Land Use Review Application
Department of City Planning
120 Broadway, 31st Floor, New York, NY 10271

M120124(A) ZSM

APPLICATION NUMBER

APPLICATION NUMBER

New York University
APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)*
10 Astor Place

STREET ADDRESS

New York NY 10003
CITY STATE ZIP

212-992-9253
AREA CODE TELEPHONE # FAX

* List additional applicants below:

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)
ADDITIONAL APPLICANT REPRESENTATIVE

NAME AND PROFESSIONAL AFFILIATION (ATTORNEY/ARCHITECT/ENGINEER ETC.)

181 Mercer Street
STREET ADDRESS

NYU Core
PROJECT NAME (IF ANY)

Two superblocks bounded by W. 4th, Mercer & W. Houston Streets and LaGuardia Place

DESCRIPTION OF PROPERTY BY BOUNDING STREETS OR CROSS STREETS

C1-7
EXISTING ZONING DISTRICT (INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY)

12c ZONING SECTIONAL MAP NO(S):

Block 524, Lots 66 and 9; Block 533, Lots 1 and 10
BOURGH COVR, DIST

N/A

URBAN RENEWAL AREA, HISTORIC DISTRICT OR OTHER DESIGNATED AREA (IF ANY)

IS SITE A NEW YORK CITY OR OTHER LANDMARK? NO [ ] YES [ ] IF YES, IDENTIFY

Site contains University Village. Minor modification application does not relate to University Village.

See attached description.

4.

ACTIVITY REQUESTED AND ILES (Check appropr. a e action) and attach supply legal force)

CHANGE IN CITY MAP

ZONING MAP AMENDMENT

ZONING TEXT AMENDMENT

ZONING SPECIAL PERMIT

ZONING AUTHORIZATION

ZONING CERTIFICATION

PUBLIC FACILITY, BEL,JACC

DISPOSITION OF REAL PROP

URBAN DEVELOPMENT ACTION

URBAN RENEWAL PROJECT

HOUSING PLAN & PROJECT

FRANCHISE

RECOVABLE CONSENT

CONCESSION

LANDLORD

OTHER (Describe)

$22,113.75

MODIFICATION C120124ZSM

$2,940

CEOR FEE

TOTAL FEE (For all actions)

$20,053.75

Make Check or Money Order payable to Department of City Planning. If fee exemption is claimed check box below and explain

Has pre-application meeting been held? NO [ ] YES [ ]

If yes, Sylvia LI

DCP Office/Representative

Date of meeting

Page 1 of 2
5. **ENVIRONMENTAL REVIEW**

CITY ENVIRONMENTAL QUALITY REVIEW (CEQR) (Discuss with CEQR lead agency before completing)

**LEAD AGENCY** NYC Department of City Planning

**CEQR NUMBER** 1102CP121M

**TYPE OF CEQR ACTION:**
- [ ] TYPE II
- [ ] TYPE I
- [X] UNLISTED

**Data determination was made:**
- [ ] Yes
- [ ] No

**Has EAS been filed?**
- [ ] Yes
- [X] No

**Has CEQR determination been made?**
- [ ] Yes
- [ ] No

**If yes, what was determination?**
- [ ] Negative Declaration
- [ ] OnH
- [ ] Positive Declaration

**Date determination made:**
- [ ] (Attach Copy)

**If Positive Declaration, has PDEIS been filed?**
- [ ] Yes
- [ ] No

**Has Notice of Completion (NOC) for DEIS been issued?**
- [ ] Yes
- [ ] No

**If PDEIS has not been filed, has final scope been issued?**
- [ ] Yes
- [ ] No

6. **COASTAL ZONE MANAGEMENT**

**IS SITE IN STATE DESIGNATED COASTAL ZONE MANAGEMENT (CZM)? AREA?**
- [ ] Yes
- [ ] No

7. **RELATE TO CITY PLANNING**

**LIST ALL CURRENT OR PRIOR CITY PLANNING COMMISSION ACTIONS RELATED TO SITE:**

**APPLICATION NO:**
- [ ] CAL NO.

**DESCRIPTION / DISPOSITION / STATUS:**
- [ ] DATE

**SEE ATTACHED LIST**

8. **RELATE TO STATE OR FEDERAL ACTIONS**

**LIST ALL OTHER CURRENT OR PRIOR STATE OR FEDERAL ACTIONS RELATED TO APPLICATION:**

**REFERENCE NO:**
- [ ] CAL NO.

**DESCRIPTION / DISPOSITION / STATUS:**
- [ ] DATE

**N/A**

9. **FUTURE ACTIVITIES REQUIRED**

**N/A**

10. **APPLICANT**

**Linda Chiarelli, VP, Capital Projects and Facilities**

**SIGNATURE OF APPLICANT**

**DATE**

**New York University**

**APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION (IF ANY)**

11. **CO-AFFILIATES**

**NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE**

**SIGNATURE OF CO-APPLICANT**

**DATE**

**CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION**

**STREET ADDRESS**

**CITY**

**STATE**

**ZIP**

**TEL. NO.**

**FAX**

**NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE**

**SIGNATURE OF CO-APPLICANT**

**DATE**

**CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION**

**STREET ADDRESS**

**CITY**

**STATE**

**ZIP**

**TEL. NO.**

**FAX**

**ADMINISTRATIVE CODE**

**NOTICE**

ANY PERSON WHO SHALL KNOWINGLY MAKE A FALSE REPRESENTATION ON OR WHO SHALL KNOWINGLY FALSELY OR CAUSE TO BE FALSELY SUBMITTED OR IN CONNECTION WITH THE APPLICATION MAY BE SUBJECT TO CIVIL PENALTY, CRIMINAL PUNISHMENT OR BOTH, PURSUANT TO SECTION 13-354 OF THE CITY OF NEW YORK ADMINISTRATIVE CODE. THIS APPLICATION WILL BE DEEMED PRELIMINARY UNTIL IT IS CERTIFIED AS COMPLETE BY THE DEPARTMENT OF CITY PLANNING OR THE CITY PLANNING COMMISSION. ADDITIONAL INFORMATION MAY BE REQUESTED FROM THE APPLICANT OF THE DEPARTMENT OF CITY PLANNING.
Proposed Minor Modification of NYU Core Special Permit (C 120124 ZSM)
181 Mercer Street, Borough of Manhattan
September 5, 2017

Introduction

New York University (“NYU” or the “University”) seeks to modify the Large-Scale General Development (“LSGD”) special permit approved by the New York City Planning Commission (“CPC”) on June 6, 2012 (Commission Report C 120124 ZSM) and modified by the New York City Council (the “Council”) on July 25, 2012.

The LSGD generally encompasses an area bounded by W. 3rd Street to the north, Mercer Street to the east, W. Houston Street to the south, and LaGuardia Place to the west. Except as noted below, it includes two “Superblocks”: Manhattan Block 524 (the “South Block”), which is bounded by Bleecker Street, Mercer Street, W. Houston Street and LaGuardia Place; and Manhattan Block 533 (the “North Block”), which is bounded by W. 3rd Street, Mercer Street, Bleecker Street and LaGuardia Place. However, a portion of the South Block (the 505 LaGuardia Place lot) is not included in the LSGD. Thus, the Project Area is comprised of the South Block (with the exception of the 505 LaGuardia Place lot), Bleecker Street between LaGuardia Place and Mercer Street, and the North Block. It is in the Greenwich Village neighborhood within Manhattan Community District 2.

The Project Area is within a C1-7 zoning district. Granted pursuant to Zoning Resolution (“ZR”) Section (§) 74-743, the LSGD special permit modified underlying bulk regulations related to new and existing buildings on the Superblocks and required that the four new buildings planned for the Project Area and associated open space improvements be developed in substantial compliance with certain approved special permit drawings.

The proposed minor modification relates to only one of the new buildings: the 181 Mercer Street Building, formerly known as the Zipper Building, on the South Block.

Background

The LSGD special permit was approved to facilitate the construction of four new NYU buildings within the Project Area and effect related landscape improvements and publicly accessible open space. In addition to approving the LSGD special permit, the CPC concurrently approved a change to the City Map to narrow and convey a portion of Mercer Street to NYU and to establish parkland (C 120077 MMM), to rezone the Project Area to a C1-7 district (C 120122 ZMM), and to amend the text of the Zoning Resolution (N 120123 ZRM). The application for a minor modification to the LSGD would not affect any of these other approvals.

The four new buildings in the Project Area, if built to their maximum approved envelope, would result in approximately 900,000 square feet of new floor area and an additional 1.0 million square feet of below-grade space (a total of 1.9 million gross square feet of new construction). Of this amount, approximately 630,000 square feet of the new floor area will be within the 181 Mercer Street Building. The illustrative building, which reflects NYU’s current design plans,
contains less than 587,000 square feet of zoning floor area, well below the limit of 630,169 square feet of zoning floor area specified in approved special permit Drawing Z-004. The application for a minor modification would make minor changes to the massing of portions of the 181 Mercer Street Building within this cap and would not increase the zoning floor area of the 181 Mercer Street Building.

A search of planned, pending or recently approved land use actions within a 600 foot radius of the Project Area by the CPC, the New York City Board of Standards and Appeals (“BSA”) and the New York City Landmarks Preservation Commission and as-of-right projects yielded the following results:

(i) a CPC special permit approved on April 5, 2017 (C 170006 ZSM) pursuant to ZR § 74-711 to modify height and use regulations for a proposed enlargement at 640 Broadway (Block 522, Lot 14) located at the intersection of Broadway and Bleecker Street;

(ii) a BSA variance granted on June 20, 2017 (2016-4178-BZ) pursuant to ZR § 72-21 to modify use regulations to permit ground floor retail at 11-13 Bond Street;

(iii) a planned six-story commercial building at 134 Wooster Street (Block 514, Lot 1);

(iv) a planned six-story mixed used building at 25 Bleecker Street (Block 529, Lot 54);

(v) a 12-story residential building at 688 Broadway (Block 531, Lot 4);

(vi) a planned 8-story mixed use building at 150 Wooster Street (Block 514, Lot 7);

(vii) a planned 6-story commercial building at 19 E. Houston Street (Block 511, Lot 19);

(viii) a 7-story residential building at 10 Bond Street (Block 530, Lot 62); and

(ix) a planned 5-story retail building at 151 Mercer Street (Block 513, Lot 31).

The University was not the applicant and is not associated with these land use actions. None of these developments, whether considered individually or collectively, have had a significant impact on the Project Area’s neighborhood context.

