU also recognizes that its promise and that of New York City's are intertwined, that their headway will be joint and interdependent. And as NYU looks forward to its 200th anniversary in 2031, the University is just as committed to the City of New York as it is committed to sustaining the momentum that has so changed and improved it.

NYU 2031: Strategy for Future Growth

Begun in 2007, **NYU 2031: NYU in NYC**, the University's first strategic plan for growth, aims to meet the future needs of the NYU community over the next 20-25 years. The goal is to fulfill academic needs through a citywide, neighborhood-sensitive, and sustainable approach to the physical growth of the University.

Working with experts in urban planning, architecture, and landscape design, the University has developed plans that will maximize space within the core of its Washington Square campus but also site new growth outside of Greenwich Village. At the same time, the University began a process of extensive public outreach to understand and address the concerns and needs of its neighboring communities.

- **NYU 2031 will combine utilization of our existing footprint with development along First Avenue in the 20's and 30's in the Health Sciences Corridor, in Downtown Brooklyn, and potentially on Governors Island.**
- **The plan will provide much needed new space for facilities to meet the academic and residential needs of the University. Additional uses in the core will include state-of-the-art classrooms, rehearsal and performance spaces for students, departmental and faculty office spaces, space for expanding research needs, athletic facilities, as well as conference and meeting spaces.**

NYU 2031 represents a significant investment in higher education—it is likely to be one of the largest investments of any of NYC's growth sectors over the next two decades.

- **NYU 2031 is estimated to contribute over $6 billion in construction spending, including both hard and soft costs. This will generate annually over $25 million in NYC tax revenues, and $20 million in NYS tax revenues.**
- **The spending will generate an estimated 2,400 full-time equivalent jobs each year for the next 20 years.**
- **The expansion associated with NYU 2031, once fully completed, is estimated to add more than $1 billion to the city's economy and about 9,500 full-time permanent jobs.**



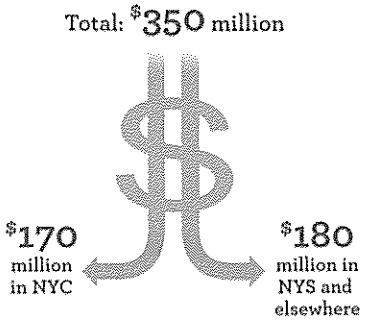
NYU as a New York Enterprise

NYU is a major employer and generates numerous jobs in New York City through the purchase of goods and services, and through investments made in University facilities. The University employs more than 16,000 part- and full-time employees, making it one of the city's largest private employers. The University has made significant academic strides over the past 20 years and is now recognized as one of the nation's leading institutions of higher learning.

NYU's contributions to the city are not only economic—the city's intellectual and human capital is also enhanced greatly by the talent the University attracts from across the country and around the world. While only 15 percent of NYU's students come from New York City, two-thirds of our graduates stay in the area, working and contributing to the city and region in numerous ways.

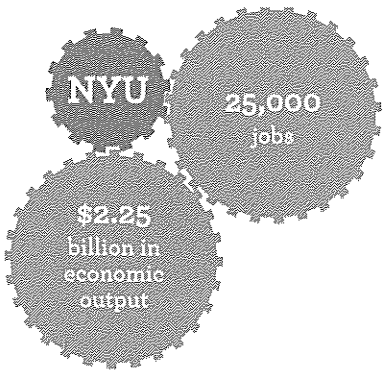
- NYU annually spends over $350 million on goods and services, over $170 million to NYC companies and over $50 million to NYS companies.
- NYU invests millions of dollars in the construction and renovation of its facilities each year.
- NYU and our students, directly and indirectly, contribute over $2.25 billion to the NYC economy, which in turn spurs approximately 25,000 jobs.
- Visitors to NYU, whether prospective students, families, alumni or guests contribute greatly to the local economy through hotels, dining, and entertainment.
- NYU employees pay $35 million in NYS taxes and $15 million in NYC taxes on average each year.
- Over 80% of NYU's employees live either in New York City or elsewhere in New York State.
- NYU pays over $4 million annually in real estate property taxes on properties that are not tax-exempt.
- The University contributes tens of thousands of dollars annually to business improvement districts and other civic organizations where NYU facilities are located.
- NYU alumni number over 400,000 worldwide—240,000 of whom are in the New York City area.

NYU's Annual Spending on Goods and Services



NYU annually spends over **$350 million** on goods and services.

NYU as an Economic Engine



NYU and our students, directly and indirectly, contribute over **$2.25 billion** in economic output in NYC, spurring almost **25,000 jobs**.

NYU is One of NYC's Top Largest Employers



NYU employs **16,000** in NYC, making it one of the **top 10** largest employers in the city.

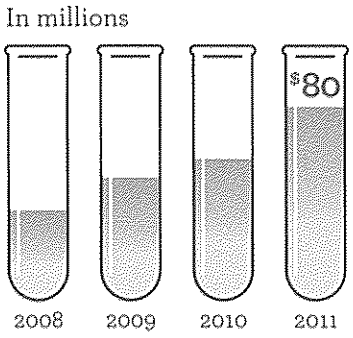
NYU Research and Industry Development

NYU, as a leading research institution, contributes to the growth of the New York City economy by attracting federal funding for research, supporting and fostering innovation and growth, and creating the intellectual capital that is needed to keep New York on the cutting edge. Research strength at NYU in such areas as biomedicine, neuroscience, computer science, and digital media tracks with growing areas of economic activity and sparks the creation of new businesses by nurturing their development. Research at NYU has resulted in licensing agreements where technologies developed here succeed as commercial enterprises.

As part of NYU's planning for the future, a growing strength of the University is in the science of cities. As urban problems become more complex, new and innovative solutions are needed to develop smarter urban systems. NYU is developing programs, attracting faculty and experts, and creating public and private partnerships to respond to the challenges cities face today and spark a new industry for New York City.

- Research spending in the Washington Square campus has been increasing substantially in the past decade, with over $80 million spent annually.
- Compared with other universities nationwide, NYU has 80% more start-up companies created per research dollar spent. NYU has also produced more licensing income than Stanford, Columbia, MIT, Harvard and the University of California system.
- In the past decade, inventions at NYU have more than doubled each year and licensing agreements have tripled, which has yielded the University over $1 billion to invest in its research efforts.
- Over 100 start-ups have been launched, bringing NYU innovations to market. NYU created a $20 million Innovation Venture Fund to provide seed funding for starts-ups based on NYU generated technologies.
- The NYU Poly Varick Street Incubator, created in 2009 in partnership with New York City, has assisted companies in raising over $22 million in seed and angel capital, created nearly 250 jobs, and provided over 200 student internships.

Increasing Support for Research on Campus



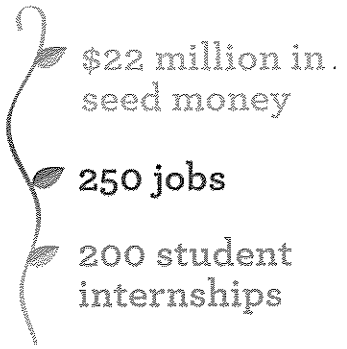
Over **$80 million** is spent annually on **research** at the Washington Square campus.

Investing in Research



NYU has **doubled the number of inventions** each year in the past decade and **tripled licensing agreements**.

Seeding New Ventures



NYU-Poly's Varick Street Incubator has assisted companies in raising over **$22 million** in seed and angel capital, created nearly **250 jobs**, and provided over **200 student internships**.

Community Partner in NYU

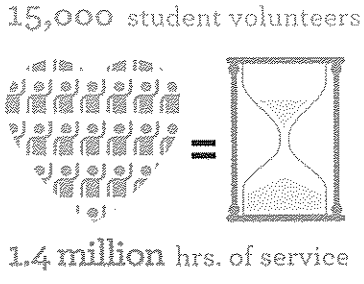
NYU contributes locally and on a city basis via services to, and engagement with, local community members, organizations, and businesses. Annually, over 15,000 students are engaged in community service, providing over 1.4 million hours of service (the equivalent of 700 full-time people serving the community).

- NYU's America Reads/America Counts program is the largest in the country, with 1,000 NYU student tutors each contributing 10 to 15 hours a week in over 100 public schools throughout NYC.
- Over 6,500 students participate each year in nearly 300 service-learning or service-related courses.
- The NYU Civic Team places 300 students at 25 non-profits, for sustained outreach efforts.
- NYU's Silver School of Social Work places 1,200 students at 300 sites that serve children, families, and the elderly throughout the city.
- Jumpstart (for pre-schoolers) has 70 student members, each committing 300 hours of services by working 10-15 hours/week to tutor in early education courses.
- Project Outreach allows incoming freshman and transfer students to spend five days volunteering for their new community even before they start classes. Over 100 students participate annually, and these students contribute over 1,700 hours of service citywide.

In addition to our students' engagement across the city, NYU contributes to the community through many programs and funds.

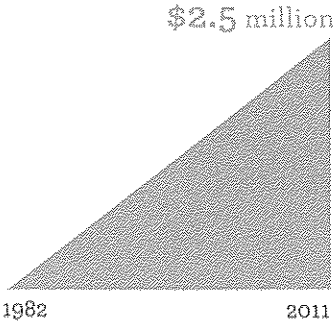
- NYU College of Dentistry contributes approximately $16 million in uncompensated care annually. The "Smiling Faces, Going Places" mobile dental van program and the pediatric dental clinics provide dental care to over 12,000 children and adolescents on average every year.
- The NYU Combined Campaign provides an opportunity for full-time employees to provide financial support to the NYU Community Fund and the United Way of NYC. The NYU Community Fund, since inception in 1982, has provided over $2.5 million to nonprofit organizations near the Washington Square campus.
- NYU College of Nursing's "Feeling Good in Your Neighborhood" van provides primary care services and educational outreach to high school students, conducting over 2,000 patient visits on an annual basis.

Students Are Engaged in Community Service



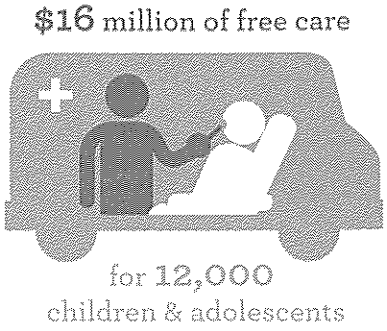
Over **15,000 NYU students** engage in community service each year, the equivalent of 700 full-time employees dedicated to service.

Employees Give Back



The NYU Community Fund, since its inception, has provided over **$2.5 million to non-profit organizations**.

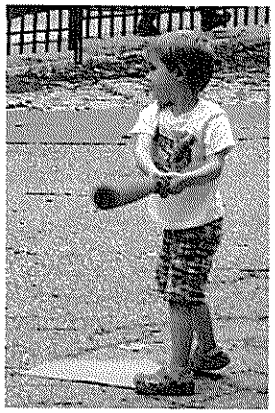
Free Dental Care on Wheels

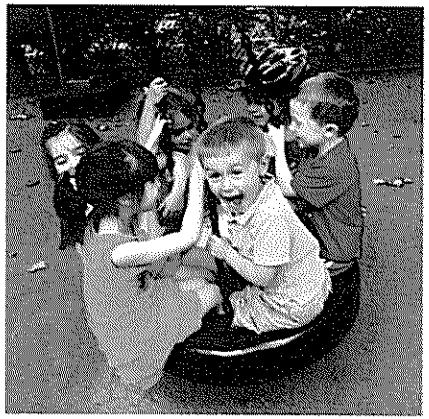


NYU College of Dentistry contributes approximately **$16 million** in uncompe sated care, and over **12,000 children and adolescents** visit the mobile de van and clinics each year.

To learn more, go to **www.nyu.edu/NYUinNYC**

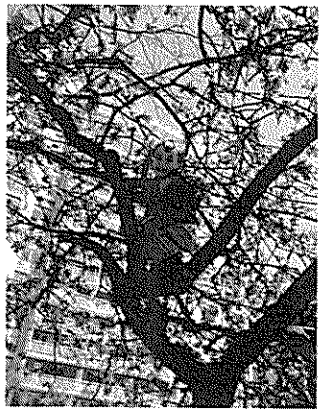
Preserve the Key Park and Mercer Playground



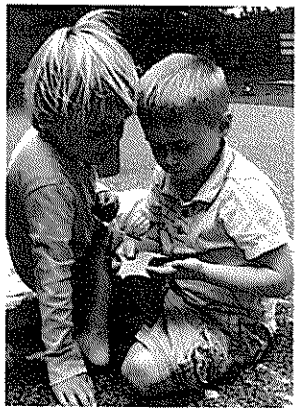


Enjoying the Tire Swing



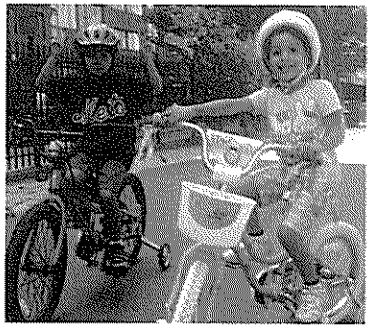


Climbing Trees



Inspecting Bugs





Learning to Bike



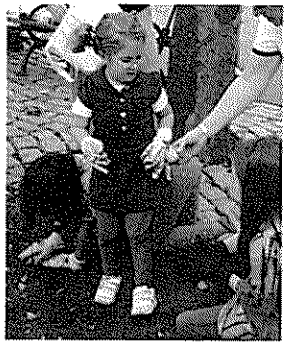


Playing in Leaves





Playing Sports



Gardening



Enjoying Active Green Space

If Not, NYU Must Commit To:

- **Active Green Space Minimums**
  - Cannot rely on Open Space Oversight Organization 15+ years from now
- **Large, Multi-Age Active Play Space**
  - Not "equivalent playground space" that can be met with series of small parks
  - Key Park is 0.53 acres and Mercer Playground is 0.33 acres

Source: Key Park and Mercer St. Park photos, 2010-2012.

Good morning. My name is Jeannine Kiely. I am a new member of Community Board 2, a SoHo resident and the mother of two young boys.

I am here to insist that the City Council require NYU to preserve the Key Park and Mercer Playground as they are configured today. I am submitting pictures of my children and others from the neighborhood actively enjoying these two parks.

The Key Park, as currently configured, is a unique and valuable public open space for our community. It:

- Is large, at over half an acre.
- Serves multiple "user groups" [1] of toddlers, pre-schoolers and school-age children. There are numerous climbing structures, a sandbox, infant and tire swings and open space for "ball-playing, running and skipping rope" [1]. For families with multiple children of different ages, it is essential to have so many different uses in the same playground.
- Is public yet safe: To obtain a key, you simply need proof of address and a birth certificate, the same requirements used by public schools.
- Is filled with trees: 20 tall mature trees and 17 smaller ones provide shade on hot days, branches to climb and homes for caterpillars and butterflies that my children love.

Mercer Playground also is a valuable open space resource that serves all user groups. Every weekend, my husband leads neighborhood children in Saturday Sports at Mercer Playground. Parents participate along with their children in soccer, wiffle ball, football and relay races. This is also where neighborhood children learn to ride their bikes. Future generations of families will need more than a 6-8' park strip and a Tricycle Garden for biking and ball playing.

If the City Council approves the Mercer Street Boomerang and is unwilling to preserve the Key Park and Mercer Playgrounds as they are currently configured, they must require NYU to commit to:

1. Active Green Space Minimums; and a,
2. Large, Multi-Age Active Play Space.

Our community cannot rely solely on an Open Space Oversight Organization to fight for these changes 15+ years from now. And, a commitment to "equivalent playground space" is not sufficient because this can be met with a series of small playgrounds that will not meet the needs of older children.

Our community needs these commitments to preserve the quality and quantity of our public open space. Thank you.

---

[1] As defined in CEQR Technical Manual, under User Groups, page 7-10 to 7-11, January 2012 Edition.

Jeannine Kiely ♦ 121 Mercer Street, #5, New York, NY 10012 ♦ jeanninekiely@gmail.com ♦ 917-297-4475

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TESTIMONY OF THE GREENWICH VILLAGE SOCIETY FOR HISTORIC PRESERVATION BEFORE THE CITY COUNCIL ZONING SUBCOMMITTEE IN OPPOSITION TO NYU 2031 PLAN

June 29, 2012

My name is Andrew Berman and I am the Executive Director of the Greenwich Village Society for Historic Preservation. GVSHP is the largest membership organization in Greenwich Village, the East Village, and NoHo, and we urge the Council, in the strongest of terms, to reject NYU's 2031 application.

The 2031 plan is simply wrong for the Village, wrong for New York City, and wrong for NYU. NYU claims they have met with and listened to their neighbors; in reality, they have ignored our input. NYU claims they are looking at the entire city for their growth; really, they are seeking to dramatically expand their Village presence, with developments at other locations doing nothing to relieve that pressure.

Nothing NYU wishes to build is currently allowed, and with good reason. This is all currently or formerly publicly-owned land. Precious parks and playgrounds should not be given to NYU; the formerly public land from which hundreds of New Yorkers were removed from their homes or businesses a generation ago was given to NYU with clear stipulations about how it could be used. NYU's plans violate those sacred trusts.

NYU's proposal would allow the university to increasingly dominate and overwhelm our neighborhood. The Village has always been about the convergence of a diversity of people, activities, and cultures. To approve this plan is to doom the Village to become a company town.

If NYU can open new campuses in Abu Dhabi and Shanghai, why can't they locate some of their new facilities a few subway stops away in the Financial District? NYU currently uses almost none of its classroom facilities on Fridays; add Friday classes, and NYU could immediately expand its classroom capacity by 25% without adding a single building.

Instead, NYU's plans would turn a residential neighborhood into a twenty-year construction zone, while only satisfying NYU's stated growth needs until 2031. What happens then? Approve this plan, and NYU will be back to ask for more open space, to tear down more low-rise buildings, to violate more zoning and urban renewal agreements, and further oversaturate this neighborhood. The 2031 plan is not sustainable for the Village or for NYU. NYU should be working with the city to find locations that can absorb its growth not just for the next nineteen years, but the next hundred. The Village cannot do that without ceasing to be the Village.

I am submitting a petition with nearly 3,000 signatures urging you to vote 'NO' on the

NYU plan; subsequent speakers will discuss several reports GVSHP has also submitted to the Council.

Please show New Yorkers that their voices matter; that the Council does not simply fiddle with the margins of what powerful institutions present to them, and the Mayor's Planning Commission approves. Show that you take seriously your co-equal role in the land use process and your sacred duty to protect the interest of all New Yorkers, and please vote 'NO' on the NYU plan.

GVSHP has submitted:

- An analysis by Gambit Consulting of the relative economic and environmental impacts of NYU's proposed expansion and locating their expansion in the Financial District, Downtown Brooklyn, or Long Island City -- http://gvshp.org/nyugambitstudy
- A study of how other schools and cities have established satellite campuses to accommodate university growth -- http://gvshp.org/satellitecampus
- A study showing how most schools spread their facilities over distances much greater than the 10-15 minute walk NYU claims must be the distance between all its facilities, which is the basis for its claim that it must build at its proposed Village location -- http://gvshp.org/campuscomparisons
- A study documenting how NYU has eliminated hundreds of faculty housing units over the years even as it is now asking for approvals to build more faculty housing, claiming they lack sufficient numbers of units -- http://gvshp.org/wsvaptcombos

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TESTIMONY OF THE GREENWICH VILLAGE SOCIETY FOR HISTORIC PRESERVATION BEFORE THE CITY COUNCIL ZONING SUBCOMMITTEE IN OPPOSITION TO NYU 2031 PLAN
June 29, 2012

My name is Sheryl Woodruff and I am testifying on behalf of the Greenwich Village Society for Historic Preservation in opposition to the NYU 2031 plan. GVSHP has submitted a study we commissioned conducted by Gambit Consulting, analyzing the relative economic, environmental, and quality of life impacts of the proposed NYU Village expansion plan, and comparing it to the impacts if the university were to instead choose one of several alternative locations such as the Financial District, Downtown Brooklyn, or Long Island City. These alternatives were studied because all are areas the City has identified as priorities for large-scale growth and new development, including the type of facilities NYU would provide; all have ample mass transit to connect it to NYU's other campuses and other parts of the city; and all contain resources making them particularly suited to NYU's academic mission – the Financial District is a global business center, Downtown Brooklyn is part of a burgeoning tech triangle, and Long Island City is home to a number of cultural institutions and film-related facilities.

The Gambit Study found that the Village would derive relatively little benefit from the NYU expansion, and would suffer considerable negative impacts. By contrast, the study found other locations would derive significantly greater benefits from the proposed expansion and would likely suffer fewer if any negative impacts.

The Gambit Study pointed out that NYU's proposed project would expand an already dominant presence, rather than introduce a wholly new use, in the Village; many of the students, faculty and service workers who would live, study, and work in the project's buildings would be present as economic actors in the neighborhood, whether or not the project is developed. On the other hand, developing the same amount of academic space and housing at a satellite campus in another neighborhood, where such a population would introduce a new local dynamic, would have a greater economic impact than incremental expansion in the Village. For instance, the study found that the maximum projected increase in local retail spending in the Village associated with the development would be just 2.5%, since retail sales within just a quarter-mile of the site are $854 million per year, and the additional $23 million per year in projected retail spending from the development would represent only a roughly 2.5% increase in the size of the local retail market. By contrast, the development would lead to a 10% increase in retail spending in Downtown Brooklyn.

For these as well as many other reasons we urge you to vote 'NO' on the NYU 2031 plan.

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TESTIMONY OF THE GREENWICH VILLAGE SOCIETY FOR HISTORIC PRESERVATION BEFORE THE CITY COUNCIL ZONING SUBCOMMITTEE IN OPPOSITION TO NYU 2031 PLAN
June 29, 2012

My name is Drew Durniak and I am testifying on behalf of the Greenwich Village Society for Historic Preservation in opposition to the NYU 2031 plan. GVSHP's study by Gambit Consulting analyzing the impact of the proposed NYU Village expansion plan found it would be particularly harmful in its impact upon the environment.

For instance, it found that NYU's proposed developments would produce a greater carbon footprint per square foot than the eight-decade-old Empire State Building. By contrast, the study found that if NYU moved some of its proposed development to existing buildings in another area of the city, the embodied energy of the existing buildings would be preserved, resulting in less construction waste and fewer construction materials being used. The large amount of proposed underground development in the Village is particularly resource- intensive and would result in permanently higher operation costs for that space. If the project were developed elsewhere, there would potentially be greater opportunity to include natural light, green space, and other elements typically encouraged for a LEED development.

Additionally, the study warned of the grave potential negative impacts on the Village if the expansion plan has to be halted mid-stream due to financial shortfalls, or for any other reason. NYU has one of the smallest financial endowments of any comparable educational institution in the country, and in the last economic downturn, considerably wealthier institutions, including Harvard, had to halt similar plans. Given the project site's location, directly beneath residential buildings housing thousands of people, including hundreds of NYU faculty, any construction interruptions would be especially impactful upon the quality of life of the neighborhood, and would substantially reduce economic benefits. On a less complex site, without existing uses, potential impacts would be less problematic.

The study also identified the marked loss in open space resulting from NYU's plan -- from 6.23 acres currently to 3.71 acres, a net loss of 2.52 acres, in the community district with the second lowest ratio of open space per resident in the city. NYU's claim that it would increase the amount of public open space is based upon an overly restrictive and technical definition of open space which would exclude much of Riverside and Central Parks, including the Great Lawn. NYU's calculations leave out much of the true open space currently on these sites, while ignoring that the little remaining open space would be frequently encased in shadows from NYU's massive new buildings.

Additionally, the proposed design would harm or destroy historically significant features of Washington Square Village and University Village by roughly doubling the amount of built space on both superblocks. The requested rezoning would permit the construction of new towers on areas intended by design and required by the current zoning to remain as open space or low-rise buildings.

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TESTIMONY OF THE GREENWICH VILLAGE SOCIETY FOR HISTORIC PRESERVATION BEFORE THE CITY COUNCIL ZONING SUBCOMMITTEE IN OPPOSITION TO NYU 2031 PLAN
June 29, 2012

My name is Andito Lloyd and I am testifying on behalf of the Greenwich Village Society for Historic Preservation in opposition to the NYU 2031 plan.

New York University is asking the City Council to overturn long-standing neighborhood zoning protections, gut open-space preservation requirements, lift urban renewal deed restrictions, introduce commercial zoning in a residential area, and take over publicly-owned park space, claiming this is essential for it to grow.

However, other universities and other cities across the country have successfully balanced university growth and neighborhood preservation needs very differently. Instead of seeking to shoehorn more and more facilities into an area with limited capacity to handle that growth, they have partnered to find nearby locations which can absorb the growth, and where the expansion of a university would be maximally beneficial to the city and leave room for continued growth of the university.

To this point, we have submitted to the Council GVSHP's study called "Too Big to Fit" which looks at Brown University in Providence, RI; Emerson College in Boston, MA; Georgia Institute of Technology in Atlanta, GA; Suffolk University in Boston, MA; and Harvard University in Cambridge and Allston, MA., among others. Partnering with local elected leaders, the business community and residents, each of these institutions are building satellite campuses or new campuses in areas of their cities identified as targets for redevelopment. This is in stark contrast to NYU's proposed approach of continuing to chip away at and overwhelm an existing, vital and historic residential neighborhood.

These cases studies amply illustrate that there are very different and successful alternative approaches. Satellite campuses could help areas of the city which would greatly benefit from this kind of development. Leaders of Community Boards 1 and 4 in Manhattan and 2 in Brooklyn have spoken out about the positive benefit that greater development by a university like NYU could have in their community, as has Bronx Borough President Ruben Diaz. This different approach would also ultimately help NYU; the university is pursuing a uniquely difficult and expensive route for expansion that will leave them with few if any options in less than twenty years when they need to grow further. University and city leaders in so many other cases have seen the benefit of this more far-sighted approach; we hope you will as well, and reject the NYU 2031 plan.

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Anthony C. Wood

TESTIMONY OF THE GREENWICH VILLAGE SOCIETY FOR HISTORIC PRESERVATION BEFORE THE CITY COUNCIL ZONING SUBCOMMITTEE IN OPPOSITION TO NYU 2031 PLAN

June 29, 2012

My name is Amanda Davis and I am testifying on behalf of the Greenwich Village Society for Historic Preservation in opposition to the NYU 2031 plan.

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

But this belies the experience of universities across the country, which spread their facilities over considerably greater distances than a 10-15 minute walk.

To illustrate this, GVSHP has submitted to the Council a study called "The Myth of the 10-Minute Walk From Washington Square," which looks at the geographic distribution of the facilities of a variety of colleges across the country.

Overlaying maps of other universities' facilities over NYU's, what we found is that most schools maintain campuses and facilities over distances considerably greater than the 10 to 15 minute walk NYU claims it needs. In fact, most schools seem to have facilities spread out over distances the equivalent of those between Washington Square and the Financial District, and in many cases considerably greater distances. Further, few if any of these campuses have the wealth of mass transit options that allow travel between Washington Square and a location like the Financial District to take as little as 5 to 10 minutes.

While the study compares NYU's geographic distribution of facilities to a broad range of schools, I have with me today a representative cross sample – University of Wisconsin/Madison, a public institution with about as many undergraduates as NYU; Stanford University, a private institution which NYU considers a peer with less than half the number of undergraduates as NYU; and Middlebury College in Vermont, a small liberal arts college in Vermont with 2,500 undergraduates, or just over 1/20th the population of NYU. As you can see, each of these schools, regardless of these various features, spreads their facilities out over considerably greater distances than NYU, or roughly the equivalent of the distance from Washington Square to the Financial District. Apparently these schools have not heard that a college's facilities must all be within a 10 to 15 minute walk of one another, as the NYU administration claims.

Upon even routine examination, the very foundation of NYU's claim for the need for approval of their massive Village expansion plan is faulty. Given the specious basis for their claims, we urge you in the strongest of terms to reject NYU's 2031 application.

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TESTIMONY OF THE GREENWICH VILLAGE SOCIETY FOR HISTORIC PRESERVATION
BEFORE THE CITY COUNCIL ZONING SUBCOMMITTEE
IN OPPOSITION TO NYU 2031 PLAN
June 29, 2012

My name is Dana Schulz and I am testifying on behalf of the Greenwich Village Society for Historic Preservation in opposition to the NYU 2031 plan.

GVSHP has submitted to the Council a study called "Disappearing Before Our Eyes," which documents how NYU has, over the years, consciously and consistently reduced the number of units of faculty housing in Washington Square Village. This is noteworthy because NYU is asking you to overturn zoning rules in order to allow them to build more faculty housing on these exact sites, claiming a shortage of such facilities. What they don't tell you is that they themselves have contributed significantly to this shortage which they are now asking their neighbors and the public to bear the burden for correcting.

