NYU 2031 – Core Plan Update

September 2011
NYU 2031: NYU in NYC

- A plan to map out the University’s long-term growth needs
  - Recent historical trends
  - Projected enrollment growth (modest)
  - Schools’ 10 year plans
  - Needs not currently met

- Is a pathway for how the growth should be distributed across New York City

- Recognizes that not all of the University’s needs can be accommodated in and around Greenwich Village
  - The plan calls for a combination of full utilization of our existing footprint, mixed with more thoughtful growth in the neighborhood
  - The plan calls for the University to take advantage of potential growth opportunities that are proximate to the existing Health Corridor and the emerging downtown Brooklyn (Poly) hub; and calls for a long-term view toward the potential of Governors Island

- Requires a new approach
  - NYU must evaluate and prioritize uses that must be proximate to the Washington Square Campus - based on our needs, the spaces available in the “Core” and “Neighborhood” are not endless
  - NYU must recognize the limitations of a campus in Greenwich Village on some disciplines, such as the major sciences
  - The entire plan calls for a level of predictability and transparency that has never been a part of how NYU grows
The Core in an Urban Context

Zoning

Historic Districts
Core Opportunities

There are only three remaining sites in the Core for development, yielding very little additional square footage (approximately 180,000 GSF) for the University’s future.

Key
Red #’s – Available As-of-Right

Historic District

105,000 SF

55,000 SF

20,000 SF
Core Opportunities

Based on remaining Core opportunities and the surrounding historic district and zoning restrictions, development of the Superblocks, becomes a critical component as the University contemplates its future growth needs.
Superblocks: Site History

1954
Urban Renewal creates 3 superblocks between West 4th and Houston. Wooster and Green Streets are demapped, zones are designated for future widening of LaGuardia Place and Mercer Street.

1955
NYU takes ownership of the northernmost superblock. Private developers purchase the two southern blocks.

1956–60
Private housing (WSV) development completed on the middle block, including LaGuardia retail and supermarket. Washington Square Village sold to NYU. Remainder of southern block sold to NYU, with the exception of the supermarket.

1960–64
NYU commissions the office of I.M. Pei to design the University Village residential complex. Silver Towers 1 and 2 house NYU faculty. 505 LaGuardia developed as middle income housing.

1981
Coles gymnasium completed on the east side of the University Village superblock.

2001
NYU acquires supermarket site.

2008
Pei Tower site landmarked.
Existing Conditions
Proposed Site Plan
Highlights of Core Proposal

- New and Improved Open Space – programmed as both passive and active, the plan calls for the opening of 3 acres of public open space.

- Creation of two new strips of City Parkland on northern superblock.

- No use of eminent domain and no need for residential tenant relocation.

- A site for a new public school to be built by the City.

- Plans for 1.3 million square feet of potential above-grade building, and an additional 1 million square feet of below-grade opportunities.

- Creation of a mixed use environment on these, now, mainly NYU residential blocks.
Before and After Perspective Looking Across Washington Square Village Block
Before and After
Perspective Looking South
down former Greene Street
Process and Approvals
Proposed ULURP Actions

• Zoning Map Change
• Zoning Text Change
• Large-Scale General Development (LSGD)
  o Height and setback waivers for the New Zipper and Bleecker/LaGuardia buildings*
• Demapping of NYC Streets
  o Portion of Mercer St, between Bleecker St and Houston
  o Portion of Mercer St, between West 4th St and West 3rd St
• Creation of new City owned Parkland
• Demapping of Below Grade Volume of NYC streets
  o Portion of LaGuardia Pl, between West 3rd St and Bleecker
  o Portion of Mercer St, between West 3rd St and Bleecker

Proposed Related Actions

• Elimination of Urban Renewal Deed Restrictions (HPD)
• Certificate of Appropriateness for landscape changes on landmark site (LPC) - Approved

* Additional waivers to be determined
Proposed Zoning Map Change – Current Proposal

Existing Zoning

Current Zoning Proposal

- **Loft Blocks**
  - Map C1-5 overlay over Loft Blocks

- **Superblocks**
  - Rezone from R7-2 to C1-7 (R8-equivalent)
  - Maximum FAR remains unchanged at 6.5 FAR for community facilities
  - Increase in residential FAR from 3.44 FAR to 6.02 FAR
  - Allows Commercial FAR up to 2.0 FAR
## Zoning District Comparison – Superblock Proposal

<table>
<thead>
<tr>
<th></th>
<th>Existing Zoning</th>
<th>2010 Proposal</th>
<th>Current Proposal for Superblocks</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>R7-2</td>
<td>C6-2</td>
<td>C1-7</td>
</tr>
<tr>
<td>Allowed FAR</td>
<td>6.5</td>
<td>6.5</td>
<td>6.5</td>
</tr>
<tr>
<td>Residential FAR</td>
<td>0.87-3.44*</td>
<td>0.94-6.02*</td>
<td>0.94-6.02*</td>
</tr>
<tr>
<td>Community Facility FAR</td>
<td>6.5</td>
<td>6.5</td>
<td>6.5</td>
</tr>
<tr>
<td>Commercial FAR</td>
<td>2.0, only allowed in C1-5 overlay</td>
<td>6.0</td>
<td>2.0</td>
</tr>
<tr>
<td>Allowed Use Groups</td>
<td>1 - 4</td>
<td>1 - 12</td>
<td>1 - 6</td>
</tr>
<tr>
<td>Open Space Ratio</td>
<td>15.5 - 25.5*</td>
<td>5.9 - 11.9*</td>
<td>5.9 - 11.9*</td>
</tr>
<tr>
<td>(determines amount of land not occupied by buildings)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Max. Street Wall Height</td>
<td>60ft</td>
<td>85ft</td>
<td>85ft</td>
</tr>
</tbody>
</table>

*Note - Varies based on height factor*
### Mapping Application to be Filed

<table>
<thead>
<tr>
<th>Block</th>
<th>Street Demapping, Acquired by NYU</th>
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</thead>
<tbody>
<tr>
<td><strong>Education Block</strong></td>
<td></td>
</tr>
<tr>
<td>535</td>
<td>Mercer Street (A)</td>
</tr>
<tr>
<td></td>
<td>NYU Cogen/Mercer Plaza</td>
</tr>
<tr>
<td></td>
<td>(Bleecker Street to West 3rd Street)</td>
</tr>
<tr>
<td><strong>South Block – University Village</strong></td>
<td></td>
</tr>
<tr>
<td>524</td>
<td>Mercer Street (D)</td>
</tr>
<tr>
<td></td>
<td>(Houston Street to Bleecker Street)</td>
</tr>
<tr>
<td><strong>North Block – Washington Square Village</strong></td>
<td></td>
</tr>
<tr>
<td>533</td>
<td>LaGuardia Place (B)</td>
</tr>
<tr>
<td></td>
<td>(Bleecker Street to West 3rd Street)</td>
</tr>
<tr>
<td></td>
<td>Mercer Street (C)</td>
</tr>
<tr>
<td></td>
<td>(Bleecker Street to West 3rd Street)</td>
</tr>
</tbody>
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Milestones

Submission of EAS and Draft Scope of Work
  - April 2011

Public Scoping Hearing
  - May 2011

Estimated Target for Certification
  - Early 2012

ULURP Process
  - Anticipated Completion in 2012