**Description of the Surrounding Area**

NYU’s academic core extends to the area around Washington Square Park and contains a wide variety of building types, from historic townhouses along Washington Square North to newer, larger buildings along Bleecker and West 3rd streets west of LaGuardia Place, to previously industrial, loft-type buildings to the east of Washington Square (the “Loft Blocks”). The area to the north of Washington Square Park is characterized by a mix of higher-density apartment and commercial buildings on the avenues, many greater than 15 stories, with lower-density residential buildings and townhouses on the mid-blocks. The area to the south of the park is characterized by medium-density residential and academic buildings, with active ground-floor
retail uses along many streets. The Broadway corridor to the east and the area around Astor Place and Cooper Square are characterized by a mix of commercial, institutional and residential use, and the primary building type is the loft-style building, ranging from 7 to 14 stories tall. East of Broadway and north of Houston Street is NoHo, a mixed-use area containing a mix of uses and buildings of varied heights. To the south of Houston Street is SoHo, a primarily commercial and residential area typified by cast-iron loft buildings with ground-floor restaurants and retail. Public amenities in the area include Washington Square Park, a public park that serves as a focal point for the surrounding community. Other major area institutions include Cooper Union. The Center for Architecture is located directly across the street from the Project Area. There are several historic districts located in the surrounding area, including the SoHo Cast Iron Historic District and Extension, the NoHo, NoHo East and NoHo Extension Historic Districts, and the Greenwich Village, Greenwich Village Extension II, Charlton-King-Vandam and MacDougal-Sullivan Gardens Historic Districts.

The Project Area is well served by mass transit. There are several subway stations within walking distance, including W. 4th Street (A/B/C/D/E/F/M trains); Broadway/Lafayette (B/D/F/M trains); Bleecker Street (6 train); and Prince Street (R/W trains). The Project Area is served by the M21 bus, which runs east/west along Houston Street, and the M55 bus, which runs north/south on Broadway.

The Superblocks, as a result of a Zoning Map amendment approved in conjunction with the 2012-approved LSGD, are located within an C1-7 district (R8 equivalent). The Loft Blocks to the north are in an R7-2 district. The blocks adjacent to the west are zoned R7-2, with some C1-5 commercial overlays mapped along retail corridors such as LaGuardia Place and Bleecker Street. The two blocks to the east of the LSGD are established within a C6-2 district (also an R8 equivalent where a broad range of commercial uses are permitted). Directly to the south of the project area across W. Houston Street is the SoHo neighborhood primarily zoned M1-5A which is a light manufacturing district that provides special allowances for Joint Living Quarters for Artists and generally precludes ground-floor retail uses.

The C1-7 district permits 2.0 FAR for commercial use and is otherwise an R8 equivalent (ZR § 34-112) that allows a residential FAR of 6.02 and a community facility (“CF”) FAR of 6.5. Commercial uses are limited to local retail and office uses in Use Group 6. The required residential rear yard is 30 feet in depth. For community facilities and commercial buildings, a 20 foot rear yard is required. A building does not require a setback from the street below 85 feet in height or six stories (nine stories for residential use), whichever is less. Above such height, the building envelope must set back and remain within a specified sky exposure plane. See ZR §§ 23-641 and 33-432. Different height and setback rules apply to Quality Housing buildings containing a residential use.

The R7-2 district permits a residential FAR of 3.44 and a CF FAR of 6.5; commercial use is not permitted as-of-right. Where C1-5 district overlays are mapped within the R7-2 zone, the maximum commercial FAR is 2.0 which is also limited to Use Group 6. The C6-2 district, while allowing a broad range of commercial uses, permits both commercial and residential FAR at 6.0 and CF FAR at 6.5. The maximum Residential FAR in both R8 and R8 equivalents such as C6-2
is 6.02. The C6-4 district permits a commercial FAR of 10. The M1-5A district permits a manufacturing and commercial FAR of 5.0 and a CF FAR of 6.5.

Description of the Project Area

The Superblocks were redeveloped under the urban renewal plan for the Washington Square Southeast Urban Renewal Area between 1958 and 1981. They contain tower-in-the-park style residential buildings surrounded by open space and one-story buildings. As part of the urban renewal plan, Wooster Street and Greene Street were eliminated between W. 3rd Street and W. Houston Street and incorporated into the Superblocks. Mercer Street and LaGuardia Place were widened to connect to the planned but never-built Lower Manhattan Expressway along Houston Street. The mapped street was enlarged, but the street beds were never widened.

The North Block was developed in 1957-1960 and contains two almost-600 foot long 17-story apartment buildings known as Washington Square Village (“WSV”) that stretch across the block from east to west, and a separate one-story retail building along LaGuardia Place. The center of the block contains a parking garage in two below-grade levels accessed by driveways in the former beds of Greene and Wooster streets, which travel through portals of the WSV buildings at the ground level. The roof of the garage is landscaped with trees and seating, located several feet above grade and accessible through several narrow passages. A “key” playground accessible to residents of WSV and a limited number of residents in the surrounding blocks is located on the eastern side of the North Block. The North Block is flanked on the east and west sides by mapped parks created in connection with the LSGD special permit.

The South Block contains a development known as “University Village” containing three 30-story residential buildings, designed by I.M. Pei, and surrounded by open space. These buildings, and the landscaping around the buildings, were developed in 1964-1966 and designated a New York City landmark in 2008. Two of the buildings (Silver Towers 1 and 2), located on the eastern portion of the site, house NYU faculty. The other building (505 LaGuardia Place), located on the western edge of the site, provides middle income affordable housing developed under the Mitchell-Lama program. As noted above, the 505 LaGuardia Place building and associated lot is not within the LSGD. The open space within University Village includes a grove of oak trees, a dog run, seating, and a large central sculpture that is an enlargement of a 1954 work by Pablo Picasso.

The other buildings on the South Block are the one story Morton Williams supermarket, located on the northwest corner of the block and constructed in 1961. The former Coles Gymnasium, on Mercer Street, has been demolished in connection with the construction of the 181 Mercer Street Building, which is underway.

Description of the Proposed Development

The approved 181 Mercer Street Building is roughly rectangular in shape with frontage (with some small required setbacks) on Bleecker Street, Mercer Street and W. Houston Street. The west side of the 181 Mercer Street Building will face Greene Street Walk, a new publicly
accessible open space amenity that will run from Bleecker Street to W. Houston Street. The general dimensions of the building are approximately 175 feet in the east-west dimension and approximately 377 feet in the north-south dimension. The building rises to an 85 feet high plinth. Above the plinth are interlocking towers of various heights with frontage on either Mercer Street (the “H” tower, “F” tower and “D” tower, from south to north) or Greene Street Walk (the “G” tower, “E” tower and “C” tower, from south to north).

The LSGD special permit requires that the 181 Mercer Street Building be built in substantial compliance with specified approved special permit drawings. Certain of these drawings (Z-004, Z-100, Z-102, Z-110, Z-112, Z-122, Z-126, Z-128, Z-133, Z-135, Z-137, Z-138, Z-142, Z-202, Z-204, Z-206 and Z-208) were revised in the University’s submission dated August 29, 2017, which was determined by the Department of City Planning to be substantially compliant with the 2012 special permit approval (C 120124 ZSM).


For informational purposes only, the University has also submitted modified drawings Z-145, Z-146, Z-148, Z-149 and Z-150. These are not approved special permit drawings.

The minor modification seeks the following massing changes:

“C” Tower

The minor modification would eliminate the small maximum permitted envelope setback (as shown in special permit Drawing Z-122) at the bulkhead level of the western façade, which faces Greene Street Walk. In place of this setback would be a new larger setback from Greene Street Walk above the plinth. At some elevations, the new setback above the plinth would apply to the entire “C” tower frontage on Greene Street Walk; at other elevations, the new setback would apply to only a portion of the “C” tower. The new pattern of setbacks is illustrated in the modified Z-122 drawing. The new setbacks would reduce the mass of the portion of the “C” tower facing Greene Street Walk above the 85-foot plinth level to a greater extent than the setback in the special permit drawings approved in 2012. The new setback would add additional visual interest to the building and is compatible with the dormitory use in the “C” tower. The proposed massing change does not require any waivers and complies with the underlying zoning. The proposed modification also includes additional façade articulation cut-outs on the eastern façade of the “C” tower above the plinth to add visual interest and reduce the perceived bulk of the “C” tower.
“D” Tower

The proposed modification also includes additional façade articulation cut-outs on the eastern façade of the “D” tower above the plinth to add visual interest and reduce the perceived bulk of the “D” tower.

“E” Tower

The minor modification would eliminate small setbacks of the “E” tower from Greene Street Walk at the second floor, at the top of the plinth, and at the highest floor of the tower. In place of these setbacks would be a new larger setback from Greene Street Walk above the plinth. At some elevations, the new setback above the plinth would apply to the “E” tower entire frontage on Greene Street Walk; at other elevations, the new setback would apply to only a portion of the “E” tower. The new setbacks would reduce the mass of the portion of the “E” tower facing Greene Street Walk above the 85-foot plinth level to a greater extent than the setbacks in the special permit drawings approved in 2012. The new setback would add additional visual interest to the building and is compatible with the dormitory use in the “E” tower. The proposed massing change does not require any waivers and complies with the underlying zoning. The proposed modification also includes additional façade articulation cut-outs on the eastern façade of the “E” tower above the plinth to add visual interest and reduce the perceived bulk of the “E” tower.

“G” Tower

The minor modification would reduce the height of the “G” tower from 168 feet (the maximum height specified in the special permit Drawing Z-102) to 138 feet and would extend the width of the “G” tower in the east-west direction beyond the 67.5 feet specified in special permit Drawing Z-102, reducing the east-west length of the plinth between the “H” and “F” towers to less than the 107 feet specified in the same drawing. This change would shift some of the bulk of the “G” tower to a lower elevation located over the rear portion of the “A” plinth between the “H” and “F” towers of the building. The shifted bulk of the “G” tower over the rear portion of the “A” plinth would be compliant with the height and setback regulations of the underlying zoning district and the design guidelines for the building specified in special permit Drawing Z-122. The portion of the “G” tower to be placed over the rear portion of the “A” plinth between the “H” and “F” towers would not visible from Mercer Street due to the height of the plinth and the setback of the “G” tower from Mercer Street. Although important to the 181 Mercer Street Building’s functionality, the shifted bulk would be an immaterial change to its massing, accounting for less than 1 percent of the cubic volume of the building allowed by the Special Permit.