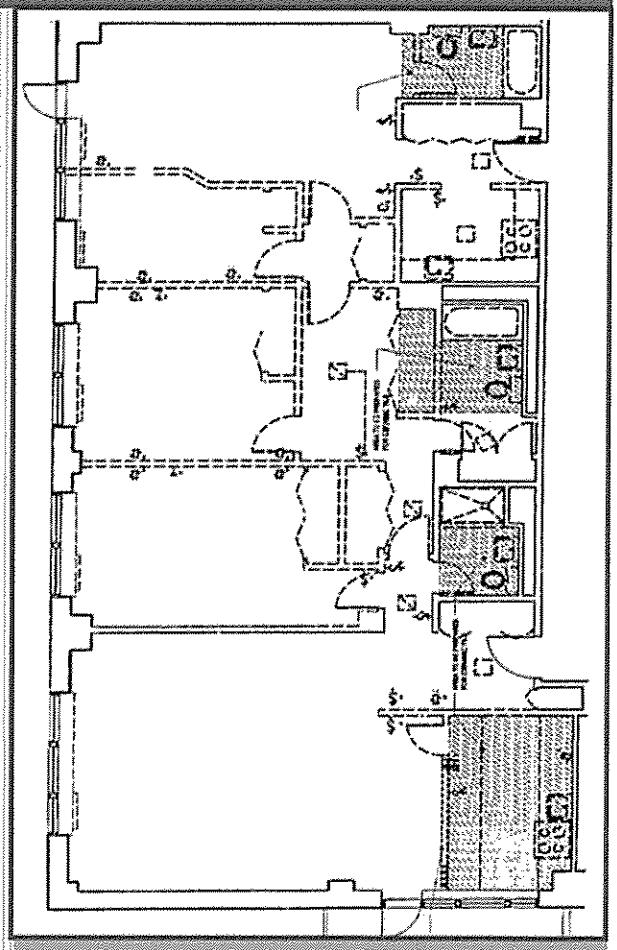
According to Department of Buildings records, from 1960 to 2010, NYU eliminated 175 units of faculty housing from the Washington Square Village complex. This has been done through a continuing series of apartment combinations, turning studio, one, and two bedroom units into increasingly larger "super-apartments," some of which are made of three or four of the original units. The pace has accelerated in recent years, as more than 112 of the units were subsumed to combinations just since 1992.

Beyond this, NYU is warehousing, or leaving unoccupied for long periods of time, numerous faculty housing units in Washington Square Village. Residents have reported nearly 65 units in the complex that are empty and have remained empty for protracted periods of time. The combined warehoused apartments and those lost to combinations account for about 240 units, or nearly 20% of the units once found in the complex, NYU's primary source of faculty housing. The change is so dramatic that in the 2010 census, the tract containing Washington Square Village had the largest drop in population of any in the Village or East Village, the largest drop in the number of housing units, and the largest increase in the number of unoccupied units.

There are many reasons why the Commission should not approve NYU's plan. But NYU is asking city leaders to undo long-standing agreements with the public, and asking its neighbors to deal with twenty years of construction and a devastating loss of open space and light and air so the university can build something it has itself unnecessarily taken away. This is particularly galling and inappropriate, and for these and many other reasons we urge you to reject NYU's 2031 plan.

Disappearing Before Our Eyes:

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



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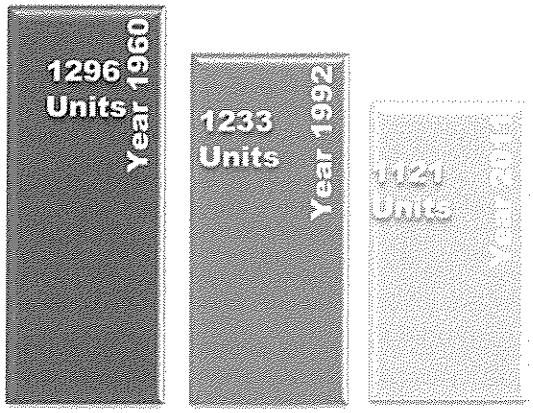
Apartments Sacrificed by NYU at Washington Square Village for Combinations

- Currently there are a <u>total of 1,121 apartments</u> in the four buildings that comprise the Washington Square Village complex.
- According to the <u>1992 Certificates of Occupancy</u> the buildings had <u>1,233 apartments</u> or <u>112 more units than</u> today.
- When construction was completed in <u>1960</u> the buildings had <u>1296 apartments or 175 more units than today.</u>



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

- The number of units in the buildings is significantly reduced, <u>today there are 14.2% fewer apartments than when built</u>, because of apartment combinations made by New York University over the years.
- Between <u>1960 and 1992 the buildings lost 63 apartments</u> likely to combinations.
- Between <u>1992 and 2011 there were 40 applications for 80 apartment combinations</u> filed with the Department of Buildings.
- These 40 applications recorded that <u>since 1992, 197 apartments were combined into larger units, sacrificing 112 apartments.</u>
- Residents report that units are being warehoused (left empty) throughout the complex: at least 17 units in 1 Washington Square Village, 15 to 20 units in 2 Washington Square Village, 14 apartments at 3 Washington Square Village, and 18 apartments in 4 Washington Square Village.
- The <u>2010 Census reports a 56% increase in the number of vacancies compared to the 2000 Census</u> and a total of 288 vacant units in the census tract dominated by NYU housing.
- Department of Buildings records including certificates of occupancy, floor plans, and permits for apartment combinations at Washington Square Village can be accessed at www.gvshp.org/nyuhousing.

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

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



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The MYTH of the 10-Minute Walk From Washington Square

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

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

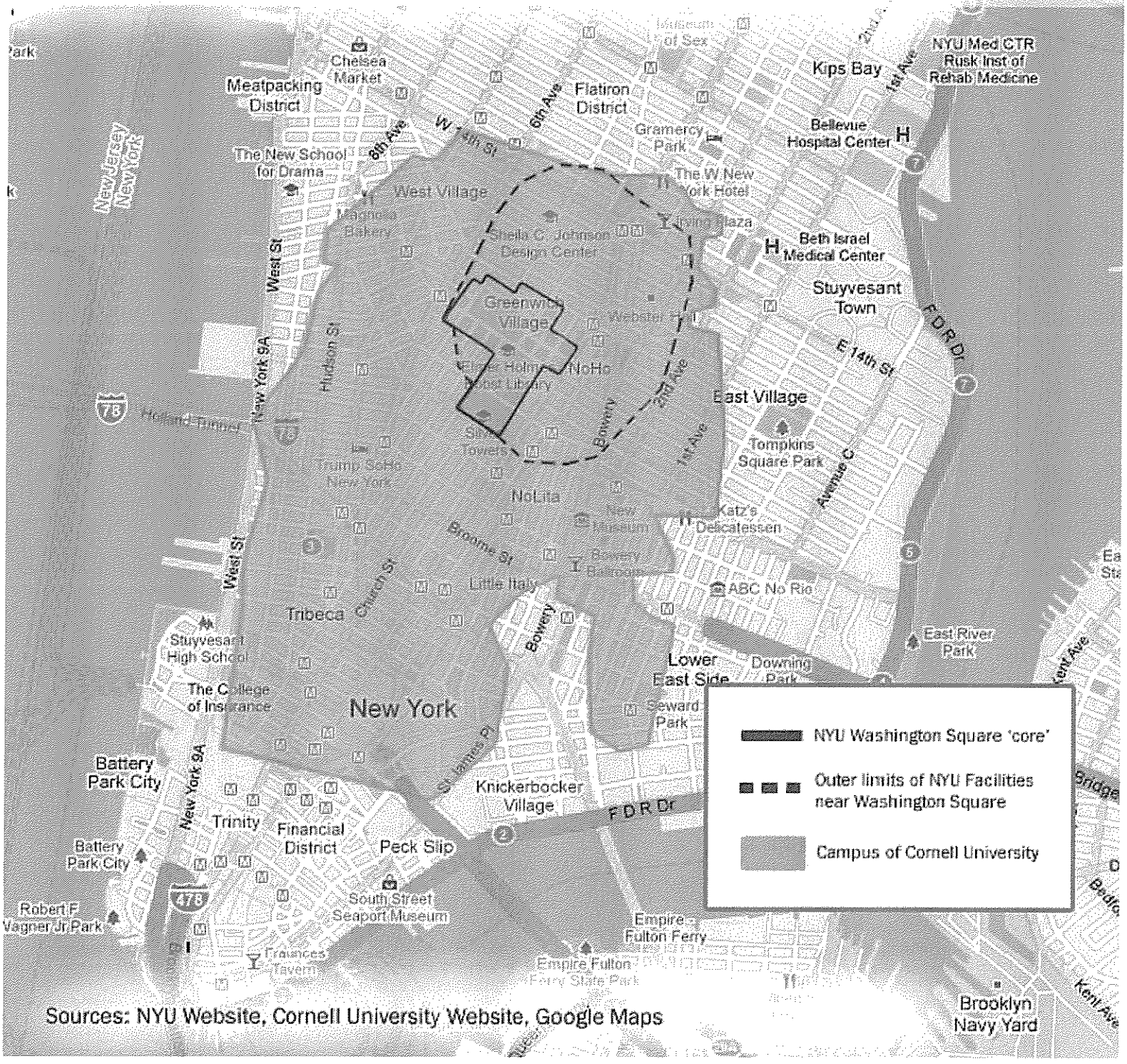
As becomes clear, most schools maintain campuses over distances the equivalent of those between Washington Square and the Financial District, and in many cases over considerably greater distances. Further, few if any of these campuses have the wealth of mass transit options that allow travel between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

Campus Comparison

NYU vs. Cornell University

NYU student population: 43,404

Cornell University student population: 21,131



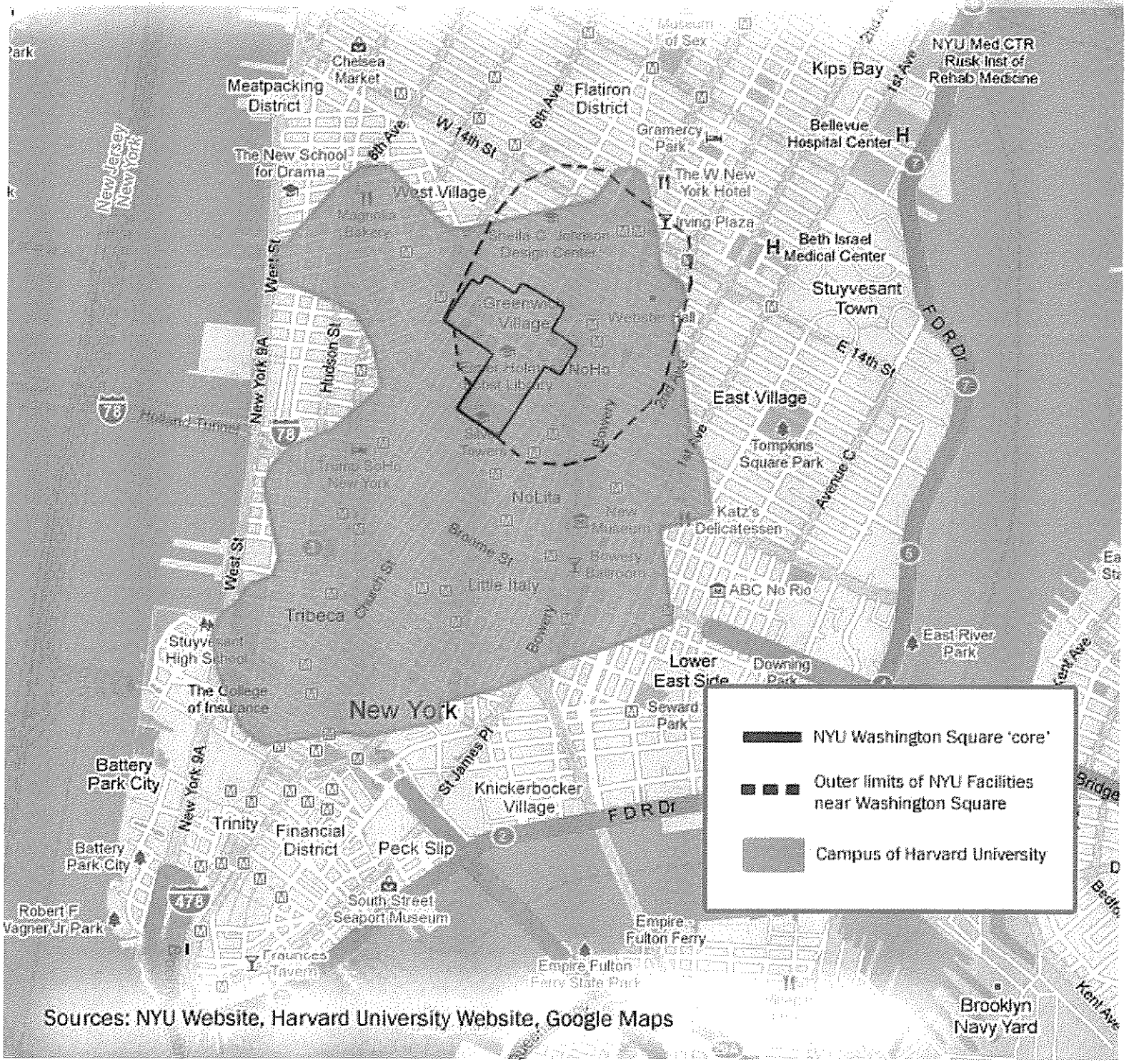
Sources: NYU Website, Cornell University Website, Google Maps

Campus Comparison

NYU vs. Harvard University

NYU student population: 43,404

Harvard University student population: 20,616



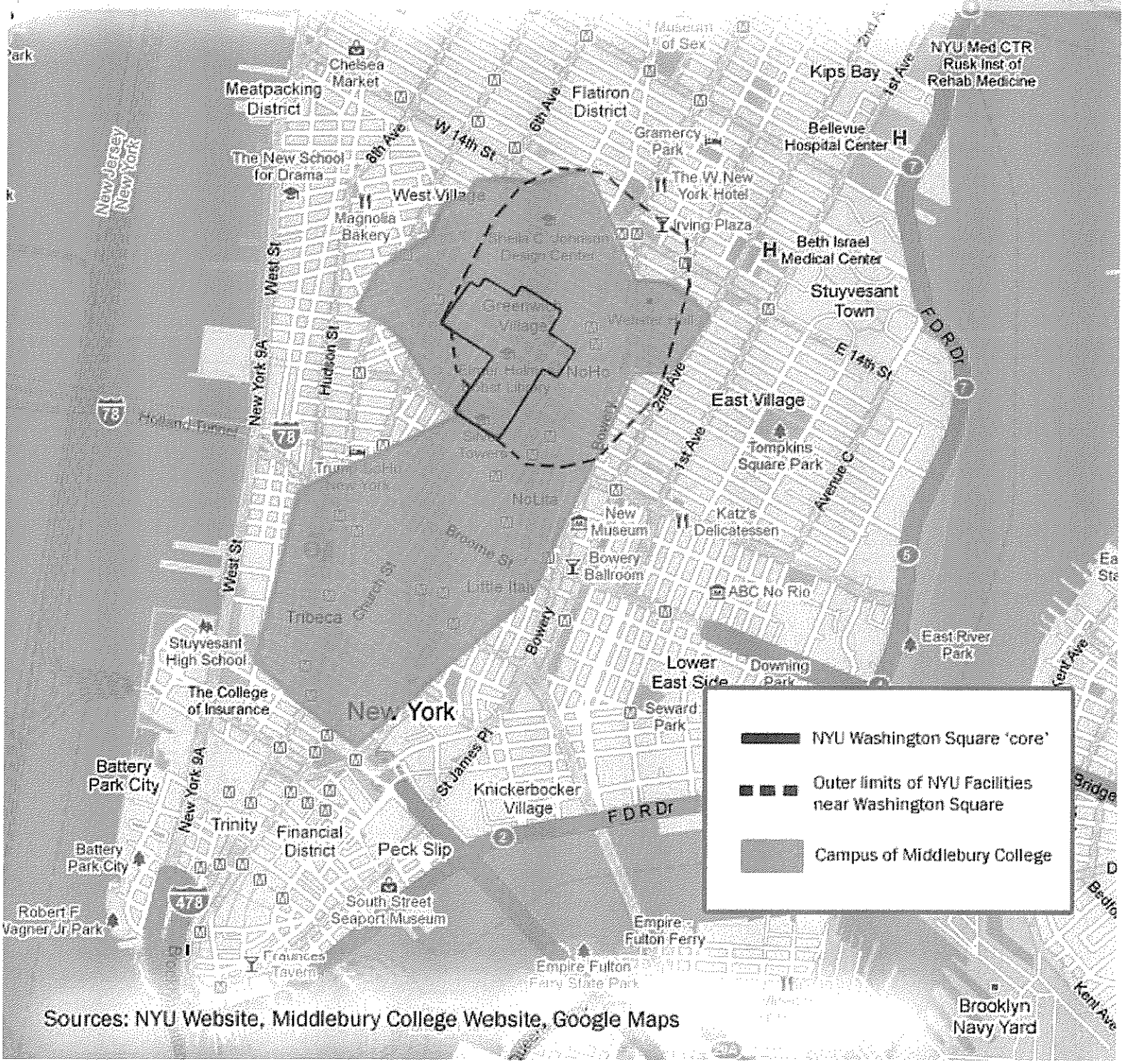
Sources: NYU Website, Harvard University Website, Google Maps

Campus Comparison

NYU vs. Middlebury College

NYU student population: 43,404

Middlebury College student population: 2,507



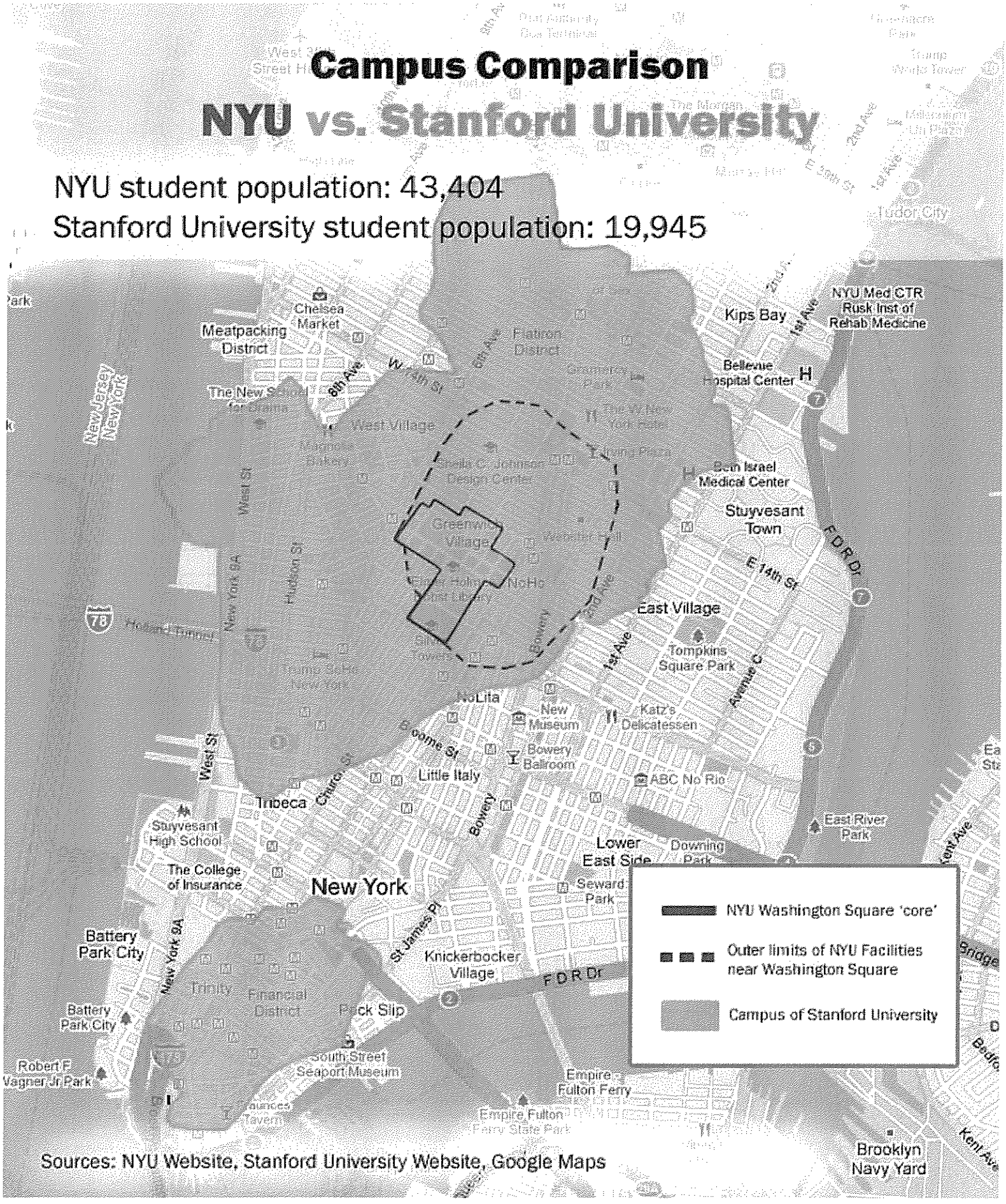
Sources: NYU Website, Middlebury College Website, Google Maps

Campus Comparison

NYU vs. Stanford University

NYU student population: 43,404

Stanford University student population: 19,945



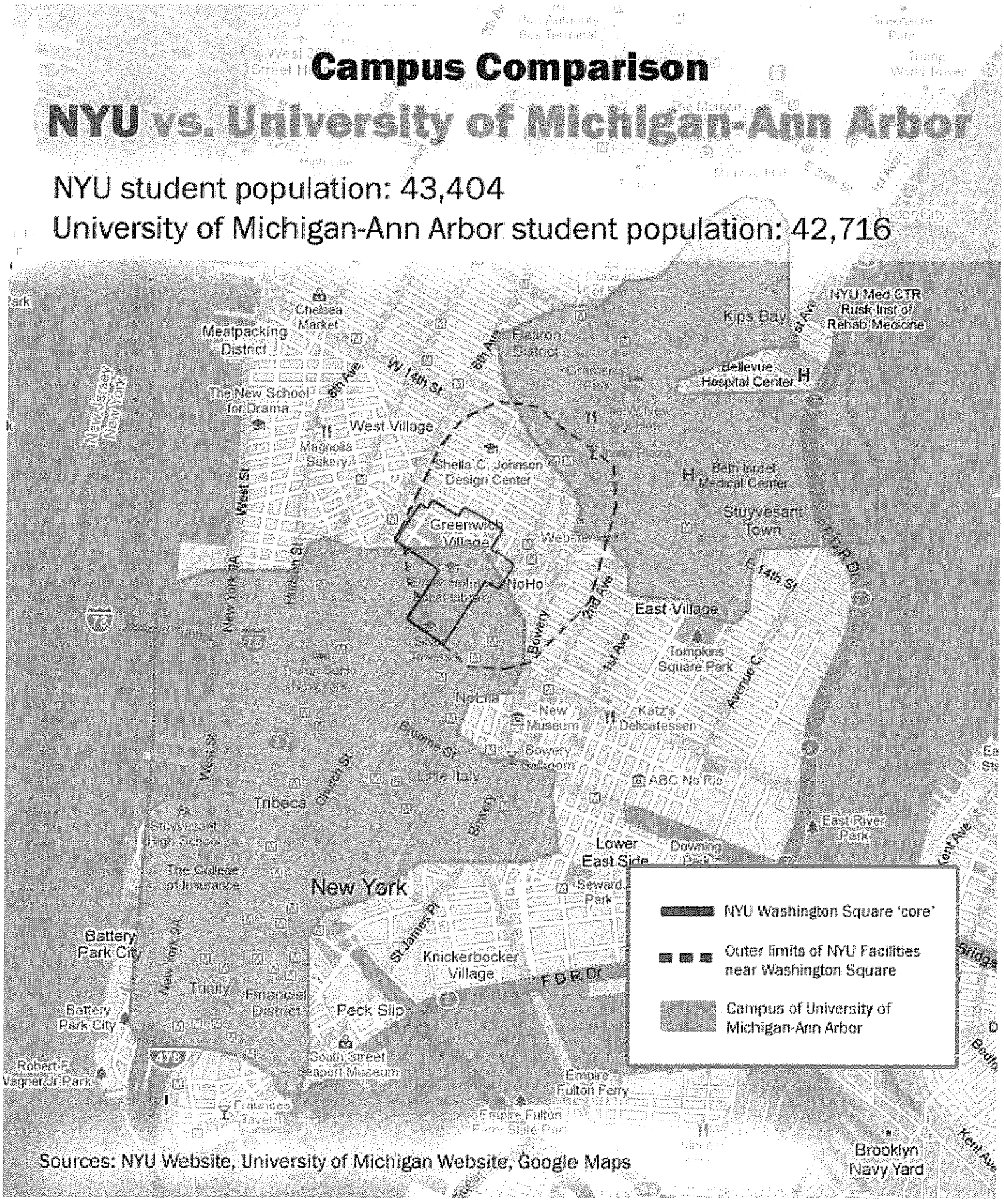
Sources: NYU Website, Stanford University Website, Google Maps

Campus Comparison

NYU vs. University of Michigan-Ann Arbor

NYU student population: 43,404

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



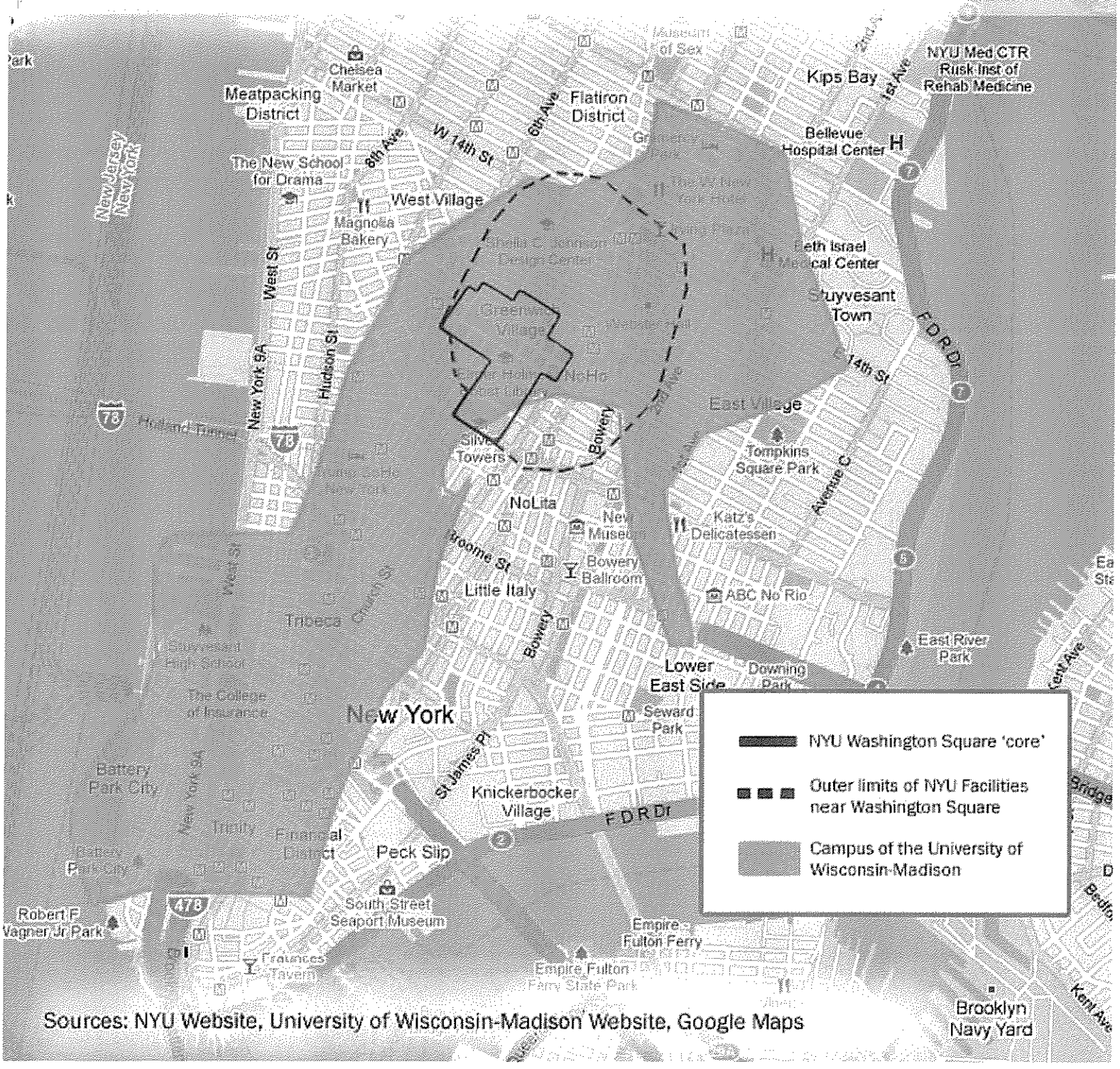
Sources: NYU Website, University of Michigan Website, Google Maps

