

**NYU Plans 2031 January Open House  
January 30, 2008  
Comment Cards**

**Local Community Members**

The idea of “relocating” tenants in NYU owned buildings must consider many other factors beyond the physical movement of a tenant to an “equal” or “better” apartment. Many of us have spent most of our lives here in the Village. We have worked here, raised families here, being involved in community activities here, and have established meaningful friendships as well as a deep love for our surroundings. “Relocation” means an uprooting of what has given us meaning in our lives. I am not opposed to change and I certainly understand NYU is in need for more space. I live in WSV. It is difficult for me, however, to believe that space cannot be found elsewhere as alternative to changing/ razing the very character of a vital community. Please heed my plea!

I agree with the Coles and Grid restoration and The Block Infill plans. I will NOT agree on building on top of “Morton Williams.” This will affect lighted entry to apts. behind. Plus the view!!!

I am a graduate of NYU as well as a graduate of Parson’s School of Design. I have resided on 9th Street at University Place since 1964. Call me anytime. I will be happy to help in any way.

I am a graduate of NYU. Also Parsons School of Design. I have lived on 9th Street at University Place since 1964. Your plans to utilize the empty spaces in Washington Square Village are very worthwhile. Also using the spaces around the Pei Buildings too.

This scale of project in an architecturally and artistically significant area seems ridiculous. But Mid Rise makes the most sense scale wise.

The destruction of Wash. Sq. Village would take away the only open space in the area. No matter that the buildings are out-of-date and not that attractive—they are there!! And they lease thousands of people—not all of whom are connected to NYU!

Washington Square Village “Grid Restoration” and (“Plinth and Tower” maybe) are best Green concepts. Coles “Corner Anchors” matches architecture east of Coles very well!!! NO to South Block Towers!!!

Buildings at Morton Williams site would be a disaster in every respect.

I would urge NYU not to build residential housing at the Morton-Williams site at LaGuardia Pl. and Bleeker. Keeping the supermarket there is a community need for the many families shopping in the area.

More satellite campuses. Less development in the neighborhood.

I think going to Governor's Island for expansion is a great idea. This neighborhood Village and W Village is already densely populated. No more high-rise buildings for occupancy. Neighborhood losing its charming character—also too many people. Commercial spaces on ground floor—excellent for income. Is there any other true purpose? Can this neighborhood support that much retail?

I do not understand why NYU has to be so big! Large does not mean quality—the core cannot absorb 3 million more square feet of NYU—your proposed changes radically alters the character of the neighborhood, destroy the ambience of Washington Square Park, and disrupt the peace and tranquility of the residents of the area. I find the size and scale too large—I do however appreciate at least showing us the plans.

Local public schools are overcrowded today and will become increasingly crowded over the next several years. (IN OUR COMMUNITY: DOE's projects an additional 4000 students in the next five years.) Can NYU address this issue? It would serve everyone.

Long ago NYU crossed the line—with its expansion into the Village—from constructive to damaging. If the University were more concerned with instilling what I consider positive values, perhaps some of the very rich alumni would be more interested in enhancing the quality of education instead of increasing real estate holdings and getting their names on buildings.

The community surrounding the University cannot tolerate—even for a short time—the loss of the supermarket on Bleeker and LaGuardia Place.

Building crowding—loss of air space—by any large building on that site is actually compounded by recent building in the area—mostly by NYU. We need sky and sun, as well as garden and parkland.

Someday people will recognize an obvious fact. Growth is not always a plus. We may forever improve our response to environmental threats and disasters but we cannot keep up with unending growth—in human population and in building—in cities and suburban sprawl.

I am interested in becoming more involved in the planning process.

The Super Block which contains Morton Williams Supermarket (an ESSENTIAL market to Village, Noho, Soho) is important to our community. Any building should be low-rise and on top of Coles Gym (which is underutilized).

Dear NYU,

If not for historical preservation of our Village, then all that will remain will be... pictures and bitter memories of a University that forgot the historical neighborhood within which it was built. If not for historical sanctity and kindness to your neighbors, then for the future students of NYU, why not save some sky and peace for them... Please Do Not Disturb LaGuardia Place!

Build a new supermarket at Carmine and 7th Avenue. There is an empty space there, a supermarket space. Leave Morton Williams. Go to more remote areas and stop developing in the village.

Former NYU and **Columbia** faculty. Expand in other boroughs not in Greenwich Village or East Village.

WASHINGTON PLACE IS NOT A MALL.

Although I commend NYU on their desire to expand their science facilities I am strongly opposed to the plans to build on the South Blocks Towers site. Just because this area can be developed further does not mean that it should be. This is a residential area and further development would be loud and cause congestion. NYU should find a way to exist within the community and not alienate its other residence.

