NYU CORE ULURP Proposal

GVCCC Presentation

February 2, 2012
The 17 peer institutions used for the comparison analysis were:
Brown University; Carnegie Mellon University; Cornell University; Georgetown University; Massachusetts Institute of Technology; Northeastern University; Northwestern University; Princeton University; Rutgers University; Southern Methodist University; Syracuse University; Temple University; the Johns Hopkins University; Tufts University; University of Illinois-Chicago; University of Minnesota-Twin Cities; and University of Pennsylvania.
Projected Space Growth over 20 years

Projected Square Feet Increase by Use

- Academic: 3.5 million
- Faculty Housing: 500,000
- Student Services: 500,000
- Student Housing: 1.5 million

Total: 6 million square feet

Projected Square Feet Increase by Location

- Core: 1.5 million - 2.2 million
- Neighborhood: 3 million
- Remote: .8 million - 1.5 million
- Core and Neighborhood combined: 700,000

Range depending on superblock capacity and approvals
NYU 2031: NYU in NYC
A Citywide Approach

- NYU Washington Square Core
- Neighborhood Growth
- Downtown Brooklyn & Health Corridor
- Future Sites
Overview of NYU Core Proposal
Features of NYU 2031 Core Plan

Grow on Our Own Property
- Allow NYU to add space in the core on blocks we already own
  - Relieve pressure to spread outward from the Square

Striking a Balance
- Address NYU’s space needs by being realistic about our locational “non-endowments” (i.e. zoning restrictions / historic districts / community opposition) and respectful of neighborhood

Enhance Urban Design
- Weave urban renewal superblocks into the city and makes them more accessible

Create Open Space
- Establish a cohesive site plan with a range of recreational and park-like uses

Economic Impact
- Project will create 18,200 construction jobs and 2,600 long-term employment opportunities

What Our Plan Does Not Do
- No eminent domain
- No “up-zoning” or request for extra development rights
- No required residential displacement
The NYU Core

1. Washington Square North
2. Washington Square West
3. Washington Square East
4. Washington Square South
5. Academic Superblock
6. Washington Square Village Superblock
7. University Village Superblock
Loft Blocks - Commercial Overlay

Waverly Pl between University Pl and Greene St

<table>
<thead>
<tr>
<th>Property Ownership</th>
<th>NYU</th>
<th>Other</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td># of Lots</td>
<td>22 (85%)</td>
<td>4 (15%)</td>
<td>26 (100%)</td>
</tr>
</tbody>
</table>

Legend
- Red: Lots with Existing Retail
- *: Accessory University Use
- Orange: Lots with Projected Retail
Superblocks - Existing Conditions
Superblocks -
Existing Conditions

- Site Impenetrability
Superblocks – Urban Connector
Superblocks – Proposed Conditions at Full Build out
## Super Blocks Proposed Conditions

### Proposed Buildings

<table>
<thead>
<tr>
<th>Block</th>
<th>Building</th>
<th>Square Footage (GSF)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>North Block</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Mercer Building</td>
<td>250,000</td>
</tr>
<tr>
<td></td>
<td>LaGuardia Building</td>
<td>160,000</td>
</tr>
<tr>
<td></td>
<td>Below Grade</td>
<td>770,000</td>
</tr>
<tr>
<td><strong>South Block</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Zipper Building</td>
<td>1,050,000</td>
</tr>
<tr>
<td></td>
<td>Bleecker Building</td>
<td>225,000</td>
</tr>
<tr>
<td><strong>Total Maximum New Uses</strong></td>
<td></td>
<td><strong>2,455,000</strong>*</td>
</tr>
</tbody>
</table>

*1,088,000 SF below grade
Open Space

- All proposed open space “at grade” and accessible from sidewalks
- Replacement in kind of all existing open spaces
- Increase of 3 acres of publicly accessible open space
- Creation of City Parks along LaGuardia Place and Mercer Street
- 4 playgrounds open to the public to accommodate:
  - Bicycle riding
  - Toddler play areas
  - Older children play areas
- New public seating and walking areas on both blocks
Existing Condition – Site of Proposed Philosophy Garden
North Block
Illustrative Rendering – Philosophy Garden
North Block
Existing Condition – Mercer Playground (site of proposed Tricycle Garden)
View west from Mercer Street
Illustrative Rendering – Tricycle Garden
View west from Mercer Street
Existing Condition – Site of Proposed Greene Street Walk
View south from Bleecker Street
Illustrative Rendering – Greene Street Walk
View south from Bleecker Street
Existing Condition – Site of Proposed Dog Run and Greene Street Walk
View from West Houston Street
Illustrative Rendering – Relocated Dog Run and Greene Street Walk
View from West Houston Street
Economic Impact
New York University: A Major New York City Enterprise

NYU’s Annual Spending on Goods and Services
Total: $350 million

$170 million in NYC
$180 million in NYS and elsewhere

NYU annually spends over $350 million on goods and services.

Annual Taxes Paid by NYU Employees
$35 million average
$15 million

NYU employees pay $35 million in NYS taxes and $15 million in NYC taxes on average each year.
New York University: A Major New York City Enterprise

Increasing Support for Research on Campus

Research spending in the Washington Square Campus has been increasing substantially in the past decade, with over $80 million spent annually.

NYU as an Economic Engine

NYU and our students, directly and indirectly, account for over $2.25 billion in economic output in NYC and almost 25,000 jobs.

Annual Property Taxes Paid by NYU

NYU pays over $4 million in real estate property taxes on properties that were not tax-exempt on an annual basis.
Timeline for ULURP

<table>
<thead>
<tr>
<th>JANUARY</th>
<th>FEBRUARY</th>
<th>MARCH</th>
<th>APRIL</th>
<th>MAY</th>
<th>JUNE</th>
<th>JULY</th>
</tr>
</thead>
<tbody>
<tr>
<td>★ Certified on January 3</td>
<td>COMMUNITY BOARD • Must complete within 60 days</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>BOROUGH PRESIDENT • Must complete within 30 days</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CITY PLANNING • Must complete within 60 days</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CITY COUNCIL • Must complete within 60 days</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>