Campus Comparison

NYU vs. University of Wisconsin-Madison

NYU student population: 43,404

University of Wisconsin-Madison student population: 42,441



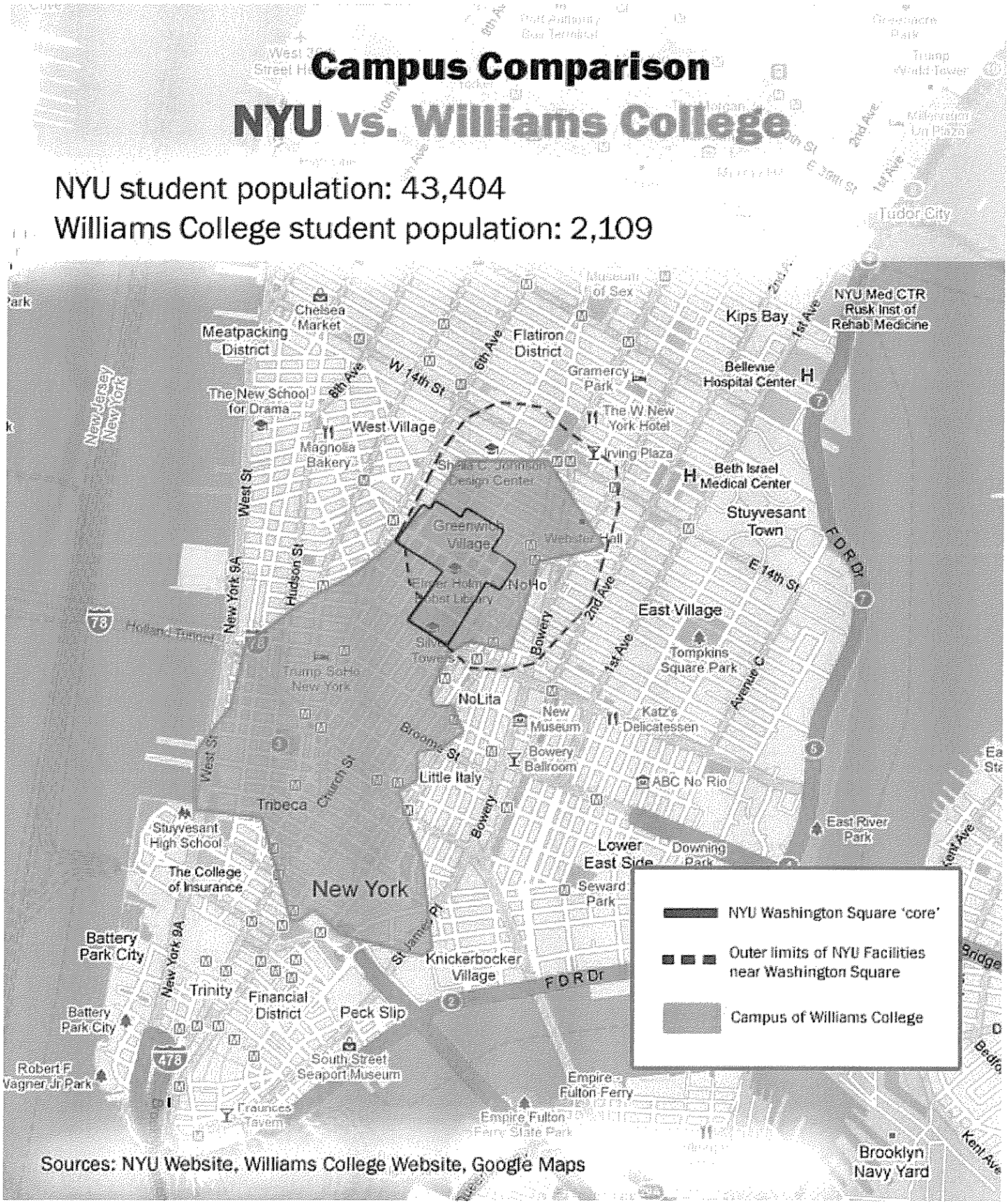
Sources: NYU Website, University of Wisconsin-Madison Website, Google Maps

Campus Comparison

NYU vs. Williams College

NYU student population: 43,404

Williams College student population: 2,109

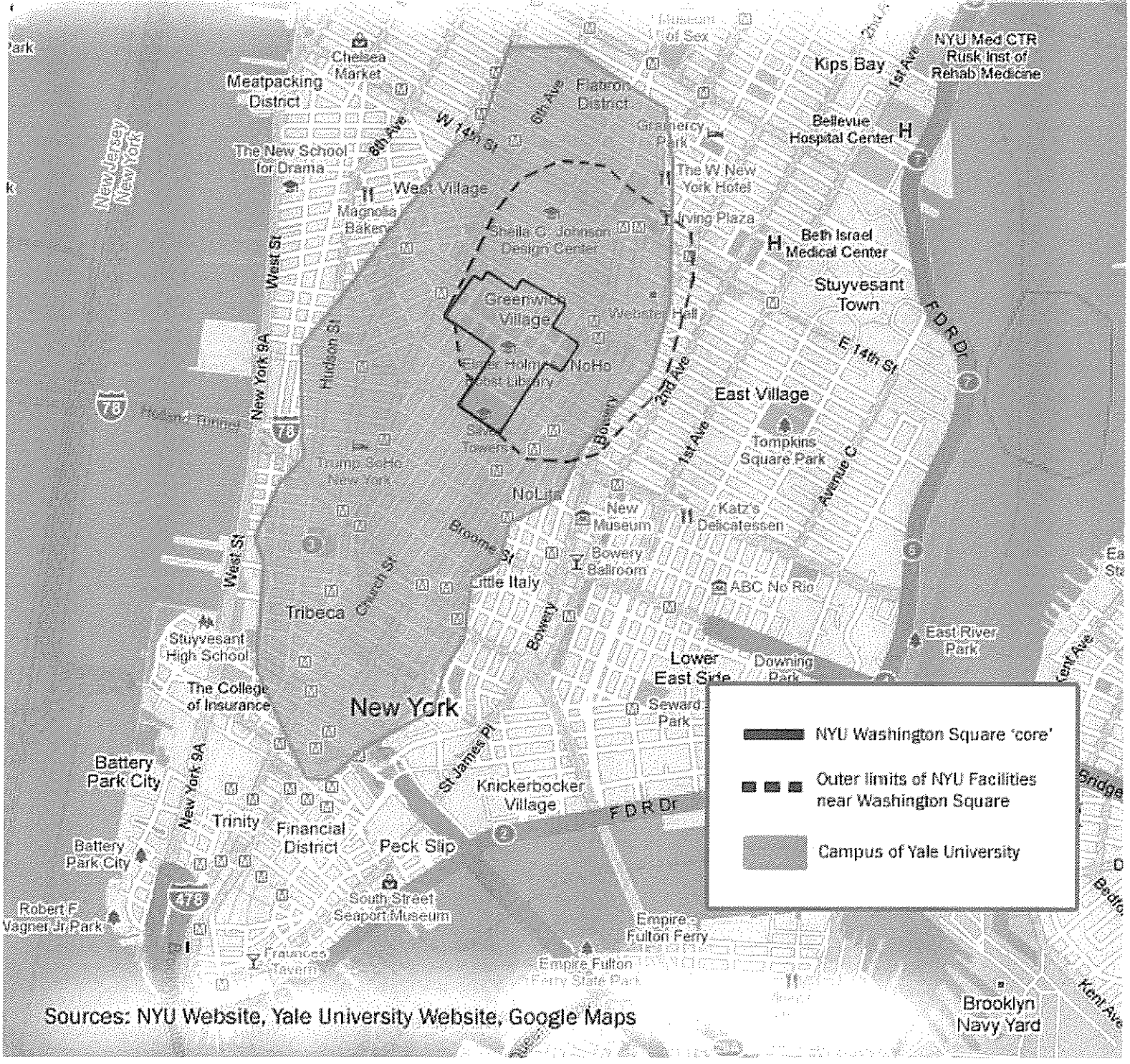


Campus Comparison

NYU vs. Yale University

NYU student population: 43,404

Yale University student population: 11,875



Sources: NYU Website, Yale University Website, Google Maps

Too Big To Fit:

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





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For Historic Preservation

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Executive Summary

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

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

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

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

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

Brown University Satellite Campus Case Study

Summary

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

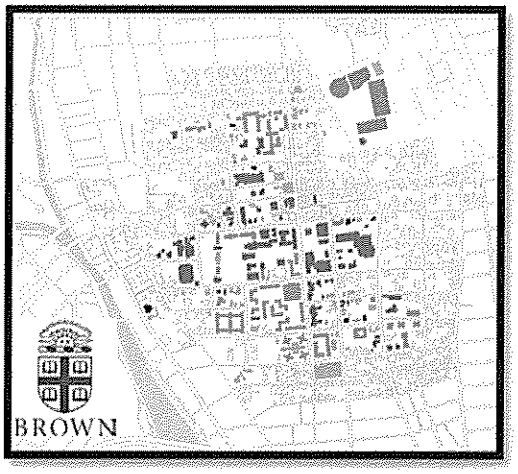
Brown University's 143 acre campus is located in College Hill, a richly historic residential neighborhood defined by its low sale brick and wood buildings that was the first permanent colonial settlement in Rhode Island. Brown University is also located in and surrounded by four historic districts.

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

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

Brown University and Its Campus

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

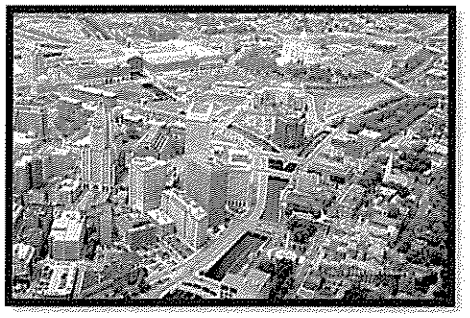


Most of the physical growth of Brown University occurred between 1938 and 1975 when dozens of academic, research and residential buildings were constructed to accommodate a growing student body. After 1975 new construction created larger, specialized buildings for the University's expanding athletic,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



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

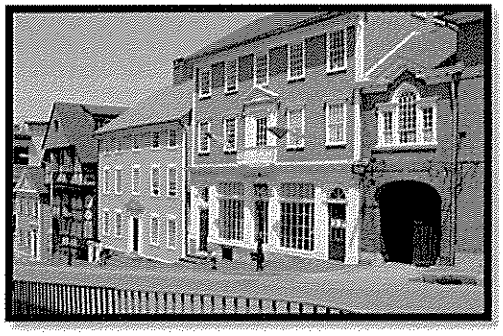
The City of Providence, Rhode Island



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

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

Brown University and the College Hill Neighborhood



The neighborhood Brown University is located in, College Hill, is the city's most affluent with a median annual household income of more than $100,000.[6] As the site of the first permanent colonial settlement in Rhode Island, it is steeped in history and its rich architectural fabric has been recognized with designation as both a local and State/National Register Historic District. Though primarily residential, the neighborhood has vibrant commercial and retail corridors and is home to Brown University and the Rhode Island School of Design.



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

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

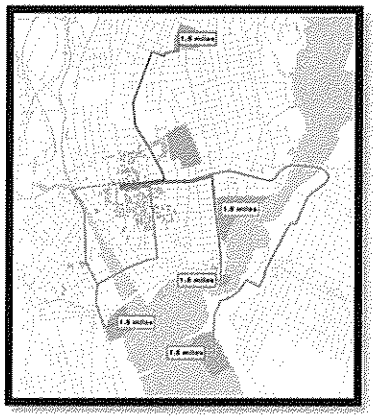
In charrettes held with members of the College Hill community by the Providence Department of Planning and Development, campus-edge conflicts were a recurring theme. Residents cited displeasure with the density, height and massing of Brown's buildings, as well as clashes between institutional, commercial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

Brown University and the Development of a Satellite Campus

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

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

> *"I guess that we and the trustees ultimately realized that the neighbors were right – Brown is in a very fragile and beautiful setting … I think that you've got to see any entity as part of a larger community and part of a larger environment."*
>
> Frances Halsband of R. M. Kliment and Frances Halsband Architects, developer of Brown University Master Plan



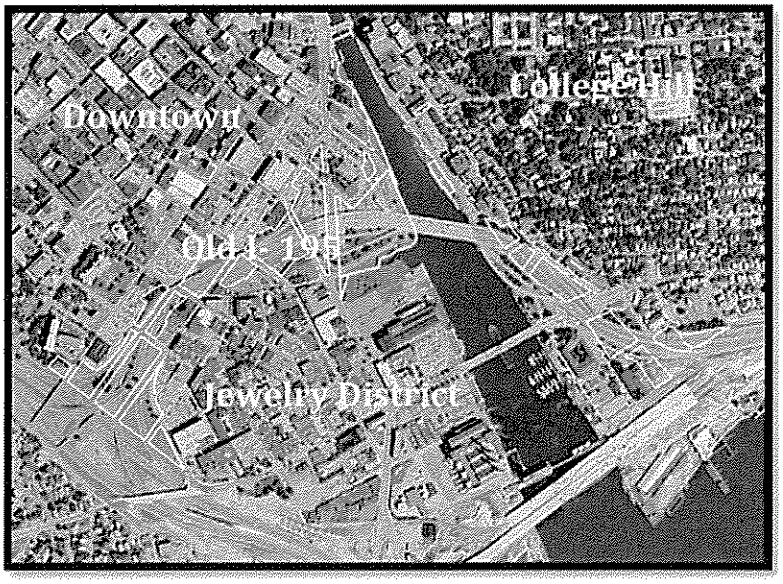
Collaborating with the city and state governments, Brown University sought out potential satellite campus sites that not only offered a significant amount of developable land and/or underutilized buildings, but were also areas where Brown's presence would contribute to the economic and development goals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

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



Formerly a bustling industrial area along the Providence Harbor, the Jewelry District had declined into a neglected and largely underutilized area marked by a number of vacant parcels and surface parking lots. In the 1960's part of Interstate 195 was built through the District creating a barrier that cut it off from downtown. More than two decades ago it was announced that Interstate would be realigned opening up a large amount of land and reconnecting the Jewelry District with downtown Providence.

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



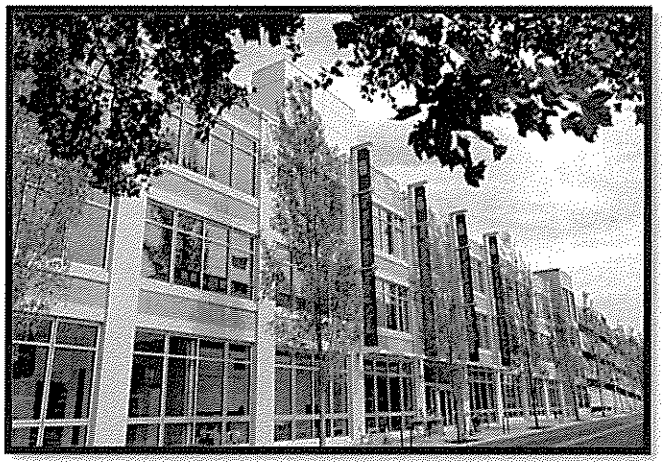
Following other successful planning models of this type, the City determined that a key component to the success of the Knowledge District would be anchoring it with local institutions like Brown University and nearby Johnson & Wales University to help foster new enterprises. [15] For Brown the Knowledge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

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



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

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



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

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

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

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

While still transitioning into the "Knowledge District" from its former identity as the Jewelry District, the area has clearly progressed out of neglect and is on track to lead the city into the Knowledge Economy. Since the development of Brown's satellite campus there are residential units in the area, restaurants, a myriad of services, a children's museum, award-winning arts and design firms, as well as pioneering technology and biomedical research entities. In 2009 *Bloomberg BusinessWeek* listed Providence as one of America's best small cities for startups.

Emerson College Campus Relocation Case Study

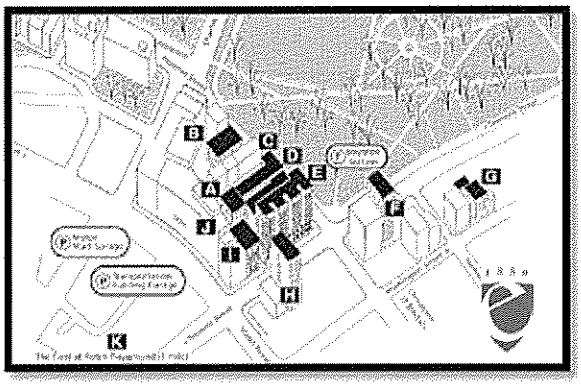
Summary

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

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

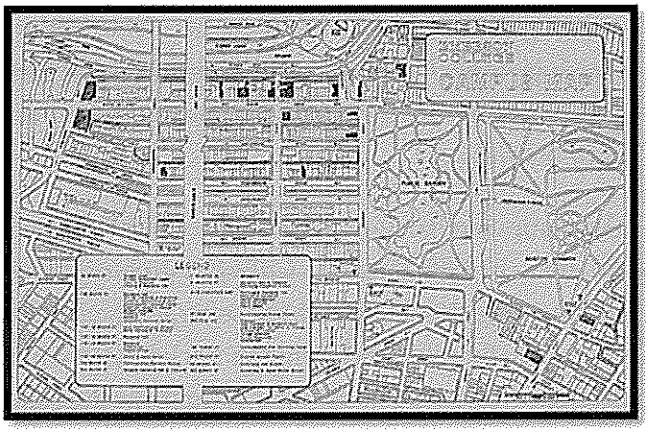
The campus relocation to former red light district was aligned with the city's goals to redevelop the area. In 1983 Emerson College purchased a derelict historic theatre and rehabilitated it leading the school to purchase several other buildings in the area. By 2006 Emerson College had officially relocated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

Emerson College and Its Campus



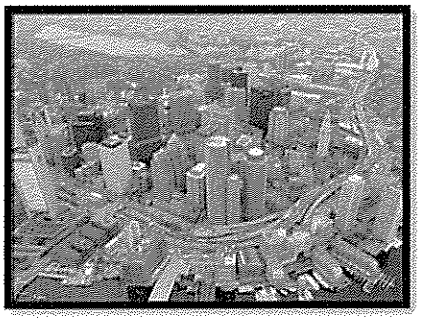
What is today known as Emerson College was opened in 1880 as The Boston School of Elocution, Oratory and Dramatic Art with 10 students in rented space in downtown Boston, Massachusetts.[17] Since then the school has been lauded as a top-ranking college in the northeast by *U.S. News and World Report* and *The Princeton Review*, and has expanded to offer degrees in mass communications, theatre arts, literature and publishing to more than 4,000 undergraduate and graduate students.[18],[19]

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



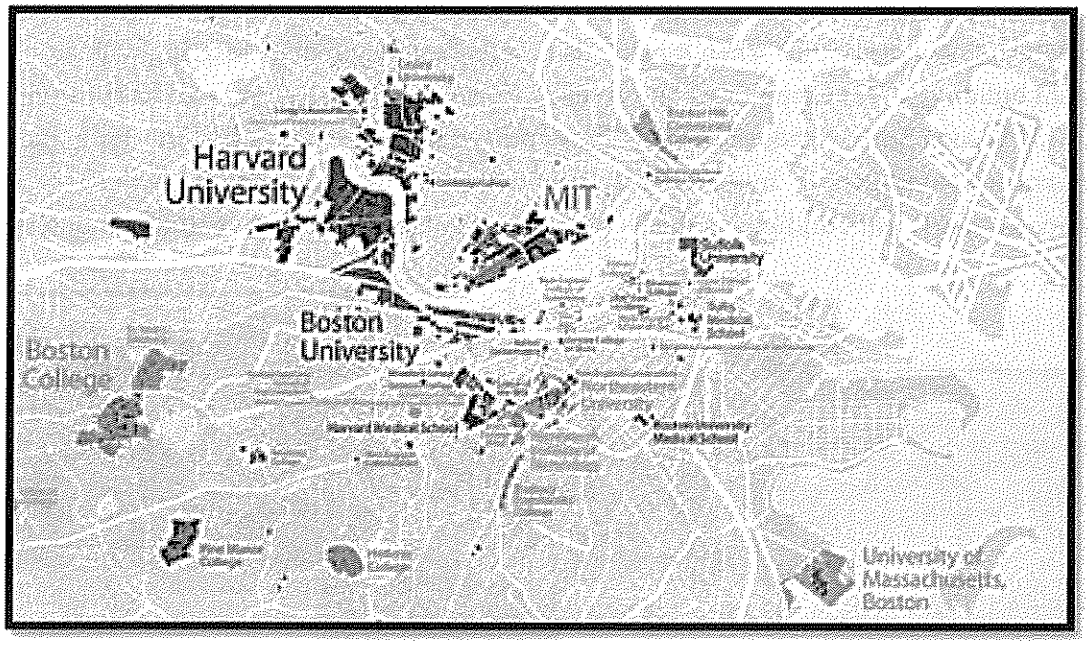
1992 Emerson College Campus Map, college buildings in black

The City of Boston, Massachusetts



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

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



Colleges and universities in the Boston Metropolitan area

Emerson College and the Back Bay Neighborhood



The Back Bay neighborhood is one of the most affluent and historic neighborhoods in Boston. Once a bay between Boston and Cambridge, its creation from fill as a high-end residential district was the brainchild of architect Arthur Gilman. A planned neighborhood that developed in phases from the 1850's to the 1890's, the area's streetscapes are highly uniform while also representing the diverse architectural styles popular during the era of construction, including Italianate, Gothic, Queen Anne, and Beaux Arts. The Back Bay is designated as both a local and National Register Historic District.[23]

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

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



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

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

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

Emerson College and the Decision to Relocate Its Campus

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

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

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

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

The Combat Zone had once been a fashionable commercial and entertainment district with large movie houses, theaters, office buildings, stores and restaurants. Like so many of America's cities in the 1960's, areas of downtown Boston, including the Combat Zone, fell into decline through a combination of urban renewal projects and flight to the suburbs. The Combat Zone's deterioration was accelerated when an urban renewal project to create a new government center demolished Scollay Square, the heart of the vice zone at that time, pushing the red light district into the Combat Zone. The city of Boston put its stamp of approval on this degradation when it zoned the area an adult entertainment district in an attempt to contain

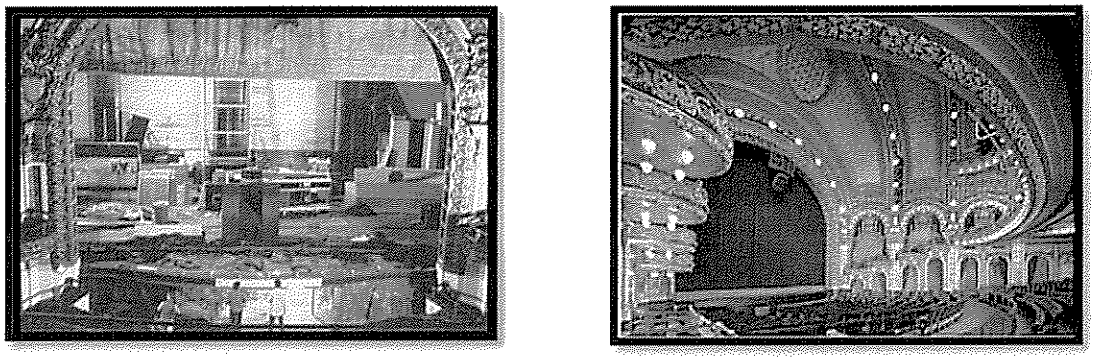


"Once upon a time, there was a slice of Boston called the Combat Zone... What it was, was a rodeo. On any given night from the '60s into the '80s, you'd find scores of prostitutes on parade. They worked the sidewalks like they owned them, which they did."

vice activity. [28]

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

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



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

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

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

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

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

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





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

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

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

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

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

Georgia Institute of Technology Satellite Campus Case Study

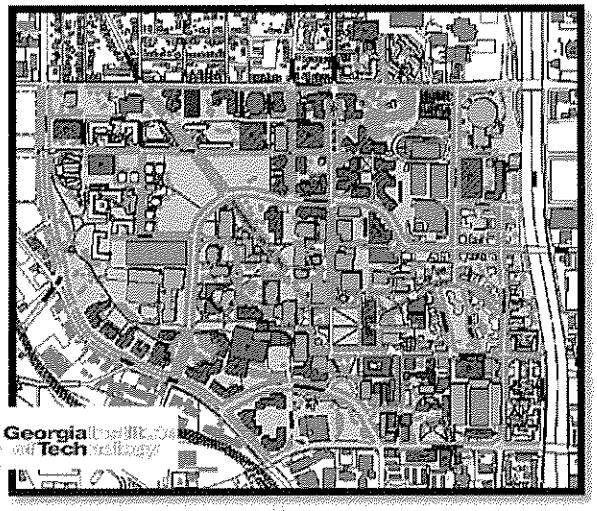
Summary

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

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

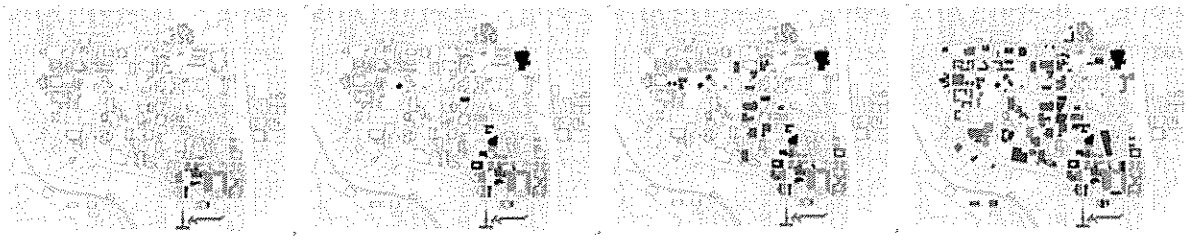
What began as a small construction project for Georgia Tech in Midtown blossomed into a 3 million square foot, four block mixed-use development known as Technology Square and Centergy. These facilities included academic, research, business development, conference, retail and office space and became the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

The Georgia Institute of Technology and Its Campus



The Georgia Institute of Technology was founded in 1885 in Atlanta as the Georgia School of Technology to help the post-Reconstruction South move into the Industrial era. Georgia Tech has grown from a regionally focused trade school to one the nation's top 10 public universities with a top five ranked school of engineering.[34] It has a large 400 acre campus in central Atlanta totaling more than 7 million gross square feet to accommodate more than 20,000 undergraduate and graduate students and 4,000 faculty and staff members.[35]

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



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

The City of Atlanta, Georgia



Atlanta, Georgia, one of the largest cities in the South, has a population of more than 5 million people in the metropolitan area.[39] Unlike other cities of the South that developed around the shipping industry like Charleston and Savannah, Atlanta was a hub for railroad transport and had a number of manufacturing concerns helping to sustain its economic viability beyond that of its peers. Today, its economy is robust in so small part due to it being the home of Fortune 100 companies including United Parcel Service, The Coca Cola Company and The Home Depot.[40]

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

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

Georgia Tech and Its Impact on Surrounding Neighborhoods

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

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

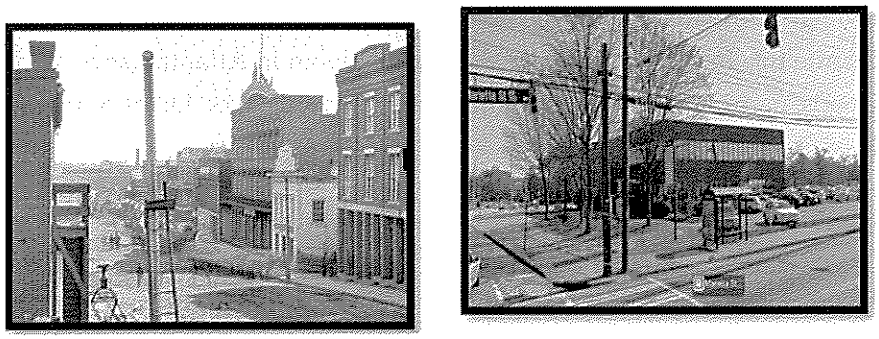
In 1965 a master plan was developed for Georgia Tech to address the potential for enrollment to grow to 25,000 students by 1985. This master plan established the need to expand the campus from its 153 acres to 400 acres in anticipation of



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

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

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



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

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



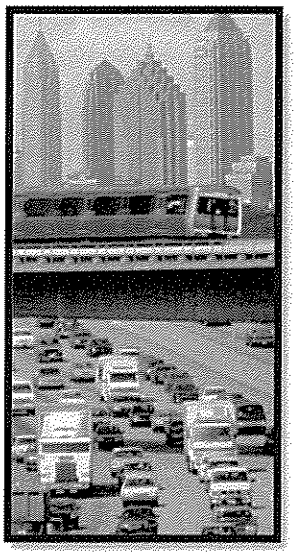
Georgia Tech had expanded into this neighborhood in the 1950's, buying up homes and demolishing them. The neighborhood came under siege in the late 1990's when a

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

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

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

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



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

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

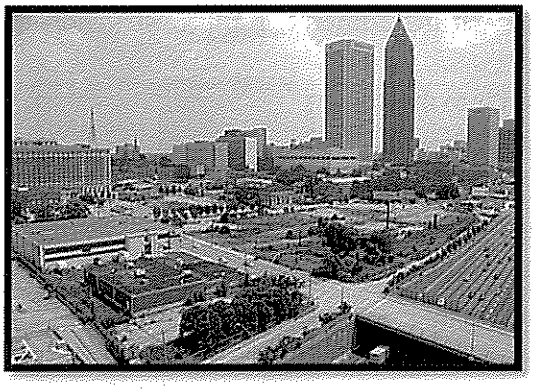
In the 1980's the Midtown Alliance was formed by business leaders to promote redevelopment. The activities of the Alliance came to Georgia Tech's attention in the late 1990's, and land was

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

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

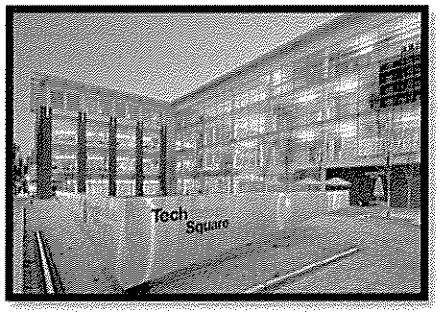
Wayne Clough, President Emeritus, Georgia Institute of Technology

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



Midtown offered large parcels of vacant land, parking lots and underdeveloped sites that were ideal for the large scale development that Georgia Tech needed to fulfill its goal of building an additional 3 million square feet. Working with local political and business leaders, in 2001 Georgia Tech embarked on the development of a number of facilities in Midtown including a new school of business, a hotel and conference center, a global learning center, an economic development institute, business incubator and state of the art facilities for technology, media, engineering and research programs.

