



**Greenwich  
Village  
Society for  
Historic  
Preservation**

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November 17, 2015

Hon. Bill de Blasio, Mayor  
City of New York  
City Hall  
New York, NY 10007

Hon. Carl Weisbrod, Director  
New York City Department of City Planning  
22 Reade Street  
New York, NY 10007

**Re: Proposed University Place/Broadway Corridor Rezoning**

Dear Mayor de Blasio and Chair Weisbrod,

I write to follow up on the recent meeting between myself, the Department of City Planning (DCP), and Councilmember Rosie Mendez's office regarding the above-referenced rezoning proposal submitted to DCP by the Greenwich Village Society for Historic Preservation. As you know, the plan has been endorsed by Community Board #2, Councilmember Mendez, Borough President Brewer, Congressmember Maloney, State Senator Hoylman, and Assemblymember Deborah Glick. Nearly every block association, civic group, and co-op or condo board in the affected area has endorsed the plan, and the city has received hundreds of letters in support of it. This past Saturday, over 150 people turned out for a rally calling upon the city to move ahead with this plan.

At the recent meeting with DCP staff, one of the major reasons offered for not moving ahead with the plan was that there were simply few or no additional development possibilities in the area. This assessment appears to have been based upon a combination of inaccurate information by the Department and flawed assessment of the likely potential for development in this area. Two sites which the Department had identified as not potential development sites are, in fact, in the process of being developed. Another was mistakenly identified as a building with a residential occupancy. Others which the Department asserted would be unlikely to be developed had the same zoning, lot size, building configurations, and current uses and occupancies as nearby sites in Greenwich Village which have recently been developed under those same conditions. In the super-hot Greenwich Villager real estate market, virtually any site which is even slightly underbuilt and not directly encumbered from development stands a very good chance of future development.

For these reasons, I hope you will reconsider your current stance and move the proposed rezoning forward. To not do so would doom this area to more woefully out-of-scale new construction, all of which will almost inevitably yield 100% luxury

residential developments, hotels, or dormitories. Under our rezoning proposal, new development would be appropriately-scaled for the area, residential developments with height limits of 80-120 feet, and would include provisions for the inclusion of affordable housing. Given the administration's stated prioritization of the production of affordable housing, it is difficult to understand why the Department would chose not to move ahead with this proposal.

Were the Department to move ahead swiftly enough with this proposal for its provisions to apply to the development of 110 University Place, that project alone (currently planned as a 100% luxury condo) could yield 29,000 square feet of affordable housing. On top of that, under our current proposal, if the remainder of the potential development sites in the area were developed with 20% affordable housing, an additional 140,000 square feet of affordable housing could be created. If the C6-1 zone which we have currently proposed be changed to a C4-4A zone were instead changed to a C1-7A zone (as has already been proposed for the C1-7 zone along University Place), the amount of potential affordable housing to be created would increase to 177,000 square feet. With the 29,000 square feet which could be created at 110 University Place, this amounts to 206,000 square feet of affordable housing which could be created in this area.

**It is difficult to imagine that this administration would prefer to see this area developed exclusively with luxury residential towers, hotels, and dormitories of up to 300 feet in height or greater, when the opportunity exists to redirect that potential development to reasonably-scaled residential projects which include over 200,000 square feet of affordable housing, or more.**

I strongly urge you to reconsider, and look forward to your response.

Sincerely,



Andrew Berman  
Executive Director

Cc: Deputy Mayor Alicia Glen  
Borough President Gale Brewer  
Congressmember Carolyn Maloney  
State Senator Bad Hoylman  
City Councilmember Corey Johnson  
State Assemblymember Deborah Glick  
Community Board #2