The proposed change in the “G” tower would allow NYU to maximize the functionality of the 181 Mercer Street Building. With the minor modification, the first level of the shifted bulk – at the sixth floor of the building – would contain critical circulation space connecting the “F” and “G” towers at this level, which is the level of the orchestra rehearsal room in the “F” tower and the level of the orchestra-related lobby, bathrooms, and instrumental music instructional space in the “G” tower. This first level of the shifted bulk would also contain instructional space for the
instrumental music program and orchestra rehearsal storage. The second level of the shifted bulk at the rear portion of the “A” plinth would accommodate air handlers and other mechanical space that – due to the very large size of the equipment – would extend at this level into adjoining portions of the adjacent “H” and “G” towers. These air handlers provide air circulation to the southern portion of the building’s plinth and would function better at this location than the roof of the “G” tower, where they would be at a greater distance from the portion of the building they would serve. Without the minor modification, the air handlers would be located on the roof of the “G” tower and would block windows of the faculty apartments on the western façade of the “H” tower and add to the building’s bulk as perceived from Greene Street Walk, University Village and other vantage points west of the building.

“H” Tower

In the special permit drawings approved in 2012, the “H” tower has a northern element with 30 feet of Mercer Street frontage and a southern element with 35 feet of Mercer Street frontage. In the approved drawings, the northern element has no setback from Mercer Street, and the southern element has an approximately 6-feet setback from Mercer Street.

The minor modification would reduce the frontage of the “H” tower on Mercer Street from 65 feet to approximately 63 feet. It would increase the setback of the northern element of the “H” tower and decrease the setback of the southern element of the “H” tower. More specifically, the northern element of the “H” tower (with approximately 31 feet of frontage on Mercer Street, in the modified drawings) would now have an approximately 2.44 feet setback from Mercer Street from ground level to 85 feet in height and an approximately 13.22 feet setback above 85 feet in height. The southern element of the “H” tower (with approximately 32 feet of frontage on Mercer Street, in the modified drawings) would now have an approximately 2.5 feet setback from Mercer Street. Thus, above the 85-feet plinth level, there would be a 3.5 feet reduction in the setback of the southern element of the “H” tower, with a much larger increase in the setback of the northern element of the “H” tower.

There would be no change to the required setback of the “H” tower bulkhead.

The minor modification would require the adjustment of the locations of the height and setback waiver previously granted for the “H” tower: the area of the height and setback waiver that allowed a portion of the “H” tower to extend to Mercer Street with no setback would be moved to the southern portion of the “H” tower with a reduction in the extent of the height and setback waiver. The extent of the waiver is being reduced because the original drawings allowed the northern element of the “H” tower to extend to Mercer Street with no setback, while in the modified drawings the southern element of the “H” tower will now have a required 2.5-foot setback. The overall effect of the minor modification would be to reduce the bulk of the “H” tower on Mercer Street. Above the 85-feet plinth level, the originally approved drawings for the “H” tower provided for approximately 35-feet of frontage to have a setback from Mercer Street of 6 feet and 30-feet of frontage to have no setback; the modified drawings would require 31-feet of frontage to have a setback from Mercer Street of more than 13 feet and 32-feet of frontage to have a 2.5-foot setback.
In addition, the “H” tower would be set back further from W. Houston Street (the new setback from W. Houston Street would be 3.98 feet, rather than the 1.72 feet shown on the special permit drawings approved in 2012). The additional setback from W. Houston Street would further reduce the bulk of the “H” tower.

The rationale for the minor design changes of the “H” tower above the plinth can be summarized as follows:

- As shown in the overall axonometric view (Z-102), all of the towers (C, D, E and H) have been sheared in the east/west direction to reduce the visual mass of the towers. This shearing reduces the width, and increases the vertical proportions, of the tower façade elements that face Greene Street Walk to the west, and Mercer Street to the east.

- There is a strong visual relationship between all four towers in that the primary shearing at the top of each tower is always in the same direction (north half shifted west, south half shifted east), enhancing the overall reading of the building.

- The shearing occurs at the centerline of each tower mass, so that at each tower the north half is the same width as the south half (as depicted in the axonometric view). The same concept applies to the “H” tower. The basic width of the “H” tower per the approved special permit drawings is 65 feet. NYU has proposed to reduce the overall width to 63 feet so as to be closer in scale and proportion to the other towers.

- At present, the overall building design has been developed with a consistent curtain wall plan module of 4’-6”. This module would provide a framework for the exterior of the building that works well with the overall plan dimensions for both the podium and towers, allowing for vertical alignment of curtain wall elements from the podium to the towers above. The dimensional rationale for the east face of the “H” tower is therefore as follows: 14 modules at 4’-6” = 63’ overall width. Half of the tower is 7 modules at 4’-6” = 31’-6” width for the east-most projection, and the same for the recessed portion of the east face.

- There would also be some unfortunate plan impacts to the apartment layouts that face Mercer Street if the frontage of the southern element of the “H” tower had to be reduced further.

The effect of the requested minor modification will be to reduce the bulk of the “H” tower on Mercer Street.

The modified drawings also include a sloped chamfer at the southeast corner in the illustrative building that, if constructed, would reduce the bulk of the plinth portion of the building in this area, as shown in Z-122.
Open Space and Lot Coverage Above 125 Feet in Height

The minor modification would not reduce open space on the zoning lot (a minimum of 103,363 square feet, per special permit Drawing Z-004 approved in 2012, would continue to be provided). Lot coverage above 125 feet in height would remain below the 43,401 square feet specified in special permit Drawing Z-133 approved in 2012.

Action Necessary to Facilitate the Project

The 181 Mercer Street Building is presently under construction in substantial compliance with the LSGD special permit drawings approved by the CPC and City Council in 2012. The action required to facilitate the proposed minor design changes is the CPC’s assent to the minor modification proposed in this application.

In connection with this application, the University has submitted a CEQR Technical Memorandum that assesses the potential for the proposed minor design changes for the 181 Mercer Street Building to result in significant environmental impacts not previously disclosed in the Final Environmental Impact Statement for the LSGD prepared in 2012. The Technical Memorandum concludes that the proposed design changes would not result in significant environmental impacts.

Also, in connection with this application, the University has prepared and will file an amendment to the Restrictive Declaration prepared for the LSGD special permit recorded in the Office of the City Register of the City of New York and assigned Document ID 2012080200593001 so as to require the 181 Mercer Street Building to be constructed in substantial compliance with the drawings submitted to the CPC in connection with its application for a minor modification.

Conclusion

The requested minor modification would improve the design and functionality of the building by reducing the bulk of the building fronting Greene Street Walk and University Village, providing additional circulation space in the “G” tower to allow an interconnection with the “G” and “F” towers, and better aligning the southern portion of the “H” tower to optimize the exterior circulation space at the podium level and the configuration of the faculty apartments in the tower portion. The proposed minor design changes for the 181 Mercer Street Building would remain true to the design concept reviewed and approved by the CPC and City Council in 2012 and would comply with the design guidelines for the building codified in special permit Drawing Z-122.

In its 2012 report, the Commission found the height and setback waivers requested for the 181 Mercer Street Building to be appropriate to “create a streetwall building, facilitating the creation of the Green[e] Street walk and preserving the original composition of the landmarked site.” Commission Report at 52. The Commission also noted that the building’s “staggered massing and narrow profiles of the volumes are intended to allow for greater access to light and air for people using public streets and buildings across Mercer Street to the east as well as for the open space and UV [i.e., University Village] towers to the west.” *Id.* The Commission also observed
that the height and setback waivers would allow the building “variegated massing … with a series of sub-volumes that vary in height and are shifted east and west to break up the mass of the building and provide visual interest.” *Id.* at 20.

The proposed minor adjustments to the massing of the “C”, “D”, “E”, “G” and “H” towers of the 181 Mercer Street Building would not disturb these findings. The building would continue to have a strong street wall along Mercer, Bleecker and W. Houston Streets. The design changes would not change the size or location of Greene Street Walk and would not affect the composition of the landmarked site west of Greene Street Walk. The massing adjustments to the “C”, “D”, “E”, “G” and “H” towers that are the subject of the minor modification application would not materially change light and air to the surrounding public streets, to the buildings across Mercer Street to the east or to the open space and University Village to the west. The towers above the plinth of the building would continue to vary in height and shift east and west to break up the mass of the building and provide visual interest.
<table>
<thead>
<tr>
<th>Land Use Action Description</th>
<th>Reference No.</th>
<th>Description / Disposition / Status</th>
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**Transportation Information**
- **Street Direction**
- **Road Width**
- **Subway Lines**
- **Subway Entrance**

**Property Data**
- **Block Number**: 1385
- **Number of Building Stories**: 1
- **Tax Lot**: [Map Overlay]
- **Building Footprint**: [Map Overlay]
Statement of Findings

Minor Modification of NYU Core Project Special Permit (C 120124 ZSM)

In 2012, the City Planning Commission (the “Commission”) made the findings required for a Large-Scale General Development (“LSGD”) special permit for the NYU Core project, which is comprised of four buildings to be constructed on Blocks 524 and 533 in Manhattan and related landscape improvements. See Commission Report C 120124 ZSM (June 6, 2012) (the “Commission Report”). The proposed minor modification relates to one of these buildings – the 181 Mercer Street Building, formerly known as the Zipper Building, on Block 524 – and would not disturb the findings made in 2012.

Zoning Resolution § 74-743
Special provisions for bulk modification

(b) In order to grant a special permit pursuant to this Section for any large-scale general development, the Commission shall find that:

(1) the distribution of floor area, open space, dwelling units, rooming units and the location of buildings, primary business entrances and show windows will result in a better site plan and a better relationship among buildings and open areas to adjacent streets, surrounding development, adjacent open areas and shorelines than would be possible without such distribution and will thus benefit both the occupants of the large-scale general development, the neighborhood and the City as a whole;

In its 2012 report, the Commission found the height and setback waivers requested for the 181 Mercer Street Building to be appropriate to “create a streetwall building, facilitating the creation of the Green[ef] Street walk and preserving the original composition of the landmarked site.” Commission Report at 52. The Commission also noted that the building’s “staggered massing and narrow profiles of the volumes are intended to allow for greater access to light and air for people using public streets and buildings across Mercer Street to the east as well as for the open space and UV [i.e., University Village] towers to the west.” Id. The Commission also observed that the height and setback waivers would allow the building “variegated massing … with a series of sub-volumes that vary in height and are shifted east and west to break up the mass of the building and provide visual interest.” Id. at 20.