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



Since the construction of Technology Square and Centergy, Georgia Tech's campus has gained an additional 4 million square feet of space and seen its endowment quadruple.[55] The departure from a traditional campus setting has also been well received by students who appreciate being able to study, shop, work, play and live in the new setting. The school has

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

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

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

also benefitted from being physically closer to the business community.

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

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

Suffolk University Satellite Campus Case Study

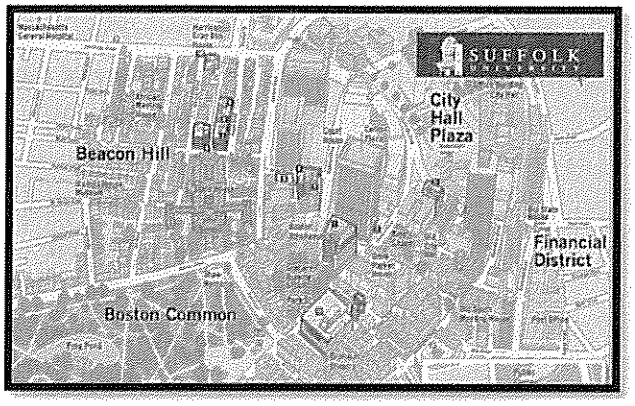
Summary

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

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

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

Suffolk University and Its Campus



Suffolk University was founded in Boston, Massachusetts in 1906 by attorney Gleason L. Archer as a law school for working students. Today, the former 'night school' offers a dynamic array of academic programs and degrees to nearly 10,000 full and part-time graduate and undergraduate students while still catering to meet the needs of non-traditional learners through day, evening, online and yearlong academic offerings. Its academic reputation has earned it recognition from The Princeton Review and *U. S. News and World Report* as one of the country's "best colleges."[56]

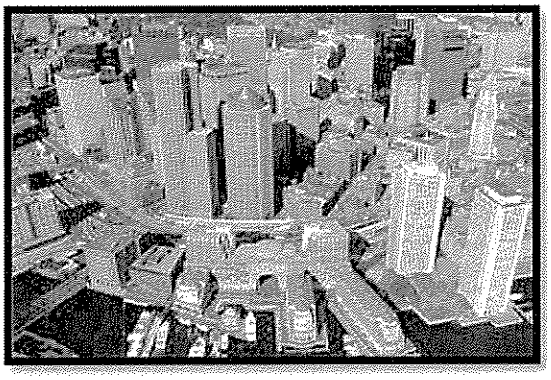
The desirability of Suffolk's offerings has appealed to both traditional and non-traditional students. The number of undergraduates has doubled since 1996 and the University has seen the number of new applicants increase by 137% between 2002 and 2007.[57] With more than 90% of incoming freshman requesting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

Suffolk University Historical Enrollment[59]

	1996-1997	1997-1998[1]	1998-1999[2]	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008[3]	Total Percent Change 1996 to 2008
Undergraduate	2,515	2,535	2,705	2,900	2,950	2,906	3,169	3,460	3,833	4,178	4,612	4,945	96.6%
Graduate	782	738	708	732	802	811	914	951	958	992	1,007	998	27.6%
Law School	1,503	1,487	1,488	1,466	1,471	1,456	1,471	1,471	1,480	1,484	1,459	1,399	-6.9%

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

The City of Boston, Massachusetts



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

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

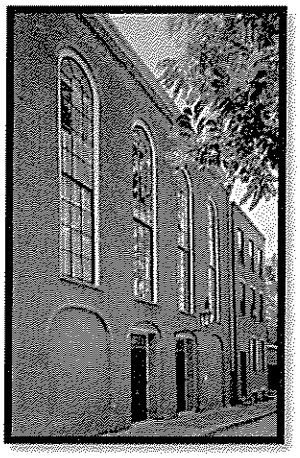
> *"Universities and colleges are crucial to Boston's economy and prominence but, institutional expansion needs to be done in a way that is in harmony with our great neighborhoods."*
>
> Mayor of Boston, Thomas Menino

Suffolk University and the Beacon Hill Neighborhood



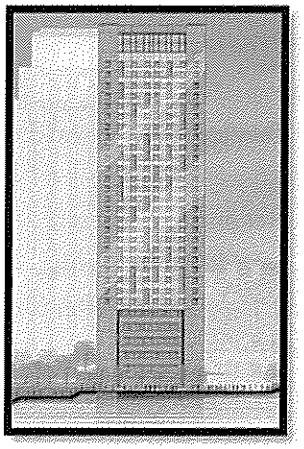
Beacon Hill developed at the turn of the 18th century in three parts - the residential areas of the South Slope and the North Slope and the commercial area known as the Flat of the Hill. From 1800 to 1850 the South Slope developed as a residential community of brick row houses for Boston's elite, known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

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



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

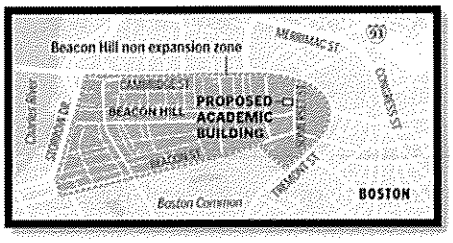
While a wonderful neighborhood, Beacon Hill's historic building fabric and lack of open sites for development was less than an ideal location for Suffolk University to expand. Its highly active and civically-minded residents were staunchly opposed to the University's continued growth in Beacon Hill.



Starting with a successful lawsuit that challenged Suffolk University's plan to construct a nonconforming building in 1970, the Beacon Hill Civic Association has led the charge in preventing the University from overdevelopment in the area.[63] Following the construction of a high rise dormitory in 2003, Suffolk announced plans to construct another out-of-scale, non-contextual building in Beacon Hill. The proposed 22-story tower was met with staunch resistance from the community, ultimately leading to Boston Mayor Menino nixing the plan.64

> *"We know we don't have to worry about Suffolk building in certain areas anymore. We had reached a saturation point where we really couldn't take anymore."*
>
> Robert Whitney, Board Member, Beacon Hill Civic Association

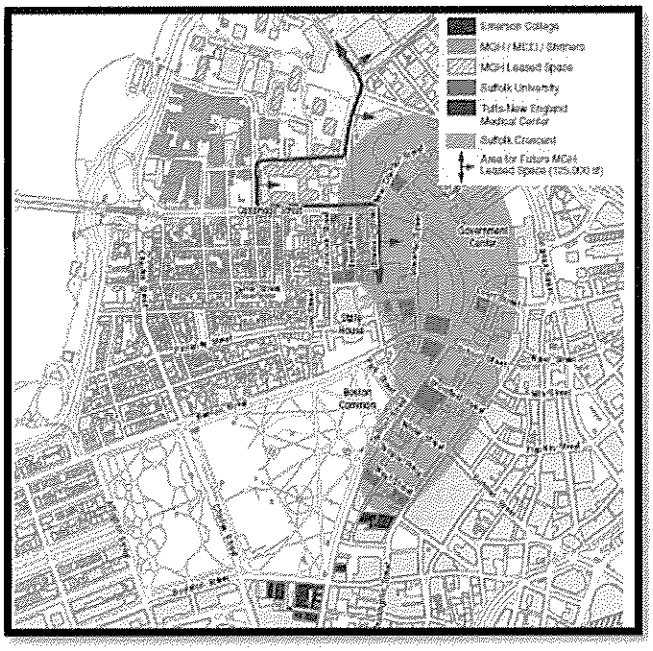
In 2008 the struggle between the school and the neighborhood over another new building led to a landmark pact between the Suffolk University and the Beacon Hill neighborhood, which left the residents with the upper hand. The agreement created a non-expansion zone that limited Suffolk from expanding its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



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

Suffolk University and the Move to Downtown Crossing

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



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

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

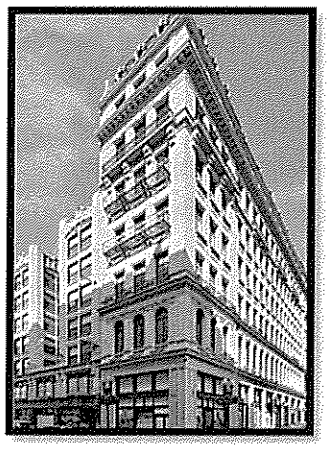
"Getting someone to do something about the Modern that is financially feasible is such a win for everyone. The dorms are a good use, that building has been just sitting there and this is a great opportunity."

Anne Meyers, President of the Downtown Crossing Association"

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

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

Suffolk has developed other residence halls in Downtown Crossing including the acquisition of a failed condominium conversion of a former office building that is now a dormitory for nearly 300 students.



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

Harvard University Satellite Campus Case Study

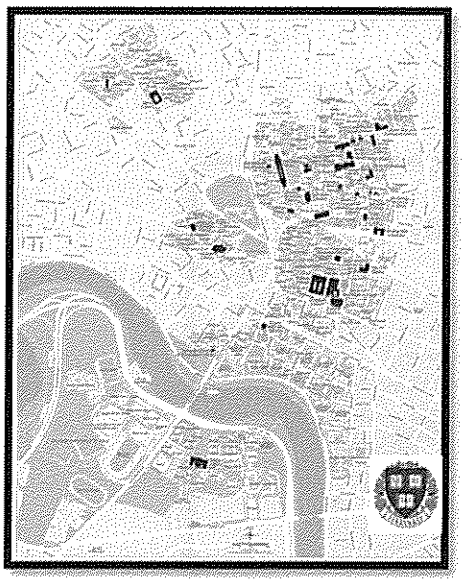
Summary

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

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

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

Harvard University and Its Campus

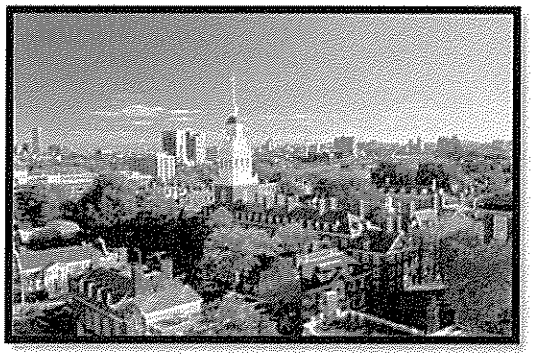


Founded in 1636 in Cambridge, Massachusetts, Harvard University is this nation's first university and among its most distinguished. Though highly selective in its admissions, there are more than 20,000 undergraduate, graduate, and postgraduate students enrolled in Harvard University's programs.

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

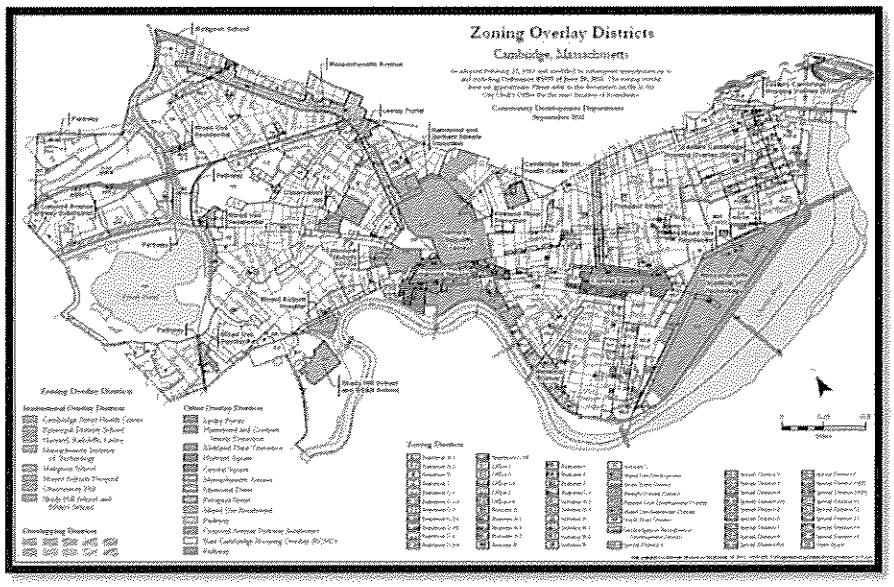
In the 1980's Harvard developed a 50 year master plan, and one of its primary goal was to make its science and technology offerings more robust to be more competitive in these fields.

The City of Cambridge, Massachusetts



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

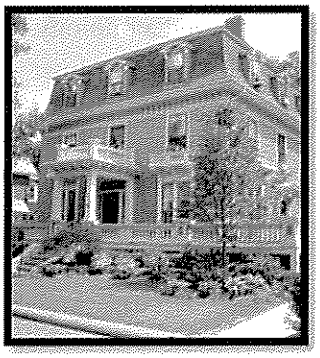
Not only does the presence of the universities foster business development in Cambridge, Harvard and MIT employ nearly 20,000 of Cambridge's residents, making them the city's largest employer.[70] Cambridge is only 7 square miles and high demand for housing has made it one of the country's most expensive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



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

Harvard University and Its Neighborhoods

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



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

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

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

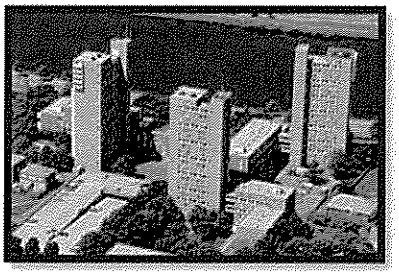
The conflicts between the Agassiz community and Harvard University are long-standing. In 2003, a Memorandum of Understanding (MOU) was developed between the parties to mitigate the impact of the University's development in the area. This 25-year MOU included restrictions on how much new space Harvard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

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



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

In the 1960's and 1970's Harvard University built Peabody Terrace, a complex of tall, brutalist towers for student housing that stand in stark contrast to the low-rise character of Riverside.[75] In addition to separating the community from its waterfront, these "tower in the park" type structures were built with inward facing courtyards and no relation or connection to the surrounding built fabric.[76]

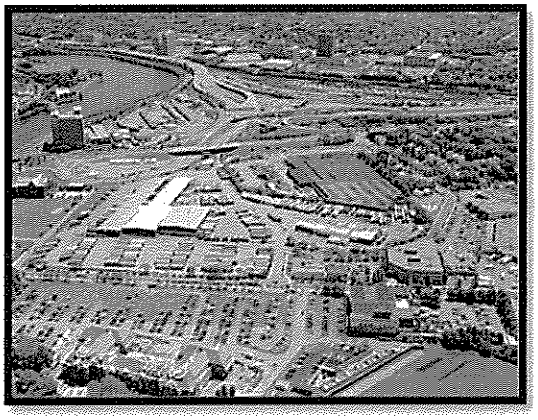


These neighborhoods, while distinct, share a certain low-scale, residential density that is not well suited for the intensity of use, scale, bulk or height that Harvard University wants to construct to meet its long-term needs.

Harvard University and the Its Decision to Develop a Satellite Campus

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

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



Harvard University identified Allston as the site for its future-long term growth because it would allow the school to build a significant land bank for immediate and long term building needs. The site was ideal for the school's plans because property could be had for fractions of the cost of acquisitions in Cambridge; there was an abundance of undeveloped and underdeveloped sites; and it was literally across the river from Harvard's main campus. In the 1980's Harvard began acquiring land in North Allston around its current School of Business and athletic facilities. Today the school owns more than 300 acres in North Allston. [78]

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

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

Columbia University Satellite Case Study

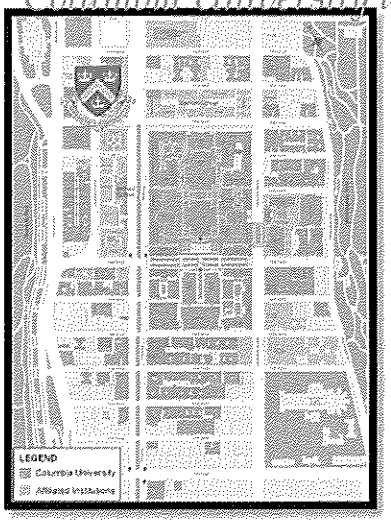
Summary

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

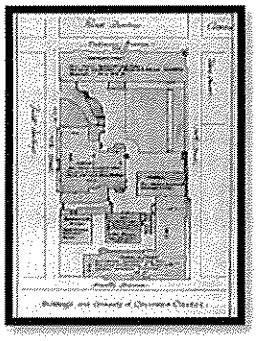
Columbia University has moved three times since it was founded in 1754. By the late 1980's, Columbia was beginning to outgrow its beautiful McKim, Mead and White-designed campus. With competition for top professors, talented students and research funding reaching a fever pitch among Ivy League institutions,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

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

Columbia University and Its Campus



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



In 1857 Columbia University relocated to a purpose built campus at East 49th Street and Madison Avenue. The move gave the school much more space, helping it expand into a university with a number of new programs and academic offerings including schools of law and engineering.[80]

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

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

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

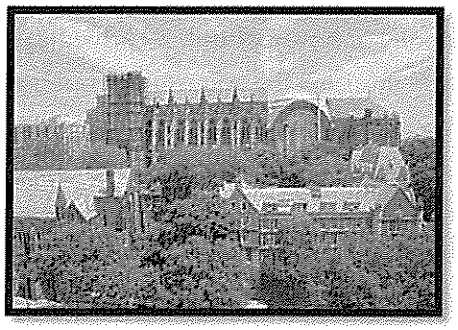
Columbia University President Lee Bollinger

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

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

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

Columbia University and the Morningside Heights Neighborhood



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

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

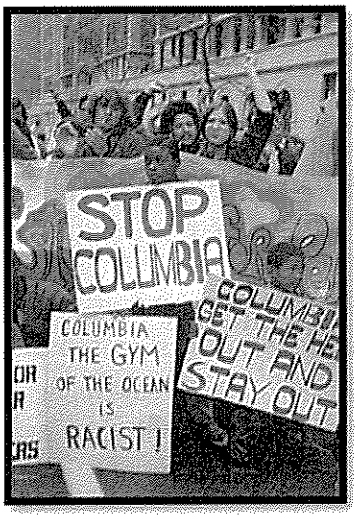


Residential construction followed with most building in the area occurring between 1900 to 1915, with the IRT Subway line opening in 1904. Along with the subway came handsome rowhouses and apartment buildings for the middle class.[82] Over the years the institutions in Morningside Heights, excluding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

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

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

University obtained a contract from the City to build a gymnasium in Morningside Park.[84]



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

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

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

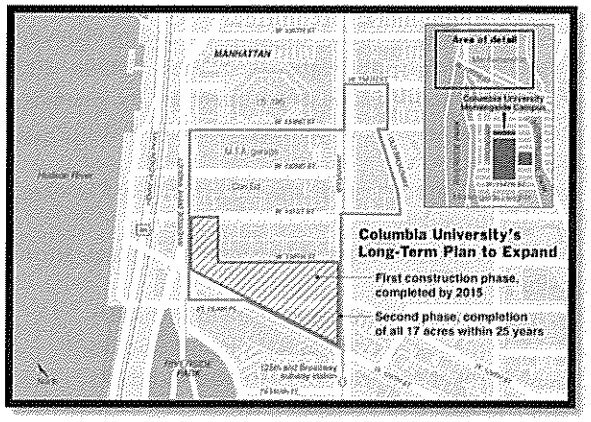
Columbia University and the Move to West Harlem

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

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

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

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



Columbia University intends to build out over time nearly 6.8 million square feet of space for classrooms, housing, research, parking and student services. The first phase of the project is intended to be completed in 2015 will include new buildings for science, art and business programs. The second phase which includes new dormitories, athletic facilities and academic buildings will be built out over a 25 year period.[87]

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The Birds In Our Garden:

The Potential Impacts Of The NYU 2031 Expansion Plan On Birds & Other Wildlife



Photograph by Hubert J. Steed, © 2012

Prepared by Gabriel Willow, Biologist

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Executive Summary:

The proposed NYU 2031 Plan will result in the net loss of several acres of precious West Village green space, including parks and gardens with a high diversity of plant life, mature trees, and a correspondingly high diversity of bird species. New York City is home not only to millions of people, but also to millions of birds representing hundreds of species. These birds are the proverbial canaries in the coalmine, acting as barometers of the health of an ecosystem and reflecting the quantity and quality of green space in a given area. They rely on access to green spaces, such as parks and gardens, to provide habitat. This is of particular importance to migratory bird species. Although no critically endangered species nest in NYC's woodlands or parks, many species of concern pass through the city. The impact on these species should be taken into account when altering or destroying existing habitat. To ascertain the potential impact of the NYU 2031 plan on bird species, one first has to know what species are present. To that end, in the spring of 2012, surveys of bird species were conducted in the areas to be impacted.

Introduction:
New York City, A Surprising Haven For Birds

When most people think of birds in New York City, pigeons come to mind. But in fact, NYC is a center for avian diversity and abundance, home to over 350 species of birds. This is nearly half of the bird species found in the continental United States. Within our densely built urban setting, every green space provides a potential haven for these species. 275 species have been seen in Central Park alone, and 250 in Prospect Park.

The number of species found in a given area is typically directly proportional to the size of that habitat, as well as other factors such as the diversity of the plant species present or the availability of water. However, even small green spaces can provide valuable food, shelter, resting, and nesting sites for many bird species, and in aggregate they act as a series of islands or stepping-stones, a green corridor through the concrete jungle of the city.

These patches of habitat are of particular importance to migratory bird species, which might be flying from as far as South America to Canada, and rely on habitat en route to sustain them during their journey. The majority of the 350+ bird species found in NYC are migratory, rather than year-round residents. Some, such as the Baltimore Oriole, migrate here from the tropics and remain for the warmer months, build nests, and raise young. Other species simply pass through en route from wintering grounds to breeding grounds and vice versa.

NYC's location is the key to its importance for migratory birds. There are four main migratory routes for birds in the United States, known as flyways. They follow major land formations such as coastlines or mountain ranges. NYC is located at an important point along the eastern route, the Atlantic Flyway.

Our city is an archipelago of islands (and a peninsula) located in a coastal estuary ecosystem, which acre-for-acre is one of the richest habitats in the world. We are also located at a point where the direction of the coast shifts from a primarily north-south orientation to a primarily east-west orientation. Birds following the coastline during their migration encounter this "turn", and often land to feed and rest in the NYC area before continuing on the next leg of their journey.

Due to the city's location along the Atlantic Flyway, several locations in NYC are designated by the National Audubon Society as Important Bird Areas, or IBAs. The IBA program is a joint program of the National Audubon Society and BirdLife International that 1) identifies global sites most critical for the protection of birds and 2) takes coordinated action to promote the conservation of those sites. The Jamaica Bay Wildlife Refuge near JFK Airport is one of 400 IBAs of global significance. Central Park is also recognized as an IBA. The mosaic of smaller parks and gardens around the city, such as the Sasaki Gardens and LaGuardia Corner Community Garden, while not formally recognized as IBAs, are part of an important patchwork of green spaces that form green corridors or stepping stones for birds passing through the area.

Birds flying over hundreds or thousands of miles from their breeding to their wintering grounds face myriad threats and obstacles. Globally, the primary threat to birds, both migratory and resident species, is habitat loss. In NYC an equal or greater threat is that of collision with tall buildings and other structures, particularly those with reflective glass windows and disorienting bright lights. This is perhaps the leading mortality factor for birds in urban areas.

The proposed NYU expansion will be a double blow to birds, both altering and in some cases destroying existing habitat, and creating potentially fatal obstacles to birds attempting to navigate through the area.

To understand the impact of this development on bird species, we first need to ascertain what species are present, and using these data, what these species' migratory patterns and habitat requirements are.

Bird watching, or birding, is a very popular hobby, so there is more data available from amateurs and citizen scientists than there would be for species of insects or amphibians, for example. Well-known bird watching hotspots such as Central Park have large numbers of birders, and thus numerous sightings to serve as data. However, smaller or lesser-known green spaces, such as the Sasaki Gardens or LaGuardia Corner Gardens, may not attract many bird watchers and thus lack data about the species present.

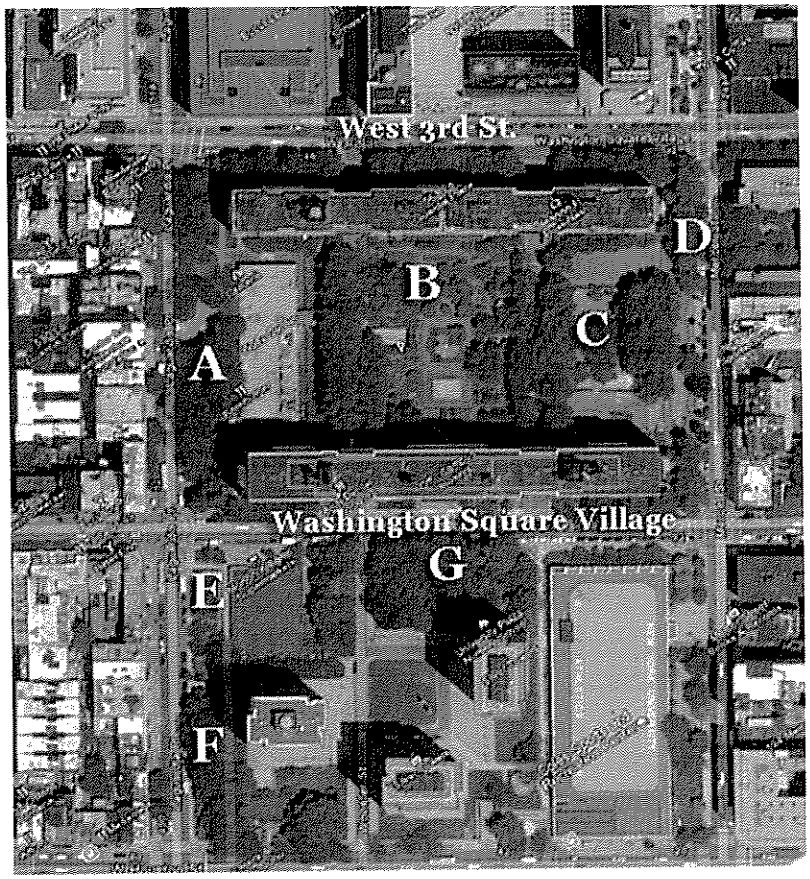
Methodology and Results:

To collect data about species present in the areas potentially affected by habitat alteration or loss, the records and notes of local bird watchers were reviewed, and field surveys were conducted in the area from April-June 2012, with the assistance of local volunteers and volunteers from NYC Audubon.