The very idea of expanding NYU housing into a loud, honky tonk enclave of bars and cabarets is wrong-headed. It's not really in the interests of faculty or students. No one would think of building a university in Times Square. Whole concept is ill-thought-out.

Thank you for presenting this to the whole community. Well done.

Governor's Island project looks very promising.

PLEASE STOP TAKING OVER OUR NEIGHBORHOOD. WE LIVE HERE. WE ARE NOT YOUR CAMPUS!

More needs to be done to consider citing facilities outside of the neighborhood—satellite locations.

I'm very pleased to see NYU re-thinking its pedestrian spaces, and re-thinking the two super blocks—which are so alien from the neighborhood. The plan looks like it will allow NYU to grow with less impact on (and conflict with) those of use who live nearby. Moving facilities to the 3 outer campuses is smart as well.

After all the years of being or trying to be “part of the village community” why is NYU now determined to isolate itself into a “Vatican City”?? The current plans for 2031 practically imply a wall around NYU as though declaring a triumph in taking over the Village instead of becoming a good trusted neighbor. I vote NO for plans for Washington Place and Wash Sq. Village.

I've written individual stickers so I'll keep this brief. I appreciate this open house and the effort NYU seems to be making to honor the community's opinions. I'm a lifetime resident of 505 (my family was one of the first to move in March 1967) and obviously have a strong attachment to the existing design of the block—especially the open spaces, which are fundamental to the success of this most unusual block. I urge NYU to make efforts to honor the qualities of the block that contribute to its success—the pinwheel design, the low surrounding structures, and the landscaping. Of the three concepts proposed, the pinwheel

in certainly the most palatable—but I strongly encourage you to consider how this tower would interact with WSV—and therefore consider the “grid restoration” idea in order to create open air space across the street from the pinwheel tower. I also strongly encourage you to keep the development of the Coles site as low as possible—for the same reason. Pei and Freed conscientiously left that space open, and it is part of the reason this super block is so unusually successful (I say unusual because it is difficult to create successful tower-in-the-part projects in my opinion). Too much development on the Coles site could undermine the elegance of the pinwheel design. I look forward to continuing this dialogue and appreciate NYU's effort to restore community relations, which have been so strained in recent years. This is an unbelievable neighborhood and deserves our best efforts.

NYU has a horrendous track record in negatively impacting its surrounding neighborhoods. What is the need for expansion? Can't you stand still and complement the neighborhood? It simply shows the continuing self absorption of this institution its disregard for the community which is one of the biggest draws for its student body. How about “walking the walk” not putting on elaborate dog and pony shows such as this one which no one who has past experience with NYU could possibly believe!

So exciting to see all these new ideas! Love the idea of a pedestrian Wash. Pl. Please keep the open space inviting to the residents of the neighborhood unlike they are now (i.e. key for playground, ugly chain, link fences and steps up to plazas). Feel free to not just replace open space but increase it? Thank you for a nice and informative presentation. I look forward to updates. My children thank you for the coloring and snacks ☺. PS—Hard to comment on design of Wash. Sq. Village without knowing which would be picked for Silver Towers (if Silver Towers builds another Tower then it would be nice to keep Wash Square Village lower). Which will happen first?

Some progress but all looks very familiar and ever stale; why not something really different or in another neighborhood—downtown Brooklyn if contextual development wanted (that once need the help and great public transit). Where is the architectural innovation? ...Need to avoid more Bobst/Super Block

Living in 505 LaGuardia and I don't love any of the proposed ideas—of course considering the Pin Wheel: Why should the 4th building look like the 3 earlier (and 50 years older) ones? It should be distinguished in its form. Ground or like a spiral—a more creative idea.

Leave us Morton Williams where it is. STOP developments there. Anew location father north or east would be too far for me. Move out of the Village: Governor's Island, the Bronx!

Get rid of purple banners. Get rid of trolleys and buses. Accessible for others, more bike racks, keep sitting areas in WSQ Park.

I am a graduate of NYU as well as a graduate of Parson's School of Design. I have lived on 9th Street and University Place since 1964. Seeing the vast changes brought about throughout NYU's continued expansion. Please call me anytime. I will be happy to provide any input regarding the future of our neighborhood

As you consider the use of remote locations and the surrounding area... I would like to suggest that you consider the existing community's. The influx of students that NYU is attracting has dramatically changed the character of my neighborhood (East Village)...and students, who are prepared to pay more for rent than our traditional working class community members, are driving up the cost of rents and cost of living. I would love to see NYU make a progressive move and agree to sponsor affordable housing in the areas that are helping to drive rents up in.