The proposed minor adjustments to the massing of the “G”, “H”, “C”, “D” and “E” towers of the 181 Mercer Street Building would not disturb these findings. The building would continue to have a strong street wall along Mercer, Bleecker and W. Houston Streets. The design changes would not change the size or location of Greene Street Walk and would not affect the composition of the landmarked site west of Greene Street Walk. The minor massing adjustments to the “G”, “H”, “C”, “D” and “E” towers that are the subject of the minor modification application would not materially change light and air to the surrounding public streets, to the buildings across Mercer Street to the east or to the open space and University Village site to the west. The towers above the plinth of the building would continue to vary in height and shift east and west to break up the mass of the building and provide visual interest. The massing changes would comply with the
design guidelines for the 181 Mercer Street Building codified in special permit Drawing Z-122 approved in 2012.

“G” Tower

The proposed reduction in height of the “G” tower (from 168 feet to 138 feet) would move bulk away from Greene Street Walk to a location at the rear of the “A” plinth (between the “H” and “F” towers) that is not visible from the surrounding streets due to the setback from Mercer Street and the height of the “A” plinth. The relocated bulk would not require any new waivers. The change in the design of the “G” tower would not materially affect the buildings on the east side of Mercer Street because the tower is set back from Mercer Street. The re-located bulk of the “G” tower on the top of the rear portion of the “A” plinth would fill in the rear area of the plinth-top courtyard between the “H”, “G” and “F” towers and would not reduce light and air to the buildings on the east side of Mercer Street. The proposed reduction in the height of the “G” tower would allow more sky to be seen from the upper floors of the buildings on the east side of Mercer Street across the street from the “G” tower. The modified design of the “G” tower would have no impact on the open space and University Village site west of the building; indeed, the lower height of the “G” tower would reduce to a modest extent the perceived bulk of the building from those vantage points.

“H” Tower

The proposed minor modification would reduce the Mercer Street setback of the southern portion of the “H” tower by 3.5 feet, and increase the set back of the northern portion of the “H” tower by approximately 2.44 feet up to the plinth level (85 feet in height) and by more than 13 feet above the plinth level. These changes would more closely align the southern and northern portions of the “H” tower below the plinth level. The changes would require the adjustment of the height and setback waiver previously granted for the “H” tower to reflect the reduced setback from Mercer Street of the southern portion of the “H” tower; however, when the “H” tower is considered as a whole the extent of the height and setback waiver would be reduced. Above the plinth level, the originally approved drawings for the “H” tower require approximately 35-feet of frontage to have a setback of 6 feet and 30-feet of frontage to have no setback, while the modified drawings would require 31-feet of frontage to have a setback of more than 13 feet and 32-feet of frontage to have a 2.5-foot setback. Moreover, in connection with this change, the “H” tower would be set back further from W. Houston Street (the new setback from W. Houston Street would be 3.98 feet, rather than the 1.72 feet shown on the special permit drawings approved in 2012). These minor adjustments would not materially affect the bulk of the building, access to light and air in the area, or the findings made in 2012. In aggregate, they would reduce to a minor extent the bulk of the “H” tower. The changes would not change the width of the sidewalk on Mercer Street or W. Houston Street, although the effective pedestrian circulation space would be increased modestly by the increased set back of the “H” tower from W. Houston Street.
“C”, “D” and “E” Towers

The proposed minor modification would eliminate a small setback of the “C” tower’s mechanical bulkhead from Greene Street Walk and small setbacks of the “E” tower from Greene Street Walk at the second floor, at the top of the plinth, and at the highest floor of the tower. In place of these setbacks, the minor modification would put into place a new larger Greene Street Walk setback for the “C” and “E” towers above the plinth. At some elevations, the new setback above the plinth would apply to the entire frontage of the “C” and “E” towers on Greene Street Walk; at other elevations, the new setback would apply to only a portion of the “C” and “E” towers. The new setbacks would reduce the mass of the portions of the “C” and “E” towers facing Greene Street Walk above the 85-foot plinth level to a greater extent than the Greene Street Walk setbacks in the special permit drawings approved in 2012. The new setback would add additional visual interest to the building and is compatible with the dormitory use in the “C” and “E” towers. The proposed massing change does not require any waivers and complies with the underlying zoning. The minor changes would not materially affect the bulk of the building or the findings made in 2012. Considered together with the reduction in the height of the “G” tower on Greene Street Walk, the overall effect of the minor modification would be to slightly reduce the mass of the western façade of the building fronting Greene Street Walk. The small changes to the massing of the “C” and “E” towers would not materially affect access to light and air in the area.

The proposed modification also includes additional façade articulation cut-outs on the eastern façades of the “C,” “D,” and “E” towers above the plinth to add visual interest and reduce the perceived bulk of the towers.

Effect on Open Space and Lot Coverage Above 125 Feet in Height

The minor modification would not reduce open space on the zoning lot (a minimum of 103,363 square feet, per special permit Drawing Z-004 approved in 2012, would continue to be provided). Lot coverage above 125 feet in height would remain below the 43,401 square feet specified in special permit Drawing Z-133 approved in 2012.

Benefit to Project

The minor modification would not increase the bulk of the 181 Mercer Street Building. It would improve the design and functionality of the building by reducing the bulk of the building fronting Greene Street Walk and University Village, providing additional circulation space in the “G” tower to allow an interconnection with the “G” and “F” towers, and better aligning the southern portion of the “H” tower to optimize the exterior circulation space at the podium level and the configuration of the faculty apartments in the tower portion.

(2) the distribution of #floor area# and location of #buildings# will not unduly increase the #bulk# of #buildings# in any one #block# or unduly obstruct access of light and air to the detriment of the occupants or users of #buildings# in the #block# or nearby #blocks# or of people using the public #streets#;
The Commission made this finding in its 2012 report. The minor modification would not adversely affect access to light and air. The changes to the “C,” “E” and “G” towers would reduce to a minor extent the bulk of the building facing Greene Street Walk. The changes to the “H” towers would reduce to a minor extent the bulk of the building facing W. Houston Street and Mercer Streets. The increased width of the “G” tower towards Mercer Street would not reduce light and air on Mercer Street because of the reduction in the height of the “G” tower and the significant remaining setback of the “G” tower from the eastern edge of the plinth. The eastern facades of the “C” and “E” towers would continue to be set back from the eastern edge of the plinth.

(3) where a zoning lot of a large-scale general development does not occupy a frontage on a mapped street, appropriate access to a mapped street is provided;

As the Commission concluded in its 2012 report, this finding is not applicable to the 181 Mercer Street Building, which has street frontage on Mercer Street, Bleecker Street and W. Houston Street.

(4) considering the size of the proposed large-scale general development, the streets providing access to such large-scale general development will be adequate to handle traffic resulting therefrom;

The Commission made this finding in its 2012 report. The minor modification would not affect the finding because it would not affect the size of the large-scale general development.

(5) when the Commission has determined that the large-scale general development requires significant addition to existing public facilities serving the area, the applicant has submitted to the Commission a plan and timetable to provide such required additional facilities. Proposed facilities that are incorporated into the City's capital budget may be included as part of such plan and timetable;

As the Commission concluded in its 2012 report, this finding is not applicable.

(6) where the Commission permits the maximum floor area ratio in accordance with the provisions of paragraph (a)(4) of this Section, the open space provided is of sufficient size to serve the residents of new or enlarged buildings. Such open space shall be accessible to and usable by all residents of such new or enlarged buildings, have appropriate access, circulation, seating, lighting and paving, and be substantially landscaped. Furthermore, the site plan of such large-scale general development shall include superior landscaping for open space of the new or enlarged buildings;

As the Commission concluded in its 2012 report, this finding is not applicable.

(7) where the Commission permits the exclusion of lot area or floor area in accordance with the provisions of paragraph (a)(5) of this Section or modification of the base and maximum floor area ratios or requirements regarding distribution of affordable housing units in accordance with paragraph (a)(8) of this Section, such
modification will facilitate a desirable mix of #uses# in the #large-scale general
development# and a plan consistent with the objectives of the Inclusionary Housing
Program and those of Section 74-74 (Large-scale General Development) with respect to
better site planning;

As the Commission concluded in its 2012 report, this finding is not applicable.

(8) where the Commission permits portions of #buildings# containing #accessory#
parking spaces to be excluded from the calculation of #lot coverage# in accordance with
the provisions of paragraph (a)(9) of this Section, the exclusion of #lot coverage# will
result in a better site plan and a better relationship among #buildings# and open areas
than would be possible without such exclusion and therefore will benefit the residents of
the #large-scale general development#;

This provision of the Zoning Resolution did not exist at the time of the Commission’s
2012 report. It is not applicable here.

(9) where the Commission permits a #floor area# bonus for a #public park# improvement
in accordance with the provisions of paragraph (a)(11) of this Section: (i) the amount of
such bonus #floor area# is appropriate in relation to the size and quality of the proposed
#public park# improvement; and (ii) such bonus #floor area# will not unduly increase the
#bulk# of #buildings# on the #zoning lot# or unduly obstruct access of light and air to the
detriment of the occupants or users of #buildings# on the #block# or nearby #blocks# or
of people using the public #streets#. Grant of a #floor area# bonus for a #public park#
improvement in accordance with the provisions of paragraph (a)(11) of this Section shall
be conditioned upon adequate assurances for provision of the funding identified by the
Commissioner of Parks and Recreation in a letter pursuant to paragraph (a)(11)(ii) of
this Section as necessary for completion of the necessary infrastructure, landscape and
other work for the #public park# improvement. The Commissioner of Buildings shall not
issue a building permit for the #large-scale development# unless the Commissioner of
Parks and Recreation shall have certified that the funding has been made or secured in a
manner acceptable to such Commissioner;

This provision of the Zoning Resolution did not exist at the time of the Commission’s
2012 report. It is not applicable here.

(10) a declaration with regard to ownership requirements in paragraph (b) of the #large-
scale general development# definition in Section 12-10 (DEFINITIONS) has been filed
with the Commission; and

The proposed minor modification would not affect the ownership of the 181 Mercer
Street Building. In connection with the minor modification, New York University has
prepared and will file an amendment to the Restrictive Declaration prepared for the
LSGD special permit recorded in the Office of the City Register of the City of New York
and assigned Document ID 2012080200593001 so as to require the 181 Mercer Street
Building to be constructed in substantial compliance with the drawings submitted to the
Commission in connection with its application for a minor modification.
(11) where the Commission permits #floor area# distribution from a #zoning lot# containing existing light industrial #buildings# to be demolished in accordance with the provisions of paragraph (a)(12) of this Section, such #floor area# distribution shall contribute to better site planning of the waterfront public access area and shall facilitate the #development# of affordable housing units within a #large-scale general development#.