Volunteers received two trainings prior to conducting surveys, to familiarize them with the survey areas and with the bird species present.

Field surveys were conducted in and around the Washington Square Village Sasaki Gardens, LaGuardia Corner Gardens, Time Landscape Garden, and the strips of trees and other vegetation along LaGuardia Place and Mercer St. The author conducted surveys weekly for about an hour in the morning, and several volunteers (both local residents and volunteers from the NYC chapter of the National Audubon Society) conducted surveys on other days of the week, typically in the morning.

Fig. 1: Areas Surveyed Potentially Affected By Development



A: LaGuardia Place Garden Strip

B: Sasaki Gardens

C: WSV Key Park Playground

D: Mercer Garden Strip

E: LaGuardia Corner Community Garden

F: Time Landscape Garden

G: Silver Towers Oak Grove

Birds were observed while traversing the areas on foot. Species were located by sight as well as by call or song. Observers noted species, number seen or heard, date & time, and whether there was any evidence of nesting.

The data collected merely provide a snapshot of species present during a single spring migration season. Longer-term surveys would undoubtedly reveal the presence of additional species and a better sense of numbers of individuals present.

Thirty species were recorded over the course of eight weeks from April 15 to June 13, 2012.

Fig. 2: Survey Area Bird Species By Abundance, Spring 2012

SPECIES	TOTAL # SIGHTED
Black-throated Blue Warbler	1
Blue Jay	1
Chestnut-sided Warbler	1
Dark-eyed Junco	1
Magnolia Warbler	1
Prairie Warbler	1
Warbling Vireo	1
Yellow Warbler	1
American Redstart	2
Black-and-white Warbler	2
Chipping Sparrow	2
Ruby-crowned Kinglet	2
Blue-headed Vireo	3
Brown Thrasher	3
Northern Parula	3
Common Yellowthroat	4
Eastern Towhee	4
Wood Thrush	4
Northern Mockingbird	6
Hermit Thrush	7
House Finch	9
Gray Catbird	19
Ovenbird	23
Northern Cardinal	27
White-throated Sparrow	84
American Robin	118
Mourning Dove	142
European Starling	149
Rock Pigeon	279
House Sparrow	627

The numbers in the chart above are likely somewhat misleading: they tend to underreport the migratory species, which could easily be overlooked or move through the area on a day or time outside the scope of the survey. Conversely, the resident species are probably over-counted. There is likely a resident flock of roughly 36 Rock Pigeons (the highest number counted in one day) that were re-counted on every survey.

For comparison, below are the highest numbers of each species seen on a single date. This corrects for the over-counting of resident species (36 pigeons vs. 279). It probably underreports the numbers for any given migratory species however. Although a maximum of two Hermit Thrushes were seen on a single date, the seven seen over the duration of the survey period were spread out over several weeks, and were probably different individuals moving through the area en route to their breeding grounds.

Fig. 3: Survey Area Bird Species By Highest Number Sighted, Spring 2012

SPECIES	HIGHEST # SIGHTED
American Redstart	1
Black-throated Blue Warbler	1
Blue Jay	1
Chestnut-sided Warbler	1
Common Yellowthroat	1
Dark-eyed Junco	1
Magnolia Warbler	1
Northern Parula	1
Prairie Warbler	1
Warbling Vireo	1
Yellow Warbler	1
Black-and-white Warbler	2
Chipping Sparrow	2
Eastern Towhee	2
Gray Catbird	2
Hermit Thrush	2
House Finch	2
Northern Mockingbird	2
Ovenbird	2
Ruby-crowned Kinglet	2
Wood Thrush	2
Blue-headed Vireo	3
Brown Thrasher	3
Northern Cardinal	4
Mourning Dove	11
American Robin	12
White-throated Sparrow	15
European Starling	20
House Sparrow	30
Rock Pigeon	36

Seven species were found to be nesting in the study area. Nesting behavior was confirmed by observing the physical nest or observing the feeding of recently fledged young.

Fig. 4: Bird Species Nesting in Survey Area, Spring 2012
American Robin
European Starling
Gray Catbird
House Sparrow
Mourning Dove
Northern Cardinal
Rock Pigeon

The nesting species are all fairly common to abundant city breeders, and indicate that the primary importance of these locations, for the majority of species found in them (over 75%), is as a migratory stopover site.

Of conservation interest were species on the U.S. Department of Interior (2008) list of Species of Management Concern or the National Audubon Society (2007) WatchList recorded in the study area: the Wood Thrush (*Hylocichla mustelina),* Chestnut-sided Warbler (*Dendroica pensylvanica*), and Brown Thrasher (*Toxostoma rufum*). Additionally, past sightings by local bird-watchers have included additional species of concern such as the American Kestrel (*Falco sparverius*) and Yellow-bellied Sapsucker (*Sphyrapicus varius*) (see Appendix i).

Discussion

The most abundant bird species in the survey area are, not surprisingly, the typically common urban invasive species: European Starling, House Sparrow, and Rock [Feral] Pigeon. These invasive birds thrive in disturbed and altered urban habitats: buildings, empty lots, bridges, lampposts, sidewalks, and rooftops. They were brought to this country from Europe; they are omnivorous, hardy and adaptable. They are now considered pests due to these very traits.

The remaining 27 species are native species, a mix of residents and migrants. These species are often more dependant on native vegetation and sensitive to disturbance. Certain native species, such as the Mourning Dove, are quite adaptable, and are common nesters around the city, even in areas with limited green space. Others, such as the various warbler species, rely on vegetation and are often fairly specialized in their habitat requirements (seeking out mature trees for example, or dense ground cover).

The variety of habitats and plants found in the gardens and other green spaces within the 2031 Plan area are presently quite diverse. A range of mature tree species, shrubs, grasses, wild and ornamental flowers, and water sources provide a welcoming habitat for exhausted migrants, and nesting sites for resident bird species.

The Sasaki Gardens provide an exceptional diversity of tree species, many of which are native (and thus preferred by native bird species). Many small city parks are planted with a monoculture of ornamental trees: Madison Square Park and Bryant Park for example are planted nearly exclusively with London plane trees. The Sasaki Gardens provide an exceptional quality of habitat in their mix of London planes, hawthorns, locusts, maples, willows, pines, crabapples, cherries, and dogwoods (see Appendix ii for a full list of tree species found in the survey areas).

Similarly, the Time Landscape Garden provides a healthy mix of native tree and shrub species, and the LaGuardia Corner Community Garden has an appealing (to both birds and humans) mix of fruit trees, and wild and ornamental flowers and shrubs, as well as vegetable gardens.

Potential Impacts of NYU 2031 Development Plan On Birds

It is hard to predict the full impact of the proposed expansion on bird species, but it will certainly be detrimental. As the plan now stands, there will be a net loss of 2.84 acres of green space. Not all green space is created equal, and mature trees are hard to replace once cut down. So this figure is conservative: in addition to the complete loss of nearly three acres of green space, new lawns, hedges, and ornamental plantings will in no way be equivalent habitat to the existing Sasaki Gardens or other established green spaces with mature trees.

Trees are of course not merely habitat for birds, but provide important benefits to humans as well: shade, absorption of storm-water runoff, and removal of atmospheric pollutants and CO2. The trees in and around the Sasaki Gardens have been estimated to sequester more than 1,200,000 pounds of carbon per year.

The proposal to remove hundreds of trees runs counter to the city's own Lower Manhattan Open Space Vision Plan, which called for the creation or enhancement of more than 23 sites throughout Lower Manhattan, and to the PlaNYC2030 and its Million Trees Initiative.

For migratory birds passing through lower Manhattan, this will mean the loss of key stopover sites for resting and feeding. Birds arriving in NYC along the Atlantic Flyway are exhausted from long overwater crossings, and utilize every patch of habitat that they can find.

They face an additional obstacle in the form of tall reflective buildings. Studies by NYC Audubon and others support the interpretation that, except for habitat destruction, collisions with sheet glass cause the deaths of more birds than any other human-related avian mortality factor. The extrapolated deaths of 1 billion birds annually from collisions with glass in the United States alone is likely a conservative estimate; the worldwide toll is thought to be in the billions.

The annual number of birds killed by glassy buildings during migratory periods alone is estimated to be 5,676 for Manhattan. Research by NYC Audubon and others shows that incidences of window-strike deaths are significantly higher during migratory periods than at other times of year.

Studies also indicate that tall, glassy buildings are the most lethal structures, particularly those that are surrounded by, and thus reflect, vegetation. Birds fly into the reflection of the vegetation in the glass and upon striking the glass are often injured or killed.

The proposed LaGuardia and Mercer Buildings and the proposed Zipper Building are shown in current renderings as large glassy buildings surrounded by ornamental plantings. Thus the 2031 Plan will not only remove existing avian habitat that is home to many resident and migratory species, but will create a deadly obstacle to migratory birds.

Conclusions and Recommendations

The proposed development would undoubtedly be a blow to bird populations, particularly migratory species. The simultaneous removal of desirable habitat, including mature trees that will take decades to re-grow, and the construction of a number of new tall, glassy buildings will present a lethal obstacle to birds in the area.

The West Village is already severely lacking in public green space. The primary goal should be to preserve or create vibrant, livable communities, with trees, parks, and community gardens as part of the fabric of those communities. In the process of creating or sustaining a more healthy and livable city, better habitat for birds will be created.

The current plan makes very little sense from either a design standpoint or an environmental one. The neighborhood and its human and avian residents can little afford to have established parks and gardens destroyed.

NYU has numerous properties elsewhere, and should look to other areas to expand; development in those areas wouldn't involve the destruction of existing green space, and could even include the creation of additional green space as part of the design.

If development proceeds in the currently planned location, the design of the proposed buildings should be modified to reduce their height and minimize the use of reflective glass, in order to reduce human-caused avian mortality.

Appendix i: Additional Bird Species Seen in Proposed Development Areas
(Based on records submitted by local birders)

SPECIES
American Crow
American Kestrel
American Tree Sparrow
Baltimore Oriole
Blackburnian Warbler
Downy Woodpecker
Golden-crowned Kinglet
Magnolia Warbler
Northern Flicker
Peregrine Falcon
Pine Warbler
Purple Finch
Red-tailed Hawk
Scarlet Tanager
Song Sparrow
Swamp Sparrow
White-crowned Sparrow
Yellow-bellied Sapsucker
Yellow-rumped Warbler

These additional species bring the total number recorded within the study area to 49. These are all native species, some of special concern.

Appendix ii: Tree Species Found in Proposed Development Areas

SPECIES	# COUNTED
American Beech	7
American Elm	2
Apple	1
Balsam Fir	2
Black Cherry	4
Black Pine	1
Callery Pear	10
Crabapple	41
Dogwood *sp.*	7
Eastern White Pine	6
Green Ash	2
Hawthorn *sp.*	60
Honey Locust	19
Japanese Maple	2
Kwanzan Cherry	13
Little Leaf Linden	2
London Plane	65
Mulberry *sp.*	1
Pagoda Tree	6
Peach	1
Pear	1
Pin Oak	7
Red Oak	1
Redbud	3
Silver Maple	2
Weeping Birch	1
Weeping Cherry	6
Weeping Willow	1
White Mulberry	1
White Oak	1
Witch Hazel	2

31 tree species, representing nearly 300 individual trees.

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"Greenwashing" NYU's 2031 Campaign

Sachiko Pettit
Independent Study
May 17, 2012

Introduction

Can campus expansion *reduce* a university's environmental impact? NYU claims that this is possible in a statement on its official NYU 2031website: "NYU 2031 allows the University to reach its additional square footage goal while continuing to reduce its impact on the environment." [1] By promoting certain sustainable facets of the expansion plan--constructing LEED-certified buildings, supplying power to the proposed buildings with NYU's new co-generation plant, and signing pledges for carbon neutrality and waste reduction--administrators assert that the NYU 2031 plan will allow the university to expand while reducing its impact on the environment. NYU places sustainability "at the foundation" of its proposed expansion plan.

The university's claims and commitments are incongruous with its actions. The expansion plan significantly *increases* rather than reduces NYU's impact on the environment and community. NYU attempts to deflect attention away from the significant environmental consequences of the expansion plan by incorporating "sustainable" design elements of the plan and pledging its commitments to sustainable development; the university is not taking the necessary measures to ensure university-wide sustainability.

NYU is in the process of gaining New York City approval for its proposed 2031 expansion plan. NYU claims the 2031 plan "aims to reflect the University's values in its physical presence."[2] NYU commits to mirroring its "core values" through its 2031 expansion plan, which includes the demolition of three existing structures and the

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[1] NYU 2031. "Sustainability." NYU 2031. Web.

[2] NYU 2031 In Summary. NYU 2031. http://www.nyu.edu/nyu2031/nyuinnyc/overview/in-summary.php

construction of five new buildings. The university's "core values" are "intellectual freedom, openness, and social progress."[3] The proposed plan will add an additional 2.5 million square feet, most of which is focused in two super-blocks in Greenwich Village. How and why is the university asserting that its plan is committed to both sustainability and sustainable growth?

In order to understand the unique complexities of this case, we need to take a closer look at the trend of simultaneously launching campus expansion plans and sustainability pledges. In recent years, universities across the country have started to allocate millions of dollars to campus expansion projects in order to compete for the nation's best students. Alongside this campus expansion trend, many universities have created sustainability departments and signed national pledges to reduce their environmental impacts. The simultaneity of these trends is not coincidental. Thus, the public should seek to answer the following questions: Do university administrators promote sustainable initiatives primarily out of a sincere concern for the environment? Or, is campus sustainability a crucial and often overlooked component of a greater strategy to deflect environmental criticism as universities engage in lengthy and environmentally harmful construction projects? At the root of this issue, students and the public alike should wonder if "sustainable development" can ever be achieved against the backdrop of rapid expansion?

I seek to address these questions using NYU's sustainability initiatives to analyze the 2031 Expansion Plan, specifically the incongruity between its outlined plans and its actions. First, I will highlight how New York University's efforts to achieve

[3] "Sustainability." NYU 2031. Web.

sustainability and expansion: a strategy that resembles the agendas of other top universities. I will also address problems unique to New York University's expansion plan and the institution's insufficient claims of sustainable development. Next, I will focus on NYU Sustainability as a central propaganda tool in the 2031 Expansion Plan campaign. The plan promotes, yet hides, certain environmental practices through a lack of transparency and limited dialogue wtih the public.

Analysis of hidden facets of the 2031 Expansion Plan propaganda campaign suggests that "NYU Sustainability" is a political vehicle intended to condition the NYU community to favor "sustainable" expansion. Relying on propaganda rhetoric and a lack of transparency, administrators are deliberately trying to keep public scrutiny of NYU 2031 at bay. NYU's sustainability pledges and promotion of well-publicized but insubstantial efforts serve as "greenwash." In fact, promoting sustainability serves to *hide* questionable practices, further revealing the contradictions in the university's valued commitment of taking "a leadership role in promoting sustainability and public service, vowing to proceed with openness, transparency, dialogue, and reflection."[4] While NYU leads the nation in promoting "sustainability," the administration is "greenwashing" the expansion plan as it vows *selective* openness, the *illusion* of transparency, *pro-expansion* dialogue, and *superficial* reflection.

[4] "Sustainability." NYU 2031. Web.

PART I: "Greenwashing" NYU's 2031 Expansion Plan

The "Sustainability" Trend: A Distraction to Associate University Expansion with "Greenness"

Universities across the country are experiencing two new trends: huge construction campus expansion projects and a new emphasis on "sustainability." Although these trends may appear isolated, they are strategically combined to further universities' business interests. Universities are spending twice the amount of money on new facilities in comparison to a decade ago, yet "budgets and resources are declining."[5] In the face of budgetary fears in the last decade, universities have increasingly created "sustainability" departments and messages. The Sustainable Endowments Institute, a non-profit research organization that focuses on issues such as recycling, energy efficiency, and environmental impacts in higher education, found that colleges and universities are increasingly "putting on the green" by incorporating sustainability messages and initiatives.[6]

The Sustainable Endowments Institute, along with The Princeton Review and Sierra Club Magazine, rank sustainable universities based on university self-reporting. The Association for the Advancement of Sustainability in Higher Education's (AASHE) Sustainability Tracking Assessment & Ranking System (STARS) also ranks schools based on a self-reporting system. Self-reporting enables universities to select which information to disclose to the public. STARS ranks the schools based on their selected

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[5] Ibrar, Mohammed. "Higher Education Budget Cuts, and Unprecedented Campus Expansion Across the U.S." *Education Update*. 12 Apr. 2012. Web. <http://educationupdate.com/homeroom/2012/04/higher-education-budget-cuts-and-unprecedented-campus-expansion-across-the-us.html>.

[6] Hughes, Trevor. "More Colleges Using Green As Selling Tool." *USA Today*. Gannett, 8 July 2010. Web. <http://www.usatoday.com/news/education/2010-07-08-green-college_N.htm>.

data. The self-reporting undermines the reliability of such rankings not just because the data is biased; STARS is a business interested in maintaining the illusion of reliably unbiased scientific evidence. Additionally, schools pay for their rankings. Only in the most imperceptible of footnotes does STARS notify readers that schools pay for their rankings. An evaluation by STARS gains the company from $450 to $1,700 in yearly fees, which pressure the organization to deliver a favorable ranking.[7] New York University has received awards and recognition for its sustainability efforts from these organizations.

Most notably, in 2010, Sierra Club Magazine ranked New York University in the top 20 most "eco-enlightened" schools in the nation. NYU is recognized for "plans to install a 6,500-square-foot green roof atop its 11-story Stern School of Business, in Greenwich Village."[8] While this appears noteworthy, after further investigation, this recognition is problematic for the following reasons: 1) the core criteria for the ranking system gives considerable recognition to "plans" that have not yet been implemented; 2) the rank is based on self-reporting methods; 3) the current status of the progress of the green roof is unavailable to the public; and 4) NYU's aggressive expansion plan, left unmentioned, contradicts NYU's commitment to sustainability and reducing its environmental impact.

I continued to investigate other universities' trends and discovered that eight of the top ten "greenest schools in America" are currently in the process of planning or

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[7] "'Greenest College' Rankings Get Easier with New Data-Gathering Effort." GreenBiz, 2 Feb. 2012. Web. <http://www.greenbiz.com/news/2012/02/02/greenest-colleges-rankings-get-easier-new-data-gathering-effort>

[8] Sierra Club. Sierra Cool Schools: The Third Annual List. <www.sierraclub.org/sierra/200909/coolschools/allrankings.aspx.>

implementing expansion projects. These colleges and universities are uniformly promoting their expansion plans by using terms such as "campus-enhancement"[9] "preservation projects,"[10] and "campus projects."[11] The term "sustainability" is a mantra in the universities' websites and articles on current construction projects. The significant amounts of money budgeted for these projects suggest, however, that these are not just small improvements, but rather long-term construction strategies. For example, Stanford University is ranked as the fifth "greenest school" for its $225 million Global Climate and Energy Project that "focuses on diverse cutting-edge technologies to help lower carbon dioxide emissions"[12] while at the same time, obviously left unacknowledged by the ranking system, the university plans to expand through six large construction projects that will cost approximately $333.5 million.[13] The environmental consequences of extensive and constant expansion directly compete with efforts toward "sustainability."

Harvard University, ranked eighth in the nation for its efforts to invest in "recycling and solar projects" consistently plans expansion projects as evidenced by their online map of "recently completed," "on-going," and "in planning" construction projects. Additionally, the university employs three full-time employees dedicated to "construction mitigation."[14] The staff hours devoted to "construction mitigation" highlight Harvard's

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[9] "Sustainable Operations." *Dickinson College*. Web. <http://www.dickinson.edu/about/offices/facilities-management/content/Sustainable-Operations>.
[10] "Facilities What's New." *Evergreen*. Web. <http://www.evergreen.edu/facilities/whatsnew/home.htm>.
[11] "Current Significant Projects." *Harvard UPO: Current Construction Projects*. Web. <http://www.upo.harvard.edu/campusprojects/currentprojects.html>.
[12] Sierra Club. Sierra Cool Schools: The Third Annual List. <www.sierraclub.org/sierra/200909/coolschools/allrankings.aspx.>
[13] Sullivan, Kathleen J. "Trustees Approve Construction Projects, Adopt New Proxy Voting Guidelines." Stanford News, 21 June 2011. <http://news.stanford.edu/news/2011/june/trustees-building-approvals-062111.html>.
[14] "Current Significant Projects." *Harvard UPO: Current Construction Projects*. Web. <http://www.upo.harvard.edu/campusprojects/currentprojects.html>.

efforts to conceal any "unsustainable" construction projects. Unlike Harvard University's Construction Mitigation department, which pre-empts any negative PR surrounding construction, after a quick Google search of "Hampshire College Construction," I quickly learned that Hampshire College, ranked the tenth "greenest school" in America, was engaged in a controversial construction project in 2010, the same year the Sierra Club released these rankings.

The Sierra Club's report, used the term "eco-enlightened" to describe Hampshire College, which was described as having a "responsible-investing committee, one of the oldest in the country, [that] aims to make the school's endowment benefit the environment."[15] Yet, students and faculty protested the construction project due to a "lack of community involvement in the plan" and conflict over how the university's money should be spent.[16] The ideological gulf between the institutional message and the peoples' perception provides a context for NYU's expansion strategy, which mimics these other institutions, yet poses its own unique threat due to its densely populated urban environment.

While environmentally beneficial initiatives obviously exist, the fact that almost all of the "top ten" green schools are in the process of planning and/or implementing expansion projects suggest a cognitive dissonance between environmental stewardship and rhetoric of sustainability. These aforementioned institutions all have the similar messages of "sustainability" integrated into their construction literature. Constructing

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[15] Sierra Club. Sierra Cool Schools: The Third Annual List. <www.sierraclub.org/sierra/200909/coolschools/allrankings.aspx.>

[16] Palpini, Kristin. "Protest Halts Hampshire College Construction Project." GazetteNet, 15 May 2010. <http://www.gazettenet.com/2010/05/15/protest-halts-college-construction-project?SESSb4062efcbd56366e8d3c43f5bffa406d=gnews>

"sustainable" buildings, an essential measurement of the campus sustainability movement, allows universities to join the movement to gain approval of their "green" construction plans. By featuring elements of sustainability without fully committing themselves to sustainability, university administrators evade environmental criticism while receiving praise for their "sustainable" efforts. They are having their cake and eating it, too.

Organizations that rank campus sustainability, like the Princeton Review and Sierra Club, provide credibility and legitimization to universities for their LEED-buildings and "eco-friendly" expansion projects. Such approval also paints "green" elements of construction with the "sustainability" brush and hides from public view environmentally harmful practices that come with many long-term construction projects. Therefore, universities use "green" marketing and promotion to strengthen their public image. "Green" marketing seeks to encourage the public to view these "sustainable" efforts as morally responsible and forward-thinking. In sum, well-known organizations, like the Princeton Review and the Sierra Club, award universities with positive press, which subsequently undermines any criticism of an administration's underlying motives of "unsustainable" expansion.

The public trusts the organizations that rank campus sustainability because many, such as the Sierra Club, have established their credibility over the years. Thus, the public blindly trusts any information these organizations share regarding university campus sustainability. Universities take advantage of rankings and "green" awards from these organizations, using this publicity to solidify the credibility of their projects and enhance

a favorable public image. The ranking system authorizes the conflation of sustainability and expansion.

Despite giving the impression of justified commendations to universities, the public sustainability rankings are unreliable. Consequently, environmentally harmful practices continue on university campuses without public knowledge of them. This lack of transparency enables universities to intertwine their trends of long-term construction and sustainability initiatives. Universities promulgate certain goals and values without any "watchdog" who will ensure that they are meeting and achieving these stated objectives. Without enforceable contracts or binding commitments to uphold sustainability, universities and organizations that rank universities are not publicly held accountable for their actions. If these ranking organizations, like the Sierra Club, continue to lend credibility to the practice of self-reporting by universities, universities have no incentive to resist dishonesty and corruption.

Corruption in the Ranking System for University Sustainability?

A well-known example of corruption, resulting from the imbalance of power in the sustainability evaluation system, is the Sierra Club. Despite being the "biggest and oldest environmental group in the U.S.," the Sierra Club revealed its unreliability during the recent "fracking" scandal. The Sierra Club was revealed by *TIME Magazine* to have accepted "over $25 million in donations from the gas industry."[17] Although the Sierra Club has refused future donations from the gas industry, the $25 million of past donations to its "Beyond Coal Campaign" prompted the public to question the "independence" of

[17] Walsh, Bryan. "How the Sierra Club Took Millions From the Natural Gas Industry-and Why They Stopped." *TIME.com*. 2 Feb. 2012. <http://ecocentric.blogs.time.com/2012/02/02/exclusive-how-the-sierra-club-took-millions-from-the-natural-gas-industry-and-why-they-stopped/>.

the Sierra Club. Even Sierra Club's "ordinary members feel betrayed."[18] Coincidentally, New York Mayor Michael Bloomberg donated $50 million last year to help the "Beyond Coal campaign" push forward even though Michael Brune, Sierra's Club new executive director, released a statement on the Sierra Club blog explaining that "it's time to stop thinking of natural gas as a "kinder, gentler" energy source."[19] These contradictory messages from "green" institutions and the "greenest schools" in America only further highlight widespread "greenwashing" as institutions attempt to redefine the term "sustainability" through misuse and false promotion. Consequently, this leads to the question what is "sustainability" and how is "sustainability" used not only to promote NYU's massive expansion plan but also to censor opposition to the plan?

The Power of the Term "Sustainability" and The Overlooked Contradictions and Complexities of "Sustainability" Rhetoric

Although many universities market themselves as "sustainable institutions," the term "sustainability" must be more clearly defined, especially as universities pledge to incorporate sustainability into their curricular goals and physical plants. Despite the rapid sustainability movement in higher education, the term sustainability "has become so widely used that it is in danger of meaning nothing. It has been applied to all manner of activities in an effort to give those activities the gloss of moral imperative, the cachet of environmental enlightenment."[20] Sustainability is a term that emerged in political dialogue in the 1970s. Later, the United Nations recognized the term "sustainable

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[18] Ibid.
[19] Walsh, Bryan. "How the Sierra Club Took Millions From the Natural Gas Industry-and Why They Stopped." *TIME.com*. 2 Feb. 2012. <http://ecocentric.blogs.time.com/2012/02/02/exclusive-how-the-sierra-club-took-millions-from-the-natural-gas-industry-and-why-they-stopped/>.
[20] Zencey, Eric. 2010. "Theses on Sustainability: A Primer." Orion. May/June 34-37.

development," meanings ways to resolve competing demands of economic growth and environmental quality.[21] In other words, "sustainability" is a term that describes efforts to reconcile the opposing values of economic development and environmental protection. The United Nations World Commission on Environment and Development now defines "sustainability" as including three main rudiments: economic growth, environmental protection, and social equality.[22] However, despite the widespread use of the term "sustainability," there has not yet been an "agreed-upon meaning of the term."[23] Thus, many have criticized that "sustainability" has become a "catch-all" term, a "buzzword" that has become "empty rhetoric."[24]

Although sustainable practices in higher education are not new concepts, highly publicized campaigns for sustainability on-campus are a more recent phenomenon. Following the first Earth Day in 1970 organized by a student-led grass-root movement, higher education slowly began to incorporate an emphasis on sustainability.[25] Since 1970, the trend towards sustainability has increased. The most public and celebrated efforts to achieve sustainability have occurred in the last decade. These efforts have attracted "media coverage, financial support, and new students" as colleges participate in "an increasingly competitive race to green campuses."[26] There is a reluctance to question

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[21] Hirokawa, Keith H. and Salkin, Patricia, Can Urban University Expansion and Sustainable Development Co-Exist?: A Case Study in Progress on Columbia University. Fordham Urban Law Journal, Vol. 37, 2010; Albany Law School Research Paper No. 10-06.

[22] Hirokawa, Keith H. and Salkin, Patricia, Can Urban University Expansion and Sustainable Development Co-Exist?: A Case Study in Progress on Columbia University. Fordham Urban Law Journal, Vol. 37, 2010; Albany Law School Research Paper No. 10-06.

[23] Ibid.

[24] Ibid.

[25] Ibid.

[26] Sheryl D. Breen (2010). *The Mixed Political Blessing of Campus Sustainability*. PS: Political Science & Politics,43, pp 685-690.

the underlying economic and political aspects of this rapid movement toward sustainability in higher education.