### **NYU Students**

This all makes me very nervous, but I'm having a hard time articulating why... growth for the sake of growth seems like cancer mentality... I am a very happy Gallatin pre-med student and the NYU's lab and classroom facilities seem quite adequate to me... Why do we need 6 million more square feet of space?! Also, I have a very hard time trusting promises (like the "guiding principles") from an administration that won't even tell me how my tuition money is being spent! A successful relationship with the community (student and non-NYU) is contingent upon the degree of transparency allowed and right now there is none. These pictures and models are nice but I don't trust any of it until I see a dollar amount behind it... We need budget disclosure. Also, I really hope NYU stays out of Brooklyn. There are many communities there that cannot afford to be displaced. I DO like the plans for Washington Place and Gould Plaza renovations.

NYU trails other universities where NYU families are concerned. Parenting students as well as faculty and staff need more services. In the 30 year plan for NYU we would like to see NYU provide housing and childcare for parenting students. We would like to see a charter school attached to NYU so parenting students, faculty and staff can meet their potential as students, employees, and at NYU. Please provide space and budget for these three very important services that would meet the needs of a special population at NYU:

- 1-housing for students married and/or with children
- 2-child care for all NYU community in need
- 3-charter school

I think more money should be spent on financial aid before we spend on this ginormous expansion project.

Thank you for making this available and showing you're taking students and other's perspectives into consideration.

1-Sports center is too small now. I think we should be building more to provide facilities.  
2-As graduate students, if we want to get a wonderful research environment, a good dormitory near the campus is a must. So can the University provide some dorms for graduate students?

Some day will administrative housing return?

Recognize GSOC. This seems like it'll be a good way to create good faith in the community.

Please stay out of Brooklyn

More DORM space, maybe in Noho/ Soho/ East Village. Also, put a football field on top of Coles.

Make Gould Plaza into our campus by adding more benches, maybe some statues, like Columbia's Plaza.

I LOVE the idea of making Gould Plaza into a campus. I would really like to see this be the first change effected preferably before I graduate (2010). LOVE it. Please do it A.S.A.P.

My favorite out of all the ideas I saw tonight was converting Washington Square Place into a pedestrian street with more trees and better landscaping. I would love to see NYU have more of a typical campus feel that is inviting to the students and the neighboring community. Also, Gould Plaza NEEDS to be renovated with trees and/or other vegetation/gardens.

More green spaces are absolutely necessary. Green roof tops, pedestrian walkways, and more trees will enhance the community atmosphere and promote the health of students and community members.

Please consider the increases in tuition costs! I say this sincerely. It is becoming very difficult to continue my education at NYU and I have 2-3 years left. I know many students feel the same and have lost many great classmates because of this already.

Why is growth assumed as a given? Has consideration of oil prices factored into this? Look up Hubbard's Peak. What is your plan for a \$300 barrel of oil?

The planning principles don't mention students or their input at all. That's a problem.

Gym and Athletic Facilities are already quite crowded. If Coles closes, this needs to be remedied. Also, gym location should be accessible to encourage student attendance at athletic events which already struggles.

I miss the park.

Please don't take over Brooklyn

Disclose the budget! I don't trust any of this until you show me the money!

I really don't like the plan for the change of Brown building and the area nearby. It seems like a business area rather than an academic area in this plan. I think we should keep it like a campus area.

It is really dumb for NYU to expand by 6 million square feet if it is going to be far away. Who is even going to WANT to use that space? It will be useless and students won't want to travel.

I like the idea of development in the Bleeker/West 3<sup>rd</sup> area near Coles. That is a good spot. And spreading NYU out over a larger space will only weaken our fragile, disjointed university.

I am a freshman from Oakland, CA in the NYU college of Arts and Sciences. While I understand the University's need for expansion, I am 100% against the displacement and/or relocation of community residents, buildings, parks, etc. In addition, I am worried about the "remote" locations and what that will mean for the current populations (gentrification, specifically). I also do not believe we need new buildings for the new "teaching strategies" (nurse simulation rooms, news rooms, etc.—an NYU representative told me these are among the reasons why we need to expand). I am all for a university expansion that incorporates the constant feedback, needs and wants of the surrounding community. We should work with what we have as much as possible. Thanks!

While I can see the reasons for building more space, I believe hands-on, on-site experience and learning and more cost-efficient and effective in the long-run, concerning the "new teaching strategies." Furthermore, it is imperative that NYU make full and adequate use of the space and areas it already owns without displacing tenants and interfering with the historically rich community. I oppose any expansion on "remote" locations which can be definitional to those neighborhoods and communities (i.e. L.I.C.)