This provision of the Zoning Resolution did not exist at the time of the Commission’s 2012 report. It is not applicable here.

* * * *

For the foregoing reasons, the design goals and objectives for the 181 Mercer Street Building as reviewed in the Commission’s deliberations and set forth in its 2012 report would not be frustrated or changed by the minor massing changes proposed in the application for a minor modification.
A. INTRODUCTION

In 2011-2012, New York University (NYU) sought a number of discretionary actions in connection with an expansion of its facilities at NYU’s academic core (the “NYU Core” project) near Washington Square (see Figure 1).

NYU’s proposal included the development of four new buildings in the area bounded by LaGuardia Place to the west, Mercer Street to the east, West Houston Street to the south, and West 3rd Street to the north (Development Area), with two new buildings on the superblock north of Bleecker Street (North Block) and two new buildings on the superblock south of Bleecker Street (South Block). See Figures 2 and 3 for the existing and approved future site plans in the Development Area.

On the eastern portion of the South Block, the 181 Mercer Street Building (referred to as the “Zipper Building” in the NYU Core project approvals) will replace the former one-story Coles Sports and Recreation Center with a larger, multi-story building containing academic space, student and faculty housing, a new athletic center, and performing arts spaces. The approximately five-foot-wide pedestrian walkway along the western edge of the former Coles Gym will be widened to create the Greene Street Walk, a public passageway.

As per the 2012 approvals, the 181 Mercer Street Building’s design includes a plinth (“A”) rising to a height of approximately 85 feet, on top of which are six staggered tower components referred to as the “C” tower, “D” tower, “E” tower, “F” tower, “G” tower, and “H” tower (see Figure 4). The Proposed Modification relates principally to the “C,” “E,” “G,” and “H” towers. NYU is currently seeking approval from the New York City Planning Commission (CPC) for a modification (the Proposed Modification) to the building envelope of the 181 Mercer Street Building (detailed in Section B below) imposed by the Special Permit (C 120124 ZSM) that CPC approved for the NYU Core project in 2012.

The Proposed Modification requires environmental review under the New York State Environmental Quality Review Act (SEQRA) and New York City Environmental Quality Review (CEQR). This technical memorandum has been prepared in conformance with SEQRA (Article 8 of the New York State Environmental Conservation Law) and its implementing regulations found at 6 NYCRR Part 617, New York City Executive Order No. 91 of 1977, as amended, and the Rules of Procedure for CEQR, found at Title 62, Chapter 5 of the Rules of the City of New York. Small adjustments to the building design that are in substantial compliance with the approved plans (see details in “Background” below) do not, on their own, require environmental review under SEQRA and CEQR. However, this technical memorandum considers whether the Proposed Modification—inclusive of the substantial compliance changes made by NYU—would result in any significant adverse environmental impacts not already identified in the environmental review documents for the NYU Core project (Tech Memos 001 and 002 described in “Background” below).
Existing Site Plan in Development Area

Figure 2
Approved Site Plan In Development Area

Figure 3
Illustrative Axonometric Views — Approved Special Permit

Figure 4
As set forth below, this Technical Memorandum concludes that the Proposed Modification inclusive of the substantial compliance changes would not result in any new or different significant adverse impacts not already identified in the 2012 FEIS and subsequent Tech Memos 001 and 002.

BACKGROUND

CPC is the lead agency for the environmental review of the NYU Core project (CEQR No. 11DCP121M). CPC issued the Notice of Completion for the Final Environmental Impact Statement (FEIS) on May 25, 2012.

Following the publication of the 2012 FEIS, proposed modifications to the NYU Core project were addressed as follows:

- Chapter 26 of the FEIS included an analysis of a number of potential modifications to the Proposed Actions that the CPC was considering at the time of preparation of the FEIS. Modifications under consideration by the CPC in addition to those studied in Chapter 26 of the FEIS were the subject of a Technical Memorandum dated June 4, 2012 (Tech Memo 001). The Tech Memo found that the proposed project with both the modifications described in Chapter 26 of the FEIS and the additional modifications, would not result in any significant adverse environmental impacts not already identified in the FEIS. On June 6, 2012, the CPC approved the NYU Core project with the modifications.

- Modifications proposed by the New York City Council were the subject of a Technical Memorandum to the FEIS dated July 20, 2012 (Tech Memo 002), which found that they would not result in any significant adverse environmental impacts not already identified in the FEIS and Tech Memo 001.

At the end of the NYU Core Uniform Land Use Review Process (ULURP), a Restrictive Declaration, dated July 24, 2012, was issued on the NYU Core Large-Scale General Development (LSGD) to outline NYU’s responsibilities on constructing various components of the NYU Core project. These include, among other things, a requirement to develop the buildings and other elements that comprise the NYU Core project in substantial compliance with the approved plans—which establish an envelope within which the buildings must be constructed, including limitations on height, bulk, building envelopes and floor area,—and to implement the required mitigation measures outlined in the 2012 FEIS and Tech Memos 001 and 002.

During building design and preconstruction planning, small adjustments were made that are in substantial compliance with the approved plans. These adjustments include:

- On the west side of the 181 Mercer Street building, small height increases (ranging from 2.89 feet to 5.55 feet) of portions of the plinth setback from Greene Street Walk and Bleecker Street to account for the sloping ground at the site, and to allow greater ability to accommodate the building program. The increase in plinth heights in these areas would not be visible from the streets immediately surrounding the building because of the setback from the edge of the plinth;

- Addition of an elevator bulkhead at the east face of the “C” tower to accommodate a circulation system that includes corridors, open stairs and associated elevators at the building perimeter;
• Adjustments to the west facade locations of the “D” and “F” towers, and the east facade locations of the “C” and “E” towers, within the height and setback requirements of the underlying zoning; and
• Removal of a small notch at the southwest corner of the building.

This Technical Memorandum considers whether the Proposed Modification—inclusive of the substantial compliance changes—would have the potential to result in any significant adverse environmental impacts not previously identified in the analyses of the 2012 FEIS, Tech Memo 001, and Tech Memo 002.

B. DESCRIPTION OF THE PROPOSED MODIFICATION

The Proposed Modification includes adjustments to the maximum building envelope of the 181 Mercer Street Building (described below and illustrated in Figure 5).

“C” TOWER

The Proposed Modification would adjust the maximum permitted building envelope for the 181 Mercer Street Building’s “C” tower as follows (illustrated in Figure 6):

• Elimination of the small setback (as shown in the Special Permit drawing Z-122) at the bulkhead level of the western façade.

The “C” tower modification would shift the maximum envelope of the bulkhead westward to meet the maximum envelope of the tower below the bulkhead level. The articulation of the western façade of the “C” tower would be implemented through a new larger setback from Greene Street Walk above the plinth. At some elevations, the new setback above the plinth would apply to the entire “C” tower frontage on Greene Street Walk; at other elevations, the new setback would apply to only a portion of the “C” tower. The new pattern of setbacks is illustrated in Figure 5. The new setbacks would reduce the mass of the portion of the “C” tower facing Greene Street Walk above the 85-foot plinth level to a greater extent than the setback in the Special Permit drawings approved in 2012.

NYU and its architects have determined that the proposed elimination of the bulkhead setback would enable a unified approach to the setbacks and façade articulation on the “C” tower and that an additional setback at the bulkhead level would detract from the façade design. This modification would not increase the maximum permitted floor area for the 181 Mercer Street Building.

“E” TOWER

The maximum permitted envelope for the 181 Mercer Street Building’s “E” tower would be adjusted as follows (see Figure 7):

• Elimination of the small setback (as shown in the Special Permit drawing Z-122) of the western façade at the top of the first floor.
• Elimination of the small setback (as shown in the Special Permit drawing Z-122) of the western façade at the plinth level.
• Elimination of the small setback (as shown in the Special Permit drawing Z-122) of the western façade at the bulkhead level.
**Illustrative Axonometric Views — Proposed Modification (Inclusive of Substantial Compliance Changes)**

**Figure 5**
Source: David Brody Bond

Figure 6

“C” Tower Maximum Envelope as per Approved Special Permit
“C” Tower Maximum Envelope with Substantial Compliance Changes
“C” Tower Maximum Envelope as per Proposed Modification

E-W Section through 181 Mercer Street
Building Element C
View North

NYU CORE
The “E” tower modification would shift the maximum permitted envelope (above the first level of the tower) westward to meet the maximum envelope at the first level of the tower. Similar to the modification described above for the “C” tower, the articulation of the western façade of the “E” tower would be implemented through a new larger setback from Greene Street Walk above the plinth. At some elevations, the new setback above the plinth would apply to the entire “E” tower frontage on Greene Street Walk; at other elevations, the new setback would apply to only a portion of the “E” tower. The new pattern of setbacks is illustrated in Figure 5. The new setbacks would reduce the mass of the portion of the “E” tower facing Greene Street Walk above the 85-foot plinth level to a greater extent than the setback in the Special Permit drawings approved in 2012.

Similar to the “C” tower, NYU and its architects have determined that the proposed elimination of the Special Permit-required setbacks on the “E” tower would allow for a unified approach to the setbacks and façade articulation on the “E” tower and that the Special Permit setbacks would detract from the façade design. The façade articulation on the “C” and “E” towers would be consistent. This modification would not increase the maximum permitted floor area for the 181 Mercer Street Building.

“G” TOWER

The Proposed Modification would adjust the maximum permitted building envelope for the 181 Mercer Street Building’s “G” tower as follows (illustrated in Figures 8, 9, and 10):

- A reduction in the height of the “G” tower from 168 feet (the maximum height specified in Special Permit drawing Z-102) to 138 feet.
- An extension of the width of the “G” tower in the east-west direction beyond the 67.5 feet specified in Special Permit drawing Z-102, reducing the east-west length of the plinth between the “H” and “F” towers to less than the 107 feet specified in the same drawing.

The result of the above-described modification would be a shift in the bulk of the “G” tower to a lower elevation located over the rear portion of the “A” plinth between the “H” and “F” towers of the building (see Figure 10). The shifted bulk of the “G” tower over the rear portion of the “A” plinth would be compliant with the height and setback regulations of the underlying zoning district and the Design Guidelines for the building specified in Special Permit drawing Z-122. The shifted bulk would not require any waivers. Although important to the 181 Mercer Street Building’s functionality (as discussed below), the shifted bulk would be an immaterial change to its massing, accounting for less than 1 percent of the cubic volume of the building allowed by the Special Permit.