Addressing this disparity between word and deed, researcher Gerald P. Aiken highlights the misleading nature of the "sustainable university": "what appears to be a morally responsible institution striving for ecological justice can often *hide* very unsustainable practices."[27] He adds that the term "sustainability" can function to conceal unsustainable practices as it "speaks to a feel-good, inoffensive view of oneself and one's institution" which consequently gives it the "power to hide the reality of harmful social patterns."[28] Sustainability is a pliable and plastic term that we all use with different levels of emotional investment. The malleability of the term explains in part the public response to "sustainability" propaganda because the term conveys a "feel good" view and moral imperative. Individuals are primed to accept positive sustainability messages and support small-scale initiatives without questioning the motivations behind the sustainability message. These subjective understandings and responses enable universities to use the term "sustainability" measures. In the same way as food manufacturers use the term "all-natural."[29]

The problem is not only that "sustainability" is subjective and ill-defined; these characteristics enable "conceptual manipulation."[30] "Conceptual manipulation" is propaganda. The repetition and vast amount of campus sustainability rhetoric reinforce

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[27] Aiken, Gerald P. "Sustainability at Universities - Opportunities, Challenges and Trends." *Times Higher Education*. 8 July 2010. <http://www.timeshighereducation.co.uk/story.asp?storyCode=412378>.
[28] Ibid.
[29] Adams, Mike. ""All Natural" Claim on Food Labels Is Often Deceptive; Foods Harbor Hidden MSG and Other Unnatural Ingredients." Natural News. 21 Mar. 2005. Web.
[30] Sheryl D. Breen (2010). *The Mixed Political Blessing of Campus Sustainability*. PS: Political Science & Politics, 43, pp 685-690.

the university's generated, self-promotional definition of campus sustainability. The public readily consumes sustainability initiatives because to not celebrate "sustainability" seems downright unpatriotic. The university's sustainability initiatives do not seek radical change in the structure and hierarchy of the institution which many argue is necessary to achieve actual sustainability.[31] Thus, campus sustainability initiatives have "narrowly defined sustainability in scientific terms as a problem of carbon neutrality, with little relation to the larger and deeper social contexts in which it is seated," thus limiting the dialogue of the intentions and effects of administrative-designed sustainability initiatives and messages.[32]

NYU's campus sustainability initiatives narrow the definition of a sustainable campus. By equating sustainability with small efforts and sustainable elements, NYU offers the narrative that these efforts alone will reduce NYU's environmental impact, when in fact, the NYU administration refuses to discontinue environmentally harmful practices like their massive construction plan. NYU relies on its gravitas as an institution of higher learning to authorize its sustainability rhetoric and silence its opponents. NYU conditions the public to think of the institution as impeccable stewards of the environment. However, the NYU administration's desire for campus expansion overrides concerns over the plan's negative environmental and community impact. This contradiction between the administration's messages and actions reveals the political and economic incentives behind NYU's sustainability movement and expose "NYU Sustainability" as a key rhetorical tool in the NYU 2031 campaign.

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[31] Sheryl D. Breen (2010). *The Mixed Political Blessing of Campus Sustainability*. PS: Political Science & Politics, 43, pp 685-690.
[32] Ibid.

NYU Sustainability at the Forefront of 2031 Expansion Campaign

Administrators and public relations members for NYU 2031 place NYU Sustainability at the forefront of the campaign to deflect and filter any questions related to the impact of the construction process on the environment and community, health concerns related to long-term construction site, ambiguities in the environmental impact statement and other environmental concerns and community impacts of expansion. Although the NYU Sustainability Office does strive to promote "green" awareness and individual initiatives in the NYU community, a closer look at their policies and practices, makes it clear that their involvement and influence over NYU's expansion plan is limited. Yet, the NYU 2031 website lists "Sustainability" along with "Growth" and "Awareness" as the three rallying points of the 2031 campaign. However, NYU's plans for a 20-year-long intensive construction project in the residential and historic Greenwich Village area, opposes this message of environmental sustainability that NYU seeks to promote.

The NYU Sustainability Task Force started in October 2006 when Vice President Michael Alfano launched a university-wide sustainability initiative with a $250,000 annual Sustainability Fund.[33] This history of NYU Sustainability appears insignificant, yet it becomes a crucial detail and overlooked fact in the overall timeline for other university planning. Strategically, the Vice President launched the Sustainability Task Force in the same year he started "overseeing the design team selection process in N.Y.U.'s Office of Strategic Assessment, Planning and Design," a new division which

[33] Sheryl D. Breen (2010). *The Mixed Political Blessing of Campus Sustainability.* PS: Political Science & Politics, 43, pp 685-690.

he, the Vice President, had created.[34] According to the NYU 2031 website, 2006 marked the beginning of the expansion planning process.

NYU established its Sustainability Task Force at the same time it began the expansion planning process with the goal of solidifying the image of the university as a "green" institution. VP Alfano, overseeing the expansion plans, understood that the New York City Department of City Planning would require an Environmental Impact Statement (EIS) for such a massive project.[35] Although NYU Sustainability does engage in student-led initiatives and small scale environmental projects, NYU Sustainability also serves a political purpose to pre-empt environmental criticism of the expansion plan. Despite the critical positioning of NYU Sustainability on the 2031 website, NYU Sustainability, has minimal involvement in the expansion planning process.

Although the NYU Sustainability Office fosters sustainable initiatives,such as student "Green Grants," energy-saving contests, and awareness campaigns, these small efforts mold the image of New York University as "sustainable" while deflecting further analysis of the systemic change that needs to occur for NYU to actually be "sustainable." The awards and recognition by campus sustainability organizations legitimize the university's claims to promote sustainability. Meanwhile, the public overlooks the university's actual business practices and administrative decisions. Efforts towards seeking sustainable improvements are undoubtedly necessary to reducing the NYU's environmental impact. However, the NYU 2031 campaign uses NYU Sustainability's

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[34] NYU 2031. New York University. 2010. Web.

[35] Environmental Impact Statement (EIS) by the New York City Department of City Planning assesses project that have "the potential to result in a significant environmental impact." NYC.gov. New York City Department of City Planning. *Draft Scope of Work to Prepare a Draft Environmental Impact Statement for the NYU Core*. 15 April 2011. Web.

initiatives to define the boundaries of which questions can or should be asked. The university uses NYU Sustainability to deflect questions regarding the efficacy of sustainable development and environmental impact of expansion as the university seeks to add 2.5 million square feet of new building space, equivalent to the Empire State Building.

"Generating" The "Green" Perspective: NYU's Co-Generation Facility "Greens" Expansion

To avoid public skepticism over NYU's commitment to sustainability, the university invests in the necessary sustainable technology and measures to reinforce its "green" image and to silence any critics. Most notably, NYU Sustainability heavily promotes the $120 million co-generation facility and proudly states in NYU's environmental self-assessment that the co-generation plant is the "largest-ever purchase of renewable energy by an American University."[36] Publicly, in an article by the *New York Times*, Jeremy Friedman, a manager of NYU Sustainability, claims that it is an "indispensable component of NYU's increasingly environmentally conscious behavior."[37] He purports that the co-generation plan is the "largest single most important thing we've done as a university."[38] This is especially true in the context of the administration's 2031 expansion campaign.

The co-generation facility becomes a vehicle of propaganda as the plan explains that the two super-blocks in Washington Square Village would be the "most appropriate"

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[36] Breck, Andrew, and Jeremy Friedman. Environmental Assessment FY2007. Rep. NY: New York University, February 2009. *NYU Sustainability*. Web.
[37] Wald, Matthew L. "In New N.Y.U. Plant, a Collateral Carbon Benefit." Energy and Environment- Green Blog- NYTimes.com. New York Times, 21 Jan. 2011. Web.
[38] Ibid.

location for creating additional space, referring to the four proposed buildings, as the two super-blocks are "immediately proximate to the recently build NYU co-generation facility" which is located at 251 Mercer Street.[39] The plan argues that building in a remote location is less desirable as it "could not be served by the co-generation facility."[40] It seems likely that the expansion planning process that began in 2006 influenced the installment of the co-generation facility in 2007.

Although the desire for new buildings near the Washington Square campus appears rational, NYU attempts to justify the "need" to build in the super-blocks, a zone that is originally intended for residential use, by citing the crucial location of the NYU co-generation facility. In addition, the focus on the co-generation facility as the "environmentally conscious" reason to build in this area serves as a distraction from NYU's initial failure to explain the primary reasons for massive expansion. Additionally, David Bragdon, the Director of the Mayor's Office of Long-term Planning and Sustainability, recognized NYU for its co-generation facility which will "reduce carbon emissions" and serves as a model for PlaNYC, a citywide initiative to reduce emissions 30% by 2030.[41] As noted before, politics and business goals are primary motives to appearing "green." For example, VP Michael Alfano gave his praise and consent for NYU's own efforts: "I am pleased that NYU, already one of the country's greenest universities, continues to improve its sustainability profile as a responsive partner to the

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[39] "Project Description." 1-26. NYC.gov. New York City Department of City Planning. *Draft Scope of Work to Prepare a Draft Environmental Impact Statement for the NYU Core.* 15 April 2011. Web.
[40] "Project Description." 1-26. NYC.gov. New York City Department of City Planning. *Draft Scope of Work to Prepare a Draft Environmental Impact Statement for the NYU Core.* 15 April 2011. Web.
[41] NYU News. *NYU Switches on Green CoGen Plant and Powers Up for the Sustainable Future.* NYU, 21 Jan. 2011. <http://www.nyu.edu/about/news-publications/news/2011/01/21/nyu-switches-on-green-cogen-plant-and-powers-up-for-the-sustainable-future.html>.

mayor's plan for a greener New York."[42] This comes as no surprise as he launched the NYU Sustainability Task Force for the purpose of generating positive press and to inhibit negative criticism to insure a smooth process of getting city approval to rezone the blocks where NYU plans to build.

Even with NYU's commitment to reducing emissions in accordance to PlaNYC, NYU's co-generation facility acts as a means to obscure the fact that the 20-year construction plan would produce 19,000 tons of CO2 emissions annually from the new buildings and mobile emissions. However, the Draft Environmental Impact Statement (DEIS) admits that there will be "no potential for significant adverse impacts on air quality."[43] If NYU were truly committed to "sustainability" then this amount of air pollution would not be acceptable. The Gambit Consulting Report on The Impacts of New York University's Proposed Expansion in Greenwich Village finds that:

> The carbon footprint of the new buildings would be 13,089 CO2e. By comparison, the newly retrofitted, 2.85 million SF Empire State Building produces 11,421 tons of C02e a year. In other words, the proposed NYU program, although smaller, and despite the presumption of extensive use of sustainable technologies, would produce a greater carbon footprint than eight-decade old Empire State Building.[44]

Promoting the co-generation facility's 23% reduction in emissions seeks to distract the public from the truth that NYU's expansion plan will have a severe environmental impact on air quality.[45] In addition, despite the "state-of-the-art" co-

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[42] Ibid.
[43] "Air Quality." 15-3. NYC.gov. New York City Department of City Planning. *Draft Scope of Work to Prepare a Draft Environmental Impact Statement for the NYU Core.* 15 April 2011. Web.
[44] Gambit Consulting Report. The Impacts of New York University's Proposed Expansion in Greenwich Village, April 2012.
[45] NYU News. *NYU Switches on Green CoGen Plant and Powers Up for the Sustainable Future.* NYU, 21 Jan. 2011. <http://www.nyu.edu/about/news-publications/news/2011/01/21/nyu-switches-on-green-cogen-plant-and-powers-up-for-the-sustainable-future.html>.

generation facility, NYU Sustainability, with its overwhelmingly positive one-sided message platforms, restrains any questioning of the efficiency of the co-generation facility by only focusing on the benefits and explanation of the "high-tech" process. NYU avoids sharing the fact that combined heat and power is not an energy source itself and is based on fossil fuel technology. It improves efficiency, but co-generation claims usually overestimate energy efficiency since heat energy and electricity are not equivalent. Despite the benefits of a co-generation facility, it "cannot be considered an ultimately sustainable solution for the long-term."[46] NYU carefully avoids this fact because it weakens NYU's argument that the co-generation facility's location would make Greenwich Village the best site for construction. By only providing a one-sided viewpoint, NYU Sustainability purposefully inhibits the questioning of the long-term efficiency of the co-generation facility, thus reinforcing the notion that the facility primarily serves as a propaganda vehicle for NYU's expansion.

Furthermore, this contradicts the purported focus and values of the Sustainability Office as Friedman states "in a university, we really want people not to just get facts but to get an understanding."[47] If this were true, then the "understanding" we are supposed to get is one-sided and pro-expansion. This further demonstrates the "concept manipulation" of sustainability as NYU administrators train the community to associate "sustainability" with empty commitments to reduce carbon emissions, rather than with actual substantial behavior changes. Administrators encourage students to actively

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[46] Siegel, RP. "Combined Heat and Power: Pros and Cons." *Combined Heat and Power: Pros and Cons.* Triple Pundit, 30 Apr. 2012. Web. 15 May 2012. <http://www.triplepundit.com/2012/04/combined-heat-power-pros-cons/>.

[47] Gyori, Elizabeth. "NYU to Meet City's Emissions Goal This Semester." *WSN.* 26 Oct. 2010. <http://nyunews.com/news/2010/10/26/27climate/>.

participate in sustainable change and collaborate as a community to collectively reduce our environmental impact. Yet, in practice, the university teaches students that change is accomplished through small, isolated efforts to discourage them from questioning the change needed within the university's bureaucratic system to achieve sustainable practices.

Recognizing this contradiction, Fordham Law Professors Keith Hirokawa and Patricia Salkin explore the question "Can urban university expansion and sustainable development co-exist?"[48] Despite the fact that many universities embrace sustainability in curricular and public education offerings they have not always incorporated these values in their business decisions.[49] Hirokawa and Salkin argue that sustainable education at universities must address both "what is being taught *and* the location of the learning environment—the curriculum and the campus," meaning that the sustainability should be systemic in the institution to foster sustainability education.[50] NYU Sustainability has achieved efforts in sustainable education, but the university fails to implement these firmly taught values in its administrative and business decisions. However, administrators purposefully conceal the failure to fully implement sustainable practices by distracting the university community with other "green" efforts. NYU Sustainability conditions the public and NYU community to see only the environmental achievements of the university through campus marketing.

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[48] Hirokawa, Keith H. and Salkin, Patricia, Can Urban University Expansion and Sustainable Development Co-Exist?: A Case Study in Progress on Columbia University. Fordham Urban Law Journal, Vol. 37, 2010; Albany Law School Research Paper No. 10-06.

[49] Ibid.

[50] Ibid.

"Greening" Our Minds to Mold Pro-Expansion Support

NYU Sustainability's widespread communication throughout campus intentionally pacifies the NYU students and community with constant messages of sustainability. As a result, such communication suppresses critical analysis of NYU's "unsustainable" practices, making it harder to see NYU as an institution with environmentally harmful practices. However, the incongruity between NYU's actions and commitment of sustainability reveals the intentional promotion of sustainability to "green" the expansion plan in order to silence the opposition.

One example of their green marketing efforts underscores NYU Sustainability's role as a political vehicle of propaganda in the 2031 campaign. Recently, NYU Sustainability launched a campaign of window displays on the outside of the Kimmel building from April 3rd- May18th 2012. The campaign "Sustainability at NYU: Did you know?" is comprised of 13 street-level window displays to showcase the programs and initiatives of NYU Sustainability to "encourage members of the NYU Community to learn more and get involved with NYU's green initiatives."[51] The unique timing of the window display during the Uniform Land Use Rezoning Process (ULURP) for the proposed expansion plan and the increasing community opposition to the 2031 plan supports that the administration uses NYU Sustainability to distract public attention from the environmental impacts of the expansion plan. The timing also coincides with the spring influx of campus tours for new potential students and their parents.

[51] NYU News. NYU's Kimmel Windows Gallery: A View into the University's Sustainability Accomplishments, on Display April 3rd – May 18. March 30, 2012. http://www.nyu.edu/about/news-publications/news/2012/03/30/nyus-kimmel-windows-gallery-a-view-into-the-universitys-sustainability-accomplishments-on-display-april-3rd-may-18th-.html

The panels display the accomplishments of NYU Sustainability's grass-root and administrative efforts. One panel displays "business as usual" with a building emitting high amounts of carbon emissions. Underneath it lies the solution of "NYU with Climate Action Plan" with "reduced carbon emissions" and "green construction and renovation" [See Appendix A]. On the surface, this appears to be a positive and tangible "sustainable" measure. However, the message conditions the public to associate "green construction and renovation" with sustainability and "reduced carbon emissions." The advertisement misleads the public by ignoring the real facts: large-scale construction projects generate immense amounts of carbon emissions, and massive construction projects make "sustainable elements" of construction negligible in the reduction of overall emissions. NYU's 2.5 million square foot construction in Greenwich Village has a greater impact of CO2 emissions than the Empire State Building.[52] The NYU Sustainability Kimmel window display functions to deflect any negative criticism while simultaneously reinforcing the repetitive message that NYU is "doing more than simply "going green," but that NYU is developing effective models for a more peaceful and prosperous global community."[53] This claim holds truth as NYU is doing more than simply "going green;" the NYU administration is taking it a step further than simply "going green" by constructing a public opinion of NYU as "green" to hide the environmental consequences of NYU 2031, a tactic known as "greenwashing."

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[52] Gambit Consulting Report. The Impacts of New York University's Proposed Expansion in Greenwich Village, April 2012.

[53] NYU News. NYU's Kimmel Windows Gallery: A View into the University's Sustainability Accomplishments, on Display April 3rd – May 18. March 30, 2012. http://www.nyu.edu/about/news-publications/news/2012/03/30/nyus-kimmel-windows-gallery-a-view-into-the-universitys-sustainability-accomplishments-on-display-april-3rd-may-18th-.html

The administration recognizes that critics can detect "greenwashing" if the administration does not take measures to pre-empt any criticism. NYU takes the necessary precautions to protect itself from "greenwashing" accusations, such as: conducting a Climate Action Plan, promoting student-led projects through "green grants", and infusing their press releases with words like "sustainability," "co-generation facility," "LEED Silver Certification," and "reduction of emissions." Even though the NYU Sustainability department, as well as students and members of the NYU community implement small-scale projects to reduce NYU's environmental impact and are committed to efforts towards sustainability, these efforts reinforce the administration's green marketing of sustainability on campus. This hinders further questioning of how NYU can still remain "sustainable" despite rapid, environmentally harmful expansion.

NYU Sustainability addresses the responsibility of the university to "embed environmental values at the core of its administrative operations and academic mission."[54] Yet, NYU Sustainability does not address the environmental consequences of 2031 or the Draft Scope of Environmental Impact for the university's expansion plan. In fact, NYU Sustainability does not directly address the expansion plan at all, yet the NYU 2031 website lists NYU Sustainability as one of the three rallying points for expansion.

While speaking with a student employee at the NYU Sustainability office[55], she informed me that NYU Sustainability was not directly involved in the planning process but rather served as a "resource" for the university. Yet, the 2031 website consistently

[54] "History of NYU Sustainability." NYU Sustainability. Web.

[55] The manager at the NYU Sustainability Office, Jeremy Friedman was unavailable to speak with me.

references NYU Sustainability as helping in the efforts to expand with sustainable development and even provides a link to the NYU Sustainability website. This makes it appear as if the expansion planning team works directly with the NYU Sustainability Office when, in fact, this is not the case.

Coincidentally, NYU Sustainability addresses that "working to define sustainability is an important way to avoid the unfortunate trend toward "greenwashing,"[56] as the website provides a link to the Wikipedia definition of "greenwashing."[57] Despite acknowledging this "unfortunate trend," their habits of promoting certain sustainable campaigns as the indications of NYU's advance sustainability efforts while intentionally leaving other environmentally harmful activities out of the conversation is by their own definition, a form of "greenwashing." NYU Sustainability claims that a commitment to sustainability is "at the core" of administrative operation. Yet, the administration "greenwashes" the expansion plan by placing NYU Sustainability at the core of the 2031 campaign as a strategy to gain pro-expansion support and deflect criticism of the plan. This political tactic makes it harder to see the negative environmental impacts and the purposefully concealed information of NYU 2013 when the NYU community has been conditioned to associate NYU Sustainability with "green" and moral responsibility.

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[56] "About Sustainability." NYU Sustainability. http://www.nyu.edu/sustainability/about.sustainability/

[57] Greenwashing. *Wikipedia*. "Greenwashing is a form of spin in which green PR or green marketing is deceptively used to promote the perception that an organization's aims and policies are environmentally friendly. Whether it is to increase profits or gain political support, greenwashing may be used to manipulate popular opinion to support otherwise questionable aims."

PART II: What NYU Does NOT Want You To Know: The "Hidden" Environmental Consequences of 2031

On top of the "greenwashing" campaign spearheaded by NYU Sustainability, a close analysis of NYU's Draft Environmental Impact Statement reveals contradictions, vagueness, and a lack of thorough analysis of the overall negative environmental impact of the expansion, especially when it mentions Air Quality, Wildlife, Public Health, and Construction Impacts. The gaps and contradictions in the DEIS reveal the harsh environmental impacts of the 2031 expansion plan, further emphasizing the university's empty commitment to sustainability. To hide these unfavorable facts, the university channels their efforts into "greenwashing" the plan. By investigating under the veil of "LEED" buildings and "reduction in emissions," NYU's environmentally harmful practices surface and reveal significant environmental impacts of the proposed plan.

An Inadequate Draft Environmental Impact Statement: "No Significant Adverse Impacts"

Despite the extensive analysis of the DEIS, NYU fails to adequately address the environmental impacts of several concerns, including, air quality, wild life, rodents, open space, and public health. These represent only some of the expansion project's many negative environmental consequences that are insufficiently addressed in NYU's DEIS. On the surface, the lengthy DEIS appears to take into account all environment impacts, yet NYU analyzes these issues superficially while loosely assuring that the administration

will mitigate and solve any concerns deemed "significant." The document is 800 pages and illegible to many members of the public due to scientific and legal jargon. Reference to the DEIS, however, gives authority to the project plans while providing the illusion of a thorough analysis when, in reality, the document is filled with incomplete analysis and unsubstantial evidence to support its claims.

Air Quality

The DEIS analysis of Air Quality understates the overall air pollution and the impact 19,000 tons of CO2 emissions the new buildings and mobile emissions will produce annually with the proposed plan.[58] As mentioned earlier, despite "sustainable technologies," the emissions are greater than that of the Empire State Building, and the three demolitions and five constructions will be concentrated in a residential area. Yet, the DEIS concluded that there would be "no significant adverse impacts" based on the "detailed assessment."[59] The assessment does include many details but fails to consider how the loss of open space and plants will worsen the air quality in the area. The destruction of the trees and neighborhood gardens will result in less consumption of carbon dioxide. The DEIS falls short of a thorough analysis by failing to include this factor in its projected CO2e calculations. Furthermore, the adverse environmental impact of increased air pollution contradicts the university's message of placing sustainability "at the core" of administrative operations as the DEIS fails to adequately consider alternatives.

Wildlife

[58] "Greenhouse Gas Emissions." 16-2. NYC.gov. New York City Department of City Planning. *Draft Scope of Work to Prepare a Draft Environmental Impact Statement for the NYU Core.* 15 April 2011. Web.
[59] "Greenhouse Gas Emissions." 16-2. NYC.gov. New York City Department of City Planning. *Draft Scope of Work to Prepare a Draft Environmental Impact Statement for the NYU Core.* 15 April 2011. Web.

Additionally, the DEIS states that more than 50 different species of birds were observed during a field observation in the proposed development area, yet the rest of the analysis shines over the fact that the construction process and destruction of the fragile ecosystem will negatively impact bird populations.[60] The DEIS skips over this unfortunate fact by providing a detailed analysis on the existing bird and migratory bird populations which NYU collected through research and field observations. However, the DEIS fails to explain the alternatives that will prevent destruction of nesting areas in open space as well as alternatives to building design which will greatly lessen the negative impact on bird populations. Furthermore, the DEIS admits that the proposed buildings will cause bird collisions and therefore bird mortality:

> "Based on detailed collision monitoring data from similar buildings elsewhere in Manhattan, it can be roughly estimated that 10 to 50 birds would be killed per new building per year."[61]

Given these calculations in the DEIS, the four proposed buildings will be responsible for up to 200 bird deaths per year. The buildings will increase the total amount of reflective glass in the area, which increases the risk of bird mortality. The DEIS recognizes that not enough information exists of the effects of the building design features and proposed landscaping to determine the expected adverse impact on the bird population. Additionally, the DEIS does not include any estimates for birds that will be harmed or killed in the process of construction which will destroy the nesting habitats of native and migratory birds. Despite this lack of information and data, the DEIS assumes that the impact will be insignificant.

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[60] "Natural Resources." 9-7. NYC.gov. New York City Department of City Planning. *Draft Scope of Work to Prepare a Draft Environmental Impact Statement for the NYU Core.* 15 April 2011. Web.

[61] "Natural Resources." 9-12. NYC.gov. New York City Department of City Planning. *Draft Scope of Work to Prepare a Draft Environmental Impact Statement for the NYU Core.* 15 April 2011. Web.

This lack of concern of thoroughly gathering of information to determine the expected adverse impact on the bird population contradicts NYU Sustainability's image of bird protection as NYU released numerous press articles on the red-tail hawks nests on the ledges of NYU's buildings, attracting mainstream coverage. President Sexton himself stated that he found it a "transcendent experience to be able to observe birds that are so majestic and so beautiful."[62] On the surface, NYU's administration appears to be committed to protecting native and migratory birds as the NYU community named the birds and consulted experts on how to protect the red-tail hawk family. Yet, the DEIS outlines no efforts to investigate building recommendations that will be safer for birds. This example highlights NYU's superficial concerns for the environment and wild life.

Rodents

While the DEIS does acknowledge the presence of vermin, it ignores the health concerns of the community as a result of rodents at construction sites. The DEIS maintains that a contractor would use rodenticides and a contractor would "carry out a maintenance program."[63] The DEIS briefly states that the rodent control program would avoid hazards to "persons, domestic animals, and non-target wildlife," yet does not outline how these measures would ensure complete protection from both the increase in the rodent population and rodent poison. The DEIS understates the impact of construction on increasing rodent infestation which the Lower Manhattan Construction

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[62] Kernis, Jay. "NYU's John Sexton: To See Hawks' Nest outside His Office Window Is 'transcendent'" CNN, 10 May 2011. Web.

[63] "Construction Impacts." 20-11. NYC.gov. New York City Department of City Planning. *Draft Scope of Work to Prepare a Draft Environmental Impact Statement for the NYU Core.* 15 April 2011. Web.

Command Center argues is "like poking a beehive."[64] This vague assurance that the problem will be properly mitigated demonstrates the missing analysis of public health.

Public Health

The DEIS states that the proposed project "would not result in significant adverse public health impacts."[65] This is the principal conclusion of the minimal three-page analysis of Public Health. The City Environmental Quality Review (CEQR) Technical Manual outlines that an analysis of public health is not necessary if there are no "significant unmitigated adverse impact" in other analysis areas. However, a more thorough public health analysis is necessary becuase in fact the other parts of the DEIS contain ambiguities and an overall lack of thorough analysis of other sections. For example, the DEIS does not provide a proper analysis of the public health impacts of rodenticide and an increase of vermin in the residential area of Greenwich Village. Also, the DEIS fails to address the specific public health needs of the population in the proposed development area which houses approximately 1700 families, including families with young children and elderly. The DEIS does not provide a proper analysis of how negative adverse impacts, such as, increased CO2 emissions and noise will affect these specific sensitive populations within the community. The DEIS requires specificity in protection to conclude that no negative public health impact will occur with the proposed expansion. Unfortunately, NYU glosses over this section because if the public

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[64] Kaysen, Ronda. "Rats Race Downtown for Construction Projects." *Downtown Express*. 14 Jan. 2006. Web.

[65] "Public Health." 18-1. NYC.gov. New York City Department of City Planning. *Draft Scope of Work to Prepare a Draft Environmental Impact Statement for the NYU Core*. 15 April 2011. Web.

discovers negative environmental impacts on public health then NYU's publicized commitment to valuing the community would be invalidated.

NYU's actions in working with the community in the planning process, or lack thereof, contradict their commitment to community involvement. The unanimous vote against the expansion plan by Community Board 2 in February and the growing opposition to the plan by NYU's own faculty (NYU Faculty Against the Sexton Plan) further demonstrate the administration's disregard for the community. Sustainable development "requires that all members of the local community should have an opportunity to participate in decision-making processes that will impact their neighborhoods."[66] By disregarding community concerns, the university continues its pattern of empty promises toward sustainability.

