FACT SHEET
NYU SPACE PLANNING: The Core Project

After five years of strategic planning and input from our internal and external community, NYU’s Core Project was approved by the New York City Council in late July 2012. This approval grants the University a new “zoning envelope” in which it can construct new facilities over the coming years. NYU is now turning from strategic to tactical planning, beginning with a university-wide dialogue to establish priorities for core space within this envelope.

Background

• In 2002, a Transition Team report identified lack of space as a critical issue.
• In 2007, NYU undertakes its first strategic plan for physical space.
• Estimated overall need: 6 million square feet over 25 years in three main locations: NYU’s “Core” near Washington Square Park; Downtown Brooklyn; First Avenue Health Corridor.
• Identified space needs at the Core include classrooms, science and non-science research space, student dormitories, faculty offices, and performing arts facilities.
• The Core plan was required to go through a city approvals process (Uniform Land Use Review Procedure) to modify the existing land-use rules that had governed the site since the 1960s.

The Core Project As Approved

• Grants permission for the University to develop 1.9 million square feet (above and below grade) to the two superblocks bounded by W. 3rd Street, Mercer Street, W. Houston Street and LaGuardia Place.
• The approvals regulate maximum building massings and heights, and open space and use.
• Of the overall space that could be added, we estimate that the breakdown is: 53% for academic use; 17% student housing; 9% athletic; 6% faculty housing; 7% community (non-NYU) use; 5% other (including parking) – but some flexibility is built in.

• Phase 1 (2014-2021): South Block:
  o Development will start on the South Block and either the Zipper Building or Bleecker Building can be built first. Construction will not begin until 2014 at the earliest. No architects or construction management teams have been hired.
  o Once the first building is underway, the entire site is considered vested.

• Phase 2 (2022 and beyond): North Block:
  o No development of the Washington Square Village block before 2022.
Other Features of the Plan as Required by City Approval

- Specified space must be created and donated for community (non-NYU) use
- Increased open space accessible to the public
- Commitment to maintain the newly created city-owned parks
- No hotel on either of the two superblocks
- No temporary gym on either of the two superblocks
- Granting the city an option until 2014 on the westernmost building on the south superblock to build a K-8 public school. If the city does not take this option, 25% of the above grade space of that building must be for community (non-NYU) use.

Process Going Forward

- The University Space Priorities Working Group – made up of faculty representatives appointed by the schools and the Faculty Senators Council, as well as representatives from the Student Senators Council and the Administrative Management Council – has been formed to solicit meaningful input from our community.

- The Working Group is chaired by Professor Ted Magder from the Steinhardt School of Culture, Education and Human Development, who also serves this year as the Chair of the Faculty Senators Council.

- With the zoning envelope now defined, the Working Group will take up the task of giving guidance to the University Administration on implementation of the Core project, including providing a crucial voice on plans for the initial building on the southern block; of taking account of the existing space needs of academic units and programs; and of listening to the implications of the project for members of the University community.

- The Working Group will deliberate in an open manner, soliciting input from the entire NYU community. It has created a designated website on which it will post material, solicit input and make available reports of its deliberations. http://www.nyu.edu/about/university-initiatives/space-priorities.html

- The University will not undertake any construction authorized by the NYU Core Project, beyond routine maintenance and required grounds improvement projects, before the receipt of the Working Group’s report in May 2013.
Appendix: Summary of Outreach (2007-2012)

- 7 Open Houses (open to the public)
- 12 Updates and Presentations to the University Senate
- 5 Faculty Town Halls and Forums
- 2 Meetings with Faculty Senators Council Committees
- 2 Presentations to Academic Priorities Committee
- 3 Meetings with Planning Advisory Council (composed of faculty)
- 6 Presentations to Student Senators Council and various Student Groups
- 3 Presentations to the Administrative Management Council
- 5 Presentations to Silver Towers/WSV Tenant Associations
- 1 Presentation to Parents Committee
- Website Created (in Spring 2010)
- Creation of “NYU Open House” on LaGuardia Place (Fall 2010-Summer 2012) where designs and models are displayed and available for public viewing
- 11 Information Sessions at the NYU Open House

Beyond these internal consultations, NYU attended and presented at 47 meetings of local Community Boards and their committees.