While the “G” tower could be constructed in compliance with existing Special Permit approvals, the Proposed Modification would allow NYU to maximize the functionality of the 181 Mercer Street Building. With the Proposed Modification, the first level of the shifted bulk—at the sixth floor of the building—would contain critical circulation space connecting the “F” and “G” towers at this level, which is the level of the orchestra rehearsal room in the “F” tower and the level of the orchestra-related lobby, bathrooms, and instrumental music instructional space in the “G” tower. This first level of the shifted bulk would also contain instructional space for the instrumental music program and orchestra rehearsal storage. The second level of the shifted bulk at the rear portion of the “A” plinth would accommodate air handlers and other mechanical space that—due to the very large size of the equipment—would extend at this level into adjoining portions of the adjacent “H” and “G” towers. These air handlers provide air circulation to the southern portion of the building’s plinth and would function better at this location than the
E-W Section through 181 Mercer Street
Building Element G
View North

Figure 8
Figure 9

Approved Special Permit East Elevation (Mercer Street)

Proposed Modification East Elevation (Mercer Street)

Source: David Brody Bond
roof of the “G” tower, where they would be at a greater distance from the portion of the building they would serve. Without the Proposed Modification, the air handlers would be located on the roof of the “G” tower and would block windows of the faculty apartments on the western façade of the “H” tower and add to the building’s bulk as perceived from the adjacent University Village and other vantage points west of the building.

“H” TOWER

The maximum permitted envelope for the 181 Mercer Street Building’s “H” tower would be adjusted as follows (see Figures 10 and 11):

- Decrease the 6-foot setback from Mercer Street of the southernmost portion of the “H” tower (with 32 feet of frontage along Mercer Street) by 3.5 feet, resulting in a minimum setback from Mercer Street of 2.5 feet. This setback adjustment would occur from ground-level up to and including the top floor of the southern portion of the “H” tower.
- Increase the setback from Mercer Street of the northern-most portion of the “H” tower (with approximately 31 feet of frontage along Mercer Street) to 2.44 feet from ground level to 85 feet in height and to 13.22 feet above 85 feet in height.
- Reduction in the bulk of the western façade of the “H” tower.
- At the base of the “H” tower along West Houston Street, increase the setback of the maximum permitted envelope from 1.72 feet to 3.98 feet.

There would be no change to the required setback of the “H” tower bulkhead. The setback adjustments along Mercer and West Houston Streets would better align the southern portion of the “H” tower plinth to optimize the exterior circulation space at the podium level and the configuration of the faculty apartments in the tower portion. These setback modifications would not increase the maximum permitted floor area for the 181 Mercer Street Building.

ADDITIONAL FAÇADE ARTICULATION

The Proposed Modification includes additional façade articulation cut-outs on the eastern façades of the “C,” “D,” and “E” towers above the plinth.

C. ANALYSES

This section considers whether the Proposed Modification inclusive of the substantial compliance changes would result in any new or different significant adverse environmental impacts not already identified in the 2012 FEIS and subsequent Tech Memos 001 and 002. The analysis finds that the Proposed Modification inclusive of the substantial compliance changes would not result in any new or different significant adverse impacts not already identified in the 2012 FEIS and subsequent Tech Memos.

The Proposed Modification (inclusive of the substantial compliance changes) relates only to changes in the 181 Mercer Street Building design and does not affect the location of the project buildings, maximum permitted floor area, land uses, or timing of the overall NYU Core project.

Since the Proposed Modification inclusive of the substantial compliance changes would not affect the overall land uses or building locations within the NYU Core project, the findings of the FEIS would not change with respect to land use and public policy.
E-W Section through 181 Mercer Street
Building Elements G and H
View North

Source: Davis Brody Bond

Figure 11
With respect to zoning, the Proposed Modification includes a 3.5-foot eastward extension of the approved Special Permit height and setback waiver along Mercer Street for the southern portion of the “H” tower (as shown on Special Permit drawing Z-133). This change is small and would more closely align the southern portion of the “H” tower plinth with the northern portion of the “H” tower plinth. The increased height and setback waiver for the southern portion of the “H” tower would be offset by a decreased height and setback waiver for the northern portion of the “H” tower. Above the 85-feet plinth level, the originally approved Special Permit drawings for the “H” tower provide for 35 feet of frontage to have a setback from Mercer Street of 6 feet and 30 feet of frontage to have no setback; the modified drawings for the “H” tower above the plinth would require 31 feet of frontage to have a setback from Mercer Street of more than 13 feet and 32 feet of frontage to have a 2.5-foot setback. As described in the 2012 FEIS, the height and setback waiver for the “H” tower facilitates an eastward shift of the building’s mass in order to accommodate the Greene Street Walk along the building’s western façade, improving connectivity through and across the site and supporting the activation of Mercer Street by engaging the sidewalk. The 3.5-foot extension of the approved Special Permit height and setback waiver for the southern portion of the “H” tower would accommodate the design modification to the “H” tower, and would continue to be consistent with the intention of the waivers. Furthermore, the Proposed Modification changes to the “C,” “E,” and “G” towers and all of the substantial compliance changes would comply with the height and setback regulations of the underlying zoning district and the Design Guidelines for the building specified in the Special Permit drawings. For these reasons, consistent with the findings of the 2012 FEIS and subsequent Tech Memos, the Proposed Modification inclusive of the substantial compliance changes would not result in significant adverse impacts with respect to land use, zoning and public policy.

The Proposed Modification inclusive of the substantial compliance changes would not increase the amount of dormitory and faculty housing in the building. Therefore, the findings with respect to community facilities would be unchanged, and the Proposed Modification inclusive of the substantial compliance changes would not result in significant adverse impacts with respect to community facilities.

The Proposed Modification inclusive of the substantial compliance changes would adjust the allowable building envelope with respect to the “C,” “E,” “G,” and “H” towers and the base of the building along West Houston Street, but this would not increase the maximum permitted floor area within the 181 Mercer Street Building. The Proposed Modification inclusive of the substantial compliance changes would not significantly alter the total proposed academic space or density of the project. As such, the Proposed Modification inclusive of the substantial compliance changes would not alter the findings with respect to demand on publicly accessible open spaces, water and sewer infrastructure, solid waste and sanitation services, energy, transportation systems, or overall greenhouse gas (GHG) emissions, and the Proposed Modification inclusive of the substantial compliance changes would not result in new or different significant adverse impacts in these areas. Similarly, the Proposed Modification inclusive of the substantial compliance changes would not affect socioeconomic conditions, and therefore would not alter the conclusions that the proposed project would not result in significant adverse impacts due to direct or indirect displacement of residents and business.

With the Proposed Modification and the substantial compliance changes, development would occur on the same two superblocks of the Development Area analyzed in the 2012 FEIS and subsequent Tech Memos 001 and 002. The Proposed Modification inclusive of the substantial compliance changes would not change the building’s location or the open spaces on the superblocks. Thus, there
would be no change to the findings presented in the FEIS and subsequent Tech Memos in the areas of natural resources or hazardous materials.

The change associated with the Proposed Modification inclusive of the substantial compliance changes would not have the potential to affect the findings of the FEIS with respect to historic resources, as they would not change the context of the project as it relates to the historic resources of Washington Square Village and University Village or the historic districts or other historic resources near the project site. As it pertains to air quality and noise, the Proposed Modification inclusive of the substantial compliance would not change any of the stationary air quality or noise sources, or create new sensitive receptors; therefore the findings of the FEIS and subsequent Tech Memos with respect to air quality and noise would be unchanged.

The Proposed Modification inclusive of the substantial compliance changes would not alter the overall conceptual construction schedule presented in Chapter 26 of the FEIS. Therefore, the findings of the construction-related analyses (including transportation, air quality, noise and vibration, historic and cultural resources, hazardous materials, natural resources, socioeconomic conditions, community facilities, land use and neighborhood character and public health) presented in the FEIS and subsequent technical memoranda would be unchanged.

Given that the Proposed Modification inclusive of the substantial compliance changes would result in a change in bulk, potential effects on shadows, as well as urban design and visual resources warrant further consideration and are discussed below. In addition, because building form and scale, street grid, and view corridors contribute to the distinct and defining neighborhood characteristics, the findings of the shadows and urban design assessments are then used to consider potential effects on Neighborhood Character.

SHADOWS

As discussed in the 2012 FEIS and subsequent Tech Memos, the 181 Mercer Street Building as approved would cast incremental shadows at certain times on one or more facades of the University Village buildings¹, on the willow oaks within the Oak Grove on the South Block, and on the Mercer Playground on the north block. With the Proposed Modification inclusive of the substantial compliance changes, small changes to the maximum building envelopes proposed for the “C,” “E,” “G,” and “H” towers would slightly increase the extent of incremental shadows on the three sunlight-sensitive resources mentioned above during certain time periods, while at the same time slightly reducing the extent of incremental shadow on other portions of those same resources. On net, the combined increased and reduced extent of incremental shadow would result in a slight reduction of shadow in winter, and a slight increase of incremental shadow in the other seasons. As detailed below, the small areas of additional shadow would not be substantial enough in any season to change the conclusions of the 2012 FEIS and subsequent Tech Memos that project shadows would not result in significant adverse impacts on these resources. The Proposed Modification inclusive of the substantial compliance changes would not result in any changes in shadows to other sunlight-sensitive resources. Therefore, the Proposed Modification inclusive of the substantial compliance changes would not have the potential to affect the findings of the FEIS with respect to historic resources, as they would not change the context of the project as it relates to the historic resources of Washington Square Village and University Village or the historic districts or other historic resources near the project site.

¹ The gridded and sheer concrete facades of the three identical 30-story towers were analyzed in the 2012 FEIS and 2012 Tech Memos as sunlight-sensitive features of this cultural resource, because a document supporting its designation as a New York City landmark states “that each tower has four to eight deeply-recessed horizontal window bays, as well as a 22-foot wide sheer wall, creating dramatic juxtapositions of light and shadow.”
compliance changes would not result in any new or different significant adverse shadow impacts not already identified in the 2012 FEIS and subsequent Tech Memos.

**DECEMBER 21 ANALYSIS DAY**

On the analysis day representing the winter months, between approximately 8:51 AM and 1:00 PM the Proposed Modification inclusive of the substantial compliance changes would result in slight reductions of shadow on some portions of the University Village facades and slight increases in shadow on other portions (see Figure 12). On net, there would be slightly less shadow on the University Village facades with the Proposed Modification inclusive of the substantial compliance changes, because winter shadows fall to the northwest in the morning rather than due west or southwest, and the reduction in height of the “G” tower and the reduction in bulk of the western facade of the “H” tower would have a greater effect on shadows than the changes to the “C” and “E” towers further north. No changes would occur to shadows on the Oak Grove or the Mercer Playground on this analysis day.