Open Space

The DEIS handles "open space" by separating "passive space" and "active space."[67] The analysis of "open space" is deceiving. It provides analyses for Washington Square Park and other parks in a ¼ mile radius, rather than focusing on the two super-blocks where the construction will be most concentrated. The DEIS mentions "open space," but does not adequately mention how this "open space" will incorporate "green space." The DEIS states that LaGuardia Corners Gardens, a community garden registered by GreenThumb and a designated Backyard Wildlife Habitat and Monarch Waystation, as well as one of the few gardens in the neighborhood, will be adversely

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[66] Hirokawa, Keith H. and Salkin, Patricia, Can Urban University Expansion and Sustainable Development Co-Exist?: A Case Study in Progress on Columbia University. Fordham Urban Law Journal, Vol. 37, 2010; Albany Law School Research Paper No. 10-06.

[67] "Open Space." 5-5. NYC.gov. New York City Department of City Planning. *Draft Scope of Work to Prepare a Draft Environmental Impact Statement for the NYU Core.* 15 April 2011. Web.

affected by the shadows of the proposed buildings.[68] The DEIS spins this negative adverse impact by stating:

> Although this is not considered an open space impact because the garden is considered a private resource due to its limited public accessibility, it is clearly visible to pedestrians along LaGuardia Place, and this significant adverse shadows impact could reduce the overall quality of the resource.[69]

NYU rejects the responsibility for the negative adverse impact as the DEIS characterizes the community garden as a "private resource due to its limited public accessibility." However, this diminishes the community value of garden, one of the few gardens in the area, which has hours open to the public as well as programs for local school children.[70] According to the the DEIS "Mitigation" section, NYU offers the partial mitigation of planting shade-tolerant plants.[71] NYU refuses to change the location or the height of the Bleecker Building that will cast shadows on the garden during growing season. The DEIS claims that changes to the proposed building were considered and "rejected" as it would "substantially compromise the goals and objectives of the Proposed Actions."[72] This vague reasoning only reaffirms that NYU does not value the community or the value of a local community garden, over its own interests.

In reality, NYU's form of "mitigation" to appease members of the LaGuardia Corners Garden are unclear, but a certain piece of evidence sheds light on the relationship between NYU and the community. After a suggestion by others in opposition to the plan, members of the LaGuardia Corners Garden created a poster to notify the mostly

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[68] Ibid, 5-20.
[69] Ibid, 5-34.
[70] http://laguardiacornergardens.org/
[71] "Mitigation." 21-2. NYC.gov. New York City Department of City Planning. *Draft Scope of Work to Prepare a Draft Environmental Impact Statement for the NYU Core.* 15 April 2011. Web.
[72] "Mitigation." 21-2. NYC.gov. New York City Department of City Planning. *Draft Scope of Work to Prepare a Draft Environmental Impact Statement for the NYU Core.* 15 April 2011. Web.

uninformed public that the garden would be negatively impacted by the proposed expansion plan, killing most of the plants that thrive in sunlight.

The sign, however, revealed more than the members' frustration with the plan. It reads "Condemned by NYU: gardens going going GONE STOP NYU 2031 Call 311" [See Appendix B]. Yet, despite this powerful message, the visual communication of the relatively small banner sharply contradicts the message. The visual appearance of the banner conveys a happy, uplifting, and hopeful feeling rather than a feeling that relates to the actual message: concerned and "condemned." In fact, the sign has two children smiling on green grass under a bright yellow sun.

On the surface, this may not appear to be communicating much, however, a deeper analysis reveals that members of the community garden, for unknown reasons, do not want to strongly communicate their opposition to the plan. The likely assumption for this refusal to outright oppose the plan is that NYU has already "mitigated" the conflict through donations or other "compromises." This strongly contradicts NYU's purported commitment to growth in a "more transparent, thoughtful, and sensitive way."[73]

What President Sexton Did and Did NOT Say When Asked About Inadequate Analysis in the DEIS

The illusion of transparency, and the reality of lack of full transparency, magnifies the concerns surrounding the expansion plan. The opposition to the plan has increased as many facets of the plan remain undisclosed to faculty, students, and the community despite the administration's purported planning principle of "committing to a community-

[73] New York University. NYU 2031 Executive Summary. New York: New York University, 2010. Web.

oriented public process for reviewing NYU's proposed projects and developments."[74] After analyzing the DEIS and finding the above gaps of evidence and lack of thorough investigation, I asked President Sexton at a student town hall meeting how NYU would address these environmental and public health concerns as they were not adequately assessed. He assured me that the DEIS was not "final" and proceeded to answer my question by assuring me that all necessary measures would be taken. He vaguely answered my concerns about the increased rodent population and my concern about the "open spaces" not equating to "green spaces." Yet, he refrained to answer my question on why public health was not adequately analyzed and how NYU would protect the ecosystem and the birds.

I also questioned why the environmental impacts of the construction and demolition of temporary gym were not adequately assessed, to which he did not offer a response. The temporary gym will be constructed after the demolition of Coles in Phase I of the proposed expansion plan, and will be demolished after the completion of the new gym. Deceptively, NYU claims in the DEIS that the temporary gym will serve to "accommodate some recreational demands from the displaced Coles."[75] However, it was revealed during a community board meeting that the gym would only accommodate the basketball and volleyball athletes. NYU could seek alternative gyms and other locations for these teams to practice and compete, but instead the "sustainable" solution is to construct a temporary structure and to ignore the fact that the environmental impacts of the construction and demolition of a temporary structure could be avoided.

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[74] "Planning Principles." *NYU 2031*. http://www.nyu.edu/nyu2031/nyuinnyc/awareness/

[75] "Project Description." 1-32. NYC.gov. New York City Department of City Planning. *Draft Scope of Work to Prepare a Draft Environmental Impact Statement for the NYU Core*. 15 April 2011. Web.

The NYU administration assumes these adverse negative impacts, whether deemed "significant" or not by the DEIS, are unavoidable as NYU seeks to achieve its objective of expansion. NYU's own desires for expansion conflict with its purported commitments to reducing its environmental impact.

Conclusion: Next Steps

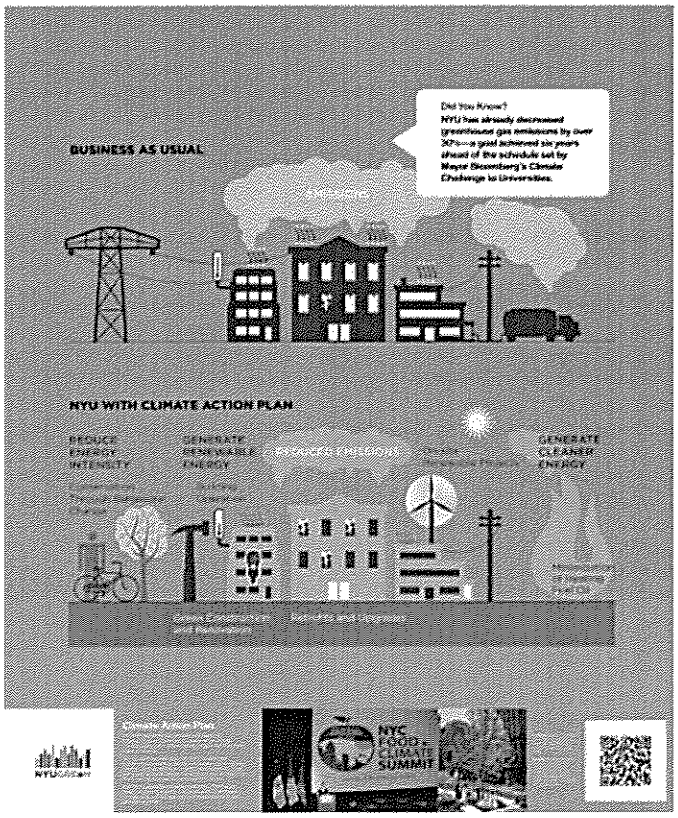
The proposed NYU 2031 will increase NYU's environmental impact, even though the administration seeks to claim otherwise. To hide the environmental consequences of the proposed expansion plan from public knowledge, the administration channels its efforts into maintaining a "green" image by placing NYU Sustainability at the forefront of the 2031 campaign. The NYU Sustainability Office heavily promote the university's many "green" initiatives and achievements of "national rankings" which serve to deflect environmental criticism. NYU Sustainability also purposefully conditions the public to associate NYU with "greenness" and moral responsibility. The administration infuses the expansion plan with "sustainable" elements, such as LEED-certified buildings, a co-generation plant, and open space. However, these elements do not make the plan "sustainable." The administration embeds these "sustainable" features into the expansion plan to "greenwash" the NYU 2031 campaign, purporting that the additional space will reduce NYU's environmental impact.

"Greenwashing" the expansion plan and claiming "sustainable development" enables the administration to further their efforts of expansion while silencing public criticism. The NYU administration creates a campus culture of "greenwashing" as the administration needs to condition students, faculty, and the NYU community to view NYU as "sustainable." The administrators replace an open, educational dialogue with

propaganda. The term "sustainability" embodies a "feel-good" message that members of the NYU community receive without scrutiny. This enables the university to heavily promote certain "sustainable" practices in order to hide other "unsustainable" practices.

In order to break the administration's propaganda campaign, the students, faculty, and public must be informed of the *real* facts, the ones NYU does not want you to know, about the severe environmental consequences of NYU 2031. These environmental consequences arise in the ambiguities of the draft scope of the environmental impact statement and NYU's tactics to silence opponents. The administration constructs NYU's "green" image to blur the public's vision of the ambiguities and contradictions in the environmental assessment of the expansion plan. The NYU administration desires the additional space, and will do what it deems necessary to gain approval and support of the expansion plan, even if that means spreading misinformation and propaganda to the same NYU community it seeks to educate. As students, faculty, and members of the NYU community, we need to demand the real facts, and demand the administration to stop the "greenwash." Then, the dialogue on "sustainability" will be able to expand beyond the administration-crafted constraints, and the NYU community will be able to see that NYU administrators ultimately value their own desires to realize NYU 2031 over the protection of the environment and duty to the community.

Appendix A



"Kimmel Window Contest." http://www.nyu.edu/sustainability/kimmel/

Save the Sasaki Garden
at Washington Square Village



I am Ruth Rennert, a resident of WSV, and
Chair of the WSV Save Sasaki Garden Committee.
Blogsite: www.savewsvsasakigarden.blogspot.com

I am here to implore you and your fellow Council members to stop NYU here and now from moving forward with their 2031 Plan.

NYU 2031 Plan is disastrous for NYC!
It is disastrous for NYU!
It is disastrous for Greenwich Village!

And among other things, it will destroy the iconic and glorious Sasaki Garden designed by Hideo Sasaki, a foremost leading modern landscape architect who also designed the walkway leading up to JFK burial site in Arlington Cemetery, the graveside surrounding Senator Robert Kennedy's grave, and the area surrounding the Alice Wonderland sculpture climbed on by so many children when they visit Central Park.

The Sasaki Garden is a magnificent garden filled with trees, shrubs, and birds in flight throughout the year.

Before casting your vote, please view Hubert J. Steed's photo gallery --> www.pbase.com/hjsteed/wsv_gardens.

If NYU is successful with their plans, all the beautiful images in the flyer attached will forever be lost to residents of WSV, to the greater N.Y community, and to visitors from near and far.

And for what!

So NYU can build two more monstrous high-rise boomerang buildings on a concrete thoroughfare where they do not belong. NYU wants to deprive everyone of the breathtaking and dazzling Sasaki Garden with its magnificent array of flowering trees and flowers in full bloom, where birds circle as they sing their favorite songs, where squirrels and other small furry friends entertain the young and the old.

The Sasaki Garden is a beautiful, public space ... joyful, bright, airy, green, and open for all to enjoy.

The garden is filled with vibrant colors. It is a serene oasis in a noisy, crowded concrete urban environment.

The Sasaki Garden was promised to the people when WSV was allowed to be built as high as WSV complex. It was built based on the concept of "Tower in the Park".

The Sasaki Garden, one of the first rooftop gardens beautifully hides from view and underground garage housing 450 plus cars.

The garden with all its splendor allows people of all ages to enjoy the beauty of nature at their own pace whether it is sitting on one of the benches in the park, playing chess at one of the tables, strolling slowly through the garden while observing nature at its most magnificent, or children playing hide-n-seek around the planters.

If the WSV Sasaki Garden is allowed to be destroyed, its birds, trees and flowers will forever be lost.

If NYU 2031 Plan is approved, its birds, trees, and flowers will forever be lost.

The only people in favor of this plan is President Sexton, his trustees, and the politicians and the decision makers who are motivated by greed and cronyism and have total disregards and disrespect for the people.

For their own family, they ... President Sexton, the NYU Trustees want more. Here is an example: (see attached) the first name on the list of trustees is Ronald Abramson, his own family has many, many acres of lush green surrounding the Abramson home and yet the NYU trustees feel they can destroy our 1.5 acres Sasaki Garden which 1,200 families of WSV happily share with the entire Greenwich Village community, residents, merchants, the NYU faculty and students and visitors.

Do Sexton, the NYU trustees, Bloomberg, Koch think we should all stand on one blade of grass while they enjoy the good life? Or do they not even think about us the people?

NYU 2031 Plan does not belong in Greenwich Village. It requires "large-scale development zoning" which is not permitted under the current zoning regulations

The current zoning regulations should not be changed to meet the insatiable appetite of the power-hungry and NYU and other real estate interests who are licking their chops already thinking about how much money they will make from their involvement in NYU 2031 Plan or the contributions they will receive by backing NYU 2031 Plan.

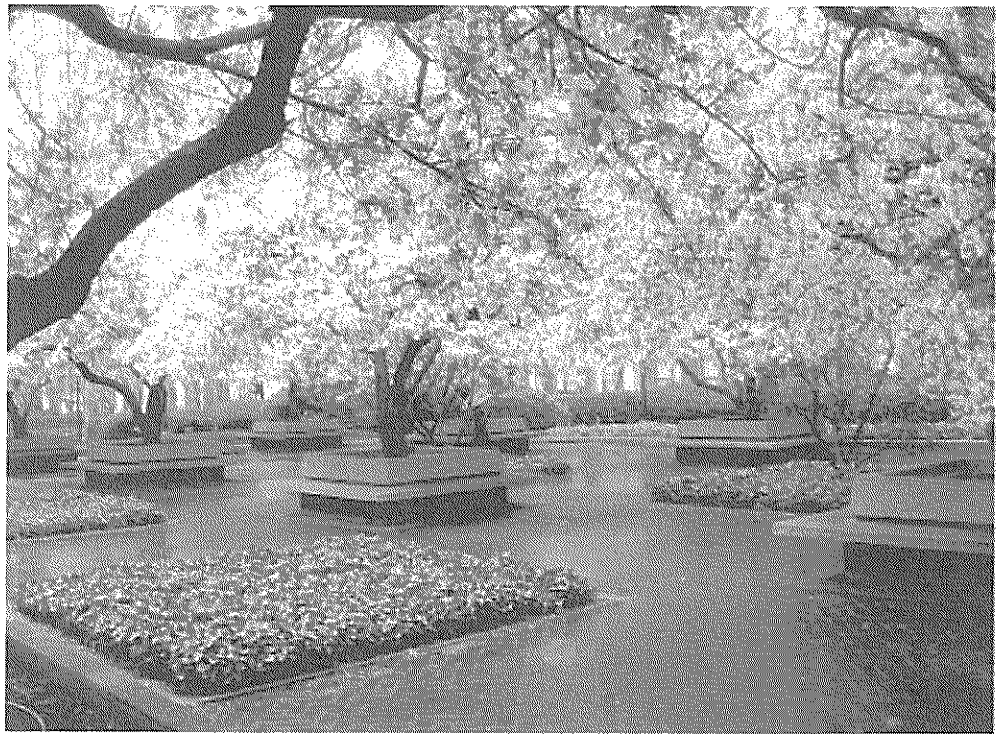
NYU ... the corporation, the real estate conglomerate, and their cronies will be the winners and not ... the residents of Greenwich Village nor the NYU faculty nor the NYU students who will be drowning in student debt.

We, the people will be condemned to living in a construction site for the next 20 years with all the miserable conditions construction brings not in the name of progress but in the name of pure unadulterated greed and the public be damned.

I and my neighbors, the residents and the shopkeepers, the vast majority of NYU faculty and NYU students call upon you to make the only right decision ... to save Greenwich Village and everything we cherish including the beautiful Sasaki Garden from NYU and its bullying tactics and its bulldozers.

Please vote, "An Absolute NO" to NYU 2031 Plan.

It is wrong for NYC!
It is wrong for the Village!
It is wrong for NYU!





Stop NYU's Plan 2031 and Save WSV Sasaki Garden, The Playground, and All Open Spaces !!!





Natelli Woods Ln
Natelli Woods Ln
Natelli Woods Ln
New London Dr
New London Dr

Rennert@ruthrennert.com

From: Rennert@ruthrennert.com
Sent: Friday, April 27, 2012 1:30 PM
To: Georgia Silvera Seamans
Subject: FW: "Heard in the Restaurant" by Ruth Rennert 917 691 0066.....Georgia, Please do not share with anyone but let me know your thoughts. Ruth

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

From: Rennert@ruthrennert.com

To: Mark Crispin Miller
Cc: A. S. Evans ; Miriam Kaplan
Sent: 15 February, 2012 10:06 AM
Subject: RE: "Heard in the Restaurant" by Ruth Rennert 917 691 0066

Mark,

Unbeknownst to me at a neighborhood Italian food establishment during lunchtimelast week I ended up having what was meant to be a quick lunch one table away from what turned out to be the Provost of NYU and what sounded to be an outside consultant , an efficiency expert, who with a briefcase full of lists, chart, comparisons and grids was discussing with what obviously had to be a top person at NYU job cuts which included administration/staff, deans, chairmen and professors.

As I never attended NYU nor worked for NYU I was unfamiliar with 99% of the names being tossed around.

The men seemed very familiar with their " subjects" or victims and most of the time referred to these individual by their first names.

However the two main reasons I stayed drinking 8 glasses of water long after I had finished lunch was thatI realized I was listening to inside information that could greatly affect new friends who worked at NYU or whose spouses workedat NYU and could affect our wonderful neighborhood !

My eavesdropping immediately zoomed in on these two men although it was difficult to hear them because there was distance between us
as there was one empty table for two separating us and the restaurant was busy and noisy with the lunchtime crowd.

It quickly became obvious that the discussions were at a very high level. These two men were discussing where millions and millions of dollars could be cut by "streamlining measures". It seemed that discussions were in an advanced stage as the efficiency expert seemed to refer to many of the people being discussed on a first name basis and his fluency in discussing other schools made me believe they had already done thorough analyses at other locations such as at ABU DABI, Shanghai in the design stage of other NYU campuses around the world and had implemented these plans with great success. They also discussed various locations,potential mergers, etc., but the overriding subject was cost cutting and eliminating jobs.

The gentleman who was from NYU said that " John " (whom I assumed was NYU President John Sexton) would probably be leaving in the next 5 years; and the gentleman from NYU continued discussing NYU's plans to possibly merge with other institutions and references were made to particular trustees, in what context I could not follow due to the noise in the restaurant .

Immediately when I returned from lunch I called one of the new comrades in arms in our fight to stop NYU's Plan 2031, whose
husband works for NYU, and told my new friend all that I could remember of the conversation between the two men.

I mentioned to my friend that the NYU person to whom the presentation was being made must have been one of the top 5 people at NYU.
After checking the NYU website, I was able to identify the person—.....it was one of the top 3 people at NYU .....

Provost David Mc Laughlin.

Groupon™ Official Site
1 ridiculously huge coupon a day. Get 50-90% off your city's best!
Groupon.com

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: JUDITH MAGIDA

Address: 2 WASHINGTON SQ. VILLAGE

I represent: WASH. SQ. VILL. TENANTS ASSOC

Address: W.S.V. 10012

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☑ in favor ☐ in opposition

3:40

Date: 6/29/12

(PLEASE PRINT)

Name: Amanda Jimenez

Address: _____

I represent: NYU - herself - student

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. NYU 2031 Res. No. _____

☐ in favor ☑ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: MAUREEN REMACLE

Address: 145 BLEECKER ST

I represent: MYSELF

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 6/29/2012

(PLEASE PRINT)

Name: Hugh Green

Address: 506 LaGuardia Pl. #3

I represent: NYC 10012

Address:

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

2:00 ☑ in favor ☐ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: Jacqueline Hulstone

Address:

I represent: NYU Nursing Fellow

Address:

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 6/29/12

2:09

(PLEASE PRINT)

Name: Ann Kjellberg

Address: 107 Bank St NYC 10014

I represent: Public School Parent Advoc Comm

Address: Same

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: Rev. Pat O'Hara

Address: 2 Wash. Sq. Vlg. #10K

I represent: Resident

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: _____

Address: _____

I represent: _____

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. NYU expansion Res. No. _____

☐ in favor ☒ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: Katherine Wessling

Address: 176 Thompson St 4A, New York NY

I represent: myself & neighborhood

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Ruth Rennert

Address: 3 Wash Sq Village

I represent: Save WSV / Sasaki Gardens

Address: Washington Square Village

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: Rick Bell

Address: 536 LaGuardia Place

I represent: The American Institute of Architects

Address: New York Chapter

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. NW expansion plan Res. No. _____

☐ in favor ☒ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: Susan Freel

Address: 37 King Street

I represent: myself & my neighborhood

Address: (Same as above)

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: MILTON POLSKY

Address: 4 WSV I BM

I represent: WSV Sasaki Gardner Comm

Address: NYC - Greenwich Village

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 6/29

(PLEASE PRINT)

Name: Valerie White

Address: 14 E 4th St

I represent: _____

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: Marilyn Stults

Address: 203 W. 108th, NYC 10025

I represent: Myself

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card | 9:35

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: BRYAN CHANDLER

Address: 27 BEDFORD ST. 10014

I represent: MYSELF

Address: —

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card | 9:34

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 6/29

(PLEASE PRINT)

Name: CAITLIN MACLAREN

Address: 175 HAWTHORNE ST #2B 11225

I represent: _____

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card | [ ]

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: JEANNE WILCKE

Address: 10 Bleecker, NY, NY

I represent: DOWNTOWN INDEPENDENT DEMOCRATS

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☑ in opposition

Date: June 29 2012

(PLEASE PRINT)

Name: VALERIE KRISHNA

Address: 4 WASHINGTON SQUARE VILLAGE

I represent: SASAKI GARDEN

Address:

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: Katie Smith

Address: 201 Vanck st, Ste 6C9, NYNY

I represent: Congressman Jerry Nadler

Address:

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. NYU Res. No. _____

☐ in favor ☒ in opposition

Date: JUNE 29, 2012

(PLEASE PRINT)

Name: JOHN KRISKIEWICZ

Address: 50 BAYARD ST BROOKLYN, NY 11211

I represent: DOCOMOMO US NEW YORK TRI STATE

Address: P.O. BOX 250532 NYC 10025

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

NYU

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☑ in opposition

Date: _____

(PLEASE PRINT)

Name: RALPH SWAIN

Address: 2243 W. Roosevelt Ave Coolidge, AZ 85128

I represent: _____

Address: Reprenting the Sasaki FAMily

THE COUNCIL
THE CITY OF NEW YORK

NYU faculty

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Jan Blustein

Address: 29 Washington Square West

I represent: FASP / NYU faculty

Address: New York University

THE COUNCIL 9:25 NYU BPA
THE CITY OF NEW YORK Agenda

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☑ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: LEONARD QUART

Address: 12 WASHington Pl. (9F)

I represent: WASH. Pl. BLOCK ASSOC.

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

9:10

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☑ in opposition

Date: _____

(PLEASE PRINT)

Name: Daniel Berman

Address: _____

I represent: Greenwich Village Society for Historic Preservation

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

9:10

9:10

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: _____

Dan Goldwasser

(PLEASE PRINT)

Name: Sheryl Woodruff

Address: Greenwich Village, NY

I represent: GVSHP Greenwich Village Society

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

9:10

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

9:10

Date: _____

(PLEASE PRINT)

Name: Sheryl Scarniak

Address: _____

I represent: Greenwich Village Society

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

9:10

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☑ in opposition

Date: _____

(PLEASE PRINT)

Name: Andrew Lloyd

Address: _____

I represent: Greenwich Village Soc. For Historic Preservation

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

9:10

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 9:10 AM

9:10 Drew D.

(PLEASE PRINT)

Name: Amanda Davis

Address: _____

I represent: Greenwich Village Society

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

9:10

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: Dana Schulz

Address: _____

I represent: Greenwich Vil. Soc. For Historic Preservation

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

9:15 ☐ in favor ☒ in opposition

Date: 6/29/

(PLEASE PRINT)

Name: Jim Walden

Address: 200 Park Ave

I represent: GHVSP / NYU FASP

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card 6/29

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 9:10

(PLEASE PRINT)

Name: JIM FOURATT

Address: 227 WAVERLY PLACE

I represent: SENIORS TAKE ACTION / 227 WAVERLY PL TENANTS

Address: 227 WAVERLY PL

THE COUNCIL 9:10
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 6/29/08

(PLEASE PRINT)

Name: SARA JONES

Address: 171 THOMPSON ST

I represent: LaGuardia Corner Gardens

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

9:05

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Ashley Shedd

Address: 232 East 11th Street

I represent: Historic Districts Council

Address: _____

9:00AM

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☑ in opposition

Date: _____

(PLEASE PRINT)

Name: Edy Selman

Address: _____

I represent: Co-Chair Wash Place Block Assn

Address: 14 Washington Place

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 6/27/2012 9:15 AM

(PLEASE PRINT)

Name: M.M. FELICITY

Address: 90 W. Broadway

I represent: Tribeca

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 29 June 2012

(PLEASE PRINT)

Name: Hal Bromm

Address: 90 West Broadway

I represent: Tribeca Community Assoc.

Address: (Same)

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card 9:18 M

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☑ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: JEAN V. NEVINS

Address: 140 THOMPSON ST., NY, NY 10012

I represent: _____

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 6/29/12 9:15 AM

(PLEASE PRINT)

Name: ANA M. SIMO

Address: 52 E. 1st St., NYC 10003 (APT. 3)

I represent: MYSELF

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 9:18AM

(PLEASE PRINT)

Name: Meg Rooney

Address: 252 12th St 5A Brooklyn NY 11215

I represent: _____

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. NYU Res. No. _____

☐ in favor ☑ in opposition

Date: 6/6/12

(PLEASE PRINT)

Name: Bo Riccobono

Address: 148 Bleecker St.

I represent: CB2

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Ann Pettifine

Address: 148 Bleecker St.

I represent: SoHo

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 6/29/2012

(PLEASE PRINT)

Name: Rachel Yarmolinsky

Address: 58 Bleecker St #6L

I represent: Myself

Address:

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: June 29, 2012

(PLEASE PRINT)

Name: Dr. Stephen Frantz

Address: Longmeadow, MA

I represent: FASP

Address: West Village, NY

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 6-29-12

(PLEASE PRINT)

Name: JUDITH CALLET

Address: 160 Bleecker St

I represent: Residents of Greenwich Village

Address:

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

920

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: HOWARD BAUER

Address: 88 BLEECKER ST 4E

I represent: COMMUNITY

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: MIRIAM FOX

Address: 505 LAGUARDIA PLACE

I represent: COMMUNITY & PERSONAL

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: Sylvia Rackow

Address: 505 Laguardia PL

I represent: _____

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition NYU

Date: 25 Jun 12

(PLEASE PRINT)

Name: Allan A. Horton

Address: 3 Washington Sq. Village

I represent: Washington Sq Village Tenants' Assn

Address: 3 Wash Sq. Village

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

NYU Rezoning ☐ in favor ☒ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: Katherine Schoonover

Address: 749 Washington St. NYC 10014

I represent: _____

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card 9.25

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: 6-29-12

(PLEASE PRINT)

Name: Bill Lebo

Address: 395 Hudson St

I represent: NYC Carpenters Union

Address: Same

Please complete this card and return to the Sergeant-at-Arms

FAVOR

9:10 Am

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: 6/29/2012

(PLEASE PRINT)

Name: Ellen Horan

Address: 50 Battery PL 5F

I represent: La Guardia Corner Garden

Address: LaGuardia + LaAyuda

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☑ in favor ☐ in opposition

9:13 AM

Date: 06/29/12

(PLEASE PRINT)

Name: CAROL REISS

Address: 245 E 25th St #19K NYC 10010

I represent: NYU Biology Dept

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. [illegible]

☐ in favor ☒ in opposition

Date: 9:18 AM

(PLEASE PRINT)

Name: Matthew Broderick

Address: _____

I represent: _____

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition To NYU's plan

Date: 6/29/12

(PLEASE PRINT)

Name: Diane Whelton

Address: 505 La Guardia Pl

I represent: Wash. Sq. S.E. Apts

Address: 505 La Guardia

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition To NYU's plan

Date: June 29, 2012

(PLEASE PRINT)

Name: CLARK WHELTON

Address: 505 La Guardia Pl

I represent: Diane La Guardia

Address: Wash. Sq. S.E. Apts

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 06/29/12

(PLEASE PRINT)

Name: SARA ROMANOSKI

Address: ~~[illegible]~~ 143 AVENUE B SIMPLEX 10009

I represent: EAST VILLAGE COMMUNITY COALITION

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 06/29/12

(PLEASE PRINT)

Name: JONATHAN GEBALLE 10009

Address: _____

I represent: VILLAGE INDEPENDENT DEMOCRATS

Address: 96 PERRY STREET 10014

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☑ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: Ronna Texidor

Address: 226 Thompson St. #4

I represent: ~~The neighborhood~~

Address: ~~226 Th~~

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 6/29/2012

(PLEASE PRINT)

Name: MONICA [illegible]

Address: [illegible]

I represent: _____

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: Lois RAKOFF Re... CB2 Chair of Education Committee

Address: 211 Thompson St

I represent: CB2 Chair committee - Labor & Spec & Spec

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 29 JUN 2012

(PLEASE PRINT)

Name: MIRIAM KAPLAN SABBATH OBSERVER must leave before 5 PM

Address: 3 WASH SQ VLG

I represent: The people

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. NYU 2031 Res. No. _____

☐ in favor ☒ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: BARBARA I CAHN

Address: 300 MERCER ST. #7C 10003

I represent: [illegible]

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: Heather Campbell

Address: 47 Great Jones St

I represent: CB2, PS41 Parent, Village Res.

