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## COMMUNITY BOARD NO. 2, MANHATTAN

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October 5, 2010

Dr. Alicia Hurley  
Vice-President, Government Affairs  
and Community Relations  
70 Washington Square South, Room 1107  
New York, New York 10012

Dear Dr. Hurley,

We would like to thank you, and the members of your team, for your presentation on September 20<sup>th</sup> of the zoning actions in NYU Plan 2031 that relate to the Washington Square core. The thorough Question and Answer session following the presentation, and your letter of September 10<sup>th</sup> have been a good start to help our board and the community, to define the exact nature of the proposals that will come before us.

It is essential that we have all of the information that we need to evaluate the LPC and ULURP applications, in order to develop appropriate testimony. Therefore we are following up with additional questions to help us clarify the zoning changes that you are requesting.


Some of these questions have been answered previously, but these are complicated issues and we want to be sure that we correctly understand all the details of the plan.

1. In the meeting, you agreed to provide the Board and public with all the documentation related to the Urban Renewal Plan. Specifically, we are requesting the original land use disposition and deed restrictions, and any other documents related to the Superblocks.
2. Your presentation for the Urban Renewal History gives two dates for the expiration of the deed restrictions, 2007 and 2021. In your presentation you said that you could not build, as of right on the Morton Williams site, until 2021. Does your team now have a definitive date for the expiration? If not, can you tell us how and when the date will be determined?
3. Your team stated that you do not believe that NYU needs the public owned parkland/open space strips to satisfy the Open Space Requirements for the proposed C6-2 re-zoning, but said that you would confirm. Can you provide the OSR calculations for both the C6-2 being proposed, and for the as of right Community Facility lot coverage requirements in the existing zoning?


4. You are proposing C6-2 re-zoning for the superblocks and the loft area east of Washington Square Park, and cited the desire to 'open up' the streetscape with retail. It was acknowledged that a commercial overlay could accomplish this goal. Please explain your justification for instead seeking a major re-zoning?
5. Following up on our question #4, above, from what you have presented in your proposals, only the hotel and residential uses in the "fourth tower" would not be allowed with a commercial overlay. Why not consider a BSA variance for the tower as an alternative to the C6-2 re-zoning?
6. Through the planning process with Borough President Stringer's NYU Task Force, you have repeatedly stated that you are looking to develop 1.5 to 2 million square feet in the Washington Square Park "core." Can you specify the exact boundaries of that "core"?
7. What are the exact boundaries of the proposed Large Scale General Development Plan, and exactly how many total square feet are you proposing in the LSGD area, including both above and below ground projections?
8. Do you consider all of the underground development as part of the proposed 1.5 to 2 million square feet of development in the "core"?
9. How much of the proposed 800,000 square feet for the "zipper" building on Mercer Street will be underground?
10. What uses do you project for expansion in the "loft" blocks, east of Washington Square Park?

Thank you for your continued cooperation, and we will appreciate your prompt response. Do not hesitate to contact me at any time.

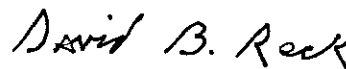
Sincerely,



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