**MARCH 21 / SEPTEMBER 21 ANALYSIS DAY**

On the analysis day representing the early spring and the fall, the Proposed Modification inclusive of the substantial compliance changes would result in small increases of incremental shadow on some portions of the University Village building facades and small reductions of incremental shadow on other portions of the facades between 7:36 AM and approximately noon, as shown in Figure 13. On net, there would be slightly more area of additional shadow than of reduced shadow on the facades, but the net increase would be minimal. Briefly, in the late morning, there would be both additional and reduced incremental shadow on a small portion of the Oak Grove, roughly equivalent in extent on net. There would be a brief and small reduction of shadow on the southern end of the existing Mercer Playground at approximately 1:30 PM, and an increase in incremental shadow on the southern portion of the playground between 1:45 PM and 2:30 PM (see Figure 14).

**MAY 6 / AUGUST 6 ANALYSIS DAY**

On the analysis day representing the growing season in late spring and summer, the Proposed Modification inclusive of the substantial compliance changes would result in slight reductions of shadow on some portions of the University Village facades and slight increases in shadow on other portions (see Figure 15). On net, there would be slightly more shadow on the University Village facades with the Proposed Modification inclusive of the substantial compliance changes, but the net increase would be minimal. Briefly, in the late morning, there would be additional and reduced incremental shadow on a small portion of the Oak Grove, resulting on net in a minimal increase in incremental shadow. There would be a small increase in incremental shadow on the southern portion of Mercer Playground between 1:30 PM and 2:00 PM (see Figure 14).

**JUNE 21 ANALYSIS DAY**

On the summer solstice analysis day, similar to the May 6 / August 6 analysis day, the Proposed Modification inclusive of the substantial compliance changes would result in slight reductions of shadow on some portions of the University Village facades and slight increases in shadow on other portions. Shadow effects would be very similar to those of the May 6 / August 6 analysis day and overall, on net, there would be slightly more shadow on the University Village facades with the Proposed Modification inclusive of the substantial compliance changes, but the net increase would be minimal. From 9:30 AM to 10:00 AM and again from 10:30 AM to 10:45 AM, there would be a
All times are Eastern Standard Time.
Shadows - Spring and Fall Equinoxes

Figure 13

All times are Eastern Standard Time.
Spring and Fall Equinoxes - 2:15 PM

May 6 / August 6 - 1:45 PM

Incremental Shadow on Sunlight-Sensitive Features

All times are Eastern Standard Time.
Shadows - Late Spring and Summer

Figure 15

All times are Eastern Standard Time.

Incremental Shadow on Sunlight-Sensitive Features
Reduced Shadow on Sunlight Sensitive Features

NYU CORE
slight increase in incremental shadow on portions of two of the trees in the Oak Grove (one tree between 9:30 AM and 10:00 AM and a different tree between 10:30 AM and 10:45 AM). There would be a very small additional strip of shadow at the southern end of Mercer Playground between approximately 3:00 PM and 3:15 PM.

Overall, the Proposed Modification inclusive of the substantial compliance changes would not result in any new or different significant adverse shadow impacts not already identified in the 2012 FEIS and subsequent Tech Memos.

URBAN DESIGN AND VISUAL RESOURCES

The 2012 FEIS and subsequent Tech Memos 001 and 002 concluded that the NYU Core project would not result in significant adverse impacts with respect to any of the elements of urban design: streets, buildings, open space, natural features, and view corridors and visual resources. This Technical Memorandum presents a modification to the bulk and height of the 181 Mercer Street Building. As described below, the Proposed Modification with the substantial compliance changes would not result in any significant adverse impacts on urban design or visual resources.

The 181 Mercer Street Building as approved will span the block along Mercer Street between West Houston Street and Bleecker Street. As described in the 2012 FEIS, the 181 Mercer Street Building (referred to as the Zipper Building in the FEIS) would be massed to respond to the different existing contexts along West Houston and Mercer Streets and to the adjacent University Village complex. Its massing of staggered, narrow towers of varying heights above a low-rise base would serve to break up the building’s bulk, put the largest building component on West Houston Street, and pull some of the mass away from Mercer Street and the University Village complex. The varied massing and staggered heights would reference the arrangement of buildings across Mercer Street and on the surrounding streets where there are variegated heights. The heights of the 181 Mercer Street Building’s towers as approved would be similar to building heights in the surrounding area. At its tallest point, the 181 Mercer Street Building would be no taller than the University Village towers. The staggered arrangement of the towers above the base would create light courts fronting on Mercer Street and Greene Street Walk. These light courts would break up the volume of the building as seen along Mercer Street, as well as on West Houston and Bleecker Streets.

The Proposed Modification inclusive of the substantial compliance changes would be consistent with the intended massing arrangement of the building analyzed in the 2012 FEIS and subsequent Tech Memos. While the Proposed Modification would eliminate the current required envelope setbacks along the western facades of the “C” and “E” towers, the articulation of those towers would be implemented through a new larger setback above the plinth that would apply to all or a portion of each tower (see Figure 5). The new façade articulation form would continue to serve to break up the building’s bulk. The Proposed Modification would reduce the bulk of the “G” tower and reduce its height from 168 feet (the maximum height specified in the Special Permit drawings) to 138 feet, and would shift some of the bulk of the “G” tower east towards the center of the building between the “H” and “F” towers. The combination of these changes along the western façade of the 181 Mercer Street Building would allow for more light and air to the Greene Street Walk and would not materially affect the pedestrian experience on Greene Street Walk or any of the streets surrounding the building. Along Mercer Street, the 3.5-foot shift eastward of the maximum envelope of the southern portion of the “H” tower, and the shift north of the building’s setback from West Houston Street would not materially affect the pedestrian experience along Mercer Street or West Houston Street (see Figures 16 through 19).
Illustrative View of 181 Mercer Street Building from Intersection of Mercer Street and Bleecker Street Looking South

Figure 17
Illustrative View of 181 Mercer Street Building from Intersection of Mercer Street and West Houston Street looking North

Figure 18

Approved Special Permit Massing

Proposed Modification (Inclusive of Substantial Compliance Changes)

- "C" Tower (not visible in this view)
- "D" Tower
- "E" Tower (not visible in this view)
- "G" Tower
- "H" Tower
Illustrative View of 181 Mercer Street Building from West Houston Street looking Northeast

Approved Special Permit Massing

Proposed Modification (Inclusive of Substantial Compliance Changes)

"C" Tower

"D" Tower (not visible in this view)

"E" Tower

"G" Tower

"H" Tower
Similar to the massing shown in the Special Permit drawings, with the Proposed Modification inclusive of the substantial compliance changes the “C” and “E” towers would be visible from the eastern sidewalk of Mercer Street north of West Houston Street. The eastward adjustment of the towers would make them more visible from this pedestrian viewpoint, but the adjustment would be within the height and setback requirements of the underlying zoning, and would not adversely affect any elements of urban design. The “G” tower with the Proposed Modification would not be visible from the sidewalk on Mercer Street north of West Houston Street because it would be located on top of the 85-feet tall base of the building and would be setback at a depth of 46 feet from Mercer Street (see Figure 20).

With the Proposed Modification and the substantial compliance changes, the 181 Mercer Street building would continue to provide a staggered massing to break up the building’s bulk. The building would continue to have narrow towers, rising between 10 and 25 stories (approximately 128 to 299 feet above street level) set on an approximately 85-foot tall base. Additionally, the varied massing and staggered heights would continue to be in keeping with the varied building heights across Mercer Street and the surrounding area. As presented in the FEIS, at its tallest point, the 181 Mercer Street Building would not exceed the height of the University Village towers and would act as a visual transition between the tall towers and the shorter buildings in the surrounding area (see Figure 16).

As described in the FEIS, the 181 Mercer Street Building is not expected to result in significant adverse impacts on visual resources in the urban design study areas as defined in the 2012 FEIS. The 181 Mercer Street Building would be visible from south of West Houston Street in certain northern view corridors, but from those view corridors it would be a background building to the existing mid-rise loft buildings lining those streets. The 181 Mercer Street Building could potentially be seen from Washington Square Park, Fifth Avenue, and University Place, but it would be a partial view as there are numerous intervening buildings of varying heights. With respect to impacts to visual resources, the Proposed Modification inclusive of the substantial compliance changes would not alter the findings of the 2012 FEIS and subsequent Tech Memos, and there would be no impacts to visual resources as a result of the Proposed Modification inclusive of the substantial compliance changes.

Overall, consistent with the findings in the FEIS and June 2012 and July 2012 Tech Memos as to the 181 Mercer Street Building, the Proposed Modification inclusive of the substantial compliance changes would not result in significant adverse impacts on urban design or visual resources.

**NEIGHBORHOOD CHARACTER**

As described above, the Proposed Modification inclusive of the substantial compliance changes would not result in new significant adverse impacts to any of the contributing elements that define neighborhood character (land use, urban design, visual resources, historic resources, socioeconomic conditions, shadows, open space, traffic, and noise). With the Proposed Modification inclusive of the substantial compliance changes, the finding in the FEIS and subsequent Tech Memos that the proposed project would not result in significant adverse impacts with respect to neighborhood character would remain unchanged.
E-W Section through 181 Mercer Street
Building Element G

“G” Tower Maximum Envelope as per Approved Special Permit
“G” Tower Maximum Envelope as per Proposed Modification
Limit of Pedestrian View (“G” Tower not visible)
NOTES:

- LOCATION OF BUILDING ENTRANCES ARE SUBJECT TO CHANGE AND COMPLIANCE WITH THE DESIGN GUIDELINES ON Z
- ALL ELEVATIONS ABOVE MANHATTAN DATUM = ±00.00'
- LOCATION OF COMMUNITY FACILITY AND ATRIUM ARE SUBJECT TO CHANGE.
- INTERIOR USE, PARTITIONS AND ARRANGEMENTS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY, AND ARE SUBJECT TO CHANGE.
- STREET TREE REQUIREMENTS (PER ZR 26-32): 64 TREES ARE REQUIRED EXISTING TREES, AND 32 MINIMUM PROPOSED TREES. EXACT LOCATIONS ARE SUBJECT TO CHANGE.
1. **PROPOSED ZIPPER BUILDING - NE AXO**