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

Opposing NYU Plans ☐ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: RICHARD GOLDBERG

Address: 505 LaGuardia Pl

I represent: Washington Sq. Resident

Address: Above

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 6/29/2012

(PLEASE PRINT)

Name: Mark Fiedler

Address: 160 Bleecker St, NYC 10012

I represent: Bleecker Area Merchants & Residents' Assn

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☑ in opposition

Date: _____

(PLEASE PRINT)

Name: Ray Cline

Address: 505 LaGuardia Place, NYC 10012

I represent: 505 LaGuardia Place Owners

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

1102

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☑ in opposition

Date: 7/29/2012

(PLEASE PRINT)

Name: JAMES FRANKLIN

Address: 505 LA GUARDIA PL.

I represent: MYSELF

Address: _____

The Village Independent Democrats for the Village

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☑ in opposition

Date: _____

(PLEASE PRINT)

Name: DR. CARMEN DE LEMOS-CHIARANDINI

Address: 200 WATER ST. #1206 N.Y., N.Y. 10038

I represent: NYU FACULTY LA GUARDIA CORNER GARDENS/ALUMNI OF NYU MS & PHD!

Address: _____

Please complete this card and return to the Sergeant-at-Arms

1100

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. LU 2038 Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: CLAUDIA CARR LEVY

Address: 478 WEST BROADWAY # 2A

I represent: SHUTTLEWORTH ARTISTS CORP.

Address: 478 WEST BROADWAY

1100

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: Johnna MacArthur

Address: 505 LaGuardia Place, 17F

I represent: Myself and my Neighborhood

Address: _____

1100

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 6/29

(PLEASE PRINT)

Name: Carol Crawford

Address: 505 LaGuardia Place

I represent: myself — my neighbors — the neighborhood

Address: _____

Please complete this card and return to the Sergeant-at-Arms

1100

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition to NYU 2031

Date: 06/29/12

(PLEASE PRINT)

Name: SHIRLEY WHITNEY

Address: 505 LA GUARDIA PLACE #15A

I represent: FAMILIES + NEIGHBURS

Address: _____

1100

THE COUNCIL
THE CITY OF NEW YORK

2031 NYU expansion

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☑ in opposition

Date: 6/28/2012

(PLEASE PRINT)

Name: Evette Stark Katz

Address: 126 West 11th Street #2D 10011

I represent: West 11th St Block Association

Address: Hared off St Vincent's

1100

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. NYU 2031 Res. No. _____

☐ in favor ☑ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: KENNETH YEE

Address: 505 LAGUARDIA PLACE APT 8F

I represent: my family & neighbors

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

1100

Appearance Card

I intend to appear and speak on ~~Int. No.~~ NYU 2031 Expansion Plan Res. No. _____

☐ in favor ☒ in opposition

Date: 6/9/12

(PLEASE PRINT)

Name: Audrey Bernstein

Address: 600 LaGuardia Place

I represent: My family + our neighbors

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

1100

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: 06/29/2012

(PLEASE PRINT)

Name: MARIA MIZHQUIRI

Address: 32-40 80th Street

I represent: _____

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

1100

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Mary Brabeck

Address: 23 Park Av

I represent: _____

Address: _____

Please complete this card and return to the Sergeant-at-Arms

1100

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition NYU 2031

Date: 6/29/12

(PLEASE PRINT)

Name: Choi TSE

Address: 505 LaGuardia Place, Apt 7C

I represent: myself

Address:

1100

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. NYU2031PLAN Res. No. _____

☐ in favor ☒ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: MARY ANN ARISMAN

Address: 7 ST. LUKE'S PLACE

I represent:

Address:

1100

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☑ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: Susan Lesser

Address: 505 LaGuardia PL apt 14D

I represent:

Address:

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

11:00

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. NYU 2031 PLAN

☐ in favor ☒ in opposition

Date: 06/29/2012

(PLEASE PRINT)

Name: JONATHAN L. GEEHLLE / ~~VILLAGE IND. DEMOCRATS~~

Address: 185 WOOSTON ST APT 3G

I represent: VILLAGE INDEPENDENT DEMOCRATS

Address: 26 PERRY ST, NEW YORK NY 10014

THE COUNCIL
THE CITY OF NEW YORK

11:15

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☑ in opposition

Date: 29 June 2012

(PLEASE PRINT)

Name: Glen Milstein

Address: 86 Bleecker St, 2-P 10012

I represent: My Family

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 6/29/2012

(PLEASE PRINT)

Name: Christine Harrington

Address: 110 Bleecker St. #23B

I represent: Faculty Senate Council - Arts & Science Faculty

Address: NYU Washington SQ. N.Y. NY

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☑ in favor ☐ in opposition

11:50 *Date:* 6/29/12

(PLEASE PRINT)

Name: Carol Mandel

Address: _____

I represent: NYU

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. MN 2031 Res. No. _____

☐ in favor ☒ in opposition

Date: 6/28/12

(PLEASE PRINT)

Name: Barbara Backer

Address: 3 Washington Square Village Apt 5-S

I represent: _____

Address: _____

I am strongly opposed to NYU 2031 Plan.

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

* MUST LEAVE ☐ in favor ☒ in opposition of MN 2031

IAT ROOM. *Date:* 6.29.12

(PLEASE PRINT)

Name: MERIE HOWLEY

Address: 505 LaGuardia Place #17E, NY, 10012

I represent: 505 and am a member of the

Address: Community against NYU's Plan

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

12:05 *Date:* 6/29/12

(PLEASE PRINT)

Name: Allison Leary

Address: _____

I represent: NYU

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

11:55 *Date:* 6/29/12

(PLEASE PRINT)

Name: Anstiss

Address: _____

I represent: Forestdale Foster Care

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

11:50 *Appearance Card*

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: Lilly Padilla

Address: _____

I represent: NYU

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☑ in favor ☐ in opposition

11:45 Date: 6/29/12

(PLEASE PRINT)

Name: Anthony Tiga

Address: _____

I represent: NYU

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☑ in favor ☐ in opposition

11:40 Date: 6/29/12

(PLEASE PRINT)

Name: Kenneth Penvel

Address: _____

I represent: NYU

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☑ in favor ☐ in opposition

11:40 Date: 6/29/12

(PLEASE PRINT)

Name: Lauren Benton

Address: _____

I represent: NYU

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☑ in favor ☐ in opposition

11:35 - *Date:* 6/29/12

(PLEASE PRINT)

Name: Allen Mcfarlane

Address: _____

I represent: NYU

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☑ in favor ☐ in opposition

11:35 *Date:* 6/29/12

(PLEASE PRINT)

Name: Carl Reiss

Address: _____

I represent: NYU

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☑ in favor ☐ in opposition

11:35 *Date:* 6/29/12

(PLEASE PRINT)

Name: Dennis Dilorenzo

Address: _____

I represent: NYU

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☑ in favor ☐ in opposition

11:35 *Date:* 6/29/12

(PLEASE PRINT)

Name: Jules Martin

Address: _____

I represent: NYU

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☑ in favor ☐ in opposition

11:35 *Date:* 6/29/12

(PLEASE PRINT)

Name: Paul Horn

Address: _____

I represent: NYU

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☑ in favor ☐ in opposition

11:30 *Date:* 6/29/12

(PLEASE PRINT)

Name: Linda Arezzo

Address: _____

I represent: BK International H.S

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

11:30

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☑ in favor ☐ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: Tyra Liebmann

Address: _____

I represent: NYU - Wagner

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☑ in favor ☐ in opposition

11:30

Date: 6/29/12

(PLEASE PRINT)

Name: Arlene Peralta

Address: _____

I represent: NYU

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☑ in favor ☐ in opposition

11:30

Date: 6/29/12

(PLEASE PRINT)

Name: Hillary Balon

Address: _____

I represent: NYU

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☑ in favor ☐ in opposition

12:25 *Date:* 6/29/12

(PLEASE PRINT)

Name: Jeff Blank

Address:

I represent: BK Family Defense Proj.

Address:

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☑ in favor ☐ in opposition

12:25 *Date:* 6/29/12

(PLEASE PRINT)

Name: Jesse Rueckert

Address:

I represent: himself

Address:

AR P

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: GLORIA McDARRAH

Address: 505 LaGuardia Place

I represent: 10th Floor

Address: NY, 10012

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: Stefanie Batten BLAND

Address: 505 LA GUARDIA Pl #22E

I represent: My family + 505 - Village Historic...

Address: sbbland@mac.com

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

12:32 ☑ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Natasha Stanislas

Address: _____

I represent: herself

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

12:20

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☑ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Annie Nixon

Address: _____

I represent: herself

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: Janette S. f/k/a Harriet Belsky

Address: 505 Laguardia Place

I represent: Harriet Belsky

Address: ↑ ↑ ↑

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: Harriet Belsky

Address: 505 Laguardia Place 9F

I represent: My self

Address: ↑ ↑

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: PAUL TSCHINKEL

Address: 138 PRINCE ST

I represent: SOHO COMMUNITY

Address: COUNCIL WEST BROADWAY

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card | X

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 6/29/2012

(PLEASE PRINT)

Name: BARBARA BARONE

Address: 252 MOTT ST, APT. 1R, NY, NY 10012

I represent: SELF

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card | [ ]

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: PAUL RACKOW

Address: 505 LAGUARDIA PLACE

I represent: 505 LAG. PL. RESIDENT

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card | YES

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 6/29/

(PLEASE PRINT)

Name: Maurie Van Buren

Address: 262 West 73rd Street

I represent: Landmarks West // self

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

NYU Core PLAN

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: Gabriel Willow

Address: 1399 Pacific St. Brooklyn NY

I represent: _____

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. NYU core plan Res. No. _____

☐ in favor ☒ in opposition

Date: June 29, 2012

(PLEASE PRINT)

Name: ANN W. ARLEN

Address: 147 Sullivan St - #1A

I represent: Health of community, children & Public Member

Address: of CB2's Env. Comm & former chair (1989-2003)

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☐ in opposition

Date: June 29, 2012

(PLEASE PRINT)

Name: DR. Eileen J. Ain

Address: 28 East 10th Street, NYC

I represent: La Guardia Corner Community Garden

Address: La Guardia Place, bet Bleecker Sts Houston

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: SYLVIA RACKOW

Address: 505 laguardia Place -5C

I represent: Committee to Preserve Our Neighborhood

Address: Same

THE COUNCIL
THE CITY OF NEW YORK

9/4/99

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: ROSAIRE APPEL

Address: 534 LA GUARDIA Place

I represent: _____

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

9/9/99

Appearance Card

I intend to appear and speak on Int. No. 940 #4 Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: Leigh Behnke

Address: 543 Broadway

I represent: Broadway Residents Coalition

Address: c/o 543 Broadway NYC 10012

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear ~~and speak~~ on Int. No. NYU 2031 Res. No. _____

☐ in favor ☒ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: Denise B. Martin

Address: 35 Bond St., NYC, NY 10012

I represent: 35 Bond St. Corp

Address: 35 Bond St., NYC, NY 10012

THE COUNCIL
THE CITY OF NEW YORK

949

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: NOAM DWORKMAN

Address: MC DOUGAL ST

I represent: COMEDY CELLAR / OLIVE TREE LABS

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. NYU 2031 Res. No. _____

☐ in favor ☒ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: MARY CLARKE

Address: 52 Bond ST. NYC 10012

I represent: _____

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 6/29/'12

(PLEASE PRINT)

Name: ROBERT NICKAS

Address: 73 THOMPSON ST. NY. NY. 10012

I represent: _____

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

9:30

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

9:30

☑ in favor ☐ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: Paul Fernandes

Address: _____

I represent: BCTC

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

9:45

☑ in favor ☐ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: Felice Faber

Address: _____

I represent: GCA NY

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

9:45

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☑ in favor ☐ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: Thomasetta Waters

Address: _____

I represent: NYS NAACP

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

9:45

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: Margaret Smith-Burke

Address: 141 Wooster St 8B NYC

I represent: Retired NYU faculty + Soho Resident

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

9:45

9:30

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☑ in favor ☐ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: Lany Mead

Address: _____

I represent: NYU

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

9:30

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☑ in favor ☐ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: Phyllis Bavasch

Address: _____

I represent: NYU

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

9:30

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☑ in favor ☐ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: Maureen Webb

Address: _____

I represent: NYU

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

9:30

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☑ in favor ☐ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: Mary Blabeck

Address: _____

I represent: NYU

Address: _____

Please complete this card and return to the Sergeant-at-Arms

945

THE COUNCIL
THE CITY OF NEW YORK

9:30

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☑ in favor ☐ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: Muzzy Rosenblat

Address: _____

I represent: BRC

Address: _____

945

THE COUNCIL
THE CITY OF NEW YORK

9:30

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☑ in favor ☐ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: Maria Mizhquiri

Address: _____

I represent: Myself

Address: _____

948

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: ROBIN ROTHSTEIN

Address: 2 CHARLTON ST #3M

I represent: _____

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

9:30

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☑ in favor ☐ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: Annette Davis

Address: _____

I represent: PS/IS 295

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☑ in favor ☐ in opposition

9:30

Date: 6/29/12

(PLEASE PRINT)

Name: Connie Turner

Address: _____

I represent: NYU College of Dentistry

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☑ in favor ☐ in opposition

9:30

Date: 6/29/12

(PLEASE PRINT)

Name: James Yolles

Address: _____

I represent: NYers for Parks

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☑ in favor ☐ in opposition

9:30

Date: 6/29/12

(PLEASE PRINT)

Name: Michael Simas

Address: _____

I represent: Partnership for NY

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

9:30

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☑ in favor ☐ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: David Bomke

Address: _____

I represent: Manhattan Chamber of Commerce

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

9:30

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☑ in favor ☐ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: Tony Juliano

Address: _____

I represent: GVCCC

Address: _____

Please complete this card and return to the Sergeant-at-Arms

~~446~~

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☑ in favor ☐ in opposition

9:30 *Date:* 6/29/12

(PLEASE PRINT)

Name: Jennifer Terry

Address:

I represent: Union Square Partnership

Address:

~~447~~

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☑ in favor ☐ in opposition

9:30 *Date:* 6/29/12

(PLEASE PRINT)

Name: Dick Anderson

Address:

I represent: Building Congress

Address:

~~447~~

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☑ in favor ☐ in opposition

9:30 *Date:* 6/29/12

(PLEASE PRINT)

Name: Jennifer Hensley

Address:

I represent: ABNY

Address:

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

~~9-7~~

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☑ in favor ☐ in opposition

9:45 *Date:* 6/29/12

(PLEASE PRINT)

Name: Michael Slattery

Address: _____

I represent: REBNY

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

~~9-7~~

9:30

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☑ in favor ☐ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: Nelson Marrero

Address: _____

I represent: 32 BJ

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

9-26

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 6/29/2012

(PLEASE PRINT)

Name: ANNETTE STOVER

Address: 61 W 9TH ST

I represent: Myself

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

925 am

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: EVE LIBERMAN

Address: 505 LAGUARDIA PL 2Fd NYC

I represent: Herself

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

923

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: SCOTT M SOMMER

Address: ~~UAW~~ UAW REGION 9A 256 W 38th ST

I represent: UAW REGION 9A

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

921

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 6/30/12

(PLEASE PRINT)

Name: Patrick W. Gallagher

Address: 71 Scholes #4a Brooklyn, NY 11206

I represent: UAW / NYU graduate students

Address: 256 W. 38th St., New York, NY

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

9:20 AM

Appearance Card

I intend to appear and speak on Int. No. NYU PLAN Res. No. _____

☐ in favor ☒ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: HOWARD NEGRIN

Address: 14 WASHINGTON PLACE

I represent: WASH. PLACE BA PRESIDENT

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

9:25 ☑ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Mary Schmidt Campbell

Address: _____

I represent: NYU

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

9:25 ☑ in favor ☐ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: Gabi Starr

Address: _____

I represent: NYU

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☑ in favor ☐ in opposition

9:25 *Date:* _____

(PLEASE PRINT)

Name: Alicia Hurley

Address: 425 Main St

I represent: NYU

Address: 70 WASH SQ SOUTH

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☑ in favor ☐ in opposition

9:25 *Date:* 6/29/12

(PLEASE PRINT)

Name: LYNNE BROWN, SR. V.P.

Address: 29 WASH. SQ. WEST

I represent: NYU

Address: 70 WASH. SQ. SO.

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☑ in favor ☐ in opposition

9:25 *Date:* 6-29-12

(PLEASE PRINT)

Name: JOHN SEXTON, PRESIDENT

Address: 29 WASH. SQ. WEST

I represent: NYU

Address: 70 WASH. SQ. SOUTH.

Please complete this card and return to the Sergeant-at-Arms

9 21

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. NYU 2031 Res. No. _____

☐ in favor ☒ in opposition

Date: 6/29/2012

(PLEASE PRINT)

Name: G. BEDROSIAN

Address: 505 LA GUARDIA

I represent: Myself

Address: SAME

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card 9:15

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☑ in opposition

Date: 29 June 2010

(PLEASE PRINT)

Name: Diana Borenstein

Address: 530 La Guardia Place, N.Y. N.Y. 10012

I represent: _____

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

6/29/12 ☐ in favor ☑ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: DONDORE MARY T. JOHNSON

Address: 14 Washington Place

I represent: EAST SQUARE NEIGHBORS

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

920

9:15 AM

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: June 29, 2012

(PLEASE PRINT)

Name: SUSAN TAYLORSON

Address: 4 WASH. SQ. VGE. # 6H, NYC 10012

I represent: WSV Tenants Assoc N

Address: 4 WASH. SQ. VGE. NYC 10012

THE COUNCIL
THE CITY OF NEW YORK

920

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: EVE STUART

Address: 20 FIFTH AVENUE, APT 6E

I represent: myself

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

920

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: ZARKO SVATOVIC

Address: 250 MERCER

I represent: SELF

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card | 9:20

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: Sachiko Pettit

Address: 132 E. 7th St. Apt #3

I represent: _____

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 9/19 6-29

(PLEASE PRINT)

Name: Jen Senko

Address: 2 King St, 2B

I represent: _____

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

9/19

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: Jesse Krasowitz

Address: 4 Washington Sq. Vlg

I represent: self

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

919

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: Paul L Edwards

Address: 88 Bleecker St, NYC 10012

I represent: 88 Bleecker St

Address: 88 Bleecker St

THE COUNCIL
THE CITY OF NEW YORK

918

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: Dr. William FABRICIUS

Address: 3333 Broadway NY 10031

I represent: Myself

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

919

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: Alison Greenberg

Address: 95 Worth St 12 H

I represent: NYU FASP

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

9 18

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: Kevin Gallagher

Address: 77 Bleecker St.

I represent: Myself

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

9 18

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: Jonathan Albright

Address: 555 LaGuardia Pl.

I represent: Affordable Housing

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

9 18

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: PAT ALBRIGHT

Address: 555 LaGuardia Pl.

I represent: Affordable Housing

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

9/18

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☑ in opposition

Date: _____

(PLEASE PRINT)

Name: Mark Crispin Miller

Address: 4 Washington Square Village 16B

I represent: NYU Faculty

Address: " "

THE COUNCIL
THE CITY OF NEW YORK

9/18

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☑ in opposition

Date: _____

(PLEASE PRINT)

Name: Ann Pellegrini

Address: 3 Washington Square Village 11GE

I represent: NYU FASP / NYU Faculty

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

9/17

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: PATRICK DEER, NYU FACULTY

Address: 6 WASHINGTON SQ VLG #5M

I represent: AGAINST THE PLAN

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

9:17

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: PETER LIBERMAN

Address: 505 LAGUARDIA PL NYC

I represent: 505 LAGUARDIA PL

Address: " " "

THE COUNCIL
THE CITY OF NEW YORK

9:05

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☑ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: ROBERT BARTELS, JR

Address: _____

I represent: STEAMFITTERS LOCAL 638

Address: MANHATTAN BUSINESS AGENT

THE COUNCIL
THE CITY OF NEW YORK

9:17 2

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: SARAH SOFFER

Address: 505 LAGUARDIA PL 2nd NYC

I represent: citizen

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

9'17 a

Appearance Card

9:15a

I intend to appear and speak on Int. No. NYU Res. No. _____
☐ in favor ☒ in opposition 632-

Date: _____

(PLEASE PRINT)

Name: ENID BRAUN

Address: 116 ADELPHI ST Brklyn 11205

I represent: LMNOP

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

9'4

Appearance Card

I intend to appear and speak on Int. No. 635 Res. No. _____
☐ in favor ☒ in opposition

Date: June 29, 2013

(PLEASE PRINT)

Name: BARBARA QUART

Address: 14 WASHINGTON PLN

I represent: myself; Wash Sq. BA

Address: _____

9:14AM

THE COUNCIL
THE CITY OF NEW YORK

9'5

Appearance Card

I intend to appear and speak on Int. No. 632, 635, 343 Res. No. N.Y.U. CERO
☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: SEAN SWEENY

Address: 125 GREENE ST

I represent: SoHo Alliance

Address: PO BOX 429 NYC 10012

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

9'15

Appearance Card

I intend to appear and speak on Int. No. 444 Res. No. _____

☐ in favor ☑ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: Shelly Warwick

Address: 183 Thompson St #A3, NY, NY 10012

I represent: myself

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

9'15 a

Appearance Card

I intend to appear and speak on Int. No. 632-34 Res. No. _____

9:15 am, ☐ in favor ☒ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: Evan Mason 9:10 am

Address: _____

I represent: Hunter Col. Ctr. for Community Planning + Development

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

9'15

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: JEFFREY ROWLAND

Address: 79 THOMPSON ST.

I represent: LAGUARDIA CORNER GARDENS

Address: LAGUARDIA PLACE 10012

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

9:15 am

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: JEAN STANOISH

Address: 308 E. 6th ST. NYC

I represent: BOWERY ALLIANCE of NEIGHBORS

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 6/29

Assemblymember

(PLEASE PRINT)

Name: Deborah J. Glick

Address: 853 Bwdwy, 1518

I represent: Self.

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: Richard T Anderson

Address: New York Building Congress

I represent: _____

Address: 44 West 28th St

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. ____ Res. No. ____

☐ in favor ☑ in opposition

Date: 6/22

(PLEASE PRINT)

Name: TOBI BERGMAN

Address: ____

I represent: CB 2

Address: ____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. ____ Res. No. ____

☐ in favor ☑ in opposition

Date: 6/22

(PLEASE PRINT)

Name: TERRI CUDE ← Pronounced like Dude

Address: ____

I represent: CB-2

Address: ____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. ____ Res. No. ____

☐ in favor ☑ in opposition

Date: 6/22

(PLEASE PRINT)

Name: DAVID GRUBER Pronounced like Dude

Address: ____

I represent: CB 2

Address: ____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: Alisa Chazani

Address: 4 W.S.U. apt. 3-J

I represent: ~~my self and my community~~

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: ANITA ESOLA

Address: 70 E 10 ST. NY, NY

I represent: ~~Self~~

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: CONSTANCE DONDORE

Address: 15 WASHINGTON PLACE

I represent: 15 Wash. Pl. Tenants Assoc.

Address: 15 Wash Place NY NY 10003

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: R J. LEVINE

Address: 18 E 8 ST

I represent: PEOPLE WHO LIVE IN THE VILLAGE

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. LU0632-35 Res. No. _____

☐ in favor ☑ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: Jeannine Kiely

Address: 121 Mercer St #5 NY NY 10012

I represent: CB2, SoHo, Families

Address: see above

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. NYU Rezoning Res. No. _____

☐ in favor ☑ in opposition

Date: June 29-2012

(PLEASE PRINT)

Name: LORENA GILL

Address: 751 WASHINGTON ST NYC 10014

I represent: myself

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 1406 Res. No. 5

☐ in favor ☒ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: VALBORG FLETRE LINN

Address: 54 BLEECKER ST. NYC 10012

I represent: MYSELF & MY FAMILY

Address: SAME AS ABOVE

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

9:25

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 6/29

(PLEASE PRINT)

Name: Peter von Mayrhauser

Address: 130 Greene St NYC 10012

I represent: _____

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 6/29/2012

(PLEASE PRINT)

Name: PETER DAVIES

Address: 548 BROADWAY #5A

I represent: _____

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card | 9:30

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: Ronda Wist

Address: 111 W 57th st

I represent: Municipal Art Society

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: George Tsikalis

Address: 1 Wash. Sq. Village 5D

I represent: Myself

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card | 9:25

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: Georgette Fleischer

Address: 19 Cleveland Pl. #4A NYC 10012

I represent: Friends of Petrosino Square

Address: Little Italy - SoHo

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. NYU2031 Res. No. _____

☐ in favor ☒ in opposition

Date: 6/29/12 925am

(PLEASE PRINT)

Name: Georgia Seamans

Address: _____

I represent: myself

Address: 1 Washington Sq Vlg

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☑ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: Andrew Amer

Address: 200 Mercer St., NY NY

I represent: 200 Mercer St. Apt. Corp. (Co-op)

Address: 200 Mercer St, NY NY

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: Annette Evans

Address: 4 Washington Square Village #4D

I represent: _____

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

9:25

Appearance Card

I intend to appear and speak on Int. No. 1412631 Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: Rhoma Mostel

Address: 100 Sullivan St #4B

I represent: La Guardia Corner Gardens

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: June 29, 2012

(PLEASE PRINT)

Name: Senator Thomas K Duane

Address: 322 8th Ave, Suite 1700

I represent: 29th Senate District

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: Tejaswini Ganti & Son (Saahir)

Address: 3 Washington Sq. Village #3M

I represent: NYU Faculty ~~& Our~~ & our home

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. NYU-GCURP Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: Howard Negrin

Address: 14 Washington Place, NY NY 10003

I represent: Washington Place Block Association

Address: 14 Washington Place, NY NY 10003

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

12:40 ☒ in favor ☐ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: Phoebe Wingsak

Address: _____

I represent: Myberself

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

12:45 ☒ in favor ☐ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: Rocco Puno

Address: _____

I represent: himself

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☑ in opposition

Date: _____

(PLEASE PRINT)

Name: STEPHEN LEFKOWITZ

Address: 530 LAGUARDIA PLACE

I represent: SELF

Address:

THE COUNCIL
THE CITY OF NEW YORK

1:10

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☑ in favor ☐ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: Anthony Drummond

Address:

I represent: himself

Address:

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. NYU2031 Res. No. _____

☐ in favor ☒ in opposition

Date: 6/29/12

(PLEASE PRINT)

Name: Peter Long

Address: 79 Bleecker Street NY NY

I represent: Private Citizen / No affiliation

Address:

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☑ in favor ☐ in opposition

1:30 *Date:* 6/29/12

(PLEASE PRINT)

Name: Mitchell Moss

Address: _____

I represent: NYU

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☑ in favor ☐ in opposition

1:55 *Date:* 6/29/12

(PLEASE PRINT)

Name: Susan H. Hurley

Address: _____

I represent: NYU

Address: _____

Please complete this card and return to the Sergeant-at-Arms