



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

SCOTT M. STRINGER
BOROUGH PRESIDENT

April 29, 2008

Mr. John Sexton
President
New York University
70 Washington Square, 12th Floor
New York, New York 10003

Re: 133-136 MacDougal Street

Dear President Sexton:

Thank you for New York University's presentation on the proposed as-of-right development at 133-136 MacDougal Street at our March 10 and April 15 meetings of the Community Task Force on NYU Development. When we agreed upon and adopted planning principles for the University in January, it was with the understanding that the University would proactively work with the community in advance of development and start the conversation before decisions were finalized. I am heartened that NYU has been so forthcoming with discussion of the proposal and will bring the project before Community Board 2's Institutions Committee for further comment.

I appreciate that the University chose not to pursue its initial proposal for an as-of-right 10 story building on this site and applaud the decision to not utilize the full density available. The current proposal to reconstruct a low scale building that preserves the theater use, restores the façade of 133 MacDougal to its classic design and attempts to recognize the historic character of the neighborhood is a positive sign that NYU is learning from past mistakes. However, at the last task force meeting several relevant and serious concerns were raised. The planning principles provide the context by which these questions need to be answered so that the University can truly demonstrate that it is being as responsive to the needs of the community as it is to its own.

Per our discussions, I request that the University respond to the following questions:

- Why is the University unable to continue residential uses in the building?
- What uses were considered that would allow re-use of 133-136 MacDougal Street?
- What protective measures is NYU considering for nearby residents during construction or rehabilitation?
- How does the proposed project relate to NYU's 2031 initiative and the 6 million square feet of new space that University estimates it will need over the next 25 years?

While we may not always reach consensus on a project, I know from my experience as Borough President that projects have stronger outcomes when community and institutions work together to find balance. I look forward to your response and to continuing our dialogue to that end.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott M. Stringer". The signature is fluid and cursive, with a large initial "S" and "M".

Scott M. Stringer
Manhattan Borough President