### **NYU Alumni**

The permanent relocation of Coles would be a detriment to the faculty, staff, and alumnae who live in the neighborhood. It is a recruiting factor for faculty and staff to have a sports complex near where they live. As a neighborhood resident and alumnus, I would no longer contribute to the Alumnae Fund and The Bobst Library if Coles is permanently relocated. I would join the private sports club on Mercer Street. (Alumnus and NYC Public High School teacher for 20 years)

Stop building atrociously ugly, out-of-scale dorms like the monsters that line 3<sup>rd</sup> Avenue. They look like a retarded child designed them. NYU's increased housing in the East Village is:

- destroying the low-rise, historic character of the neighborhood
- escalating the gentrification of poor and working and middle-class residents
- escalating the noise levels because of massive influx of bars
- escalating the gentrification of small businesses

## **Alumnus and Board of Director Member**

Lots of possibilities were identified in today's presentation. I would like to see more in an area where each person could actually have an opportunity to offer comments and ask questions. That's what I did today. It is especially good since today's news also had information on this subject. (Was that planned?)

Has anyone considered the complete disruption of the Pei architectural concept if any of those designs are put into place? What is now an oasis of beauty will be destroyed and once again, and inappropriate YU building will take over what is left of our community. I oppose this totally.

## **NYU Staff/Administration**

Remove parking garage WSV—Good idea. Green-idea—Good.

Re WSV: It is very important to retain the number of faculty housing units and increase their quality near the core.

Next time Marie should make the name tags for OCGA staff.

Close Washington Place to only emergency vehicles—"University Walk" or "Alumni Path"

## **NYU Faculty Members**

The 6 Loft Blocks MUST be unified in some way!! The promenade is fine but insufficient. Enclose all the blocks in a modern steel/glass structure. Put elevated connectors between the buildings

Create an open underground level connecting ALL 6 blocks with public access and visibility from ground level. The last idea is critical to allow large milling space for students that is free of traffic and all weather. Student booths, etc. can live up this space.

Building up in the middle of Washington Square Village is a terrible idea. It destroys the quality of life for those who already live there, making the density too high and destroying a lovely park. Turning the Village into Hong Kong is not a great idea. It is a terrible idea.

Ruthless development of Washington Square Village happens at the expense of the quality of life. No sun, no air, no green. Bad idea.

In general, I appreciate the flexibility shown in the "south blocks" development proposals. They convey an attitude, positive yet open to discussion, that feels positive. Given adoption

of the B.P.'s taskforce principles, NYU may turn out to be a responsive neighbor. I'm particularly interested to see how the Washington Pl. Initiatives turn out. Finally, concerning remote sites, downtown Brooklyn seems the best: recently rezoned for development, it's dying for NYU.

Greatest opportunities presented by Metrotech area. Just so long as transport infrastructure keeps pace.

Are we a real estate development company or a university? That is, why not spend on the academic mission (and on renovating existing buildings)? IDEAS, not real estate, should be the depository of our prestige. Otherwise, we announce ourselves to be a fraudulent, wannabe university.

Faculty housing (rental, subsidized) in Brooklyn is highly desirable!

My sense is that community members avoid shopping in retail stores that they negatively perceive are "owned" by NYU, such as Faye's@ the Square (i.e., Starbucks). Therefore, if Washington Place is going to succeed as a retail street, every effort must be made to "distance" the stores from NYU personae. The community must not be made to feel that their consumer dollars are going directly into NYU pockets.

Although Washington Square Village houses a significant number of faculty members who may be able to afford apartment rents elsewhere in the five boroughs, the Faculty of Libraries is a significant exception. Our salaries are much, much lower than the average tenured faculty member. Please keep this in mind when trying to identify alternative housing options. And purchase is totally out of the question. We are NYU's poverty-stricken little secret.

Lots of excellent options.

The improvements on Washington Place, Bobst/Schwartz Plaza and Gould Plaza would bring sorely needed life to the area. However, the addition of new buildings to Washington Square Village (Block Infill and Plinth and Tower Infill) will radically erode the quality of life for those of us who currently reside in Washington Square Village. For example, my current apartment would turn into a basement dump with no light. Outrageous!

The super block will turn the area into a mini-Bombay. This approach will make the school an UNattractive option for faculty with children. Why not enforce the stated housing policy which is NO students, including graduate students, in faculty housing, assign apartments based on-need; especially a married couple without children should not be in a multi-bedroom apartment. Maybe NYU should scale back its desires. Why is current administration's housing unaffected by this plan?

Please do not demolish WSV—hallways are wonderful for community. Please do all you can to preserve interior of WSV—the quiet of the garden and the wonderful playground are so valuable. Being able to live like this is part of what attracted me to leave an Ivy League School and move to NYU.