2. **PROPOSED ZIPPER BUILDING - SW AXO**

3. **PROPOSED BLEECKER BUILDING - NE AXO**

4. **PROPOSED BLEECKER BUILDING - SW AXO**

- **NOTES:**

  - ALL ELEVATIONS ABOVE MANHATTAN DATUM = ±00.00'
  - DEPTH AND 29.63' IN WIDTH.
  - DIMENSION OF LOWER SOFFIT ELEMENT E IN ELEVATION.
  - 2. LOWER SOFFIT OF ELEMENT E
  - SAME AS UPPER SOFFIT OF ELEMENT E
  - NOTE: HT. ±102.59'
  - SOFFIT PLINTH HT. ±141.84'
  - EL. +137.68' ROOF 10TH FL.
  - SOFFIT EL. +120.09' HT. ±85.00' PLINTH HT. ±133.84'
  - EL. +187.76' ROOF 14TH FL.
  - HT. ±138.00' ROOF 11TH FL.
  - HT. ±198.00' ROOF 13TH FL.
  - HT. ±146.43' ROOF 10TH FL.
  - HT. ±167.06' ROOF 12TH FL.
  - HT. ±157.26' ROOF 17TH FL.
  - HT. ±198.00' ROOF 25TH FL.
  - HT. ±299.00' BLKH. ROOF
  - HT. ±228.00' BLKH. ROOF
  - H1. PROPOSED ZIPPER BUILDING - SW AXO
  - 9/8/2017 4:27:19 PM

- **DESIGN GUIDELINES ZIPPER BUILDING:**

- **KEY ROOF PLAN**

- **SCALE:**

- **DRAWING TITLE**

- **BUILDING ENVELOPE - ZIPPER AND BLEECKER BLDG.**

- **DRAWN BY:**
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  - Philadelphia, PA 19123
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- **CHECKED BY:**
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- **ISSUED BY:**
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- **REVISIONS**

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- **DBB**

- **NTS**

- **Z-122**

- **BUILDING ENVELOPE - ZIPPER AND BLEECKER BLDG.**

- **REVISIONS**

- **ISSUED BY:**
  - 7/23/12
  - 6/4/12
  - 8/30/17
  - 9/5/17
  - 8/29/17
EXISTING SILVER TOWER 1
EXISTING SILVER TOWER 2
PROPOSED ZIPPER BUILDING
505 LAGUARDIA PLACE
(OUTPARCEL)
PROPOSED BLEECKER BUILDING
EXISTING PARKING RAMP
378.44'
644.95'
124.47'
2.75'
326.44'
172.23'
130.44'
676.1'
478.85'

STREET LINE
ZONING LOT 2
BLOCK 524
16,189 SF
LOT COVERAGE
ZONING LOT 2 - OPEN SPACE AREA = 103,433 SF
64,175 SF LOT COVERAGE

HOUSTON STREET
BLEECKER STREET
MERCER STREET
LAGUARDIA PLACE

ZONING LOT 3
TOTAL LOT COVERAGE 16,177 SF
RESIDENTIAL LOT COVERAGE 0 SF

NOTES:
- ALL ELEVATIONS ABOVE MANHATTAN DATUM = +/- 0.00'

1/32" = 1'

REV# DESCRIPTION DATE
1 CPC MODIFICATIONS 6/4/12
2 CC MODIFICATIONS 7/23/12
3 SUBSTANTIAL COMPLIANCE SUBMISSION 8/29/17
4 MINOR MODIFICATION 8/30/17
5 MINOR MODIFICATION 9/5/17

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40 Worth Street, Suite 703
New York, NY 10013
Tel: +1.212.675.7760

9/8/2017 4:27:23 PM
LOADING DOCK
LOADING DOCK
TOTAL FACADE AREA:
3,974 SF
REQUIRED AREA (50%):
1,987 SF
GLAZING ILLUSTRATED:
3,154 SF 80%

12'
2'
14'

12'
2'
14'

EGRESS DOOR
EGRESS DOOR
CLEAR GLAZED ENTRANCE
CLEAR GLAZED ENTRANCE

1. MERCER STREET ELEVATION

TOTAL FACADE AREA:
2,052 SF
REQUIRED AREA (50%):
1,026 SF
GLAZING ILLUSTRATED:
1,511 SF 74%

12'
2'
14'

12'
2'
14'

CLEAR GLAZED ENTRANCE
CLEAR GLAZED ENTRANCE

2. Bleecker Street South Elevation

TOTAL FACADE AREA:
2,053 SF
REQUIRED AREA (50%):
1,027 SF
GLAZING ILLUSTRATED:
2,053 SF 100%

12'
2'
14'

12'
2'
14'

CLEAR GLAZED ENTRANCE
CLEAR GLAZED ENTRANCE

3. Houston Street North Elevation

TOTAL FACADE AREA:
4,381 SF
REQUIRED AREA (50%):
2,191 SF
GLAZING ILLUSTRATED:
3,462 SF 79%

2'
12'
14'

2' 12'
14'

EGRESS DOORS
CLEAR GLAZED ENTRANCE
SPANDREL GLAZING
CLEAR GLAZED ENTRANCE

4. Greene Street Walk Elevation

TOTAL FACADE AREA:
2,471 SF
REQUIRED AREA (50%):
741 SF
GLAZING ILLUSTRATED:
1,360 SF 55%

EGRESS DOORS
EGRESS DOORS
CLEAR GLAZED ENTRANCE
CLEAR GLAZED ENTRANCE

5. Bleecker Street South Elevation

TOTAL FACADE AREA:
2,057 SF
REQUIRED AREA (50%):
1,028 SF
GLAZING ILLUSTRATED:
1,282 SF 62%

TOTAL FACADE AREA:
2,057 SF
REQUIRED AREA (50%):
1,028 SF
GLAZING ILLUSTRATED:
1,282 SF 62%

6. Laguardia Place Elevation

Rule for Zipper Building: For all four facades of the Zipper building (Greene, Mercer, Houston, and Bleecker), 50% of the zone between 2' above the sidewalk level and 14' shall be transparent. Loading areas are excluded from this calculation.

1. ALL ELEVATIONS ABOVE MANHATTAN DATUM = ±00.00'
2. PERCENTAGE OF TRANSPARENCY SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

NOTES:
LEGEND:
TRANSPARENT AREA
AREA OF FACADE FOR TRANSPARENCY CALCULATION

**PROVIDED AMOUNT COMPLIES WITH DESIGN GUIDELINE

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CLIENT
SEAL & SIGNATURE

LIGHTING DESIGNER
TILLOTSON DESIGN ASSOCIATES
9/8/2017 4:27:39 PM

JOB #:
ISSUED BY:

DRAWN BY:
CHECKED BY:

ULURP SUBMISSION
SOUTH BLOCK
PEDESTRIAN ELEVATIONS

NYU CORE
NEW YORK UNIVERSITY
21412

DRAWING TITLE
REVISIONS

REV# DESCRIPTION DATE
1 CPC MODIFICATIONS 6/4/12
2 CC MODIFICATIONS 7/23/12
3 SUBSTANTIAL COMPLIANCE SUBMISSION 8/29/17
4 MINOR MODIFICATION 8/30/17
5 MINOR MODIFICATION 9/5/17
1. LAGUARDIA PLACE ELEVATION

2. BLEECKER STREET ELEVATION
NOTES:
- ELEVATIONS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
- ALL ELEVATIONS ABOVE MANHATTAN DATUM = ±00.00'
3. BLEECKER STREET ELEVATION - SOUTH SIDE

NOTES:
- ELEVATIONS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO
  APPROVAL.
- ALL ELEVATIONS ABOVE MANHATTAN DATUM = +275.20'

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<td>2</td>
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<td>7/23/12</td>
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<td>3</td>
<td>SUBSTANTIAL COMPLIANCE SUBMISSION</td>
<td>8/29/17</td>
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<td>4</td>
<td>MINOR MODIFICATION</td>
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</tr>
<tr>
<td>5</td>
<td>MINOR MODIFICATION</td>
<td>9/5/17</td>
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</tbody>
</table>
1. HOUSTON STREET ELEVATION - NORTH SIDE

2. HOUSTON STREET ELEVATION - SOUTH SIDE
VARY IN CERTAIN ASPECTS. IT IS ANTICIPATED THE CITY-OWNED PROPERTY WILL INCLUDE THE FOLLOWING CHARACTERISTICS:

BLEECKER BUILDING PHASING: THE BLEECKER BUILDING AND ADJACENT LANDSCAPING MAY BE BUILT IN PHASE 2 OR ANY PRECEDING OR SUBSEQUENT PHASE THEREAFTER.

NOTES

- AREA 4 WILL PROVIDE SEATING, PLANTING, AND TREES
NOTES:
1. THE PARK DESIGN WILL COMPLEMENT AND BE INTEGRATED WITH THE DESIGN FOR THE PRIVATELY OWNED PUBLICLY ACCESSIBLE SPACES, WHICH ARE PART OF THE APPROVED LARGE SCALE. A FINAL LANDSCAPE DESIGN FOR THE CITY-OWNED PROPERTY IS SUBJECT TO APPROVAL BY THE PARKS COMMISSIONER AND OTHER AGENCIES AT A LATER DATE AND MAY THEREFORE VARY IN CERTAIN ASPECTS. THE PROCESS FOR REVISIONS WILL BE GOVERNED BY AN MEMORANDUM OF UNDERSTANDING BETWEEN THE DEPARTMENT OF PARKS AND RECREATION AND THE DEPARTMENT OF CITY PLANNING.
2. UNLESS OTHERWISE NOTED, DIMENSIONS SHOWN ARE MINIMUMS.

SCALE: 1/32" = 1'0"
ULURP SUBMISSION

SOUTH BLOCK

MATERIALS PLAN

SCALE: 1/32" = 1'0"

NOTES:

UNLESS OTHERWISE NOTED, DIMENSIONS SHOWN ARE MINIMUMS

BACKLESS SEATWALL (SW3)

CONCRETE SIDEWALK

0 16 32 64

TREE PIT

PLAY SURFACE

TREE GRATE

MATERIALS LEGEND

ADA RAMP / CURB CUT

BUILDING ENTRY / EGRESS

CONCRETE UNIT PAVEMENT

GARDEN PAVEMENT

CURVED SEATWALL (SW2)

SEATWALL (SW1)

PROPOSED LSGD (LARGE SCALE GENERAL DEVELOPMENT)

ZONING LOT LINE

STREET LINE

PLANT BED

PLANT BED

CONCRETE SIDEWALK

0 16 32 64

SCALE: 1/32" = 1'0"